UPPER CENTRAL

SALES BROCHURE
售樓説明書

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

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following -

(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and

➢ whether individual owners have responsibility to maintain slopes.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

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

FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

16. Vendor's information form

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

17. Viewing of property

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

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

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

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

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。

- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響;參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

6. 政府批地文件和公契

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

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 —

(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

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。

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

- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

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

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

其他相關聯絡資料：

消費者委員會

網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611

地產代理監管局

網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596

香港地產建設商會

電話	: 2826 0111
傳真	: 2845 2521

一手住宅物業銷售監管局
2023年3月

INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
Upper Central

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
48 Caine Road

The Development consists of one multi-unit building

Total number of storeys
27 storeys (excluding Upper Part of 2/F, Main Roof Floor, Pump Room Floor, Upper Roof Floor and Top Roof Floor)

Floor numbering as provided in the approved building plans for the Development
G/F, 1/F, 2/F, Upper Part of 2/F, 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 30/F, Main Roof Floor, Pump Room Floor, Upper Roof Floor and Top Roof Floor

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

Refuge floor
3/F

發展項目名稱
Upper Central

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
堅道48號

發展項目包含一幢多單位建築物

樓層總數
27層（不包括2樓上層、天台層、泵房層、高層天台及頂層天台）

發展項目的經批准的建築圖則所規定的樓層號數
地下、1樓、2樓、2樓上層、3樓、5樓至12樓、15樓至23樓、25樓至30樓、天台層、泵房層、高層天台及頂層天台

被略去的樓層號數
不設4樓、13樓、14樓及24樓

庇護層
3樓

Vendor
Great Bonus Limited

Holding companies of the Vendor
Yuzhou Group Holdings Company Limited (formerly known as Yuzhou Properties Company Limited and Yuzhou International Holdings Company Limited)
Yuzhou International Holdings Company Limited
Great Bloom Holdings Limited

Authorized Person of the Development
Chao Chi Man

The Firm or Corporation of which the Authorized Person is a Proprietor, Director or Employee in his or her professional capacity
L & N Architects Limited

Building Contractor for the Development
Kin Shing (Leung's) General Contractors Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Vincent T.K. Cheung, Yap & Co.

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
The Hongkong and Shanghai Banking Corporation Limited (the relevant loan has been repaid)

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

賣方
旺鴻有限公司

賣方之控權公司
禹洲集團控股有限公司 (前稱「禹洲地產股份有限公司 」及「禹洲國際控股有限公司 」)
禹洲國際控股有限公司
Great Bloom Holdings Limited

發展項目的認可人士
趙志敏

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
樑安建築師有限公司

發展項目的承建商
堅城(梁氏)建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
張葉司徒陳律師事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱
香港上海滙豐銀行有限公司 (有關貸款經已償還)

已為發展項目的建造提供貸款的任何其他人的姓名或名稱
不適用

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

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

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

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

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

發展項目沒有非結構的預製外牆構成圍封牆的一部份。

There are curtain walls forming part of the enclosing walls of the Development.

發展項目有構成圍封牆的一部份的幕牆。

The range of thickness of the curtain walls of each building is 200mm.

每幢建築物的幕牆的厚度範圍為200毫米。

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

Floor 樓層	Unit 單位	The total area of curtain walls of each residential property (sq. m.) 每個住宅物業的幕牆的總面積（平方米）
6/F 6樓	A	0.798
	B	0.282
	C	1.155
	D	1.125
7/F - 25/F 7樓至25樓	A	0.798
	B	0.282
	C	0.816
	D	0.776
26/F - 28/F 26樓至28樓	A	0.798
	D	0.776
	E	1.508
29/F 29樓	A	0.798
	B	0.282
	C	0.816
	D	0.776
30/F 30樓	A	0.798
	B	0.282
	C	0.816
	D	0.776

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

備註：
不設4樓、13樓、14樓及24樓。

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The manager appointed under the deed of mutual covenant that has been executed is Jones Lang LaSalle Management Services Limited.

根據已簽立的公契獲委任的管理人為仲量聯行物業管理有限公司。

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



The Location Plan is prepared by the Vendor with reference to the Digital Topographic Map (Series iB5000) No. T11-SW-A and T11-SW-B dated 27 September 2026 from Survey and Mapping Office of the Lands Department with adjustments where necessary.
此位置圖是參考地政總署測繪處於2026年9月27日出版之數碼地形圖(組別編號iB5000)，圖幅編號T11-SW-A及T11-SW-B，並由賣方擬備，有需要處經修正處理。

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

Notation 圖例

- a market (including a wet market and a wholesale market)
  市場（包括濕貨市場及批發市場）
- a museum
  博物館
- a public carpark (including a lorry park)
  公眾停車場（包括貨車停泊處）
- a public park
  公園
- a power plant (including electricity sub-stations)
  發電廠（包括電力分站）
- a social welfare facilities (including elderly centre and home for the mentally disabled)
  社會福利設施（包括老人中心及弱智人士護理院）
- a public convenience
  公廁
- a religious institution (including a church, a temple and a tsz tong)
  宗教場所（包括教堂、廟宇及祠堂）
- a public utility installation
  公用事業設施裝置
- a school (including a kindergarten)
  學校（包括幼稚園）
- a refuse collection point
  垃圾收集站

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

Street names not shown in full in the Location Plan of the Development:
於發展項目所在位置圖未能顯示之街道全名：

⌑	WA IN FONG WEST	華賢坊西
✧	WA IN FONG EAST	華賢坊東
◖	CHUNG WO LANE	中和里
◗	PO WA STREET	寶華街
❖	CHUK HING LANE	竹興里
#	GEORGE'S LANE	佐治里
§	CORONATION TERRACE	加冕臺
ψ	CASTLE LANE	衛城里
ω	YING FAI TERRACE	英輝臺
⊡	PRINCE'S TERRACE	太子台
↗	REDNAXELA TERRACE	列拿士地臺
★	CHICO TERRACE	芝古臺
Ω	LEUNG FAI TERRACE	梁輝臺
◈	KWONG HON TERRACE	光漢臺
✖	TUNG TAK LANE	同德里
∞	TSUN WING LANE	俊榮里

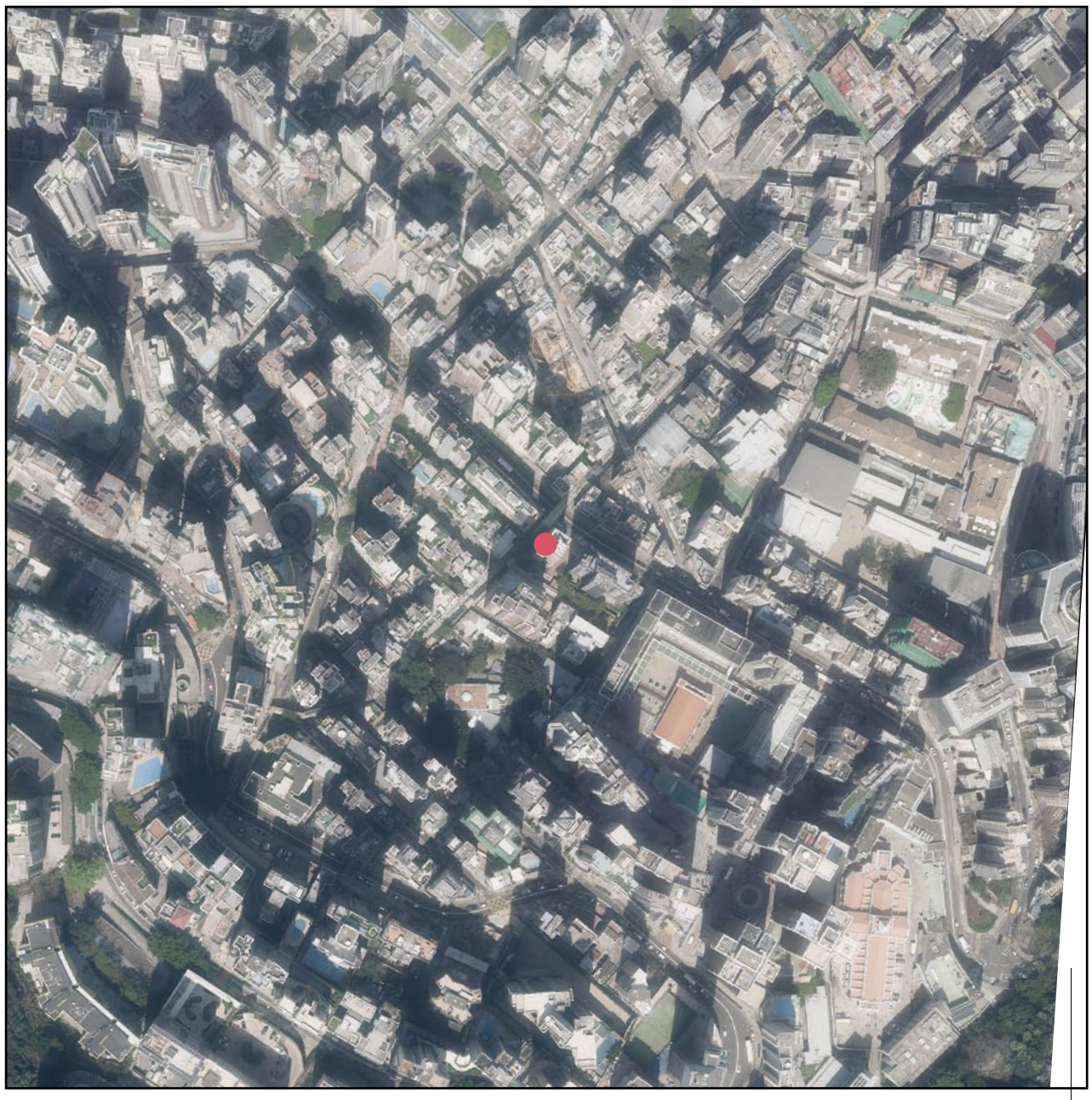
Notes:

1. 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.
2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

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

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



● Location of the Development 發展項目的位置

The blank area falls outside the coverage of the relevant Aerial Photograph
鳥瞰照片並不覆蓋本空白範圍

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E255724C, date of flight: 22nd March 2025.
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號為E255724C，飛行日期：2025年3月22日

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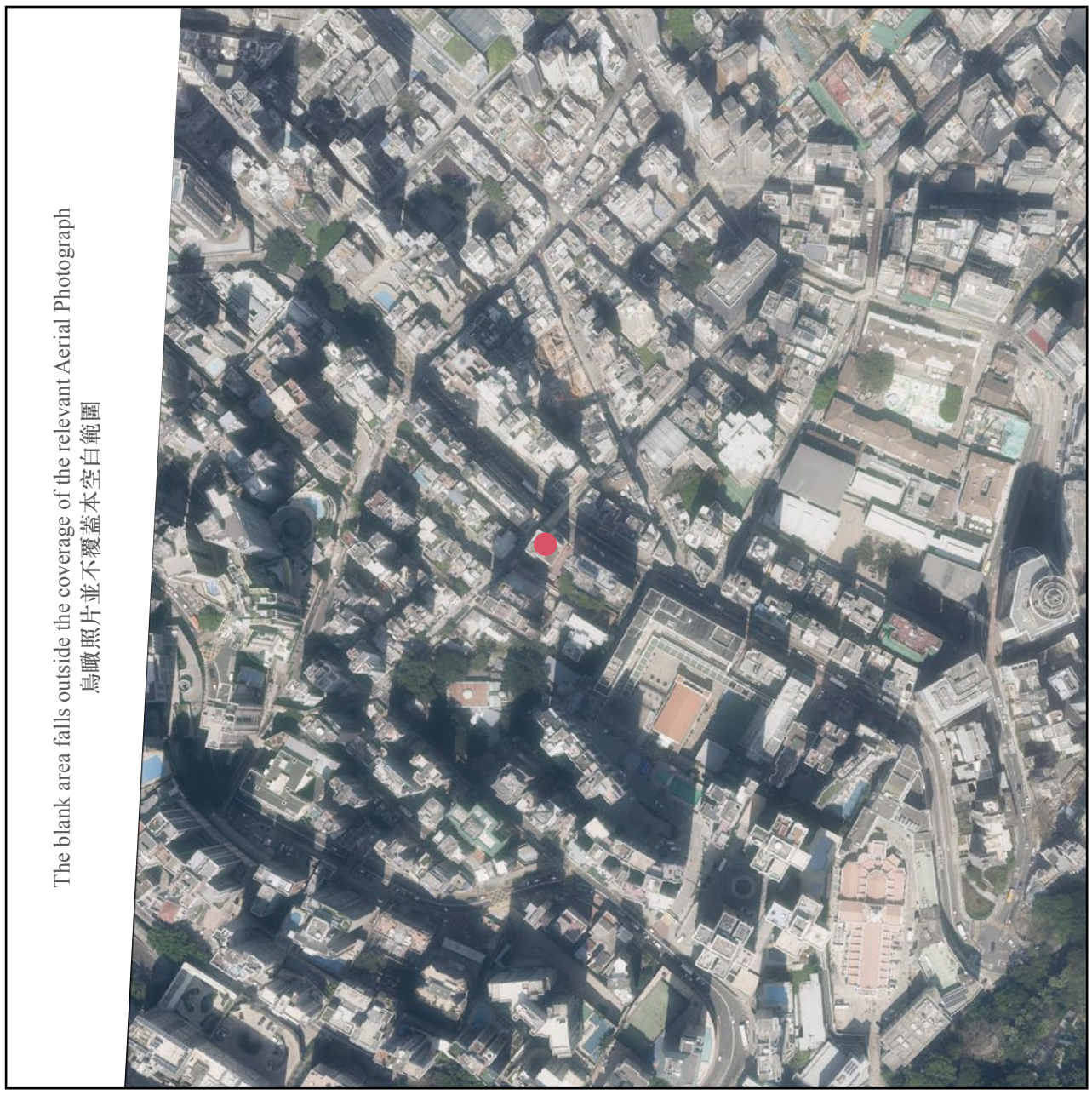
Notes:

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

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，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

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



● Location of the Development 發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E255723C, date of flight: 22nd March 2025.
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號為E255723C，飛行日期：2025年3月22日

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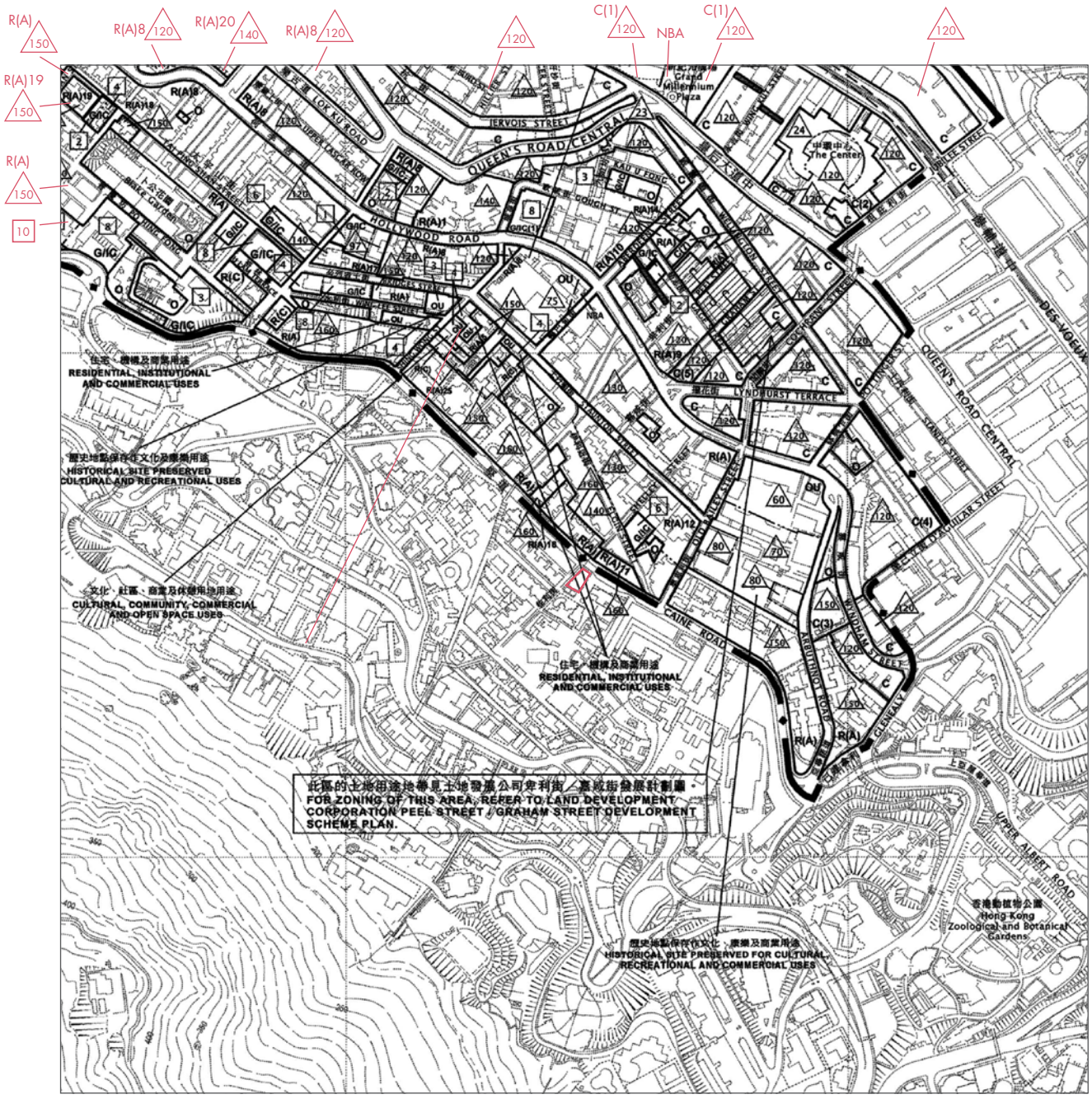
Notes:

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

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，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

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



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Adopted from Part of the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34 gazetted on 13 November 2020, with adjustments where necessary as shown in red.
摘錄自2020年11月13日刊憲之西營盤及上環分區計劃大綱核准圖，圖則編號為S/H3/34，有需要處經修正處理，並以紅色顯示。

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Location of the Development
發展項目的位置

SCALE 比例尺：
0 500M(米)

Notation 圖例

Zones 地帶

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

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
- Pedestrian Precinct / Street 行人專用區或街道

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- Land Development Corporation/ Urban Renewal Authority Development Scheme Plan Area 土地發展公司／ 市區重建局發展計劃圖範圍
- Building Height Control Zone Boundary 建築物高度管制區界線
- 120 — 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)
- 2 — Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)
- NBA — Non-Building Area 非建築用地

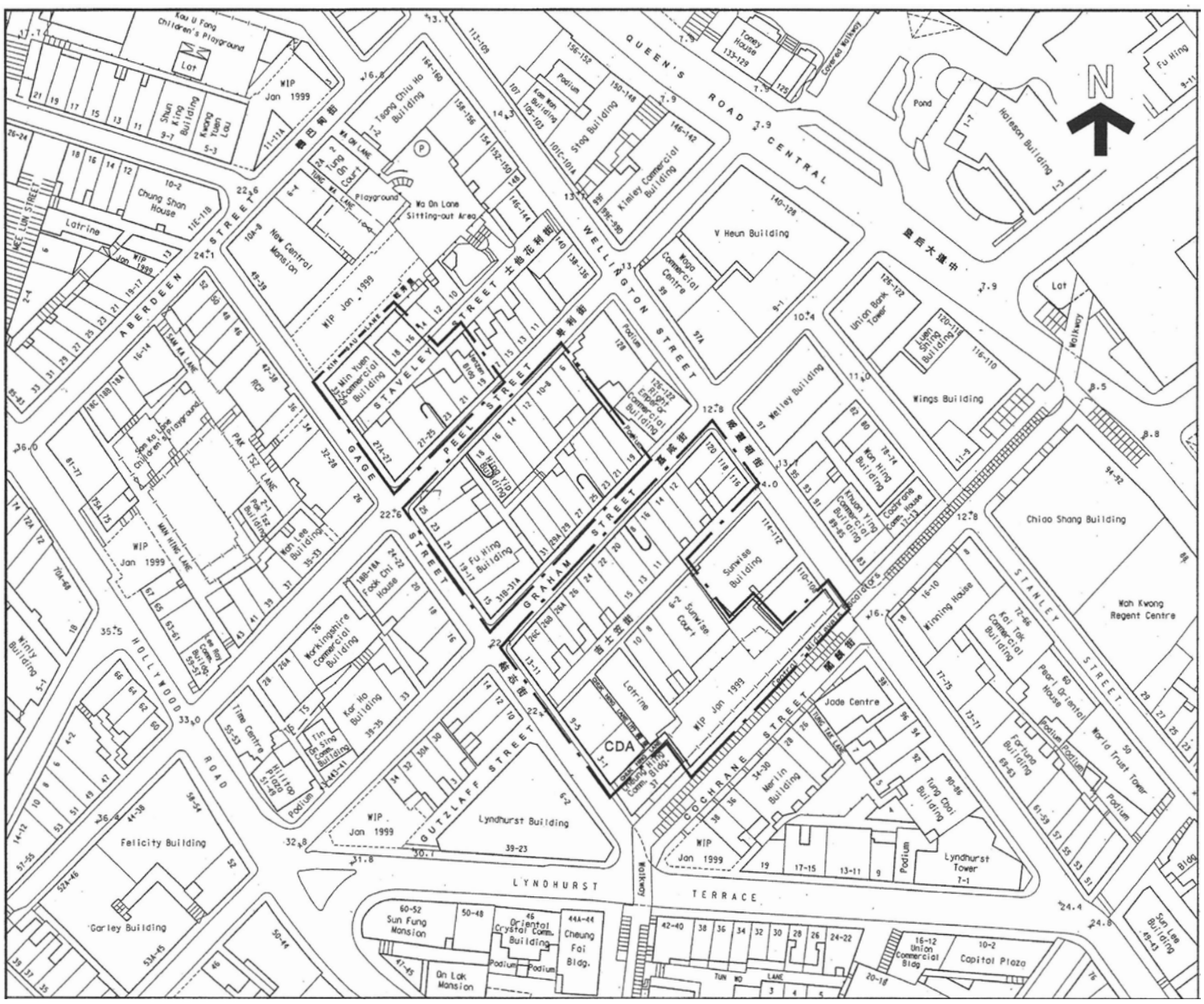
Notes:

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

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方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。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



SCALE 比例尺：

0 100M(米)

Notation 圖例

Zones 地帶

CDA Comprehensive Development Area
綜合發展區

Miscellaneous 其他

Boundary of Development Scheme
發展計劃範圍界線

Extract from the Land Development Corporation Peel Street/ Graham Street Development Scheme Plan (Plan No. S/H3/LDC4/2) Gazetted on 19 November 1999
摘錄自1999年11月19日刊憲之土地發展公司卑利街/嘉咸街發展計劃圖 (編號S/H3/LDC4/2)

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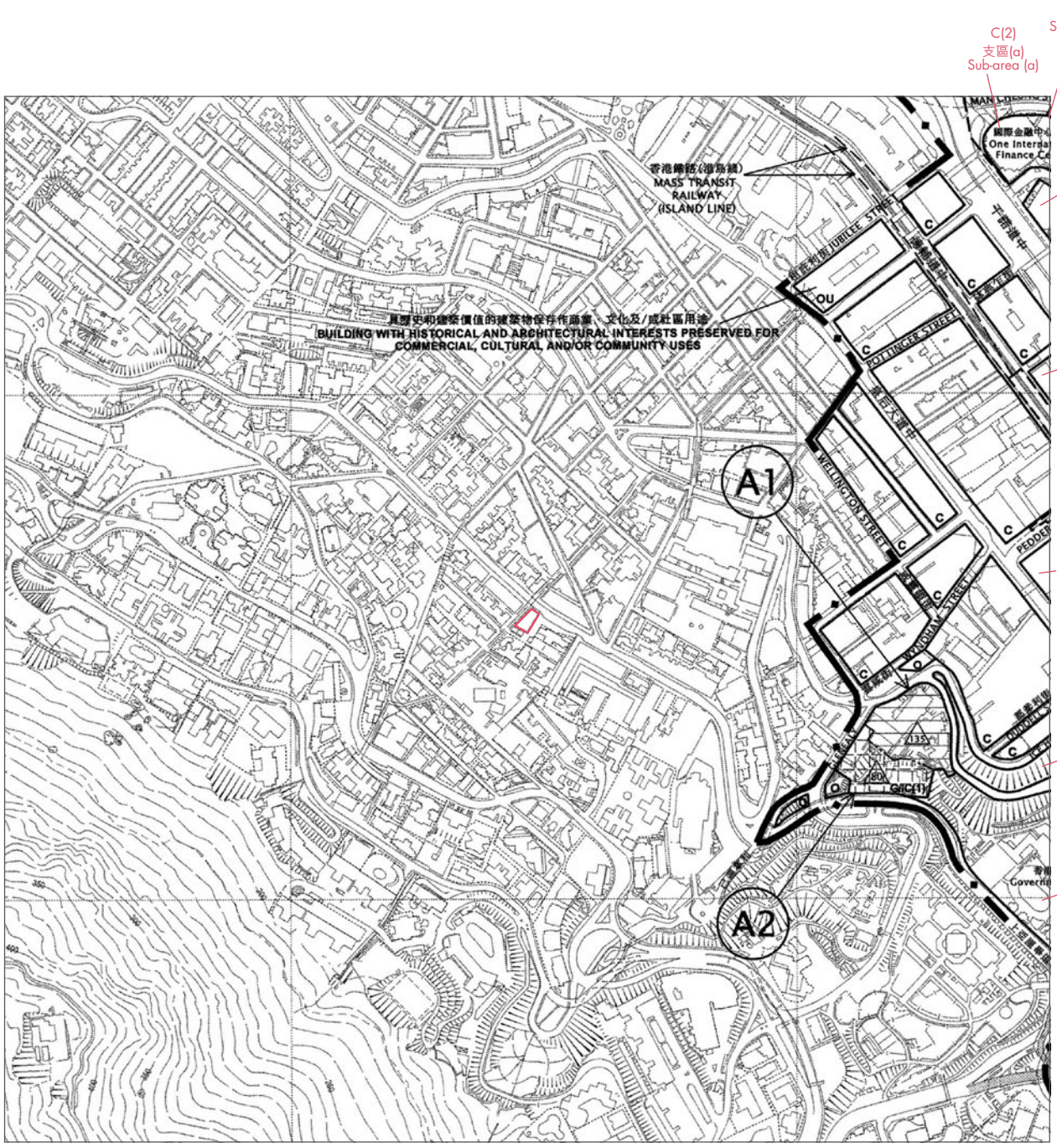
Notes:

1. The last updated Development Scheme Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may shown more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. The plan, deemed to be a draft plan prepared by the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

備註：

1. 在印刷售樓說明書當日所適用的最近期發展計劃圖及其附表，可於售樓處開放時間內免費查閱。
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。
3. 由於發展項目的的邊界不規則的技術原因，此發展計劃圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此圖為當作城市規劃委員會擬備之草圖，版權屬香港特別行政區政府，經地政總署准許複印。

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



C Adopted from Part of the Draft Central District Outline Zoning Plan No. S/H4/17 gazetted on 24 May 2019, with adjustments where necessary as shown in red.

C 摘錄自2019年5月24日刊憲之中區分區計劃大綱草圖，圖則編號為S/H4/17，有需要處經修正處理，並以紅色顯示。

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G/IC

Location of the Development
發展項目的位置

SCALE 比例尺：
0 500M(米)

Notation 圖例

Zones 地帶

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

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

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線

Amendments to Approved Plan No. S/H4/16 核准圖編號 S/H4/16 的修訂

Amendments Exhibited under Section 5 of The Town Planning Ordinance 按照城市規劃條例第 5 條展示的修訂

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

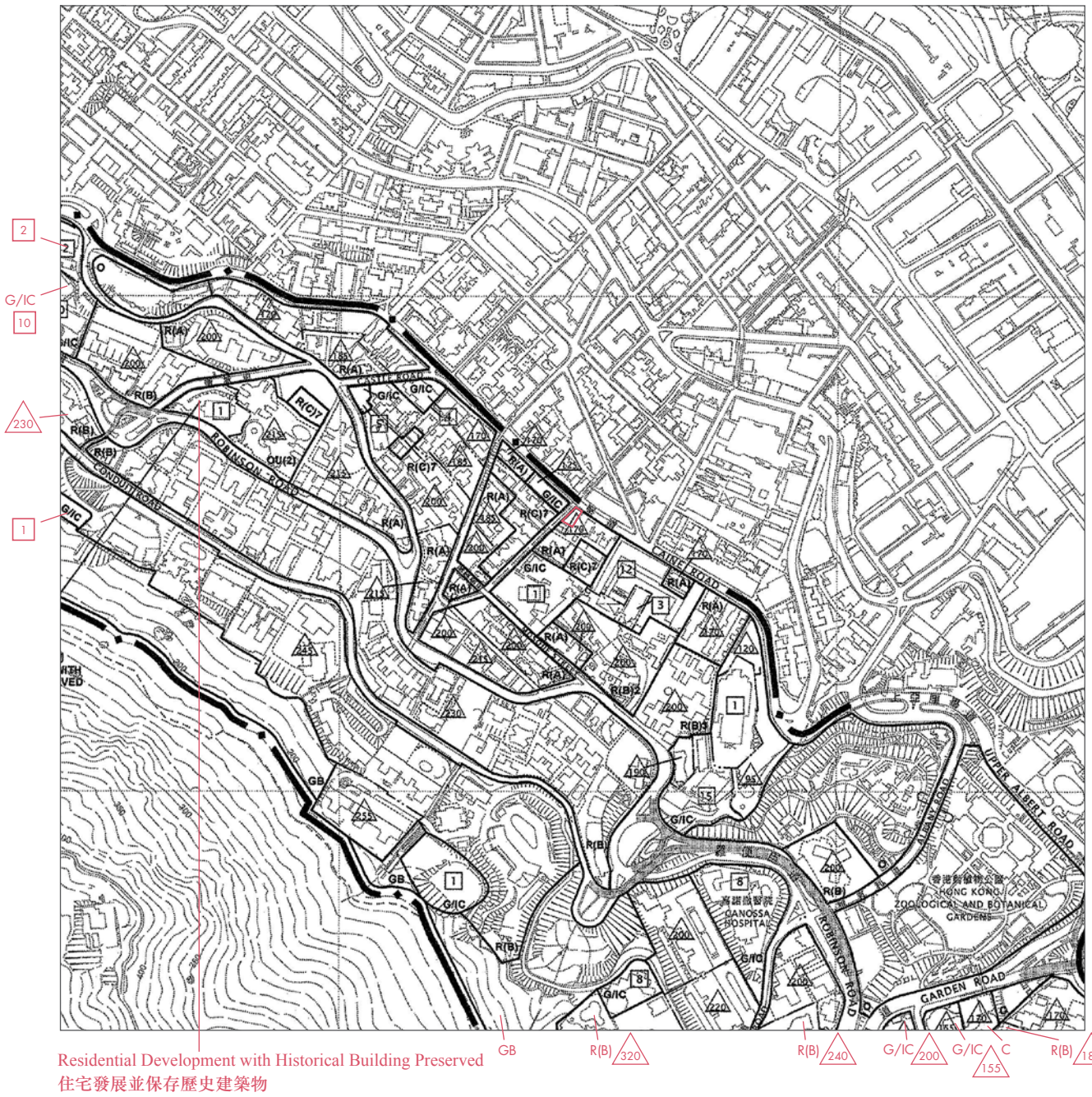
Notes:

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3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方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。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



N

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

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Location of the Development
發展項目的位置

SCALE 比例尺：
0 500M(米)

Notation 圖例

Zones 地帶

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

Communications 交通

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

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- Building Height Control Zone Boundary 建築物高度管制區界線
- 140 — 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)
- 5 — Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)

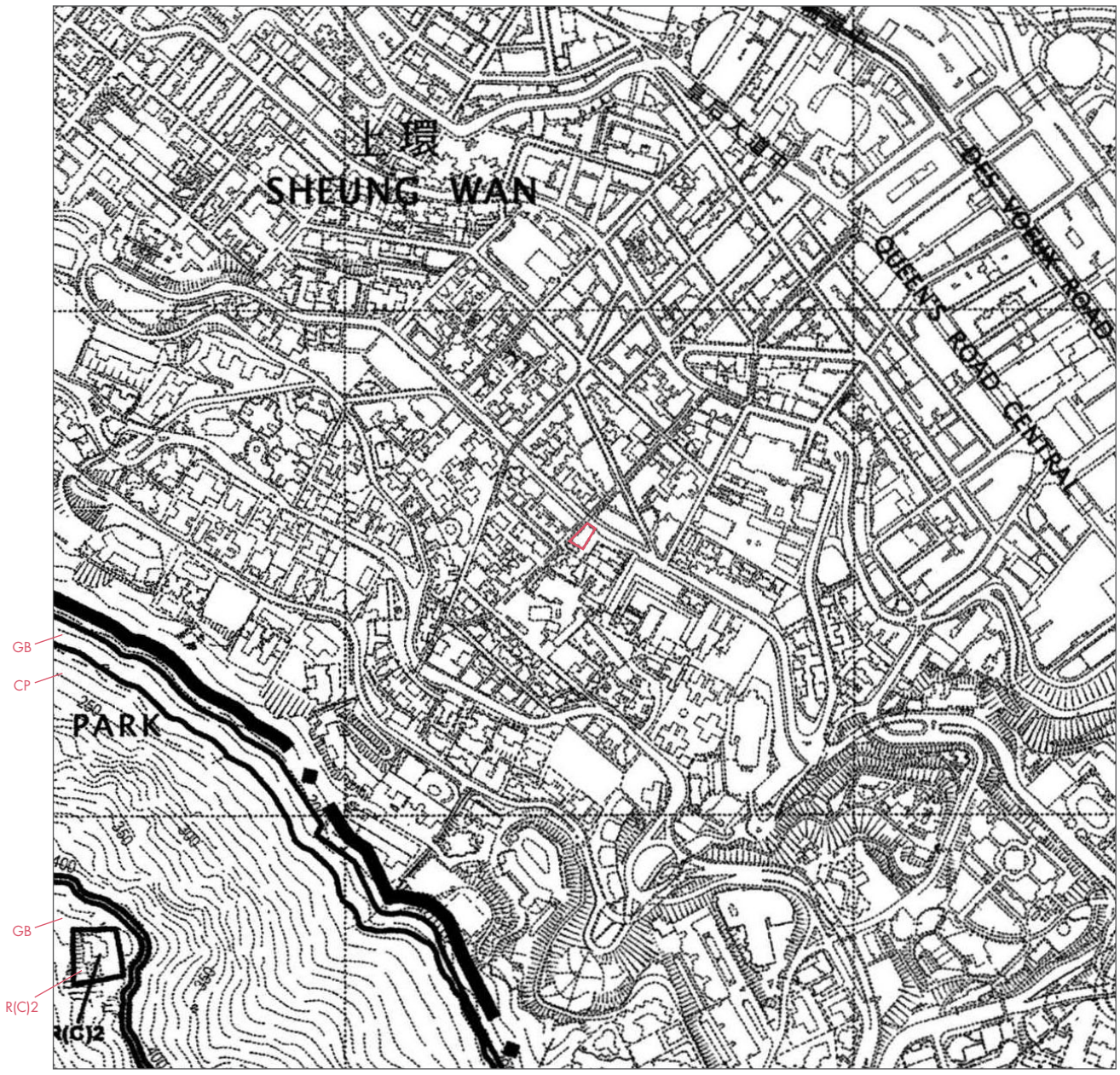
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2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



Adopted from Part of the Approved The Peak Area Outline Zoning Plan No. S/H14/13 gazetted on 6 April 2018, with adjustments where necessary as shown in red.
摘錄自2018年4月6日刊憲之山頂區分區計劃大綱核准圖，圖則編號為S/H14/13，有需要處經修正處理，並以紅色顯示。

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Location of the Development
發展項目的位置

Notation 圖例

Zones 地帶

- GB — Green Belt 綠化地帶
- CP — Country Park 郊野公園
- R(C) — Residential (Group C) 住宅（丙類）

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- Boundary of Country Park 效野公園界線

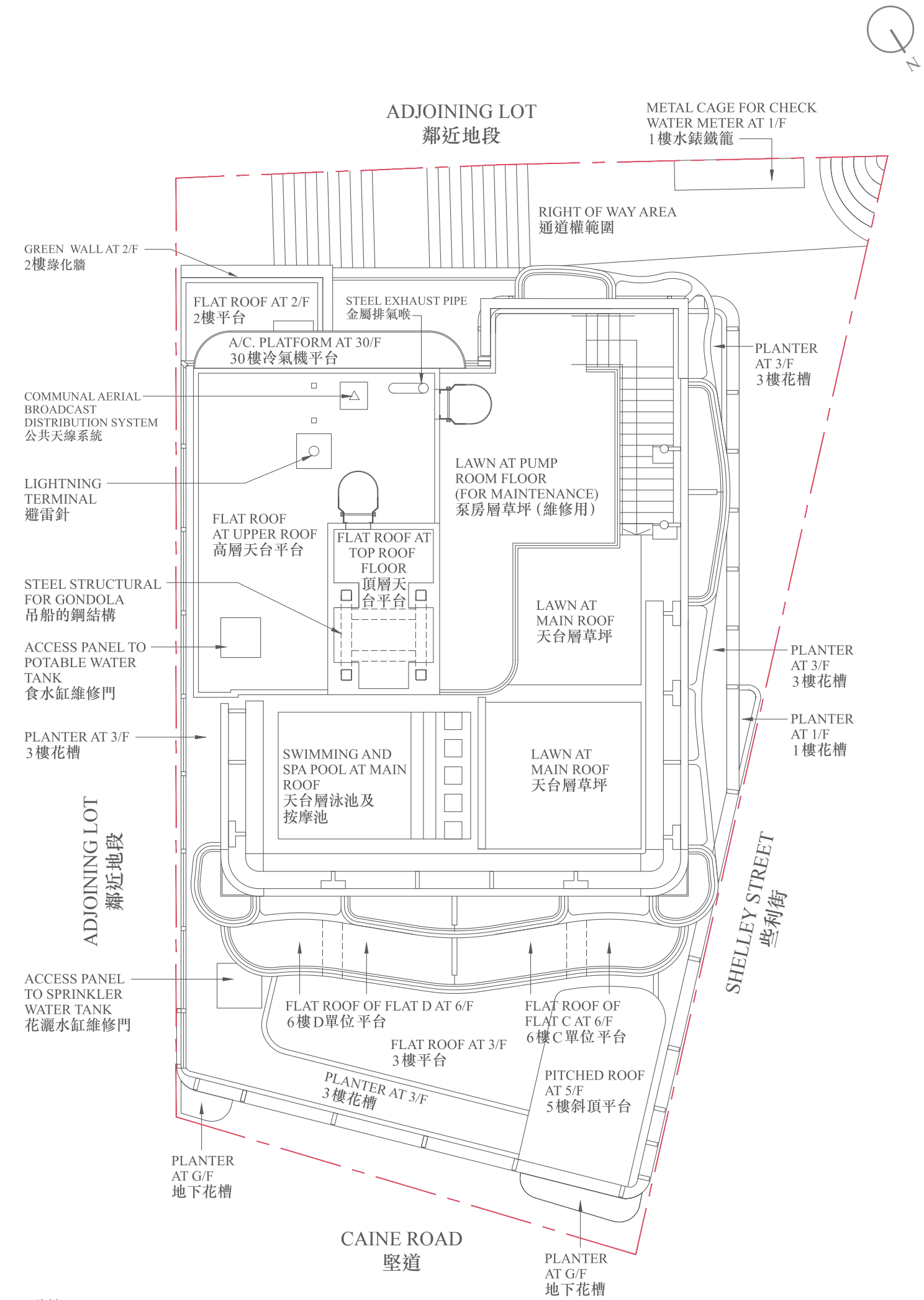
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LAYOUT PLAN OF THE DEVELOPMENT
發展項目的布局圖



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

Legend of Terms and Abbreviations used on floor plans 樓面平面圖中所使用名詞及簡稱之圖例：

A/C P. = AIR-CONDITIONERS PLATFORM = 冷氣機平台

AWS = ACCESS AND WORKING SPACE FOR EXTERNAL DRAINAGE PIPES = 水管槽維修通道

ARCH. FIN = ARCHITECTURAL FIN 建築裝飾鰭

BAL. = BALCONY = 露台

BUILDING LINE ABOVE = 上層建築物邊線

B.R. = BEDROOM = 睡房

E.M.R. = ELECTRICAL METER DUCT = 電錶槽

FLAT ROOF = 平台

H.R. = HOSE REEL = 消防喉轆

H/L = HIGH LEVEL = 高位

H.R. AT H/L = HOSE REEL AT HIGH LEVEL = 消防喉轆在高位

KIT. = OPEN KITCHEN = 開放式廚房

LIV./DIN. = LIVING/ DINING ROOM = 客/飯廳

LIFT = 升降機

LIFT MACHINE ROOM = 升降機房

LIFT LOBBY = 電梯大堂

M.B.R. = MASTER BEDROOM = 主人睡房

P.D. = PIPE DUCT = 管道槽

SHOWER RM. = SHOWER ROOM = 淋浴室

SUNSHADE = 遮陽篷

T.D. = TELEPHONE DUCT = 電話線槽

U.P. = UTILITY PLATFORM = 工作平台

W.M.C. = WATER METER CABINET = 水錶櫃

[- - - -] = BUILT-IN FITTINGS PROVIDED IN THE FLATS = 隨樓附送之嵌入式裝置

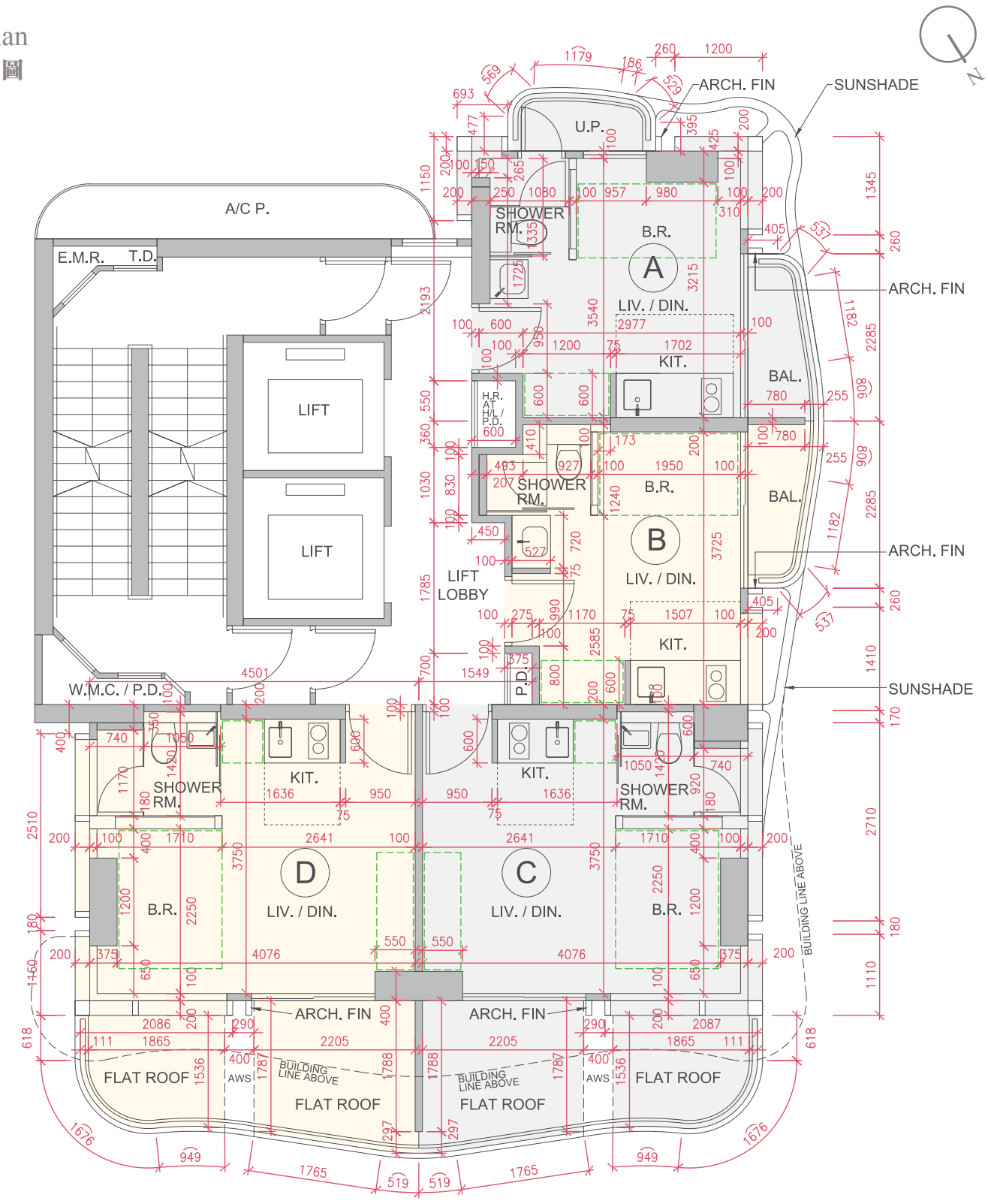
Notes:

1. Some residential units have ceiling bulkheads and/or sunken slab at living/ dining room, bedrooms, shower room and kitchen for air-conditioning system and/or other mechanical and electrical services.
2. There may be architectural features and/or exposed common pipes on external walls of some floors.
3. There may be communal pipes and/or mechanical and electrical services within balconies, utility platforms and flat roofs of some residential units.
4. Symbols of fittings and fitments shown on the floor plans, such as sink, water closets, shower, sink counter, etc. are architectural symbols retrieved from the latest approved general building plans and for general indication only.
5. Balconies and utility platforms are non-enclosed areas.
6. The internal ceiling height within some residential units may vary due to structural, architectural and/or decoration design variations.
7. Dotted line (----) in a residential unit with open kitchen delineates the extent of open kitchen area.
8. 4/F, 13/F, 14/F and 24/F are omitted

備註 :

1. 部分住宅單位的客/飯廳、睡房、淋浴室及廚房之天花有假天花及/或跌級樓板，用以安裝空調及/或其他機電設備。
2. 部份樓層外牆或設有建築裝飾及/或外露喉管。
3. 部份住宅單位之露台、工作平台及平台內或裝有公用喉管及/或機電設備。
4. 平面圖上所顯示的形象裝置符號，例如洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
5. 露台和工作平台為不可封閉的地方。
6. 部分住宅單位之天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。
7. 開放式廚房的住宅單位內所顯示的虛線 (----) 代表開放式廚房範圍。
8. 不設4樓、13樓、14樓及24樓。

6/F Floor Plan
6樓單位平面圖



Scale 比例尺：

0 5m (米)

1. As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on 6/F is 3.150m.

2. As provided in the approved building plans for the Development, the thickness of the floor slabs (excluding plaster) of each residential property on 6/F is
   – Flat A, Flat C and Flat D: 125mm, 150mm and 175mm
   – Flat B: 125mm and 175mm

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

Notes:

1. Please refer to page 22 of this sales brochure for legend of the terms and abbreviations shown in the floor plans of residential properties in the Development.

2. The dimensions in floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 18 October 2019.

1. 按發展項目的經批准的建築圖則所規定者，每個位於6樓的住宅物業的層與層之間的高度為3.150米。

2. 按發展項目的經批准的建築圖則所規定者，每個位於6樓的住宅物業的樓板(不包括灰泥)的厚度為，
   – 住宅單位A、單位C及單位D：125毫米、150毫米及175毫米
   – 住宅單位B：125毫米及175毫米

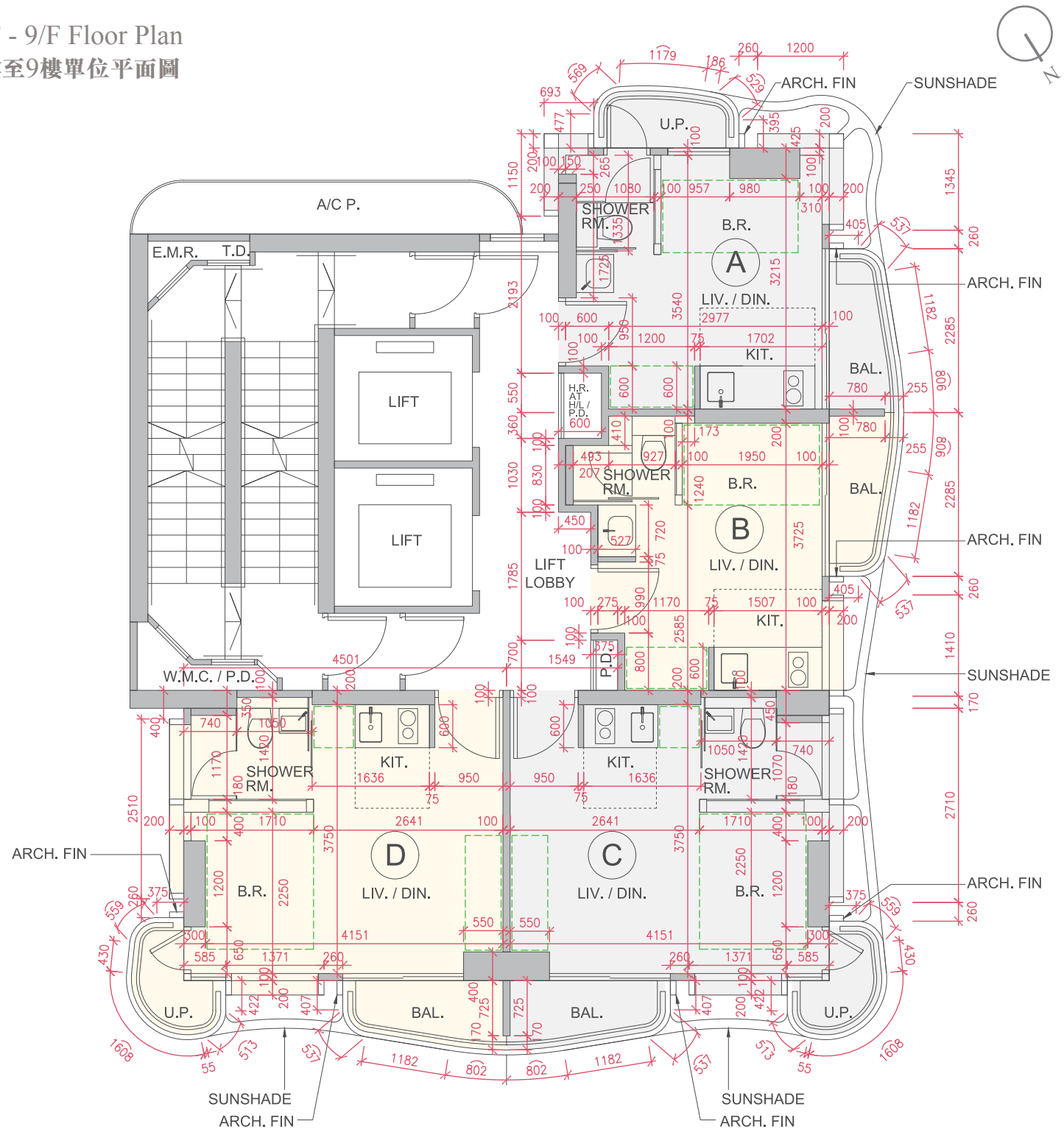
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 有關此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱，請參閱本售樓說明書第22頁之圖例。

2. 平面圖所列之數字以毫米標示之建築結構呎吋，並以2019年10月18日經屋宇署批准的建築圖則為基礎。

7/F - 9/F Floor Plan
7樓至9樓單位平面圖



Scale 比例尺：

0 5m (米)

1. As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on 7/F - 9/F is 3.150m.
2. As provided in the approved building plans for the Development, the thickness of the floor slabs (excluding plaster) of each residential property on 7/F - 9/F is
   – Flat A, Flat C and Flat D: 125mm, 150mm and 175mm
   – Flat B: 125mm and 175mm
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of structural walls on the upper floors.

Notes:

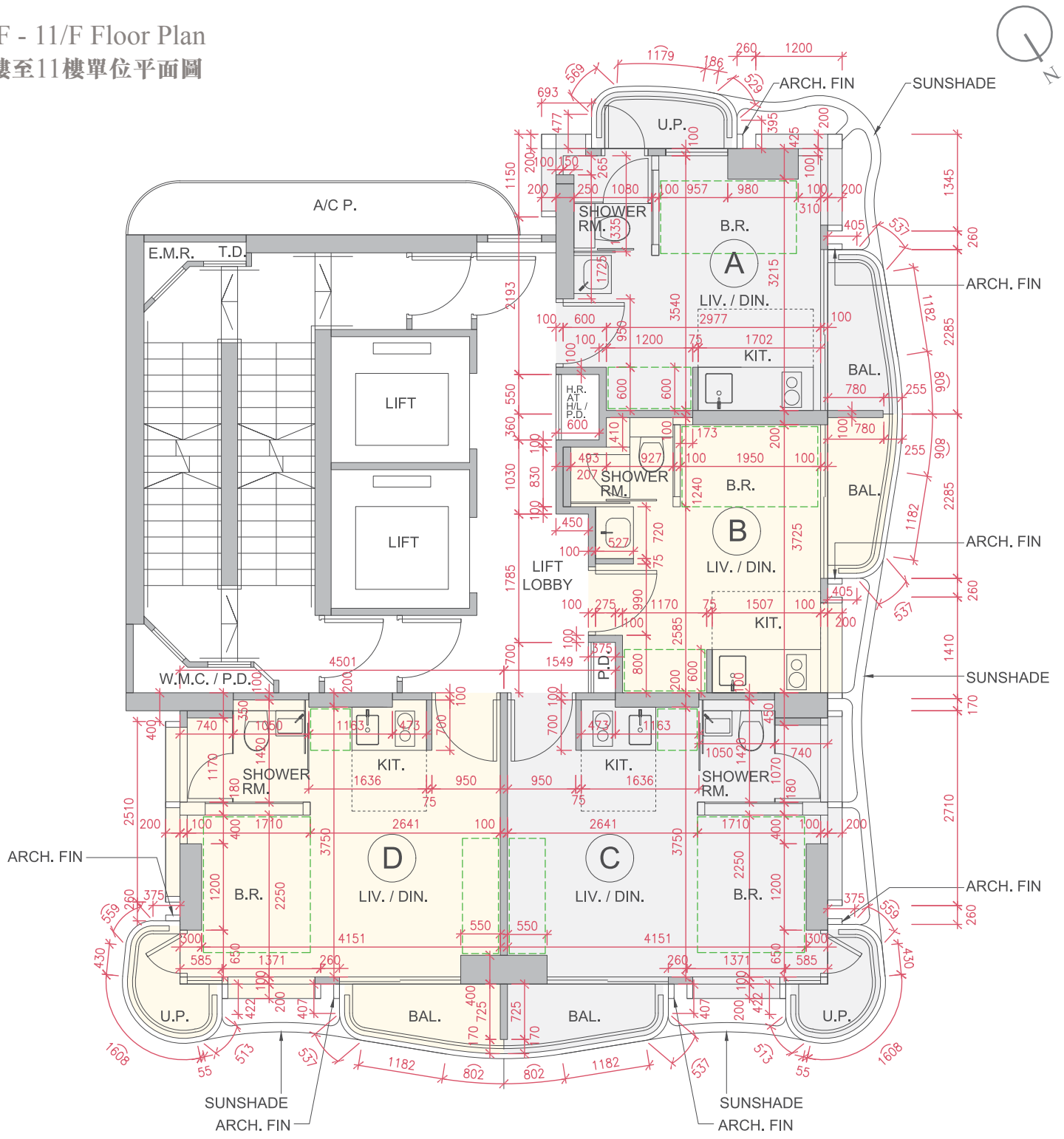
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2. The dimensions in floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 18 October 2019.

1. 按發展項目的經批准的建築圖則所規定者，每個位於7樓至9樓的住宅物業的層與層之間的高度為3.150米。
2. 按發展項目的經批准的建築圖則所規定者，每個位於7樓至9樓的住宅物業的樓板(不包括灰泥)的厚度為，
   – 住宅單位A、單位C及單位D：125毫米、150毫米及175毫米
   – 住宅單位B：125毫米及175毫米
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 有關此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱，請參閱本售樓說明書第22頁之圖例。
2. 平面圖所列之數字以毫米標示之建築結構呎吋，並以2019年10月18日經屋宇署批准的建築圖則為基礎。

10/F - 11/F Floor Plan
10樓至11樓單位平面圖



Scale 比例尺：

0 5m (米)

1. As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on 10/F - 11/F is 3.150m.

2. As provided in the approved building plans for the Development, the thickness of the floor slabs (excluding plaster) of each residential property on 10/F - 11/F is
   – Flat A, Flat C and Flat D: 125mm, 150mm and 175mm
   – Flat B: 125mm and 175mm

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

Notes:

1. Please refer to page 22 of this sales brochure for legend of the terms and abbreviations shown in the floor plans of residential properties in the Development.

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1. 按發展項目的經批准的建築圖則所規定者，每個位於10樓至11樓的住宅物業的層與層之間的高度為3.150米。

2. 按發展項目的經批准的建築圖則所規定者，每個位於10樓至11樓的住宅物業的樓板(不包括灰泥)的厚度為，
   – 住宅單位A、單位C及單位D：125毫米、150毫米及175毫米
   – 住宅單位B：125毫米及175毫米

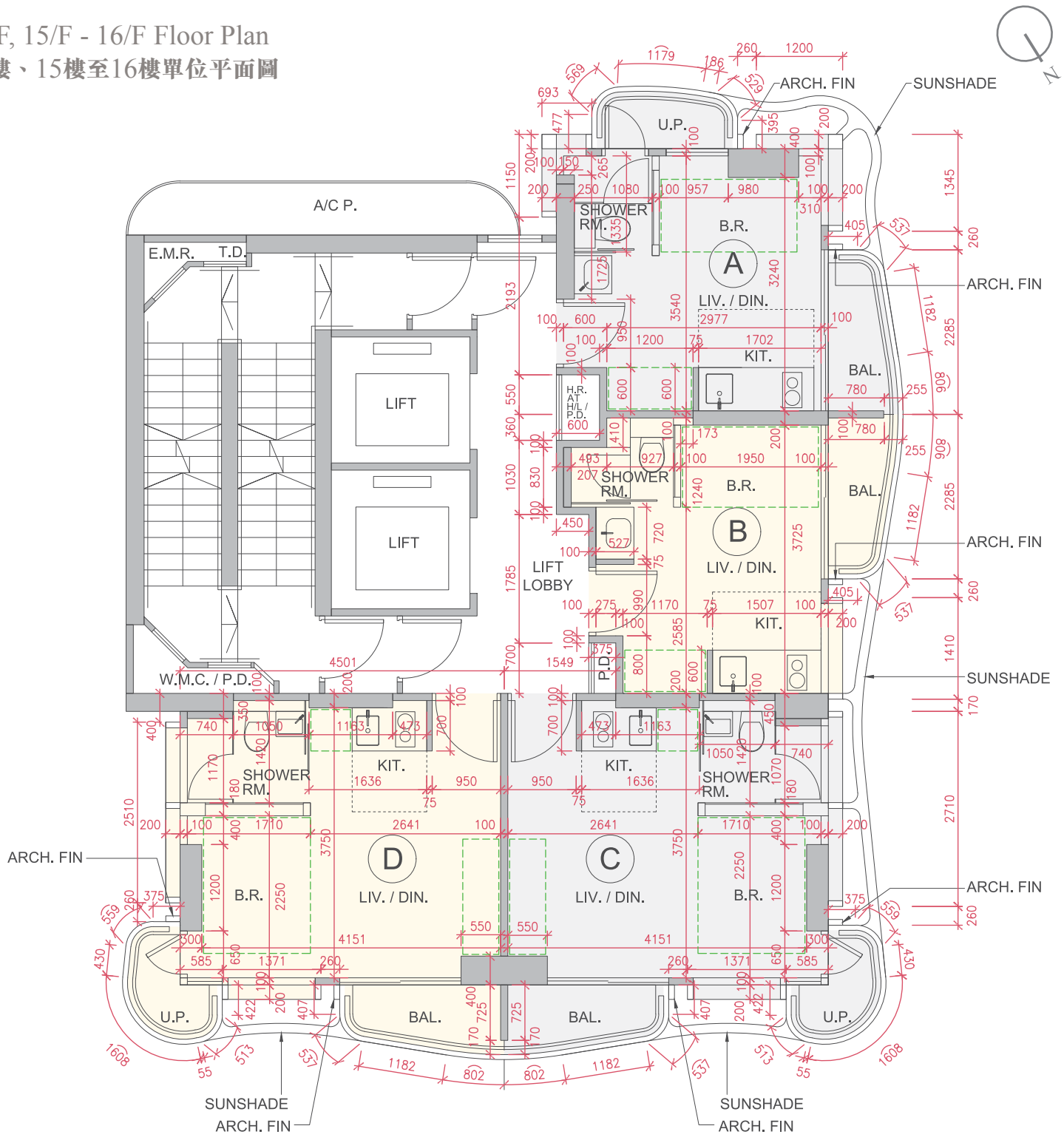
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 有關此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱，請參閱本售樓說明書第22頁之圖例。

2. 平面圖所列之數字以毫米標示之建築結構呎吋，並以2019年10月18日經屋宇署批准的建築圖則為基礎。

12/F, 15/F - 16/F Floor Plan
12樓、15樓至16樓單位平面圖



Scale 比例尺：

0 5m (米)

1. As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on 12/F, 15/F - 16/F is 3.150m.
2. As provided in the approved building plans for the Development, the thickness of the floor slabs (excluding plaster) of each residential property on 12/F, 15/F - 16/F is
   – Flat A, Flat C and Flat D: 125mm, 150mm and 175mm
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3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of structural walls on the upper floors.

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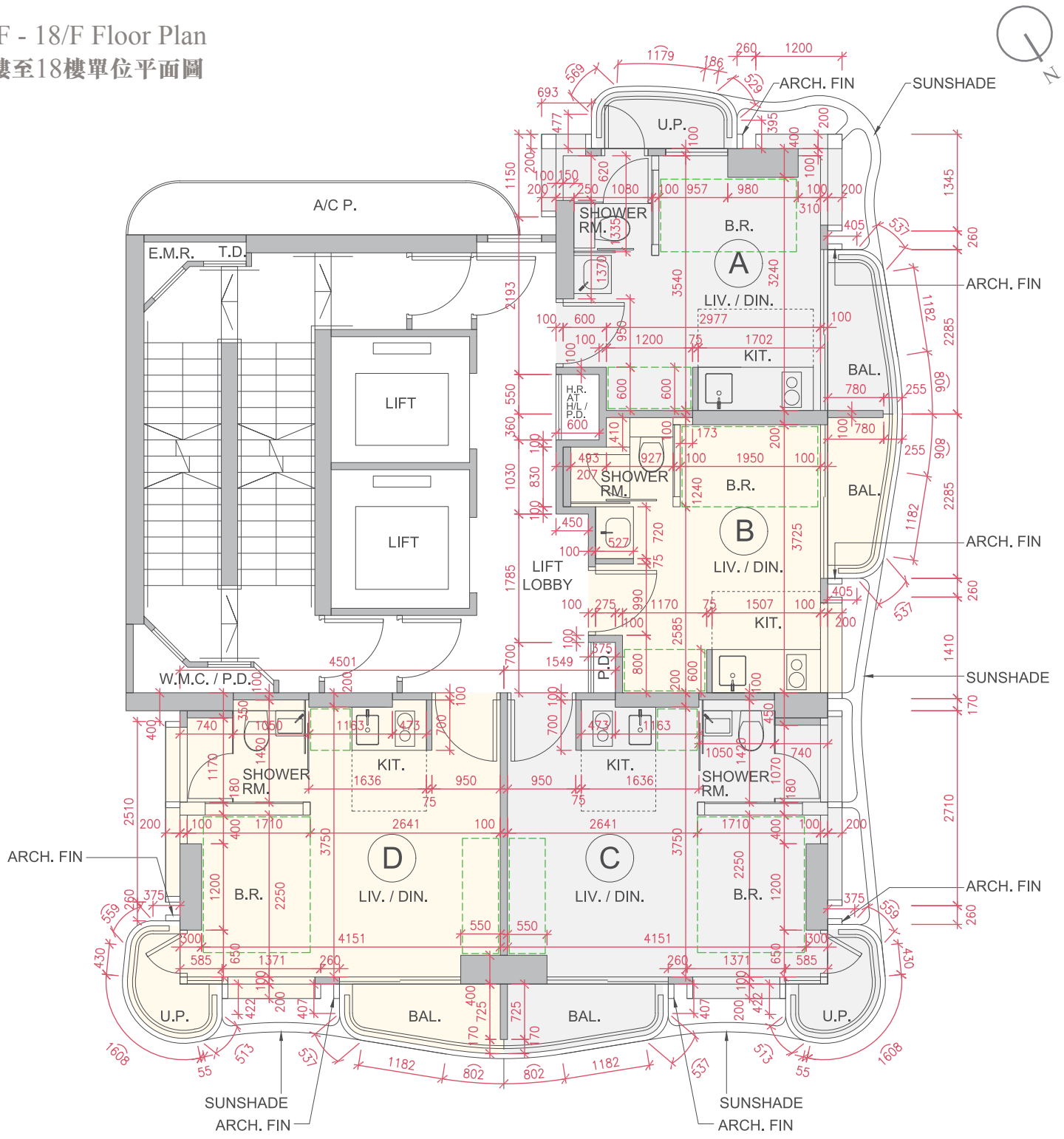
1. Please refer to page 22 of this sales brochure for legend of the terms and abbreviations shown in the floor plans of residential properties in the Development.
2. The dimensions in floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 18 October 2019.

1. 按發展項目的經批准的建築圖則所規定者，每個位於12樓、15樓至16樓的住宅物業的層與層之間的高度為3.150米。
2. 按發展項目的經批准的建築圖則所規定者，每個位於12樓、15樓至16樓的住宅物業的樓板(不包括灰泥)的厚度為，
   – 住宅單位A、單位C及單位D：125毫米、150毫米及175毫米
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2. 平面圖所列之數字以毫米標示之建築結構呎吋，並以2019年10月18日經屋宇署批准的建築圖則為基礎。

17/F - 18/F Floor Plan
17樓至18樓單位平面圖



Scale 比例尺：

0 5m (米)

1. As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on 17/F - 18/F is 3.150m.

2. As provided in the approved building plans for the Development, the thickness of the floor slabs (excluding plaster) of each residential property on 17/F - 18/F is
   – Flat A, Flat C and Flat D: 125mm, 150mm and 175mm
   – Flat B: 125mm and 175mm

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

Notes:

1. Please refer to page 22 of this sales brochure for legend of the terms and abbreviations shown in the floor plans of residential properties in the Development.

2. The dimensions in floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 18 October 2019.

1. 按發展項目的經批准的建築圖則所規定者，每個位於17樓至18樓的住宅物業的層與層之間的高度為3.150米。

2. 按發展項目的經批准的建築圖則所規定者，每個位於17樓至18樓的住宅物業的樓板(不包括灰泥)的厚度為，
   – 住宅單位A、單位C及單位D：125毫米、150毫米及175毫米
   – 住宅單位B：125毫米及175毫米

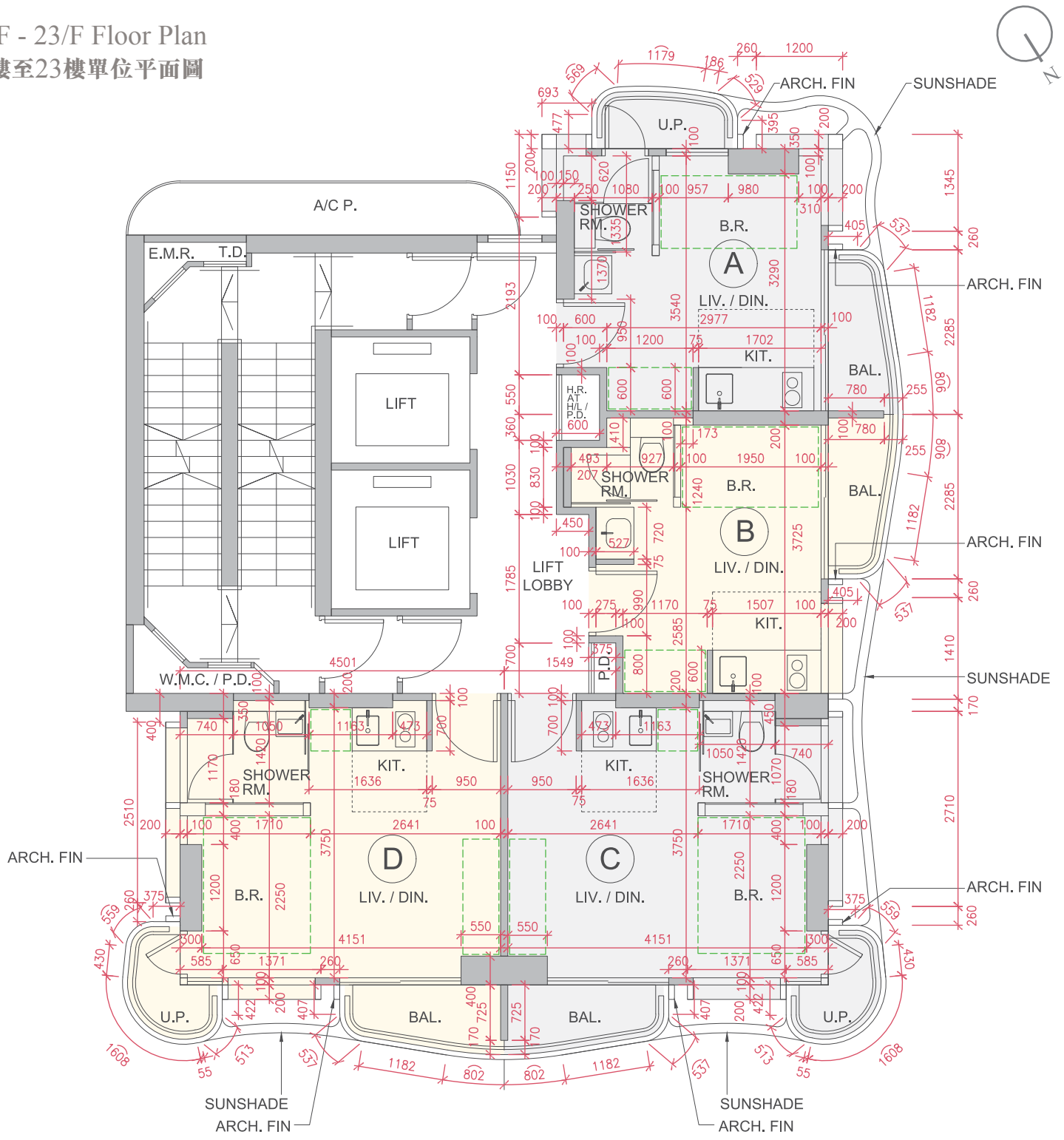
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 有關此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱，請參閱本售樓說明書第22頁之圖例。

2. 平面圖所列之數字以毫米標示之建築結構呎吋，並以2019年10月18日經屋宇署批准的建築圖則為基礎。

19/F - 23/F Floor Plan
19樓至23樓單位平面圖



Scale 比例尺：

0 5m (米)

1. As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on 19/F - 23/F is 3.150m.
2. As provided in the approved building plans for the Development, the thickness of the floor slabs (excluding plaster) of each residential property on 19/F - 23/F is
   – Flat A, Flat C and Flat D: 125mm, 150mm and 175mm
   – Flat B: 125mm and 175mm
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of structural walls on the upper floors.

Notes:

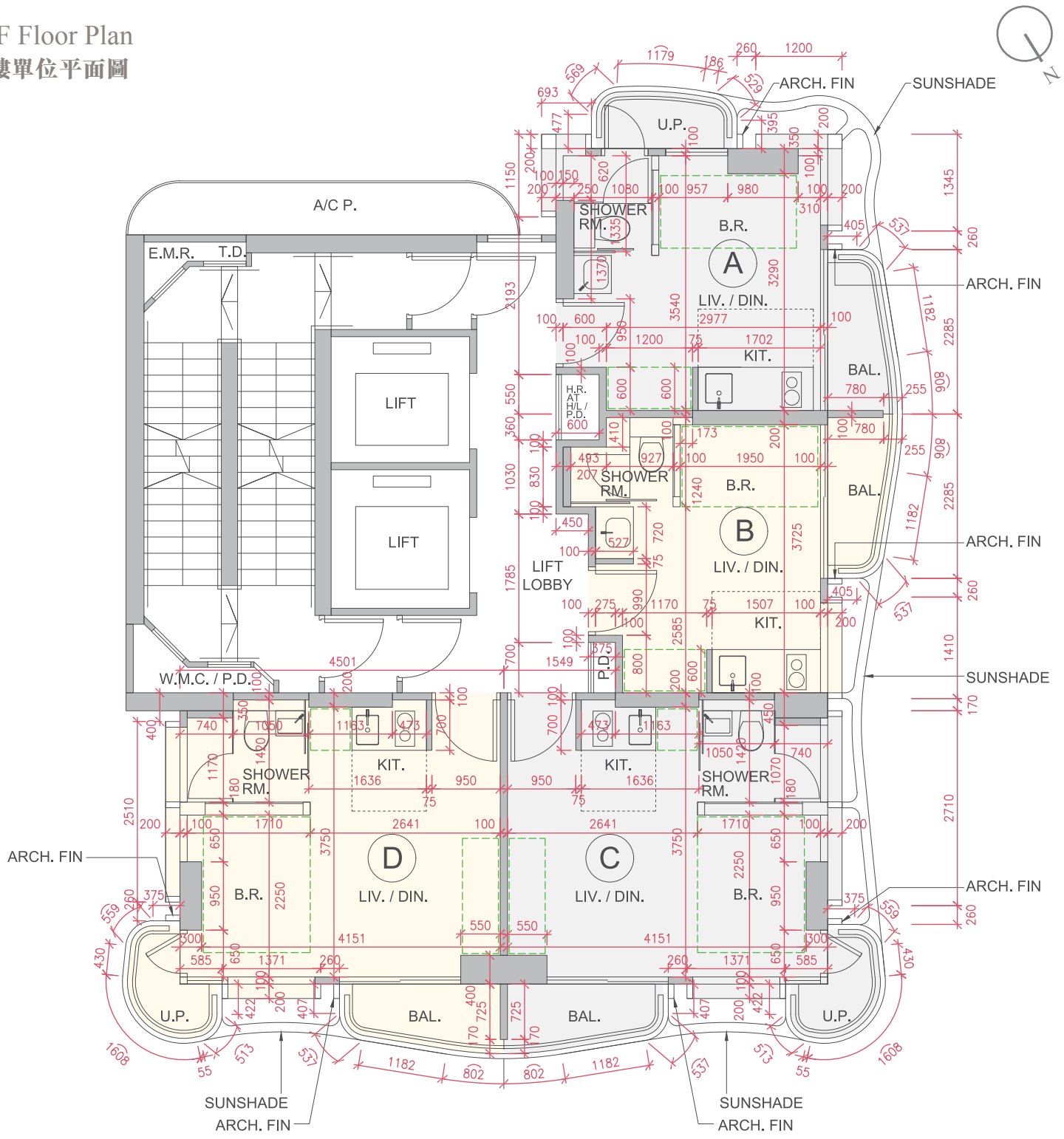
1. Please refer to page 22 of this sales brochure for legend of the terms and abbreviations shown in the floor plans of residential properties in the Development.
2. The dimensions in floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 18 October 2019.

1. 按發展項目的經批准的建築圖則所規定者，每個位於19樓至23樓的住宅物業的層與層之間的高度為3.150米。
2. 按發展項目的經批准的建築圖則所規定者，每個位於19樓至23樓的住宅物業的樓板(不包括灰泥)的厚度為，
   – 住宅單位A、單位C及單位D：125毫米、150毫米及175毫米
   – 住宅單位B：125毫米及175毫米
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 有關此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱，請參閱本售樓說明書第22頁之圖例。
2. 平面圖所列之數字以毫米標示之建築結構呎吋，並以2019年10月18日經屋宇署批准的建築圖則為基礎。

25/F Floor Plan
25樓單位平面圖



Scale 比例尺：

0 5m (米)

1. As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on 25/F is 3.150m.
2. As provided in the approved building plans for the Development, the thickness of the floor slabs (excluding plaster) of each residential property on 25/F is
   – Flat A, Flat C and Flat D: 125mm, 150mm and 175mm
   – Flat B: 125mm and 175mm
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of structural walls on the upper floors.

Notes:

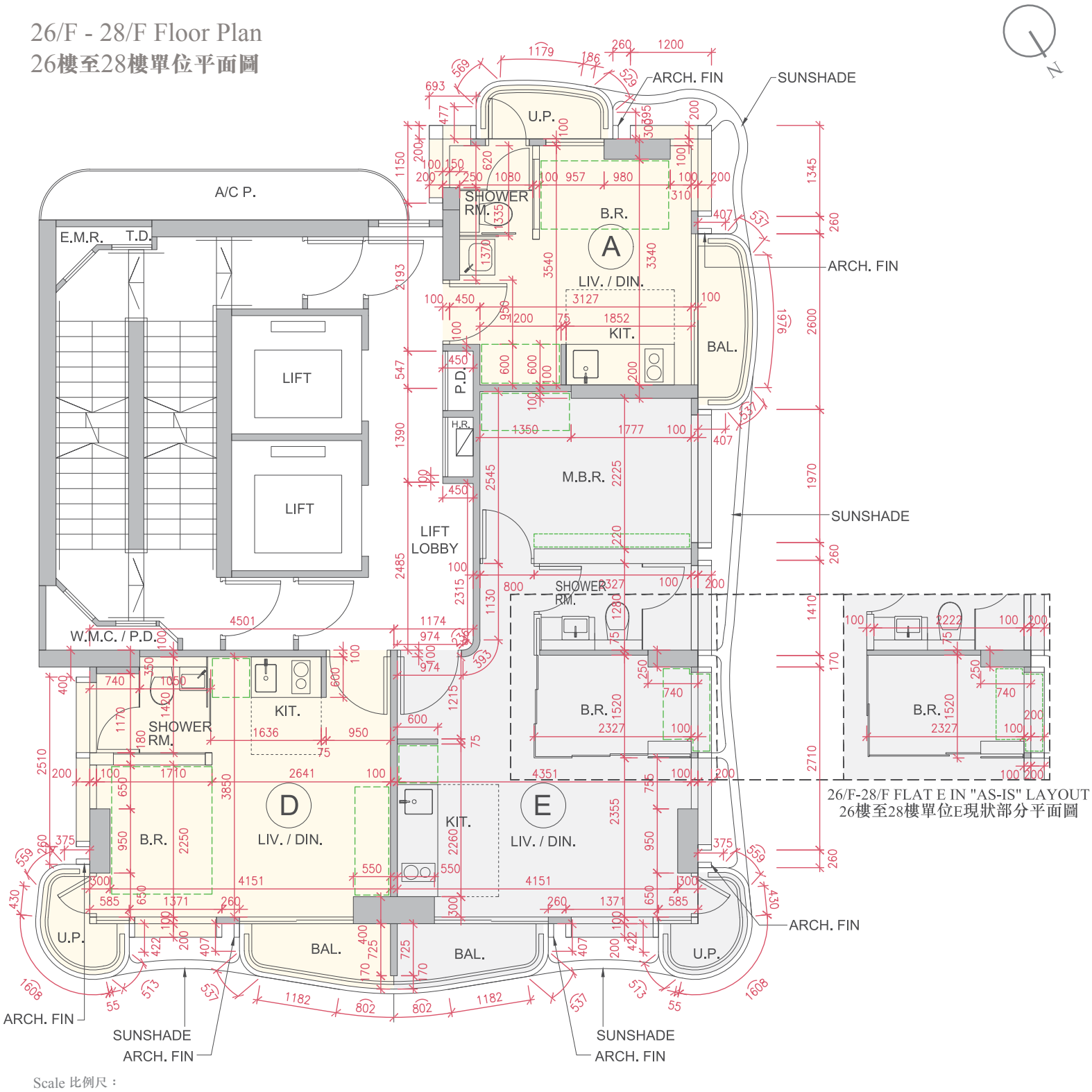
1. Please refer to page 22 of this sales brochure for legend of the terms and abbreviations shown in the floor plans of residential properties in the Development.
2. The dimensions in floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 18 October 2019.

1. 按發展項目的經批准的建築圖則所規定者，每個位於25樓的住宅物業的層與層之間的高度為3.150米。
2. 按發展項目的經批准的建築圖則所規定者，每個位於25樓的住宅物業的樓板(不包括灰泥)的厚度為，
   – 住宅單位A、單位C及單位D：125毫米、150毫米及175毫米
   – 住宅單位B：125毫米及175毫米
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 有關此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱，請參閱本售樓說明書第22頁之圖例。
2. 平面圖所列之數字以毫米標示之建築結構呎吋，並以2019年10月18日經屋宇署批准的建築圖則為基礎。

26/F - 28/F Floor Plan
26樓至28樓單位平面圖



26/F-28/F FLAT E IN "AS-IS" LAYOUT
26樓至28樓單位E現狀部分平面圖

Scale 比例尺：
0 5m (米)

1. As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on 26/F - 28/F is 3.150m.
2. As provided in the approved building plans for the Development, the thickness of the floor slabs (excluding plaster) of each residential property on 26/F - 28/F:
   – Flat A, Flat D and Flat E: 125mm, 150mm and 175mm
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of structural walls on the upper floors.

Notes:

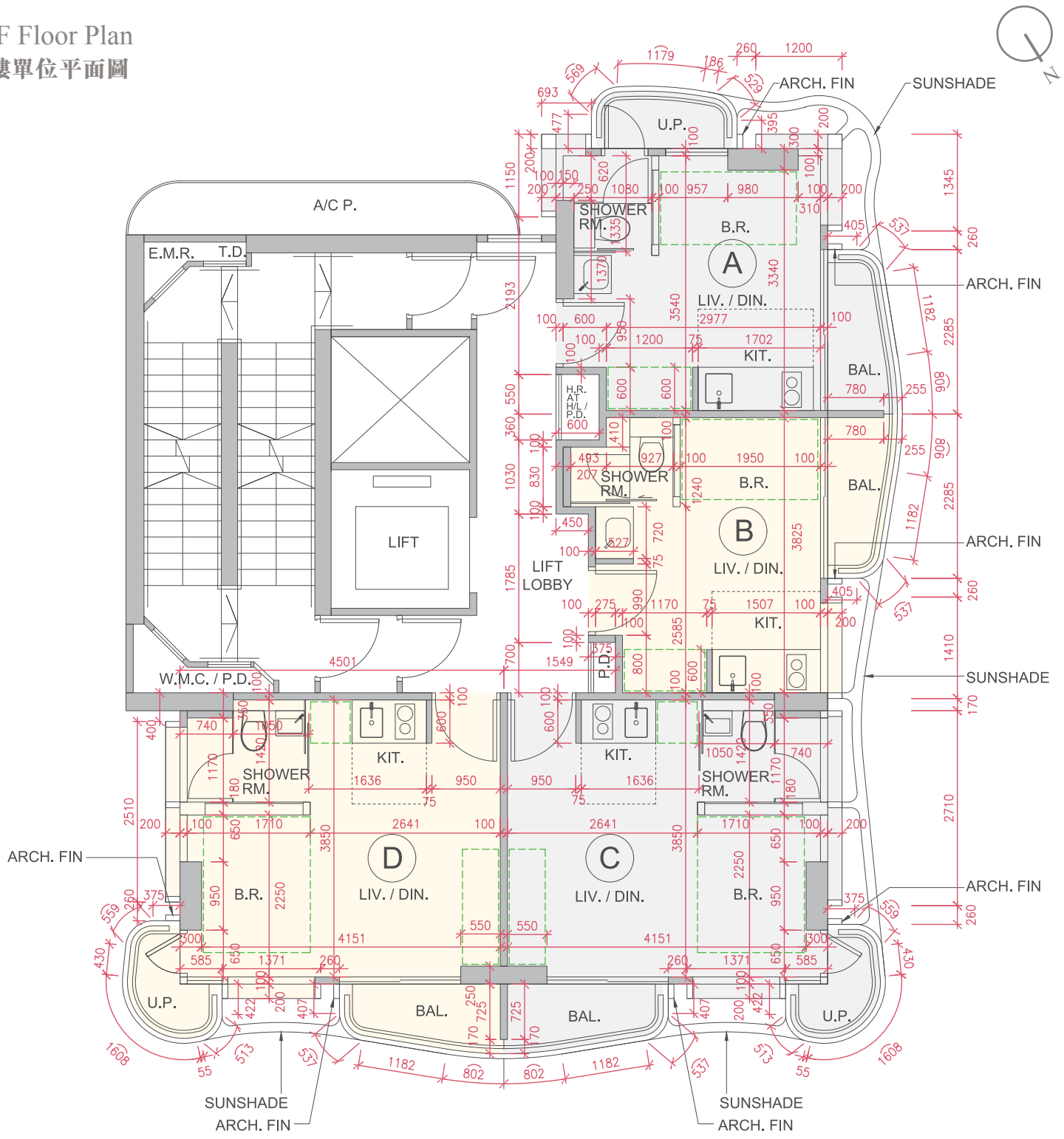
1. Please refer to page 22 of this sales brochure for legend of the terms and abbreviations shown in the floor plans of residential properties in the Development.
2. The dimensions in floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 18 October 2019.
3. Flat E on 26/F to 28/F has been altered by way of minor works and/or exempted works under the Buildings Ordinance in the following way.
   3.1 Wall of bedroom changed to two sliding glass doors and two fixed glass walls.
   3.2 Wall of shower room changed.
   Please refer to the "as is" part plan for details of the alterations.

1. 按發展項目的經批准的建築圖則所規定者，每個位於26樓至28樓的住宅物業的層與層之間的高度為3.150米。
2. 按發展項目的經批准的建築圖則所規定者，每個位於26樓至28樓的住宅物業的樓板(不包括灰泥)的厚度為，
   – 住宅單位A、單位D及單位E：125毫米、150毫米及175毫米
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 有關此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱，請參閱本售樓說明書第22頁之圖例。
2. 平面圖所列之數字以毫米標示之建築結構呎吋，並以2019年10月18日經屋宇署批准的建築圖則為基礎。
3. 26樓至28樓單位E已施行建築物條例下的小型工程及/或獲豁免入則的以下改動：
   3.1 睡房牆身更改為2件玻璃趟門及2件固定玻璃牆。
   3.2 浴室牆身更改。
   有關改動請參閱現狀部分平面圖。

29/F Floor Plan
29樓單位平面圖



Scale 比例尺：

0 5m (米)

1. As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on 29/F is 3.150m.

2. As provided in the approved building plans for the Development, the thickness of the floor slabs (excluding plaster) of each residential property on 29/F is
   – Flat A and Flat B: 150mm and 175mm
   – Flat C and Flat D: 125mm, 150mm and 175mm

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

Notes:

1. Please refer to page 22 of this sales brochure for legend of the terms and abbreviations shown in the floor plans of residential properties in the Development.

2. The dimensions in floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 18 October 2019.

1. 按發展項目的經批准的建築圖則所規定者，每個位於29樓的住宅物業的層與層之間的高度為3.150米。

2. 按發展項目的經批准的建築圖則所規定者，每個位於29樓的住宅物業的樓板(不包括灰泥)的厚度為，
   – 住宅單位A及單位B：150毫米及175毫米
   – 住宅單位C及單位D：125毫米、150毫米及175毫米

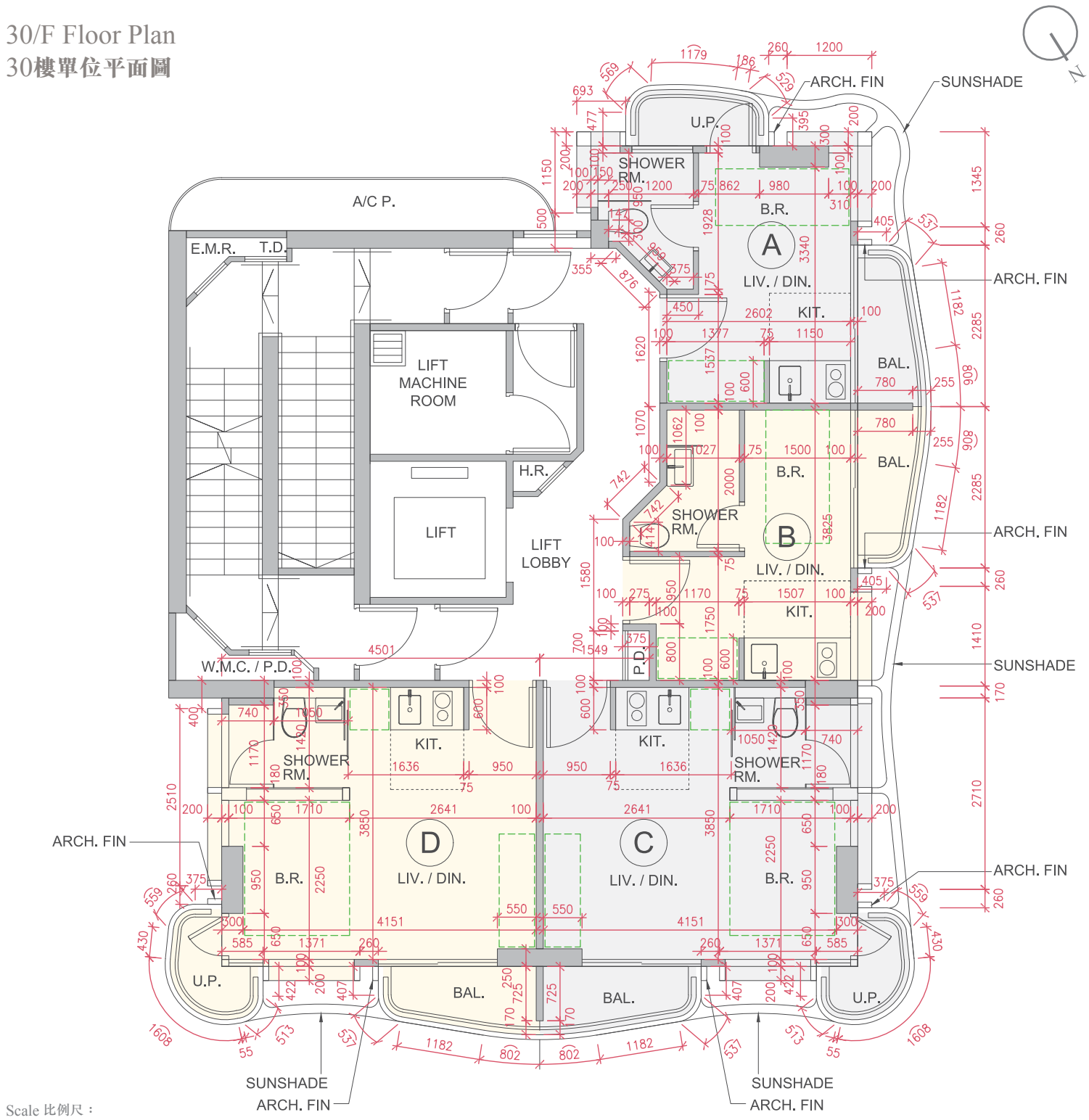
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 有關此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱，請參閱本售樓說明書第22頁之圖例。

2. 平面圖所列之數字以毫米標示之建築結構呎吋，並以2019年10月18日經屋宇署批准的建築圖則為基礎。

30/F Floor Plan
30樓單位平面圖



1. As provided in the approved building plans for the Development, the floor-to-floor height of each residential property on 30/F is
   – Flat A: 4.050m
   – Flat B: 3.750m and 4.050m
   – Flat C: 3.550m
   – Flat D: 3.175m

2. As provided in the approved building plans for the Development, the thickness of the floor slabs (excluding plaster) of each residential property on 30/F is 150mm.

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

Notes:

1. Please refer to page 22 of this sales brochure for legend of the terms and abbreviations shown in the floor plans of residential properties in the Development.
2. The dimensions in floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 18 October 2019.

1. 按發展項目的經批准的建築圖則所規定者，每個位於30樓的住宅物業的層與層之間的高度為，
   – 住宅單位A : 4.050米
   – 住宅單位B : 3.750米及4.050米
   – 住宅單位C : 3.550米
   – 住宅單位D : 3.175米

2. 按發展項目的經批准的建築圖則所規定者，每個位於30樓的住宅物業的樓板(不包括灰泥)的厚度為150毫米。

3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 有關此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱，請參閱本售樓說明書第22頁之圖例。

2. 平面圖所列之數字以毫米標示之建築結構呎吋，並以2019年10月18日經屋宇署批准的建築圖則為基礎。

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) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
UPPER CENTRAL	6/F 6樓	A	17.999 (194) Balcony 露台：2(22) Utility Platform 工作平台：1.5(16)	-	-	-	-	-	-	-	-	-	-
		B	15.526 (167) Balcony 露台：2(22) Utility Platform 工作平台：- (-)	-	-	-	-	-	-	-	-	-	-
		C	19.086 (205) Balcony 露台：- (-) Utility Platform 工作平台：- (-)	-	-	-	7.364 (79)	-	-	-	-	-	-
		D	19.354 (208) Balcony 露台：- (-) Utility Platform 工作平台：- (-)	-	-	-	7.364 (79)	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony and utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specifed items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積、以及露台、工作平台及陽台 (如有) 的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. Residential floors on 4/F, 13/F, 14/F & 24/F are omitted.
3. There is no verandah in the residential properties in the Development.

備註：

1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
2. 住宅樓層不設4樓、13樓、14樓及24樓。
3. 發展項目的住宅物業並無陽台。

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) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
UPPER CENTRAL	7/F - 12/F, 15/F - 23/F & 25/F 7樓至12樓、15樓至23樓及25樓	A	17.999 (194) Balcony 露台：2(22) Utility Platform 工作平台：1.5(16)	-	-	-	-	-	-	-	-	-	-
		B	15.526 (167) Balcony 露台：2(22) Utility Platform 工作平台：- (-)	-	-	-	-	-	-	-	-	-	-
		C	22.247 (239) Balcony 露台：2(22) Utility Platform 工作平台：1.5(16)	-	-	-	-	-	-	-	-	-	-
		D	22.505 (242) Balcony 露台：2(22) Utility Platform 工作平台：1.5(16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony and utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specifed items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積、以及露台、工作平台及陽台 (如有) 的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. Residential floors on 4/F, 13/F, 14/F & 24/F are omitted.
3. There is no verandah in the residential properties in the Development.

備註：

1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
2. 住宅樓層不設4樓、13樓、14樓及24樓。
3. 發展項目的住宅物業並無陽台。

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) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
UPPER CENTRAL	26/F - 28/F 26樓至28樓	A	18.081 (195) Balcony 露台：2(22) Utility Platform 工作平台：1.5(16)	-	-	-	-	-	-	-	-	-	-
		D	22.505 (242) Balcony 露台：2(22) Utility Platform 工作平台：1.5(16)	-	-	-	-	-	-	-	-	-	-
		E	36.04 (388) Balcony 露台：2(22) Utility Platform 工作平台：1.5(16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony and utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specifed items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積、以及露台、工作平台及陽台 (如有) 的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. Residential floors on 4/F, 13/F, 14/F & 24/F are omitted.
3. There is no verandah in the residential properties in the Development.

備註：

1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
2. 住宅樓層不設4樓、13樓、14樓及24樓。
3. 發展項目的住宅物業並無陽台。

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) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
UPPER CENTRAL	29/F 29樓	A	17.905 (193) Balcony 露台：2(22) Utility Platform 工作平台：1.5(16)	-	-	-	-	-	-	-	-	-	-
		B	15.525 (167) Balcony 露台：2(22) Utility Platform 工作平台：- (-)	-	-	-	-	-	-	-	-	-	-
		C	22.342 (240) Balcony 露台：2(22) Utility Platform 工作平台：1.5(16)	-	-	-	-	-	-	-	-	-	-
		D	22.505 (242) Balcony 露台：2(22) Utility Platform 工作平台：1.5(16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony and utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specifed items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積、以及露台、工作平台及陽台 (如有) 的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. Residential floors on 4/F, 13/F, 14/F & 24/F are omitted.
3. There is no verandah in the residential properties in the Development.

備註：

1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
2. 住宅樓層不設4樓、13樓、14樓及24樓。
3. 發展項目的住宅物業並無陽台。

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) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
UPPER CENTRAL	30/F 30樓	A	16.243 (175) Balcony 露台：2(22) Utility Platform 工作平台：1.5(16)	-	-	-	-	-	-	-	-	-	-
		B	14.415 (155) Balcony 露台：2(22) Utility Platform 工作平台：- (-)	-	-	-	-	-	-	-	-	-	-
		C	22.342 (240) Balcony 露台：2(22) Utility Platform 工作平台：1.5(16)	-	-	-	-	-	-	-	-	-	-
		D	22.505 (242) Balcony 露台：2(22) Utility Platform 工作平台：1.5(16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony and utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specifed items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積、以及露台、工作平台及陽台 (如有) 的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. Residential floors on 4/F, 13/F, 14/F & 24/F are omitted.
3. There is no verandah in the residential properties in the Development.

備註：

1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
2. 住宅樓層不設4樓、13樓、14樓及24樓。
3. 發展項目的住宅物業並無陽台。

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

Not Applicable

不適用

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

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

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

3. If the purchaser fails to execute the Agreement for Sale and Purchase within 5 working days after the date on which the purchaser enters into that Preliminary Agreement:-

   (i) the Preliminary Agreement is terminated;

   (ii) the preliminary deposit is forfeited; and

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

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

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

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 —

   (i) 該臨時合約即告終止；

   (ii) 有關的臨時訂金即予沒收；及

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

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

The Deed of Mutual Covenant and Management Agreement (the "DMC") of the Development provides that:-

A. Common parts of the Development

1. "Common Areas and Facilities" means collectively the Common Areas and the Common Facilities.

2. "Common Areas" means collectively the Estate Common Areas, the Residential Common Areas and the Commercial Common Areas, each of which Common Areas shall, where applicable, include those appropriate and relevant common parts covered by the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap. 344) ("BMO").

3. "Common Facilities" means collectively the Estate Common Facilities, the Residential Common Facilities and the Commercial Common Facilities.

4. "Commercial Common Areas and Facilities" means collectively the Commercial Common Areas and the Commercial Common Facilities.

5. "Commercial Common Areas" means those parts of the Commercial Development intended for the common use and benefit of the Commercial Development as a whole and not just any particular Commercial Unit and which are, subject to the provisions of the DMC, to be used by each Owner and Occupier of the Commercial Units in common with all other Owners and Occupiers of the Commercial Units which said parts include but not limited to: -

(a) all those parts of the external walls of the Estate not forming part of the Residential Development, the Commercial Units or the Estate Common Areas and for the purpose of identification only shown and coloured Orange on the plans marked "Elevations" annexed to the DMC and the accuracy of such plans is certified by or on behalf of the Authorized Person, including but not limited to: -

(1) the architecture fins and features thereon (if any);

(2) the air-conditioners platforms (including the louvers and/or metal supporting frames thereof (if any)), or such other area(s), if any, as may be designated for that purpose; and

(3) the curtain wall structures of the Estate including but not limited to the mullions and claddings (except (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Commercial Unit, which said openable parts and glass panels shall form parts of the relevant Commercial Units). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Commercial Unit but extend across two or more Commercial Units shall form part of the Commercial Common Areas, BUT excluding the glass balustrades, metal balustrades or railings (if any) which form parts of the relevant Commercial Units;

(b) all those areas of the Estate including lift lobby, pitched roof, lift shaft, architecture fin and air conditioners platforms which are for the purpose of identification only shown and coloured Orange on the plans marked "G/F", "1/F", "2/F & Upper Part of 2/F", "3/F & Upper Part of 3/F" and "5/F & Upper Part of 5/F" annexed to the DMC and the accuracy of such plans is certified by or on behalf of the Authorized Person; and

(c) such additional areas of the Estate as may at any time be designated as the Commercial Common Areas by the First Owner in accordance with the provisions of the DMC,

BUT (for the avoidance of doubt) excluding the Estate Common Areas and the Residential Common Areas and PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Commercial Common Areas.

6. "Commercial Common Facilities" means all those facilities of the Estate intended for the common use and benefit of the Commercial Development as a whole and not just any particular Commercial Unit which are, subject to the provisions of the DMC, to be used by each Owner and Occupier of the Commercial Units in common with all other Owners and Occupiers of the Commercial Units and includes but not limited to the lift designated in the Commercial Common Areas, wires, cables, ducts (including pipe ducts, electric ducts, electrical meter ducts and telephone ducts (if any)), hose reel, water meter cabinets, pipes, drains, CCTV and other facilities and equipment installed in the Commercial Common Areas for security purposes, and all mechanical and electrical installations and equipment exclusively for the Commercial Development and such additional devices and facilities of the Estate as may at any time be designated as the Commercial Common Facilities by the First Owner in accordance with the provisions of the DMC BUT (for the avoidance of doubt) excluding the Estate Common Facilities and the Residential Common Facilities.

7. "Estate Common Areas and Facilities" means collectively the Estate Common Areas and the Estate Common Facilities.

8. "Estate Common Areas" means those parts of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the DMC and all subsisting rights and rights of way, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to: -

(a) such foundations, columns, beams, slabs, transfer structure and other structural supports and elements that do not

belong to or form part of the Commercial Development or the Residential Development;

(b) the Slopes and Retaining Walls (if any);

(c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;

(d) those parts of the external walls of the Estate (including the curtain walls, louvers, glass parapet walls and canopies thereof, claddings, architecture fins and features thereon) not forming part of the Commercial Development and the Residential Development, and for the purpose of identification only shown and coloured Violet on the plans marked "Elevations" annexed to the DMC, and the accuracy of such plans is certified by or on behalf of the Authorized Person;

(e) the Green Walls and the Greenery Areas;

(f) all those areas of the Estate including entrance plaza, refuge floor cum sky garden on the 3rd Floor, flat roof, emergency generator room, TBE rooms, fire service sprinkler and drencher water pump room, potable & flushing water upfeed tank & pump room, booster pump room for potable and flushing supply, water check meter cabinet, switch room, store room, town gas chamber, electrical meter room, water meter cabinet, refuse storage and material recovery chamber, trench for water supply pipes, planters, lift lobbies, staircases and Existing Right of Way which are for the purpose of identification only shown and coloured Violet on the plans marked "G/F", "1/F", "2/F & Upper Part of 2/F", "3/F & Upper Part of 3/F", "Main Roof Floor", "Pump Room Floor" and "Upper Roof Floor and Top Roof Floor" annexed to the DMC and the accuracy of such plans is certified by or on behalf of the Authorized Person; and

(g) such additional areas of the Estate as may at any time be designated as the Estate Common Areas by the First Owner in accordance with the provisions of the DMC

BUT (for the avoidance of doubt) excluding the Commercial Common Areas and the Residential Common Areas and PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas.

9. "Estate Common Facilities" means all those facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof 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 Estate and includes but not limited to the, communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, sewers, manholes, drains or pipes underneath the drain or surface channel or manhole covers (if any) on the ground floor of the Estate serving the Estate as a whole and not just any particular Unit or any particular part thereof), cables, pipes, wires, ducts (including pipe ducts, fire and sprinkler pipe ducts, electric ducts, town gas riser ducts, electrical meter ducts and telephone ducts), sprinkler water tanks, fire service water tank, drencher water tank, hose reel, fire service control panel, fire service sprinkler and drencher inlets and control valve, water meter cabinets, gondola system, lightning protection system, communal aerial broadcast distribution system, metal railings, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Estate, the switch room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Estate Common Facilities by the First Owner in accordance with the provisions of the DMC BUT (for the avoidance of doubt) excluding the Commercial Common Facilities and the Residential Common Facilities.

10. "Residential Common Areas and Facilities" means collectively the Residential Common Areas and the Residential Common Facilities.

11. "Residential Common Areas" means those parts of the Residential Development intended for the common use and benefit of the Residential Development 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 which said parts include but not limited to: -

(a) those parts of the external walls of the Estate not forming part of the Commercial Development or the Estate Common Areas and for the purpose of identification only shown and coloured Red on the plans marked "Elevations" annexed to the DMC and the accuracy of such plans is certified by or on behalf of the Authorized Person;

(b) those parts of the external walls of the Estate not forming part of the Commercial Development, the Estate Common Areas or the Residential Units including but not limited to: -

(1) the architecture fins and features thereon; and

(2) the curtain wall structures including but not limited to the mullions and claddings (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas,

BUT excluding the glass balustrades, metal balustrades or railings of the Non-enclosed Areas or flat roofs which form parts of the relevant Residential Units;

(c) the Recreational Facilities;

(d) the maintenance and repair access for inspection, maintenance and repair of external drainage pipes, which are for the purpose of identification only shown coloured Red and marked "AWS" on the plan marked "6/F" annexed to the DMC and the accuracy of such plan is certified by or on behalf of the Authorized Person;

(e) the caretaker counter on the Ground Floor;

(f) all those areas of the Estate including entrance hall, air conditioners platforms, flat roofs, filtration plant room, potable water tank, lift lobbies, lift shafts, lift vents, lift machine rooms and lawns, which are for the purpose of identification only shown and coloured Red on the plans marked "G/F", "1/F", "2/F & Upper Part of 2/F", "3/F & Upper Part of 3/F", "5/F & Upper Part of 5/F", "6/F", "7/F-25/F", "26/F-28/F", "29/F", "30/F", "Main Roof Floor", "Pump Room Floor" and "Upper Roof Floor and Top Roof Floor" annexed to the DMC and the accuracy of such plans is certified by or on behalf of the Authorized Person; and

(g) such additional areas of the Estate as may at any time be designated as the Residential Common Areas by the First Owner in accordance with the provisions of the DMC

BUT (for the avoidance of doubt) excluding the Commercial Common Areas and the Estate Common Areas and PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas.

12. "Residential Common Facilities" means all those facilities of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit 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 all lifts designated in the Residential Common Areas, anchors, metal railings, sockets, brackets, wires, cables, ducts (including pipe ducts, electric ducts, electrical meter ducts and telephone ducts), hose reel, water meter cabinets, pipes, drains, CCTV and other facilities and equipment installed in the Residential Common Areas for security purposes, the Recreational Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development and such additional devices and facilities of the Estate as may at any time be designated as the Residential Common Facilities by the First Owner in accordance with the provisions of the DMC BUT (for the avoidance of doubt) excluding the Commercial Common Facilities and the Estate Common Facilities.

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

Floor	*Unit*	*Undivided Shares for each Unit*
6/F	A	18
	B	16
	C	20
	D	20
7/F – 12/F, 15/F – 23/F & 25/F (each) (16 storeys)	A	18
	B	16
	C	22
	D	23
26/F – 28/F (each) (3 storeys)	A	18
	D	23
	E	36
29/F	A	18
	B	16
	C	22
	D	23
30/F	A	16
	B	14
	C	22
	D	23

Note: There is no designation of 4/F, 13/F, 14/F and 24/F.

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

The Manager shall be appointed for an initial term of two (2) years from the date of appointment under the DMC and shall thereafter continue until termination of the Manager's appointment in accordance with the provisions of the DMC.

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

1. The Owner of each Residential Unit shall pay in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units.
2. The number of Management Units allocated to a Residential Unit is the same as the number of Undivided Shares allocated to that Residential Unit.

E. Basis on which the management fees deposit is fixed

The management fees deposit payable by the Owner of each Unit is equivalent to three (3) months of the monthly contribution to the Management Charges payable by him in respect of his Unit(s) based on the relevant first Management Budget.

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

Not Applicable.

Note:
1. Unless otherwise defined in the sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the DMC.
2. For full details, please refer to the executed DMC which is free for inspection during opening hours at the sales office. A copy of the executed DMC is available upon request and payment of the necessary photocopying charges.

發展項目的公契及管理協議(「公契」)載有下述條文：－

A. 發展項目的公用部份

1. 「公用地方與設施」統指「公用地方」及「公用設施」。

2. 「公用地方」統指「屋苑公用地方」、「住宅公用地方」及「商業公用地方」，每類公用地方在適用的情況下包括在《建築物管理條例》(第344章)第2條所列出「公用部分」的定義所包含的適當及有關部分。

3. 「公用設施」統指「屋苑公用設施」、「住宅公用設施」及「商業公用設施」。

4. 「商業公用地方與設施」統指「商業公用地方」及「商業公用設施」。

5. 「商業公用地方」指擬供商業發展項目整體而並非只供個別商業單位公用及共享的商業發展項目部分，受公契的條款所約束，每位商業單位的擁有人及佔用人可與所有其他商業單位擁有人及佔用人共用該等部分，當中包括但不限於：－

(a) 不構成住宅發展項目、商業單位或屋苑公用地方的屋苑外牆，其位置於公契所夾附並經認可人士或其代表核實為準確及標示為「Elevations」的圖則上以橙色顯示，僅供識別，當中包括但不限於：－

(1) 在其上的建築鰭片及特色(如有)；

(2) 冷氣機平台(包括其百葉窗及/或金屬支架(如有))，或指定用作該用途的其他地方(如有)；及

(3) 屋苑的玻璃幕牆結構包括但不限於豎框及面版(不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向一個商業單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關商業單位的部分)。為免生疑問，任何構成屋苑玻璃幕牆結構一部分而非完全包圍一個商業單位，反而伸延跨越兩個或以上商業單位的玻璃嵌板則構成商業公用地方一部分，

但不包括構成相關商業單位的玻璃欄杆、金屬欄杆或欄杆(如有)；

(b) 所有於公契所夾附並經認可人士或其代表核實為準確及標示為「G/F」、「1/F」、「2/F & Upper Part of 2/F」、「3/F & Upper Part of 3/F」及「5/F & Upper Part of 5/F」的圖則上為供識別而以橙色顯示的屋苑部分，包括升降機大堂、斜屋頂、升降機槽、建築鰭片及冷氣機平台；及

(c) 由第一擁有人按照公契的條款在任何時候指定用作「商業公用地方」的額外地方，

但(為免存疑)不包括「屋苑公用地方」及「住宅公用地方」，及惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理 條例》第2條所列出「公用部分」的定義之(b)段的任何部分也應被上文所述之條款所涵蓋，該等部分將被視作已被包括為及構成「商業公用地方」一部分。

6. 「商業公用設施」指擬供商業發展項目整體而並非只供個別商業單位公用及共享的屋苑設施，受公契的條款所約束，每位商業單位的擁有人及佔用人可與所有其他商業單位擁有人及佔用人共用該等部分，當中包括但不限於設於商業公用地方指定的升降機、電線、電纜、管道(包括管道槽、電槽、電錶槽及電話槽(如有))、消防喉轆、水錶櫃、喉管、排水渠、基於保安理由而安裝在商業公用地方的閉路電視及其他設施及設備、專屬商業發展項目的所有機電裝置及設備，以及由第一擁有人按照公契的條款在任何時候指定用作「商業公用設施」的額外裝置及設施，但(為免存疑)不包括「屋苑公用設施」及「住宅公用設施」。

7. 「屋苑公用地方與設施」統指「屋苑公用地方」及「屋苑公用設施」。

8. 「屋苑公用地方」指擬供屋苑整體而並非只供任何個別單位或其任何部分公用及共享的屋苑部分，受公契的條款所約束及所有現存的權利及通行權所規限，每位擁有人及佔用人可與屋苑其他擁有人及佔用人共用該等部分，當中包括但不限於：－

(a) 不屬於或構成商業發展項目或住宅發展項目一部分的該等地基、柱、樑、樓板、轉換結構及其他結構性支承物及元素；

(b) 斜坡及護土牆(如有)；

(c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方；

(d) 不構成商業發展項目及住宅發展項目一部分的屋苑外牆(包括在外牆上的玻璃幕牆、百葉窗、玻璃護牆及其簷篷、面板、建築鰭片及在其上的特色)，其位置於公契所夾附並經認可人士或其代表核實為準確及標示為「Elevations」 的圖則上以紫色顯示，僅供識別；

(e) 綠化牆及綠化區域；

(f) 所有於公契所夾附並經認可人士或其代表核實為準確的圖則上為供識別而以紫色顯示的屋苑部分，包括入口廣場、位於3樓的庇護層兼空中花園、平台、緊急發電機房、電訊及廣播設備室、消防灑水器及水簾水泵房、食水和沖廁水上水缸及泵房、食水和沖廁水增壓泵房、檢測水錶櫃、電掣房、貯物室、煤氣喉總掣室、電錶房、水錶櫃、垃圾及物料回收房、水管溝

槽、花槽、升降機大堂、樓梯及現有通道權，其位置於公契所夾附並經認可人士或其代表核實為準確及標示為「G/F」、「1/F」、「2/F & Upper Part of 2/F」、「3/F & Upper Part of 3/F」、「Main Roof Floor」、「Pump Room Floor」及「Upper Roof Floor and Top Roof Floor」的圖則上以紫色顯示，僅供識別；及

(g) 由第一擁有人按照公契的條款在任何時候指定用作「屋苑公用地方」的額外地方，

但(為免存疑)不包括「商業公用地方」及「住宅公用地方」，及惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的任何部分也應被上文所述之條款所涵蓋，該等部分將被視作已被包括為及構成「屋苑公用地方」一部分。

9. 「屋苑公用設施」指擬供屋苑整體而並非只供其任何個別單位或其任何部分公用及共享的屋苑設施，受公契的條款所約束，每位擁有人及佔用人可與所有屋苑其他擁有人及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道(特別是位於屋苑地下的排水渠、表面溝道或沙井蓋(如有)下供屋苑整體而並非只供其任何個別單位或其任何部分所用的溝槽、污水管、沙井、排水渠或喉管)、電纜、喉管、電線、導管(包括管道槽、消防灑水器管道槽、電槽、煤氣分喉管道、電錶槽及電話槽)、灑水器水缸、消防水缸、水簾水缸、消防喉轆、消防控制板、消防灑水器及水簾入水掣及控制閥、水錶櫃、吊船系統、避雷系統、公共天線分布系統、金屬欄杆、沖廁水主喉管、食水主喉管，基於保安理由而安裝在屋苑公共地方的閉路電視及其他設施及設備、屋苑機械設備和其他類似的裝置、設施或服務、電掣房、電纜設施及為屋苑提供電力的所有關連設施及輔助電力裝置、設備和設施、及由第一擁有人按照公契的條款在任何時候指定用作「屋苑公用設施」的額外裝置及設施，但(為免存疑)不包括「商業公用設施」及「住宅公用設施」。

10. 「住宅公用地方與設施」統指「住宅公用地方」及「住宅公用設施」。

11. 「住宅公用地方」指擬供住宅發展項目整體而並非只供個別住宅單位公用及共享的住宅發展項目部分，受公契的條款所約束，每位住宅單位的擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等部分，當中包括但不限於：－

(a) 不構成商業發展項目或屋苑公用地方的屋苑外牆，其位置於公契所夾附並經認可人士或其代表核實為準確及標示為「Elevations」的圖則上以紅色顯示，僅供識別；

(b) 不構成商業發展項目、屋苑公用地方或住宅單位的屋苑外牆，當中包括但不限於：－

(1) 在其上的建築鰭片及特色；及

(2) 玻璃幕牆結構，包括但不限於豎框及面版(但不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向一個住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關住宅單位的部分)。為免生疑問，任何構成屋苑玻璃幕牆結構一部分而非完全包圍一個住宅單位，反而伸延跨越兩個或以上住宅單位的玻璃嵌板則構成住宅公用地方一部分，

但不包括構成相關住宅單位的不封閉地方或平台的玻璃欄杆、金屬欄杆或欄杆；

(c) 康樂設施；

(d) 為着檢查、維護和修理外部排水管的維護和修理通道，而該些通道於公契所夾附並經認可人士或其代表核實為準確及標示為「6/F」的圖則上以紅色顯示及標示為「AWS」，僅供識別；

(e) 位於地下的管理員櫃枱；

(f) 所有於公契所夾附並經認可人士或其代表核實為準確及標示為「G/F」、「1/F」、「2/F & Upper Part of 2/F」、「3/F & Upper Part of 3/F」、「5/F & Upper Part of 5/F」、「6/F」、「7/F-25/F」、「26/F-28/F」、「29/F」、「30/F」、「Main Roof Floor」、「Pump Room Floor」及「Upper Roof Floor and Top Roof Floor」的圖則上為供識別而以紅色顯示的屋苑部分，包括入口大堂、冷氣機平台、平台、濾水機房、食水缸、升降機大堂、升降機槽、升降機通風口、升降機機房及草坪；及

(g) 由第一擁有人按照公契的條款在任何時候指定用作「住宅公用地方」的額外地方

但(為免存疑)不包括「商業公用地方」及「屋苑公用地方」，及惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理 條例》第2條所列出「公用部分」的定義之(b)段的任何部分也應被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成「住宅公用地方」一部分。

12. 「住宅公用設施」指擬供住宅發展項目整體而並非只供個別住宅單位公用及共享的屋苑設施，受公契的條款所約束，每位住宅單位的擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等設施，當中包括但不限於所有設於住宅公用地方指定的升降機、錨定、金屬欄杆、插座、托架、電線、電纜、管道(包括管道槽、電槽、電錶槽及電話槽)、消防喉轆、水錶櫃、喉管、排水渠、基於保安理由而安裝在住宅公用地方的閉路電視及其他設施及設備、康樂設施及專屬住宅發展項目的所有機電裝置及設備，以及由第一擁有人按照公契的條款在任何時候指定用作「住宅公用設施」的額外裝置及設施，但(為免存疑)不包括「商業公用設施」及「屋苑公用設施」。

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

樓層	單位	每個單位獲分配的不分割份數數目
6樓	A	18
	B	16
	C	20
	D	20
7樓至12樓、15樓至23樓及25樓 (每一樓層) (16層)	A	18
	B	16
	C	22
	D	23
26樓至28樓 (每一樓層) (3層)	A	18
	D	23
	E	36
29樓	A	18
	B	16
	C	22
	D	23
30樓	A	16
	B	14
	C	22
	D	23

備註：不設4樓、13樓、14樓及24樓。

備註:

1. 除非本售樓說明書另有定義外，本摘要所採用之詞彙與公契所界定者具備相同涵義。
2. 可於售樓處開放時間內免費查閱已簽立的公契。已簽立的公契的副本可按要求及於支付所需影印費用後索取。

C. 發展項目的管理人的委任年期

管理人首屆任期由公契下的委任日期起計兩年，其後續任至按公契的條文終止其管理人的委任為止。

D. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

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

2. 分配予每個住宅單位的管理份數數目與分配予該住宅單位的不分割份數數目相同。

E. 計算管理費按金的基準

單位擁有人應繳的管理費按金相等於每個擁有人就其單位按相關的首個管理預算案釐定而須繳交的三個月管理費。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

SUMMARY OF LAND GRANT
批地文件的摘要

A. Lot number of the land on which the Development is situated

1. The Development is constructed on The Remaining Portion of Sub-section 3 of Section A of Inland Lot No.150 (the "**Land**").

B. Term of years under the lease

2. The lease term granted under the Government Lease of Inland Lot No. 150 dated 9 March 1855 (the "**Government Lease**") is 999 years from 1 February 1855.

C. User restrictions applicable to the Land

3. The Government Lease contains the restrictions on 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 whatsoever.

   According to a licence issued by Lands Department dated 27 December 2017 and registered in the Land Registry by Memorial No.18010801310027 (the "**Licence**"), notwithstanding the above restrictions in the Government Lease, the registered owner of the Land may carry out the trade or business of sugar-baker, oilman (excluding petro filling station), butcher, victualler and tavern-keeper in accordance with the terms of the Licence.

D. Facilities that are required to be constructed and provided for the Government, or for public use

4. Not Applicable.

E. Grantee's obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land

5. Under the terms and conditions of the Government Lease, the owners shall during its term at their own proper costs and charges well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements and all other erections and buildings at any time standing upon the Land and all the walls, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever the whole to be done to the satisfaction of the Government.

F. Lease conditions that are onerous to a purchaser

6. Under the terms and conditions of the Government Lease, the owners shall during the term of the Land, 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 Land, or any part thereof, in common with other premises near or adjoining thereto and such proportion shall be fixed and ascertained by the Government and shall be recoverable in the nature of rent in arrear.

Notes:

For full details, please refer to the Government Lease. Copy of the Government Lease as obtained from the Land Registry is available for inspection upon request during opening hours at the sales office and copies of the Government Lease can be obtained upon paying necessary photocopying charges.

A. 發展項目所位於的土地的地段編號

1. 發展項目建於內地段第150號第A段第3分段之餘段(以下稱為「**該土地**」)。

B. 有關租契規定的年期

2. 日期為1855年3月9日的內地段第150號的政府租契(以下稱為「**政府租契**」)批出的年期為自1855年2月1日起計999年。

C. 適用於該土地的用途限制

3. 政府租契有以下行業或業務的限制：黃銅匠、屠夫、製皂商、製糖商、皮革商、溶脂商、油商、肉商、釀酒商、食物供應或客棧旅舍、鐵匠、清糞商、清潔街道者，或任何其他嘈雜、惡臭或厭惡性行業或業務。

   根據一份由地政總署發出日期為2017年12月27日並登記於土地註冊處註冊摘要編號為18010801310027的准用證(以下稱為「**准用證**」)，儘管政府租契有上述之限制，該土地的註冊擁有人可按准用證的條款於該土地經營以下行業或業務：製糖商、油商(不包括油站)、肉商、食物供應及客棧旅舍。

D. 按規定須興建並提供予政府或供公眾使用的設施

4. 不適用。

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

5. 根據政府租契的條款和條件，業主須於該租期內以一切所需及必要的修理、清潔及改動方式，妥善和充分地修理、維持、支持、維修、鋪蓋、清洗、洗刷、清潔、騰空、改動及保持任何時間在該土地之上的宅院或樓宇及所有其他架設物與建築物，以及所屬或附屬的一切牆壁、堤岸、燈具、行人路、盥洗室、洗滌槽、排水溝和水道，且全部須以政府滿意的方式完成，所有適當費用及收費均由業主承擔。

F. 對買方造成負擔的租用條件

6. 根據政府租契的條款和條件，業主須於該地段的租期內，在必要時分擔支付及允許該土地(或其任何部分)必須使用或屬於該土地(或其任何部分)或與附近或毗鄰其他樓宇共同需要的任何或所有道路、行人路、渠道、圍欄及共用牆、通風設施、私人或公用污水渠及排水渠的建造、建設、維修及修改費用的合理份額和比例，而該比例由政府訂定及確定並屬欠繳租金性質追討。

備註：

請參閱政府租契以了解全部詳情。於土地註冊處獲得之政府租契文本可於售樓處營業時間作出要求後免費查閱，並可在支付所需影印費後取得該政府租契之複印本。

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

Not applicable

不適用

WARNING TO PURCHASERS
對買方的警告

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

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

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,

(i) that firm may not be able to protect the purchaser's interests; and

(ii) the purchaser may have to instruct a separate firm of solicitors; and

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

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

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

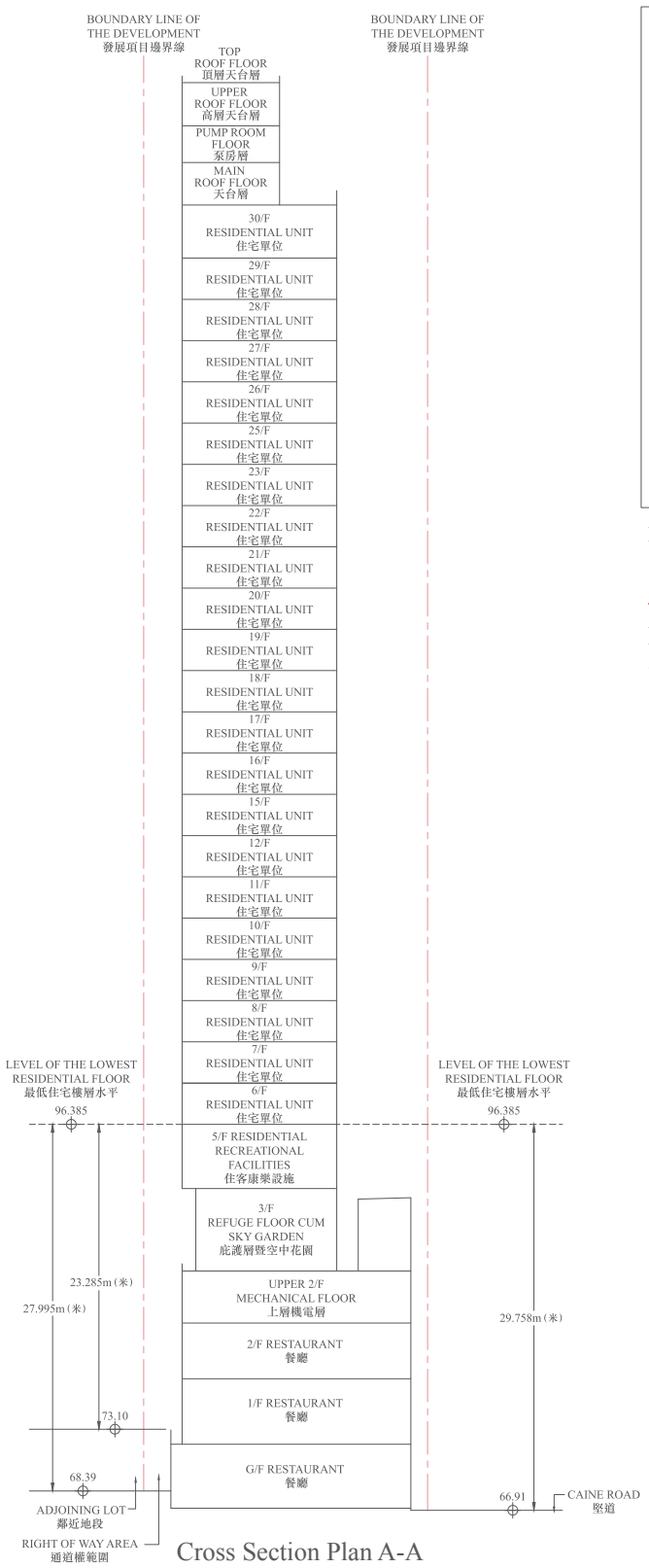
(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－

(i) 該律師事務所可能不能夠保障買方的利益；及

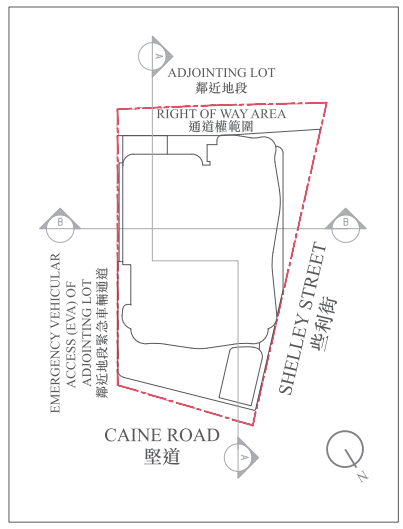
(ii) 買方可能要聘用一間獨立的律師事務所；及

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

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



Key Plan 指示圖

Boundary Line of the Development
發展項目邊界線

1. The part of Caine Road adjacent to the Development is 66.91 metres above the Hong Kong Principal Datum.
2. The part of private service lane adjacent to the Development is 68.39 to 73.10 metres above the Hong Kong Principal Datum.
3. Dotted line (----) denotes the level of the lowest residential floor of the building in the Development.

Note:

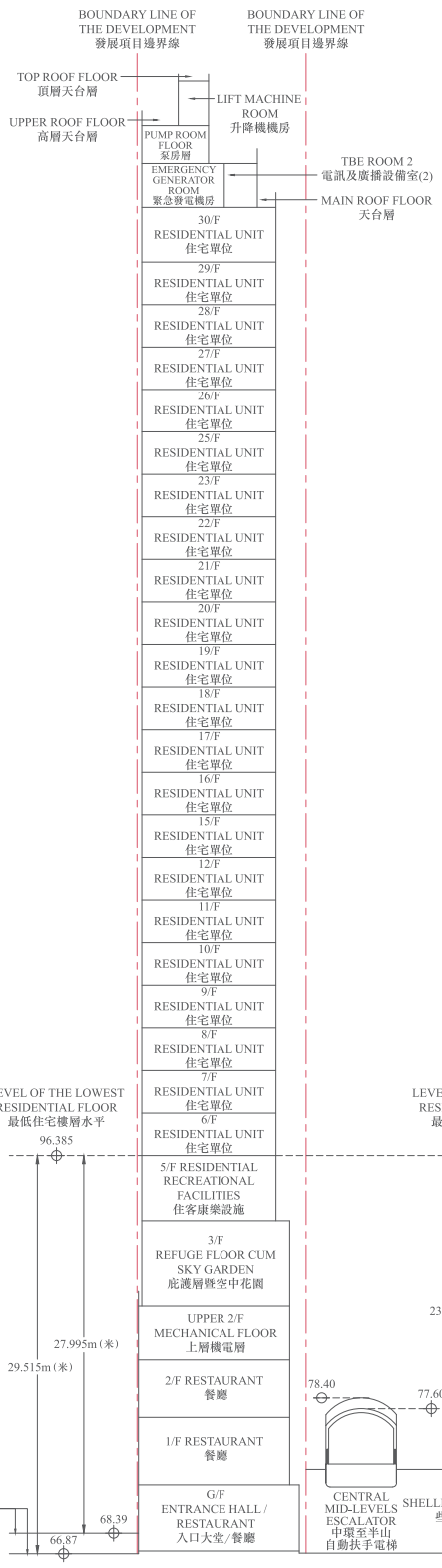
⊕ denotes height (in metres) above the Hong Kong Principal Datum.

1. 毗鄰建築物的一段堅道為香港主水平基準以上66.91米。
2. 毗鄰建築物的一段私人通道巷為香港主水平基準以上68.39至73.10米。
3. 虛線 (----) 為代表發展項目樓宇之最低住宅樓層水平。

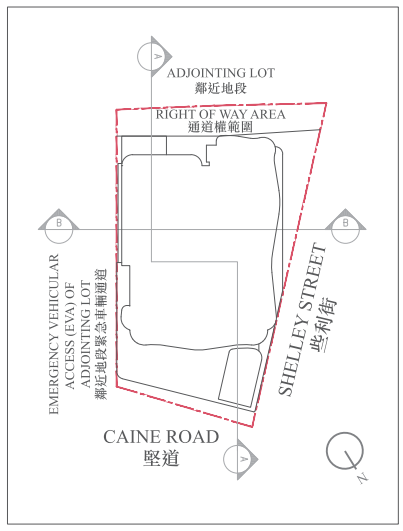
備註 :

⊕ 表示香港主水平基準以上高度 (米)。

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



Key Plan 指示圖

Boundary Line of the Development
發展項目邊界線

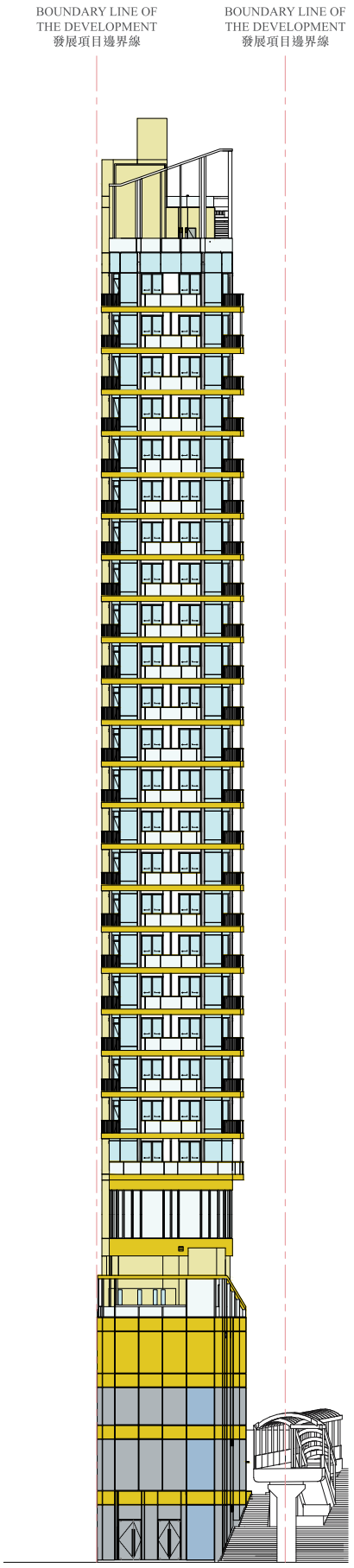
1. The part of Shelley Street adjacent to the Development is 66.91 to 73.10 metres above the Hong Kong Principal Datum.
2. The part of Emergency Vehicular Access adjacent to the Development is 66.87 to 68.39 metres above the Hong Kong Principal Datum.
3. The part of Central Mid-levels Escalator adjacent to the Development is 73.10 metres above the Hong Kong Principal Datum.
4. Dotted line (----) denotes the level of the lowest residential floor of the building in the Development.

Note:
⊕ denotes height (in metres) above the Hong Kong Principal Datum.

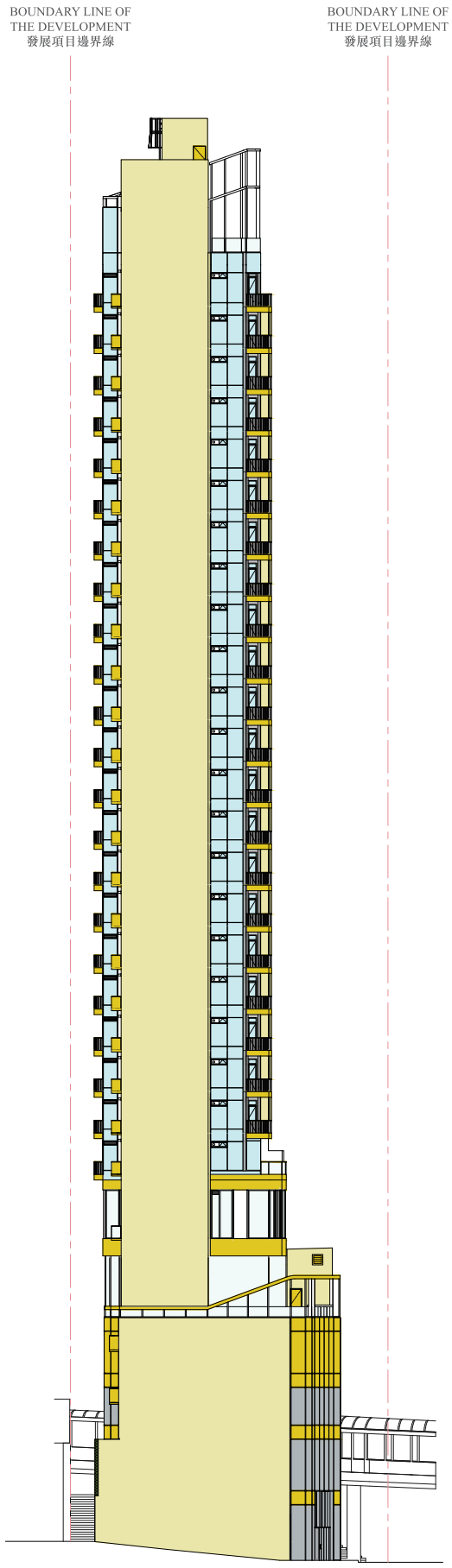
1. 毗鄰建築物的一段些利街為香港主水平基準以上66.91至73.10米。
2. 毗鄰建築物的一段緊急車輛通道為香港主水平基準以上66.87至68.39米。
3. 毗鄰建築物的一段中環至半山自動扶手電梯為香港主水平基準以上73.10米。
4. 虛線 (----) 為代表發展項目樓宇之最低住宅樓層水平。

備註：
⊕ 表示香港主水平基準以上高度 (米)。

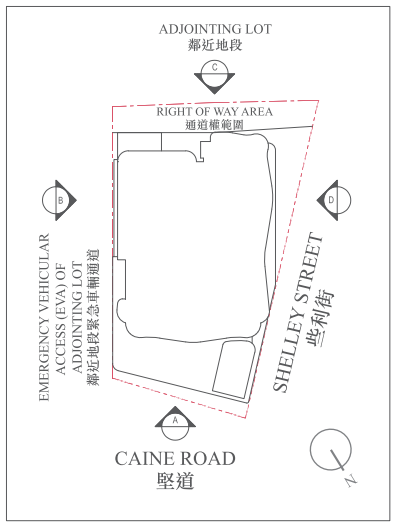
ELEVATION PLAN
立面圖



Elevation A
立面圖 A



Elevation B
立面圖 B



Key Plan 指示圖

Boundary Line of the Development
發展項目邊界線

Authorized person for the development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the development as of 18 October 2019; and
2. are in general accordance with the outward appearance of the development.

發展項目的認可人士已證明本圖所顯示的立面：

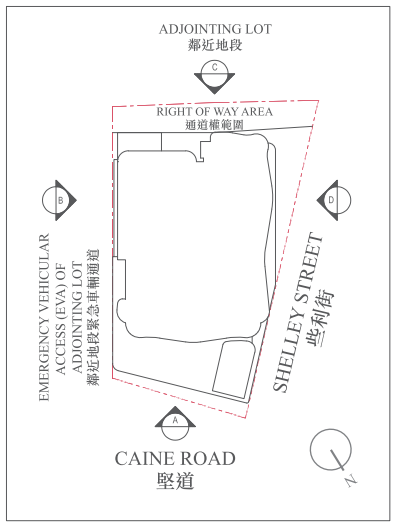
1. 以2019年10月18日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

ELEVATION PLAN
立面圖



Elevation C
立面圖 C

Elevation D
立面圖 D



Key Plan 指示圖

Boundary Line of the Development
發展項目邊界線

Authorized person for the development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the development as of 18 October 2019; and
2. are in general accordance with the outward appearance of the development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2019年10月18日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

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 Area 有蓋範圍		Uncovered Area 無蓋範圍		Total Area 總面積	
	Area (sq. m.) 面積 (平方米)	Area (sq. ft.) 面積 (平方呎)	Area (sq. m.) 面積 (平方米)	Area (sq. ft.) 面積 (平方呎)	Area (sq. m.) 面積 (平方米)	Area (sq. ft.) 面積 (平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	87.936	947	N/A 不適用	N/A 不適用	87.936	947
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)	N/A 不適用	N/A 不適用	41.724	449	41.724	449
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)	68.132	733	29.856	321	97.988	1,055

Note:

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

備註：

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，與平方米表述之面積可能有些微差異。

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

1. A copy of the outline zoning plan relating to the development is available at www.ozp.tpb.gov.hk.
2. A copy of every deed of mutual covenant in respect of the residential property that has been executed is available for inspection at the place at which the residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
2. 關於住宅物業的每一已簽立的公契的文本存放在住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

1. EXTERIOR FINISHES	
Item	**Description**
a) External Wall	**Type of finishes:** Residential tower external walls are finished with partly ceramic wall tiles, partly paint, partly glass wall and partly curtain wall, aluminum windows, aluminum cladding and aluminum louvers. Podium external walls are finished with partly ceramic tiles, partly composite stone tile and partly curtain wall and aluminum louvers.
b) Window	**Material of the frame and glass:** Curtain walls and windows finished with fluorocarbon coating aluminum frame with grey tinted glass are provided to all residential units.
c) Bay Window	**Material and window sill finishes:** Not Applicable.
d) Planter	**Type of finishes:** Not Applicable.
e) Verandah or Balcony	(i) **Type of finishes:** Floor finished with porcelain tile. Wall finished with paint and glass. Skirting with stainless steel plate (Applicable to all flats except 7/F Flat A, 10/F Flat B and D, 11/F Flat D, 12/F Flat A and D, 15/F Flat B, 16/F Flat B and C, 19/F Flat A and D, 23/F Flat D, 25/F Flat D and 29/F Flat C where Skirting finished with paint). Ceiling finished with paint. (ii) **Whether it is covered:** All balconies are covered (except 30/F) and fitted with metal cum glass balustrade No verandah.
f) Drying Facilities for Clothing	**Type and material:** Not Applicable.

2. INTERIOR FINISHES	
Item	**Description**
a) Lobby	(i) **Type of floor finishes:** 1. Entrance hall on G/F: natural stone. 2. Lift lobby on residential floor: natural stone. (ii) **Type of wall finishes:** 1. Entrance Hall on G/F: stone, laminate, stainless steel cladding, metal strip. 2. Lift lobby on residential floor: laminate. (iii) **Type of ceiling finishes:** 1. Entrance Hall on G/F: stainless steel false ceiling, metal louvre. 2. Lift lobby on residential floor: gypsum board false ceiling with emulsion paint.
b) Internal Wall and Ceiling	1. **Type of wall finishes for living room and dining room:** mirror, plaster with emulsion paint. 2. **Type of wall finishes for bedroom:** glass, paint, plaster with emulsion paint, wood with lacquer paint. 3. **Type of ceiling finishes for living room, dining room and bedroom:** gypsum board false ceiling and louvre with emulsion paint.
c) Internal Floor	1. **Material of floor for living room, dining room and bedroom:** natural stone. 2. **Material of skirting for living room, dining room and bedroom:** Aluminum in paint finish.
d) Bathroom	(i) **Type of wall, floor and ceiling finishes of shower room:** 1. Floor finished with composite marble tiles where exposed. 2. Wall (except area covered by the wooden cabinet) finished with composite marble tiles, glass, timber grille (Flat B, Flat C and Flat D) and and metal grille (Flat E). 3. Gypsum board false ceiling with emulsion paint. (ii) **Whether the wall finishes run up to the ceiling:** Wall finishes run up to the false ceiling level where exposed.

2. INTERIOR FINISHES	
Item	**Description**
e) Kitchen / Open Kitchen	(i) **Type of wall, floor, ceiling and cooking bench finishes:** 1. Wall (except area covered by the vanity cabinet and wall mount cabinet) finished with glass between the wall mount and vanity cabinet and paint. 2. Floor finished with natural stone where exposed. 3. Gypsum board false ceiling and louvre with emulsion paint. 4. Cooking bench finished with solid artificial surfacing material. (ii) **Whether the wall finishes run up to the ceiling:** Wall finishes run up to the false ceiling level where exposed.

3. INTERIOR FITTINGS	
Item	**Description**
a) Doors	(i) **Material:** 1. Door of Flat Main Entrance: fire rated solid core timber door. 2. Door of Bedroom of Flat E on 26/F - 28/F: glass sliding door. 3. Door of Master Bedroom of Flat E on 26/F - 28/F: hollow core timber door. 4. Door of Shower Room: glass door for all floors Flats A , B, C and D; hollow core timber door for Flat E on 26/F - 28/F. 5. Door of Balcony: aluminum frame door with tempered glass. 6. Door of Utility Platform: aluminum frame door with tempered glass. 7. Door of 6/F Flats C and D Flat Roof: aluminum frame door with tempered glass. (ii) **Finishes:** 1. Door of Flat Main Entrance: laminate and paint. 2. Door of Bedroom of Flat E on 26/F - 28/F: clear glass sliding doors. 3. Door of Master Bedroom of Flat E on 26/F - 28/F: paint. 4. Door of Shower Room: frosted glass sliding door for all floors Flats A, B, C and D; paint for Flat E on 26/F - 28/F. 5. Door of Balcony: aluminum frame sliding door with fluorocarbon coating and grey tinted tempered glass. 6. Door of Utility Platform: aluminum frame swing door with fluorocarbon coating and grey tinted tempered glass. 7. Door of 6/F Flats C and D Flat Roof: aluminum frame sliding door with fluorocarbon coating and grey tinted tempered glass. (iii) **Accessories:** 1. Door of Flat Main Entrance: lockset, door closer, eye viewer and door stopper. 2. Door of Bedroom of Flat E on 26/F - 28/F: handle. 3. Door of Master Bedroom of Flat E on 26/F - 28/F: lockset, handle and door stopper. 4. Door of Shower Room: lockset and handle. 5. Door of Balcony: lockset, door stopper and handle. 6. Door of Utility Platform: lockset and handle. 7. Door of 6/F Flats C and D Flat Roof: lockset and handle.
b) Bathroom	(i) **Type and material of fittings and equipment:** Shower Room (For all units): fitted with wooden hanging cabinet with mirror and laminate, wooden sink cabinet with laminate and lacquer paint and natural stone countertop, chrome plated basin mixer, vitreous china water closet, vitreous china wash basin, chrome plated towel bar, polyester & PVC roller blind and chrome plated shower mixer and fitting. (ii) **Type and material of water supply system:** Indirect feed water supply system is provided and copper pipes for both hot and cold water supply. (iii) **Type and material of bathing facilities:** Shower Room: clear tempered glass shower cubicle. (iv) **Size of bath tub (if applicable):** Not applicable

3. INTERIOR FITTINGS	
Item	**Description**
c) Kitchen / Open Kitchen	(i) **Material of sink unit:** Stainless steel. (ii) **Material of water supply system:** Copper pipes for both hot and cold water supply. (iii) **Material and finishes of kitchen cabinet:** Open Kitchen: fitted with wooden kitchen cabinet with laminate and lacquer finish, glass finish and aluminum skirting. Wooden cabinet door completed with laminate and lacquer finish. Countertop finished with solid artificial surfacing material. (iv) **Type of all other fittings and equipment:** Chrome plated hot and cold water faucet. Sprinkler heads and smoke detectors installed in all open kitchen.
d) Bedroom	(i) **Type of fittings (including built-in wardrobe):** 1. Bed, curtain and roller blind. (Applicable to all flats except the following flats listed below). 2. Curtain and roller blind only (Flat E on 26/F-28/F). (ii) **Material of fittings (including built-in wardrobe):** 1. Wood bed, fabric and sheer curtain, polyester and PVC roller blind. (Applicable to all flats except the following flats listed below). 2. Fabric and sheer curtain, polyester and PVC roller blind. (Flat E on 26/F - 28/F).
e) Telephone	For the location and number of the connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties".
f) Aerials	For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties".
g) Electrical Installations	(i) **Electrical fittings (including safety devices):** Single-phase electricity supply with miniature circuit breakers, distribution board and Residual Current Device is provided. (ii) **Whether conduits are concealed or exposed:** Concealed conduit wiring for lighting and power points are provided in living/dining room, bedrooms, kitchen and shower room. (iii) **Location and number of power points and air-conditioner points:** For location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties".
h) Gas Supply	**Type, System and Location:** Gas supply pipes are provided and connected to water heaters. Gas connection point is provided in the following area: All units except Flat B on 26/F to 28/F: Shower Room Flat B on 26/F - 28/F: Lift Lobby
i) Washing Machine Connection Point	(i) **Location:** Provided in open kitchen. (ii) **Design:** water supply connection point of a pipe of 22mm in diameter, drainage connection point of pipe of 40mm in diameter.
j) Water Supply	(i) **Material of water pipes:** Copper (ii) **Whether water pipes are concealed or exposed:** Water pipes are concealed in part and exposed in part. All exposed pipe works are enclosed in false ceilings, bulkhead or kitchen cabinets. (iii) **Whether hot water is available:** Hot water is available.

4. MISCELLANEOUS	
Item	**Description**
a) Lifts	**Brand Name and Model number:** Otis; GeN2-MR. **Number and floors served:** L2: G/F to main roof floor. L3: G/F to 28/F (except 1/F, 2/F, 3/F and 5/F). (Remark: 4/F, 13/F, 14/F and 24/F are omitted)
b) Letter Box	**Material:** Stainless steel.
c) Refuse Collection	**Means of refuse collection:** Refuse will be collected by cleaner. **Location of refuse room:** Refuse storage & material recovery chamber is located on 1/F.
d) Water Meter, Electricity Meter and Gas Meter	**Location:** Separate water meters and electricity meters for individual units are provided in the common water meter cabinet and electrical meter room on each residential floor. Separate meters of gas are installed in: All units except Flat B on 26/F to 28/F: Shower Room Flat B on 26/F - 28/F: Lift Lobby **Whether they are separate or communal meters for residential properties:** Separate meters

5. SECURITY FACILITIES
Security system and equipment (including details of built-in provisions and their locations) CCTV cameras at the entrance hall and all lift cars are connected directly to the entrance hall caretaker's counter. Visitor intercom panel and smart card reader for the residents are provided at the entrance hall. Individual units are equipped with a door phone system connected to the G/F entrance hall caretaker's counter.

6. APPLIANCES
Please refer to the "Appliances Schedule" for brand name and model numbers of appliances.

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

1. 外部裝修物料	
項目	**描述**
a) 外牆	**裝修物料的類型：** 住宅大廈外牆部份鋪砌瓷磚、部份油漆及部份玻璃牆、部份幕牆、鋁窗、鋁板及鋁百葉。 平台外牆部份鋪砌瓷磚，部份複合石瓦及部份幕牆及鋁百葉。
b) 窗	**框及玻璃的用料：** 所有住宅單位的幕牆及窗均使用氟化碳噴塗鋁框配灰色玻璃。
c) 窗台	**窗台的用料及窗台板的裝修物料：** 不適用。
d) 花槽	**裝修物料的類型：** 不適用。
e) 陽台或露台	(i) **裝修物料的類型：** 地台鋪砌瓷磚。牆身以油漆及玻璃飾面。腳線以不銹鋼為飾面(適用於所有單位，除了7樓A單位、10樓B及D單位、11樓D單位、12樓A及D單位、15樓B單位、16樓B及C單位、19樓A及D單位、23樓D單位、25樓D單位及29樓C單位之腳線均是以油漆飾面)。 天花以油漆飾面。 (ii) **是否有蓋：** 所有住宅露台均有蓋(除30樓外)及裝有金屬及玻璃欄杆。 沒有陽台。
f) 乾衣設施	**類型及用料：** 不適用。

2. 室內裝修物料	
項目	**描述**
a) 大堂	(i) **地板的裝修物料的類型：** 1. 地面入口大堂：天然石。 2. 住宅層升降機大堂：天然石。 (ii) **牆壁的裝修物料的類型：** 1. 地面入口大堂：石、層壓板、不銹鋼覆蓋層、金屬條。 2. 住宅層升降機大堂：層壓板。 (iii) **天花板的裝修物料的類型：** 1. 地面入口大堂：不銹鋼假天花、金屬百葉。 2. 住宅層升降機大堂：石膏板假天花配乳膠漆。
b) 內牆及天花板	1. **客/飯廳的牆壁的裝修物料的類型：** 鏡、批盪及髹乳膠漆。 2. **睡房的牆壁的裝修物料的類型：** 玻璃、油漆、批盪髹乳膠漆及木器配油漆。 3. **客/飯廳及睡房的天花板的裝修物料的類型：** 石膏板假天花及百葉髹乳膠漆。
c) 內部地板	1. **客/飯廳及睡房地板的用料：** 天然石。 2. **客/飯廳及睡房的牆腳線的用料：** 鋁質焗漆。
d) 浴室	(i) **淋浴室的牆壁、地板及天花板的裝修物料的類型：** 1. 外露地台鋪砌複合大理石瓦。 2. 鋪砌複合大理石瓦、玻璃、木質護柵(單位B、單位C及單位D)及金屬護柵(單位E)(木櫃背牆身除外)。 3. 石膏板假天花及髹乳膠漆。 (ii) **牆壁的裝修物料是否鋪至天花板：** 外露牆身的裝修物料鋪至假天花。

2. 室內裝修物料	
項目	**描述**
e) 廚房 ／ 開放式廚房	(i) **牆壁、地板、天花板及灶台的裝修物料的類型：** 1. 座地及掛牆櫥櫃之間外露牆身鋪砌玻璃及油漆 (座地及掛牆櫥櫃背牆身除外)。 2. 外露地台鋪砌天然石。 3. 石膏板假天花及百葉髹乳膠漆。 4. 灶台鋪設實心人造塑料。 (ii) **牆壁的裝修物料是否鋪至天花板：** 外露牆身的裝修物料鋪至假天花。

3. 室內裝置	
項目	**描述**
a) 門	(i) **用料：** 1. 單位大門：實心防火木門。 2. 26至28樓 E單位睡房門：玻璃趟門。 3. 26至28樓 E單位主人睡房門：空心木門。 4. 淋浴室門：玻璃門(所有樓層之A、B、C及D單位)；空心木門(26至28樓E單位)。 5. 露台門：鋁框門鑲配強化玻璃。 6. 工作平台門：鋁框門鑲配強化玻璃。 7. 6樓C及D單位平台門：鋁框門鑲配強化玻璃。 (ii) **裝修物料：** 1. 單位大門：層壓板及油漆。 2. 26至28樓 E單位睡房門：清玻璃趟門。 3. 26至28樓 E單位主人睡房門：油漆。 4. 淋浴室門：磨砂玻璃趟門(所有樓層之A、B、C及D單位)；油漆(26至28樓 E單位)。 5. 露台門：鋁框趟門配以氟化塗層及鑲配灰色強化玻璃。 6. 工作平台門：鋁框掩門配以氟化塗層及鑲配灰色強化玻璃。 7. 6樓C及D單位平台門：鋁框趟門配以氟化塗層及鑲配灰色強化玻璃。 (iii)**配件：** 1. 單位大門：門鎖套裝、門氣鼓、防盜眼及門檔。 2. 26至28樓 E單位睡房門：拉手。 3. 26至28樓 E單位主人睡房門：門鎖套裝、拉手及門頂。 4. 淋浴室門：拉手。 5. 露台門：門鎖套裝、門檔及拉手。 6. 工作平台門：門鎖套裝及拉手。 7. 6樓C及D單位平台門：門鎖套裝及拉手。
b) 浴室	(i) **裝置及設備的類型及用料：** 淋浴室(全部單位)：裝設鏡及層壓板飾面木吊櫃、木製洗手盆櫃配油漆、層壓板及天然石檯面、鍍鉻洗手盆水龍頭、搪瓷坐廁、搪瓷洗手盆、鍍鉻毛巾架、聚脂纖維及聚氯乙烯卷簾及鍍鉻花灑及配件套裝。 (ii) **供水系統的類型及用料：** 由間接供水系統供水，冷熱供水系統均採用銅喉。 (iii)**淋浴設施：** 淋浴室：淋浴間採用強化清玻璃。 (iv)**浴缸大小（如適用）：** 不適用。

3. 室內裝置	
項目	**描述**
c) 廚房 ／ 開放式廚房	(i) **洗滌盆的用料：** 不鏽鋼。 (ii) **供水系統的用料：** 冷熱供水系统物料用銅喉。 (iii) **廚櫃的用料及裝修物料：** 開放式廚房：木製櫥櫃配層壓板及瓷漆面，玻璃面和鋁裙邊。木櫃門配層壓板及瓷漆面。檯面採用實心人造塑料。 (iv) **所有其他裝置及設備的類型：** 鍍鉻冷熱水水龍頭。 所有開放式廚房位均設消防花灑頭及煙霧偵測器。
d) 睡房	(i) **裝置（包括嵌入式衣櫃）的類型：** 1. 床、窗簾及卷簾 (除下列單位外之所有單位)。 2. 窗簾及卷簾 (26至28樓 E單位)。 (ii) **裝置（包括嵌入式衣櫃）的用料：** 1. 木製床、布窗簾及窗紗、聚脂纖維及聚氯乙烯卷簾 (除下列單位外之所有單位)。 2. 布窗簾及窗紗、聚脂纖維及聚氯乙烯卷簾 (26至28樓 E單位)。
e) 電話	**接駁點的位置及數目：** 有關接駁點的位置及數目，請參考“住宅物業機電裝置數量説明表”。
f) 天線	**接駁點的位置及數目：** 有關接駁點的位置及數目，請參考“住宅物業機電裝置數量説明表”。
g) 電力裝置	(i) **供電附件（包括安全裝置）：** 提供單相電力並裝設微型斷路器及漏電斷路器。 (ii) **導管是隱藏或外露：** 客廳/飯廳、睡房、廚房及淋浴室均裝有隱藏導管供燈掣及插座。 (iii) **電插座及空調機接駁點的位置及數目：** 有關電插座及空調機接駁點的位置及數目，請參考“住宅物業機電裝置數量説明表”。
h) 氣體供應	**類型、系統及位置：** 煤氣喉接駁熱水爐。每單位之煤氣錶裝置於以下位置： 所有單位，除26至28樓B單位：淋浴室； 26至28樓B單位：電梯大堂
i) 洗衣機接駁點	(i) **位置：**設於開放式廚房。 (ii) **設計：**來水接駁喉管接駁點直徑為22毫米，去水接駁喉管接駁點直徑為40毫米。
j) 供水	**水管的用料：** 銅 **水管是隱藏或外露：** 水管部份隱藏及部份外露。外露水管藏於假天花，假陣或廚櫃內。 **有否熱水供應：** 有熱水供應。

4. 雜項	
項目	**描述**
a) 升降機	**品牌名稱及產品型號：** 奧的斯；GeN2-MR。 **到達的樓層：** 2號電梯：地下至天台層。 3號電梯：地下至28樓 (1樓、2樓、3樓及5樓除外)。 (備註：不設4樓、13樓、14樓及24樓)
b) 信箱	**用料：** 不銹鋼。
c) 垃圾收集	**垃圾收集的方法：** 由清潔工人收集垃圾。 **垃圾房的位置：** 垃圾及物料回收房設於1樓。
d) 水錶、電錶、氣體錶	**位置：** 每層住宅層的公用水錶房及電錶房內各自裝有每住宅戶專用之獨立水錶及電錶。 每住宅戶有獨立煤氣錶： 所有單位，除26至28樓B單位：淋浴室。 26至28樓B單位：電梯大堂。 **就住宅單位而言是獨立抑或公用的錶：** 獨立錶 。

5. 保安設施
保安系統及設備（包括嵌入式的裝備的細節及其位置）： 住宅大廈入口大堂及所有電梯內均有閉路電視，直接通往大堂管理員櫃枱。住宅大廈入口大堂有訪客對講系統及住戶專用智能卡系統。 住宅單位設有對講機連接地下入口大堂管理員櫃枱。

6. 設備
有關設備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。

Appliances Schedule
設備說明表

Location 位置	Appliances 設備	Applicable Flats 適用單位	Brand 品牌	Model Number 型號	Number of Units provided 提供的數量
Shower Room 淋浴室	Gas Water Heater 煤氣熱水爐	All flats 所有單位	TGC	TSTW160TFL	1
	Ceiling Ventilating Fan 天花式抽氣扇	All Flat A 所有A單位	Panasonic	FV-24CMU1	1
		All flats (except Flat A) 所有單位 (A單位除外)	Systemair	CBF 125M	1
Open Kitchen 開放式廚房	Cooker hood 抽油煙機	All flats 所有單位	Rosieres	RT6360IN	1
	Induction Cooking Hob 電煮食爐	All flats (except 23/F Flat D & 29/F Flat A) 所有單位 (23樓D單位及29樓A單位除外)	De Dietrich	DP17360X	1
		23/F Flat D & 29/F Flat A 23樓D單位及29樓A單位	Pacific	PIB-S1	1
	Microwave Oven 微波爐	All flats 所有單位	Siemens	BE634LGS1B	1
	Built-in Refrigerator 嵌入式雪櫃	All flats (except 23/F Flat D, 26/F – 28/F Flat E) 所有單位 (23樓D單位、26樓至28樓E單位除外)	Rosieres	RSOP122	1
		26/F – 28/F Flat E 26樓至28樓E單位		RBBF178T	1
	Refrigerator 雪櫃	23/F Flat D 23樓D單位	SONGPOOL	D125-PRF	1
	2-in-1 Washer / Dryer 二合一洗衣乾衣機	All flats (except 11/F Flat C, 20/F Flat D, 22/F Flat C & D, 23/F Flat D, 29/F Flat A & B) 所有單位 (11樓C單位、20樓D單位、22樓C及D單位、23樓D單位、29樓A及B單位除外)	Rosieres	RILS 14853TH-UK	1
	Washer 洗衣機	11/F Flat C 11樓C單位	Campus	AWM8140F	1
		20/F Flat D, 22/F Flat C & D, 23/F Flat D, 29/F Flat A & B 20樓D單位、22樓C及D單位、23樓D單位、29樓A及B單位	Siemens	WS12S468HK	1

The vendor undertakes that if lifts or appliances of the specified 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。

Appliances Schedule
設備說明表

Location 位置	Appliances 設備	Applicable Flats 適用單位	Brand 品牌	Model Number 型號	Number of Units provided 提供的數量
Living / Dining Room 客/ 飯廳	Automation Control Panel 智能控制器	All flats 所有單位	Legrand	681912	1
	Router 路由器	All flats 所有單位	ASUS 華碩	RT-AX86U	1
	Split Type Air-conditioner 分體式冷氣機	All flats (except 26/F – 28/F Flat E) 所有單位 (26樓至28樓E單位除外)	DAIKIN 大金	Outdoor 室外 RXS35EBVMA	1
				Indoor 室內 FTXS35EBVMA8	1
		26/F – 28/F Flat E 26樓至28樓E單位		Outdoor 室外 RXS35EBVMA	1
				Indoor 室內 FTXS35EBVMA8	1
Entrance Door 大門	Electronic Door Lockset 電子門鎖	All flats (except 29/F Flat A, B & D) 所有單位 (29樓A、B樓D單位除外)	Yale 耶魯	Yale YDM4109	1
		29/F Flat A, B & D 29樓A、B樓D單位		Yale YDM7116	1
Bedroom 睡房	Split Type Air-conditioner 分體式冷氣機	26/F – 28/F Flat E 26樓至28樓E單位	DAIKIN 大金	Outdoor 室外 RXS25EBVMA	1
				Indoor 室內 FTXS25EBVMA8	1
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機	26/F – 28/F Flat E 26樓至28樓E單位	DAIKIN 大金	Outdoor 室外 RXS25EBVMA	1
				Indoor 室內 FTXS25EBVMA8	1

The vendor undertakes that if lifts or appliances of the specified 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。

6/F Schedule of Mechanical & Electrical Provisions of Residential Properties
6樓住宅物業機電裝置數量說明表

Location 位置	Description 描述	Flat 單位			
		A	B	C	D
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈴	1	1	1	1
Living / Dining Room and Bedroom 客/飯廳及睡房	Fused Spur Unit for Indoor Air-conditioner 保險絲接線座供室內冷氣機	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	3	2	3	3
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1
	TV Outlet 電視插座	1	-	1	1
	Data Outlet 網絡插座	1	1	2	2
	Telephone Outlet 電話插座	1	1	1	1
	Lighting Switch 燈掣	3	3	3	3
	Lighting Point 燈位	4	4	4	4
	13A Socket for Microwave Oven 微波爐13安培插座	1	1	1	1
	13A Socket for Refrigerator 雪櫃13安培插座	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	-	-
	Remote Control for Gas Water Heater 煤氣熱水爐遙控器	1	1	-	-
	Door Bell 門鈴	1	1	1	1
Shower Room 淋浴室	Fuse Spur Unit for Ventilating Fan 抽氣扇接線位	1	1	1	1
	Ventilating Fan Switch 抽氣扇開關掣	1	1	1	1
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	1	1	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控器	-	-	1	1
	13A Twin Socket Outlet 13安培雙位電插座	-	-	1	1
	Lighting Switch 燈掣	1	1	1	1
	Lighting Point 燈位	3	2	3	3
Open Kitchen 開放式廚房	13A Twin Socket Outlet 13安培雙位電插座	1	2	1	1
	TV Outlet 電視插座	-	1	-	-
	Fuse Spur Unit for Kitchen Cabinet Light 廚櫃燈接線位	1	1	1	1
	13A Socket for Cookerhood 抽油煙機13安培插座	1	1	1	1
	Connection Unit for Induction Cooker Hob 電磁煮食爐接線位	1	1	1	1
	13A Socket for Washer 洗衣機13安培插座	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	-	-	1	1
	Lighting Point 燈位	3	2	2	2
Balcony 露台	Lighting Point 燈位	1	1	1	1
Flat Roof 平台	Lighting Point 燈位	-	-	1	1

Notes:

1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided".
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 說明表內之 "-" 代表「沒有提供」。
4. 不設4樓、13樓、14樓及24樓。

7/F - 12/F, 15/F - 23/F & 25/F Schedule of Mechanical & Electrical Provisions of Residential Properties
7樓至12樓、15樓至23樓及25樓住宅物業機電裝置數量說明表

Location 位置	Description 描述	Flat 單位			
		A	B	C	D
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈴	1	1	1	1
Living / Dining Room and Bedroom 客/飯廳及睡房	Fused Spur Unit for Indoor Air-conditioner 保險絲接線座供室內冷氣機	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	3	2	3	3
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1
	TV Outlet 電視插座	1	-	1	1
	Data Outlet 網絡插座	1	1	2	2
	Telephone Outlet 電話插座	1	1	1	1
	Lighting Switch 燈掣	3	2	3	3
	Lighting Point 燈位	4	4	4	4
	Remote Control for Gas Water Heater 煤氣熱水爐遙控器	1	1	-	-
	13A Socket for Microwave Oven 微波爐13安培插座	1	1	1	1
	13A Socket for Refrigerator 雪櫃13安培插座	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	-	-
	Door Bell 門鈴	1	1	1	1
Shower Room 淋浴室	Fuse Spur Unit for Ventilating Fan 抽氣扇接線位	1	1	1	1
	Ventilating Fan Switch 抽氣扇開關掣	1	1	1	1
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	-	-	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控器	-	-	1	1
	13A Twin Socket Outlet 13安培雙位電插座	-	-	1	1
	Lighting Switch 燈掣	1	1	1	1
	Lighting Point 燈位	3	2	3	3
Open Kitchen 開放式廚房	13A Twin Socket Outlet 13安培雙位電插座	1	2	1	1
	TV Outlet 電視插座	-	1	-	-
	Fuse Spur Unit for Kitchen Cabinet Light 廚櫃燈接線位	1	1	1	1
	13A Socket for Cookerhood 抽油煙機13安培插座	1	1	1	1
	Connection Unit for Induction Cooker Hob 電磁煮食爐接線位	1	1	1	1
	13A Socket for Washer 洗衣機13安培插座	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	-	-	1	1
	Lighting Point 燈位	3	2	2	2
Balcony 露台	Lighting Point 燈位	1	1	1	1

Notes:

1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided".
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 說明表內之 "-" 代表「沒有提供」。
4. 不設4樓、13樓、14樓及24樓。

26/F - 28/F Schedule of Mechanical & Electrical Provisions of Residential Properties
26樓至28樓住宅物業機電裝置數量說明表

Location 位置	Description 描述	Flat 單位		
		A	D	E
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈴	1	1	1
Living / Dining Room 客/飯廳	Fused Spur Unit for Indoor Air-conditioner 保險絲接線座供室內冷氣機	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	3
	TV Outlet 電視插座	-	1	1
	Data Outlet 網絡插座	1	1	1
	Telephone Outlet 電話插座	-	-	1
	Lighting Switch 燈掣	3	2	5
	Lighting Point 燈位	4	4	3
	Remote Control for Gas Water Heater 煤氣熱水爐遙控器	1	-	-
	Miniature Circuit Breakers Board 總電掣箱	1	-	-
	13A Socket for Microwave Oven 微波爐13安培插座	1	1	-
	13A Socket for Refrigerator 雪櫃13安培插座	1	1	-
	Door Bell 門鈴	1	1	1
Master Bedroom 主人睡房	Fused Spur Unit for Indoor Air-conditioner 保險絲接線座供室內冷氣機	-	-	1
	TV Outlet 電視插座	-	-	1
	Data Outlet 網絡插座	-	-	1
	13A Twin Socket Outlet 13安培雙位電插座	-	-	3
	Lighting Switch 燈掣	-	-	1
	Lighting Point 燈位	-	-	4
Bedroom 睡房	Fused Spur Unit for Indoor Air-conditioner 保險絲接線座供室內冷氣機	-	-	1
	TV Outlet 電視插座	1	-	1
	Data Outlet 網絡插座	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	-	1
	13A Single Socket Outlet 13安培單位電插座	1	1	-
	Telephone Outlet 電話插座	1	1	-
	Lighting Switch 燈掣	1	1	1
	Lighting Point 燈位	-	-	1
Shower Room 淋浴室	Fuse Spur Unit for Ventilating Fan 抽氣扇接線位	1	1	1
	Ventilating Fan Switch 抽氣扇開關掣	1	1	1
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	1	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控器	-	1	1
	13A Twin Socket Outlet 13安培雙位電插座	-	1	1
	Lighting Point 燈位	3	3	3
	Lighting Switch 燈掣	1	1	-

Notes:

1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided".
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 說明表內之"-"代表「沒有提供」。
4. 不設4樓、13樓、14樓及24樓。

26/F - 28/F Schedule of Mechanical & Electrical Provisions of Residential Properties
26樓至28樓住宅物業機電裝置數量說明表

Location 位置	Description 描述	Flat 單位		
		A	D	E
Open Kitchen 開放式廚房	13A Twin Socket Outlet 13安培雙位電插座	1	1	1
	Fuse Spur Unit for Kitchen Cabinet Light 廚櫃燈接線位	1	1	1
	13A Socket for Cookerhood 抽油煙機13安培插座	1	1	1
	Connection Unit for Induction Cooker Hob 電磁煮食爐接線位	1	1	1
	13A Socket for Microwave Oven 微波爐13安培插座	-	-	1
	13A Socket for Refrigerator 雪櫃13安培插座	-	-	1
	13A Socket for Washer 洗衣機13安培插座	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	-	1	1
	Lighting Point 燈位	3	2	3
Balcony 露台	Lighting Point 燈位	1	1	1

Notes:

1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided".
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 說明表內之 "-" 代表「沒有提供」。
4. 不設4樓、13樓、14樓及24樓。

29/F Schedule of Mechanical & Electrical Provisions of Residential Properties
29樓住宅物業機電裝置數量説明表

Location 位置	Description 描述	Flat 單位			
		A	B	C	D
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈴	1	1	1	1
Living / Dining Room and Bedroom 客/飯廳及睡房	Fused Spur Unit for Indoor Air-conditioner 保險絲接線座供室內冷氣機	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	3	2	3	3
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1
	TV Outlet 電視插座	1	-	1	1
	Data Outlet 網絡插座	1	1	2	2
	Telephone Outlet 電話插座	1	1	1	1
	Lighting Switch 燈掣	3	3	3	3
	Lighting Point 燈位	4	4	4	4
	Remote Control for Gas Water Heater 煤氣熱水爐遙控器	1	1	-	-
	13A Socket for Microwave Oven 微波爐13安培插座	1	1	1	1
	13A Socket for Refrigerator 雪櫃13安培插座	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	-	-
	Door Bell 門鈴	1	1	1	1
Shower Room 淋浴室	Fuse Spur Unit for Ventilating Fan 抽氣扇接線位	1	1	1	1
	Ventilating Fan Switch 抽氣扇開關掣	1	1	1	1
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	-	-	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控器	-	-	1	1
	13A Twin Socket Outlet 13安培雙位電插座	-	-	1	1
	Lighting Switch 燈掣	1	1	1	1
	Lighting Point 燈位	3	2	3	3
Open Kitchen 開放式廚房	13A Twin Socket Outlet 13安培雙位電插座	1	2	1	1
	TV Outlet 電視插座	-	1	-	-
	Fuse Spur Unit for Kitchen Cabinet Light 廚櫃燈接線位	1	1	1	1
	13A Socket for Cookerhood 抽油煙機13安培插座	1	1	1	1
	Connection Unit for Induction Cooker Hob 電磁煮食爐接線位	1	1	1	1
	13A Socket for Washer 洗衣機13安培插座	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	-	-	1	1
	Lighting Point 燈位	3	2	2	2
Balcony 露台	Lighting Point 燈位	1	1	1	1

Notes:

1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided".
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 説明表內之 "-" 代表「沒有提供」。
4. 不設4樓、13樓、14樓及24樓。

30/F Schedule of Mechanical & Electrical Provisions of Residential Properties
30樓住宅物業機電裝置數量説明表

Location 位置	Description 描述	Flat 單位			
		A	B	C	D
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈴	1	1	1	1
Living / Dining Room and Bedroom 客/飯廳及睡房	Fused Spur Unit for Indoor Air-conditioner 保險絲接線座供室內冷氣機	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	4	4	3	3
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1
	TV Outlet 電視插座	1	1	1	1
	Data Outlet 網絡插座	2	2	2	2
	Telephone Outlet 電話插座	1	1	1	1
	Lighting Switch 燈掣	4	4	3	3
	Lighting Point 燈位	3	3	4	4
	Remote Control for Gas Water Heater 煤氣熱水爐遙控器	1	1	-	-
	13A Socket for Microwave Oven 微波爐13安培插座	1	1	1	1
	13A Socket for Refrigerator 雪櫃13安培插座	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	-	-
	Door Bell 門鈴	1	1	1	1
Shower Room 淋浴室	Fuse Spur Unit for Ventilating Fan 抽氣扇接線位	1	1	1	1
	Ventilating Fan Switch 抽氣扇開關掣	1	1	1	1
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	1	1	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控器	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1
	Lighting Point 燈位	2	3	3	3
	Lighting Switch 燈掣	1	1	1	1
Open Kitchen 開放式廚房	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1
	Fuse Spur Unit for Kitchen Cabinet Light 廚櫃燈接線位	1	1	1	1
	13A Socket for Cookerhood 抽油煙機13安培插座	1	1	1	1
	Connection Unit for Induction Cooker Hob 電磁煮食爐接線位	1	1	1	1
	13A Socket for Washer 洗衣機13安培插座	1	1	1	1
	Lighting Point 燈位	2	2	2	2
	Miniature Circuit Breakers Board 總電掣箱	-	-	1	1
Balcony 露台	Lighting Point 燈位	1	1	1	1

Notes:

1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided".
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 説明表內之 "-" 代表「沒有提供」。
4. 不設4樓、13樓、14樓及24樓。

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hongkong Electric Co., Ltd.

電力由香港電燈有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT
地税

The Vendor will pay/ has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the assignment of the residential property.

賣方將會繳付/已繳付(視情況而定)有關住宅物業之地税直至包括住宅物業之買賣成交日期。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

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

Notes:

1. On that delivery, the purchaser shall in fact pay a debris removal fee to the manager of the Development.
2. On that delivery, the purchaser shall in fact pay the deposits for pubilc water, electricity and gas to the manager of the Development.

備註：

1. 在交付時，買方事實上須向發展項目的管理人支付清理廢料的費用。
2. 在交付時，買方事實上須向發展項目的管理人支付公用水、電力及氣體的按金。

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

Defects liability warranty period for the residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six months from the date of completion of the sale and purchase.

按買賣合約規定，住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六個月內。

MAINTENANCE OF SLOPES
斜坡維修

Not Applicable

不適用

MODIFICATION
修訂

No application to the Government for a modification of the land grant for the Development is underway.

本發展項目現時並沒有向政府提出申請修訂批地文件。

1. Operation of Gondola

During the cleaning and maintenance of the external walls of the Development arranged by the manager, the gondola will be operating in the airspace outside windows and above the flat roofs (if any) of the residential properties in the Development.

2. Residential units subject to tenancy agreement

As of the date of examination of this sales brochure, the following residential unit of the Development held by the Vendor and listed below is subject to tenancy agreement.

Floor 樓層	Flat 單位
28	A

Note:

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

1. 吊船之運作

在發展項目外牆進行由管理人安排的清洗及保養期間，吊船將會在發展項目住宅物業之窗戶外及平台(如有)對上的空間操作。

2. 連租約住宅單位

於本售樓說明書檢視日期，發展項目中下列由賣方持有之住宅單位為連租約物業。

備註：

以上資料僅反映該等住宅單位於最新檢視/修改日期之租賃情況，並可因應實際情況而不時更改，請參閱載有銷售安排的文件或由賣方提供的其他刊物述明連租約售賣的物業之最新資料。

3. Air-conditioning outdoor units

Air-conditioners outdoor units of residential properties are located on air-conditioning platforms at the same floor. The alignment and position of the air-conditioners outdoor units shall be subject to the decision and direction of the manager.

4. Fire Safety Provisions

For compliance with Fire Safety Management Plan, owners of residential properties shall be responsible at his own costs and expenses for maintenance and annual inspection of the fire safety provisions (including sprinkler heads installed at the ceiling immediately above the open kitchens and other parts of the residential properties (if any) and any fire services installations mentioned in the Fire Safety Management Plan) provided inside the residential units. All the fire safety provisions provided inside the residential units and/or at the lobby outside the residential properties shall be kept in good order and condition and shall not be removed, obstructed or tampered.

5. Access Right and Working Space for External Drainage Pipes

Access right and working space for external drainage pipes (which form part of Residential Common Areas under the Deed of Mutual Covenant of the Development) situate adjacent to the flat roof of Flat C and Flat D on 6/F of the Development. Prospective purchasers should note the possible impact (if any) of such Access Right and Working Space for External Drainage Pipes on individual residential properties.

6. Exhaust Louvres for Commercial Units

There may be exhaust louvers connecting from the commercial units on G/F, 1/F and 2/F for exhaust from air-conditioning system and business operations (including restaurant (if any)). The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and the directions from the relevant governmental authorities. Prospective purchasers should note the possible impact (if any) of such exhaust louvers on individual residential properties.

7. Communal Aerial Broadcast Distribution System/Lightning Terminal

Description	Location
Communal Aerial Broadcast Distribution System	Upper Roof
Lightning Terminal	Upper Roof

Please refer to the Layout Plan of the Development section of this Sales Brochure for identification of the approximate locations of (a) Communal Aerial Broadcast Distribution System and (b) Lightning Terminal. Prospective purchasers should note the possible impact (if any) of the above facilities on individual residential properties.

3. 空調室外機

住宅單位之空調室外機置於同一層的空調機平台上。管理人對該等空調室外機被放置的排列及位置有最終決定權。

4. 消防安全規定

為符合《消防安全管理計劃》，住宅物業的業主須負責自費保養及每年檢查其住宅物業內的消防裝置(包括安裝在開放式廚房正上方的天花板上以及住宅物業其他部分的消防花灑頭(如有)和《消防安全管理計劃》中提到的任何消防設施)。住宅物業內部及/或住宅物業樓層大堂提供的所有消防安全裝置須保持良好狀態，業主不得移除、干擾或改動任何消防安全裝置。

5. 雨水管槽維修通道

部份雨水管槽維修通道(構成發展項目住宅公用地方的一部分)位於發展項目6樓C室及D室的平台毗連部份。請準買家注意上述雨水管槽維修通道對個別住宅物業可能造成的影響(如有)。

6. 商用單位排氣口

位於地下、一樓或二樓的商舖或會安裝排氣口以給空調系統及經營之業務(包括餐廳(如有))作出排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。請準買家注意上述排氣口對個別住宅物業可能造成的影響(如有)。

7. 公共天線系統/避雷針

描述	位置
公共天線系統	高層天台
避雷針	高層天台

請參閱本售樓說明書發展項目的布局圖一節，以識別公共天線系統及避雷針的大約位置。請準買家注意上述設施對個別住宅物業可能造成的影響(如有)。

ADDRESS OF THE WEBSITE DESIGNED BY THE VENDOR FOR THE DEVELOPMENT
賣方就發展項目指定的互聯網網站的網址

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

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

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

Breakdown of GFA Concessions Obtained for All Features

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

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最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

	Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積	**Area (m^2) 面積 (平方米)**
1	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	NIL 不適用
2	**Plant rooms and similar services 機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	45.266
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，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	275.770
2.3	Non-mandatory or non-essential plant room such as air conditioning (A/C) plant room, air handling unit (AHU) room, etc 非強制性或非必要機房， 例如空調機房、送風櫃房等	NIL 不適用
	Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1 及第2 號提供的環保設施	**Area (m^2) 面積 (平方米)**
3	Balcony 露台	87.000
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	NIL 不適用
5	Communal sky garden 公用空中花園	NIL 不適用
6	Acoustic fin 隔聲鰭	NIL 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	NIL 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	NIL 不適用
9	Utility platform 工作平台	50.250
10	Noise barrier 隔音屏障	NIL 不適用

Amenity Features 適意設施		Area (m^2) 面積 (平方米)
11	Caretakers' quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衞室和廁所， 以及業主立案法團辦事處	4.093
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	92.592
13	Covered landscaped and play area 有蓋的園景區及遊樂場地	NIL 不適用
14	Horizontal screen/covered walkway and trellis 橫向屏障 / 有蓋人行道及花棚	NIL 不適用
15	Larger lift shaft 擴大升降機槽	NIL 不適用
16	Chimney shaft 煙囪管道	NIL 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	NIL 不適用
18	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	9.780
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	NIL 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	NIL 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	NIL 不適用
22	Sunshade and reflector 遮陽篷及反光罩	23.676
23	Projecting planters and minor projection such as A/C box, A/C platform, window cill, projecting window 伸出式花槽及小型伸出物， 例如空調機箱、空調機平台、窗檻及伸出的窗台	206.052
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	NIL 不適用
Other Exempted Items 其他項目		**Area (m^2) 面積 (平方米)**
25	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	123.181
26	Covered area under large projecting/ overhanging feature 大型伸出 / 外懸設施下的有蓋地方	NIL 不適用
27	Public transport terminus 公共交通總站	NIL 不適用
28	Party structure and common staircase 共用構築物及公用樓梯	NIL 不適用
29	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	20.984
30	Public passage 公眾通道	NIL 不適用
31	Covered set back area 有蓋的後移部分	NIL 不適用

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

	Bonus GFA 額外總樓面面積	Area (m^2) 面積 (平方米)
32	Bonus GFA 額外總樓面面積	168.500
	Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8號)提供的額外環保設施	**Area (m^2) 面積 (平方米)**
33	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	NIL 不適用

Note :

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

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。

Environmental Assessment of the Building

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred/ issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure.

Platinum

Application no.: PAP0003/17

建築物的環境評估

綠色建築認證

在印刷此售樓說明書前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

鉑金級

申請編號: PAP0003/17

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:

發展項目的公用部分的預計能量表現或消耗

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

Part I 第 I 部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施	1. Adopt high efficiency lighting fitting 採用節能燈具
	2. Select double IGU low-e glazing for podium 平台採用雙層低輻射玻璃
	3. Select split-type air-conditioning unit with high COP 選用高效能分體式空調機組

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

Part II: The predicted annual energy use of the proposed building / part of building (Note 1) **第 II 部分：擬興建樓宇 / 部分樓宇預計每年能源消耗量 (註腳1)**		
Location 位置		Area Served by Central Building Services Installation (Note 3) 有使用中央屋宇裝備裝置 (註腳3) 的部份
Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積 (平方米)		1,340
Annual Energy Use of Baseline Building (Note 2) 基線樓宇(註腳2)每年能源消耗量	Electricity kWh / m^2 / annum 電力 千瓦小時/平方米/年	201.3
	Town Gas /LPG unit / m^2 / annum 煤氣/石油氣 用量單位/平方米/年	3.7
Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	Electricity kWh / m^2 / annum 電力 千瓦小時/平方米/年	192.5
	Town Gas /LPG unit / m^2 / annum 煤氣/石油氣 用量單位/平方米/年	3.7

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

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and

   (b) "internal floor area", in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Building (current version).

3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations issued by the Electrical and Mechanical Services Department.

註腳：

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：

   (a) "每年能源消耗量"與新建樓宇 BEAM Plus 標準(現行版本)中的"年能源消耗"具有相同涵義；及

   (b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/ 或共用牆的內壁之內表面起量度出來的樓面面積。

2. "基準樓宇"與新建樓宇 BEAM Plus 標準 (現行版本) 中的"基準建築物模式 (零分標準)"具有相同涵義。

3. "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

DATE OF PRINTING OF SALES BROCHURE
售樓說明書印刷日期

Date of printing of this Sales Brochure: 30 August 2024

本售樓說明書印製日期：2024年8月30日

POSSIBLE FUTURE CHANGE
日後可能出現改變

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

發展項目及其周邊地區日後可能出現改變。

EXAMINATION RECORD
檢視紀錄

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**
6 November 2024 2024年11月6日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	15	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	23-32	Floor Plans of Residential Properties in the Development is updated. 更新發展項目的住宅物業的樓面平面圖。
	69	Relevant Information is updated. 更新有關資料。

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**
6 February 2025 2025年2月6日	12	Information on Property Management is updated. 更新物業管理的資料。
	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	15A, 15B	Aerial Photograph of the Development is added. 新增發展項目的鳥瞰照片。
	39, 41, 42, 44	Summary of Deed of Mutual Covenant is updated. 更新公契的摘要。
	51	Inspection of Plans and Deed of Mutual Covenant is updated. 更新閱覽圖則及公契。
	69	Relevant Information is updated. 更新有關資料。
	72, 73	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。

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**
6 May 2025 2025年5月6日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	15, 15A	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	15B	Aerial Photograph of the Development is deleted. 刪除發展項目的鳥瞰照片。
	69	Relevant Information is updated. 更新有關資料。

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**
6 August 2025 2025年8月6日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	69	Relevant Information is updated. 更新有關資料。

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**
6 November 2025 2025年11月6日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	15, 15A	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	69	Relevant Information is updated. 更新有關資料。

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**
6 February 2026 2026年2月6日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	60, 60A	Fittings, Finishes and Appliances is updated. 更新裝置、裝修物料及設備。
	69	Relevant Information is updated. 更新有關資料。

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**
6 May 2026 2026年5月6日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	69	Relevant Information is updated. 更新有關資料。

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**
6 August 2026 2026年8月6日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	69	Relevant Information is updated. 更新有關資料。

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**
6 November 2026 2026年11月6日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	69	Relevant Information is updated. 更新有關資料。