

# AMBER PLACE

◆ 恒 珀 ◆

SALES BROCHURE 售樓說明書



# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### For all first-hand residential properties

#### 1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) ([www.srpe.gov.hk](http://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<sup>1</sup> 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<sup>2</sup>. 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.

<sup>2</sup> 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.

<sup>1</sup> 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.



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

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

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

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

### 8. Register of Transactions

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

### 9. Agreement for sale and purchase

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

### 10. Expression of intent of purchasing a residential property

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

authorized representative(s).

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

### 11. Appointment of estate agent

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

### 12. Appointment of solicitor

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

## For first-hand uncompleted residential properties

### 13. Pre-sale Consent

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

### 14. Show flats

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





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### 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<sup>3</sup> 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	: <a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
Telephone	: 2817 3313
Email	: <a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
Fax	: 2219 2220

#### Other useful contacts:

<b>Consumer Council</b>	
Website	: <a href="http://www.consumer.org.hk">www.consumer.org.hk</a>
Telephone	: 2929 2222
Email	: <a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>
Fax	: 2856 3611
<b>Estate Agents Authority</b>	
Website	: <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
Telephone	: 2111 2777
Email	: <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
Fax	: 2598 9596
<b>Real Estate Developers Association of Hong Kong</b>	
Telephone	: 2826 0111
Fax	: 2845 2521

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March 2023

<sup>3</sup> 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.

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## 一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：[www.srpe.gov.hk](http://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<sup>1</sup>。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米/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米及平方米的售價。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 and 內部尺寸<sup>2</sup>。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。

<sup>2</sup> 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。

<sup>1</sup> 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。



# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 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](http://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<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「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。

<sup>3</sup> 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。





# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 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	: <a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
電 話	: 2817 3313
電 郵	: <a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
傳 真	: 2219 2220

#### 其他相關聯絡資料：

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

一手住宅物業銷售監管局  
2023 年 3 月



# 2 INFORMATION ON THE DEVELOPMENT

## 發展項目的資料

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<b>Name of the Development</b> Amber Place	<b>發展項目名稱</b> 恒珀
<b>The name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development</b> No.1 Cheung Wah Street	<b>發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數</b> 昌華街 1 號
<b>The Development consists of one multi-unit building</b>	<b>發展項目包含一幢多單位建築物</b>
<b>Total number of storeys of the multi-unit building</b> 26 (exclusive of Roof, Upper Roof 1, Upper Roof 2 and Top Roof)	<b>該幢多單位建築物的樓層的總數</b> 26 層（不包括天台、上層天台 1、上層天台 2 及頂層天台）
<b>The floor numbering in the multi-unit building as provided in the approved building plans for the Development</b> G/F, 1/F – 3/F, U3/F, 5/F – 12/F, 15/F –23/F, 25/F – 28/F, Roof, Upper Roof 1, Upper Roof 2 and Top Roof	<b>發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數</b> 地下、1 樓至 3 樓、U3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 28 樓、天台、上層天台 1、上層天台 2 及頂層天台
<b>Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order</b> 4/F, 13/F, 14/F and 24/F are omitted	<b>有不依連續次序的樓層號數的該幢多單位建築物內被略去的樓層號數</b> 不設 4 樓、13 樓、14 樓及 24 樓
<b>Refuge floor of the multi-unit building</b> No refuge floor is provided	<b>該幢多單位建築物內的庇護層</b> 不設庇護層



# 3 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

## 賣方及有參與發展項目的其他人的資料

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<b>Vendor</b> Well Century Investments Limited	<b>賣方</b> 紀威投資有限公司
Remarks: <sup>1</sup> “Owner” means the legal or beneficial owner of the residential properties concerned in the Development. <sup>2</sup> “Person so Engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.	備註: <sup>1</sup> 「擁有人」指發展項目相關住宅物業的法律上的擁有人或實益擁有人。 <sup>2</sup> 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。
<b>Holding Companies of the Vendor (Well Century Investments Limited)</b> Equal Glory Limited Radiant Achieve Limited Continental Properties Limited Continental Holdings Limited	<b>賣方 (紀威投資有限公司) 之控權公司</b> Equal Glory Limited Radiant Achieve Limited Continental Properties Limited Continental Holdings Limited
<b>Authorized Person for the Development</b> Kong Kai Cheung	<b>發展項目的認可人士</b> 江繼祥
<b>The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity</b> KLS International Architects & Planners Company Limited	<b>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</b> 司洛國際建築師事務所有限公司
<b>Building Contractor for the Development</b> CR Construction Company Limited	<b>發展項目的承建商</b> 華營建築有限公司
<b>The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development</b> IU LAI & LI Solicitors & Notaries	<b>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</b> 姚黎李律師行
<b>Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development</b> United Overseas Bank Limited	<b>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</b> 大華銀行有限公司
<b>Any other person who has made a loan for the construction of the Development</b> Radiant Achieve Limited; Plenty Business Limited	<b>已為發展項目的建造提供貸款的任何其他人</b> Radiant Achieve Limited; Plenty Business Limited



# 4 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

(a)	The vendor# or a building contractor for the Development is an individual, and that vendor# or contractor is an immediate family member of an authorized person for the Development. 賣方#或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人。	N/A 不適用
(b)	The vendor# or a building contractor for the Development is a partnership, and a partner of that vendor# or contractor is an immediate family member of such an authorized person. 賣方#或該發展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。	N/A 不適用
(c)	The vendor# or a building contractor for the Development is a corporation, and a director or the secretary of that vendor# or contractor (or a holding company of that vendor#) is an immediate family member of such an authorized person. 賣方#或該發展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。	No 否
(d)	The vendor# or a building contractor for the Development is an individual, and that vendor# or contractor is an immediate family member of an associate of such an authorized person. 賣方#或該發展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。	N/A 不適用
(e)	The vendor# or a building contractor for the Development is a partnership, and a partner of that vendor# or contractor is an immediate family member of an associate of such an authorized person. 賣方#或該發展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。	N/A 不適用
(f)	The vendor# or a building contractor for the Development is a corporation, and a director or the secretary of that vendor# or contractor (or a holding company of that vendor#) is an immediate family member of an associate of such an authorized person. 賣方#或該發展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。	No 否
(g)	The vendor# or a building contractor for the Development is an individual, and that vendor# or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方#或該發展項目的承建商屬個人，並屬就該發展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。	N/A 不適用
(h)	The vendor# or a building contractor for the Development is a partnership, and a partner of that vendor# or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方#或該發展項目的承建商屬合夥，而該賣方#或承建商的合夥人屬就該發展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。	N/A 不適用
(i)	The vendor# or a building contractor for the Development is a corporation, and a director or the secretary of that vendor# or contractor (or a holding company of that vendor#) is an immediate family member of a proprietor of such a firm of solicitors. 賣方#或該發展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。	No 否
(j)	The vendor#, a holding company of the vendor#, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor#, holding company or contractor. 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，而該發展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。	No 否
(k)	The vendor#, a holding company of the vendor#, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor#, holding company or contractor. 賣方#、賣方#的控權公司或該發展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。	No 否
(l)	The vendor# or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor# or contractor or of a holding company of that vendor#. 賣方#或該發展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。	No 否
(m)	The vendor# or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor# or contractor. 賣方#或該發展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。	N/A 不適用
(n)	The vendor#, a holding company of the vendor#, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor#, holding company or contractor. 賣方#、賣方#的控權公司或該發展項目的承建商屬私人公司，而就該發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方#、控權公司或承建商最少 10% 的已發行股份。	No 否



# 4 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

(o)	The vendor#, a holding company of the vendor#, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor#, holding company or contractor. 賣方#、賣方#的控權公司或該發展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。	No 否
(p)	The vendor# or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor# or contractor or of a holding company of that vendor#. 賣方#或該發展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。	No 否
(q)	The vendor# or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor# or contractor. 賣方#或該發展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。	N/A 不適用
(r)	The vendor# or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor# or contractor or of a holding company of that vendor#. 賣方#或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方#或承建商或該賣方#的控權公司的有聯繫法團。	No 否
(s)	The vendor# or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor# or of a holding company of that vendor#. 賣方#或該發展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。	No 否

# A reference to the Vendor here is a reference to either Urban Renewal Authority (as “Owner”) or Assets Island Limited (as “Person so engaged”).

# 在此提述賣方即提述市區重建局（作為“擁有人”）或 Assets Island Limited（作為“如此聘用的人”）。



## 5 INFORMATION ON DESIGN OF THE DEVELOPMENT

### 發展項目的設計的資料

- (1) There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

(2) There are curtain walls forming part of the enclosing walls of the Development.

(3) The thickness of the curtain walls of the building is 200mm.
- (1) 發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

(2) 發展項目有構成圍封牆的一部分的玻璃幕牆。

(3) 建築物玻璃幕牆厚度為 200 毫米。

Floor 樓層	Flat 單位	Total Area of Curtain Walls of each residential property (sq.m.) 每個住宅物業的玻璃幕牆的總面積（平方米）
5/F-12/F, 15/F -21/F 5 樓至 12 樓，15 樓至 21 樓	A	1.811
	B	0.998
22/F, 23/F, 25/F - 28/F 22 樓，23 樓，25 樓至 28 樓	A	1.616
	B	0.998

Remarks:

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

備註:

不設 4 樓、13 樓、14 樓及 24 樓。

## 6 INFORMATION ON PROPERTY MANAGEMENT

### 物業管理的資料

The person appointed as the manager of the Development under the deed of mutual covenant

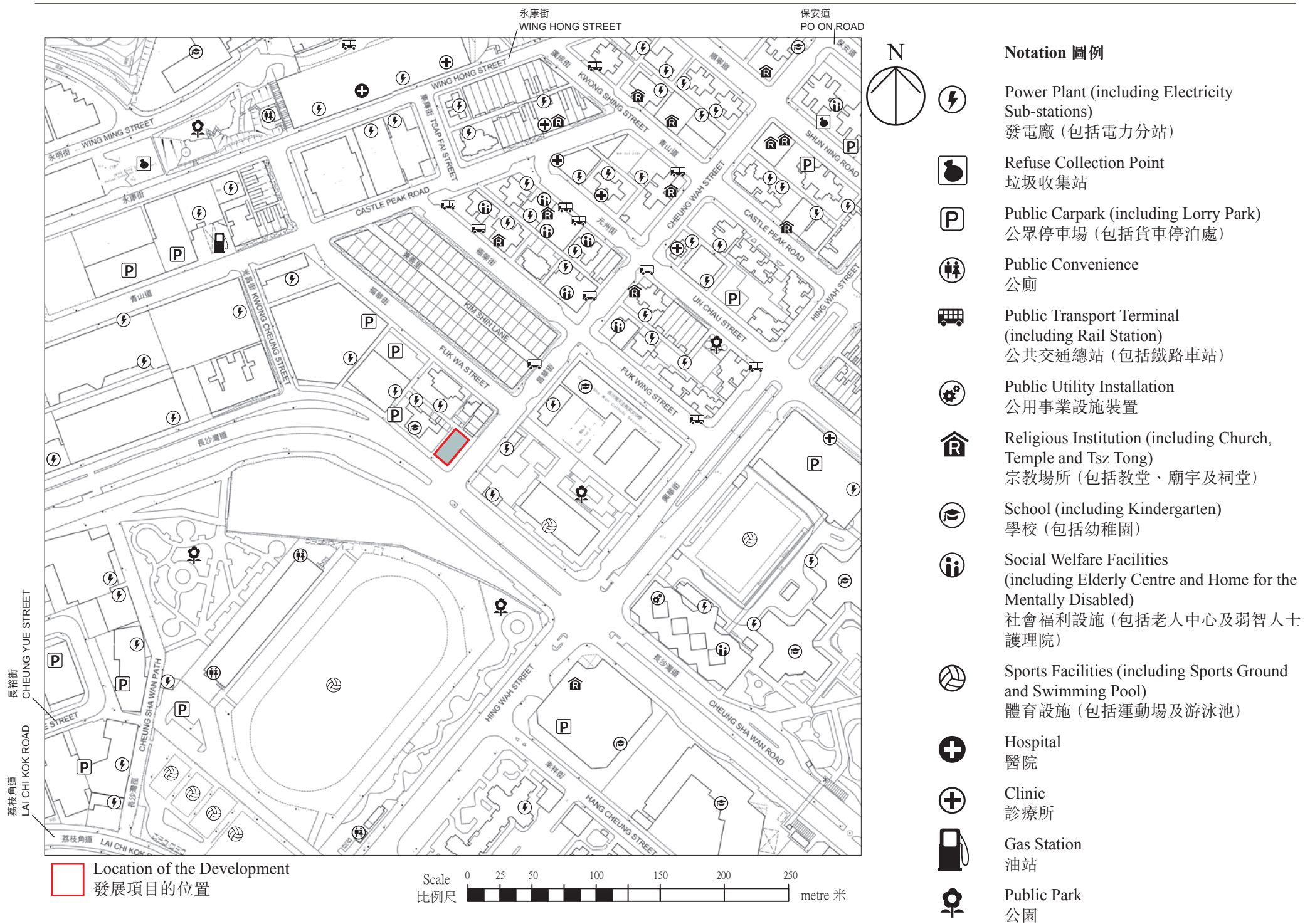
Savills Property Management Limited

根據公契獲委任為發展項目管理人的人

第一太平戴維斯物業管理有限公司



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



The above Location Plan is prepared by the Vendor with reference to Survey Sheet Nos.11-NW-8A dated 11 September 2025, 11-NW-8B dated 6 November 2025, 11-NW-8C dated 9 October 2025 and 11-NW-8D dated 6 November 2025, from the Survey and Mapping Office of Lands Department with adjustments where necessary.

上述所在位置圖是參考地政總署測繪處日期為 2025 年 9 月 11 日之測繪圖（編號為 11-NW-8A）、日期為 2025 年 11 月 6 日之測繪圖（編號為 11-NW-8B）、日期為 2025 年 10 月 9 日之測繪圖（編號為 11-NW-8C）及日期為 2025 年 11 月 6 日之測繪圖（編號為 11-NW-8D）並由賣方擬備，有需要處經修正處理。



# 8 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

## 發展項目的鳥瞰照片

Extracted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E242276C, dated 8th November 2024.  
摘錄自地政總署測繪處於 2024 年 11 月 8 日在 6,900 呎飛行高度拍攝之鳥瞰照片，編號為 E242276C。  
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● Location of the Development  
發展項目的位置

- Note:

  - The Aerial Photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
  - The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- 備註：

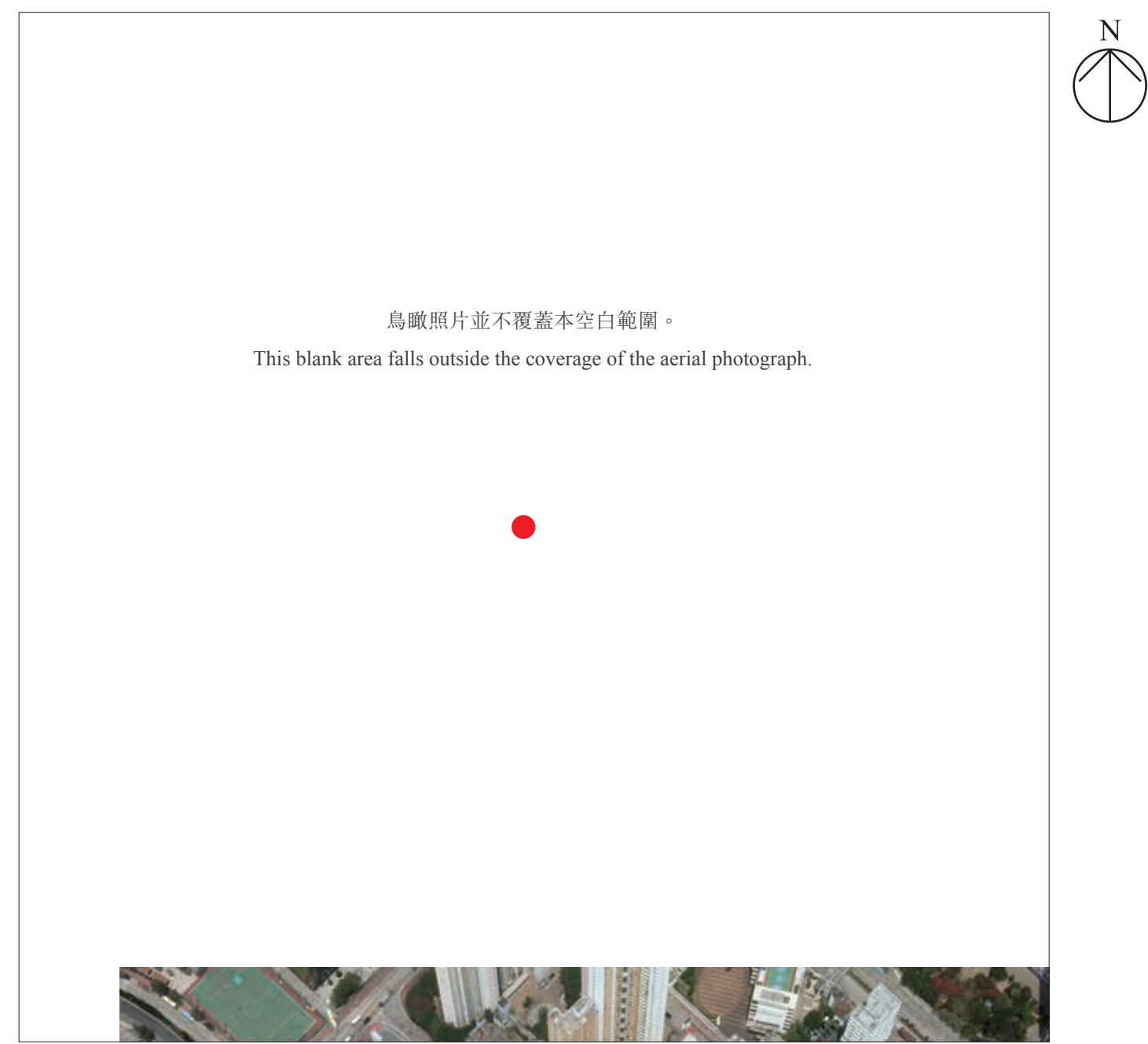
  - 由於技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
  - 賣方亦建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。



# 8 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

## 發展項目的鳥瞰照片

Extracted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,000 feet, Photo No. E220002C, dated 20th March 2024.  
摘錄自地政總署測繪處於 2024 年 3 月 20 日在 2,000 呎飛行高度拍攝之鳥瞰照片，編號為 E220002C。  
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● Location of the Development  
發展項目的位置

- Note:

  1. The Aerial Photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
  2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- 備註：

  1. 由於技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
  2. 賣方亦建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

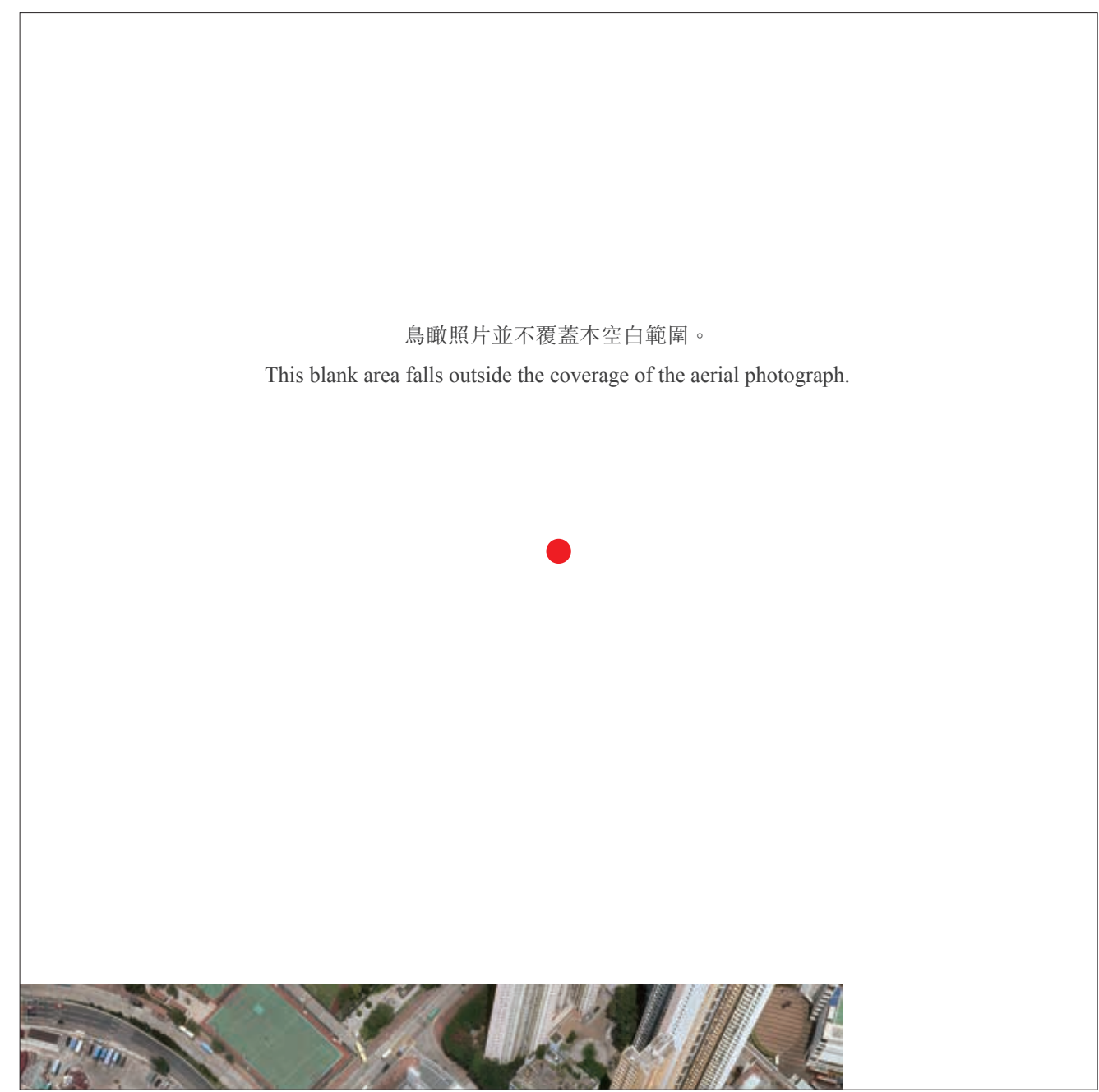





# 8 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

## 發展項目的鳥瞰照片

Extracted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,000 feet, Photo No. E220003C, dated 20th March 2024.  
摘錄自地政總署測繪處於 2024 年 3 月 20 日在 2,000 呎飛行高度拍攝之鳥瞰照片，編號為 E220003C。  
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 Location of the Development  
發展項目的位置

- Note:

  - The Aerial Photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
  - The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- 備註：

  - 由於技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
  - 賣方亦建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。



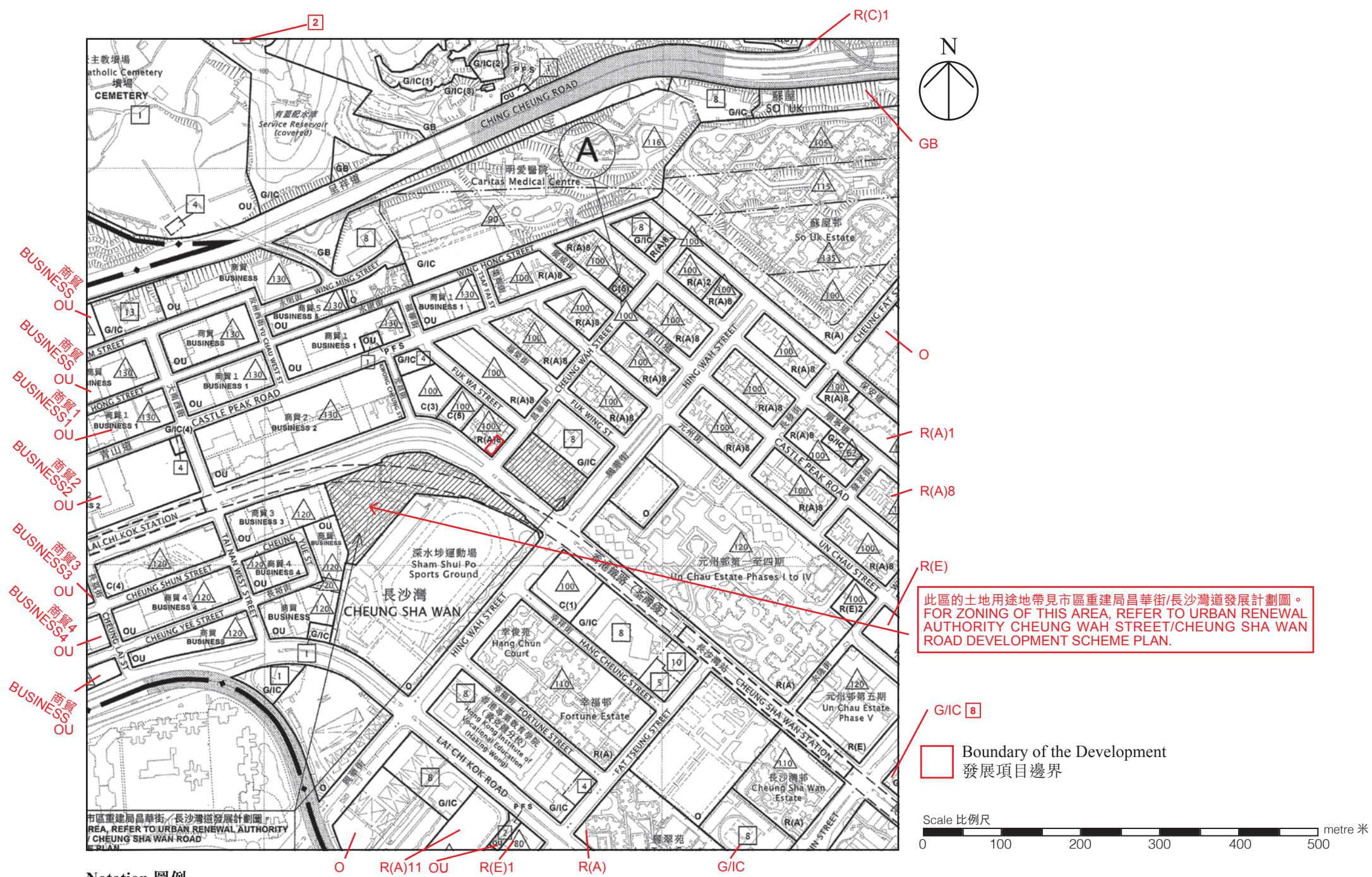
## 9 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT (1) 關 乎 發 展 項 目 的 分 區 計 劃 大 綱 圖 等 ( 一 )

Extracted from draft Kowloon Planning Area No.5 - Cheung Sha Wan Outline Zoning Plan No. S/K5/40 gazetted on 13th June 2025, with adjustments where necessary as shown in red.

摘錄自憲報公佈日期為 2025 年 6 月 13 日之長沙灣（九龍規劃區第 5 區）分區計劃大綱草圖編號 S/K5/40，有需要處經修正處理，以紅色顯示。

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## Notation 圖例

## ZONES 地帶

COMMERCIAL 商業

RESIDENTIAL (GROUP A) 住宅 (甲類)

RESIDENTIAL (GROUP C) 住宅 (丙類)

RESIDENTIAL (GROUP E) 住宅 (戊類)

GOVERNMENT, INSTITUTION OR COMMUNITY  
政府、機構或社區

OPEN SPACE 休憩用地

OTHER SPECIFIED USES 其他指定用途

GREEN BELT 綠化地帶

## COMMUNICATIONS 交通

RAILWAY AND STATION (UNDERGROUND)  
鐵路及車站 (地下)

MAJOR ROAD AND JUNCTION 主要道路及路口

ELEVATED ROAD 高架道路

C
R(A)
R(C)
R(E)
G/IC
O
OU
GB

O
OU
GB

## MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME 規劃範圍界線

URBAN RENEWAL  
AUTHORITY DEVELOPMENT SCHEME PLAN AREA  
市區重建局發展計劃圖範圍

## BUILDING HEIGHT CONTROL

**ZONE BOUNDARY**  
建築物高度管制邊界細線

MAXIMUM BUILDING HEIGHT  
(IN METERS ABOVE PRINCIPAL DATUM)  
最高建築物高度 (在主水平基準上若干米)

MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)  
最高建築物高度 (樓層數目)

PETROL FILLING STATION  
加油站

NON-BUILDING AREA  
非建築用地

— 42 —



\_\_\_\_\_

90

8

PFS

NBA

Note:

1. Due to technical reasons, the outline zoning plan has shown 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.

備註：

1. 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所規定的範圍。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。





# 9 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT (2)

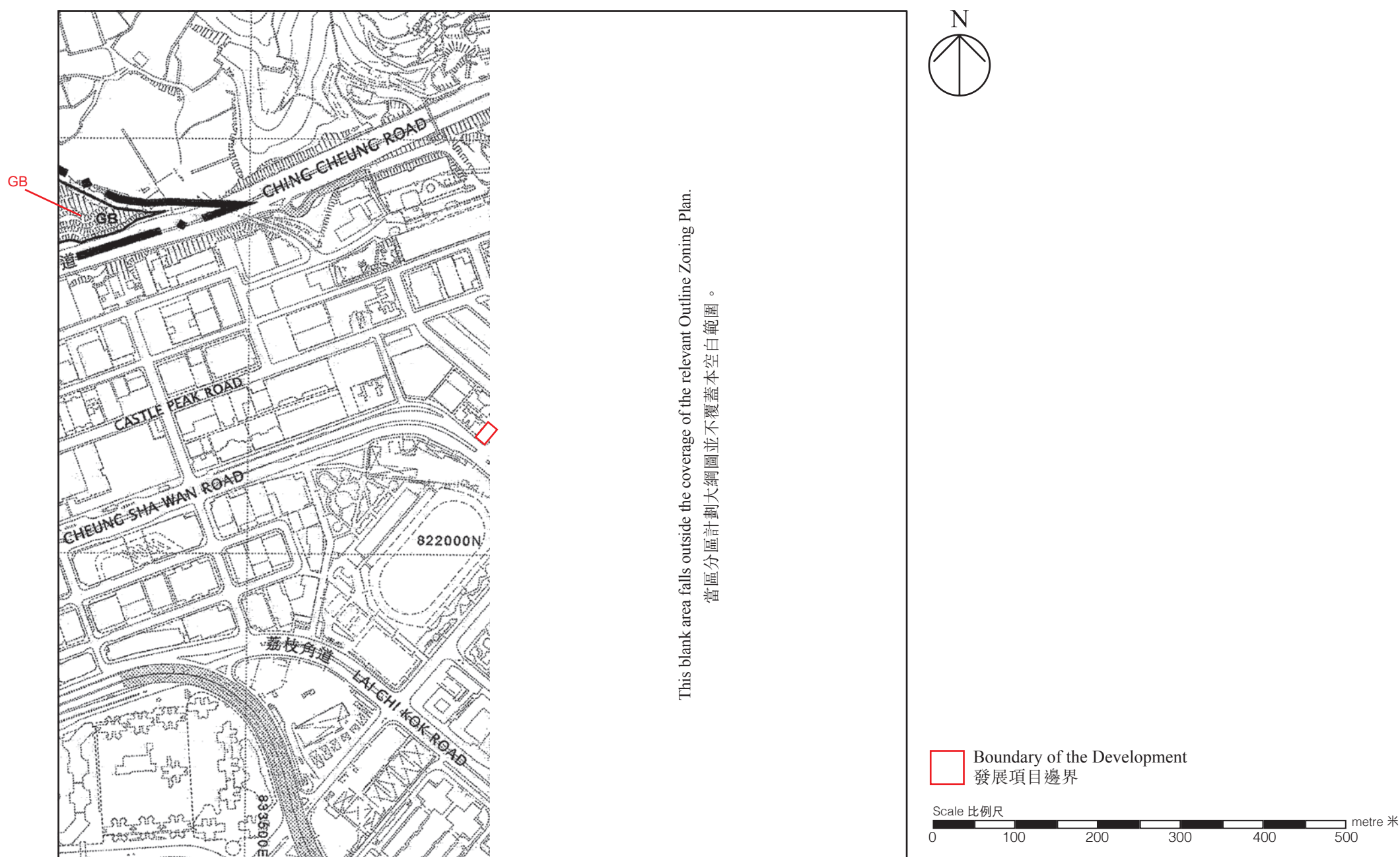
## 關乎發展項目的分區計劃大綱圖等（二）

Extracted from approved Kwai Chung Outline Zoning Plan No. S/KC/32 gazetted on 13th October 2023, with adjustments where necessary as shown in red.

摘錄自憲報公佈日期為 2023 年 10 月 13 日之葵涌分區計劃大綱核准圖編號 S/KC/32，有需要處經修正處理，以紅色顯示。

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### Notation 圖例

#### ZONES 地帶

COMMERCIAL 商業  
COMPREHENSIVE DEVELOPMENT AREA 綜合發展區  
RESIDENTIAL (GROUP A) 住宅 (甲類)  
RESIDENTIAL (GROUP B) 住宅 (乙類)  
RESIDENTIAL (GROUP E) 住宅 (戊類)  
VILLAGE TYPE DEVELOPMENT 鄉村式發展  
INDUSTRIAL 工業  
GOVERNMENT, INSTITUTION OR COMMUNITY  
政府、機構或社區  
OPEN SPACE 休憩用地  
OTHER SPECIFIED USES 其他指定用途  
GREEN BELT 綠化地帶

#### COMMUNICATIONS 交通

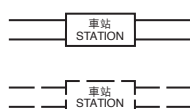
RAILWAY AND STATION  
鐵路及車站

RAILWAY AND STATION (UNDERGROUND)  
鐵路及車站 (地下)

Note:

- Due to technical reasons, the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- 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.

C
CDA
R(A)
R(B)
R(E)
V
I
G/IC



RAILWAY AND STATION (ELEVATED)  
鐵路及車站 (高架)

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

#### MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME 規劃範圍界線  
PLANNING AREA NUMBER 規劃區編號

BUILDING HEIGHT CONTROL  
ZONE BOUNDARY  
建築物高度管制區界線

MAXIMUM BUILDING HEIGHT  
(IN METERS ABOVE PRINCIPAL DATUM)  
最高建築物高度 (在主水平基準上若干米)

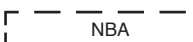
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)  
最高建築物高度 (樓層數目)

PETROL FILLING STATION  
加油站

NON-BUILDING AREA  
非建築用地

備註：

- 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所規定的範圍。
- 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。







# 9 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT (3)

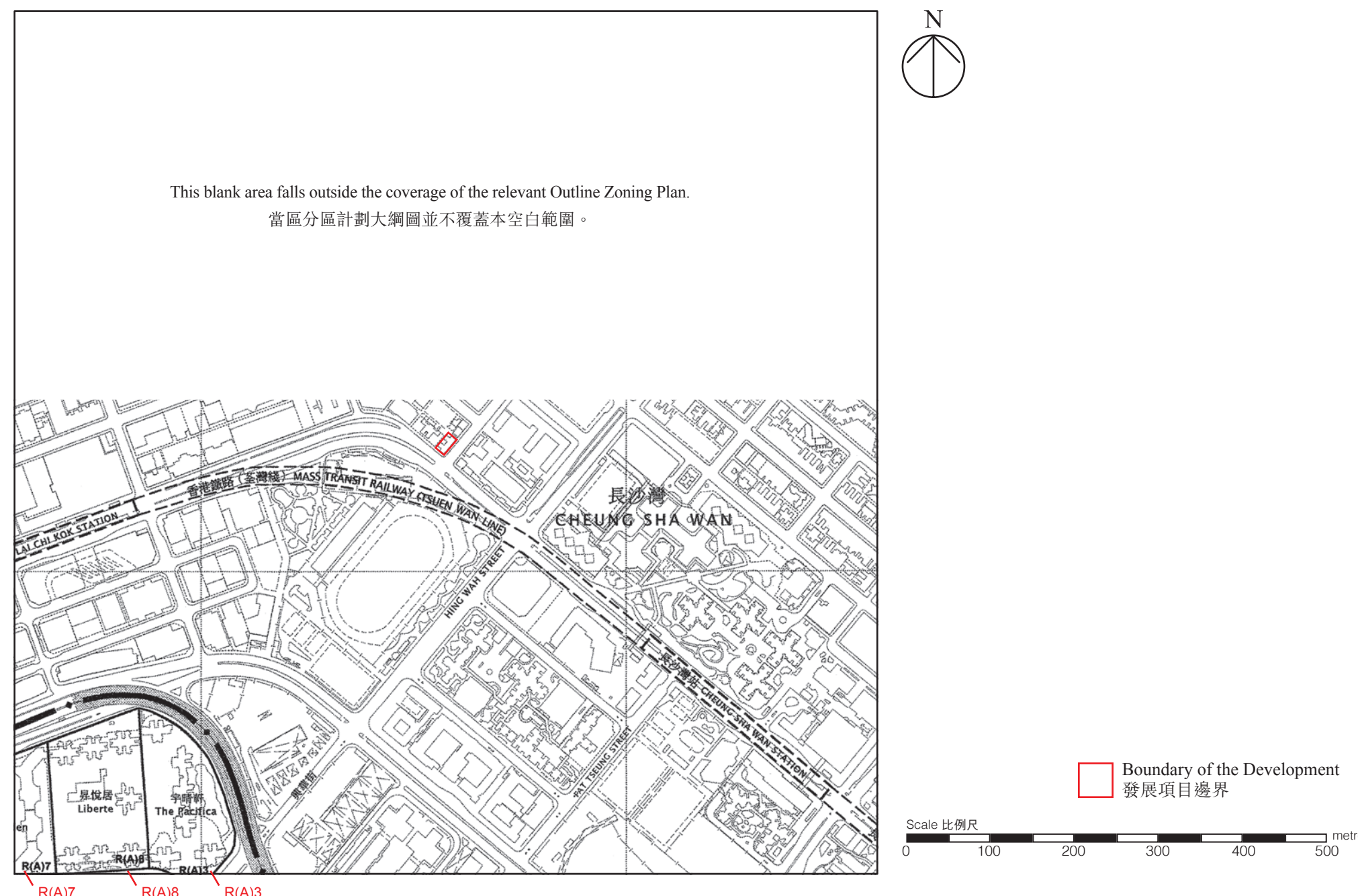
## 關乎發展項目的分區計劃大綱圖等（三）

Extracted from approved Kowloon Planning Area No.20 - South West Kowloon Outline Zoning Plan No. S/K20/30 gazetted on 3rd October 2014, with adjustments where necessary as shown in red.

摘錄自憲報公佈日期為 2014 年 10 月 3 日之西南九龍（九龍規劃區第 20 區）分區計劃大綱核准圖編號 S/K20/30，有需要處經修正處理，以紅色顯示。

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### Notation 圖例

<b>ZONES 地帶</b>			
COMMERCIAL 商業	C	ELEVATED ROAD 高架道路	
COMPREHENSIVE DEVELOPMENT AREA 綜合發展區	CDA	<b>MISCELLANEOUS 其他</b>	
RESIDENTIAL (GROUP A) 住宅 (甲類)	R(A)	BOUNDARY OF PLANNING SCHEME 規劃範圍界線	
INDUSTRIAL 工業	I	WEST KOWLOON CULTURAL DISTRICT DEVELOPMENT SCHEME PLAN AREA 西九文化區發展圖則範圍	
GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區	G/IC	BUILDING HEIGHT CONTROL 建築物高度管制邊界細線	
OPEN SPACE 休憩用地	O	MAXIMUM BUILDING HEIGHT (IN METERS ABOVE PRINCIPAL DATUM) 最高建築物高度 (在主水平基準上若干米)	100
OTHER SPECIFIED USES 其他指定用途	OU	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度 (樓層數目)	5
<b>COMMUNICATIONS 交通</b>		PETROL FILLING STATION 加油站	PFS
RAILWAY AND STATION 鐵路及車站		NON-BUILDING AREA 非建築用地	NBA
RAILWAY AND STATION (UNDERGROUND) 鐵路及車站 (地下)			
MAJOR ROAD AND JUNCTION 主要道路及路口			

- Note:
- Due to technical reasons, the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
  - The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- 備註：
- 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所規定的範圍。
  - 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。



# 9 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT (4)

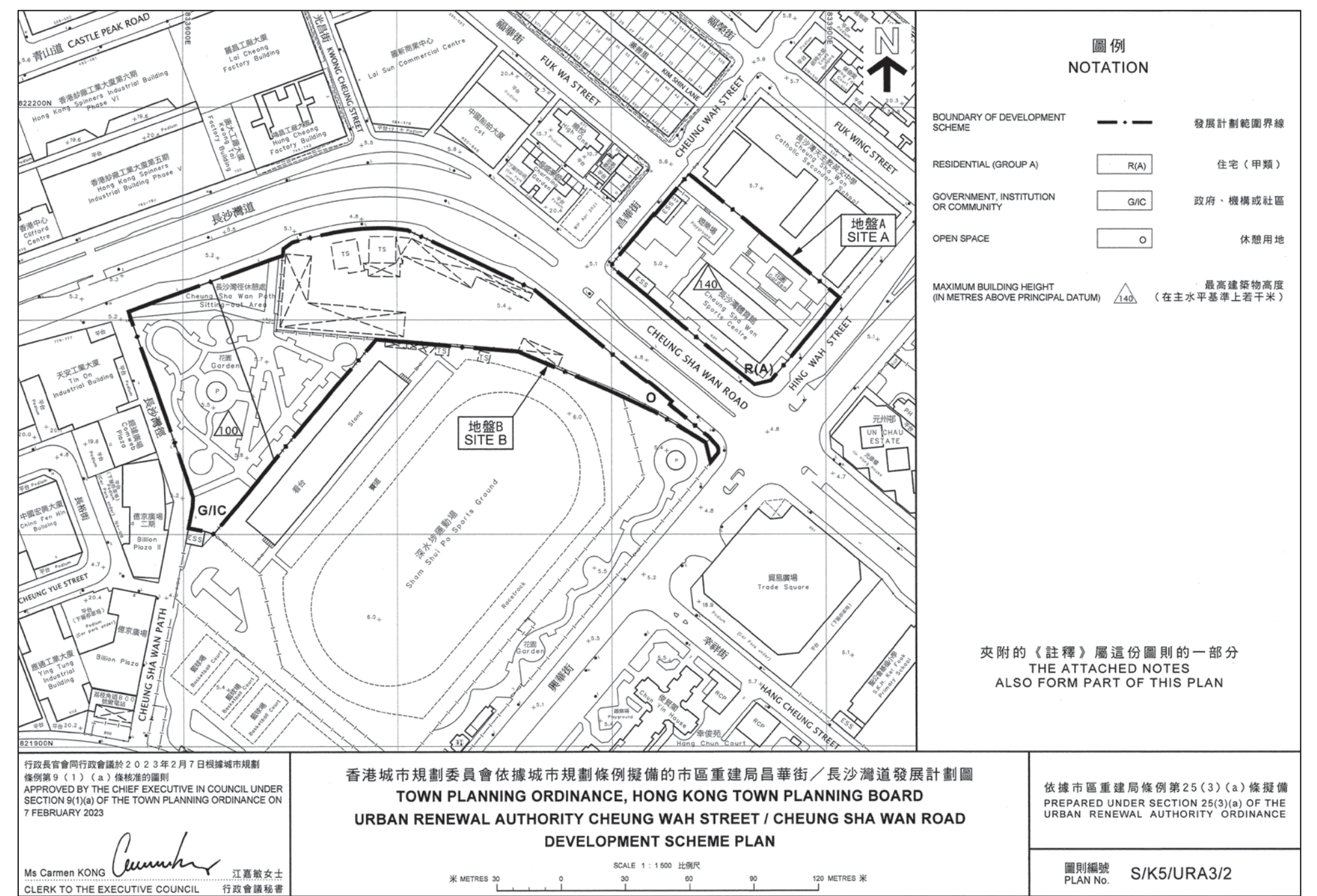
## 關 乎 發 展 項 目 的 分 區 計 劃 大 綱 圖 等 （ 四 ）

Extracted from approved Urban Renewal Authority Cheung Wah Street and Cheung Sha Wan Road Development Scheme Plan (Plan no. S/K5/URA3/2) gazetted on 7th February 2023, with adjustments where necessary as shown in red.

摘錄自2023年2月7日刊憲之市區重建局華昌街／長沙灣道發展計劃核准圖（編號S/K5/URA3/2），有需要處經修正處理，以紅色顯示。

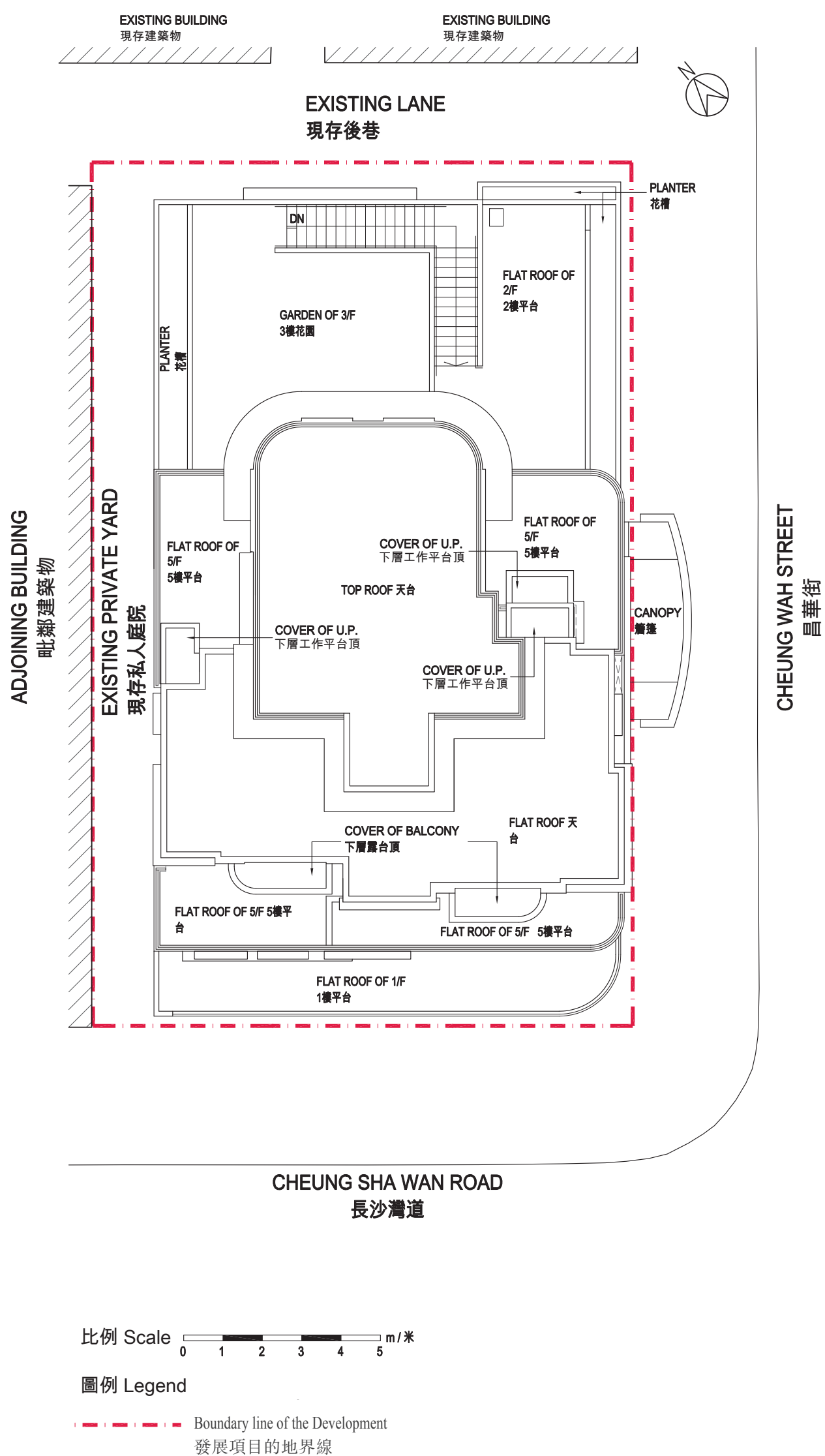
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# 10 LAYOUT PLAN OF THE DEVELOPMENT

## 發展項目的布局圖





# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

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Legend of terms and abbreviations used on floor plans

樓面平面圖中所使用名詞之簡稱之圖例

BALCONY ABOVE = 上層露台覆蓋之部份

COVER OF U.P. = Cover of Utility Platform = 下層工作平台頂

DN = Down 落

E.M.C. = Electrical Meter Cabinet 電錶櫃

HR = Hose Reel = 消防喉轆

P.D. = Pipe Duct = 管道槽

RS&MRC = Refuse Storage and Material Recovery Cabinet 垃圾及物料回收房

UP = 上

U.P. = Utility Platform = 工作平台

Note:

1. There may be architectural features on external walls of some floors.
2. Common pipes exposed and/or enclosed in cladding are located at/ adjacent to balcony and/or flat roof and/or roof and/or utility platform and/or air-conditioner flatroof and/or external wall of some residential units.
3. There are sunken slabs and/or ceiling bulkheads and/or false ceiling at living rooms, dining rooms, bedrooms, corridors, bathrooms and open kitchens of some residential units for the air-conditioning system and/or mechanical and electrical services.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings and fitments shown on the floor plans, such as bath tub, sink, water closets, shower, sink counter, cooking bench etc, are architectural symbols extracted from the latest approved general building plans and are for
7. [ ] Dotted line in a residential unit with Open Kitchen delineates the extent of the Open Kitchen area.

備註：

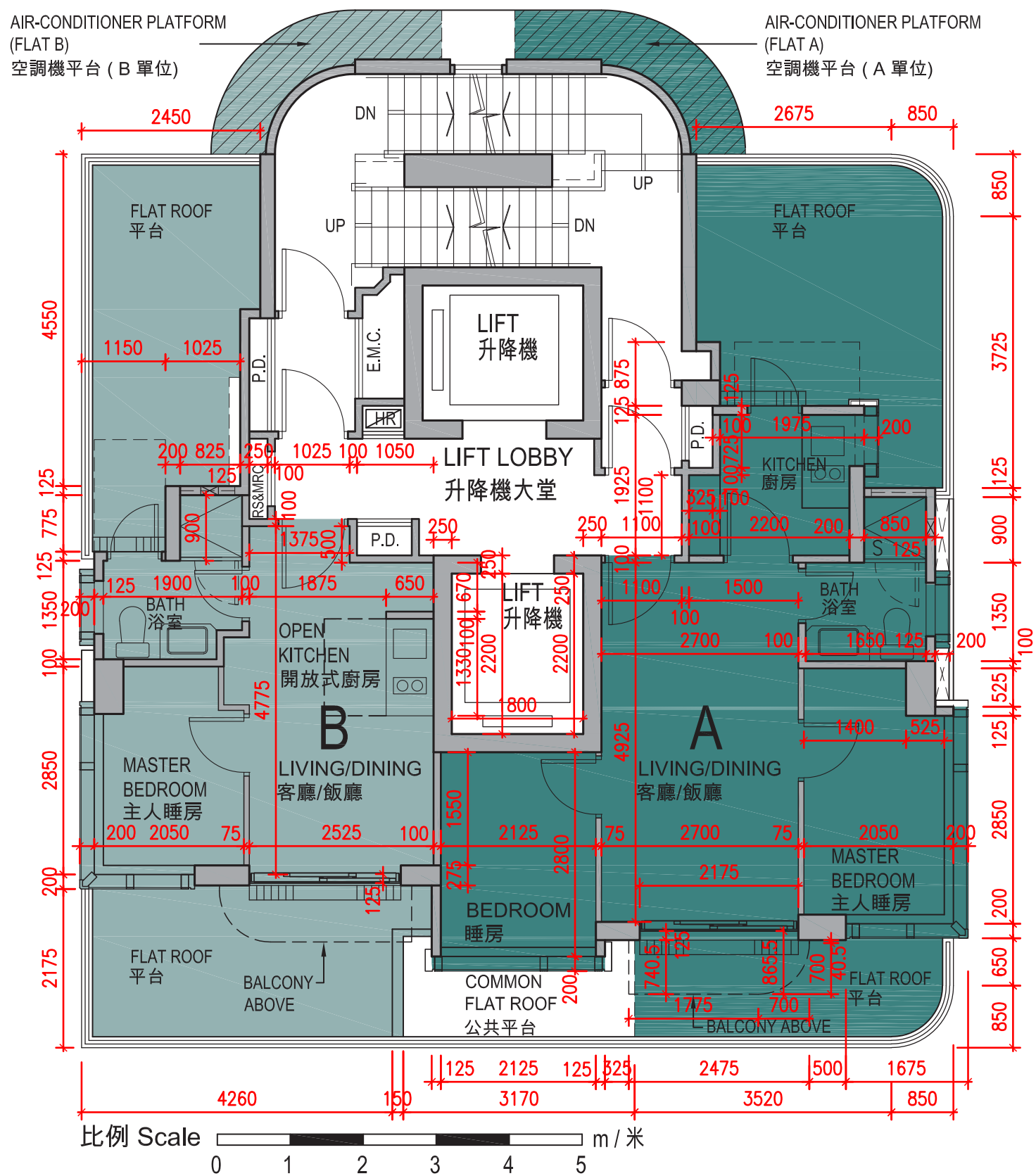
1. 部份樓層外牆或設有建築裝飾。
2. 部分住宅單位的露台及 / 或平台及 / 或天台及 / 或工作平台及 / 或空調機平台及 / 或外牆或其鄰近地方 設有外露及 / 或藏於覆蓋層板的公用喉管。
3. 部份住宅單位客廳、飯廳、睡房、走廊、浴室及開放式廚房設有跌級樓板及 / 或天花假陣及 / 或假天 花，用以裝置空調系統及 / 或機電設備。
4. 部份單位之室內天花高度將會因應結構、建築及 / 或裝修設計上的需要而有差異。
5. 露台及工作平台為不可封閉的地方。
6. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃、灶台等乃摘 自最新的經批准的建築圖則的建築圖示，只作一般性標誌。
7. [ ] 有開放式廚房的住宅單位 所顯示的虛線代表開放式廚房的範圍。



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 5th Floor Plan 5樓平面圖



Remark:

\* Alterations have been made by exempted works under buildings Ordinance.

備註：

\* 因施行《建築物條例》豁免條例的工程條例而有所改動。

Description 描述	Flat 單位	
	A	B
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm). 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)。	3325	
Thickness of the floor slabs (excluding plaster) of each residential property (mm). 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)。	300, 150	

Note:

- The dimensions of floor plans are all structural dimensions in millimetres.
- Please refer to page 20 of this sales brochure for remarks, legend of the terms and abbreviations shown on the floor plan.
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：

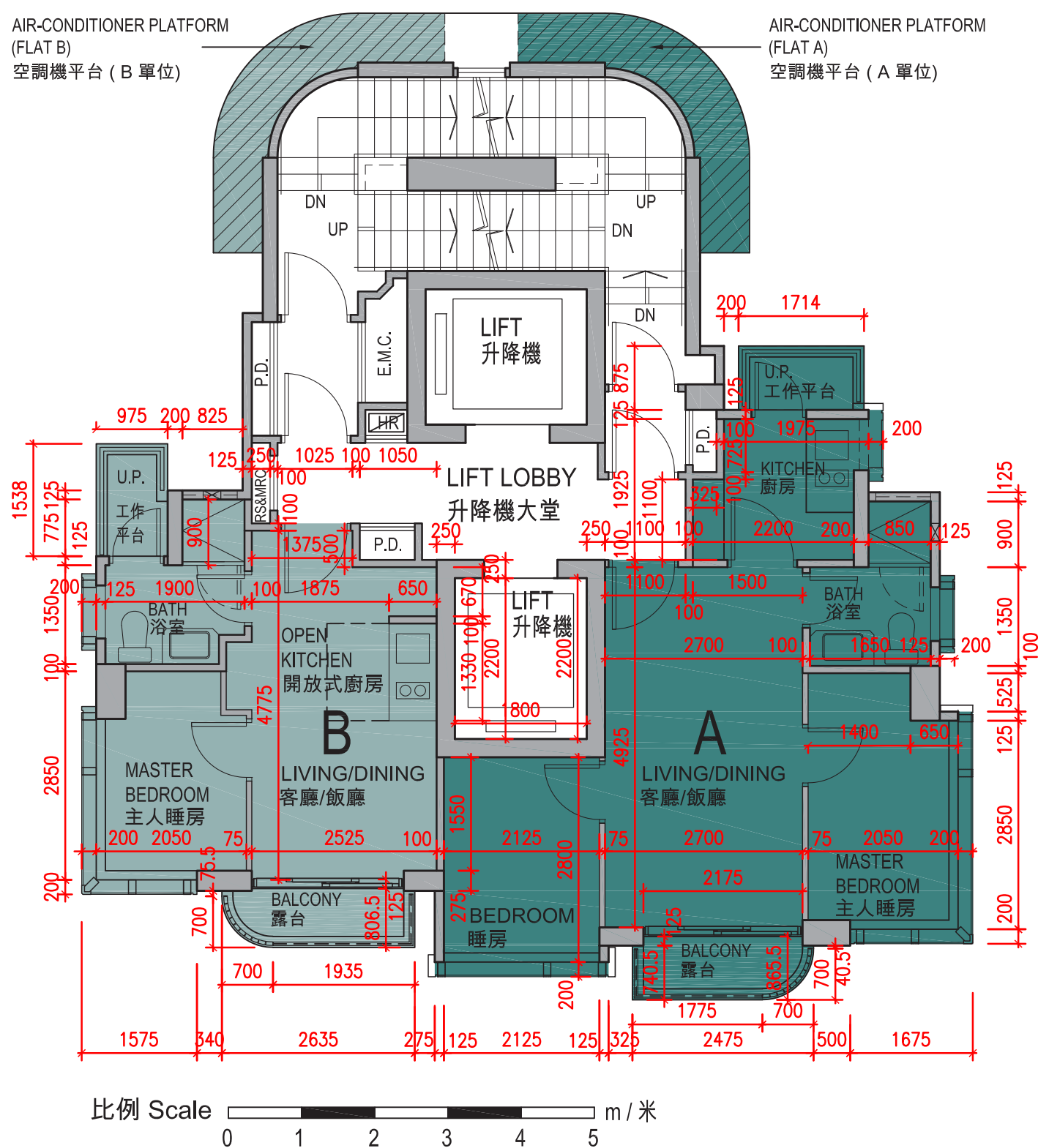
- 樓面平面圖尺寸所列的數字為以毫米標示的建築結構尺寸。
- 有關樓面平面圖中顯示的附註名詞及簡稱之註釋，請參閱本售樓說明書第 20 頁。
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

6th-12th & 15th-21st Floor Plan (13th & 14th floor skipped)  
6 樓至 12 樓及 15 樓至 21 樓平面圖（不設 13 樓及 14 樓）



Remark: 備註：  
\* Alterations have been made by exempted works under buildings Ordinance. \* 因施行《建築物條例》豁免條例的工程條例而有所改動。

Description 描述	Flat 單位	
	A	B
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm). 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)。	3325	
Thickness of the floor slabs (excluding plaster) of each residential property (mm). 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)。	300, 150	

Note: 備註：

(a) The dimensions of floor plans are all structural dimensions in millimetres. (a) 樓面平面圖尺寸所列的數字為以毫米標示的建築結構尺寸。

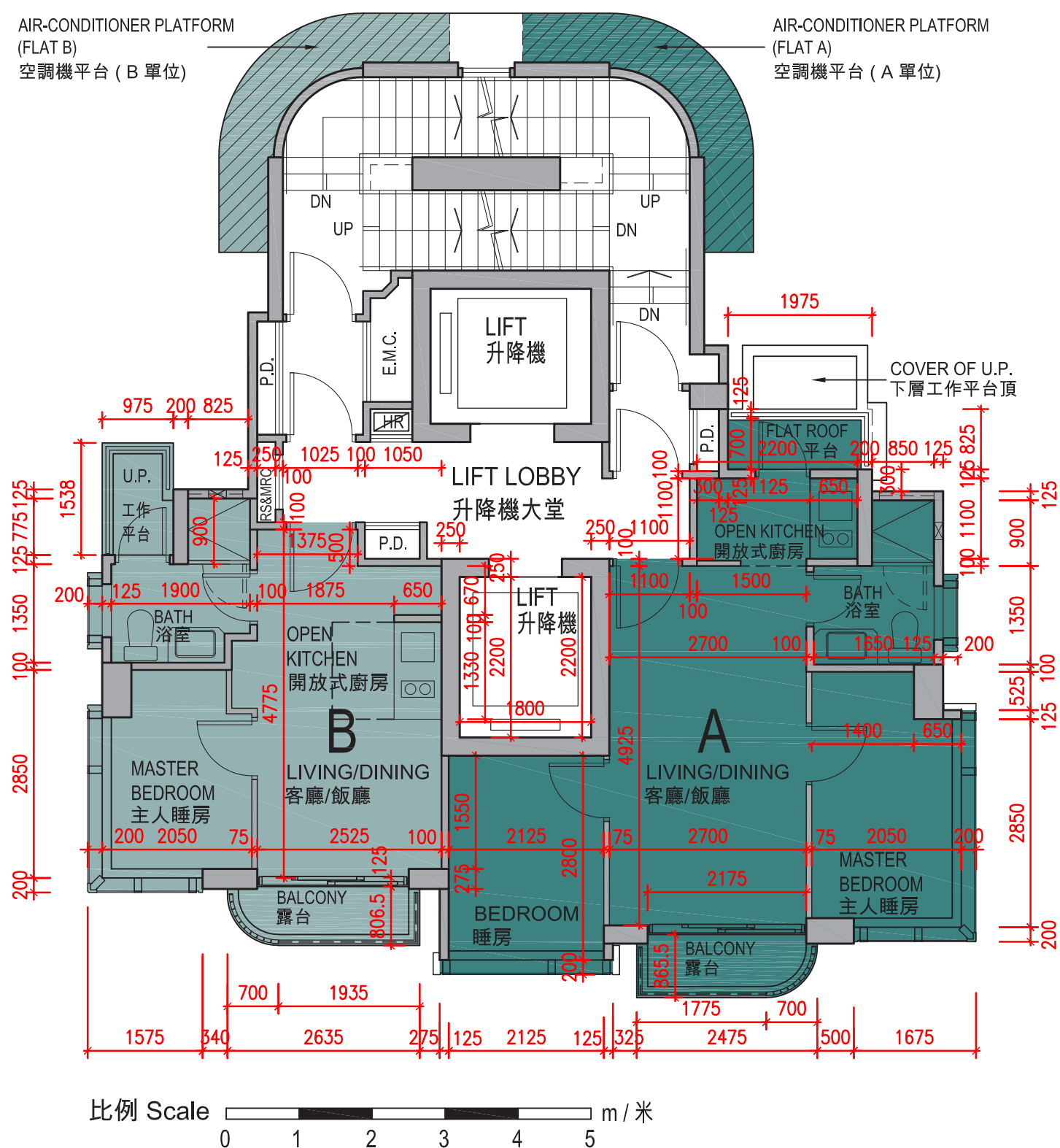
(b) Please refer to page 20 of this sales brochure for remarks, legend of the terms and abbreviations shown on the floor plan. (b) 有關樓面平面圖中顯示的附註名詞及簡稱之註釋，請參閱本售樓說明書第 20 頁。

(c) The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (c) 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 22nd Floor Plan 22 樓平面圖



Remark: 備註：  
\* Alterations have been made by exempted works under buildings Ordinance. \* 因施行《建築物條例》豁免條例的工程條例而有所改動。

Description 描述	Flat 單位	
	A	B
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm). 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)。	3325	
Thickness of the floor slabs (excluding plaster) of each residential property (mm). 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)。	300, 150	

- Note: 備註：
- (a) The dimensions of floor plans are all structural dimensions in millimetres.  
(b) Please refer to page 20 of this sales brochure for remarks, legend of the terms and abbreviations shown on the floor plan.  
(c) The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

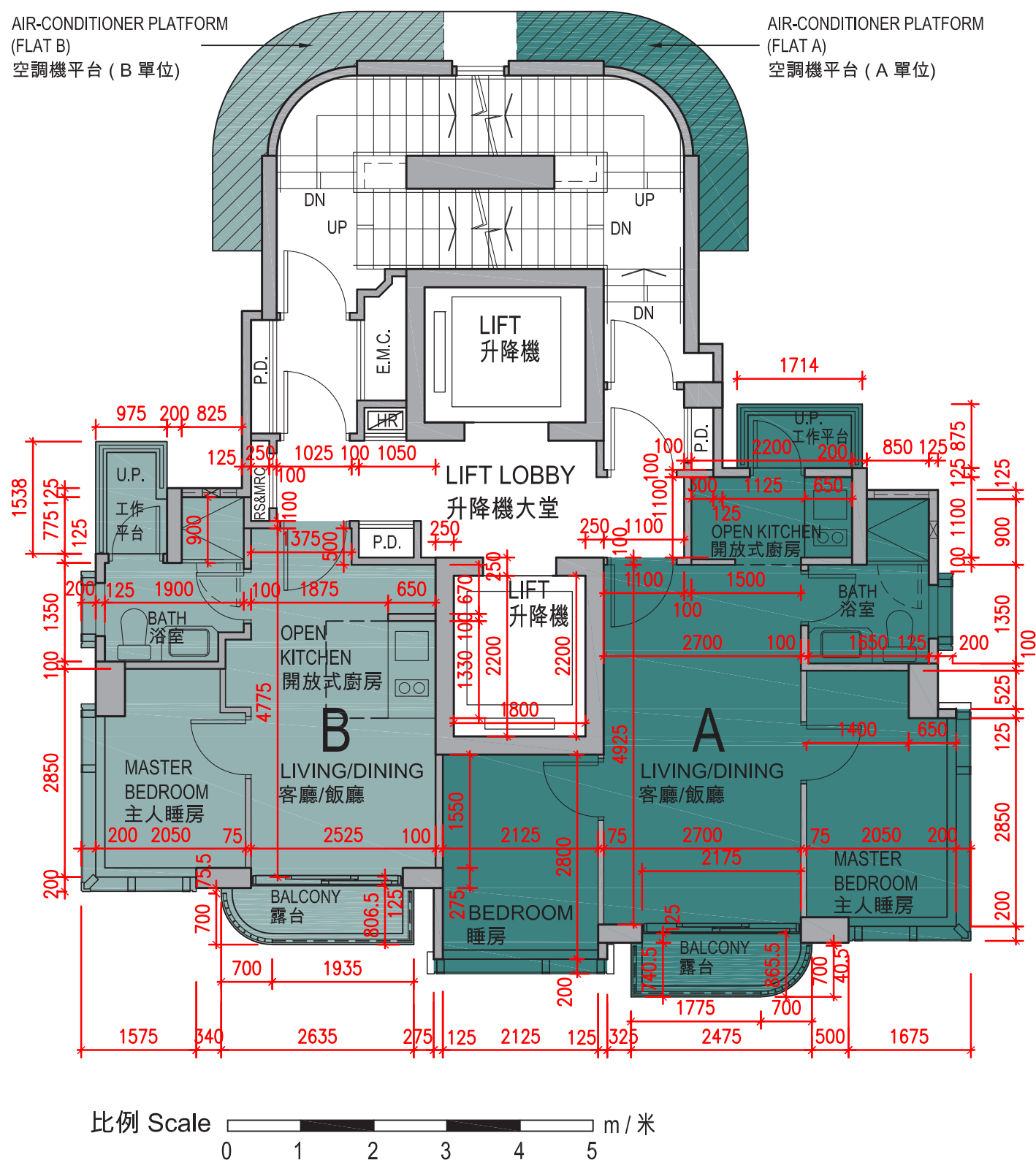
(a) 樓面平面圖尺寸所列的數字為以毫米標示的建築結構尺寸。  
(b) 有關樓面平面圖中顯示的附註名詞及簡稱之註釋，請參閱本售樓說明書第 20 頁。  
(c) 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### 23rd Floor & 25th-28th Floor Plan (24th floor skipped)

### 23 樓及 25 樓至 28 樓平面圖（不設 24 樓）



Remark:

\* Alterations have been made by exempted works under buildings Ordinance.

備註：

\* 因施行《建築物條例》豁免條例的工程條例而有所改動。

Description 描述	Flat 單位	
	A	B
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm). 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)。	3325	
Thickness of the floor slabs (excluding plaster) of each residential property (mm). 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)。	300, 150	

Note:

- The dimensions of floor plans are all structural dimensions in millimetres.
- Please refer to page 20 of this sales brochure for remarks, legend of the terms and abbreviations shown on the floor plan.
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：

- 樓面平面圖尺寸所列的數字為以毫米標示的建築結構尺寸。
- 有關樓面平面圖中顯示的附註名詞及簡稱之註釋，請參閱本售樓說明書第 20 頁。
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。





# 12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有) 平方米 (平方呎))	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft.) 平方米 (平方呎)									
Floor 樓層	Flat 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F 5 樓	A	39.455 (425) (Balcony 露台 : - (-)) (Utility Platform 工作平台 : - (-))	-	-	-	17.517 (189)	-	-	-	-	-	-
	B	24.342 (262) (Balcony 露台 : - (-)) (Utility Platform 工作平台 : - (-))	-	-	-	19.459 (209)	-	-	-	-	-	-
6/F-21/F 6 樓至 21 樓	A	42.959 (462) (Balcony 露台 : 2.0 (22)) (Utility Platform 工作平台 : 1.5 (16))	-	-	-	-	-	-	-	-	-	-
	B	27.842 (300) (Balcony 露台 : 2.0 (22)) (Utility Platform 工作平台 : 1.5 (16))	-	-	-	-	-	-	-	-	-	-
22/F 22 樓	A	39.530 (425) (Balcony 露台 : 2.0 (22)) (Utility Platform 工作平台 : - (-))	-	-	-	1.232 (13)	-	-	-	-	-	-
	B	27.842 (300) (Balcony 露台 : 2.0 (22)) (Utility Platform 工作平台 : 1.5 (16))	-	-	-	-	-	-	-	-	-	-
23/F, 25/F-28/F 23 樓及 25 樓至 28 樓	A	41.030 (442) (Balcony 露台 : 2.0 (22)) (Utility Platform 工作平台 : 1.5 (16))	-	-	-	-	-	-	-	-	-	-
	B	27.842 (300) (Balcony 露台 : 2.0 (22)) (Utility Platform 工作平台 : 1.5 (16))	-	-	-	-	-	-	-	-	-	-

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

每個住宅物業的實用面積，以及構成該物業的一部分的範圍內的每一露台、工作平台或陽台 ( 如有 ) 的樓面面積，是按照《一手住宅物業銷售條例》第 8 條計算得出的。在構成住宅物業的一部分的其他指明的每一項目的面積 ( 不計算入實用面積 )，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

Note 備註：

- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.7639 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square meters.  
上述以英制平方呎表述之面積，均以 1 平方米 = 10.7639 平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。
- 4/F, 13/F, 14/F and 24/F are omitted.  
不設 4 樓、13 樓、14 樓及 24 樓。



# 13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖

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NOT APPLICABLE

不適用

# 14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

## 臨時買賣合約的摘要

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- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>(1) A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase ("Preliminary Agreement").</li><li>(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.</li><li>(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 -<ul style="list-style-type: none"><li>(i) that Preliminary Agreement is terminated;</li><li>(ii) the preliminary deposit is forfeited; and</li><li>(iii) the owner does not have any further claim against the purchaser for the failure.</li></ul></li></ul> | <ul style="list-style-type: none"><li>(1) 在簽署臨時買賣合約（「該臨時合約」）時須支付款額為 5% 的臨時訂金。</li><li>(2) 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。</li><li>(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 -<ul style="list-style-type: none"><li>(i) 該臨時合約即告終止；</li><li>(ii) 有關的臨時訂金即予沒收；及</li><li>(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。</li></ul></li></ul> |
|--|---|

# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### A. The common parts of the Development

The following terms are defined in the latest draft deed of mutual covenant ( “DMC” ) in respect of the Development :-

1. “**Common Areas**” means collectively the Development Common Areas and the Residential Common Areas and all those parts of the Development designated as common areas in any Sub-Deed (as defined in the DMC) (if any), each of which Common Areas shall, where applicable and not inconsistent with the provisions of the DMC, include those common parts specified in Schedule 1 to the Building Management Ordinance, Cap.344 of the Laws of Hong Kong ( “the BMO” ) (excluding those parts of the external walls (including curtain walls) of the Development which form part of a Residential Unit.
2. “**Common Facilities**” means collectively the Development Common Facilities and the Residential Common Facilities and all those facilities of the Development designated as common facilities in any Sub-Deed (as defined in the DMC).
3. “**Development Common Areas**” means all those areas or parts of the Lot and the Development the right to the use of which is designated for the common use and benefit of the Owners and Occupiers of all the Units and is not given by the DMC or otherwise to the First Owner or an Owner of any individual Unit and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which include, without limiting the generality of the foregoing:-
  - (a) external walls of the Ground Floor and First Floor of the Development (excluding Signboard 1, Signboard 2 and Signboard 3);
  - (b) the foundations, columns, beams and other structural supports and elements; transformer room, refuse storage and material recovery chamber, fire control room, electricity meter room, sprinkler inlet & valve, private yard, town gas leading duct, water meter chamber, pipe ducts, hose reel and staircases on the Ground Floor; main switch room, telecommunication and broadcasting equipment room, pipe ducts, staircases and electricity meter chamber on the First Floor; potable/flushing upfeed tank & pump room, fire service pump & sprinkler upfeed pump room & water tank and fire service water tank on the Second Floor; sprinkler pump room, sprinkler water tank, pipe duct, electricity meter chamber and hose reel on upper part of the Third Floor; potable water tank & pump room and electricity meter chamber on the Roof; architectural feature on Upper Roof 1; emergency generator room and flushing water tank room on Upper Roof 2;
  - (c) the Slopes and Retaining Walls (if any) which are located within the Lot;
  - (d) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
  - (e) 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) but shall exclude the Residential Common Areas;
  - (f) such additional areas of the Development as may at any time be designated as Development Common Areas by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the DMC;

which Development Common Areas are for the purpose of identification shown and coloured Yellow on the Plans annexed to the DMC, the accuracy of such plans is certified by and on behalf of the Authorized Person.

4. “**Development Common Facilities**” means all those facilities and installation in the Development used in common means all those facilities and installation in the Development used in common by or installed or intended for the common use and benefit of the Development as a whole as part of the amenities thereof (and not just for the exclusive benefit of any particular part thereof) and which are subject to the provisions of the DMC to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Development and includes but not limited to the Gondola System, areas for the installation or use of broadcast distribution or telecommunication network facilities, the sewers, drains, gutters, manholes, storm water drains, water courses, channels, water mains, cables, pipes, wires, ducts, flushing mains, fresh water mains, gas valve, fire services installations, fire warning system, fire fighting equipment, fire hydrant, hose reel system, sprinkler system, sprinkler control valve set, fire alarm system, emergency generator, artificial lighting and backup emergency lighting system, portable appliances, exit signs, visual fire alarm system, security equipment and facilities, ventilation fans, lights, lightning post, lightning rods, switches, meters, sanitary fittings, refuse disposal equipment, communal aerials, equipment, cat ladder, metal grating device, plant and machinery and other like installations, facilities or services and such additional

devices and facilities of the Development as may at any time be designated as Development Common Facilities by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the DMC.

5. “**Residential Common Areas**” means those parts of the Development designated for the common use and benefit of the Owners of all the Residential Units as a whole (and not just any particular Residential Unit) and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Residential Unit and is not otherwise specifically assigned to the Manager on trust for the benefit of all Owners and which, without limiting the generality of the foregoing, including but not limited to:-
  - (a) external walls of the Development at and above the Second Floor (except the windows and openable parts of the curtain wall system forming part of a Residential Unit and such pieces of vision panels forming part of the curtain wall system and wholly enclosing or fronting a Residential Unit, which form part of the relevant Residential Unit);
  - (b) entrance lobby and lift lobby on the Ground Floor; glass canopy on the First Floor; the Club House on the Second Floor; Covered Landscaped Area, Owners' Corporation office, caretaker's office, planters, lift lobby, staircases, pipe duct, water meter room, electricity meter chamber and hose reel on the Third Floor; staircases on upper part of the Third Floor and Level 27.25 Floor; part of the flat roof on the Fifth Floor; part of the air-conditioner platform, refuse storage and material recovery chambers, electricity meter chambers, pipe ducts, lift lobbies and staircases from the Fifth Floor to Twenty Eighth Floor; cover of utility platform on the Twenty Second Floor; flat roof, staircases, hose reel, cover of balcony and cover of utility platform on the Roof; lift machine room and staircase on the Upper Roof 1; staircase on the Upper Roof 2; the whole of the Top Roof; the lifts running from Ground Floor to the Roof (designated as "Lift-1" and "Lift-2" on the DMC Plans annexed hereto) and the Gondola System; and such additional areas of the Development as may at any time be designated as Residential Common Areas by the First Owner subject to the approval by a resolution of the Owners at an Owners' meeting convened in accordance with the provisions of the DMC;
  - (c) such areas within the meaning of “common parts” as defined in Section 2 of the BMO but shall exclude the Development Common Areas.

The Residential Common Areas referred to in (b) above are for the purpose of identification shown and coloured Indigo on the Plans annexed to the DMC the accuracy of which is certified by and on behalf of the Authorized Person..

6. “**Residential Common Facilities**” means all those facilities and installations in the Development intended for the common use and benefit of the Owners of the Residential Units as a whole (and not just any particular Residential Unit) and which are subject to the provisions of the DMC to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to the artificial lighting and backup emergency lighting system, the plant equipment and facilities for the Club House, wires, cables, meters, switches, ducts, pipes, drains, lifts and ancillary equipment, fire services installations, security installations and all mechanical and electrical installations and facilities and equipment exclusively for the Residential Common Areas and such additional devices and facilities of the Development as may be approved by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the DMC.





# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公 契 的 摘 要

### B. The number of undivided shares assigned to each residential property in the Development

Residential Units	No. of Units	No. of Undivided Shares per Unit	Total No. of Undivided Shares
<b>5/F.</b>			
Flat A on 5/F. (Note 1)	1	1,043	1,043
Flat B on 5/F. (Note 1)	1	652	652
<b>6/F.-21/F.</b>			
Flat A on 6/F.-21/F. (Note 2)	14	1,061	14,854
Flat B on 6/F.-21/F. (Note 2)	14	668	9,352
<b>22/F</b>			
Flat A on 22/F (Note 3)	1	997	997
Flat B on 22/F (Note 2)	1	668	668
<b>23/F.-28/F.</b>			
Flat A on 23/F.-28/F. (Note 2)	5	1,011	5,055
Flat B on 23/F.-28/F. (Note 2)	5	668	3,340
Sub-total:			35,961

Remarks : There are no 4th, 13th, 14th and 24th Floors in the Development

Note 1 : Means including the flat roof thereof.

Note 2 : Means including the balcony and utility platform thereof.

Note 3 : Means including the balcony and flat roof thereof.

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

Savills Property Management Limited will be appointed as Manager to undertake the management and maintenance of the Development for an initial term of two (2) years from the date of the DMC and to be continued thereafter until terminated in writing in accordance with the terms of the DMC.

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

The Owner of each Residential Unit shall pay the due contribution of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential units.

### E. The basis on which the management fee deposit is fixed

The management fee deposit is equal to two (2) months of the monthly contribution to the Management Charges in respect of the Unit based on the first annual Management Budgets which amount shall be transferable.

### F. The area in the Development retained by the vendor for the vendor's own use

Not applicable.

Note :

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



# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公 契 的 摘 要

### A. 發展項目的公用部分

最新版本的發展項目公契 ( 下稱「公契」) 擬稿對下列之定義界定如下 :-

1. 「**公用地方**」統指發展項目公用地方及住宅公用地方及任何公契分契 ( 按公契界定 ) ( 如有 ) 指定作為公用地方的發展項目所有該等部分。如適用和在不抵觸公契的規定下，每項公用地方包括香港法例第 344 章《建築物管理條例》( 下稱「**建築物管理條例**」) 第一附表指定的該等公用部分 ( 不包括發展項目內構成住宅單位部分的外牆 ( 包括幕牆 ) 的該等部分 )。
2. 「**公用設施**」統指發展項目公用設施及住宅公用設施及任何公契分契 ( 按公契界定 ) 指定作為公用設施的發展項目所有該等部分。
3. 「**發展項目公用地方**」指該地方或部分該地段及發展項目中指明為所有單位的業主及佔用人共同使用及享用的地方或其部分而並非按公契或其他規定指定給第一業主或任何個別住宅單位的業主，亦並非特別轉讓 ( 除非給管理人以信託形式代表所有業主持有 )，在不限制上述一般適用範圍下，包括 :-
  - (a) 發展項目地下及一樓的外牆 ( 廣告牌 1，廣告牌 2 及廣告牌 3 除外) ;
  - (b) 地基、支柱、木樑和其他結構承托物及部件；在地下的電力變壓房、垃圾房及物料回收室、消防控制室、電錶房、灑水器入口及控制閥、私家地、煤氣管、水錶櫃、管道槽、消防喉轆及樓梯；在一樓的總電掣房、電訊及廣播設備室、管道槽、樓梯及電錶櫃；在二樓的食水 / 沖廁水缸及泵房、消防水泵及灑水泵房及水缸及消防水缸；在三樓上層的灑水泵房、灑水水缸、管道槽、電錶櫃及消防喉轆；在天台的食水水缸及泵房及電錶櫃；在天台上層一的建築裝飾；在天台上層二的緊急發電機房及沖廁水水缸房；
  - (c) 位於該地段內之斜坡及護土牆 ( 如有 ) ;
  - (d) 設置或使用天線廣播發佈或電訊網絡設備的地方；
  - (e) 符合建築物管理條例第二條「公用部分」定義之地方但不包括住宅公用地方；
  - (f) 第一業主在任何時候指定並經業主在按公契規定召開的業主大會上通過決議批准作為發展項目之公用地方的該等新增地方；發展項目公用地方在公契附錄之圖則 ( 經認可人仕核實為準確 ) 上用黃色顯示，以供識別。
4. 「**發展項目公用設施**」指安裝作為其便利設施部分或擬供整個發展項目共同使用與享用，但並非僅供其中任何個別部分獨家享用的發展項目內的所有該等設施及裝置。發展項目設施由每個業主和佔用人與發展項目所有其他業主和佔用人共同使用，受公契條文規限，包括但不限於吊船系統、閉路電視系統、污水渠、排水渠、明渠、沙井、雨水排水渠、水道、渠道、總水喉、電纜、管道、電線、管槽、沖廁水總喉、食水總喉、煤氣閥、消防裝置、火警警報系統、滅火設備、消防栓、消防喉轆系統、灑水器系統、灑水器控制閥、火警鐘系統、緊急發電機、建築照明及後備緊急照明系統、攜帶式裝置、出口標誌、圖像火警警報系統、保安設備及設施、通風扇、照明、燈柱、避雷針、電掣、儀錶、衛生裝置、垃圾處理設備、公共天線、設備、豎梯、金屬光柵裝置、機械及機器及其他類似裝置、設施或服務及第一業主在任何時候指定並經業主在按公契規定召開的業主大會上通過決議批准作為發展項目公用設施的發展項目之該等新增設備及設施。
5. 「**住宅公用地方**」指於發展項目中指明為所有住宅單位的業主一起共同使用及享用的該等部分 ( 並非僅供任何個別住宅單位 ) 而並非按公契或其他規定指定給第一業主或任何個別住宅單位的業主，亦並非特別轉讓 ( 除非給管理人以信託形式代表所有業主持有 ) 在不限制上述一般適用範圍下，包括但不限於 :-
  - (a) 發展項目二樓或以上的外牆 ( 構成住宅單位部分之窗戶及可開啟之幕牆系統部分及構成住宅單位部分並覆蓋整個住宅單位或在住宅單位正面構成幕牆系統部分之觀景面板除外) ;
  - (b) 在地下的入口大堂及電梯大堂；在一樓的玻璃簷蓬；在二樓的會所；在三樓的有蓋園林區、業主立案法團辦公室、管理員室、栽種區、電梯大堂、樓梯、管道槽、水錶房、電錶櫃及消防喉轆；在三樓上層及 27.25 層面 (Level 27.25) 的樓梯；在五樓的部份平台；五樓至二十八樓內的部份冷氣機平台、垃圾房及物料回收櫃、電錶櫃、管道槽、電梯大堂及樓梯；在二十二樓的工作平台上蓋；在天台的樓梯、消防喉轆、露台上蓋及工作平台上蓋；在天台上層 1 的電梯機房及樓梯；在天台上層 2 的樓梯；天台頂層全層；由地下至天台的電梯一及電梯二；吊船系統及第一業主在任何時候指定並經業主按公契規定召開的業主大會上通過決議批准作為住宅公用地方的發展項目之新增地方；
  - (c) 符合建築物管理條例第二條「公用部分」定義之地方，但發展項目公用地方除外。

上述 (b) 段所述的住宅公用地方在公契附錄之圖則 ( 經認可人仕核實為準確 ) 上用藍色顯示，以供識別。

6. 「**住宅公用設施**」指發展項目中擬供所有住宅單位 ( 並非僅供任何個別住宅單位 ) 業主共同使用與享用並在公契的規限下由每個住宅單位業主及佔用人與所有其他住宅單位業主及佔用人共同使用的住宅樓宇項目的所有該等設施及裝置，包括但不限於建築照明及後備緊急照明系統、供會所使用的機械、設備及設施，供住宅公用地方專用的電線、電纜、儀錶，電掣、

管槽、管道、排水渠、電梯及附加設備、消防裝置、保安裝置及一切機電裝置、設施及設備及經業主在按公契規定召開的業主大會上通過決議批准的發展項目之新增設備及設施。

### 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

住宅單位	單位數目	每個單位之不分割份數	不分割份數之總數
<b>5/F.</b>			
5樓A單位 (註釋1)	1	1,043	1,043
5樓B單位 (註釋1)	1	652	652
<b>6/F.-21/F.</b>			
6樓至21樓A單位 (註釋2)	14	1,061	14,854
6樓至21樓B單位 (註釋2)	14	668	9,352
<b>22/F</b>			
22樓A單位 (註釋3)	1	997	997
22樓B單位 (註釋2)	1	668	668
<b>23/F.-28/F.</b>			
23樓至28樓A單位 (註釋2)	5	1,011	5,055
23樓至28樓B單位 (註釋2)	5	668	3,340
總數:			35,961
備註：發展項目不設4、13、14及24樓			
註釋1：指包括其平台			
註釋2：指包括其露台及工作平台			
註釋3：指包括其露台及平台			

### C. 有關發展項目的管理人的委任期

第一太平戴維斯物業管理有限公司將會被委任為管理人，執行發展項目之管理及維修。管理人最初任期為兩 (2) 年，由公契訂立之日開始，其後繼續留任，直至按公契條款規定以書面形式終止。

### D. 管理開支按何等基準在發展項目中的住宅物業擁有人之間分擔

每個住宅單位業主須按住宅管理預算支付年度開支中的適當分擔款項，該適當分擔款項的比例與該業主的住宅單位獲分配的管理單位數目佔所有住宅單位獲分配的管理單位數目總額之比例相同。

### E. 計算管理費按金的基準

管理費按金相等於該單位按首個年度管理預算應付每月管理費分擔款項之 2 個月款項，該款項可以轉讓。

### F. 賣方在發展項目中保留作自用的範圍

不適用。

備註：

如欲知全部詳情，請參閱最新公契擬稿。最新公契擬稿之全文可在售樓處開放時間內免費查閱，並在繳交必要的影印費後可索取最新公契擬稿之全文影印副本。



# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

### 1. The Lot Number of the land on which the Development is situated

The Development is constructed on Section A of New Kowloon Inland Lot No.2196, Section A of New Kowloon Inland Lot No.2197, Section A of New Kowloon Inland Lot No.2198, Section B of New Kowloon Inland Lot No.2196, Section B of New Kowloon Inland Lot No.2197, Section B of New Kowloon Inland Lot No.2198, Section C of New Kowloon Inland Lot No.2196, Section C of New Kowloon Inland Lot No.2197, Section C of New Kowloon Inland Lot No.2198, The Remaining Portion of New Kowloon Inland Lot No.2196, The Remaining Portion of New Kowloon Inland Lot No.2197 and The Remaining Portion of New Kowloon Inland Lot No.2198 (collectively “the **Lots**”).

### 2. The Term of years under the lease

According to the Government Leases for New Kowloon Inland Lot No.2196, New Kowloon Inland Lot No.2197 and New Kowloon Inland Lot No.2198 (collectively “the **Government Leases**”), the Lots are granted for a term of 75 years from 1st July 1898 with right of renewal for one further term of 25 years less the last three days thereof (which said term is extended until the 30th day of June 2047 under Section 6 of the New Territories Leases (Extension Ordinance (Cap150))).

### 3. The user restrictions applicable to the land

Pursuant to the Government Leases, the grantee shall not use the Lots for any part thereof for the trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger, or any other noisy noisome or offensive trade or business whatever, without the previous licence of the Government of the Hong Kong Special Administrative Region (“the **Government**”) signified in writing by the Chief Executive 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 the land

Not Applicable

### 6. The Lease conditions that are onerous to a purchaser

- The grantee shall and will, from time to time, and at all times during the respective terms of the Government Leases, when, where and as often as need or occasion shall be and require, at her/his/their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the Lots and all the walls, banks, cuttings, hedges, ditches, 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 grantee shall and will during the respective terms granted by the Government Leases, 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 Lots or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Government and shall be recoverable in the nature of rent in arrear.
- The grantee will not let, underlet, mortgage, assign or otherwise part with all or any part of the Lots for all or any part of term granted by the Government Leases without at the same time registering such alienation in the Land Registry or in such other Office as may be instituted for the purposes of registration in Hong Kong and paying the prescribed fees therefor.
- The Government shall have full power to resume, enter into, and re-take possession of all or any part of the Lots if required for the improvement of Hong Kong or for any other public purpose whatsoever, three calendar months’ notice being given to the grantee of its being so required, and a full and fair compensation for the Lots and the buildings thereon being paid to the grantee at a valuation to be fairly and impartially made by the Government and upon the exercise of such power the term and estate created by the Government Leases shall respectively cease to determine and be void.

### 1. 發展項目所位於土地的地段編號 :-

發展項目建於新九龍內地段第2196號A分段，新九龍內地段第2197號A分段，新九龍內地段第2198號A分段，新九龍內地段第2196號B分段，新九龍內地段第2197號B分段，新九龍內地段第2198號B分段，新九龍內地段第2196號C分段，新九龍內地段第2197號C分段，新九龍內地段第2198號C分段，新九龍內地段第2196號餘段，新九龍內地段第2197號餘段及新九龍內地段第2198號餘段（統稱「該地段」）。

### 2. 有關租契規定的年期 :-

根據新九龍內地段第2196號，新九龍內地段第2197號及新九龍內地段第2198號的政府租契（統稱「該政府租契」），該地段批出的年期為75年由1898年7月1日起計，附有續期權，年期為25年少3日由原有年期屆滿起計。租契年期已根據「新界（可續期政府租契）條例」第6條延長至2047年6月30日）。

### 3. 適用於該土地的用途限制 :-

根據該政府租契規定，除非事前已得到行政長官或其他獲授權人代表香港特別行政區政府（下稱「政府」）發出的書面許可，承批人不得將該地段或其任何部分用作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務、或任何其他產生噪音、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. 有關承批人在所批土地內外鋪設、塑造或作環境美化的任何範圍、或興建或或維持任何構築物或設施的責任 :-

不適用。

### 6. 對買方造成負擔的租契條件 :-

- 承批人須於該政府租契期內不時及於任何時候、不論何時、何地需要時自費充分地及完善地修復、維持、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保持現在或將來任何時間豎立於該地段上的房屋、宅院或物業及所有其他豎立物及建築物，連同所有屬於或有關的所有牆壁、土堤、路塹、樹籬、溝渠、圍欄、照明、行人道、廁所、水槽、排水溝及水道，並以各種方式作出需要及必要的修補、清洗及修改工程，整個工程須達致政府滿意的程度。
- 承批人須於該政府租契期內需要時承擔及支付合理分攤的製造、興建、維修及改善於或屬於該地段或其任何部分或為其所需而與附近或毗鄰範圍共用的所有或任何道路、行人道、渠道、圍牆和共用牆、通風口、私人或公用排污渠和排水渠的支出和費用，該分攤由政府釐定，並可當為欠繳地租而作出追討。
- 承批人不可在該政府租契批出的全部或任何部分年期內，租出、分租、按揭、轉讓或以任何方式處置該地段的全部或任何部分予他人時，而未有同時在土地註冊處或該等其他在香港為辦理登記的目的而成立的機構登記有關的轉讓文件及支付相關的指定費用。
- 如為改善香港或任何其他公共目的需要，政府在發出三個公曆月的通知及支付予承批人由政府經公平和客觀的評估而作出該地段及其上的建築物的充分和公平賠償後，有權收回、進入及重新管有該地段全部或任何部分，該等權利一經行使，該政府租契所訂的年期及產業權會分別終止、終結及無效。



# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

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(A) Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use Not Applicable	(A) 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施 不適用
(B) Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development Not Applicable	(B) 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施 不適用
(C) Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development Not Applicable	(C) 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地 不適用
(D) Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap.123 sub.leg. F) Not Applicable	(D) 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 不適用
(E) 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 Not Applicable	(E) 在切實可行範圍內，盡量顯示上述設施、休憩用地及土地中的該等部分的位置的圖則 不適用
(F) Whether the general public has the right to use those facilities or open spaces, or those parts of the land, mentioned above in accordance with the land grant or the deed of dedication (as the case may be) Not Applicable	(F) 公眾是否有權按照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 ) 使用上述設施或休憩用地，或土地中的該等部分 不適用
(G) Provisions of the land grant and the deed of dedication that concern those facilities and open spaces, and those parts of the land, mentioned above Not Applicable	(G) 批地文件及撥出私人地方供公眾使用的契據中關於上述設施、休憩用地及土地中的該等部分的條文 不適用
(H) 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 Not Applicable	(H) 指明住宅物業的每一公契中關於上述設施、休憩用地及土地中的該等部分的條文 不適用





# 18

## WARNING TO PURCHASERS

### 對買方的警告

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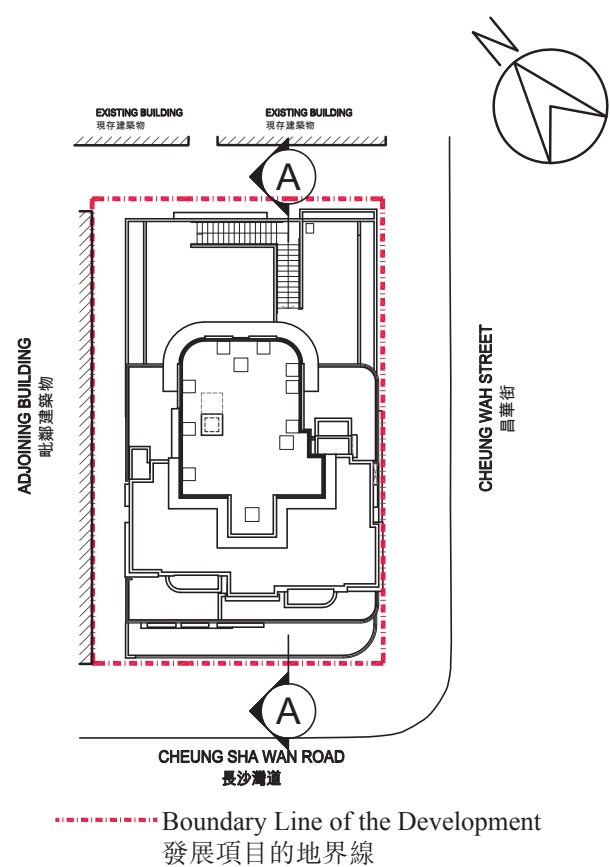
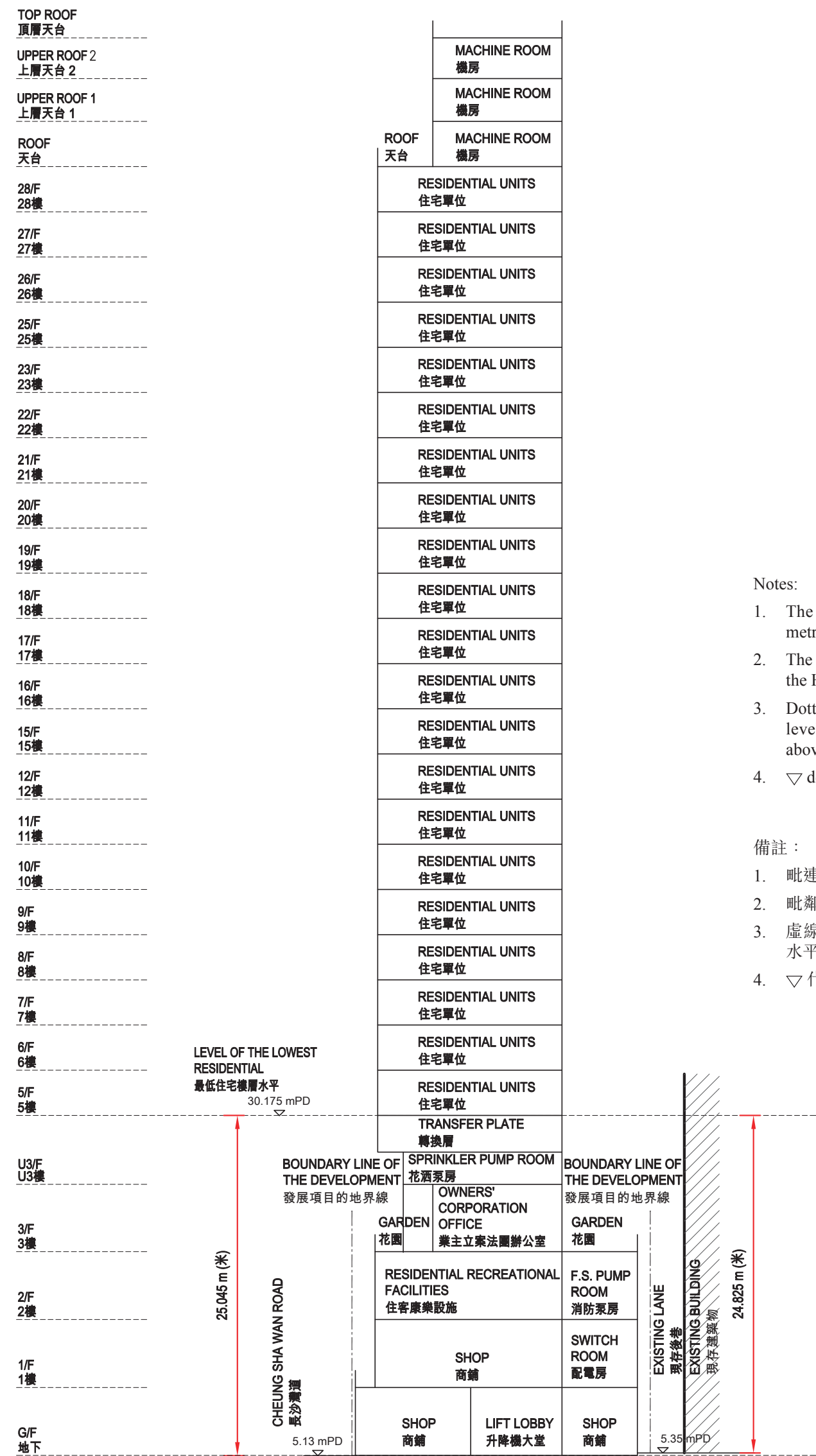
- (1) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  - (2) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
  - (3) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser -
    - (i) that firm may not be able to protect the purchaser's interests; and
    - (ii) the purchaser may have to instruct a separate firm of solicitors; and
    - (iii) in the case of paragraph (3) (ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
- (1) 現建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
  - (2) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
  - (3) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 -
    - (i) 該律師事務所可能不能夠保障買方的利益；及
    - (ii) 買方可能要聘用一間獨立的律師事務所；及
    - (iii) 如屬 (3) (ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。



# 19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

Cross-Section Plan A-A  
橫截面圖 A-A



Block Plan  
座向圖

- Notes:
- The part of Cheung Sha Wan Road adjacent to the building is 5.130 metres above the Hong Kong Principal Datum.
  - The part of existing lane adjacent to the building is 5.350 metres above the Hong Kong Principal Datum..
  - Dotted line (-----) denotes the level of the lowest residential floor. The level of the lowest residential floor of the building is 30.175 metres above the Hong Kong Principal Datum.
  - ▽ denotes height (in metres) above the Hong Kong Principal Datum.

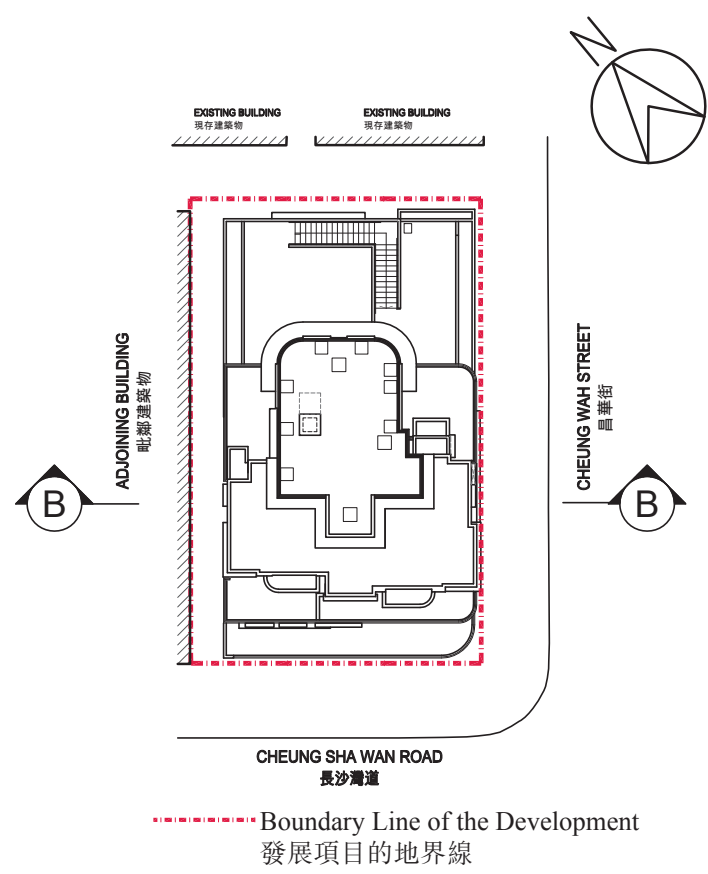
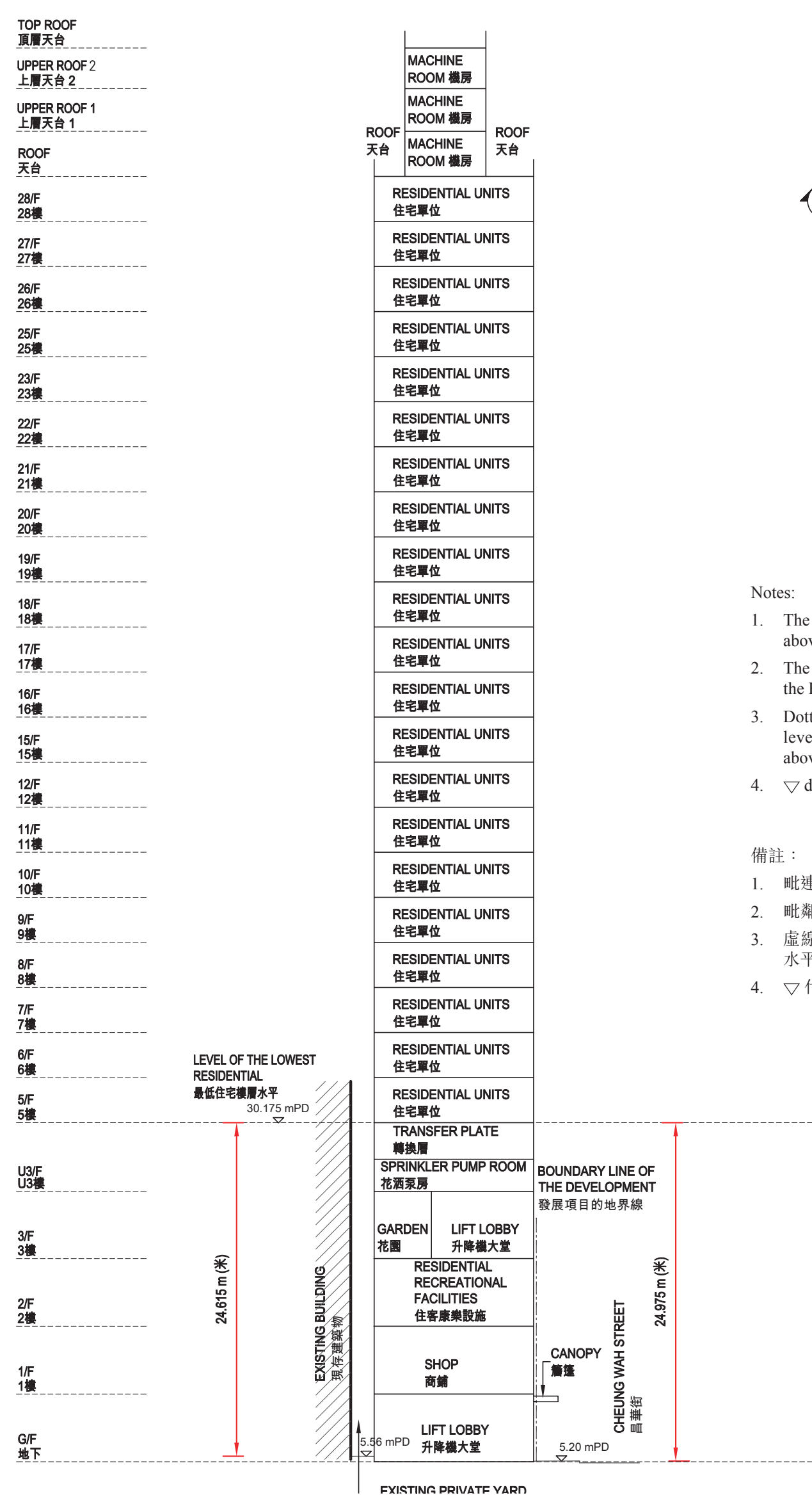
- 備註：
- 毗連建築物的一段長沙灣道為香港主水平基準以上 5.130 米。
  - 毗鄰建築物的一段現存後巷為香港主水平基準以上 5.350 米。
  - 虛線 (-----) 為最低住宅樓層水平。建築物之最低住宅樓層為香港主水平基準以上 30.175 米。
  - ▽ 代表香港主水平基準以上的高度（米）。



# 19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

Cross-Section Plan B-B  
橫截面圖 B-B



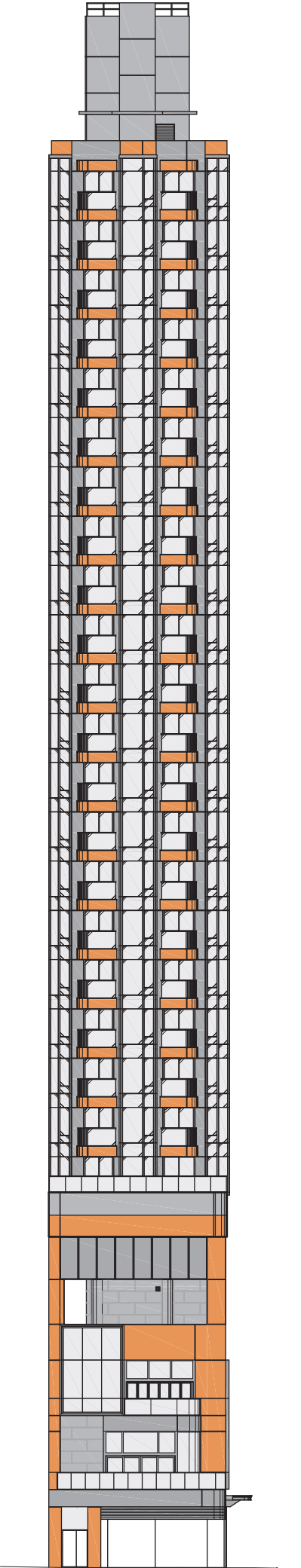
Block Plan  
座向圖

- Notes:
- The part of Cheung Wah Street adjacent to the building is 5.200 metres above the Hong Kong Principal Datum.
  - The part of existing private yard to the building is 5.560 metres above the Hong Kong Principal Datum..
  - Dotted line (-----) denotes the level of the lowest residential floor. The level of the lowest residential floor of the building is 30.175 metres above the Hong Kong Principal Datum.
  - ▽ denotes height (in metres) above the Hong Kong Principal Datum.

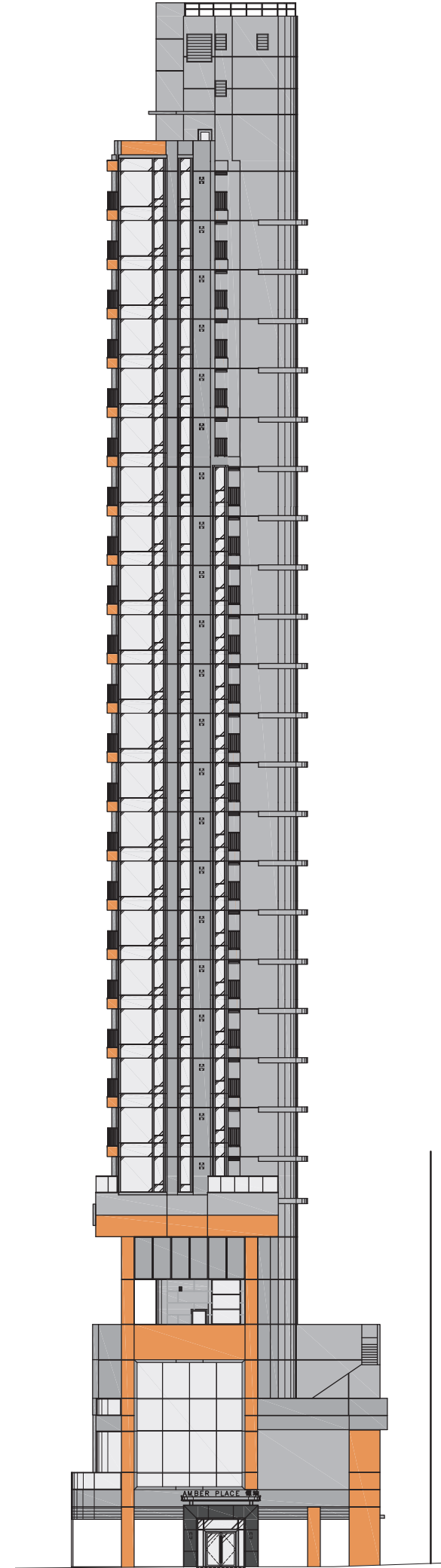
- 備註：
- 毗連建築物的一段昌華街為香港主水平基準以上 5.200 米。
  - 毗鄰建築物的一段現存私人庭院為香港主水平基準以上 5.560 米。
  - 虛線 (-----) 為最低住宅樓層水平。建築物之最低住宅樓層為香港主水平基準以上 30.175 米。
  - ▽ 代表香港主水平基準以上的高度（米）。

# 20 ELEVATION PLAN

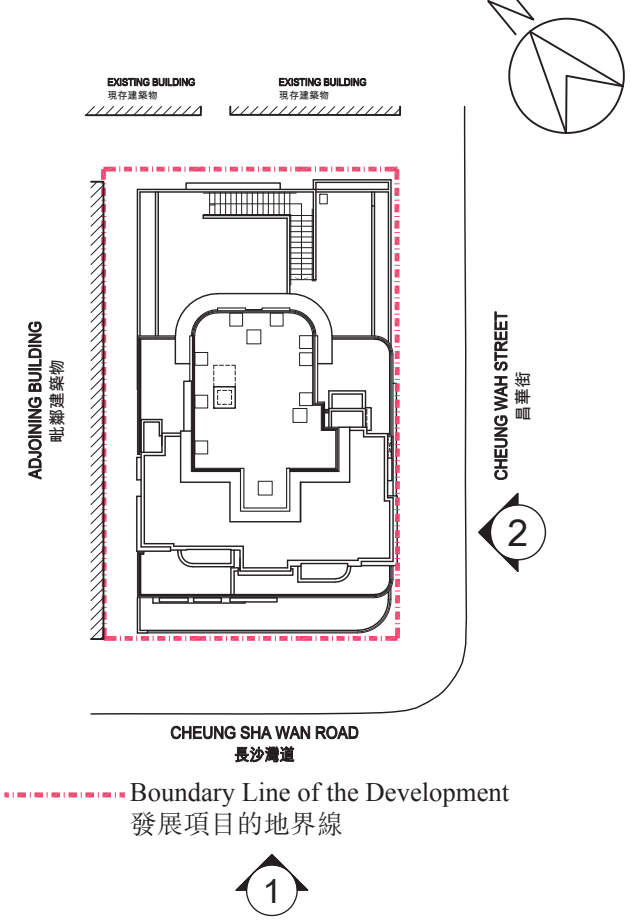
## 立面圖



Elevation 1  
立面圖 1



Elevation 2  
立面圖 2



Block Plan  
座向圖

Authorized Person for the Development certified that the elevations shown on these plans:

(1) are prepared on the basis of the approved building plans for the Development as of 17th March 2023, and

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

發展項目的認可人士證明本圖所顯示的立面：

(1) 以 2023 年 3 月 17 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

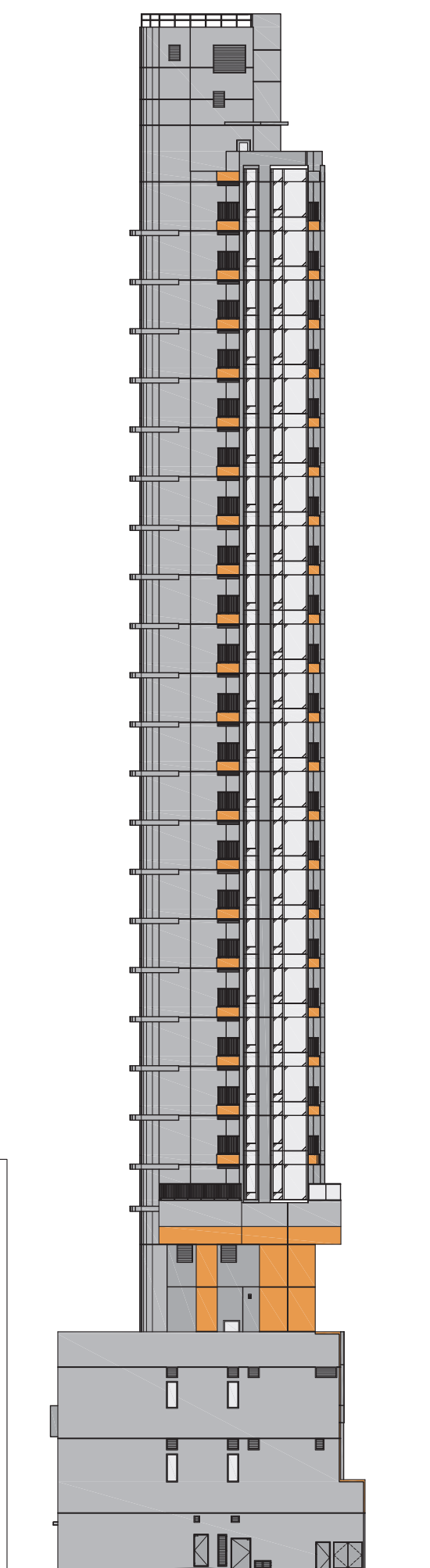
(2) 大致上與發展項目的外觀一致。



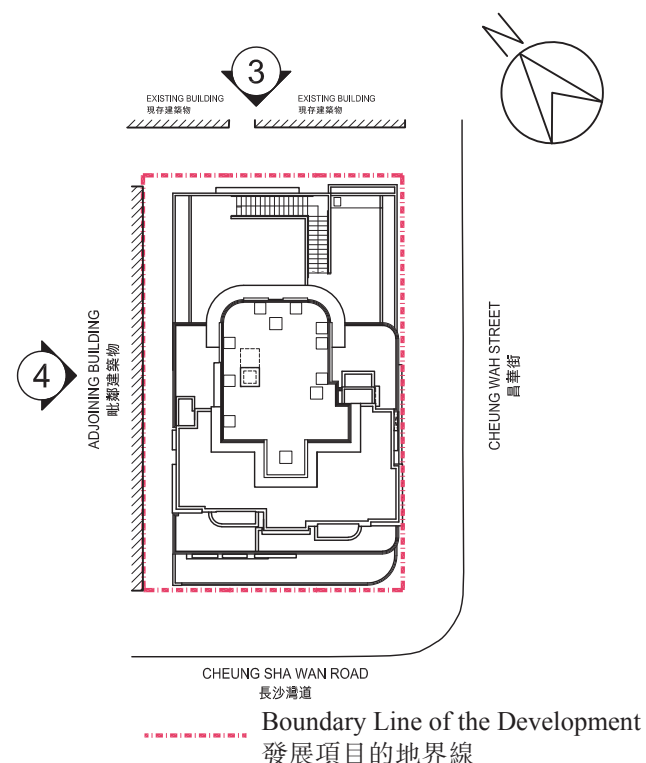
# 20 ELEVATION PLAN 立面圖



**Elevation 3**  
**立面圖 3**



**Elevation 4**  
**立面圖 4**



**Block Plan**  
**座向圖**

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

- (1) are prepared on the basis of the approved building plans for the Development as of 17th March 2023, and
- (2) are in general accordance with the outward appearance of Development.

發展項目的認可人士證明本圖所顯示的立面：

- (1) 以 2023 年 3 月 17 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。



# 21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

## 發展項目中的公用設施的資料

Common Facilities 公用設施	Covered 有蓋		Uncovered 無蓋		Total Area 總面積	
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	Area (sq. ft.) 面積（平方呎）	Area (sq. m.) 面積（平方米）	Area (sq. ft.) 面積（平方呎）	Area (sq. m.) 面積（平方米）	Area (sq. ft.) 面積（平方呎）	Area (sq. m.) 面積（平方米）
	1086	100.866	Not Applicable 不適用		1086	100.866
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	Not Applicable 不適用		Not Applicable 不適用		Not Applicable 不適用	
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	637	59.208	821	76.292	1459	135.500

Notes 備註：

The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.7639 square feet and rounded to the nearest square feet, which may be slightly different from the area presented in square metres.

上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 = 10.7639 平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

# 22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

## 閱覽圖則及公契

1. Copies of the Outline Zoning Plans relating to the Development are available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)

2. A copy of every deed of mutual covenant in respect of the specified residential properties that has been executed available for inspection at the place at which the specified residential properties are offered to be sold. The inspection is free of charge.
1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)。

2. 關於指明住宅物業的每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供免費閱覽。





# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

1. Exterior Finishes	
Item	Description
(a) External Wall	<u>Podium</u> Curtain wall, window wall, aluminium cladding, aluminium architectural feature decorative, aluminium grille, aluminium louver, ceramic wall tiles, textured spray paint. <u>Tower</u> Curtain wall, window wall, aluminium cladding, aluminium architectural feature, decorative aluminium grille, aluminium louver, metal balustrade, ceramic wall tiles, textured spray paint.
(b) Window	Aluminium window frame with fluorocarbon coating fitted with tinted / clear tempered glass. (Bathroom windows are fitted with frosted tempered glass).
(c) Bay Window	Not Applicable.
(d) Planter	Ceramic wall tiles.
(e) Balcony / Flat Roofs	Balconies are fitted with metal railings and tempered glass balustrade. The base of metal railings and tempered glass balustrade are finished with ceramic tiles. Wall is finished with ceramic tile. Floor is finished with homogeneous tile. Ceiling is finished with emulsion paint. Each Balcony is covered.
(f) Utility Platform	Utility platforms are fitted with metal railings. The base of metal railings are finished with ceramic tiles. Wall is finished with ceramic tiles. Floor is finished with homogeneous tiles. Ceiling is finished with aluminium cladding. Each utility platform is covered.
(g) Drying Facilities for Clothing	Not Applicable.

2. Interior Finishes	
Item	Description
(a) Lobby	<u>Main Entrance Lobby on Ground Floor</u> Floor is finished with marbles. Wall is finished with marbles, plastic laminate on plywood panels, stainless steel panels and timber veneer panel.  Ceiling is finished with gypsum board with emulsion paint and timber veneer on plywood panel.  <u>Lift Lobbies on Residential Floors</u> Floor is finished with ceramic tiles at the exposed surface. Wall is finished with marbles, stainless steel panels and plastic laminate.  Ceiling is finished with gypsum board with emulsion paint.
(b) Internal Wall and Ceiling	<u>Living Room/Dining Room (Flat A &amp; Flat B)</u> Wall is finished with emulsion paint where exposed. Ceiling is finished with emulsion paint and gypsum board false ceiling with emulsion paint (at Flat B only).  <u>Master Bedroom (Flat A &amp; Flat B)</u> Wall is finished with emulsion paint where exposed. Ceiling is finished with emulsion paint (at Flat B only).  <u>Bedroom (Flat A)</u> Wall is finished with emulsion paint where exposed. Ceiling is finished with emulsion paint.

1. 外部裝修物料	
細項	描述
(a) 外牆	<u>平台</u> 玻璃幕牆、玻璃牆、鋁質飾板、鋁質建築裝飾物、鋁質格柵、鋁質百葉、瓷磚、塗漆。  <u>大廈</u> 玻璃幕牆、玻璃牆、鋁質飾板、鋁質建築裝飾物、裝飾鋁質格柵、鋁質百葉、金屬圍欄、瓷磚、塗漆。
(b) 窗	氟炭塗層鋁質窗框配有色或透明強化玻璃，浴室窗則配以磨砂強化玻璃。
(c) 窗台	不適用。
(d) 花槽	瓷磚。
(e) 陽台或露台	露台裝設金屬欄杆和透明強化玻璃片，底部鋪砌瓷磚。 牆身鋪砌瓷磚。 地台鋪砌同質瓷磚。 天花配乳膠漆。 每一個露台皆有蓋。
(f) 工作平台	平台裝設金屬欄杆，金屬欄杆底部鋪砌瓷磚。 牆身鋪砌瓷磚。 地台鋪砌同質瓷磚。 天花裝有鋁質飾板。 每一個工作平台皆有蓋。
(g) 乾衣設施	不適用。

2. 室內裝修物料	
細項	描述
(a) 大堂	<u>地面層入口大堂</u> 地台鋪砌雲石。牆身鋪砌雲石，防火膠板連木夾板底，不銹鋼飾面板和木皮飾面板。  天花裝有石膏板天花配乳膠漆及木皮飾面板連木夾板底。  <u>住宅層升降機大堂</u> 地台鋪砌瓷磚。牆身鋪砌雲石，不銹鋼飾面板和和防火膠板。  天花裝有石膏板天花配乳膠漆。
(b) 內牆及天花板	<u>客廳 / 飯廳 (A 單位及 B 單位)</u> 牆壁外露部分髹上乳膠漆。天花板裝修物料為乳膠漆及髹上乳膠漆的石膏板假天花 ( 只限於 B 單位 ) 。  <u>主人房 (A 單位及 B 單位)</u> 牆壁外露部分髹上乳膠漆。天花板裝修物料為乳膠漆。  <u>睡房 (A 單位)</u> 牆壁外露部分髹上乳膠漆。天花板裝修物料為乳膠漆。



# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(c) Internal Floor	<u>Living Room/Dining Room (Flat A &amp; Flat B)</u> Floor is finished with ceramic tiles with wood textures and timber skirting.
	<u>Master Bedroom (Flat A &amp; Flat B)</u> Floor is finished with ceramic tiles with wood textures and timber skirting.
	<u>Bedroom (Flat A)</u> Floor is finished with ceramic tiles with wood textures and timber skirting.
(d) Bathroom	Floor is finished with ceramic tiles where exposed. Wall is finished with ceramic tiles where exposed and up to false ceiling level.  Ceiling is finished with gypsum board false ceiling with emulsion paint.
(e) Kitchen	<u>Open Kitchen/Kitchen (FlatA)</u> Floor is finished with homogenous tiles where exposed. Wall is finished with ceramic tiles where exposed after installation of kitchen cabinet. Ceiling is finished with gypsum board false ceiling with emulsion paint. Cooking worktop is finished with solid surface material.  The wall surface underneath wall hung cabinets and above worktop with built-in induction hob is finished with artificial stone panel.  One wall under wall hung cabinet and above work top without built-in induction hob is finished with artificial stone panel.  <u>Open Kitchen (FlatB)</u> Floor is finished with homogenous tiles where exposed. Wall is finished with ceramic tiles where exposed. Ceiling is finished with gypsum board false ceiling with emulsion paint. Cooking worktop is finished with solid surface material.  The wall surface underneath wall hung cabinets and above worktop is finished with artificial stone panel.

3. Interior fittings	
Item	Description
(a) Doors	<u>Entrance Door</u> Timber veneered solid core fire rated timber door, fitted with eye viewer, door stopper, door closer and electronic lockset.
	<u>Master Bedroom Door (Flat A)( Flat B)</u> Timber veneered hollow core timber door, fitted with lockset and door stopper.
	<u>Bedroom Door (Flat A)</u> Timer veneered hollow core timber door, fitted with lockset and door stopper.
	<u>Kitchen Door [Flat A at 5/F to 21/F (13/F &amp; 14/F skipped)]</u> Timber veneered solid core fire rated timber door, fitted with fire rated glass vision panel, door stopper and door closer.
	<u>Bathroom Door</u> Timber veneered hollow core timber door, fitted with lockset and door stopper.

2. 室內裝修物料	
細項	描述
(c) 內部地板	<u>客廳 / 飯廳 (A 單位及 B 單位)</u> 地台以木紋瓷磚鋪砌, 并配以木製牆腳線。
	<u>主人房 (A 單位及 B 單位)</u> 地台以木紋瓷磚鋪砌, 并配以木製牆腳線。
	<u>睡房 (A 單位)</u> 地台以木紋瓷磚鋪砌, 并配以木製牆腳線。
(d) 浴室	地台外露部份以瓷磚鋪砌, 牆壁外露部份至假天花以瓷磚鋪砌。  天花板裝修物料為髹上乳膠漆的石膏板假天花。
(e) 廚房	<u>開放式廚房 / 廚房 (A 單位)</u> 地台外露部份以同質瓷磚鋪砌。 牆壁外露部份以瓷磚鋪砌。天花板裝修物料為髹上乳膠漆的石膏板假天花。工作台面裝修物料為實體面材。  掛牆櫃和裝有嵌入式電磁爐的工作台面之間的牆身裝有人造石面板。  於一幅在掛牆櫃和沒有裝設嵌入式電磁爐的工作台面之間的牆身裝有人造石面板。  <u>開放式廚房 (B 單位)</u> 地台外露部份以同質瓷磚鋪砌。 牆壁外露部份以瓷磚鋪砌。天花板裝修物料為髹上乳膠漆的石膏板鋪砌假天花。工作台面裝修物料為實心面材。  掛牆櫃和工作台面之間的牆身裝有人造石板面。

3. 室內裝置	
細項	描述
(a) 門	<u>住宅物業大門</u> 木皮飾面實心防火木門, 配以防盜眼、門擋、氣鼓及電子門鎖。
	<u>主人房門 (A 單位及 B 單位)</u> 木皮飾面空心木門, 裝設門鎖及門擋。
	<u>睡房門 (A 單位)</u> 木皮飾面空心木門, 裝設門鎖及門擋。
	<u>廚房門 [於 5 樓至 21 樓 (不設 13 樓及 14 樓) 的 A 單位]</u> 木皮飾面實心防火木門, 裝設防火玻璃窗, 門擋及氣鼓。
	<u>浴室門</u> 木皮飾面空心木門, 裝設門鎖及門擋。



# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

3. Interior fittings	
Item	Description
(a) Doors	<u>Balcony Door</u> Aluminium frame sliding door with fluorocarbon coating fitted with clear glass panel and provided with lockset.
	<u>Utility Platform Door</u> Aluminium frame swing door with fluorocarbon coating fitted with glass panel and provided with lockset.
	<u>5/F Front Flat Roof Door</u> Aluminium frame sliding door with fluorocarbon coating fitted with clear glass panel and provided with socket. (Front)
	<u>5/F Rear Flat Roof Door</u> Aluminium frame swing door with fluorocarbon coating fitted with glass panel and provided with lockset. (Back)
(b) Bathroom	<p>Fittings and equipment include hanging mirror cabinet made by wood and glass mirror, vitreous china water closet, vitreous china basin, chrome plated basin mixer, chrome plated shower mixer, chrome plated hand shower, chrome plated hand towel ring, chrome plated toilet paper holder, chrome plated towel bar, chrome plated pull handle and shower cubicle with glass enclosure. No bathtub.</p> <p>Copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water supply system.</p>
(c) Kitchen & Open Kitchen	<p>Kitchen cabinets are made of wood, finished with plastic laminate. Other fittings and equipment include artificial granite sink, chrome plated sink mixer.</p> <p>Concealed type sprinkler head and smoke detector covered with sounder base are installed in or near Open Kitchen. For the location of such installations and equipment, please refer to the “Schedule of Mechanical &amp; Electrical Provisions of Residential Units” below.</p> <p>Copper pipes are used for cold and hot water supply system. UPVC pipes are used for drainage pipe system.</p>
(d) Bedroom	No fitting / furniture is provided.
(e) Telephone	<p>Telephone outlets are provided for telephone.</p> <p>For the location and number of connection points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Units” below.</p>
(f) Antennas	<p>TV/FM outlets for local TV/FM radio programmes are provided.</p> <p>For the location and number of connection points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Units” below.</p>
(g) Electrical Installations	<p>Conduits are partly concealed and partly exposed*.</p> <p>(*Note: Other than those parts of the conduits concealed within concrete or block walls, the rest of them are exposed. The exposed conduits may be covered by false ceiling, bulkheads, cabinets, non-concrete partition walls, designated pipe ducts or other materials.)</p> <p>Single phase electricity supply with miniature circuit breaker distribution boards is provided.</p> <p>For the location and number of power points and air-conditioner points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Units” below.</p>

3. 室內裝置	
細項	描述
(a) 門	<u>露台門</u> 氟炭塗層鋁質趟門鑲配透明玻璃及裝設門鎖。
	<u>工作平台門</u> 氟炭塗層鋁質推拉門鑲配玻璃及裝設門鎖。
	<u>5 樓前平台門</u> 氟炭塗層鋁質趟門鑲配透明玻璃及裝設門鎖。
	<u>5 樓後平台門</u> 氟炭塗層鋁質推拉門鑲配玻璃及裝設門鎖。
(b) 浴室	<p>裝置及設備包括以木及玻璃鏡製的掛鏡櫃、瓷質陶瓷坐廁、瓷質陶瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻花灑水龍頭、鍍鉻毛巾圈、鍍鉻廁紙架、鍍鉻毛巾架、鍍鉻拉手及玻璃浴屏淋浴間。沒有浴缸。</p> <p>冷熱水供水系統採用銅喉管。沖廁水供水系統採用膠喉管。</p>
(c) 廚房及開放式廚房	<p>廚櫃選用木板，配以膠層壓板飾面。其他裝置及設備包括人造花崗石洗滌盆、鍍鉻洗滌盆水龍頭。</p> <p>開放式廚房內或附近裝有隱蔽式花灑頭及煙霧偵測器連發聲器底座。有關裝置及設備的位置，請參閱下文「住宅單位機電裝置數量說明表」。</p> <p>冷熱水供水系統採用銅喉管。</p> <p>排水系統採用膠喉管。</p>
(d) 睡房	沒有裝置 / 傢俱供應。
(e) 電話	<p>裝設有電話插座供電話使用。</p> <p>有關接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。</p>
(f) 天線	<p>裝設有本地電視 / 電台天線接駁點。</p> <p>有關接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。</p>
(g) 電力裝置	<p>導管是部分隱藏及部分外露 *</p> <p>(* 註釋：除部分隱藏於混凝土內導管外，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、非混凝土間牆，指定槽位或其他物料遮蓋。)</p> <p>配有微型斷路器配電箱的單相電源供應。</p> <p>有關電插座及空調機接駁點之位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。</p>



# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

3. Interior fittings	
Item	Description
(h) Gas Supply	Towngas supply pipes are connected to gas water heater for all residential units.  Towngas meter connection point is provided in the utility platform.  Circulating type gas water heater is provided in Utility Platform.
(i) Washing machine Connection Point	Electrical sockets, water connection point and drainage connection point are provided for washing machine at kitchen and open kitchen.
(j) Water Supply	Cold and hot water supply is provided by copper pipe. Flushing water supply is provided by UPVC pipe. Water pipes are partly concealed and partly exposed.*  (*Note: Other than those part of the water pipes concealed within plastering, the rest of them are exposed. The exposed water pipes may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.)  Hot water supply is available in kitchens, open kitchens and bathrooms.

4. Miscellaneous	
Item	Description
(a) Lifts	Two “Schindler” passenger lifts (Model no. SCHINDLER 5500) serve G/F to 28/F (4/F, 13/F, 14/F and 24/F floor numbering skipped) (1/F & U3/F is not served).
(b) Letter Box	Metal Letter Box with smart access card reader is provided.
(c) Refuse Collection	Refuse to be collected by cleaners. Refuse chamber room is located on G/F. Refuse collection points are provided at common residential lobbies of each floors.
(d) Water Meter, Electricity Meter and Gas Meter	Separate electricity meter and separate water meter for all residential units are provided in common electrical meter cabinet and common water meter cabinet.  Separate gas meters for all residential units are provided in utility platform of each residential unit.

5. Security facilities	
Access control and security system	Door phone system with smart access card reader is installed at residential entrance lobby on G/F. Door phone system is provided in all residential units.  CCTV system is provided at main entrance lobby and lifts.

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.

3. 室內裝置	
細項	描述
(h) 氣體供應	煤氣喉接駁至所有單位的煤氣熱水爐。  煤氣錶接駁點位於工作平台。  工作平台設有煤氣循環式恆溫熱水爐。
(i) 洗衣機接駁點	於廚房及開放式廚房設有電插座及來去水接駁點供洗衣機使用。
(j) 供水	冷熱水供應採用銅喉。沖廁水供應採用膠喉管。水管是部分隱藏及部分外露*。  (* 註釋：除部分隱藏於批盪之水管外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面飾板、非混凝土間牆、指定之槽位或其他物料遮蓋。)  於廚房、開放式廚房及浴室均設有熱水供應。

4. 雜項	
細項	描述
(a) 升降機	設有兩部迅達升降機(產品型號SCHINDLER 5500)，到達樓層：地下至28樓。(不設4樓、13樓、14樓及24樓)(不停1樓及U3樓)。
(b) 信箱	設置配備智能門禁咭讀咭機的金屬信箱。
(c) 垃圾收集	由清潔工人收集垃圾。垃圾房設於地下。每一層的住宅公用大堂設有垃圾收集點。
(d) 水錶、電錶及氣體錶	每個住宅單位的獨立電錶及獨立水錶設於公用電錶櫃及公用水錶櫃內。  每個住宅單位之獨立煤氣錶安裝於各自單位的工作平台。

5. 保安設施	
入口通道控制及保安系統	地下住宅入口大堂裝有對講機系統及智能門禁咭讀咭機。每個住宅單位內裝配對講機系統。  閉路電視系統設於住宅入口大堂及升降機。

6. 設備
有關設備的品牌名稱及產品型號，請參閱「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。



# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明表

#### Kitchen Appliance (Flat A) 廚房設備 (單位 A)

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Telescopic Cookerhood 拉趟式抽油煙機	ELECTROLUX 伊萊克斯	EFP60473OS
Built-In Induction Hob 嵌入式電磁爐	ELECTROLUX 伊萊克斯	LIT30230C
Built-In Steam Oven 嵌入式蒸氣焗爐	TOSHIBA 東芝	MS2-TQ20SC
Refrigerator 雪櫃	WHIRLPOOL 惠而浦	WF2T161RPS 168L
Built-In Washer Dryer 嵌入式洗衣乾衣機	ELECTROLUX 伊萊克斯	EWV12746-BU
Ceiling Mounted Exhaust Fan (for 5/F - 21/F flat A only) 吸頂式抽氣風扇 (只限於 5 樓至 21 樓單位 A)	KDK	24CMHA

#### Open Kitchen Appliance (Flat B) 開放式廚房設備 (單位 B)

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Telescopic Cookerhood 拉趟式抽油煙機	ELECTROLUX 伊萊克斯	EFP60473OS
Built-In Induction Hob 嵌入式電磁爐	ELECTROLUX 伊萊克斯	LIT30230C
Built-In Steam Oven 嵌入式蒸氣焗爐	TOSHIBA 東芝	MS2-TQ20SC
Refrigerator 雪櫃	WHIRLPOOL 惠而浦	WF2T161LPS 168L
Built-In Washer Dryer 嵌入式洗衣乾衣機	ELECTROLUX 伊萊克斯	EWV12746-BU





# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明表

#### Split Type Air Conditioner (Flat A) 分體式冷氣 (單位 A)

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Living & Dining Room 客飯廳	TOSHIBA 東芝	5/F - 21/F flat A: 5 樓至 21 樓單位 A: RAS-13J2KCV-HK (Indoor Unit 室內機 ) RAS-13J2ACV-HK (Outdoor Unit 室外機 )  22/F - 28/F flat A: 22 樓至 28 樓單位 A: RAS-18J2KCV-HK (Indoor Unit 室內機 ) RAS-18J2ACV-HK (Outdoor Unit 室外機 )
Master Bedroom 主人睡房	TOSHIBA 東芝	RAS-10J2KCV-HK (Indoor Unit 室內機 ) RAS-10J2ACV-HK (Outdoor Unit 室外機 )
Bedroom 睡房	TOSHIBA 東芝	RAS-10J2KCV-HK (Indoor Unit 室內機 ) RAS-10J2ACV-HK (Outdoor Unit 室外機 )

#### Split Type Air-Conditioner (Flat B) 分體式冷氣 (單位 B)

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Living & Dining Room 客飯廳	TOSHIBA 東芝	RAS-13J2KCV-HK (Indoor Unit 室內機 ) RAS-13J2ACV-HK (Outdoor Unit 室外機 )
Master Bedroom 主人睡房	TOSHIBA 東芝	RAS-10J2KCV-HK (Indoor Unit 室內機 ) RAS-10J2ACV-HK (Outdoor Unit 室外機 )

#### Bathroom Appliance 浴室設備

Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H (Flat A) (A 單位 ) FV-40BE3H (Flat B) (B 單位 )
Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL/R (Flat A) (A 單位 ) RBOX16QL/R (Flat B) (B 單位 )

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如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。



# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS  
住宅單位機電裝置數量說明表

Location 位置	Description 描述	A		B
		5/F – 21/F 5 樓至 21 樓 (13/F & 14/F Skipped) ( 不設 13 樓及 14 樓 )	22/F – 28/F 22 樓至 28 樓 (24/F Skipped) ( 不設 24 樓 )	5/F - 28/F 5 樓至 28 樓 (13/F, 14/F & 24/F Skipped) ( 不設 13 樓 , 14 樓及 24 樓 )
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1
Living & Dining Room 客廳/飯廳	Door Bell 門鈴	1	1	1
	Telephone Outlet 電話插座	2	2	2
	Twin Socket with USB Port(s) 雙位電插座連USB插口	2	2	2
	Twin Socket 雙位電插座	2	2	2
	TV/FM Connection Point 電視/電台天線接駁點	2	2	2
	Lighting Point 燈位	2	2	2
	3-gang Lighting Switch 三位燈掣	1	-	1
	2-gang Lighting Switch 二位燈掣	1	2	1
	1-gang Lighting Switch 一位燈掣	2	2	1
	Switched Fused Connection Unit for Air-conditioner Indoor Unit 帶開關掣菲士蘇供室內空調機	1	1	1
	Video Door Phone 視像門口對講機	1	1	1
	1-gang 20A Double Pole Switch for Gas Water Heater 一位20安培兩極開關掣供氣體式熱水爐	1	1	1
	2-gang 20A Double Pole Switch for Exhaust Fan & Thermo Ventilator 二位20安培兩極開關掣供抽氣風扇及浴室寶	1	1	1



# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS  
住宅單位機電裝置數量說明表

Location 位置	Description 描述	A		B
		5/F – 21/F 5 樓至 21 樓 (13/F & 14/F Skipped) ( 不設 13 樓及 14 樓 )	22/F – 28/F 22 樓至 28 樓 (24/F Skipped) ( 不設 24 樓 )	5/F - 28/F 5 樓至 28 樓 (13/F, 14/F & 24/F Skipped) ( 不設 13 樓, 14 樓及 24 樓 )
Master Bedroom 主人睡房	Twin Socket with USB port(s) 二位電插座連USB插口	2	2	1
	Single Socket with USB port(s) 單位電插座連USB插口	-	-	1
	Lighting Point 燈位	1	1	1
	2-gang Lighting Switch 雙位燈掣	-	-	-
	1-gang Lighting Switch 單位燈掣	1	1	1
	TV-FM Connection Point 電視/電台天線接駁點	1	1	1
	Telephone Outlet 電話插座	2	2	1
	Switched Fused Connection Unit for Air-conditioner Indoor Unit 帶開關掣菲士蘇供室內空調機	1	1	1
Bedroom 睡房	Twin Socket with USB port(s) 雙位電插座連USB插口	2	2	-
	Single Socket with USB port(s) 單位電插座連USB插口	-	-	-
	Lighting Point燈位	1	1	-
	2-gang Lighting Switch 二位燈掣	-	-	-
	1-gang Lighting Switch 單位燈掣	1	1	-
	TV-FM Connection Point 電視/電台天線接駁點	1	1	-
	Telephone Outlet 電話插座	1	1	-
	Switched Fused Connection Unit for Air-conditioner Indoor Unit 帶開關掣菲士蘇供室內空調機	1	1	-





# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

#### 住宅單位機電裝置數量說明表

Location 位置	Description 描述	A		B
		5/F – 21/F 5 樓至 21 樓 (13/F & 14/F Skipped) ( 不設 13 樓及 14 樓 )	22/F – 28/F 22 樓至 28 樓 (24/F Skipped) ( 不設 24 樓 )	5/F - 28/F 5 樓至 28 樓 (13/F, 14/F & 24/F Skipped) ( 不設 13 樓 , 14 樓及 24 樓 )
Kitchen/Open Kitchen 廚房及開放式廚房	Miniature Circuit Breaker Board 微型斷路器配電箱	1	1	1
	Single Socket Outlet 單位電插座	1	1	-
	Twin Socket Outlet 雙位電插座	3	1	1
	20A Double Pole Switch for Induction Hob 20安培兩極開關掣供電磁爐	1	1	1
	Switched Fused Connection Unit for Cooker Hood 帶開關掣菲士蘇供抽油煙機	1	1	1
	Single Socket Outlet for Steam Oven 單位電插座供蒸氣焗爐	1	1	1
	Single Socket outlet for Refrigerator 單位電插座供雪櫃	1	1	1
	Single Socket Outlet for Built-in Washer Dryer 單位電插座供洗衣乾衣機	1	1	1
	Lighting Point 燈位	1	1	2
	Connection Point for Light Trough 燈槽接駁點	1	2	1
	Switched Fused Connection Unit for Exhaust Fan 帶開關掣菲士蘇供抽氣風扇	1	-	-
	1-gang Lighting Switch單位燈掣 2-gang Lighting Switch (Unit A on 5/F only) 雙位燈掣 (只限於5樓A單位)	1	1	-
	Concealed Type F.S. Sprinkler Head 隱藏式消防花灑頭	-	1	1
	F.S. Smoke Detector covered with Sounder Base 消防煙霧偵測器連發聲器底座	-	1	1
Bathroom 浴室	Twin Socket Outlet 雙位電插座	1	1	1
	1-gang Lighting Switch單位燈掣 2-gang Lighting Switch (Unit B on 5/F only) 雙位燈掣 (只限於5樓B單位)	-	-	1
	Lighting Point 燈位	2	2	2
	Connection Point for Light Trough 燈槽接駁點	1	1	1
	Switched Fused Connection Unit for Thermo Ventilator 帶開關掣菲士蘇供浴室寶	1	1	1



# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

#### 住宅單位機電裝置數量說明表

Location 位置	Description 描述	A		B
		5/F – 21/F 5 樓至 21 樓 (13/F & 14/F Skipped) ( 不設 13 樓及 14 樓 )	22/F – 28/F 22 樓至 28 樓 (24/F Skipped) ( 不設 24 樓 )	5/F - 28/F 5 樓至 28 樓 (13/F, 14/F & 24/F Skipped) ( 不設 13 樓 , 14 樓及 24 樓 )
Balcony 露台 (Not Applicable at 5/F) (5樓不適用)	Lighting Point 燈位	1	1	1
Utility Platform 工作平台 (Not Applicable at 5/F) (5樓不適用)	Lighting Point 燈位	1	1	1
	Switched Fused Connection Unit for Towngas Water Heater 帶開關掣菲士蘇供煤氣爐	1	1	1
	Weatherproof Single Socket Outlet 防水單位電插座	1	1	1
Location 位置	Description 描述	5/F 5 樓		
		A		B
Front Flat Roof 前平台	Weatherproof Single Socket Outlet 防水單位電插座	1		1
	Lighting Point 燈位	3		3
Rear Flat Roof 後平台	Weatherproof Single Socket Outlet 防水單位電插座	1		1
	Lighting Point 燈位	6		5
	Switched Fused Connection Unit for Towngas Water Heater 帶開關掣菲士蘇供煤氣爐	1		1

Note:

(a) “1, 2, 3, 4, .....” denotes the quantity of such provision(s) provided in the residential property.

(b) “-” denotes “not applicable”.

(c) 4/F, 13/F, 14/F and 24/F are skipped.

備註：

(a) “1, 2, 3, 4, .....” 表示提供於該住宅物業內的裝置數目。

(b) “-” 代表 “ 不適用 ”。

(c) 不設 4 樓、13 樓、14 樓及 24 樓。



## 24 SERVICE AGREEMENTS 服 務 協 議

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- Potable and flushing water is supplied by Water Supplies Department.
- Electricity is supplied by CLP Power Hong Kong Limited.
- Towngas is supplied by the Hong Kong and China Gas Company Limited.
- 食水及沖廁水由水務署供應。
- 電力由中華電力有限公司供應。
- 煤氣由香港中華煤氣有限公司供應。

## 25 GOVERNMENT RENT 地 稅

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

賣方有法律責任就指明住宅物業繳付住宅物業直至該指明住宅物業買賣完成日（即該物業轉讓契日期）（包括該日）為止之地稅。





## 26 MISCELLANEOUS PAYMENTS BY PURCHASER

### 買方的雜項付款

- On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Owner for the deposits for gas, water and electricity ; and
  - On that delivery, the purchaser is not liable to pay to the Owner a debris removal fee.
- Note:
- On that delivery, the purchaser is liable to pay the deposits for water and electricity and a debris removal fee to the manager (not the Owner) under the deed of mutual covenant.
- 在向買方交付指明住宅物業在空置情下的管有權時，買方須負責向擁有人補還氣體、水及電力的按金；及
  - 在交付時，買方不須向擁有人支付清理廢料的費用。
- 備註：
- 在交付時，買方須根據公契向發展項目的管理人（而非擁有人）支付水及電力的按金及清理廢料的費用。

## 27 DEFECT LIABILITY WARRANTY PERIOD

### 欠妥之處的保養責任期

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

凡物業或於買賣合約列出裝設於物業內的裝置、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。



# 28 MAINTAINANCE OF SLOPES

## 斜 坡 維 修

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NOT APPLICABLE	不適用
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# 29 MODIFICATION

## 修 訂

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No existing application to the Government for a modification of the land grant for the Development has been made.	本發展項目現時並沒有向政府提出申請修訂批地文件。
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# 30 RELEVANT INFORMATION

## 有關資料

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**Operation of Gondola**

Gondola System in the Development may operate in the airspace outside windows and/or external walls and directly above or within the flat roof(s) and/or roof(s) forming part of a Residential Unit or parapet wall(s) or balustrade(s) of the flat roof and/or roof and remain temporarily over or on the said airspaces(s) to inspect, cleanse, maintain, repair and replace any exterior part of the Development.

**Gas Supply for Flame Cooking**

The Development will be installed with gas pipes for supply of town gas to kitchen or open kitchen of residential units.

Note:

Unless otherwise defined in this Sales Brochure, the expressions used in this section shall have the same meaning of such expressions as prescribed in the DMC.

**吊船之操作**

發展項目內的吊船系統可能會在屬於住宅單位的窗戶及 / 或外牆外，及直接在構成住宅單位部分的平台及 / 或天台上或以內，又或平台及 / 或天台的護牆或欄杆外等的空間操作，亦可能會暫時停留於該等空間或其上空，以檢查、清潔、保養、維修和更換發展項目內的任何外面部分。

**氣體燃料供應作煮食用途**

發展項目安裝供應煤氣至住宅物業廚房或開放式廚房的氣體管道。

附註：

除非在本售樓說明書另有規定，本節採用的詞彙與該詞彙在公契內的意思相同。





# 31 THE ADDRESS OF WEBSITE DESIGNATED FOR THE DEVELOPMENT

## 發展項目的指定互聯網網站的網址

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

**[www.amberplace.com.hk](http://www.amberplace.com.hk)**

賣方為施行《一手住宅物業銷售條例》第2部而就該項目指定的互聯網網站的網址：

**[www.amberplace.com.hk](http://www.amberplace.com.hk)**



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INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA (GFA) OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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 Phase.

		Area (m <sup>2</sup> )
Disregarded GFA under Building (Planning) Regulations 23(3) (b)		
1	Carpark and loading/unloading area excluding public transport terminus	Not Applicable
2	Plant rooms and similar services	
2.1(*)	Mandatory feature and 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.	45.905
2.2 (*)	Mandatory feature and 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.	313.053
2.3 (*)	Non-mandatory/non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	Not Applicable
Disregarded GFA under Building (Planning) Regulations 23A(3)		
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	Not Applicable
4	Supporting facilities for a hotel	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
5 (*)	Balcony for residential buildings	44.002
6	Wider common corridor and lift lobby	Not Applicable
7	Communal sky garden	Not Applicable
8	Communal podium garden for non-residential buildings	Not Applicable
9	Acoustic fin	Not Applicable
10	Wing wall, wind catcher and funnel	Not Applicable
11	Non-structural prefabricated external wall	Not Applicable
12 (*)	Utility platform	33.750
13	Noise barrier	Not Applicable
Amenity Features		
14(*)	Counter, office, store, guard room and lavatory for watchman and management staff, Owner’s Corporation Office	16.851
15 (*)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities	100.866
16 (*)	Covered landscaped and play area	59.208
17	Horizontal screen/covered walkway, trellis	Not Applicable
18	Larger lift shaft	Not Applicable
19	Chimney shaft	Not Applicable
20	Other non-mandatory or non-essential plant room, such as boiler room, SMATV room	Not Applicable
21 (*)	Pipe duct, air duct for mandatory feature or essential plant room	30.613
22	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
23	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
24	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	Not Applicable
25	Void over main common entrance (Prestige entrance) in non-domestic development	Not Applicable
26	Void in duplex domestic flat and house	Not Applicable
27	Sunshade and reflector	Not Applicable
28	Minor projection such as AC box, window cill, projecting window	Not Applicable
29 (*)	Other projections such as air-conditioning box and platform with a projection of more than 750mm from the external walls	Not Applicable
Other Items		
30	Refuge floor including refuge floor cum sky garden	Not Applicable
31	Other projections	Not Applicable
32	Public transport terminus (PTT)	Not Applicable
33	Party structure and common staircase	Not Applicable
34 (*)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	98.187
35	Public passage	Not Applicable
36	Covered set back area	Not Applicable
Bonus GFA		
37	Bonus GFA	Not Applicable
Additional Green Features under JPN		
38	Buildings adopting Modular Integrated Construction Bonus GFA	Not Applicable

Notes:

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



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INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA (GFA) OF BUILDING

申請建築物總樓面面積寬免的資料

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。

		面積（平方米）
根據《建築物（規劃）規例》第 23(3)(b) 條不計算的總樓面面積		
1	停車場及上落客貨地方（公共交通總站除外）	不適用
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	45.905
2.2 (*)	所佔面積不受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施及必要機房，例如僅由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	313.053
2.3 (*)	非強制性 / 非必要機房，例如空調機房、風櫃房等	不適用
根據《建築物（規劃）規例》第 23A(3) 條不計算的總樓面面積		
3	供人離開或到達旅館時上落汽車的地方	不適用
4	旅館的輔助性設施	不適用
根據《聯合作業備考》第 1 號及第 2 號提供的環保設施		
5	住宅樓宇露台	44.002
6	加闊的公用走廊及升降機大堂	不適用
7	公用空中花園	不適用
8	非住宅樓宇的公用平台花園	不適用
9	隔聲簷	不適用
10	翼牆、捕風器及風斗	不適用
11	非結構性預製外牆	不適用
12	工作平台	33.750
13	隔音屏障	不適用
適意設施		
14 (*)	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	16.851
15 (*)	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	100.866
16 (*)	有上蓋的園景區及遊樂場	59.208
17	橫向屏障 / 有蓋人行道、花棚	不適用
18	擴大升降機井道	不適用
19	煙囪管道	不適用
20	其他非強制性或非必要機房，例如爐房、衛星電視共用天線房	不適用
21 (*)	強制性設施或必要機房所需的管槽、氣槽	30.613
22	非強制性設施或非必要機房所需的管槽、氣槽	不適用
23	環保系統及設施所需的機房、管槽及氣槽	不適用
24	非住用發展項目中電影院、商場等的較高的淨高及前方中空	不適用
25	非住用發展項目的公用主要入口（尊貴入口）上方的中空	不適用
26	複式住宅單位及洋房的中空	不適用
27	遮陽篷及反光罩	不適用
28	小型伸出物，例如空調機箱、窗台、伸出的窗台	不適用
29 (*)	其他伸出物，如空調機箱或伸出外牆超過 750 毫米的平台	不適用
其他獲豁免的項目		
30	庇護層，包括庇護層兼空中花園	不適用
31 (*)	其他伸出物	不適用
32	公共交通總站	不適用
33	共用構築物及樓梯	不適用
34 (*)	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	98.187
35	公眾通道	不適用
36	因樓宇後移導致的覆蓋面積	不適用
額外總樓面面積		
37	額外總樓面面積	不適用
根據《聯合作業備考》提供的額外環保設施		
38	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。





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

The Environmental Assessment of the Building



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	Not Applicable
Provision of Energy Efficient Features	- T5 Fluorescent Light Fittings - LED Light Fittings - Group Selective Collective Controz for Lifts - Lift Idling System when low loading - Split-Type Air-Conditioner with Energy Efficiency Label Grade 1
Energy Efficient Features proposed	Not Applicable

Part II: The predicted annual energy use of the proposed building / part of building (Note 1)						
Type of Development	Location	Internal Floor Area Served (m²)	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
			Electricity kWh / m² / annum	Town Gas / LPG unit / m² / annum	Electricity kWh / m² / annum	Town Gas / LPG unit / m² / annum
Domestic Development	Central building services installation (Note 3)	3131.82	203.48	5.59	158.64	3.53
Non-domestic Development (Note 4)	Podium(s) (non-central building services) installation	468.40	370.89	N/A	316.99	N/A



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

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations	YES	NO	N/A
Lighting Installations	✓		
Air Conditioning Installations	✓		
Electrical Installations	✓		
Lift & Escalator Installations	✓		
Performance-based Approach			✓

- Notes:
- 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 / m2 / annum) and town gas / LPG consumption (unit / m2 / annum), of the development by the internal floor area served, where:

(a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and

(b) “internal floor area” , in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and / or party walls.
  - “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
  - “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition) (Draft).
  - Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation bewteen podium(s) and tower(s), the development, as a whole, should be considered as tower(s).



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

有關建築物的環境評估



發展項目的公用部份的預計能量表現或消耗

於印製售樓說明書前呈交予建築務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

第 I 部份	
提供中央空調	不適用
提供具能源效益的設施	- T5 光管 - LED 燈 - 升降機組合控制 - 升降機閒置系統 - 分體式空調機具有第一級能源效益標籤
擬安裝的具能源效益的設施	不適用

第 II 部份：擬興建樓宇 / 部份樓宇預計每年能源消耗量 (附註 1)						
發展項目類型	位置	使用有關裝置的 內部樓面 面積 (平方米)	基線樓宇每年能源消耗量 (附註 2)		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
住用發展項目	中央屋宇裝備裝置 (附註 3)	3131.82	203.48	5.59	158.64	3.53
非住用發展項目 (附註 4)	平台 (非中央屋宇裝備裝置)	468.40	370.89	N/A	316.99	N/A





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

第 III 部份：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	是	否	不適用
照明裝置	✓		
空調裝置	✓		
電力裝置	✓		
升降機及自動梯的裝置	✓		
以總能源為本的方法			✓

- 附註：
- 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關裝置的內部樓面面積所得出的商，其中：
    - 「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
    - 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量度出來的樓面面積。
  - 「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「基準建築物模型（零分標準）」具有相同涵義。
  - 「中央屋宇裝備裝置」與樓宇的屋宇裝備裝置能源效益實務守則（2010 年 2 月版）（草稿）中的涵義相同。
  - 平台一般指發展項目的最低部分（通常為發展項目最低 15 米部分及其地庫（如適用）），並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。



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

The date on which the sales brochure is printed: 11 June 2024.

發展項目及其周邊地區日後可能出現改變。

本售樓說明書印製日期：2024 年 6 月 11 日



# EXAMINATION RECORD

## 檢視紀錄

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
3 September 2024 2024 年 9 月 3 日	12	Location plan of the development is updated 更新發展項目的所在位置圖
	21-24	Floor plans of residential properties in the development are updated 更新發展項目的住宅物業的樓面平面圖
	36	Block plan of elevation plans is updated 更新立面圖的座向圖
	39	The section of “Fittings, finishes and appliances” is updated 更新「裝置、裝修物料及設備」一節
28 November 2024 2024 年 11 月 28 日	12	Location plan of the development is updated 更新發展項目的所在位置圖
	13	Aerial photograph of the development is updated 更新發展項目的鳥瞰照片
	14	Aerial photograph of the development is deleted and replaced with a blank page 刪除發展項目的鳥瞰照片並換上空白頁
26 February 2025 2025 年 2 月 26 日	12	Location plan of the development is updated 更新發展項目的所在位置圖
	14	Aerial photograph of the development is updated 更新發展項目的鳥瞰照片
	14A	Aerial photograph of the development is added 新增發展項目的鳥瞰照片
	55, 57	Information in application for concession on gross floor area (GFA) of building is updated 更新申請建築物總樓面面積寬免的資料
26 May 2025 2025 年 5 月 26 日	12	Location plan of the development is updated 更新發展項目的所在位置圖
26 August 2025 2025 年 8 月 26 日	12	Location plan of the development is updated 更新發展項目的所在位置圖
	13	Aerial photograph of the development is updated 更新發展項目的鳥瞰照片
	15	Outline zoning plan relating to the development (1) is updated 更新關乎發展項目的分區計劃大綱圖（一）
26 November 2025 2025 年 11 月 26 日	12	Location plan of the development is updated 更新發展項目的所在位置圖





