Central 8

半 山 捌 號

售 樓 說 明 書

SALES BROCHURE

目錄 TABLE OF CONTENTS

01 一手住宅物業買家須知
Notes to purchasers of first-hand residential properties

02 發展項目的資料
Information on the development

03 賣方及有參與發展項目的其他人的資料
Information on vendor and others involved in the development

04 有參與發展項目的各方的關係
Relationship between parties involved in the development

05 發展項目的設計的資料
Information on design of the development

06 物業管理的資料
Information on property management

07 發展項目的所在位置圖
Location plan of the development

08 發展項目的鳥瞰照片
Aerial photograph of the development

09 關乎發展項目的分區計劃大綱圖等
Outline zoning plan etc. relating to the development

10 發展項目的布局圖
Layout plan of the development

11 發展項目的住宅物業的樓面平面圖
Floor plans of residential properties in the development

12 發展項目中的住宅物業的面積
Area of residential properties in the development

13 發展項目中的停車位的樓面平面圖
Floor plans of parking spaces in the development

14 臨時買賣合約的摘要
Summary of preliminary agreement for sale and purchase

15 公契的摘要
Summary of Deed of Mutual Covenant

16 批地文件的摘要
Summary of land grant

17 公共設施及公眾休憩用地的資料
Information on public facilities and public open spaces

18 對買方的警告
Warning to purchasers

19 發展項目中的建築物的橫截面圖
Cross-section plan of building in the development

20 立面圖
Elevation plan

21 發展項目中的公用設施的資料
Information on common facilities in the development

22 閱覽圖則及公契
Inspection of plans and Deed of Mutual Covenant

23 裝置、裝修物料及設備
Fittings, finishes and appliances

24 服務協議
Service agreements

25 地稅
Government rent

26 買方的雜項付款
Miscellaneous payments by purchaser

27 欠妥之處的保養責任期
Defect liability warranty period

28 斜坡維修
Maintenance of slopes

29 修訂
Modification

30 有關資料
Relevant information

31 發展項目的指定互聯網網站的網址
The address of website designated for the development

32 申請建築物總樓面面積寬免的資料
Information in application for concession on Gross Floor Area of building

01 一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

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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。

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

香港地產建設商會
電話 : 2826 0111
傳真 : 2845 2521

一手住宅物業銷售監管局
2023 年 3 月

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

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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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

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

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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

15. Estimated material date and handing over date

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

Real Estate Developers Association of Hong Kong
Telephone : 2826 0111
Fax : 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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

發展項目名稱 :

半山捌號

街道名稱及門牌號數 :

摩羅廟街 8 號

樓層總數 :

29 層 (地下低層至 31 樓，不包括天台及上層天台)

樓層號數 :

地下低層、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 31 樓、天台、上層天台 1、上層天台 2 及上層天台 3

被略去的樓層號數 :

不設 4 樓、13 樓、14 樓、24 樓

該幢多單位建築物內的庇護層

2 樓

NAME OF THE DEVELOPMENT:

Central 8

NAME OF STREET AND STREET NUMBER:

8 Mosque Street

TOTAL NUMBER OF STOREYS:

29 storeys (Lower Ground Floor to 31/F, excluding Roof and Upper Roofs)

FLOOR NUMBERING:

LG/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F,
25/F to 31/F, Roof, Upper Roof 1, Upper Roof 2 and Upper Roof 3

OMITTED FLOOR NUMBERS:

4/F, 13/F, 14/F and 24/F are omitted

REFUGE FLOOR OF THE MULTI-UNIT BUILDING

2/F

賣方

峰圖有限公司

賣方的控權公司

英皇國際集團有限公司
英皇物業發展有限公司

發展項目的認可人士

黎紹堅先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

呂鄧黎建築師有限公司

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

胡關李羅律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

中國銀行（香港）有限公司
（註：相關貸款已清償）

已為發展項目的建造提供貸款的任何其他人

英皇財務管理有限公司〔貸款已清還。〕
通耀投資有限公司〔貸款已清還。〕
英皇地產有限公司

Vendor

Hill Concept Limited

Holding Company of the Vendor

Emperor International Holdings Limited
Emperor Property Development Limited

Authorized Person for the Development

Mr. Lai Siu Kin, Rembert

The Firm or Corporation of which an Authorized Person for the Development is a Proprietor, Director or Employee in His or Her Professional Capacity

Lu Tang Lai Architects 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

Woo Kwan Lee & Lo

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

Bank of China (Hong Kong) Limited
(Note: the loan concerned has / have been repaid in full)

Any other person who has made a loan for the construction of the Development

Emperor Financial Management Limited (The loan has been settled.)
Gold Shine Investment Limited (The loan has been settled.)
Emperor Investment Limited

(a)	賣方或該項目的承建商屬個人，並屬該項目的認可人士的家人。 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.	不適用 Not Applicable
(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。 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.	不適用 Not Applicable
(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。 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.	否 No
(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。 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.	不適用 Not Applicable
(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。 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.	不適用 Not Applicable
(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。 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.	否 No
(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。 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.	不適用 Not Applicable
(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。 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.	不適用 Not Applicable
(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。 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.	否 No
(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。 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.	否 No
(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。 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.	否 No
(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。 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.	否 No
(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。 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.	不適用 Not Applicable
(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。 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.	否 No

(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。 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.	否 No
(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。 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.	否 No
(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。 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.	不適用 Not Applicable
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。 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.	否 No
(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。 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.	否 No

發展項目將會有構成圍封牆的一部份的非結構的預製外牆及幕牆。
There will be non-structural prefabricated external walls and curtain walls forming part of the enclosing walls for the Development.

發展項目的非結構的預製外牆的厚度範圍為 150 毫米。
The range of thickness of the non-structural prefabricated external walls of the Development: 150mm

發展項目的幕牆的厚度範圍為 200 毫米。
The range of thickness of the curtain walls of the Development: 200mm

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

樓層 Floor	單位 Flat	總面積 (平方米) Total Area (sq.m)	
		非結構的預製外牆 Non-Structural Prefabricated External Walls	幕牆 Curtain Walls
3 樓 3/F	A	0.302	0.700
	B	-	0.972
	C	-	0.972
	D	0.302	0.700
5 樓至 30 樓 5/F to 30/F	A	0.302	0.700
	B	-	0.972
	C	-	0.972
	D	0.302	0.700
31 樓 31/F	A	0.302	0.700
	B	-	0.972
	C	0.302	1.252

備註：
不設 4 樓，13 樓， 14 樓及 24 樓

Note:
4/F, 13/F, 14/F and 24/F are omitted

根據公契獲委任為發展項目的管理人：

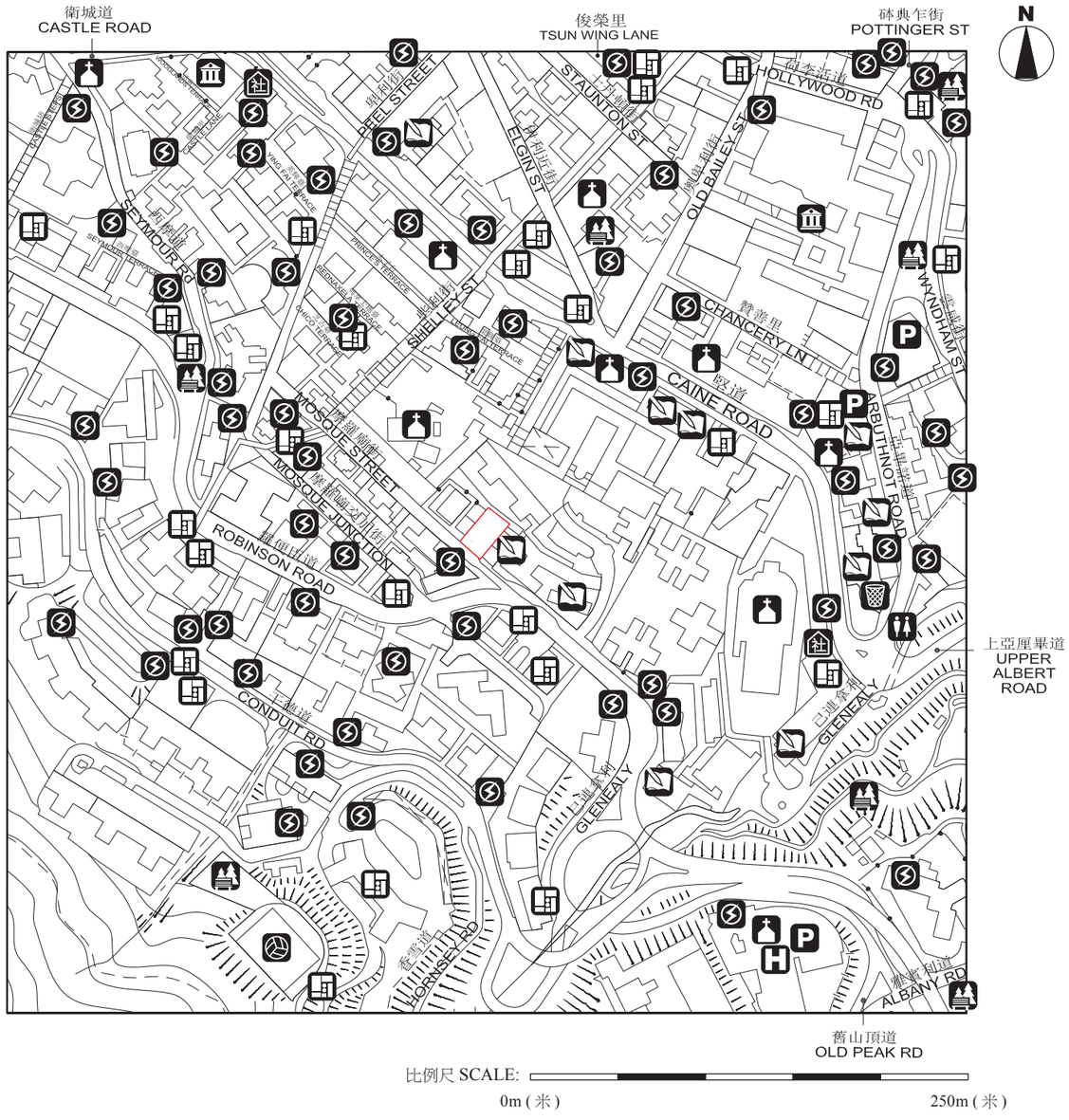
根據有關發展項目已簽立的公契，英皇物業管理 (香港) 有限公司獲委任為發展項目的管理人。

The person appointed as the manager of the Development under the Deed of Mutual Covenant:

Emperor Property Management (HK) Limited is appointed as the manager of the Development under the Deed of Mutual Covenant that has been executed in respect of the Development.

發展項目的所在位置圖

LOCATION PLAN OF THE DEVELOPMENT



圖例
Notation

- 博物館
  A Museum
- 發電廠 (包括電力分站)
  A Power Plant (Including Electricity Sub-stations)
- 垃圾收集站
  A Refuse Collection Point
- 醫院
  A Hospital
- 公眾停車場 (包括貨車停泊處)
  A Public Carpark (Including A Lorry Park)
- 公廁
  A Public Convenience
- 公用事業設施裝置
  A Public Utility Installation
- 宗教場所 (包括教堂、廟宇及祠堂)
  A Religious Institution (Including A Church, A Temple And A Tsz Tong)
- 學校 (包括幼稚園)
  A School (Including A Kindergarten)
- 社會福利設施 (包括老人中心及弱智人士護理院)
  Social Welfare Facilities (Including An Elderly Centre And A Home For The Mentally Disabled)
- 體育設施 (包括運動場及游泳池)
  Sports Facilities (Including A Sports Ground And A Swimming Pool)
- 公園
  A Public Park
- 發展項目的位置
  Location of the Development

發展項目的位置圖：由賣方參考 2025 年 8 月 28 日及 2025 年 8 月 28 日修訂之地政總署測繪處之測繪圖擬備，編號為 T11-SW-A 和 T11-SW-B，有需要處經修正處理。
The Location Plan is prepared by the Vendor with reference to the Survey Sheet No. T11-SW-A 和 T11-SW-B dated 28th August 2025 and 28th August 2025 from Survey and Mapping Office of the Lands Department with adjustments where necessary.

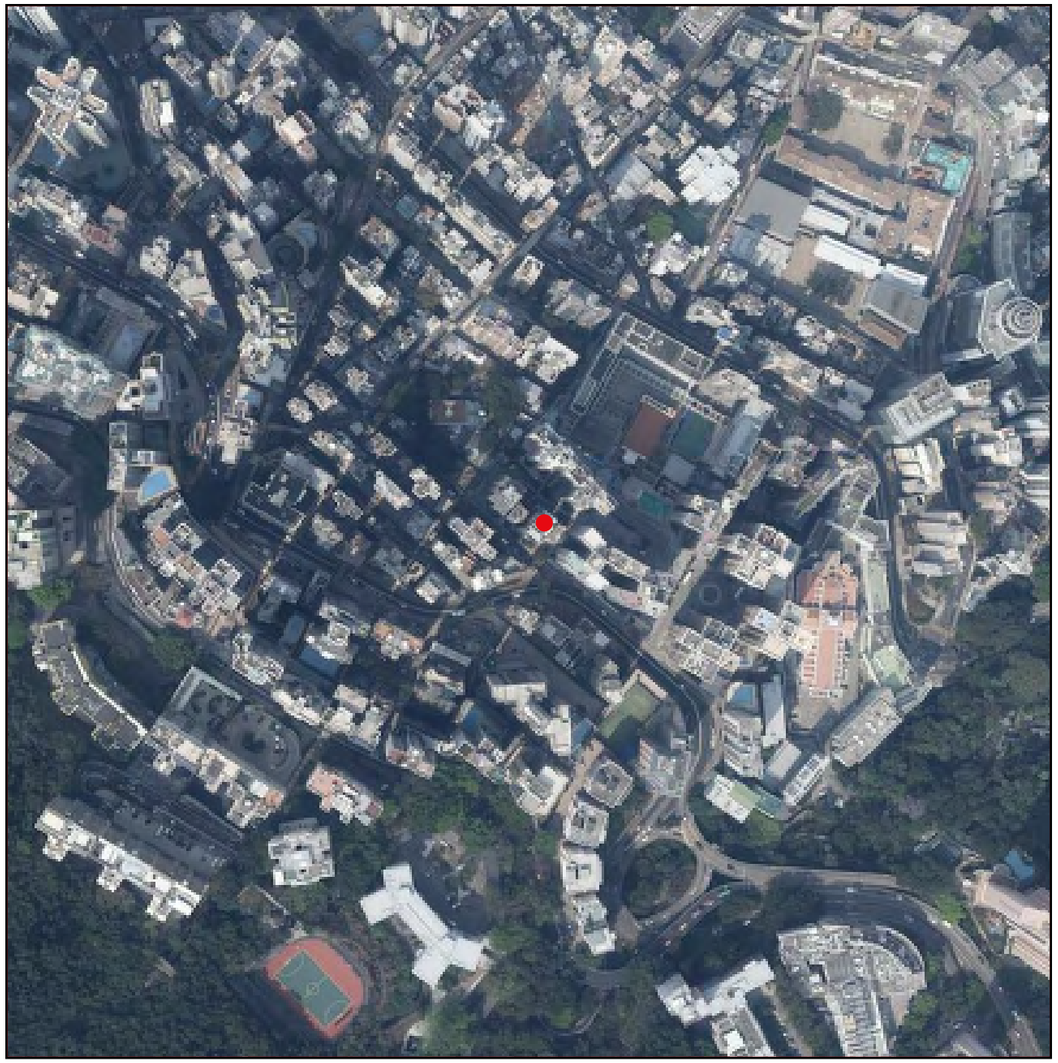
地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。
The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

備註：
1 . 由於技術原因 (如發展項目形狀不規則)，上述位置圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
2 . 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

Notes:
1. Due to technical reasons (such as the irregular shape of the Development), this Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
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.

發展項目的鳥瞰照片

AERIAL PHOTOGRAPH OF THE DEVELOPMENT



● 發展項目的位置
Location of the Development

香港特別行政區政府地政總署測繪處，版權所有，未經許可，不得複製。
Survey and Mapping Office, Lands Department, The Government of HKSAR© Copyright reserved-reproduction by permission only.

摘錄自地政總署測繪處於 2024 年 3 月 8 日在 6,000 呎飛行高度拍攝之鳥瞰照片，編號為 E219015C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet.
Photo No. E219015C, dated 8th March 2024.

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

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



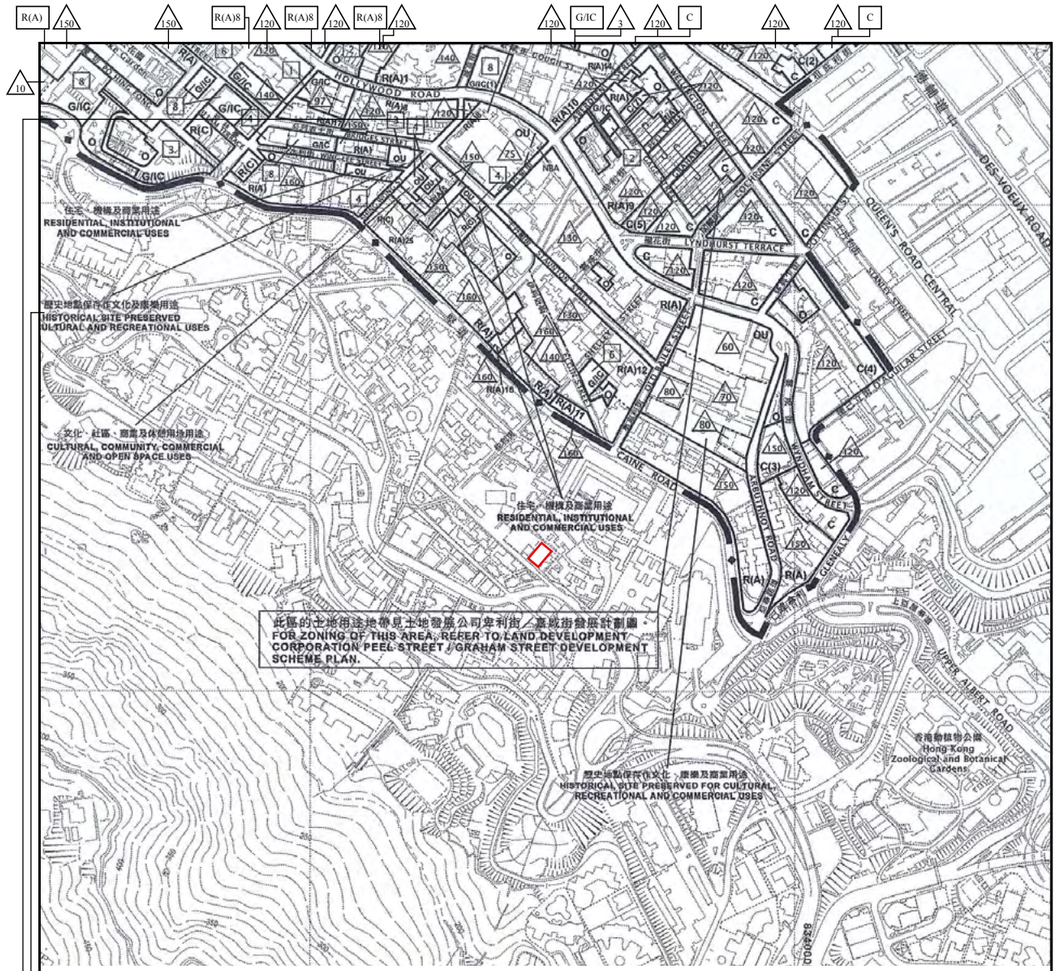
● 發展項目的位置
Location of the Development

香港特別行政區政府地政總署測繪處，版權所有，未經許可，不得複製。
Survey and Mapping Office, Lands Department, The Government of HKSAR© Copyright reserved-reproduction by permission only.

摘錄自地政總署測繪處於 2024 年 8 月 7 日在 6,000 呎飛行高度拍攝之鳥瞰照片，編號為 E225810C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet.
Photo No. E225810C, dated 7th August 2024.

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

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



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

比例尺 SCALE:
0m (米) 500m (米)

摘錄自 2020 年 11 月 13 日刊憲之西營盤及上環 (港島規劃區第 3 區) 分區計劃大綱核准圖，編號為 S/H3/34，經處理以紅色顯示發展項目邊界線及其他資料。
Adopted from part of the approved Sai Ying Pun & Sheung Wan (Hong Kong Planning Area No.3) Outline Zoning Plan No. S/H3/34 gazetted on 13 November 2020 with adjustments to show the Development boundary and other information in red.

備註 :
1. 分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
2. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因，此分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
4. 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。

圖例 Notation

地帶 Zones

C	商業 Commercial
CDA	綜合發展區 Comprehensive Development Area
R(A)	住宅（甲類） Residential (Group A)
R(C)	住宅（丙類） Residential (Group C)
G/IC	政府、機構或社區 Government, Institution or Community
O	休憩用地 Open Space
OU	其他指定用途 Other Specified Uses

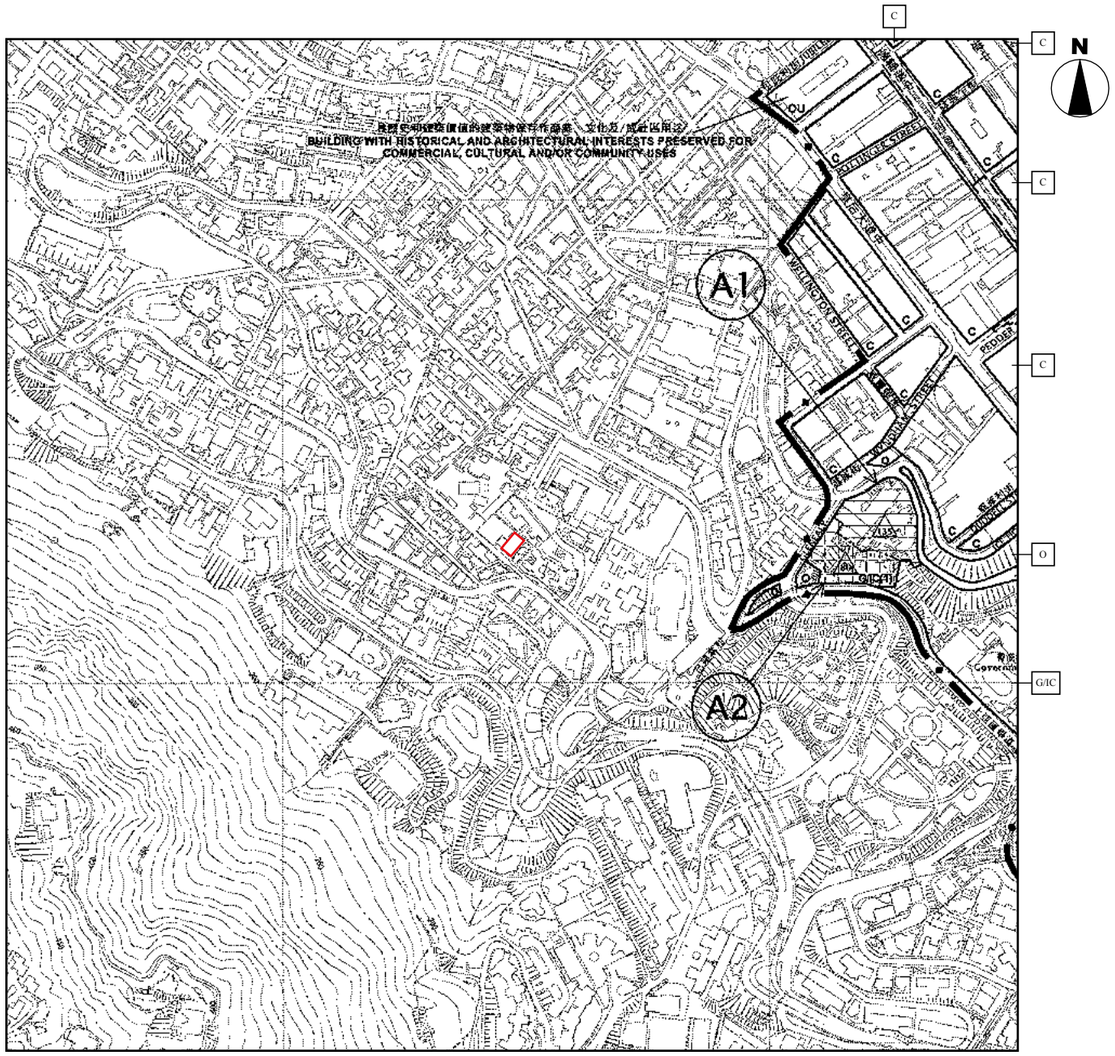
交通 Communications

- 鐵路及車站 (地下) Railway and Station (Underground)
- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road
- 行人專用區或街道 Pedestrian Precinct / Street

其他 Miscellaneous

- 規劃範圍界線 Boundary of Planning Scheme
- 土地發展公司 / 市區重建局發展計劃圖範圍 Land Development Corporation/ Urban Renewal Authority Development Scheme Plan Area
- 建築物高度管制區界線 Building Height Control Zone Boundary
- 120 最高建築物高度 (在主水平基準上若干米) Maximum Building Height (In Metres above Principal Datum)
- 3 最高建築物高度 (樓層數目) Maximum Building Height (In Number of Storeys)
- NBA 非建築物用地 Non-Building Area
- 發展項目的位置 Location of the Development

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



比例尺 SCALE:

0m (米) 500m (米)

摘錄自 2019 年 5 月 24 日刊憲之中區 (港島規劃區第 4 區) 分區計劃大綱草圖，編號為 S/H4/17，經處理以紅色顯示發展項目邊界線及其他資料。

Adopted from part of the draft Central District (Hong Kong Planning Area No.4) Outline Zoning Plan No. S/H4/17 gazetted on 24 May 2019 with adjustments to show the Development boundary and other information in red.

備註 :

1. 分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
2. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因，此分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
4. 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。

圖例 Notation

地帶 Zones

- C 商業 Commercial
- G/IC 政府、機構或社區 Government, Institution or Community
- O 休憩用地 Open Space
- OU 其他指定用途 Other Specified Uses

其他 Miscellaneous

- 規劃範圍界線 Boundary of Planning Scheme
- 建築物高度管制區界線 Building Height Control Zone Boundary
- 26 最高建築物高度 (在主水平基準上若干米) Maximum Building Height (In Metres above Principal Datum)
- 發展項目的位置 Location of the Development

按照城市規劃條例第 5 條展示的修訂 Amendments exhibited uunder section 5 of the town planning ordinance

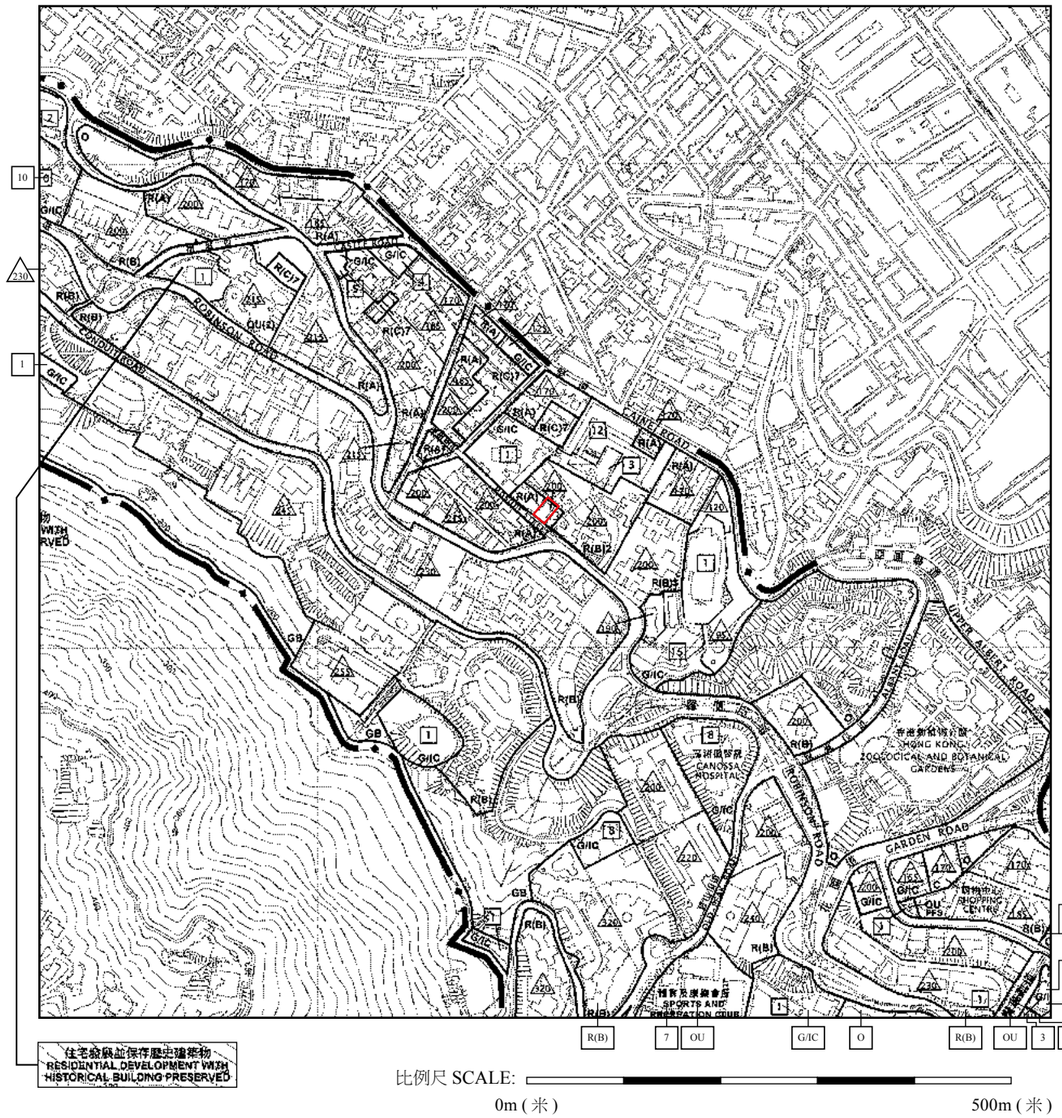
- 修訂項目 A1 項 Amendment Item A1
- 修訂項目 A2 項 Amendment Item A2

交通 Communications

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

Notes:

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



摘錄自 2010 年 3 月 19 日刊憲之半山區西部 (港島規劃區第 11 區) 分區計劃大綱核准圖，編號為 S/H11/15，經處理以紅色顯示發展項目邊界線及其他資料。
Adopted from part of the approved Mid-Levels West (Hong Kong Planning Area No.11) Outline Zoning Plan No. S/H11/15 gazetted on 19 March 2010 with adjustments to show the Development boundary and other information in red.

備註 :
1. 分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
2. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因，此分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
4. 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。

圖例
Notation

地帶
Zones

- C — 商業 Commercial
- R(A) — 住宅（甲類） Residential (Group A)
- R(B) — 住宅（乙類） Residential (Group B)
- R(C) — 住宅（丙類） Residential (Group C)
- G/IC — 政府、機構或社區 Government, Institution or Community
- O — 休憩用地 Open Space
- OU — 其他指定用途 Other Specified Uses
- GB — 綠化地帶 Green Belt

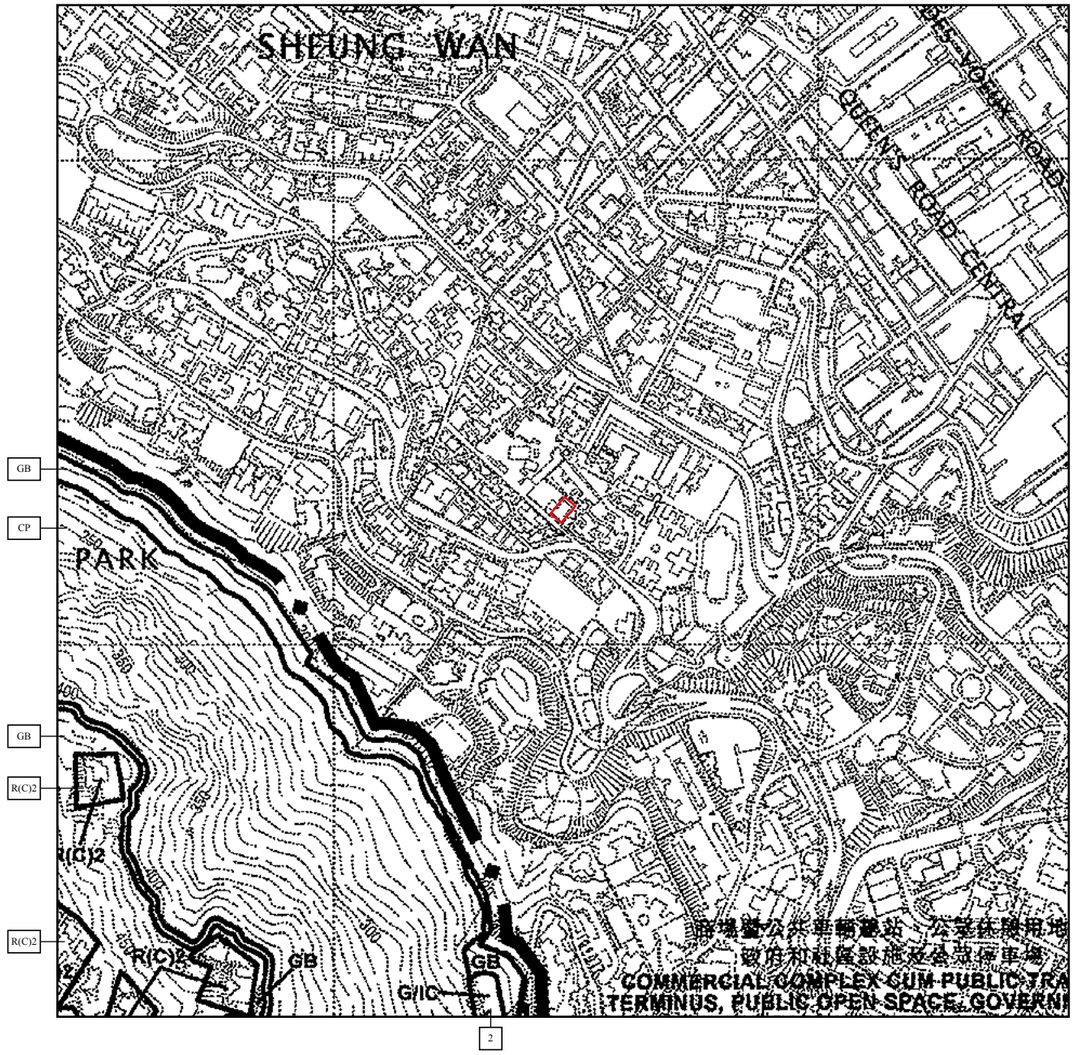
其他
Miscellaneous

- 規劃範圍界線 Boundary of Planning Scheme
- 郊野公園界線 Boundary of Country Park
- 建築物高度管制區界線 Building Height Control Zone Boundary
- 140 — 最高建築物高度 (在主水平基準上若干米) Maximum Building Height (In Metres above Principal Datum)
- 5 — 最高建築物高度 (樓層數目) Maximum Building Height (In Number of Storeys)
- PFS — 加油站 Petrol Filling Station
- 發展項目的位置 Location of the Development

交通
Communications

- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road

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



摘錄自 2018 年 4 月 6 日刊憲之山頂區 (港島規劃區第 14 區) 分區計劃大綱核准圖，編號為 S/H14/13，經處理以紅色顯示發展項目邊界線及其他資料。
Adopted from part of the approved The Peak Area (Hong Kong Planning Area No.14) Outline Zoning Plan No. S/H14/13 gazetted on 6 April 2018 with adjustments to show the Development boundary and other information in red.

備註 :
1. 分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
2. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因，此分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
4. 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。

N

圖例
Notation

地帶
Zones

R(C)	住宅（丙類） Residential (Group C)
G/IC	政府、機構或社區 Government, Institution or Community
GB	綠化地帶 Green Belt
CP	郊野公園 Country Park

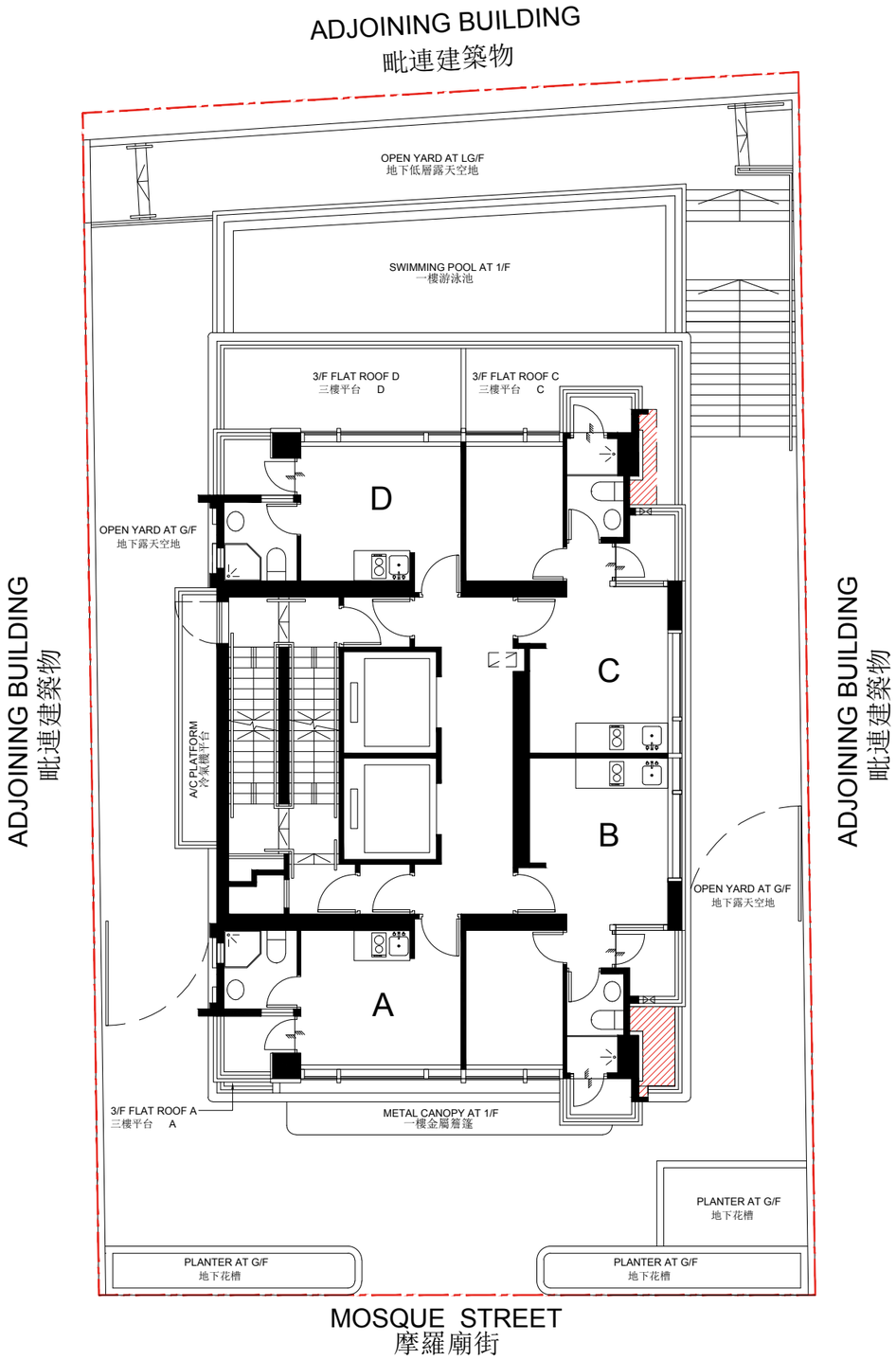
其他
Miscellaneous

	規劃範圍界線 Boundary of Planning Scheme
	郊野公園界線 Boundary of Country Park
2	最高建築物高度 (樓層數目) Maximum Building Height (In Number of Storeys)
	發展項目的位置 Location of the Development

交通
Communications

	主要道路及路口 Major Road and Junction

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



由發展項目的認可人士提供的該等建築物及設施的預計落成日期為 2021 年 3 月 31 日。

The estimated date of completion of the building and facilities within the Development as provided by the authorized person for the Development is 31 March 2021.

發展項目的界線
Boundary line of the Development

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

大廈公契界定為公用地方以供吊船維修管道的空間
Common Areas Under Deed of Mutual Covenant for Pipe Works Maintenance Access By Gondola

比例尺 SCALE:
0m (米) 5m (米)

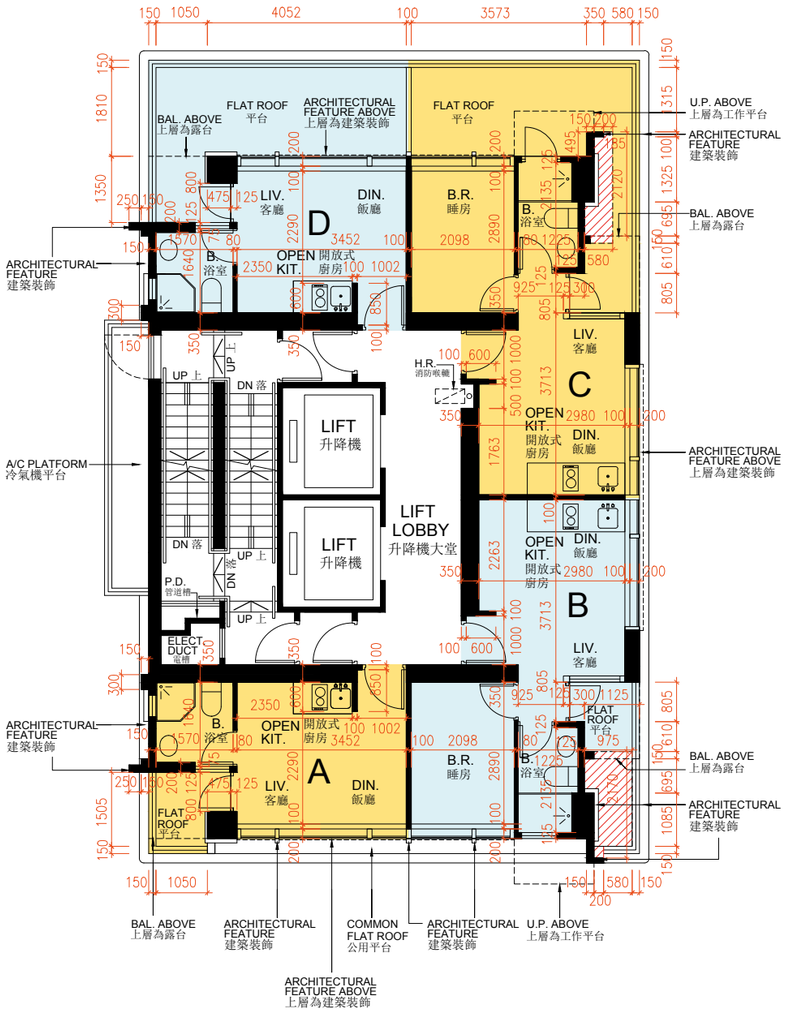
備註 :
圖中所示之發展項目住宅大樓布局參照適用於 8 樓至 30 樓 (不設 13 樓、14 樓及 24 樓)。

Note:
The layout of the residential tower of the Development shown in the plan is based on the layout applicable to 8/F to 30/F (Floor numberings of 13/F, 14/F and 24/F are omitted).

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

3 樓
3rd Floor



比例尺 SCALE:
0m (米) 5m (米)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat			
		A	B	C	D
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	3 樓 3/F	3150	3150	3150	3150
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150

	=	大廈公契界定為公用地方以供吊船維修管道的空間	Common Areas under Deed of Mutual Covenant for pipe works maintenance access by gondola
A/C PLATFORM	=	冷氣機平台	Air-conditioning Platform
B.	=	浴室	Bathroom
B.R.	=	睡房	Bedroom
BAL.	=	露台	Balcony
BAL. ABOVE	=	上層為露台	Balcony above
COVER OF BAL.	=	露台上蓋	Cover of Balcony
COVER OF U.P.	=	工作平台上蓋	Cover of Utility Platform
DIN.	=	飯廳	Dining Room
ELECT. DUCT	=	電槽	Electrical Duct
H.R.	=	消防喉轆	Hose Reel
LIV.	=	客廳	Living Room
OPEN KIT.	=	開放式廚房	Open Kitchen
P.D.	=	管道槽	Pipe Duct
U.P.	=	工作平台	Utility Platform
U.P. ABOVE	=	上層為工作平台	Utility Platform above
W.M.C.	=	水錶櫃	Water Meter Cabinet

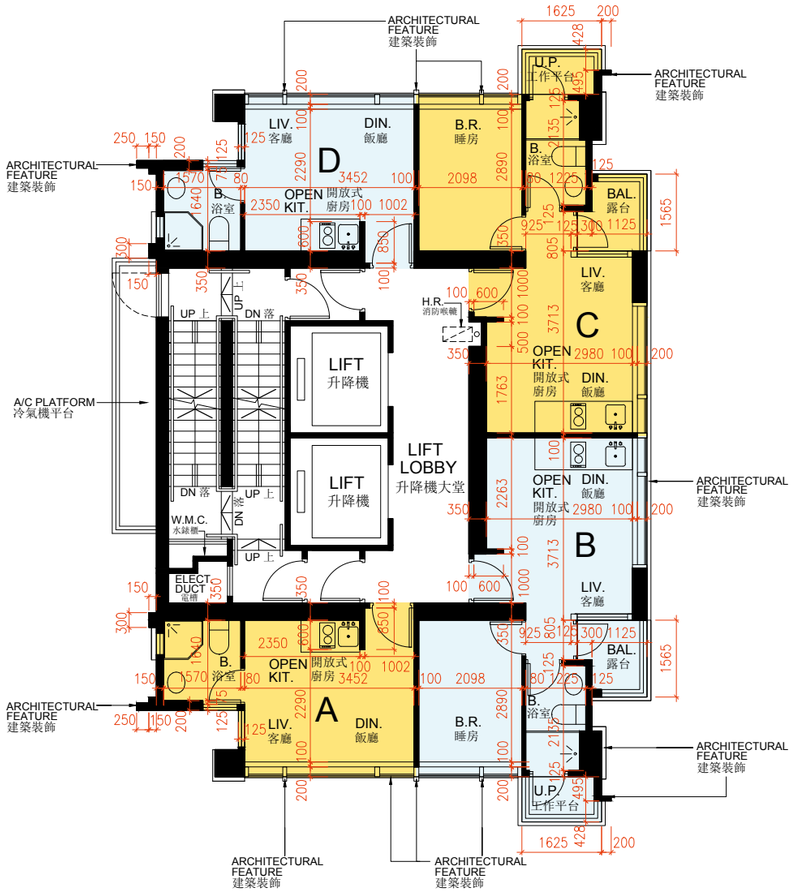
備註：
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。
2. 平面圖所列之數字以毫米標示之建築結構呎吋，並以 2020 年 11 月 13 日經屋宇署批准的建築圖則為基礎。
3. 部分樓層外牆範圍設有建築裝飾。
4. 部分住宅單位的露台及 / 或平台及 / 或工作平台及 / 或冷氣機平台及 / 或外牆或附近設有外露之公用喉管。
5. 部分住宅單位客廳、飯廳、睡房、浴室及開放式廚房天花有跌級樓板及 / 或假天花用以裝置冷氣系統及 / 或其他機電設備。
6. 露台及工作平台為不可封閉地方。
7. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、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。

Notes:
1. The internal areas of the residential properties on the upper floor will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 13 November 2020.
3. There may be architectural features on external walls of some of the floors.
4. Common pipes exposed are located at/adjacent to balcony and/or flat roof and/or utility platform and/or air-conditioning platform and/or external wall of some residential units.
5. There are sunken slabs and/or ceiling bulkheads at living rooms, dining rooms, bedrooms, bathrooms, and open kitchens of some residential units for the air-conditioning system and/or Mechanical and Electrical service.
6. Balconies and utility platforms are non-enclosed areas.
7. Symbols of fittings shown on the floor plans, such as bathtubs, sink, water closets, sink counter, etc., are architectural symbols retrieved from the latest approved General Building Plans and are for general indication only.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

5 樓至 6 樓
5th to 6th Floor



比例尺 SCALE:
0m (米) 5m (米)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat			
		A	B	C	D
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	5 樓至 6 樓 5/F to 6/F	3150	3150	3150	3150
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150

	=	大廈公契界定為公用地方以供吊船維修管道的空間	Common Areas under Deed of Mutual Covenant for pipe works maintenance access by gondola
A/C PLATFORM	=	冷氣機平台	Air-conditioning Platform
B.	=	浴室	Bathroom
B.R.	=	睡房	Bedroom
BAL.	=	露台	Balcony
BAL. ABOVE	=	上層為露台	Balcony above
COVER OF BAL.	=	露台上蓋	Cover of Balcony
COVER OF U.P.	=	工作平台上蓋	Cover of Utility Platform
DIN.	=	飯廳	Dining Room
ELECT. DUCT	=	電槽	Electrical Duct
H.R.	=	消防喉轆	Hose Reel
LIV.	=	客廳	Living Room
OPEN KIT.	=	開放式廚房	Open Kitchen
U.P.	=	工作平台	Utility Platform
U.P. ABOVE	=	上層為工作平台	Utility Platform above
W.M.C.	=	水錶櫃	Water Meter Cabinet

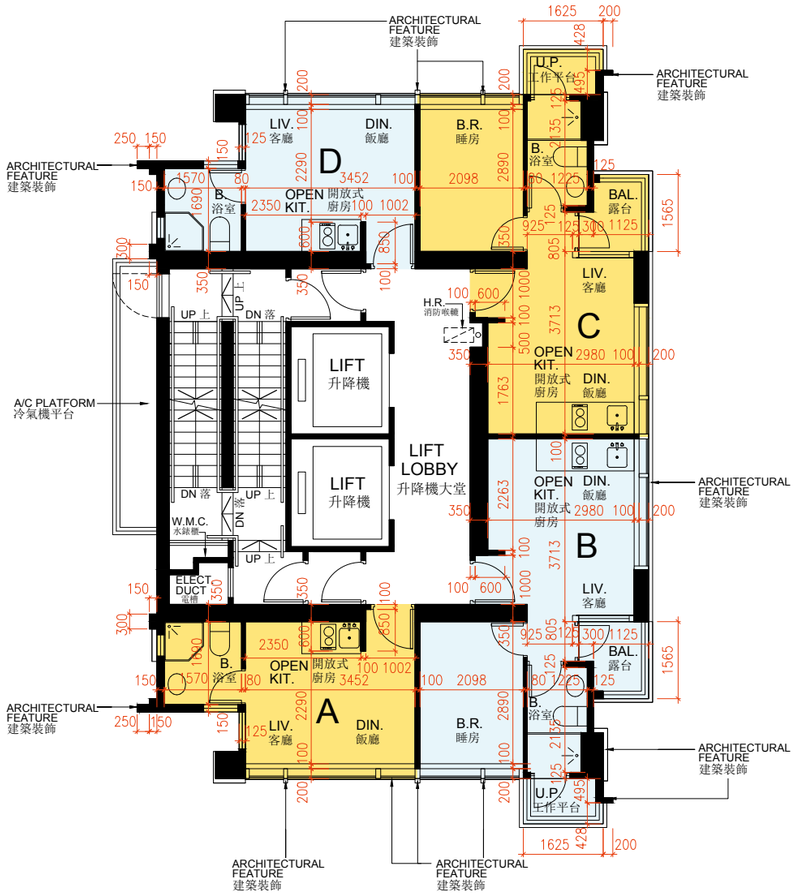
備註：
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。
2. 平面圖所列之數字以毫米標示之建築結構呎吋，並以 2020 年 11 月 13 日經屋宇署批准的建築圖則為基礎。
3. 部分樓層外牆範圍設有建築裝飾。
4. 部分住宅單位的露台及 / 或平台及 / 或工作平台及 / 或冷氣機平台及 / 或外牆或附近設有外露之公用喉管。
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Notes:
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發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

7 樓
7th Floor



比例尺 SCALE:
0m (米) 5m (米)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat			
		A	B	C	D
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	7 樓 7/F	3150	3150	3150	3150
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150

	=	大廈公契界定為公用地方以供吊船維修管道的空間	Common Areas under Deed of Mutual Covenant for pipe works maintenance access by gondola
A/C PLATFORM	=	冷氣機平台	Air-conditioning Platform
B.	=	浴室	Bathroom
B.R.	=	睡房	Bedroom
BAL.	=	露台	Balcony
BAL. ABOVE	=	上層為露台	Balcony above
COVER OF BAL.	=	露台上蓋	Cover of Balcony
COVER OF U.P.	=	工作平台上蓋	Cover of Utility Platform
DIN.	=	飯廳	Dining Room
ELECT. DUCT	=	電槽	Electrical Duct
H.R.	=	消防喉轆	Hose Reel
LIV.	=	客廳	Living Room
OPEN KIT.	=	開放式廚房	Open Kitchen
U.P.	=	工作平台	Utility Platform
U.P. ABOVE	=	上層為工作平台	Utility Platform above
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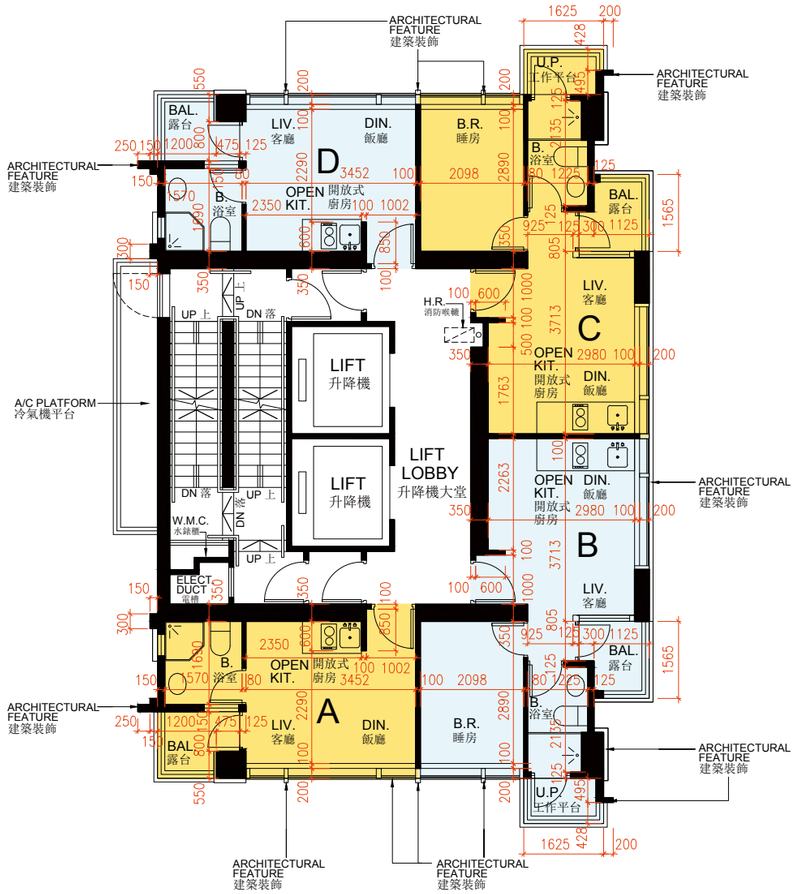
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4. 部分住宅單位的露台及 / 或平台及 / 或工作平台及 / 或冷氣機平台及 / 或外牆或附近設有外露之公用喉管。
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發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

8 樓至 12 樓、15 樓至 23 樓、25 樓至 30 樓
8th to 12th, 15th to 23rd, 25th to 30th Floor



比例尺 SCALE:
0m (米) 5m (米)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat			
		A	B	C	D
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	8 樓至 12 樓、15 樓至 23 樓、25 樓至 30 樓 8/F to 12/F, 15/F to 23/F, 25/F to 30/F	3150	3150	3150	3150
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150

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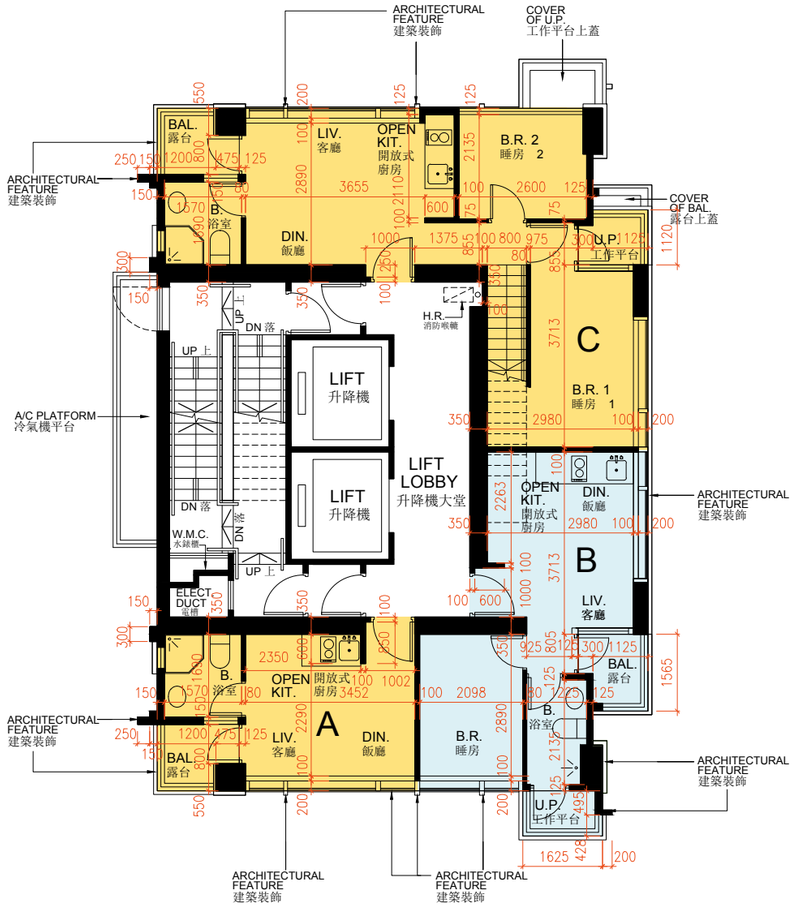
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發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

31 樓
31st Floor



比例尺 SCALE:
0m (米) 5m (米)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat		
		A	B	C
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	31 樓 31/F	3150	3150	3150
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150

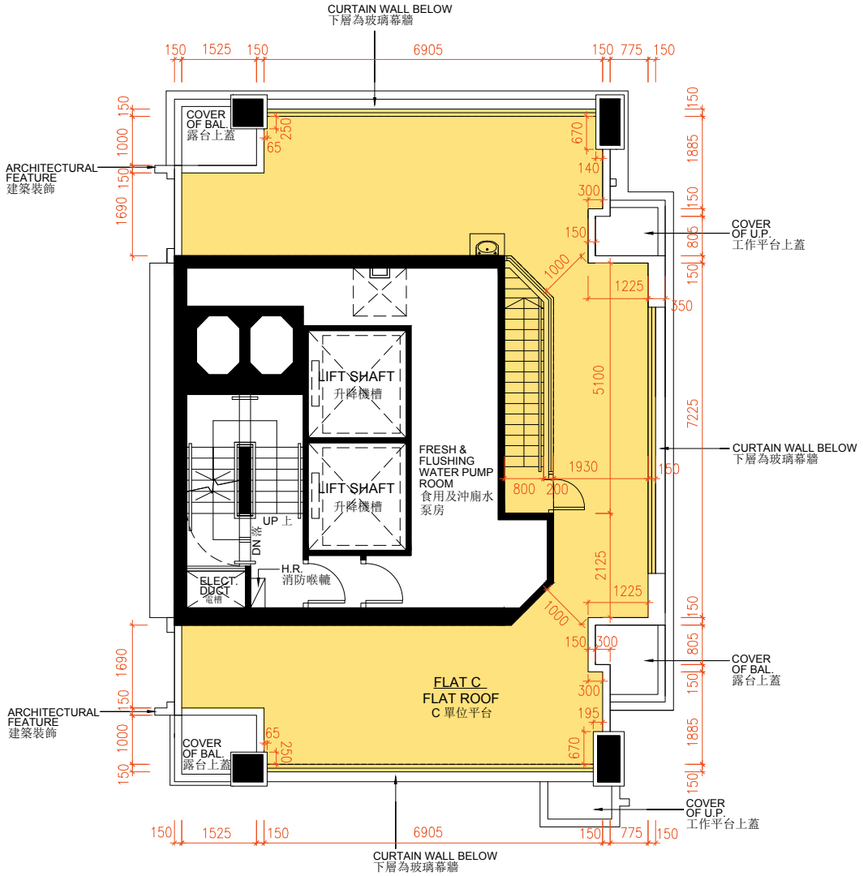
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6. Balconies and utility platforms are non-enclosed areas.
7. Symbols of fittings shown on the floor plans, such as bathtubs, sink, water closets, sink counter, etc., are architectural symbols retrieved from the latest approved General Building Plans and are for general indication only.

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

天台
Roof



比例尺 SCALE:

0m (米) 5m (米)

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

	=	大廈公契界定為公用地方以供吊船維修管道的空間	Common Areas under Deed of Mutual Covenant for pipe works maintenance access by gondola
A/C PLATFORM	=	冷氣機平台	Air-conditioning Platform
B.	=	浴室	Bathroom
B.R.	=	睡房	Bedroom
BAL.	=	露台	Balcony
BAL. ABOVE	=	上層為露台	Balcony above
COVER OF BAL.	=	露台上蓋	Cover of Balcony
COVER OF U.P.	=	工作平台上蓋	Cover of Utility Platform
DIN.	=	飯廳	Dining Room
ELECT. DUCT	=	電槽	Electrical Duct
H.R.	=	消防喉轆	Hose Reel
LIV.	=	客廳	Living Room
OPEN KIT.	=	開放式廚房	Open Kitchen
U.P.	=	工作平台	Utility Platform
U.P. ABOVE	=	上層為工作平台	Utility Platform above
W.M.C.	=	水錶櫃	Water Meter Cabinet

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。
2. 平面圖所列之數字以毫米標示之建築結構呎吋，並以 2020 年 11 月 13 日經屋宇署批准的建築圖則為基礎。
3. 部分樓層外牆範圍設有建築裝飾。
4. 部分住宅單位的露台及 / 或平台及 / 或工作平台及 / 或冷氣機平台及 / 或外牆或附近設有外露之公用喉管。
5. 部分住宅單位客廳、飯廳、睡房、浴室及開放式廚房天花有跌級樓板及 / 或假天花用以裝置冷氣系統及 / 或其他機電設備。
6. 露台及工作平台為不可封閉地方。
7. 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、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。

Notes:

1. The internal areas of the residential properties on the upper floor will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 13 November 2020.
3. There may be architectural features on external walls of some of the floors.
4. Common pipes exposed are located at/adjacent to balcony and/or flat roof and/or utility platform and/or air-conditioning platform and/or external wall of some residential units.
5. There are sunken slabs and/or ceiling bulkheads at living rooms, dining rooms, bedrooms, bathrooms, and open kitchens of some residential units for the air-conditioning system and/or Mechanical and Electrical service.
6. Balconies and utility platforms are non-enclosed areas.
7. Symbols of fittings shown on the floor plans, such as bathtubs, sink, water closets, sink counter, etc., are architectural symbols retrieved from the latest approved General Building Plans and are for general indication only.

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (Including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of Other Specified Items (Not included in the saleable area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-Conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
半山捌號 Central 8	3 樓 3/F	A	16.813 (181) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	1.928 (21)	-	-	-	-	-	-
		B	25.387 (273) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	1.621 (17)	-	-	-	-	-	-
		C	25.262 (272) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	10.201 (110)	-	-	-	-	-	-
		D	16.813 (181) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	10.939 (118)	-	-	-	-	-	-
	5 樓至 7 樓 5/F to 7/F	A	16.813 (181) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B	28.887 (311) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		C	28.762 (310) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		D	16.813 (181) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

備註：
1. 上述所列以平方米顯示之面積乃依據以 2020 年 11 月 13 日經建築事務監督批准的建築圖則為基礎。
2. 以平方米列出的面積以 1 平方米 = 10.764 平方呎換算至平方呎並以四捨五入至整數。
3. 實用面積是按《一手住宅物業銷售條例》第 8 條計算。
4. 露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第 8 條計算。
5. 其他指明項目的面積 (不包括在實用面積內) 是按《一手住宅物業銷售條例》附表 2 第 2 部計算。

Notes:
1. Areas in square metres as specified above are based on General Builing Plans approved by the Building Authority on 13 November 2020.
2. The areas in square metres have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
3. The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
4. The floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
5. The areas of other specific items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (Including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of Other Specified Items (Not included in the saleable area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-Conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
半山捌號 Central 8	8 樓至 30 樓 * 8/F to 30/F*	A	18.813 (203) 露台 Balcony: 2 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B	28.887 (311) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		C	28.762 (310) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		D	18.813 (203) 露台 Balcony: 2 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	31 樓 31/F	A	18.813 (203) 露台 Balcony: 2 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B	28.887 (311) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		C	45.575 (491) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	58.631 (631)	-	-	-	3.761 (40)	-	-

* 不設 4 樓、13 樓、14 樓及 24 樓

Floor numberings of 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上述所列以平方米顯示之面積乃依據以 2020 年 11 月 13 日經建築事務監督批准的建築圖則為基礎。
2. 以平方米列出的面積以 1 平方米 = 10.764 平方呎換算至平方呎並以四捨五入至整數。
3. 實用面積是按《一手住宅物業銷售條例》第 8 條計算。
4. 露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第 8 條計算。
5. 其他指明項目的面積 (不包括在實用面積內) 是按《一手住宅物業銷售條例》附表 2 第 2 部計算。

Notes:

1. Areas in square metres as specified above are based on General Builing Plans approved by the Building Authority on 13 November 2020.
2. The areas in square metres have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
3. The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
4. The floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
5. The areas of other specific items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

不適用

Not Applicable

1. 在簽署臨時買賣合約(「該臨時合約」)時須支付款額為售價的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份持有。
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。

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase ("Preliminary Agreement").
2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement:-
   (i) that Preliminary Agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

a. 發展項目的公用部分：

「公用地方」指由「註冊業主」按照公契條文規定將使用權劃供各「單位」業主及佔用人公用與共享，而公契或其他並無授予「註冊業主」或任何個別「單位」業主使用並且尚未具體轉讓的該地段及發展項目所有地方或部分，包括但不限於發展項目外牆部分：

(1) 建築鰭板及該處的特色；及

(2) 發展項目的幕牆結構 ((i) 構成相關「單位」一部分的幕牆結構的可開啟部分；及 (ii) 全部及專門圍封個別單位的幕牆結構可開啟部份的玻璃屏除外)，但不包括全部及專門圍封個別單位大廈外牆的玻璃嵌板，構成相關單位的露台、平台或天台指定部分的玻璃扶欄、金屬扶欄或扶手；矮牆、簷篷、飾板、平台 (不構成任何「單位」一部分者)、天台、康樂設施、地段內的斜坡及護土牆、公用通道、綠化區、庇護層、工作平台上蓋、露台上蓋、電訊及廣播設備室、清洗水泵房、變壓器房、食水及沖廁水泵房、沖廁水箱房、游泳池、消防花灑泵房、消防及水簾泵房、灑水器控制閥及花灑入水位櫃、花槽 / 種植區、冷氣機平台、管理員辦事處、緊急發電機房、電掣房 1 及電掣房 2、濾水裝置機房、垃圾及物料回收房、消防控制中心、花灑、水簾控制閥、消防及水簾入水掣櫃、電梯大堂、入口大堂、電梯井、1 號樓梯及 2 號樓梯、樓梯、電梯槽、水管槽、電線槽、水錶櫃、電梯機房、豎梯、煤氣櫃、金屬簷篷、金屬百葉窗、防風檔、靠牆招牌、未經挖掘區域、高壓電掣房、消防水錶櫃、消防管道喉管槽，以及安裝或使用天線廣播分導系統或電訊網絡設施的地方，以及《建築物管理條例》(香港法例第 344 章) 第 2 條訂明釋義的「公用部分」。

「發展項目公用設施」指「公用地方」內供所有單位公用或安裝予供所有單位共享而非供任何個別單位專用或專享的所有裝置及設施。茲毋損前文之一般規定，「公用設施」包括排水渠、開關裝置、渠道、排風管、鮮風管、排氣管、儀錶、水管、泵、電線、電纜、照明裝置、天線、電梯、電梯機廂、電梯機房內各裝置及設施、水箱、沖廁水箱、食水箱、花灑水箱、水簾水箱、水錶櫃、消防水箱、火警警報及滅火設備、喉轆、保安系統、吊船系統、垃圾處置設備及器具、康樂設施內的康樂及其他設施，以及其他鋪管或非鋪管服務設施和器具。

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如下：

樓層	單位	不分割份數
3 樓	A	16
	B	25
	C	26
	D	17
5 樓至 7 樓	A	16/ 每個單位
	B	28/ 每個單位
	C	28/ 每個單位
	D	16/ 每個單位
8 樓至 30 樓	A	18/ 每個單位
	B	28/ 每個單位
	C	28/ 每個單位
	D	18/ 每個單位
31 樓	A	18
	B	28
	C	50

不設 4 樓、13 樓、14 樓及 24 樓

c. 有關發展項目的管理人的委任年期

在《建築物管理條例》（第 344 章）條文以及公契第 VI 節 A 次節第 2 條 (b)、(c) 及 (d) 款的規限下，「管理人」將於公契日期起為期 2 年的初始期間內承擔管理該地段及發展項目，直至其委任權責遵照公契條文終止為止。

d. 在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

「管理人」將按照業主所持「單位」的管理份數佔發展項目內所有「單位」「管理份數」總數的比例並根據年度「管理預算案」評估及釐定每名業主應分擔的管理開支金額，但不得要求業主支付多於根據其所持「單位」的管理份數的恰當比例管理開支。每個年度「管理預算案」應涵蓋「管理人」認為應歸屬該地段及發展項目或供全體「業主」享用的預計管理開支。

除非「管理人」另行決定，否則每名業主應在每個曆月首日 (不論有否發出法定付款通知) 向「管理人」付款，金額為業主於該年度應分擔管理開支總額的十二分之一。

e. 計算管理費按金的基準

各單位的管理費按金金額應相當於其單位 3 個月的管理費。

f. 擁有人在發展項目中保留作自用的範圍（如有的話）：

不適用

除在售樓說明書另有定義，在上述英文版本中以大楷顯示的用詞（除另有明確定義外）的含義，將等同於公契內該以大楷顯示的用詞的含義。請參閱公契以供參考。

備註：
1. 請查閱公契以了解全部詳情。完整的公契現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後獲取複印本。

a. The common parts of the Development:

"Common Areas" means all those areas or parts of the Lot and the Development the right to use of which is designated by the Registered Owner in accordance with the provisions of the Deed of Mutual Covenant for the common use and benefit of the Owners and occupiers of the Units and is not given by the Deed of Mutual Covenant or otherwise to the Registered Owner or the Owner of any individual unit and is not otherwise specifically assigned and shall include but not limited to all those part or parts of the external walls of the Development including:

(1) architectural fins and features thereon; and

(2) the curtain wall structures of the Development (except (i) the openable parts of the curtain wall structures which form parts of the relevant Units; and (ii) such pieces of glass panels of the openable parts of curtain wall structures wholly and exclusively enclosing a Unit); but excluding the glass panels of the external walls of the Development wholly and exclusively enclosing a Unit, glass balustrades, metal balustrades or railings of the balconies, flat roofs or specified parts of roofs which form parts of the relevant Units; parapet-walls, canopies, cladding, flat roofs (which do not form part of any Units), roofs, Recreational Facilities, Slopes and Retaining Walls which are located within the Lot, Rights of Way, greenery areas, refuge floor, cover of utility platform, cover of balcony, telecommunication and broadcasting room, cleansing water pump room, Transformer Room, fresh & flushing water pump rooms, flushing water tank room, swimming pool, sprinkler pump rooms, fire services & drencher pump rooms, sprinkler control valve and sprinkler inlet cabinet, planters/planting area, air-conditioning platforms, caretaker's office, emergency generator room, switch room 1 and switch room 2 , filtration plant room, refuse storage & material recovery chamber, fire control centre, sprinkler, drencher deluge valve, fire services & drencher inlet cabinet, lift lobbies, entrances lobbies, lift pits, Staircase-1 and Staircase-2, staircases, lifts shafts, pipe ducts, electricity duct, water meter cabinet, lift machine room, cat ladder, town gas cabinet, metal canopy, metal louvre, wind guard, wall signboard, unexcavated areas, high voltage gear room, fire service water meter cabinet, duct space for fire service pipe and areas for installation or use of aerial broadcast distribution or telecommunications network facilities and such areas within the meaning of "common parts" as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong).

"Common Facilities" means all those installations and facilities in the Common Areas used in common by or installed for the common benefit of all the Units and not for the exclusive use or benefit of any individual Unit and which, without limiting the generality of the foregoing, include drains, switches, channels, ventilation air ducts, fresh air duct, exhaust air duct, meters, pipes, pumps, wires, cables, lights, antennae, lifts, lift cars, installations and facilities in the lift machine rooms, water tanks, flushing water tank, potable water tanks, sprinkler water tanks, drencher water tank, water meter cabinet, fire services water tank, fire warning and fighting equipment, hose reels, security systems, gondola system, refuse disposal equipment and apparatus, recreational and other facilities in the Recreational Facilities and other service facilities apparatus whether ducted or otherwise.

Floor	Flat	Undivided Shares
3/F	A	16
	B	25
	C	26
	D	17
5/F to 7/F	A	16 each
	B	28 each
	C	28 each
	D	16 each
8/F to 30/F	A	18 each
	B	28 each
	C	28 each
	D	18 each
31/F	A	18
	B	28
	C	50

Floor numberings of 4/F, 13/F, 14/F and 24/F are omitted.

b. The number of undivided shares assigned to each residential property in the Development is as follows:

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

Subject to the provisions of the Building Management Ordinance (Cap.344) and sub-clauses (b), (c) and (d) of Clause 2 Sub-section A of Section VI of the Deed of Mutual Covenant, the management of the Lot and the Development shall of an initial period of two years from the date of the Deed of Mutual Covenant be undertaken by the Manager until termination at any period of time during its term of appointment in accordance with the provisions of the Deed of Mutual Covenant.

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

The Manager shall determine the amount which each Owner shall contribute towards the management expenditure assessed under the annual Management Budget in the proportion which the number of the Management Shares allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development Provided that no Owner may be called upon to pay more than his appropriate share of the management expenditure, having regard to the number of Management Shares allocated to his Unit. Each annual Management Budget shall cover the estimated management expenditure which in the opinion of the Manager is attributable to the Lot and the Development or for the benefit of all the Owners.

Unless otherwise determined by the Manger each Owner shall on the first day of each and every calendar month (whether legally demanded or not) pay to the Manager a sum representing one-twelfth of such Owner's liability to contribute to the management expenditure for that year.

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

The management fee deposit in respect of each Unit shall be a sum equivalent to three months' Management Fee for each Unit.

f. The area (if any) in the Development retained by the owner for that owner's own use:

Not Applicable

Unless otherwise defined in the sales brochure, capitalized terms used in the above shall (save as expressly defined therein) have the same meaning of such capitalized terms used in the Deed of Mutual Covenant. Please refer to the Deed of Mutual Covenant for reference.

Note:

1. For full details, please refer to the DMC which is free for inspection during opening hours at the sales office. Full script of the DMC is available for inspection upon request and copies of the DMC can be obtained upon paying necessary photocopying charges.

1. 發展項目位於的土地的地段編號：

內地段第 58 號 A 段第 3 小分段 A 段之餘段、內地段第 58 號 B 段第 3 小分段、內地段第 58 號 A 段第 3 小分段 A 段第 1 小分段及內地段第 58 號 B 段第 2 小分段（統稱「該地段」）。

2. 有關政府租契規定的年期：

自 1857 年 9 月 1 日起 999 年

3. 適用於該土地的用途限制：

如非獲得香港政府或其授權人士預先簽發的許可證，該地段或其任何部分不得用作經營或從事任何銅工、屠宰、製皂、製糖、製造皮草、化油、製油、販肉、釀酒、食品供應或旅館、打鐵、掏糞、垃圾處理的行業或業務或其中之一，或任何其他產生高噪音、發出惡臭或令人厭惡的行業或業務。

4. 按規定須興建並提供予政府或供公眾使用的設施：

不適用

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

承授人及其承讓人須在獲批租契年期的第一年期滿前，自費在該批地文件特此批准的部分土地之上，以良好、妥善及有效的方式搭建、建築以及完全完成並合適使用的一棟或多棟良好、堅固及安全的磚塊或石材結構的院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠以及所有其他通常或必要的附屬設施，所有院宅或物業的建築、高度、特性及描述應保持一致的標準，也應當與同一街道上的其他院宅或物業保持一致的風格，致使政府對此整體上滿意。

6. 對買方造成負擔的租用條件：

(a) 該地段之承授人或其承讓人不可出租、分租、按揭或以其他任何方式轉讓或以任何方式處置該地段的全部或部分予他人，除非同時在土地註冊處登記有關的轉讓文件並支付所有合理費用和其他有關開支。

(b) 如為改善香港或任何其他公共目的所需，經政府向有關佔有人發出三個公曆月的通知及向承授人或其承讓人支付由政府評定的充分和公平賠償，政府有充分權利收回以及管有該地段或其任何部分。

(c) 該地段之承授人及其承讓人須不時及在其後所有時間，按需要及情況需要，自費妥善及充分地維修、保護、承托、保養、鋪設、清除、沖刷、清洗、清理、改善及保持該地段上院宅或物業及搭建物或建築物，及其所屬及無論如何屬於或毗連之所有牆壁、扶手、照明、行人路、廁所、溝渠、排水渠及水道，並以所有需要及必須的方式進行補償、清洗及修改等，致使政府對此整體上滿意。政府或其委任的任何人士或人等有法律權利於上述年期的最後七年內，在日間任何合理時間，進入該地段以紀錄年期完結時需交還的所有及每一固定裝置及物件的附件或清單。

(d) 該地段之承授人及其承讓人須根據情況需要，承擔、支付與接受合理分攤及比例的部份費用，用以建造、建築、維修及改善該地段或其中任何部分必備或位於或屬於該地段或其中任何部分及其附近或毗連物業共用的所有或任何道路、行人路、渠道、圍欄及分界牆、通風裝置、私人或公共污水渠及排水渠。

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

The Remaining Portion of Section A of Subsection 3 of Section A of Inland Lot No.58, Subsection 3 of Section B of Inland Lot No.58, Subsection 1 of Section A of Subsection 3 of Section A of Inland Lot No.58 and Subsection 2 of Section B of Inland Lot No.58 (collectively "the Lot").

2. The term of years granted under the Government Lease:

999 years commencing from 1 September 1857.

3. The user restrictions applicable to that land:

The Lot or any part thereof shall not be used for any trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any or either of them, or any other noisy, noisome or offensive trade or business whatever without the previous license of the Government signified by the Government of Hong Kong or other person duly authorized in that behalf.

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

Not applicable

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

The grantee and his assigns shall and will before the expiration of the first year of the term thereby granted, at his and their own proper costs and charges, in a good, substantial and workman-like manner erect, build and completely finish fit for use, one or more good, substantial and safe brick or stone messuage or tenement, messuages or tenements, upon some part of the ground thereby demised, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances, which the said messuage or tenement, messuages or tenements, shall be of the same rate of building, elevation, character and description and shall front and range in an uniform manner with the messuages or tenements in the same street and the whole to be done to the satisfaction of the Government.

6. The lease conditions that are onerous to a purchaser:

(a) The grantee of the Lot or his assigns shall not let, underlet, mortgage or otherwise assign over or otherwise part with all or any part of the Lot without at the same time registering such alienation in the Land Registry and paying all reasonable fees and other expenses thereon.

(b) The Government has the full power to resume and take possession of the Lot or any part thereof if required for the improvement of Hong Kong or for any other public purpose whatsoever by giving three calendar months ' notice to the occupant thereof and paying a full and fair compensation to be valued by the Government to the grantee or his assigns.

(c) The grantee of the Lot and his assigns shall and will, from time to time, and at all times thereafter, when, where and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuages or tenements and erections and buildings on the Lot and all the walls, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government. It shall be lawful for the Government or any person or persons deputed by him or them to enter into and upon the Lot, at any reasonable hours in the day time, within the last seven years of the aforesaid term, to take a schedule or inventory of all and every the fixtures and things to be yielded up at the expiration thereof.

(d) The grantee of the Lot and his assigns shall, 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.

根據批地文件規定須興建並提供予政府或供公眾使用的任何設施 Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use	不適用 Not applicable
根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施 Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development	不適用 Not applicable
根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小 The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development	不適用 Not applicable
發展項目所位於的土地中為施行《建築物 (規劃) 規例》（第 123 章，附屬法例 F ）第 22(1) 條而撥供公眾用途的任何部分 Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulation (Cap.123 sub. leg. F)	不適用 Not applicable
在切實可行範圍內，盡量顯示上述該等設施、休憩用地及土地中的該等部分的位置的圖則 A plan that shows the location of those facilities and open spaces, and those parts of the land mentioned above as far as it is practicable to do so	不適用 Not applicable
在該圖則上該等設施、休憩用地及土地中的該等部分以與批地文件或撥出私人地方供公眾使用的契據（視屬何情況而定）中相同的顏色、格式或圖案（視何者適用而定）著色或以陰影顯示 A plan that has those facilities and open spaces, and those parts of the land, coloured or shaded in the same color, format or pattern (as applicable) as in the land grant or the deed of dedication (as the case may be)	不適用 Not applicable
批地文件中關於上述該等設施、休憩用地及土地中的該等部分的條文 Provisions of the land grant that concern those facilities and open spaces, and those parts of the land mentioned above	不適用 Not applicable
撥出私人地方供公眾使用的契據中關於上述該等設施、休憩用地及土地中的該等部分的條文 Provisions of the deed of dedication that concern those facilities and open spaces, and those parts of the land mentioned above	不適用 Not applicable
指明住宅物業的每一公契中關於上述該等設施、休憩用地及土地中的該等部分的條文 Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land mentioned above	不適用 Not applicable

對買方的警告

WARNING TO PURCHASERS

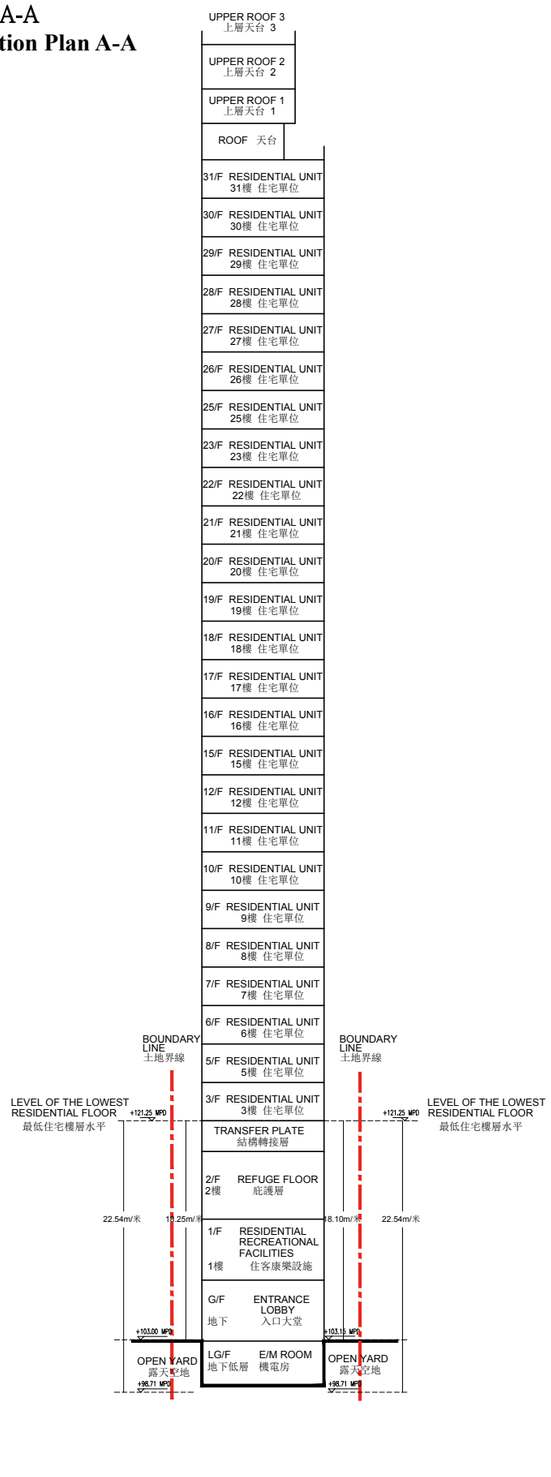
1. 現特此建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：-
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所；及
   (iii) 如屬 3(ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:-
   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate firm of solicitors; and
   (iii) that in the case of paragraph 3(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

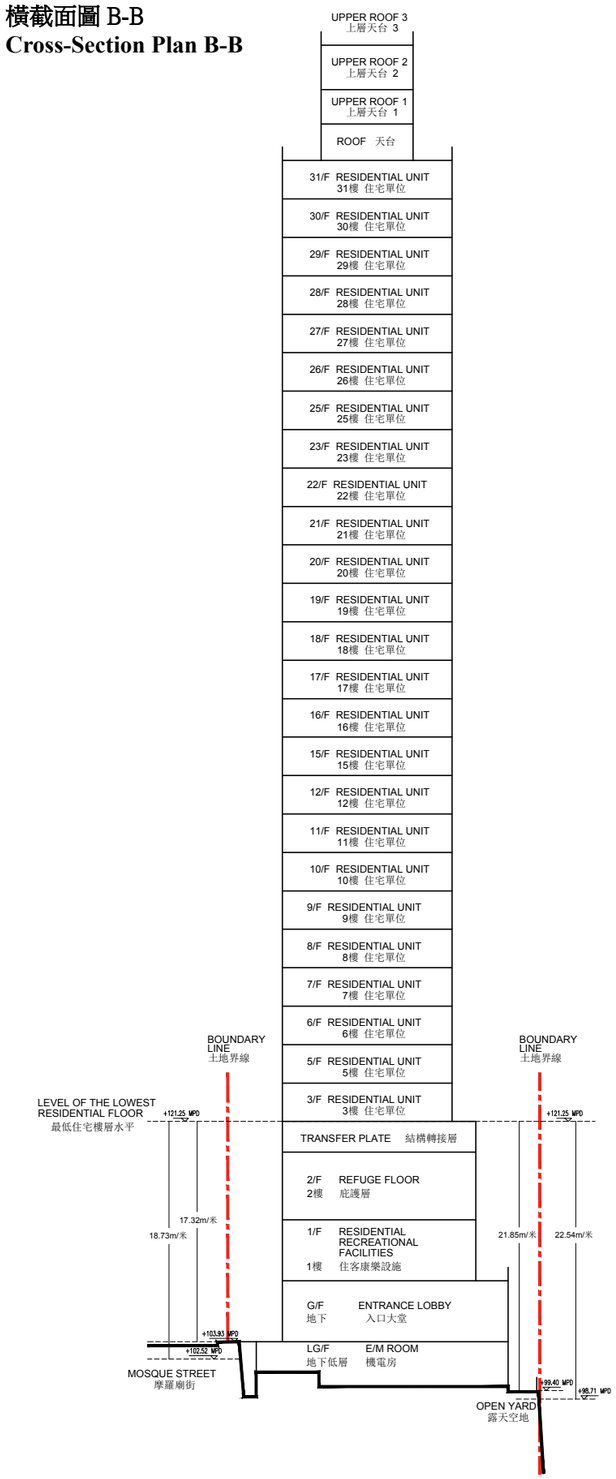
發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

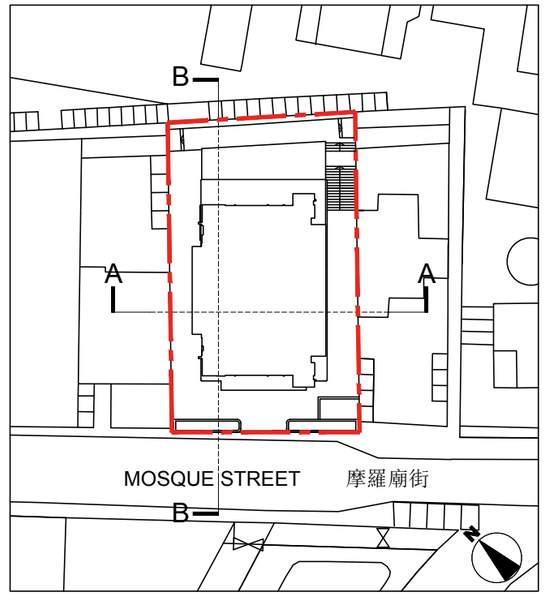
橫截面圖 A-A
Cross-Section Plan A-A



橫截面圖 B-B
Cross-Section Plan B-B



索引圖
Key Plan



發展項目邊界線
Development Site Boundary

- ▽— 香港主水平基準以上高度 (米)
- 毗連建築物的一段摩羅廟街為香港主水平基準以上 102.52 米至 103.93 米。
- 毗連建築物的一段露天空地為香港主水平基準以上 98.71 米至 103.15 米。
- ---- 虛線為建築物最低住宅樓層水平。

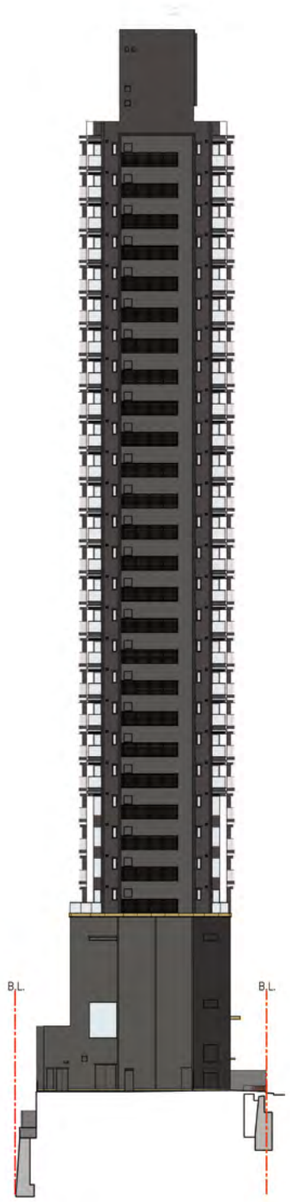
- ▽— Height in metres above Hong Kong Principal Datum (HKPD).
- The part of Mosque Street adjacent to the building is 102.52 metres to 103.93 metres above Hong Kong Principal Datum.
- The part of Open Yard adjacent to the building is 98.71 metres to 103.15 metres above Hong Kong Principal Datum.
- ---- Dotted line denotes the lowest residential floor of the building.

立面圖 ELEVATION PLAN

立面圖一
Elevation Plan 1



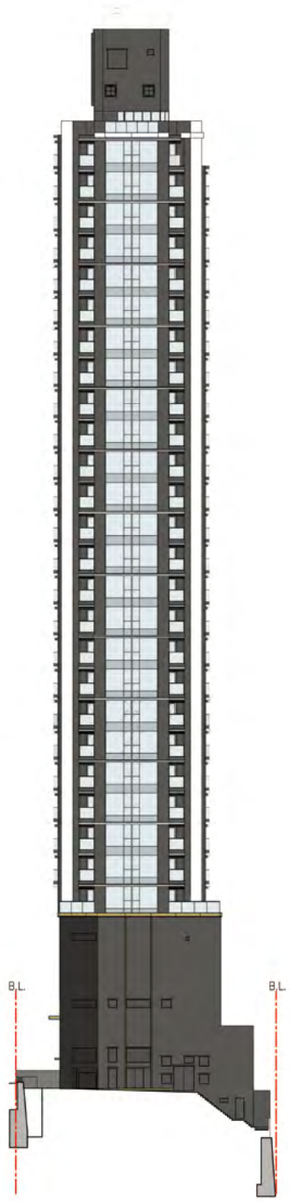
立面圖二
Elevation Plan 2



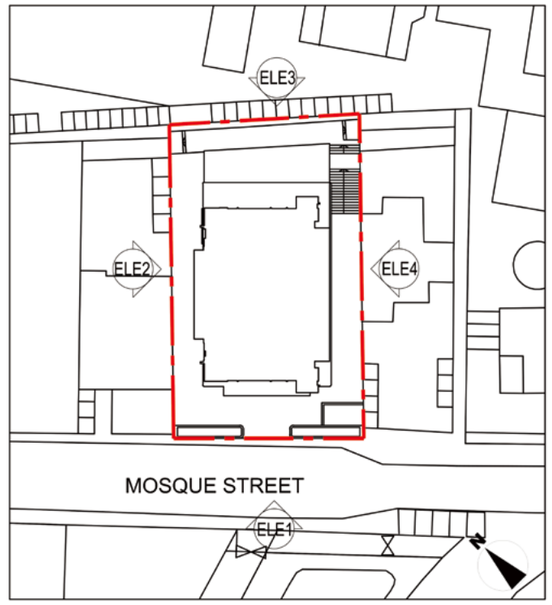
立面圖三
Elevation Plan 3



立面圖四
Elevation Plan 4



索引圖
Key Plan



發展項目邊界線
Development Site Boundary

發展項目的認可人士證明本立面圖所顯示的立面：
(a) 以 2020 年 11 月 13 日的情況為準的本項目的經批准的建築圖則為基礎；及
(b) 大致上於本項目的外觀一致。

Authorized person for the development has certified that the elevations shown on these plans:
(a) are prepared on the basis of the approved building plans for the development as of 13 November 2020; and
(b) are in general accordance with the outward appearance of the development.

B.L. – 界線 Boundary Line

		有上蓋 Covered	沒有上蓋 Uncovered	總面積 Total Area
住客會所 (包括供住客使用的任何康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	平方呎 sq ft	409	-	409
	平方米 sq m	37.993	-	37.993
位於發展項目中的建築物的最底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） 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)	平方呎 sq ft	184	323	507
	平方米 sq m	17.053	30.024	47.077
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） A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise)	不適用 Not applicable			

備註 :
1. 上述所列以平方米顯示之面積乃依據以 2020 年 11 月 13 日經建築事務監督批准的建築圖則為基礎。
2. 以平方米列出的面積以 1 平方米 = 10.764 平方呎換算至平方呎並以四捨五入至整數。

Notes:
1. Areas in square metres as specified in the above are based on General Building Plans approved by the Building Authority on 13 November 2020.
2. The area in square metre have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer.

閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

1. 備有關乎發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 http://www.ozp.tpb.gov.hk。
2. 指明住宅物業的每一已簽立的公契在將指明住宅物業提供出售的日期存放在指明住宅物業的售樓處，以供免費閱覽。

1. Copies of the outline zoning plans relating to the Development is available at http://www.ozp.tpb.gov.hk.
2. A copy of every executed 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 of inspection free of charge at the place at which the specified residential properties are offered to be sold.

1. 外部裝修物料

a.	外牆	裝修物料的類型	基座：鋪砌瓷磚、天然石、玻璃外牆、玻璃幕牆、鋁飾板、鋁百葉及鋁飾條 住宅大樓：鋪砌瓷磚、玻璃幕牆、鋁飾板、鋁百葉及鋁飾條
b.	窗	框的用料	氟化碳噴塗鋁窗框
		玻璃的用料	住宅單位窗戶 (除浴室窗戶及 3 樓至 30 樓 B 及 C 單位，31 樓 B 單位 (不設 4 樓、13 樓、14 樓及 24 樓) 相連露台 / 平台門的窗戶及 31 樓 C 單位相連工作平台門的窗戶) 為中空玻璃 浴室窗戶為磨砂玻璃 (只適用於設有浴室窗戶的 3 樓至 30 樓 A 及 D 單位 (不設 4 樓、13 樓、14 樓及 24 樓) 及 31 樓 A 及 C 單位) 3 樓至 30 樓 B 及 C 單位，31 樓 B 單位 (不設 4 樓、13 樓、14 樓及 24 樓) 相連露台 / 平台門的窗戶及 31 樓 C 單位相連工作平台門的窗戶為灰玻璃
c.	窗台	用料	不適用
		窗台板的裝修物料	不適用
d.	花槽	裝修物料的類型	基座：鋪砌天然石及金屬飾面
e.	陽台或露台	裝修物料的類型	露台：夾層灰玻璃
			地台：鋪砌瓷質磚及戶外環保木
			牆身：鋪砌瓷磚及鋁飾板 (只適用於 5 樓至 30 樓 A 及 D 單位 (不設 13 樓、14 樓及 24 樓) 及 31 樓 A 及 C 單位)
			天花：裝有鋁質假天花
		是否有蓋	露台設有上蓋
		是否有陽台	沒有
f.	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

			牆壁	地板	天花板	
a.	大堂	地下住宅入口大堂裝修物料的類型	外露牆身鋪砌天然石、膠板、玻璃、牆紙、不銹鋼飾條及不銹鋼	天然石	石膏板假天花髹乳膠漆及裝飾貼膜	
		公用升降機大堂裝修物料的類型	外露牆身鋪砌膠板、玻璃及不銹鋼	天然石	金屬	
			牆壁	天花板		
b.	內牆及天花板	客廳的裝修物料的類型	乳膠漆及膠板 (只適用於 3 樓至 30 樓 B 及 C 單位 (不設 4 樓、13 樓、14 樓及 24 樓) 及 31 樓 B 單位)	髹乳膠漆。部分位置裝設石膏板假天花及假陣		
		飯廳的裝修物料的類型	乳膠漆	髹乳膠漆。部分位置裝設石膏板假天花及假陣		
		睡房的裝修物料的類型	乳膠漆及墻紙 (只適用於 3 樓至 30 樓 B 及 C 單位 (不設 4 樓、13 樓、14 樓及 24 樓) 及 31 樓 B 單位)	髹乳膠漆。部分位置裝設石膏板假天花及假陣		
			地板	牆腳線		
c.	內部地板	客廳 / 飯廳的用料	瓷磚	木腳線		
		睡房的用料	瓷磚	木腳線		
			牆壁	地板	天花板	
d.	浴室	裝修物料的類型	外露牆身鋪砌瓷磚及人造石	鋪砌地磚。部分位置鋪砌天然石	鋁質假天花及鋁百葉	
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型	牆身外露部分鋪砌瓷磚	鋪砌瓷磚	石膏板假天花髹乳膠漆	人造石英石
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

3. 室內裝置

			用料	裝修物料	配件
a.	門	單位大門	實心防火木掩門	膠板	門鎖、門鼓、門擋、門鉸及防盜眼
		露台門	氟化碳噴塗鋁質框	灰玻璃	門鎖、門擋及門鉸
		工作平台門 (適用於 5 至 30 樓 B 及 C 單位 (不設 13 樓、14 樓及 24 樓) 及 31 樓 B 及 C 單位)	氟化碳噴塗鋁質框	灰玻璃 (只適用於 31 樓 C 單位) 磨砂玻璃 (只適用於 5 至 30 樓 B 及 C 單位 (不設 13 樓、14 樓及 24 樓) 及 31 樓 B 單位)	門鎖、門擋及門鉸
		平台門 (適用於 3 樓 A、B、C 及 D 單位及 31 樓 C 單位)	氟化碳噴塗鋁質框	灰玻璃	門鎖、門擋及門鉸
		睡房門	木面夾板木門	膠板	門鎖、門擋及門鉸
		浴室門	木面夾板木門	膠板	門鎖、門擋及門鉸
			裝置及設備	類型	用料
b.	浴室	(i) 裝置及設備的類型及用料	櫃	櫃枱面	人造石檯面
				洗手盆櫃	木製金屬及膠板飾面
				鏡櫃	木製櫃連鏡、磨砂玻璃、金屬及膠板飾面
			其他裝置	洗手盆水龍頭	鍍鉻
				洗手盆	搪瓷
				坐廁	搪瓷
				廁紙架	鍍鉻
				毛巾掛勾	鍍鉻
				淋浴間	強化清玻璃
			其他設備	隨樓附送之設備，請參閱「設備說明表」	
		(ii) 供水系統的類型及用料		冷水喉	銅喉
				熱水喉	配有隔熱絕緣之銅喉
		(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	花灑	花灑套裝	鍍鉻
		(iv) 浴缸大小	不適用		

3. 室內裝置

			用料	裝修物料	裝置及設備
c.	廚房	(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣之銅喉		
		(iii) 廚櫃	木製廚櫃	循環再造塑料飾面廚櫃門	
		(iv) 所有其他裝置及設備的類型			鍍鉻洗滌盆水龍頭 配置以下消防裝置：天花位置的消防花灑頭、可定位煙霧探測器連警報基座及全高度耐火牆 (耐火等級 -/30/30)。 隨樓附送之其他設備，請參閱「設備說明表」
d.	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	不適用		
e.	電話	接駁點的位置及數目	請參閱「住宅物業機電裝置數量說明表」		
f.	天線	接駁點的位置及數目	請參閱「住宅物業機電裝置數量說明表」		
			裝置	類型	
g.	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及插座之面板	
			安全裝置	單相電力並裝妥微型斷路器	
		(ii) 隱藏或外露導管	導管是部分隱藏及部分外露。 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅物業機電裝置數量說明表」		
h.	氣體供應	類型	煤氣		
		系統	所有住宅單位的煤氣喉接駁煤氣熱水爐，並裝有獨立煤氣錶。所有住宅單位的廚房內設有煤氣接駁點		
		位置	煤氣接駁點的位置請參閱「住宅物業機電裝置數量說明表」		
i.	洗衣機接駁點	位置	請參閱「住宅物業機電裝置數量說明表」		
		設計	設有洗衣機來、去水接駁喉位		
j.	供水	水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣之銅喉。		
		水管是隱藏或外露	水管是部分隱藏及部分外露。 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。		
		有否熱水供應	廚房及浴室供應熱水		

4. 雜項

				住宅升降機	
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立	
			產品型號	MCA-825-CO150	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2 部	
			到達的樓層	L1： 地下、1 樓、3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 31 樓 L2： 地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 31 樓	
b.	信箱	用料	不銹鋼		
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	中央垃圾收集房設於地下。		
			水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	(i) 位置	每層之公共水錶櫃 (除 1 樓至 3 樓、8 樓、11 樓、16 樓、19 樓、22 樓、27 樓及 30 樓) (不設 4 樓、13 樓、14 樓及 24 樓)	每層之公共電錶櫃	浴室
		(ii) 就住宅單位而言是獨立或公用的錶	獨立	獨立	獨立

5. 保安設施

項目	類型	
保安系統及設備	入口通道控制及保安系統	地下之入口大堂設有訪客對講機及智能卡讀卡器以控制入口通道。各住宅單位均裝置視像對講機，並設有警報掣功能連接地下入口大堂管理員櫃枱。
	閉路電視	地下低層之公用通道、地下之室外位置、地下之入口大堂、1 樓升降機大堂、有上蓋的園景區、2 樓庇護層、各升降機及會所均裝有閉路電視連接地下入口大堂管理員櫃枱。
嵌入式的裝備的細節	各住宅單位均裝配視像對講機連接地下入口大堂管理員櫃枱	
嵌入式的裝備的位置	對講機的位置請參閱「機電裝置位置及數量說明表」	

6. 設備

有關設備品牌名稱及產品型號，見下列「設備說明表 」。
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。

1. Exterior Finishes

a.	External wall	Type of finishes	Podium: finished with ceramic tiles, natural stone, glass wall, curtain wall, aluminum cladding, aluminum louver and aluminum feature Residential tower: finished with ceramic tiles, curtain wall, aluminum cladding, aluminum louver and aluminum feature
b.	Window	Material of frame	Fluorocarbon coating aluminum frame
		Material of glass	Insulated-Glass-Unit (IGU) for windows in residential units (except windows of bathrooms and the window adjoining the balcony / flat roof door for Flat B and C on 3/F to 30/F, Flat B on 31/F (4/F, 13/F, 14/F and 24/F omitted) and the window adjoining the utility platform door for Flat C on 31/F) Frosted glass for windows in bathrooms (For bathrooms with windows only in Flats A and D on 3/F to 30/F (4/F, 13/F, 14/F and 24/F omitted) and Flats A and C on 31/F) Grey tinted glass for the window adjoining the balcony/ flat roof door for Flat B and C on 3/F to 30/F, Flat B on 31/F (4/F, 13/F, 14/F and 24/F omitted) and the window adjoining the utility platform door for Flat C on 31/F
c.	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
d.	Planter	Types of finishes	Podium: finished with Natural stone with metal finishing
e.	Verandah or balcony	Types of finishes	Balcony: Laminated grey glass
			Floor: Porcelain tiles and outdoor composite wood decking
			Wall: Ceramic tiles and aluminum cladding (For Flats A and D on 5/F to 30/F (13/F, 14/F and 24/F omitted) and Flats A and C on 31/F)
			Ceiling: Installed with aluminum false ceiling
		Whether it is covered	Balcony is covered
		Any verandah	Nil
f.	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior Finishes

			Wall	Floor	Ceiling	
a.	Lobby	G/F residential entrance lobby finishes	Natural stone, plastic laminate, glass, wallpaper, stainless steel feature and stainless steel to exposed surface	Natural Stone	Gypsum board false ceiling with emulsion paint and Di-Noc Film	
		Common lift lobby finishes	Plastic laminate, glass and stainless steel to exposed surface	Natural Stone	Metal	
			Wall	Ceiling		
b.	Internal wall and ceiling	Living room finishes	Emulsion paint and plastic laminate (For Flats B and C on 3/F to 30/F (4/F, 13/F, 14/F and 24/F omitted) and Flat B on 31/F)	Finished with emulsion paint. Partly equipped with gypsum board false ceiling and ceiling bulkhead		
		Dining room finishes	Emulsion paint	Finished with emulsion paint. Partly equipped with gypsum board false ceiling and ceiling bulkhead		
		Bedroom finishes	Emulsion paint and wallpaper (For Flats B and C on 3/F to 30/F (4/F, 13/F, 14/F and 24/F omitted) and Flat B on 31/F)	Finished with emulsion paint. Partly equipped with gypsum board false ceiling and ceiling bulkhead		
			Floor	Skirting		
c.	Internal floor	Material of living room/ dining room	Porcelain tiles	Timber Skirting		
		Material of bedroom	Porcelain tiles	Timber Skirting		
			Wall	Floor	Ceiling	
d.	Bathroom	Type of finishes	Porcelain tiles and solid surfacing material to exposed surface	Finished with floor tiles. Partly in natural stone	Aluminum panel and aluminum louvre	
		Whether the wall finishes run up to ceiling	The wall finishes run up to the bottom line of false ceiling			
			Wall	Floor	Ceiling	Cooking Bench
e.	Kitchen	Types of finishes	Wall is finished with porcelain tiles when exposed	Ceramic tiles	Gypsum board false ceiling with emulsion paint	Reconstituted stone
		Whether the wall finishes run up to ceiling	The wall finishes run up to the bottom line of false ceiling			

3. Interior Fittings

			Material	Finishes	Accessories
a.	Doors	Main entrance door	Solid core fire rated timber door	Plastic laminate	Lockset, door closer, door stopper, door hinge and eye viewer
		Balcony door	Aluminum frame finished with fluorocarbon coating	Grey tinted glass	Lockset, door stopper and door hinge
		Utility platform door (For Flats B and C on 5/F to 30/F (13/F, 14/F, and 24/F omitted) and Flats B and C on 31/F)	Aluminum frame finished with fluorocarbon coating	Grey Tinted glass (For Flat C on 31/F only) Frosted Glass (For Flats B and C on 5/F to 30/F (13/F, 14/F, and 24/F omitted) and Flat B on 31/F only)	Lockset, door stopper and door hinge
		Flat roof door (For Flats A, B, C and D on 3/F & Flat C on 31/F)	Aluminum frame finished with fluorocarbon coating	Grey Tinted glass	Lockset, door stopper and door hinge
		Bedroom door	Hollow core timber door	Plastic laminate	Lockset, door stopper and door hinge
		Bathroom door	Hollow core timber door	Plastic laminate	Lockset, door stopper and door hinge
			Fittings & equipment	Type	Material
b.	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Solid surfacing material counter-top
				Basin cabinet	Timber cabinet with metal and plastic laminate finish
				Mirror cabinet	Timber cabinet with mirror, frosted glass, metal and plastic laminate finish
			Other fittings	Wash basin mixer	Chrome plated
				Wash basin	Vitreous China
				Water closet	Vitreous China
				Paper holder	Chrome plated
				Robe hook	Chrome plated
				Shower Compartment	Clear tempered glass
			Other equipment	For appliances provision, please refer to the “Appliances Schedule”	
		(ii) Type and material of water supply system		Cold water supply	Copper water pipes
				Hot water supply	Copper water pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bathtub, if applicable)	Shower	Shower set	Chrome plated
		(iv) Size of bath tub	Not Applicable		
			Material	Finishes	Fittings & Equipment
c.	Kitchen	(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper water pipes for cold water supply are provided. Copper water pipes with thermal insulation for hot water supply are provided.		
		(iii) Kitchen cabinet	Timber cabinet	Recycled PET plastic finished door	
		(iv) Type of all other fittings and equipment			Chrome plated sink mixer Fitted with the following fire service installlations:sprinkler heads at the ceiling, addressable smoke detector with sounder base and full height wall having fire resistance rating of -/30/30. For other equipment, please refer to the “Appliances Schedule”
			Material	Finishes	Fittings & Equipment
d.	Bedroom	Fittings (including built-in wardrobe)	Not applicable		
e.	Telephone	Location and number of connection points	Please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Properties”		
f.	Aerials	Location and number of connection points	Please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Properties”		

3. Interior Fittings

			Fittings	Type
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Single phase electricity supply with miniature circuit breaker distribution board
		(ii) Concealed or exposed conduits	Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Electrical & Mechanical Provisions of Residential Properties"	
h.	Gas supply	Type	Town Gas	
		System	Separate gas meter with gas pipe is provided and connected to all gas water heater for all residential units. Town gas connection point is provided in kitchen for all residential units	
		Location	For the location of gas connection points, please refer to the "Schedule of Electrical & Mechanical Provisions of Residential Properties"	
i.	Washing machine connection point	Location	Please refer to the "Schedule of Electrical & Mechanical Provisions of Residential Properties"	
		Design	Water inlet & outlet connection point are provided for washing machine	
j.	Water supply	Material of water pipes	Copper water pipes for cold water supply are provided. Copper water pipes with thermal insulation for hot water supply are provided.	
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.	
		Whether hot water is available	Hot water supply is available to kitchen and bathroom	

4. Miscellaneous

			Residential lift		
a.	Lifts	(i) Brand name and model number	Brand Name	Hitachi	
			Model Number	MCA-825-CO150	
		(ii) Number and floors served by them	Number of lifts	2	
			Floors served by the lifts	L1: G/F, 1/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 31/F L2: G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 31/F	
b.	Letter Box	Material	Stainless steel		
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse storage and material recovery chamber is provided on G/F		
			Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	(i) Location	Inside common water meter cabinet at each floor (except 1/F to 3/F, 8/F, 11/F, 16/F, 19/F, 22/F, 27/F and 30/F) (4/F, 13/F, 14/F and 24/F are omitted)	Inside common electric meter cabinet at each floor	At bathroom
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. Security facilities

Item	Description	
Security system and equipment	Access control and security system	Visitor intercom panel with smart card reader for access control are provided at entrance lobbies on G/F, and connect to video door phone with security alarm function connected to caretaker's office at entrance lobby on G/F is provided for each residential unit.
	CCTV	CCTV is provided at right of way on LG/F, outdoor area on G/F, entrance lobby on G/F, 1/F lift lobby, covered landscaped area, 2/F refuge floor, lifts, clubhouse and is connected to the caretaker's office at G/F entrance lobby.
Details of built-in provisions	Video door phone connecting to caretaker's office at G/F entrance lobby	
Location of built-in provisions	For the location of door phone, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	

6. Appliances

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

設備說明表 APPLIANCES SCHEDULE			
3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 30 樓各層的 A、D 單位及 31 樓 A 單位 Flat A and D on each of 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 30/F and Flat A on 31/F			
	品牌 Brand	型號 Model No.	
客廳／飯廳 LIVING ROOM/DINING ROOM			
視像對講機 Video Doorphone	COMELIT	6722W	
分體式冷氣機 Split Type Air-Conditioner	樂聲 PANASONIC	室內機 Indoor Unit	室外機 Outdoor Unit
		CS-RE12UKA	CU-RE12UKA
電視機 Television	三星 SAMSUNG	QA43Q60TAJXZK	
電動窗簾 Motorized Curtain	SOMFY	GLYDEA ULTRA	
睡房 BEDROOM			
分體式冷氣機 Split Type Air-Conditioner	-	室內機 Indoor Unit	室外機 Outdoor Unit
		-	-
開放式廚房 OPEN KITCHEN			
嵌入式電磁爐 Domino 2-zone Induction Hob	西門子 SIEMENS	EH375FBB1E	
嵌入式單門雪櫃 Built-in 1 Door Refrigerator	西門子 SIEMENS	KU15LA65HK	
嵌入式微波爐 Built-in Microwave Oven	西門子 SIEMENS	BF525LMS0H	
拉趟式抽油煙機 Telescopic Cooker Hood	西門子 SIEMENS	LI67SA530B	
浴室 BATHROOM			
浴室寶 Thermo Ventilator	樂聲 PANASONIC	FV - 30BG3H	
煤氣恆溫熱水爐 (適用於 3 樓至 7 樓 (不設 4 樓)) Temperature-Modulated Gas Water Heater (For 3/F to 7/F (4/F omitted))	TGC	RBOX16QR / RBOX16QL#	
露台 BALCONY			
煤氣恆溫熱水爐 (適用於 8 樓至 31 樓 (不設 13 樓、14 樓及 24 樓)) Temperature-Modulated Gas Water Heater (For 8/F to 31/F (13/F, 14/F and 24/F omitted))	TGC	RBOX16QR / RBOX16QL#	

備註 :
1. 上表“#”代表單位將提供 RBOX16QL 或 RBOX16QR。
2. 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設備，便會安裝品質相若的設備。

Notes:
1. The symbol “#” as shown in the above table denotes either RBOX16QL or RBOX16QR will be provided for the flat.
2. The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.

設備說明表 APPLIANCES SCHEDULE			
3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 30 樓各層的 B、C 單位及 31 樓 B 單位 Flat B and C on each of 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 30/F and Flat B on 31/F			
	品牌 Brand	型號 Model No.	
客廳／飯廳 LIVING ROOM/DINING ROOM			
視像對講機 Video Doorphone	COMELIT	6722W	
分體式冷氣機 Split Type Air-Conditioner	樂聲 PANASONIC	室內機 Indoor Unit	室外機 Outdoor Unit
		CS-RE12UKA	CU-RE12UKA
電視機 Television	三星 SAMSUNG	QA43Q60TAJXZK	
電動窗簾 Motorized Curtain	SOMFY	GLYDEA ULTRA	
睡房 BEDROOM			
分體式冷氣機 Split Type Air-Conditioner	樂聲 PANASONIC	室內機 Indoor Unit	室外機 Outdoor Unit
		CS-RE9UKA	CU-RE9UKA
電動窗簾 Motorized Curtain	SOMFY	GLYDEA ULTRA	
開放式廚房 OPEN KITCHEN			
嵌入式電磁爐 Domino 2-zone Induction Hob	西門子 SIEMENS	EH375FBB1E	
嵌入式單門雪櫃 Built-in 1 Door Refrigerator	西門子 SIEMENS	KI24LV20HK	
嵌入式蒸焗爐 Built-in Combination Steam Oven	GAGGENAU	BSP250101 / BSP251101▲	
拉趟式抽油煙機 Telescopic Cooker Hood	西門子 SIEMENS	LI67SA530B	
嵌入式洗衣乾衣機 Built-in Washer Dryer	西門子 SIEMENS	WK14D321HK	
酒櫃 Wine Cooler	GORENJE	WCIU2090A1	
浴室 BATHROOM			
浴室寶 Thermo Ventilator	樂聲 PANASONIC	FV - 30BG3H	
工作平台 / 平台 UTILITY PLATFORM/ FLAT ROOF			
煤氣恆溫熱水爐 Temperature-Modulated Gas Water Heater	TGC	RBOX16QR / RBOX16QL#	

備註 :
1. 上表“#”代表單位將提供 RBOX16QL 或 RBOX16QR。
2. 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設備，便會安裝品質相若的設備。
3. 上表 “▲”代表單位將提供 BSP250101 或 BSP251101。

Notes:
1. The symbol “#” as shown in the above table denotes either RBOX16QL or RBOX16QR will be provided for the flat.
2. The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.
3. The symbol “▲” as shown in the above table denotes either BSP250101 or BSP251101 will be provided for the flat.

設備說明表 APPLIANCES SCHEDULE			
31 樓 C 單位 Flat C on 31/F			
	品牌 Brand	型號 Model No.	
客廳／飯廳 LIVING ROOM/DINING ROOM			
視像對講機 Video Doorphone	COMELIT	6722W	
分體式冷氣機 Split Type Air-Conditioner	樂聲 PANASONIC	室內機 Indoor Unit	室外機 Outdoor Unit
		CS-RE12UKA	CU-RE12UKA
電視機 Television	三星 SAMSUNG	QA43Q60TAJXZK	
電動窗簾 Motorized Curtain	SOMFY	GLYDEA ULTRA	
睡房 1 BEDROOM 1			
分體式冷氣機 Split Type Air-Conditioner	樂聲 PANASONIC	室內機 Indoor Unit	室外機 Outdoor Unit
		CS- RE12UKA	CU-RE12UKA
電動窗簾 Motorized Curtain	SOMFY	GLYDEA ULTRA	
睡房 2 BEDROOM 2			
分體式冷氣機 Split Type Air-Conditioner	樂聲 PANASONIC	室內機 Indoor Unit	室外機 Outdoor Unit
		CS-RE9UKA	CU-RE9UKA
電動窗簾 Motorized Curtain	SOMFY	GLYDEA ULTRA	
開放式廚房 OPEN KITCHEN			
嵌入式電磁爐 Domino 2-zone Induction Hob	西門子 SIEMENS	EH375FBB1E	
嵌入式單門雪櫃 Built-in 1 Door Refrigerator	西門子 SIEMENS	KI24LV20HK	
嵌入式蒸焗爐 Built-in Combination Steam Oven	GAGGENAU	BSP250101 / BSP251101▲	
拉趟式抽油煙機 Telescopic Cooker Hood	西門子 SIEMENS	LI67SA530B	
嵌入式洗衣乾衣機 Built-in Washer Dryer	西門子 SIEMENS	WK14D321HK	
酒櫃 Wine Cooler	GORENJE	WCIU2090A1	
浴室 BATHROOM			
浴室寶 Thermo Ventilator	樂聲 PANASONIC	FV- 30BG3H	
露台 BALCONY			
煤氣恆溫熱水爐 Temperature-Modulated Gas Water Heater	TGC	RBOX16QR / RBOX16QL#	

備註 :
1. 上表“#”代表單位將提供 RBOX16QL 或 RBOX16QR。
2. 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設備，便會安裝品質相若的設備。
3. 上表 “▲”代表單位將提供 BSP250101 或 BSP251101。

Notes:
1. The symbol “#” as shown in the above table denotes either RBOX16QL or RBOX16QR will be provided for the flat.
2. The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.
3. The symbol “▲” as shown in the above table denotes either BSP250101 or BSP251101 will be provided for the flat.

住宅物業機電裝置數量說明表
SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL PROPERTIES

位置 Location	描述 Description	3 樓 3/F				5 樓至 7 樓 5/F to 7/F				8 樓至 12 樓、15 樓至 23 樓、25 樓至 30 樓 8/F to 12/F, 15/F to 23/F, 25/F to 30/F				31 樓 31/F		
		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C
客廳 / 飯廳 Living Room / Dining Room	13 安培家居智能單位電插座 13A Single Socket Outlet for Home Automation	2	3	3	2	2	3	3	2	2	3	3	2	2	3	4
	13 安培家居智能雙位電插座 13A Twin Socket Outlet for Home Automation	2	-	-	2	2	-	-	2	2	-	-	2	2	-	-
	13 安培雙位電插座 13A Twin Socket Outlet	2	3	3	2	2	3	3	2	2	3	3	2	2	3	2
	13 安培單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視 / 電台天線插座 TV / FM Outlet	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2
	電話插座 Telephone Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	20 安培分體冷氣機雙極開關掣及智能家居控制點 20A Double Pole Switch for Split Type Air-conditioner w/ Home Automation Control Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	二位開關掣 Two Gang Double Pole Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	三位雙向燈掣 Three Gang Two Way Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	二位燈掣 Two Gang Lighting Switch	1	1	1	1	2	1	1	2	1	1	1	1	1	1	-
	三位燈掣 Three Gang Lighting Switch	1	1	1	1	-	-	-	-	1	-	-	1	1	-	1
	四位燈掣 Four Gang Lighting Switch	-	-	-	-	-	1	1	-	-	1	1	-	-	1	-
	消防花灑頭 Sprinkler Head	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	可定位煙霧探測器連聲響警報基座 Addressable Smoke Detector with Sounder Base	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈槽 Light Trough	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈 Ceiling Light	3	4	4	3	3	4	4	3	3	4	4	3	3	4	4
	實時空氣質量檢測器 PM2.5 Monitor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breaker Board	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-
	13 安培電簾接線座 13A Fused Spur Unit for Electric Curtain	1	2	2	1	1	2	2	1	1	2	2	1	1	2	1
	大門鐘 Door Bell	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-
	2 安培門鐘接線座 2A Fused Spur Unit for Door Bell	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-
	13 安培接線座 13A Fused Spur Unit	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-

備註 :
上表 "-" 代表不提供

Note:
The Symbol "-" as shown in the above table denotes "Not Provided".

住宅物業機電裝置數量說明表
SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL PROPERTIES

位置 Location	描述 Description	3 樓 3/F				5 樓至 7 樓 5/F to 7/F				8 樓至 12 樓、15 樓至 23 樓、25 樓至 30 樓 8/F to 12/F, 15/F to 23/F, 25/F to 30/F				31 樓 31/F		
		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C
睡房 1 Bedroom 1	13 安培雙位電插座 13A Twin Socket Outlet	-	1	1	-	-	1	1	-	-	1	1	-	-	1	-
	13 安培雙位電插座帶 2 個 USB 接口 13A Twin Socket Outlet with 2 nos. USB port	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1
	13 安培單位電插座 13A Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	13 安培單位電插座帶 1 個 USB 接口 13A Single Socket Outlet with 1 no. USB port	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
	13 安培家居智能單位電插座 13A Single Socket Outlet for Home Automation	-	3	3	-	-	3	3	-	-	3	3	-	-	3	2
	20 安培分體冷氣機雙極開關掣及智能家居控制點 20A Double Pole Switch for Split Type Air-conditioner w/ Home Automation Control Point	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1
	電視 / 電台天線插座 TV / FM Outlet	-	2	2	-	-	2	2	-	-	2	2	-	-	2	1
	電話插座 Telephone Outlet	-	2	2	-	-	2	2	-	-	2	2	-	-	2	2
	一位燈掣 One Gang Lighting Switch	-	1	1	-	-	1	1	-	-	1	1	-	-	1	-
	二位燈掣 Two Gang Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	天花燈 Ceiling Light	-	1	1	-	-	1	1	-	-	1	1	-	-	1	2
	13 安培電簾接線座 13A Fused Spur Unit for Electric Curtain	-	1	1	-	-	1	1	-	-	1	1	-	-	1	2
	接線位 Cable Connection Unit	-	2	2	-	-	2	2	-	-	2	2	-	-	2	2
睡房 2 Bedroom 2	13 安培雙位電插座 13A Twin Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	13 安培雙位電插座帶 2 個 USB 接口 13A Twin Socket Outlet with 2 nos. USB port	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	13 安培家居智能單位電插座 13A Single Socket Outlet for Home Automation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
	20 安培分體冷氣機雙極開關掣及智能家居控制點 20A Double Pole Switch for Split Type Air-conditioner w/ Home Automation Control Point	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	電視 / 電台天線插座 TV/FM Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
	電話插座 Telephone Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
	一位燈掣 One Gang Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	天花燈 Ceiling Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1

備註 :
上表 "-" 代表不提供

Note:
The Symbol "-" as shown in the above table denotes "Not Provided".

住宅物業機電裝置數量說明表
SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL PROPERTIES

位置 Location	描述 Description	3 樓 3/F				5 樓至 7 樓 5/F to 7/F				8 樓至 12 樓、15 樓至 23 樓、25 樓至 30 樓 8/F to 12/F, 15/F to 23/F, 25/F to 30/F				31 樓 31/F		
		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C
睡房 2 Bedroom 2	13 安培電簾接線座 13A Fused Spur Unit for Electric Curtain	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	接線位 Cable Connection Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
浴室 Bathroom	13 安培雙位電插座帶 2 個 USB 接口 13A Twin Socket Outlet with 2 nos. USB port	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐恆溫掣 Gas Water Heater Remote Thermostat	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈 Ceiling Light	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	鏡櫃燈 (組) Mirror Cabinet Lighting (Set)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培鏡櫃燈接線座 13A Fused Spur Unit for Mirror Cabinet Light	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培浴室寶接線座 13A Fused Spur Unit for Thermo Ventilator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培煤氣恆溫熱水爐接線座 13A Fused Spur Unit for Gas Heater	1	-	-	1	1	-	-	1	-	-	-	-	-	-	-
開放式廚房 Open Kitchen	13 安培雙位電插座帶 2 個 USB 接口 13A Twin Socket Outlet with 2 nos. USB port	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培雪櫃單位電插座 13A Single Socket Outlet for Refrigerator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培抽油煙機單位電插座 13A Single Socket Outlet for Telescopic Hood	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培洗衣乾衣機單位電插座 13A Single Socket Outlet for Washer Dryer	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1
	13 安培微波爐單位電插座 13A Single Socket Outlet for Microwave Oven	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-
	20 安培蒸焗爐接線器 20A Connection Unit for Steam Oven	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1
	13 安培酒櫃單位電插座 13A Single Socket Outlet for Wine Cooler	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1
	大門鐘 Door Bell	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1
	廚櫃燈 (組) Kitchen Cabinet Lighting (Set)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	20 安培電磁爐接線座 20A Connection Unit for Induction Hob	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培廚櫃燈接線座 13A Fused Spur Unit for Kitchen Cabinet Light	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培燈槽接線座 13A Fused Spur Unit for Light Trough	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2 安培門鐘接線座 2A Fused Spur Unit for Door Bell	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1

備註 :
上表 "-" 代表不提供

Note:
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住宅物業機電裝置數量說明表
SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL PROPERTIES

位置 Location	描述 Description	3 樓 3/F				5 樓至 7 樓 5/F to 7/F				8 樓至 12 樓、15 樓至 23 樓、25 樓至 30 樓 8/F to 12/F, 15/F to 23/F, 25/F to 30/F				31 樓 31/F		
		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C
開放式廚房 Open Kitchen	微型斷路器配電箱 Miniature Circuit Breaker Board	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1
	煤氣接駁點 Gas Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機來 / 去水接駁位 Water Inlet / Outlet Connection Point for Washer Dryer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培家居智能雙位電插座 13A Twin Socket Outlet for Home Automation	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1
	13 安培家居智能單位電插座 13A Single Socket Outlet for Home Automation	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1
露台 Balcony	掛牆燈 Wall Mount Light	-	-	-	-	-	1	1	-	1	1	1	1	1	1	1
	13 安培煤氣恆溫熱水爐接線座 13A Fused Spur Unit for Gas Heater	-	-	-	-	-	-	-	-	1	-	-	1	1	-	1
工作平台 Utility Platform	掛牆燈 Wall Mount Light	-	-	-	-	-	1	1	-	-	1	1	-	-	1	1
	13 安培煤氣恆溫熱水爐接線座 13A Fused Spur Unit for Gas Heater	-	-	-	-	-	1	1	-	-	1	1	-	-	1	-
屋頂平台 Flat Roof	掛牆燈 Wall Mount Light	1	1	3	2	-	-	-	-	-	-	-	-	-	-	-
	13 安培煤氣恆溫熱水爐接線座 13A Fused Spur Unit for Gas Heater	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-
天台 Roof	13 安培防水單位電插座 13A Single Socket Outlet (Waterproof Type)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
	掛牆燈 Wall Mount Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11
室內樓梯 Internal Staircase	掛牆燈 Wall Mount Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
	雙位雙向燈掣 Two Gang Two Way Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
	天花燈 Ceiling Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1

備註 :
上表 "-" 代表不提供

Note:
The Symbol "-" as shown in the above table denotes "Not Provided".

24 服務協議 SERVICE AGREEMENTS

指明住宅物業的食水及沖廁水由水務署提供。
指明住宅物業的電力由香港電燈有限公司提供。
指明住宅物業的煤氣由香港中華煤氣有限公司提供。

Potable and flushing water for the specified residential property is supplied by Water Supplies Department.
Electricity for the specified residential property is supplied by The Hongkong Electric Company, Limited.
Towngas for the specified residential property is supplied by The Hong Kong and China Gas Company Limited.

25 地稅 GOVERNMENT RENT

賣方 (擁有人) 就指明住宅物業繳付地稅的法律責任直至及包括指明住宅物業之買賣成交日期。

The vendor (Owner) is liable for the Government rent payable for the specified residential property up to and including the completion date of the sale and purchase of the specified residential property.

26 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

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

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

備註 :
根據發展項目之公契，買方須向發展項目的管理人 (而非擁有人) 支付清理廢料的費用。而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

Note:
Pursuant to the Deed of Mutual Covenant of the Development, the purchaser should pay to the manager of the Development (not the Owner) the debris removal fee and where the Owner has paid that debris removal fee, the purchaser shall reimburse the Owner for the same.

27 欠妥之處的保養責任期

DEFECT LIABILITY WARRANTY PERIOD

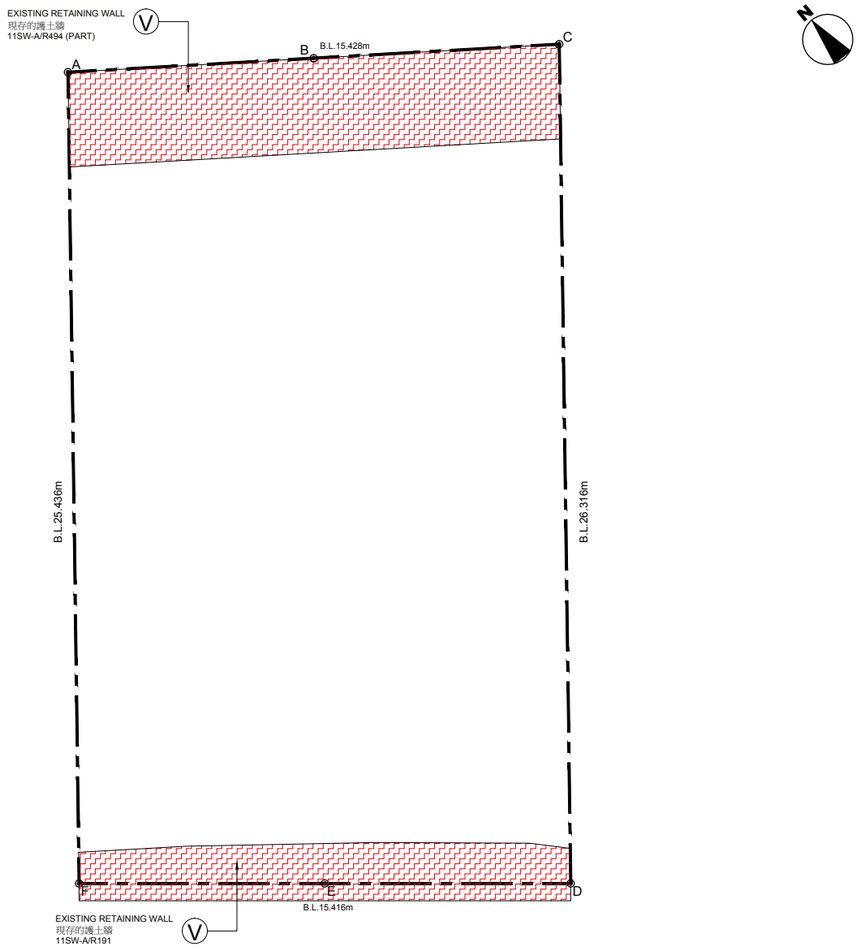
按買賣合約的規定，凡任何發展項目的指明住宅物業或於相關買賣合約列出之該物業內的裝置，裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的 6 個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

As provided in the agreement for sale and purchase, the vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase of any specified residential property of the Development, remedy any defects in such property, or its fitting, 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.

斜坡維修

1. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修任何斜坡，該規定的條款如下：承授人須按需要及於有需要時，自費妥善及充分地透過所有和所有形式之所需和必須之維修、清洗及改善以維修、維護、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保養土地上之院宅或物業及所有其他搭建物或建築物，及屬於和以任何形式附屬於該等院宅或物業及所有其他搭建物或建築物之牆壁、軌道、照明、行人道、廁所、水槽、排水溝及水道，至使政府滿意。路政署亦要求發展項目中的住宅物業的擁有人承擔相關擋土牆以及相關泥釘的維修責任。
2. 每名擁有人均須分擔維修工程的費用。
3. 以下顯示斜坡及已經或將會在發展項目所在土地範圍之內或之外建造的任何護土牆或有關構築物的圖則。
4. 根據公契，發展項目的「管理人」獲業主授權執行維修工程。根據公契第 VI 節 B 次節第 1 條 (bn) 款，「管理人」獲業主授予全權聘請適當的合格人員，遵照「政府批地書」規定及依照斜坡維修手冊 (其中特別以有關「政府部門」不時就「斜坡及護土牆」維修事宜發布的所有指引為要) 執行任何必要工程檢查、保養和維修「斜坡及護土牆」，以保持其狀況良好及維修充足，並可向業主收取「管理人」現已或將會因執行此等維修及修理工程和其他工程而合法招致的所有費用。

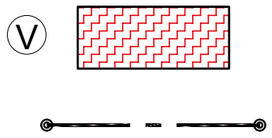
附註：
本節中提述「承授人」一詞指根據批地文件中的承授人和如文意允許時包括其遺囑執行人、遺產管理人及承讓人。



MAINTENANCE OF SLOPES

1. The Land Grant requires the owners of the residential properties in the Development to maintain any slope at their own cost. The terms of the requirement are as follows: The grantee shall and will, where and as often as need or occasion shall be or require, at his and their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage(s) or tenement(s) and all other erections and buildings standing upon the Land, and all the walls, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government. The Highways Department further requires the owners of the residential properties in the Development to take up the maintenance responsibility of the concerned retaining walls as well as the associated soil nails.
2. Each of the owners is obliged to contribute towards the costs of the maintenance work.
3. The plan showing the slopes and any retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Development is situated is set out below.
4. Under the Deed of Mutual Covenant, the Manager of the development has the Owners' authority to carry out the maintenance work. Under clause 1(bn) of sub-section B of Section VI of the Deed of Mutual Covenant, the Manager shall have the full authority of the Owners to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition and carry out any necessary works in respect of the Slopes and Retaining Walls in compliance with the Government Grant and in accordance with the slope maintenance manual and in particular, in accordance with all guidelines issued from time to time by the appropriate Government Departments regarding the maintenance of the Slopes and Retaining Walls and to collect from the Owners all costs lawfully incurred or to be incurred by the Manager in carrying out such maintenance and repair and such other works.

Note:
The expression "grantee" as mentioned in this section means the grantee under the Land Grant and where the context admits or requires includes his executors, administrators and assigns.



護土牆構築物
Retaining Wall Structure

發展項目邊界線
Boundary Line Of The Development

比例尺 SCALE:
0m (米) 5m (米)

本發展項目現時並沒有向政府提出申請修訂批地文件。

No existing application to the Government for a modification of the Land Grant for this Development has been made.

1. 連租賃 / 特許權住宅單位
發展項目中下列之 8 個賣方持有之住宅單位為連租賃 / 特許權物業。

樓層	單位
16/F	A
23/F	A
23/F	D
25/F	A
28/F	D
29/F	D
30/F	D
31/F	A

備註：
以上資料可因應實際情況而不時更改，請參閱載有最新銷售安排的相關文件或由賣方提供的其他刊物述明之最新資料

1. Residential unit subject to tenancy / licence
8 residential properties of the development held by the Vendor and listed below are subject to tenancy / licence.

Floor	Unit(s)
16/F	A
23/F	A
23/F	D
25/F	A
28/F	D
29/F	D
30/F	D
31/F	A

Note:
The above information may be subject to change from time to time according to the actual circumstances. Please refer to relevant documents containing the latest sales arrangement or other publications to be supplied by the Vendor for the most up-to-date information.

31 發展項目的指定互聯網網站的網址

THE ADDRESS OF WEBSITE DESIGNATED FOR THE DEVELOPMENT

賣方為施行《一手住宅物業銷售條例》第 2 部而就發展項目指定的互聯網網站的網址：
www.central8.com

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.central8.com

獲寬免總樓面面積的設施分項

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。

	根據《建築物（規劃）規例》第 23(3)(b) 條不計算的總樓面面積	面積 (平方米)
1.(#)	停車場及上落客貨地方（公共交通總站除外）	-
2.	機房及相類設施	
2.1	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及必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	69.812
2.2(#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	501.975
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用
	根據《聯合作業備考》第 1 號和第 2 號提供的環保設施	
3.	露台	97.004
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲鰭	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	15.100
9.	工作平台	39.004
10.	隔音屏障	不適用
	適意設施	
11.	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衞室和廁所，以及業主立案法團辦事處	3.837
12.	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	48.297
13.	有上蓋的園景區及遊樂場	17.053
14.	橫向屏障／有蓋人行道、花棚	不適用
15.	擴大升降機井道	115.694
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	不適用
18.(#)	強制性設施或必要機房所需的管槽、氣槽	37.385
19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.	遮陽篷及反光罩	不適用
23.(#)	小型伸出物， 例如空調機箱、空調機平台、窗檻及伸出的窗台	不適用
24.	《作業備考》APP-19 第 3(b) 及 (c) 段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	不適用
	其他項目	
25.(#)	庇護層， 包括庇護層兼空中花園	78.623
26.	大型伸出／ 外懸設施下的有蓋地方	不適用
27.	公共交通總站	不適用
28.(#)	共用構築物及公用樓梯	不適用
29.(#)	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	82.534
30.	公眾通道	不適用
31.	有蓋的後移部分	不適用
	額外總樓面面積	
32.	額外總樓面面積	不適用
	根據聯合作業備考 (第 8 號) 提供的額外環保設施	
33.	採用「組裝合成」建築法的樓宇	不適用

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

有關建築物的環境評估

發展項目獲得綠建環評 1.2 版 (新建建築) 暫定不予評級。



發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予建築事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：

第 I 部分	
提供中央空調	否
提供具能源效益的設施	否
擬安裝的具能源效益的設施	否

第 II 部分 : 擬興建樓宇 / 部分樓宇預計每年能源消耗量（備註 1）					
位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇（備註 2）每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年	電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年
有使用中央屋宇裝備裝置的部份（備註 3）	1347	155	不適用	136	不適用

第 III 部分 : 以下裝置乃按機電工程署公布的相關實務守則設計 :	
裝置類型	
照明裝置	是
空調裝置	是
電力裝置	是
升降機及自動梯的裝置	是
以總能源為本的方法	不適用

備註 :

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. “基準樓宇”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 (2015) 中的涵義相同。

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales 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 the BA prior to the issuance of the occupation permit for the development.

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (sq. m.)
1.(#)	Carpark and loading/unloading area excluding public transport terminus	-
2.	Plant rooms and similar services	
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.	69.812
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.	501.975
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	N/A
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	97.004
4.	Wider common corridor and lift lobby	N/A
5.	Communal sky garden	N/A
6.	Acoustic fin	N/A
7.	Wing wall, wind catcher and funnel	N/A
8.	Non-structural prefabricated external wall	15.100
9.	Utility platform	39.004
10.	Noise barrier	N/A
Amenity Features		
11.	Caretaker’ s quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners’ corporation office	3.837
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	48.297
13.	Covered landscaped and play area	17.053
14.	Horizontal screen/covered walkway and trellis	N/A
15.	Larger lift shaft	115.694
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	N/A
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	37.385
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	N/A
21.	Void in duplex domestic flat and house	N/A
22.	Sunshade and reflector	N/A
23.(#)	Minor projection such as A/C box, A/C platform, window cill and projecting window	N/A
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	N/A
Other Exempted Items		
25.(#)	Refuge floor including refuge floor cum sky garden	78.623
26.	Covered area under large projecting/ overhanging feature	N/A
27.	Public transport terminus	N/A
28.(#)	Party structure and common staircase	N/A
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	82.534
30.	Public passage	N/A
31.	Covered set back area	N/A
Bonus GFA		
32.	Bonus GFA	N/A
Additional Green Features under Joint Practice Note (No. 8)		
33.	Buildings adopting Modular Integrated Construction	N/A

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

The Environmental Assessment of the Building

The development has achieved the unclassified rating under the BEAM Plus V1.2 for New Buildings.



Estimated Energy Performance or Consumption for the Common Parts of the Development

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:

Part I	
Provision of Central Air Conditioning	NO
Provision of Energy Efficient Features	NO
Energy Efficient Features proposed	NO

Part II: The predicted annual energy use of the proposed building/ part of building (Note 1)					
Location	Internal Floor Area Served (m^2)	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh/ m^2/ annum	Town Gas/ LPG unit/ m^2/ annum	Electricity kWh/ m^2/ annum	Town Gas/ LPG unit/ m^2/ annum
Area served by central building services installation (Note 3)	1347	155	Not Applicable	136	Not Applicable

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" in the BEAM Plus for New Buildings (current version); and
   (b) "internal floor area", in relation to 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)" in 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 issued by the Electrical and Mechanical Services Department.

Part III: The following installation(s) is/are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)	
Type of Installations	
Lighting Installations	YES
Air Conditioning Installations	YES
Electrical Installations	YES
Lift & Escalator Installations	YES
Performance-based Approach	Not Applicable

發展項目及其周邊地區日後可能出現改變。

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

印製日期：2020 年 5 月 20 日
Date of Printing: 20 May 2020

檢視記錄 EXAMINATION RECORD

檢視/修改日期 Examination / Revision Date	2020年5月20日印製版本之頁次 Page number in version with print date on 20 May 2020	2020年8月19日檢視版本之頁次 Page number in revised version with examination date on 19 August 2020	所作修改 Revision Made
2020年8月19日 19 August 2020	14	14	更新發展項目的所在位置圖 Location plan of the development is updated
	15	15	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated
	20	20	更新發展項目的布局圖 Layout plan of the development is updated
	21,22,23,24,25,26	21,22,23,24,25,26	更新發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development are updated
	37	37	更新發展項目中的建築物的橫截面圖 Cross-section plan of building in the development is updated
	38	38	更新立面圖 Elevation plan is updated
	58	58	更新斜坡維修 Maintenance of slopes is updated
	62,64	62,64	更新申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building is updated

檢視/修改日期 Examination / Revision Date	2020年8月19日印製版本之頁次 Page number in version with print date on 19 August 2020	2020年11月18日檢視版本之頁次 Page number in revised version with examination date on 18 November 2020	所作修改 Revision Made
2020年11月18日 18 November 2020	14	14	更新發展項目的所在位置圖 Location plan of the development is updated
	20	20	更新發展項目的布局圖 Layout plan of the development is updated
	21,22,23,24,25,26	21,22,23,24,25,26	更新發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development are updated
	27,28	27,28	更新發展項目中的住宅物業的面積 Area of residential properties in the development is updated
	37	37	更新發展項目中的建築物的橫截面圖 Cross-section plan of building in the development is updated
	38	38	更新立面圖 Elevation plan is updated
	62,64	62,64	更新申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building is updated

檢視記錄 EXAMINATION RECORD

檢視/修改日期 Examination / Revision Date	2020年11月18日印製版本之頁次 Page number in version with print date on 18 November 2020	2021年1月11日檢視版本之頁次 Page number in revised version with examination date on 11 January 2021	所作修改 Revision Made
2021年1月11日 11 January 2021	8	8	更新發展項目的資料 Information of the development is updated
	14	14	更新發展項目的所在位置圖 Location plan of the development is updated
	16	16	更新關乎發展項目的分區計劃大綱圖等 Outline zoning plan etc. relating to the development is updated
	20	20	更新發展項目的布局圖 Layout plan of the development is updated
	21,22,23,24,25,26	21,22,23,24,25,26	更新發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development are updated
	27,28	27,28	更新發展項目中的住宅物業的面積 Area of residential properties in the development is updated
	38	38	更新立面圖 Elevation plan is updated
	62,64	62,64	更新申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building is updated

檢視/修改日期 Examination / Revision Date	2021年1月11日印製版本之頁次 Page number in version with print date on 11 January 2021	2021年4月10日檢視版本之頁次 Page number in revised version with examination date on 10 April 2021	所作修改 Revision Made
2021年4月10日 10 April 2021	8	8	更新發展項目的資料 Information of the development is updated
	9	9	更新賣方及有參與發展項目的其他人的資料 Information on vendor and others involved in the development is updated
	14	14	更新發展項目的所在位置圖 Location plan of the development is updated
	31,32	31,32	更新公契的摘要 Summary of deed of matual covenant is updated
	39	39	更新發展項目中的公用設施的資料 Information on common facilities in the development is updated
	56	56	更新買方的雜項付款 Miscellaneous payments by purchaser is updated

檢視記錄 EXAMINATION RECORD

檢視/修改日期 Examination / Revision Date	2021年4月10日印製版本之頁次 Page number in version with print date on 10 April 2021	2021年7月9日檢視版本之頁次 Page number in revised version with examination date on 9 July 2021	所作修改 Revision Made
2021年7月9日 9 July 2021	13	13	更新物業管理的資料 Information on property management is updated
	14	14	更新發展項目的所在位置圖 Location plan of the development is updated
	15	15	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated
	31,32	31,32	更新公契的摘要 Summary of the Deed of Mutual Covenant is updated
	40	40	更新閱覽圖則及公契 Inspection of plans and deed of mutual covenant is updated
	56	56	更新買方的雜項付款 Miscellaneous payments by purchaser is updated

檢視/修改日期 Examination / Revision Date	2021年7月9日印製版本之頁次 Page number in version with print date on 9 July 2021	2021年10月8日檢視版本之頁次 Page number in revised version with examination date on 8 October 2021	所作修改 Revision Made
2021年10月8日 8 October 2021	2,3,4,5,6,7	2,3,4,5,6,7	更新一手住宅物業買家須知 Notes to purchasers of first-hand residential properties is updated
	9	9	更新賣方及有參與發展項目的其他人的資料 Information on vendor and others involved in the development is updated
	14	14	更新發展項目的所在位置圖 Location plan of the development is updated

檢視/修改日期 Examination / Revision Date	2021年10月8日印製版本之頁次 Page number in version with print date on 8 October 2021	2022年1月7日檢視版本之頁次 Page number in revised version with examination date on 7 January 2022	所作修改 Revision Made
2022年1月7日 7 January 2022	14	14	更新發展項目的所在位置圖 Location plan of the development is updated

檢視/修改日期 Examination / Revision Date	2022年1月7日印製版本之頁次 Page number in version with print date on 7 January 2022	2022年4月6日檢視版本之頁次 Page number in revised version with examination date on 6 April 2022	所作修改 Revision Made
2022年4月6日 6 April 2022	14	14	更新發展項目的所在位置圖 Location plan of the development is updated

檢視記錄 EXAMINATION RECORD

檢視/修改日期 Examination / Revision Date	2022年4月6日印製版本之頁次 Page number in version with print date on 6 April 2022	2022年7月5日檢視版本之頁次 Page number in revised version with examination date on 5 July 2022	所作修改 Revision Made
2022年7月5日 5 July 2022	14	14	更新發展項目的所在位置圖 Location plan of the development is updated

檢視/修改日期 Examination / Revision Date	2022年7月5日印製版本之頁次 Page number in version with print date on 5 July 2022	2022年10月4日檢視版本之頁次 Page number in revised version with examination date on 4 October 2022	所作修改 Revision Made
2022年10月4日 4 October 2022	9	9	更新賣方及有參與發展項目的其他人的資料 Information on vendor and others involved in the development is updated
	14	14	更新發展項目的所在位置圖 Location plan of the development is updated
	15	15	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated

檢視/修改日期 Examination / Revision Date	2022年10月4日印製版本之頁次 Page number in version with print date on 4 October 2022	2023年1月3日檢視版本之頁次 Page number in revised version with examination date on 3 January 2023	所作修改 Revision Made
2023年1月3日 3 January 2023	14	14	更新發展項目的所在位置圖 Location plan of the development is updated

檢視/修改日期 Examination / Revision Date	2023年1月3日印製版本之頁次 Page number in version with print date on 3 January 2023	2023年4月2日檢視版本之頁次 Page number in revised version with examination date on 2 April 2023	所作修改 Revision Made
2023年4月2日 2 April 2023	4, 6, 7	4, 6, 7	更新一手住宅物業買家須知 Notes to purchasers of first-hand residential properties is updated
	14	14	更新發展項目的所在位置圖 Location plan of the development is updated

檢視/修改日期 Examination / Revision Date	2023年4月2日印製版本之頁次 Page number in version with print date on 2 April 2023	2023年7月1日檢視版本之頁次 Page number in revised version with examination date on 1 July 2023	所作修改 Revision Made
2023年7月1日 1 July 2023	14	14	更新發展項目的所在位置圖 Location plan of the development is updated

檢視記錄 EXAMINATION RECORD

檢視/修改日期 Examination / Revision Date	2023年7月1日印製版本之頁次 Page number in version with print date on 1 July 2023	2023年9月30日檢視版本之頁次 Page number in revised version with examination date on 30 September 2023	所作修改 Revision Made
2023年9月30日 30 September 2023	14	14	更新發展項目的所在位置圖 Location plan of the development is updated
	62,64,65	62,64,65	更新申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building is updated

檢視/修改日期 Examination / Revision Date	2023年9月30日印製版本之頁次 Page number in version with print date on 30 September 2023	2023年12月29日檢視版本之頁次 Page number in revised version with examination date on 29 December 2023	所作修改 Revision Made
2023年12月29日 29 December 2023	14	14	更新發展項目的所在位置圖 Location plan of the development is updated
	15	15	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated

檢視/修改日期 Examination / Revision Date	2023年12月29日印製版本之頁次 Page number in version with print date on 29 December 2023	2024年3月28日檢視版本之頁次 Page number in revised version with examination date on 28 March 2024	所作修改 Revision Made
2024年3月28日 28 March 2024	14	14	更新發展項目的所在位置圖 Location plan of the development is updated
	60	60	更新有關資料 Relevant information is updated

檢視/修改日期 Examination / Revision Date	2024年3月28日印製版本之頁次 Page number in version with print date on 28 March 2024	2024年6月27日檢視版本之頁次 Page number in revised version with examination date on 27 June 2024	所作修改 Revision Made
2024年6月27日 27 June 2024	14	14	更新發展項目的所在位置圖 Location plan of the development is updated
	15	15	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated
	60	60	更新有關資料 Relevant information is updated

檢視記錄 EXAMINATION RECORD

檢視/修改日期 Examination / Revision Date	2024年6月27日印製版本之頁次 Page number in version with print date on 27 June 2024	2024年9月26日檢視版本之頁次 Page number in revised version with examination date on 26 September 2024	所作修改 Revision Made
2024年9月26日 26 September 2024	14	14	更新發展項目的所在位置圖 Location plan of the development is updated
	60	60	更新有關資料 Relevant information is updated

檢視/修改日期 Examination / Revision Date	2024年9月26日印製版本之頁次 Page number in version with print date on 26 September 2024	2024年12月25日檢視版本之頁次 Page number in revised version with examination date on 25 December 2024	所作修改 Revision Made
2024年12月25日 25 December 2024	14	14	更新發展項目的所在位置圖 Location plan of the development is updated

檢視/修改日期 Examination / Revision Date	2024年12月25日印製版本之頁次 Page number in version with print date on 25 December 2024	2025年3月24日檢視版本之頁次 Page number in revised version with examination date on 24 March 2025	所作修改 Revision Made
2025年3月24日 24 March 2025	14	14	更新發展項目的所在位置圖 Location plan of the development is updated

檢視/修改日期 Examination / Revision Date	2025年3月24日印製版本之頁次 Page number in version with print date on 25 March 2025	2025年6月23日檢視版本之頁次 Page number in revised version with examination date on 23 June 2025	所作修改 Revision Made
2025年6月23日 23 June 2025	14	14	更新發展項目的所在位置圖 Location plan of the development is updated
	15	15	更新發展項目的所在位置圖 Aerial photograph of the development is updated
	-	15A	新增發展項目的所在位置圖 Aerial photograph of the development is added
	16,17,18,19	16,17,18,19	更新關乎發展項目的分區計劃大綱圖等 Outline zoning plan etc. relating to the development is updated

檢視/修改日期 Examination / Revision Date	2025年6月23日印製版本之頁次 Page number in version with print date on 23 June 2025	2025年9月22日檢視版本之頁次 Page number in revised version with examination date on 22 September 2025	所作修改 Revision Made
2025年9月22日 22 September 2025	14	14	更新發展項目的所在位置圖 Location plan of the development is updated