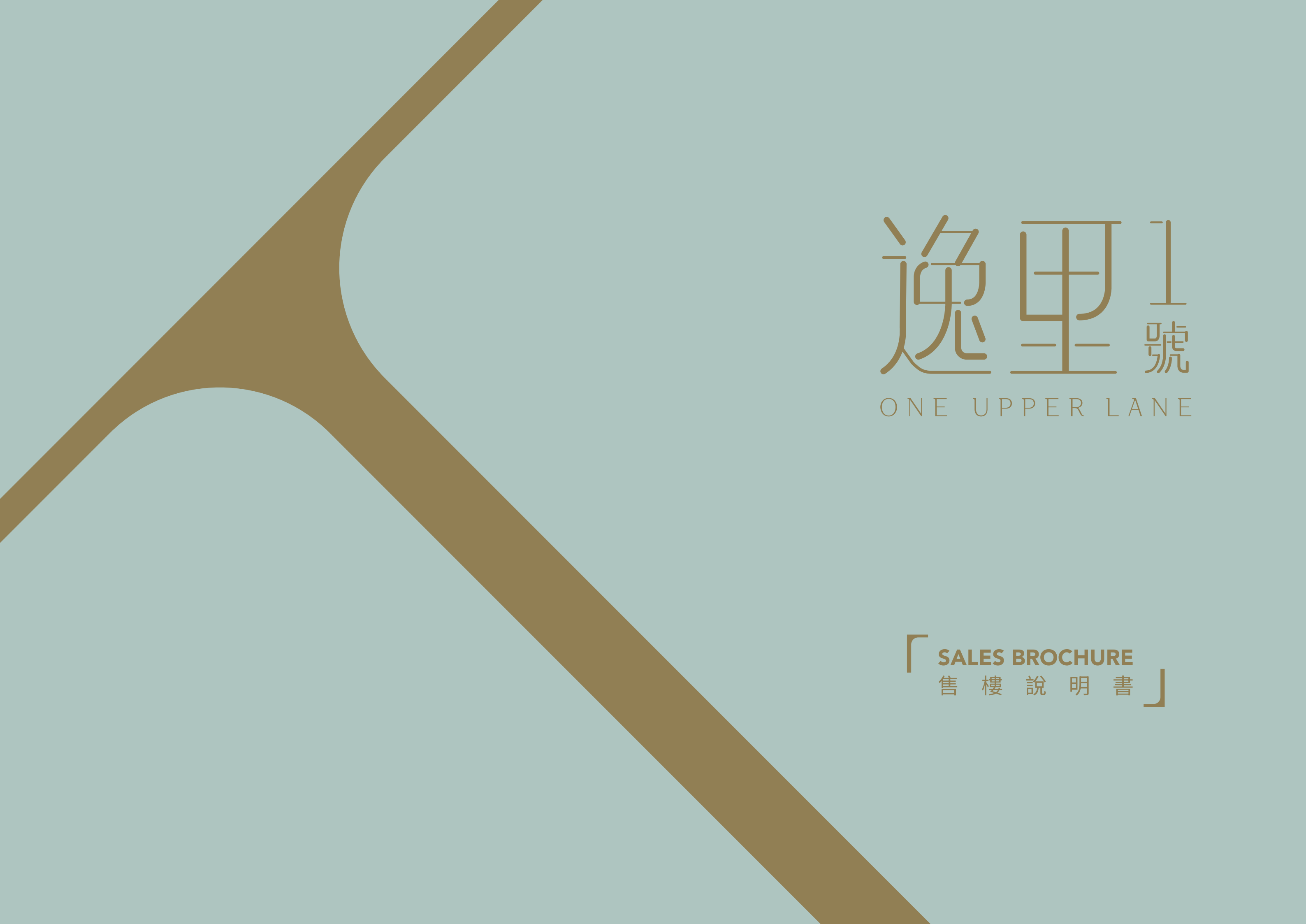




逸里1號

ONE UPPER LANE

「SALES BROCHURE
售樓說明書」

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一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方米/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方米及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸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，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 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。

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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。
- 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。

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

-
- 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。
 - 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—
 - 每個住宅物業的外部尺寸；
 - 每個住宅物業的內部尺寸；
 - 每個住宅物業的內部間隔的厚度；
 - 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。
 - 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。

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ 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 property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.

- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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

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

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 date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify

the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone : 2826 0111
Fax : 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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- 1 The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.
 - 2 According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
 - (i) the external dimensions of each residential property;
 - (ii) the internal dimensions of each residential property;
 - (iii) the thickness of the internal partitions of each residential property;
 - (iv) the external dimensions of individual compartments in each residential property.According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.
 - 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.

街道名稱及門牌號數

萬安街 18 號
(此臨時門牌號數有待發展項目建成時確認。)

每幢多單位建築物的樓層的總數

25層(不包括天台、升降機機房層、高層天台及頂層天台)

每幢多單位建築物的樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、天台、升降機機房層、高層天台及頂層天台

被略去的樓層號數

4樓、13樓、14樓及 24樓

庇護層

不適用

Name of the street and the street number

No. 18 Man On Street
(This provisional street number is subject to confirmation when the development is completed.)

Total number of storeys of each multi-unit building

25 storeys (excluding Roof, Lift Machine Room Floor, Upper Roof and Top Roof)

Floor numbering in each multi-unit building

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, Roof, Lift Machine Room Floor, Upper Roof and Top Roof

Omitted floor numbers

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

Refuge floor

Not applicable

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

賣方

嘉星發展有限公司 (亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited 及 Kinsford International Limited)

廣益發展有限公司 (亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited 及 Kinsford International Limited)

發展項目的認可人士

亞設貝佳國際(香港)有限公司之賴志良先生
(賴志良先生為亞設貝佳國際(香港)有限公司之董事)

發展項目的承建商

恒麗建築有限公司

賣方代表律師

張葉司徒陳律師事務所
翁余阮律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
不適用

已為發展項目的建造提供貸款的任何其他人

恒基兆業地產代理有限公司及 Max-mercan Investment Limited

Vendors

Kinstar Development Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Kinsford International Limited)

Ever Great Development Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Kinsford International Limited)

Authorized person for the Development

Mr. Lai Chi Leung Henry of Archiplus International (HK) Limited
(Mr. Lai Chi Leung Henry is a director of Archiplus International (HK) Limited)

Building contractor for the Development

Heng Lai Construction Company Limited

Vendors' solicitors

Vincent T. K. Cheung, Yap & Co.
Yung, Yu, Yuen & Co.

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

Not applicable

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

Henderson Real Estate Agency Limited and Max-mercan Investment Limited

3

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

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

(p)	賣方或該發展項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	否
(q)	賣方或該發展項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用
(r)	賣方或該發展項目的承建商屬法團，而發展項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	否
(s)	賣方或該發展項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	是 ¹

備註：
1. 承建商恒麗建築有限公司屬於賣方及其所有控權公司的有聯繫法團。

(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.	Yes ¹

Note:

1. The building contractor, Heng Lai Construction Company Limited, is an associate corporation of the vendors and all their holding companies.

發展項目不會有構成圍封牆的一部分的非結構的預製外牆。
There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

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

每幢建築物的幕牆的厚度範圍為200毫米。
The range of thickness of the curtain walls of each building is 200mm.

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

樓層 Floor	單位 Flat	每個住宅物業的幕牆的總面積 (平方米) The total area of the curtain walls of each residential property (sq. m.)
3樓 3/F	A	1.541
	B	0.984
	C	0.914
	D	1.368
	E	0.499
	F	0.483
5樓至12樓、15樓 至23樓及 25樓至27樓 5/F-12/F, 15/F-23/F and 25/F-27/F	A	1.541
	B	0.984
	C	0.914
	D	1.368
	E	0.499
	F	0.483

備註：
在本售樓說明書中，“Unit”及“Flat”(當提及住宅物業時) 這兩個詞彙可能是互換使用。

Note:
In this sales brochure, the terms “Unit” and “Flat” (when referring to a residential property) may be used interchangeably

管理人

根據發展項目的公契的最新擬稿，尊家管業有限公司將獲委任為發展項目的管理人。

Manager

H-Privilege Limited will be appointed as the Manager of the Development under the latest draft deed of mutual covenant in respect of the development.

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



此所在位置圖參考測繪圖編號 T11-NW-B 及 T11-NW-D，經修正處理。
This location plan is made with reference to Survey Sheet Nos. T11-NW-B and T11-NW-D with adjustments where necessary.
資料 / 地圖 / 鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。
The Data/Map/Aerial Photograph is/are provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

圖例 NOTATION

- ① 圖書館 Library
- ⚡ 發電廠 (包括電力分站) Power plant (including electricity sub-stations)
- ♻️ 垃圾收集站 Refuse collection point
- 🏪 市場 (包括濕貨市場及批發市場) Market (including Wet Market and Wholesale Market)
- P 公眾停車場 (包括貨車停泊處) Public carpark (including lorry park)
- 🚻 公廁 Public convenience
- ⚙️ 公用事業設施裝置 Public utility installation
- 🏛️ 宗教場所 (包括教堂、廟宇及祠堂) Religious institution (including church, temple and Tsz Tong)
- 🎓 學校 (包括幼稚園) School (including kindergarten)
- 🏠 社會福利設施 (包括老人中心及弱智人士護理院) Social welfare facilities (including elderly centre and home for the mentally disabled)
- 🌳 公園 Public park
- 🏊 體育設施 (包括運動場及游泳池) Sports facilities (including sports ground and swimming pool)
- 👤 殯儀館 Funeral parlour
- 🚉 公共交通總站 (包括鐵路車站) Public transport terminal (including a rail station)

於發展項目的所在位置圖未能顯示之街道的中英文全名：
Street names in Chinese and English not shown in full in the location plan of the Development:

- ① 杉樹街 Pine Street
- ② 南昌街 Nam Cheong Street
- ③ 海壇街 Hai Tan Street
- ④ 菩提街 Lime Street

備註： 因技術性問題，此位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



鳥瞰照片並不覆蓋本空白範圍。
This blank area falls outside the coverage of the Aerial Photo.

發展項目的位置
Location of the Development

資料 / 地圖 / 鳥瞰照片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。

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摘錄自地政總署測繪處於2025年9月12日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E259106C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E259106C, dated 12 September 2025.

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

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

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



● 發展項目的位置
Location of the Development

資料 / 地圖 / 鳥瞰照片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。

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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E259107C, dated 12 September 2025.

鳥瞰照片並不覆蓋本空白範圍。

This blank area falls outside the coverage of the Aerial Photo.

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

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

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



● 發展項目的位置
Location of the Development

鳥瞰照片並不覆蓋本空白範圍。
This blank area falls outside the coverage of the Aerial Photo.

資料 / 地圖 / 鳥瞰照片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。

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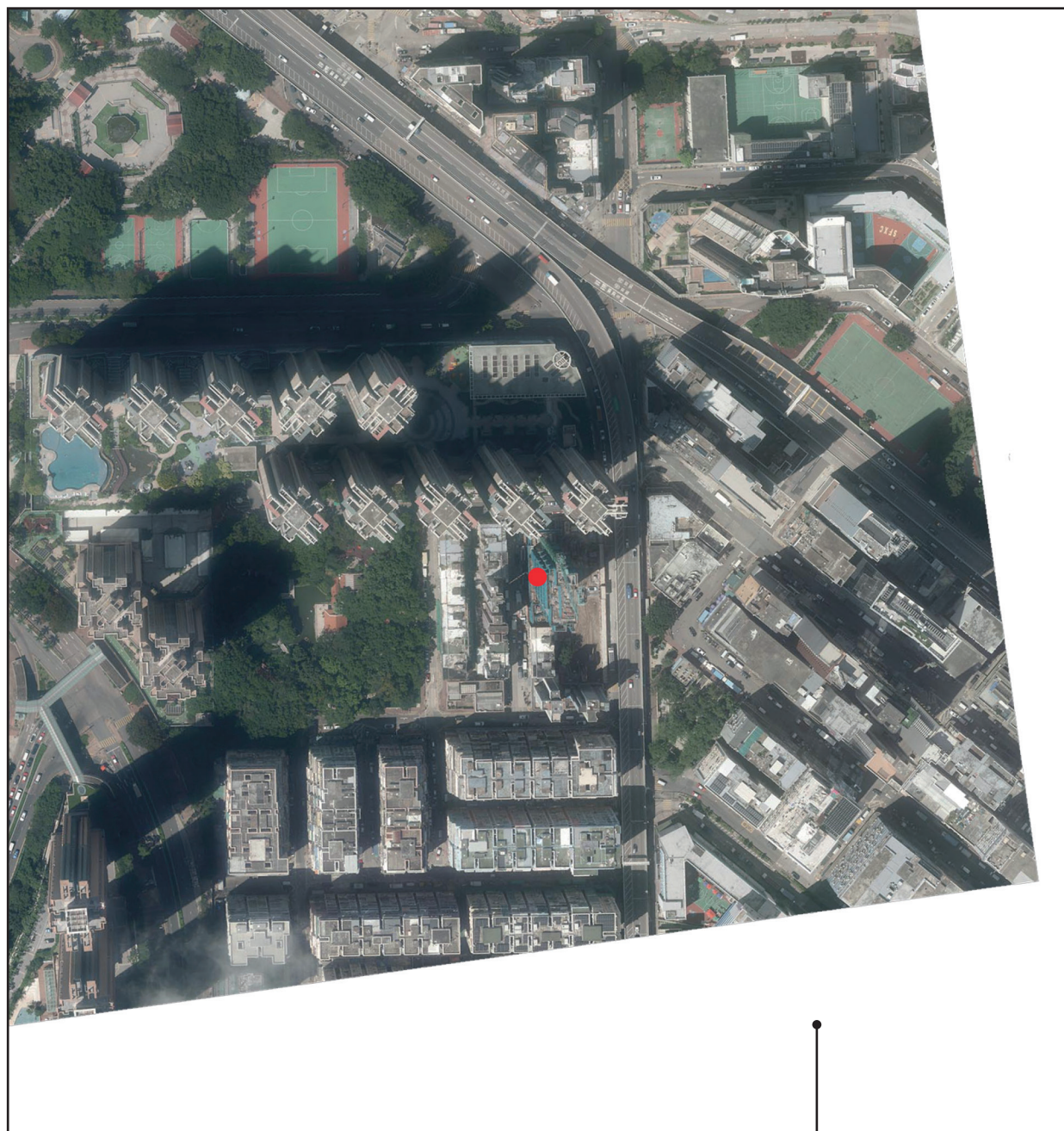
摘錄自地政總署測繪處於2025年9月13日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E261394C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E261394C, dated 13 September 2025.

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

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

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



● 發展項目的位置
Location of the Development

鳥瞰照片並不覆蓋本空白範圍。
This blank area falls outside the coverage of the Aerial Photo.

資料 / 地圖 / 鳥瞰照片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。

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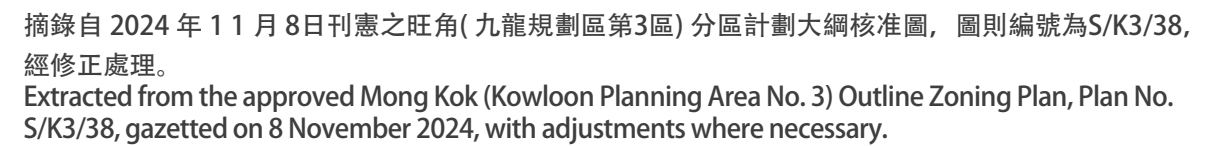
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摘錄自地政總署測繪處於2025年9月13日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E261395C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E261395C, dated 13 September 2025.

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

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



地帶 ZONES

-  商業
Commercial
-  住宅(甲類)
Residential (Group A)
-  住宅(戊類)
Residential (Group E)
-  政府、機構或社區
Government, Institution or Community
-  休憩用地
Open Space
-  其他指定用途
Other Specified Uses

其他 MISCELLANEOUS

	規劃範圍界線 Boundary of Planning Scheme
	建築物高度管制區界線 Building Height Control Zone Boundary
	最高建築物高度(在主水平基準上若干米) Maximum Building Height (In metres above Principal Datum)
	最高建築物高度(樓層數目) Maximum Building Height (In number of storeys)
P F S	加油站 Petrol Filling Station
	非建築用地 Non-Building Area

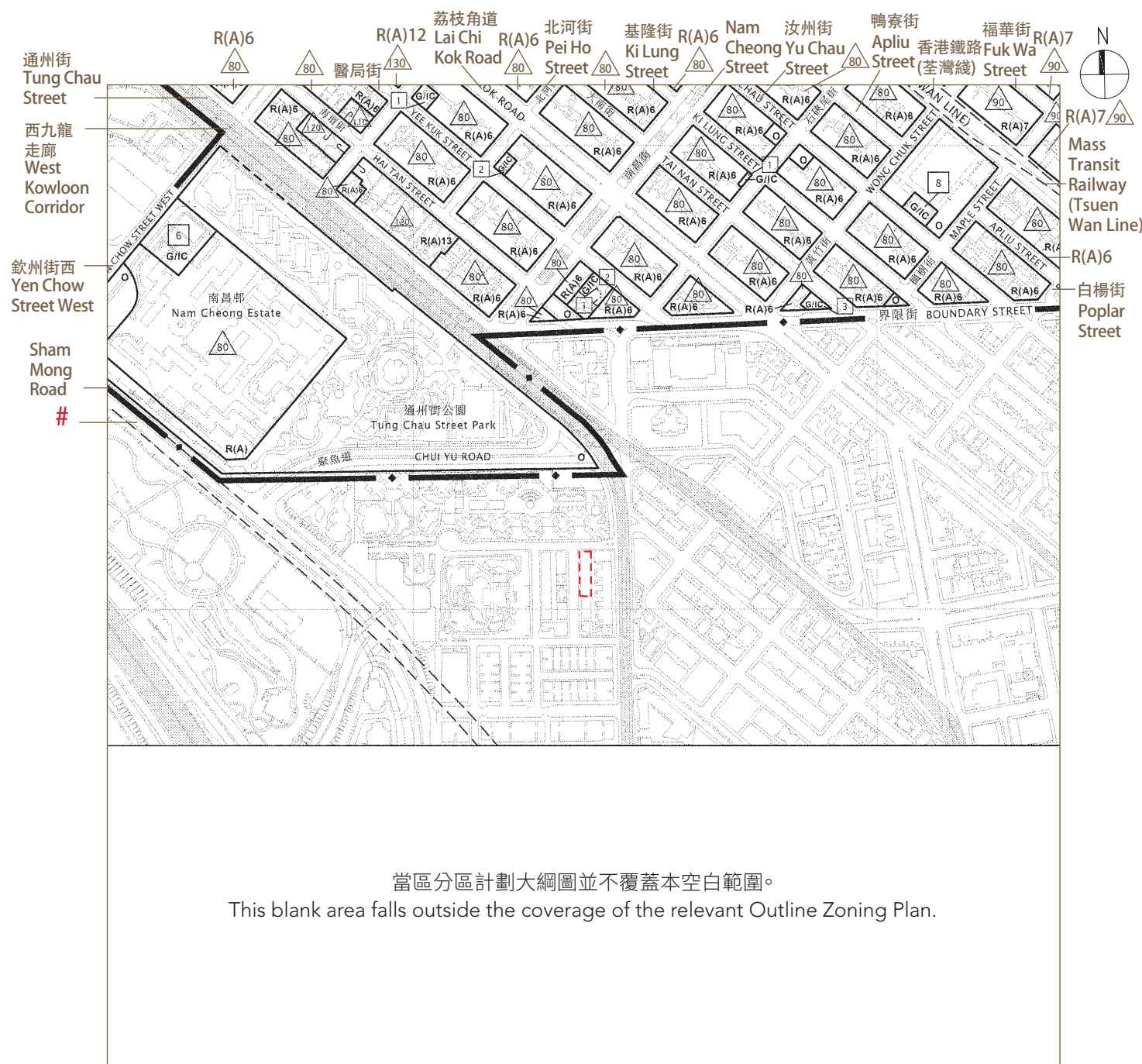
交通 COMMUNICATIONS

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

廣深港高速鐵路 Guangzhou - Shenzhen - Hong Kong Express Rail Link

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

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



摘錄自 2026 年 3 月 27 日刊憲之長沙灣(九龍規劃區第 5 區)分區計劃大綱核准圖，圖則編號為 S/K5/41，經修正處理。
Extracted from the Approved Cheung Sha Wan (Kowloon Planning Area No. 5) Outline Zoning Plan, Plan No. S/K5/41, gazetted on 27 March 2026, with adjustments where necessary.

圖例 NOTATION

地帶 ZONES

- R(A) 住宅(甲類)
Residential (Group A)
- G/IC 政府、機構或社區
Government, Institution or Community
- O 休憩用地
Open Space

其他 MISCELLANEOUS

- 規劃範圍界線
Boundary of Planning Scheme
- 最高建築物高度(在主水平基準上若干米)
Maximum Building Height (In metres above Principal Datum)
- 8 最高建築物高度(樓層數目)
Maximum Building Height (In number of storeys)

交通 COMMUNICATIONS

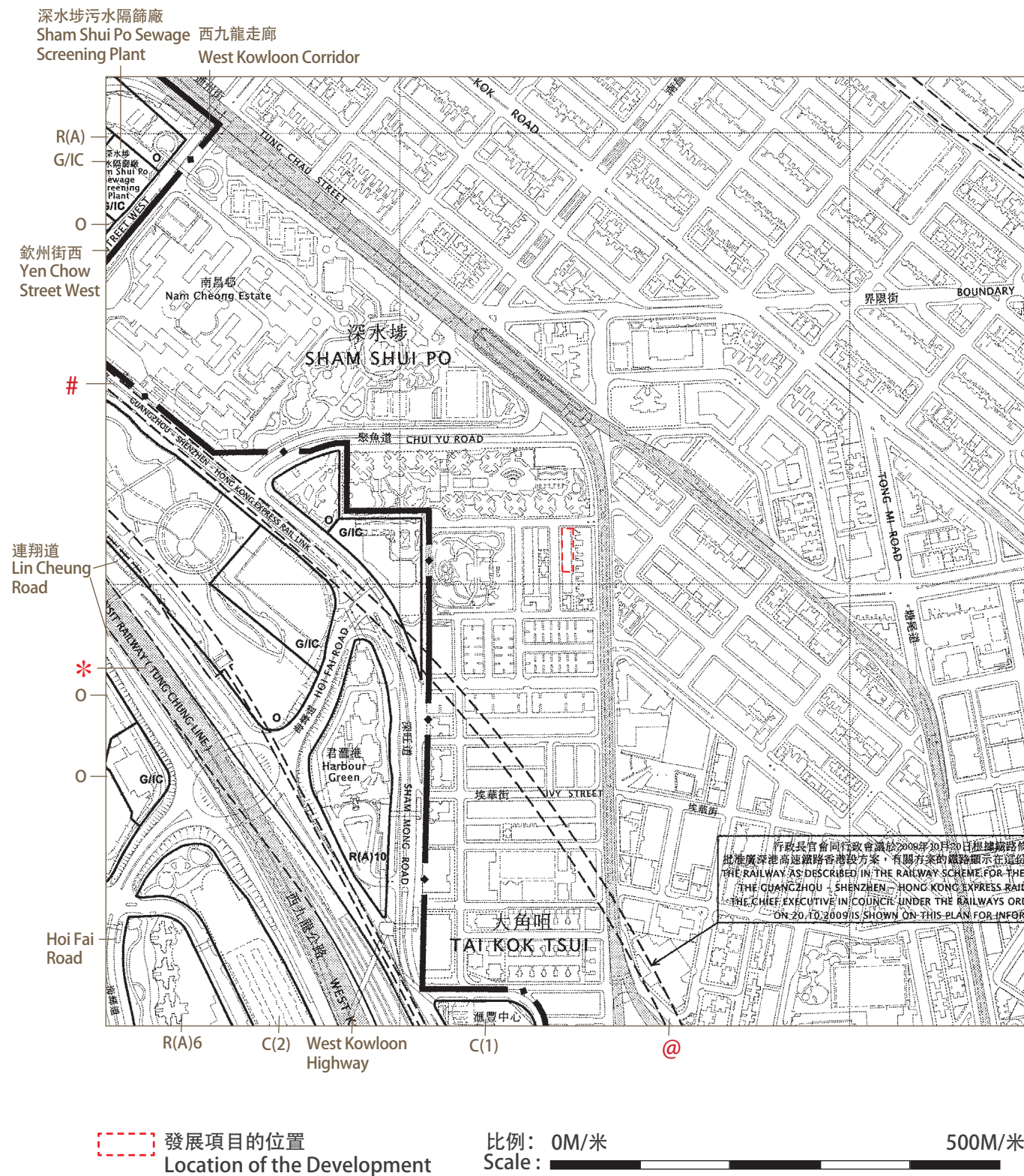
- 主要道路及路口
Major Road and Junction
- 高架道路
Elevated Road
- 鐵路及車站(地下)
Railway and Station (Underground)

廣深港高速鐵路
Guangzhou - Shenzhen - Hong Kong Express Rail Link

 發展項目的位置
Location of the Development

比例： 0M/米
Scale： 500M/米

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



摘錄自 2014 年 10 月 3 日刊憲之西南九龍(九龍規劃區第20區)分區計劃大綱核准圖，圖則編號為S/K20/30，經修正處理。

Extracted from the Approved South West Kowloon (Kowloon Planning Area No. 20) Outline Zoning Plan, Plan No.S/K20/30, gazetted on 3 October 2014, with adjustments where necessary.

圖例 NOTATION

地帶 ZONES

-  商業
Commercial
-  住宅(甲類)
Residential (Group A)
-  政府、機構或社區
Government, Institution or Community
-  休憩用地
Open Space

其他 MISCELLANEOUS

— ◆ — 規劃範圍界線
Boundary of Planning Scheme

交通 COMMUNICATIONS

主要道路及路口
Major Road and Junction

高架道路
Elevated Road

鐵路及車站
Railway and Station

鐵路及車站(地下)
Railway and Station (Underground)

行政長官會同行政會議於2009年10月20日根據鐵路條例(第519章)批准廣深港高速鐵路香港段方案，有關方案的鐵路顯示在這份圖則上，只供參考之用。

The Railway As Described In The Railway Scheme For The Hong Kong Section Of The Guangzhou - Shenzhen- Hong Kong Express Rail Link Authorized By The Chief Executive In Council Under The Railways Ordinance (Chapter 519) On 20. 10. 2009 Is Shown On This Plan For Information Only.

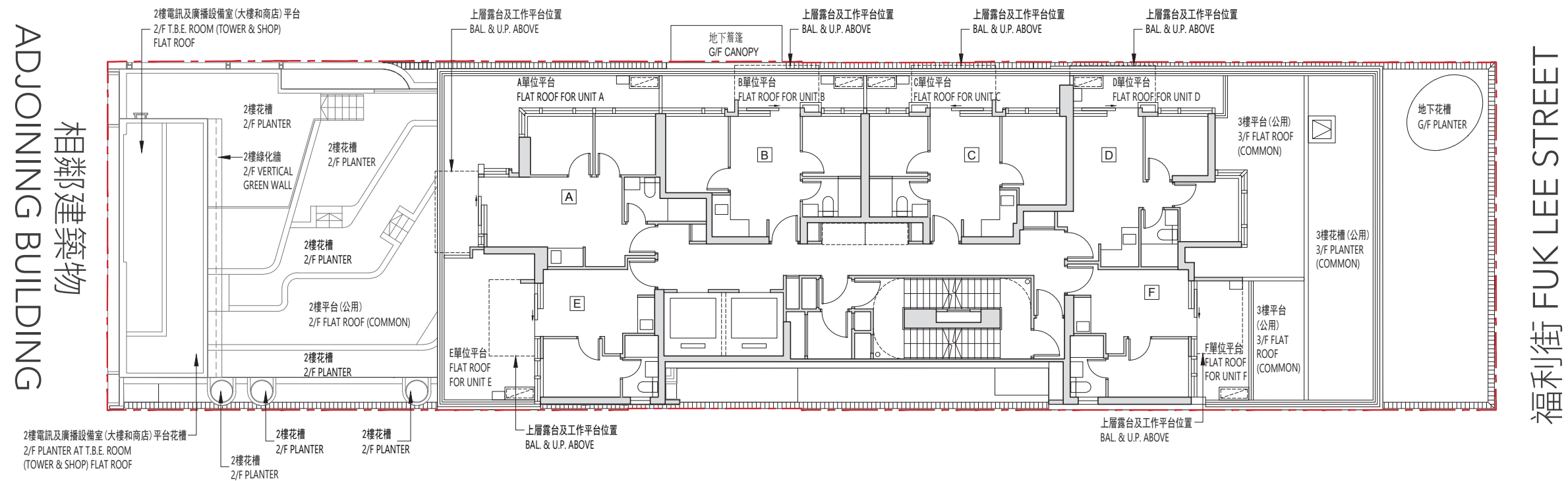
廣深港高速鐵路 Guangzhou - Shenzhen - Hong Kong Express Rail Link

* 香港鐵路 (東涌綫)
Mass Transit Railway (Tung Chung Line)

備註： 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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

萬安街 MAN ON STREET



現有公眾通道巷 EXISTING PUBLIC LANE

比例 SCALE:  0 米/M 2.5 米/M 5 米/M

BAL. & U.P. ABOVE = Balcony & Utility Platform Above = 上層露台及工作平台位置
T.B.E. ROOM = Telecommunication & Broadcasting Equipment Room = 電訊及廣播設備室

發展項目的地界線
Boundary line of the Development

備註：圖中所示之發展項目住宅樓層布局是參照適用於3樓住宅樓層的樓面平面圖。
Note: The layout of the residential floor of the development shown in this plan is based on floor plan applicable to 3/F.

10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

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

樓面平面圖圖例

Legends of the Floor Plans

A/C = 空調機 Air Conditioning Unit
A/C PLATFORM = 空調機平台 Air Conditioning Platform
A.F. = 建築裝飾 Architectural Feature
AL.C. = 鋁飾面 Aluminium Cladding
AREA SHALL ALLOW MAINTENANCE ACCESS UNDER DMC = 根據大廈公契，該區域需允許維護人員進入維修 Area Shall Allow Maintenance Access Under Deed of Mutual Covenant
B.A. = 浴室 Bathroom
BAL. & U.P. = 露台及工作平台 Balcony & Utility Platform
BAL. & U.P. ABOVE = 上層露台/工作平台 Balcony/Utility Platform Above
BR. 2 = 睡房 2 Bedroom 2
DN. = 落 Down
EL. DUCT = 電線管道 Electrical Duct
E.M.C. = 電錶櫃 Electrical Meter Cabinet
F.H. = 消防栓 Fire Hydrant
H.R. = 消防喉轆 Hose Reel
LIV./DIN. = 客廳/飯廳 Living Room / Dining Room
MBR. = 主人睡房 Master Bedroom
OKIT. = 開放式廚房 Open Kitchen
P.D. = 管道 Pipe Duct
P.D. (F.S.) = 管道(消防) Pipe Duct (Fire Services)
P.D. & A.D. = 管道及風管道 Pipe Duct & Air Duct
R.S. & M.R.R. = 垃圾及物料回收室 Refuse Storage and Material Recovery Room
T.R.S. = 臨時庇護處 Temporary Refuge Space
W.M.C. = 水錶櫃 Water Meter Cabinet
 = 隨樓附送之嵌入式裝置 Built-in fittings provided in the flats

備註：

1. 部分住宅物業的露台、工作平台、空調機平台、平台、天台或外牆上/附近或設有外露之公用喉管，或外牆裝飾皮內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之排水設備、機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝空調喉管及/或其他機電設備。
4. 部分住宅單位的空調機之室外機放置於指定的空調機平台或平台。該等空調機之室外機可能發出熱力及/或聲音。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

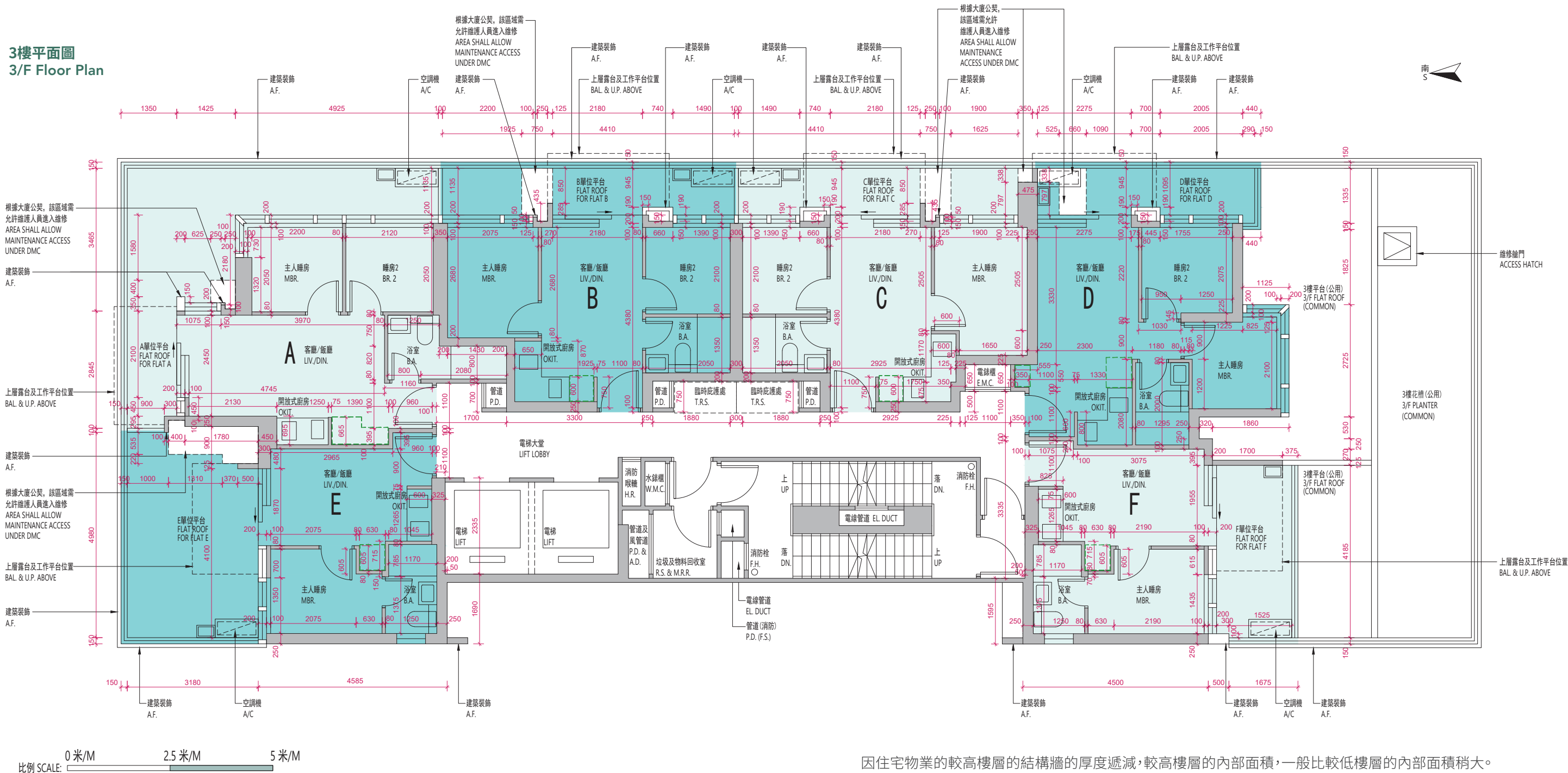
Remarks:

1. Common pipes that are exposed or enclosed in cladding may be located at or adjacent to the balcony, utility platform, air conditioning platform, flat roof, roof, or external wall of some residential properties.
2. There may be sunken slabs in some parts of the ceiling within some residential properties for the installation of drainage service, mechanical and electrical services of the floor above, or due to the structural, architectural and/ or decorative design requirements of the floor above.
3. There may be ceiling bulkheads or false ceilings inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The outdoor units of air-conditioners for some residential properties are placed on the designated air conditioning platforms or flat roofs. These outdoor units of air-conditioners may generate heat and/or noise.
5. The icons of fittings and appliances shown on the floor plans of residential properties, such as wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may differ from the fittings and appliances actually provided, and they are for indication and reference only.

10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

3樓平面圖
3/F Floor Plan



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。
請參閱本售樓說明書第 24 頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：

1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 平台空白位置為供維修大廈設備使用的公用地方。

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

Please refer to page 24 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

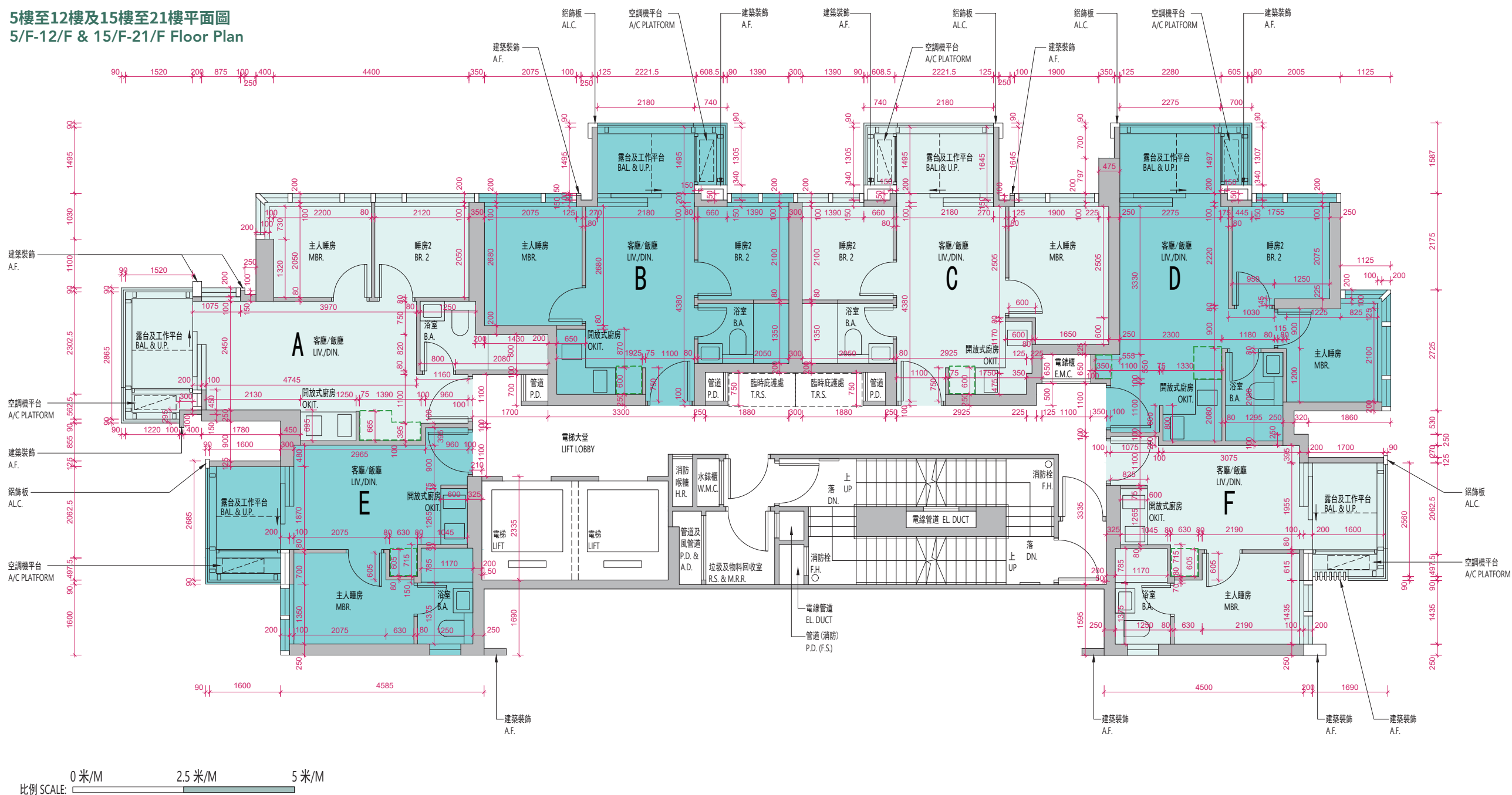
Remarks:

1. The dimensions in floor plans are all structural dimensions in millimeter.
2. Blank areas on the flat roof are common areas for building facility maintenance.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	3 樓 3/F	3150, 3500	3150, 3500	3150, 3500	3150, 3220 3500	3150, 3500	3150, 3500
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		160	160	160	160	160	160

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

5樓至12樓及15樓至21樓平面圖
5/F-12/F & 15/F-21/F Floor Plan



每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	5 樓至 12 樓及 15 樓至 21 樓 5/F-12/F & 15/F-21/F	3150, 3500	3150, 3500	3150, 3500	3150, 3220, 3500	3150, 3500	3150, 3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		160	160	160	160	160	160

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。
請參閱本售樓說明書第 24 頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註:

1. 平面圖所列的數字為以毫米標示之建築結構尺寸。

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

Please refer to page 24 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

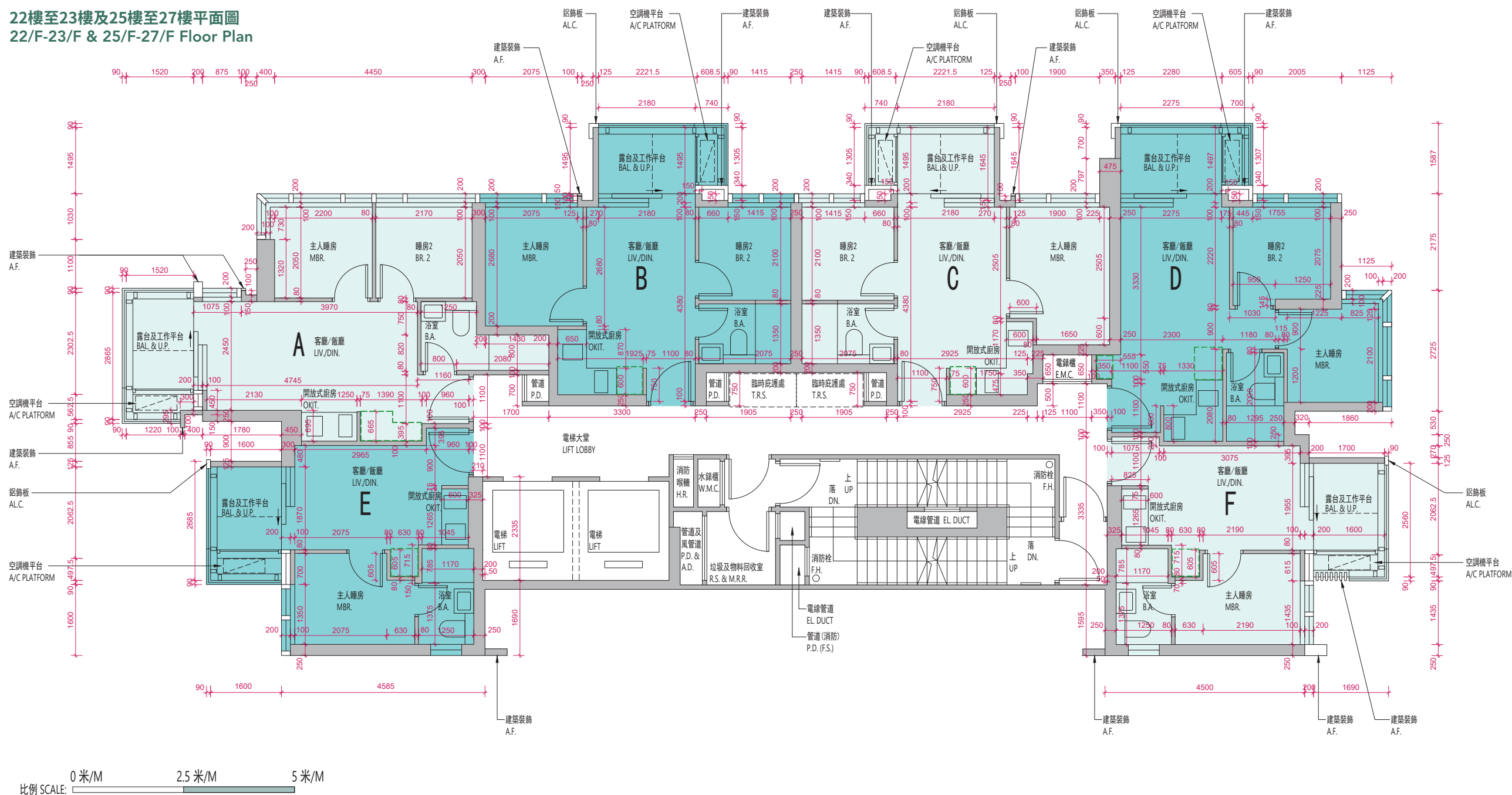
Remarks:

1. The dimensions in floor plans are all structural dimensions in millimeter.

10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

22樓至23樓及25樓至27樓平面圖
22/F-23/F & 25/F-27/F Floor Plan



每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	22 樓至 23 樓及 25 樓至 26 樓 22/F-23/F & 25/F-26/F	3150, 3500	3150, 3500	3150, 3500	3150, 3220, 3500	3150, 3500	3150, 3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		160	160	160	160	160	160
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	27 樓 27/F	3500	3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		160	160	160	160	160	160

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。
請參閱本售樓說明書第 24 頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註:

1. 平面圖所列的數字為以毫米標示之建築結構尺寸。

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

Please refer to page 24 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Remarks:

1. The dimensions in floor plans are all structural dimensions in millimeter.

1 | 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
逸里1號 ONE UPPER LANE	3樓 3/F	A	32.987 (355) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	17.366 (187)	-	-	-	-	-	-
		B	29.843 (321) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	7.050 (76)	-	-	-	-	-	-
		C	30.897 (333) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	6.709 (72)	-	-	-	-	-	-
		D	31.568 (340) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	4.980 (54)	-	-	-	-	-	-
		E	21.948 (236) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	14.416 (155)	-	-	-	-	-	-
		F	22.595 (243) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	7.608 (82)	-	-	-	-	-	-

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

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

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

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

1

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
逸里1號 ONE UPPER LANE	5樓至12樓及 15樓至21樓 5/F - 12/F and 15/F - 21/F	A	36.487 (393) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		B	33.308 (359) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		C	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		D	35.068 (377) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		E	25.386 (273) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		F	25.895 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-

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

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

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Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

1 | 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
逸里1號 ONE UPPER LANE	22樓至23樓 及 25樓至27樓 22/F - 23/F and 25/F - 27/F	A	36.540 (393) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		B	33.254 (358) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		C	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		D	35.068 (377) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		E	25.386 (273) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		F	25.895 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-

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

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

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

Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

12

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

不適用

Not applicable

13

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

1.

買方在簽立臨時買賣合約時向賣方 (擁有人)繳付相等於樓價 5%之臨時訂金。
2.

買方在簽署臨時買賣合約時支付的臨時訂金， 會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
3.

如買方沒有在訂立該臨時買賣合約之後的 5個工作日內簽立正式買賣合約 —

i.

該臨時買賣合約即告終止；及

ii.

買方支付的臨時訂金， 即予沒收；及

iii.

賣方 (擁有人)不得就買方沒有簽立正式買賣合約， 而對買方提出進一步申索。
1.

A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.
2.

The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.
3.

If the purchaser fails to sign the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase -

i.

that preliminary agreement for sale and purchase is terminated; and

ii.

the preliminary deposit paid by the purchaser is forfeited; and

iii.

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

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

A. 發展項目的公用部分

1. 「屋苑住宅公用地方」指地盤K屋苑住宅公用地方及(在地盤L發展項目落成後或地盤L發展項目的佔用許可證發出之日的六個月後(以較早者為準))地盤L屋苑住宅公用地方。受公契及/或有關的副公契的條款所約束, 每位屋苑內的住宅單位的擁有人及佔用人可與屋苑內所有其他的住宅單位的擁有人及佔用人共用該等地方。
2. 「地盤K屋苑住宅公用地方」指所有擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位或任何個別地盤的住宅發展項目使用及享用的發展項目部分, 受公契的條款所約束, 每位屋苑內的住宅單位的擁有人及佔用人可與屋苑內所有其他的住宅單位的擁有人及佔用人共用該等部分, 當中包括但不限於:-
 - (a) 地盤K康樂設施;
 - (b) 毗鄰地盤K康樂設施而非構成地盤K公用地方、地盤K住宅公用地方或地盤K商業發展項目, 並於公契所夾附經認可人士或其代表核實為準確及標示為圖則編號DMC-005, DMC-009, DMC-010, DMC-011, DMC-014, DMC-015及DMC-016的圖則上為供識別而以靛藍色顯示的發展項目外牆部分(包括, 如適用, 在外牆上的玻璃幕牆及簷篷、建築鰭片及在其上的特色); 及
 - (c) 由第一擁有人按照公契的條款在任何時候指定為屋苑住宅公用地方的發展項目的該等額外地方。
3. 「地盤L屋苑住宅公用地方」指所有擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位或任何個別地盤的住宅發展項目使用及享用的地盤L發展項目部分, 受公契及/或有關的副公契的條款所約束, 每位屋苑內的住宅單位的擁有人及佔用人可與屋苑內所有其他的住宅單位的擁有人及佔用人共用該等部分, 當中包括但不限於:-
 - (a) 地盤L康樂設施;
 - (b) 位於與地盤L康樂設施相同樓層並且不時在地盤L發展項目之建築圖則上顯示的地盤L綠化區域部分、位於地盤L康樂設施所在的樓層的地盤L發展項目外牆部分(包括, 如適用, 在外牆上的玻璃幕牆及簷篷、建築鰭片及在其上的特色), 以及地盤L發展項目內並專有地為地盤L康樂設施及/或上述地盤L綠化區域部分而設置的該等升降機大堂、自動扶梯、樓梯、走廊、任何其他通道及地方(如有), 而該等部分將於地盤L發展項目的佔用許可證發出後由第一擁有人簽署的分割契據及/或為此目的簽署的其他文件或有關的副公契所夾附的圖則上顯示, 以供識別; 及
 - (c) 由第一擁有人按照公契及/或有關的副公契的條款在任何時候指定為屋苑住宅公用地方的地盤L發展項目的該等額外地方。
4. 「屋苑住宅公用地方與設施」統指屋苑住宅公用地方及屋苑住宅公用設施。
5. 「地盤K屋苑住宅公用地方與設施」統指地盤K屋苑住宅公用地方及地盤K屋苑住宅公用設施。
6. 「地盤L屋苑住宅公用地方與設施」統指地盤L屋苑住宅公用地方及地盤L屋苑住宅公用設施。
7. 「屋苑住宅公用設施」指地盤K屋苑住宅公用設施及(在地盤L發展項目落成後或地盤L發展項目的佔用許可證發出之日的六個月後(以較早者為準))地盤L屋苑住宅公用設施。
8. 「地盤K屋苑住宅公用設施」指所有擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位或任何個別地盤的住宅發展項目使用及享用的發展項目設施, 受公契的條款所約束, 每位屋苑內的住宅單位的擁有人及佔用人可與屋苑內所有其他的住宅單位的擁有人及佔用人共用該等設施, 當中包括但不限於設於地盤K屋苑住宅公用地方指定的所有升降機(如有)、電線、電纜、導管、喉管、管道(包括但不限於便溺污水及廢水處置和雨水管(如有))、排水渠、基於保安理由而安裝的閉路電視及其他設施及設備、運動及康樂設施及設備, 以及所有安裝在地盤K屋苑住宅公用地方或專有地為其提供的機電裝置及設備。
9. 「地盤L屋苑住宅公用設施」指所有擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位或任何個別地盤的住宅發展項目使用及享用的地盤L發展項目設施, 受公契及/或有關的副公契(如有)的條款所約束, 每位屋苑內的住宅單位的擁有人及佔用人可與屋苑內所有其他的住宅單位的擁有人及佔用人共用該等設施, 當中包括但不限於設於地盤L屋苑住宅公用地方指定的所有升降機(如有)、電線、電纜、導管、喉管、管道(包括但不限於便溺污水及廢水處置和雨水管(如有))、排水渠、基於保安理由而安裝的閉路電視及其他設施及設備、運動及康樂設施及

設備、及所有安裝在地盤L屋苑住宅公用地方或專有地為其提供的機電裝置及設備, 以及在任何時候於有關副公契內(如有)指定作此用途的該等其他設施。

10. 「地盤K公用地方」指擬供發展項目整體共用及共享而並非只供任何個別單位或其任何部分使用及享用的發展項目部分, 受公契的條款所約束及所有現存的權利及通行權所規限, 每位發展項目的擁有人及佔用人可專有地與發展項目所有其他的擁有人及佔用人共用該等部分, 當中包括但不限於:-
 - (a) 不屬於或構成地盤K住宅發展項目或地盤K商業發展項目一部分的該等地基、柱、樑、樓板及其他結構性支承物及元素;
 - (b) 在發展項目內提供安裝或使用天線廣播分導或電訊網絡設施的地方;
 - (c) 不構成地盤K住宅發展項目或地盤K商業發展項目一部分並於公契所夾附經認可人士或其代表核實為準確及標示為圖則編號DMC-014至DMC-017(包括首尾兩者)的圖則上為供識別而以黃色顯示的發展項目外牆部分(包括, 如適用, 在外牆上的玻璃幕牆及簷篷及建築鰭片及在其上的特色);
 - (d) 所有於公契所夾附經認可人士或其代表核實為準確及標示為圖則編號DMC-003至DMC-013(包括首尾兩者)的圖則上為供識別而以黃色顯示的發展項目部分;
 - (e) 位於發展項目低層地下及地下(如有)的排水渠、表面溝道、沙井或進出口蓋下供發展項目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、管道溝槽、污水管、排水渠、喉管、導管及沙井; 及
 - (f) 由第一擁有人按照公契的條款在任何時候指定為地盤K公用地方的發展項目的該等額外地方。

惟倘若情況適當, 如(i)任何《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的發展項目部分或(ii)任何《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)段的發展項目部分也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地盤K公用地方一部分。

11. 「地盤K公用地方與設施」統指地盤K公用地方及地盤K公用設施。
12. 「地盤K公用設施」指所有擬供發展項目整體共用及共享而並非只供其任何個別單位或其任何部分使用及享用的發展項目設施, 受公契的條款所約束, 每位發展項目的擁有人及佔用人可專有地與發展項目所有其他的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(特別是位於發展項目低層地下及地下(如有)的排水渠、表面溝道、沙井或進出口蓋下供發展項目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、管道溝槽、污水管、排水渠、喉管、導管及沙井)、電纜、喉管、管道(包括但不限於便溺污水及廢水處置和雨水管)、電線、導管、總沖廁水管、總食水管, 基於保安理由而安裝在地盤K公用地方的閉路電視及其他設施及設備、發展項目的機械設備和其他類似的裝置、設施或服務、電力變壓房、電纜設施及為發展項目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地盤K公用設施的發展項目的該等額外裝置及設施。
13. 「地盤K住宅公用地方」指所有擬供地盤K住宅發展項目整體共用及共享而並非只供發展項目內任何個別的住宅單位使用及享用的發展項目部分, 受公契的條款所約束, 每位發展項目內的住宅單位的擁有人及佔用人可專有地與發展項目內所有其他的住宅單位的擁有人及佔用人共用該等部分, 當中包括但不限於:-
 - (a) 不構成地盤K公用地方、地盤K屋苑住宅公用地方或地盤K商業發展項目一部分並於公契所夾附經認可人士或其代表核實為準確及標示為圖則編號DMC-014至DMC-017(包括首尾兩者)的圖則上為供識別而以綠色顯示的發展項目外牆部分;
 - (b) 不構成地盤K公用地方、地盤K屋苑住宅公用地方或發展項目內的住宅單位一部分的發展項目外牆部分, 當中包括但不限於:-

- (1) 在其上的建築鰭片及特色;
- (2) 在其上的遮陽裝置;
- (3) 發展項目的玻璃幕牆結構, 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發展項目內的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發展項目住宅單位的部分)。為免生疑問, 任何構成發展項目玻璃幕牆結構一部分而非完全包圍發展項目內一個住宅單位, 反而伸延跨越發展項目內兩個或以上的住宅單位的玻璃嵌板則構成地盤K住宅公用地方一部分;

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

但不包括構成相關住宅單位的露台、工作平台、私人天台或私人平台的玻璃欄杆、金屬欄杆或欄杆；

- (c) 位於地下的管理員櫃檯，及看守員和管理員辦事處；
- (d) 所有於公契所夾附經認可人士或其代表核實為準確及標示為圖則編號 DMC-002 至 DMC-013（包括首尾兩者）的圖則上為供識別而以綠色顯示的發展項目部分；及
- (e) 由第一擁有人按照公契的條款在任何時候指定為地盤 K 住宅公用地方的發展項目的該等額外地方。

惟倘若情況適當，如(i) 任何《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的發展項目部分或(ii) 任何《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)段的發展項目部分也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地盤 K 住宅公用地方一部分。

14. 「地盤 K 住宅公用地方與設施」統指地盤 K 住宅公用地方及地盤 K 住宅公用設施。
15. 「地盤 K 住宅公用設施」指所有擬供地盤 K 住宅發展項目整體而並非只供發展項目內個別的住宅單位公用及共享的發展項目設施，受公契的條款所約束，每位發展項目內的住宅單位的擁有人及佔用人可專有地與發展項目內所有其他的住宅單位的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地盤 K 住宅公用地方指定的升降機、電線、電纜、導管、喉管、管道（包括但不限於便溺污水及廢水處置和雨水管）、排水渠、基於保安理由而安裝在地盤 K 住宅公用地方的閉路電視及其他設施及設備、以及所有專有地提供予地盤 K 住宅發展項目的機電裝置及設備，及由第一擁有人按照公契的條款在任何時候指定為地盤 K 住宅公用設施的發展項目該等額外的裝置及設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層*	單位					
	A	B	C	D	E	F
3樓	346	305	314	319	233	232
5樓至21樓	364	333	343	350	253	258
22樓至27樓	365	332	343	350	253	258

發展項目及地盤 L 發展項目（定義見本售樓說明書「有關資料」部分）之不分割份數總數為 165,500^A

註A：公契下所分配予發展項目內的每個住宅單位的不分割份數的數目相當於其在地段以及在發展項目及地盤 L 發展項目內的不分割部分或份數的數目。
*備註：不設 4 樓、13 樓、14 樓及 24 樓。

C. 發展項目的管理人的委任年期

管理人首屆任期由公契日期起計兩年，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

發展項目內的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（由屋苑住宅管理預算案^B及地盤 K 住宅管

理預算案组成）其應繳的年度開支份額的十二份之一的管理費，以分擔管理費（包括管理人費用）。該應繳的份額比例為：

- (i) 就屋苑住宅管理預算案而言，應與分配給其住宅單位的管理份數佔分配給發展項目內所有住宅單位及（於地盤 L 發展項目落成後或地盤 L 發展項目的佔用許可證發出之日的六個月後，以較早者為準）屋苑內所有住宅單位的總管理份數的比例相同，惟若在地盤 L 發展項目的佔用許可證發出的六個月後仍未就地盤 L 發展項目制定副公契，則第一擁有人或管理人須使認可人士採用與其分配給發展項目的單位的管理份數相同的基準以核實其將分配給地盤 L 發展項目的住宅單位的管理份數的數目，而經認可人士如此核實的管理份數將被採納為地盤 L 發展項目的管理份數，以用作計算上述份額比例，而在簽立地盤 L 發展項目的副公契後，分配給已落成的地盤 L 發展項目內的每個住宅單位的管理份數的數目則在有關的副公契上訂明；及
- (ii) 就地盤 K 住宅管理預算案而言，應與分配給其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。

此外，按照一份由管理人就執行及實施消防安全管理計劃及專供發展項目內的開放式廚房單位的消防系統的各種計劃（包括但不限於消防安全管理計劃中所指明並安裝於發展項目內的開放式廚房單位的消防裝置/措施或消防安全設備的保養、維修、更換以及年度檢查）而編製的獨立管理預算案，每個發展項目內的開放式廚房單位的擁有人須每月向管理人繳付其應繳的份額，以執行及實施發展項目的消防安全管理計劃及上述消防系統的各種計劃。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開放式廚房單位的總管理份數的比例相同。發展項目內的所有住宅單位均為開放式廚房單位。

註B：於地盤 L 發展項目落成後或地盤 L 發展項目的佔用許可證發出之日的六個月後（以較早者為準），屋苑住宅管理預算案（除地盤 K 屋苑住宅公用地方與設施外）亦須包含管理及保養地盤 L 屋苑住宅公用地方與設施的預計開支及相關的管理人費用。

E. 計算管理費按金的基準

管理費按金的金額相等於擁有人就其住宅單位按首個住宅管理預算案釐定而須繳交的四個月管理費。

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。

- 備註：
- 公契訂明發展項目（即公契下所定義的地盤 K 發展項目）及地盤 L 發展項目的全部或任何共同擁有人的權利、權益和責任。
 - 詳情請參考公契最新擬稿。公契最新擬稿已備於售樓處，在開放時間內可供免費查閱，並可在支付所需影印費用後獲取其副本。
 - 除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

A. The common parts of the development

1. "Estate Residential Common Areas" means the Estate Residential Common Areas In Site K and, upon Site L Development Completion or, if earlier, the lapse of six months from the date of the issue of the Occupation Permit in respect of the Site L Development, the Estate Residential Common Areas In Site L, which are, subject to the provisions of the Deed of Mutual Covenant and/or the relevant Sub-Deed(s), to be used by each Owner and Occupier of the Residential Units in the Estate in common with all other Owners and Occupiers of the Residential Units in the Estate.
2. "Estate Residential Common Areas In Site K" means all those areas of the Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit or the Residential Development of any particular Site and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of a Residential Unit in the Estate in common with all other Owners and Occupiers of the Residential Units in the Estate which said parts include but not limited to:-
 - (a) the Site K Recreational Facilities;
 - (b) those parts of the external walls (including, where applicable, the curtain walls and canopies thereof and architectural fins and features thereon) of the Development adjacent to the Site K Recreational Facilities not forming part of the Site K Common Areas, the Site K Residential Common Areas or the Site K Commercial Development, and which are for the purpose of identification only shown and coloured indigo on the plans marked Plan Nos. DMC-005, DMC-009, DMC-010, DMC-011, DMC-014, DMC-015 and DMC-016 annexed to the Deed of Mutual Covenant, and the accuracy of such plans is certified by or on behalf of the Authorized Person; and
 - (c) such additional areas of the Development as may at any time be designated as the Estate Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
3. "Estate Residential Common Areas In Site L" means all those areas of the Site L Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit or the Residential Development of any particular Site and which are, subject to the provisions of the Deed of Mutual Covenant and/or the relevant Sub-Deed(s), to be used by each Owner and Occupier of a Residential Unit in the Estate in common with all other Owners and Occupiers of the Residential Units in the Estate which said parts include but not limited to:-
 - (a) the Site L Recreational Facilities;
 - (b) such parts of the Site L Greenery Areas which are located on the same floor(s) as the Site L Recreational Facilities as shown on the Building Plans for the Site L Development from time to time, those parts of the external walls (including, where applicable, the curtain walls and canopies thereof and architectural fins and features thereon) of the Site L Development at the floor(s) on which the Site L Recreational Facilities are located and such lift lobbies, escalators, staircases, passage ways, other accesses (if any) whatsoever located within the Site L Development serving exclusively the Site L Recreational Facilities and/or the said part(s) of the Site L Greenery Areas, which shall, for the purpose of identification, be shown on the plan(s) to be annexed to the deed poll(s) and/or such other instrument(s) to be executed by the First Owner for such purpose after the issue of the Occupation Permit in respect of the Site L Development or the relevant Sub-Deed(s); and
 - (c) such additional areas of the Site L Development as may at any time be designated as Estate Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant and/or the relevant Sub-Deed(s).
4. "Estate Residential Common Areas and Facilities" means collectively the Estate Residential Common Areas and the Estate Residential Common Facilities.
5. "Estate Residential Common Areas and Facilities In Site K" means collectively the Estate Residential Common Areas In Site K and the Estate Residential Common Facilities In Site K.
6. "Estate Residential Common Areas and Facilities In Site L" means collectively the Estate Residential Common Areas In Site L and the Estate Residential Common Facilities In Site L.
7. "Estate Residential Common Facilities" means the Estate Residential Common Facilities In Site K and, upon Site L Development Completion or, if earlier, the lapse of six months from the date of the issue of the Occupation Permit in respect of the Site L Development, the Estate Residential Common Facilities In Site L.
8. "Estate Residential Common Facilities In Site K" means all those facilities of the Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit or the Residential Development of any particular Site and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of a Residential Unit in the Estate in common with all other Owners and Occupiers of the Residential Units in the Estate and includes but not limited to all lifts (if any) designated in the Estate Residential Common Areas In Site K, wires, cables, ducts, pipes, pipe works (including but not limited to (if any) soil and wastewater disposal and stormwater pipes), drains, CCTV and other facilities and equipment for security purposes, the sports and recreational facilities and equipment and all mechanical and electrical installations and equipment installed in or serving exclusively the Estate Residential Common Areas In Site K.
9. "Estate Residential Common Facilities In Site L" means all those facilities of the Site L Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit or the Residential Development of any particular Site and which are, subject to the provisions of the Deed of Mutual Covenant and/or (if any) the relevant Sub-Deed(s), to be used by each Owner and Occupier of a Residential Unit in the Estate in common with all other Owners and Occupiers of the Residential Units in the Estate and includes but not limited to all lifts (if any) designated in the Estate Residential Common Areas In Site L, wires, cables, ducts, pipes, pipe works (including but not limited to (if any) soil and wastewater disposal and stormwater pipes), drains, CCTV and other facilities and equipment for security purposes, the sports and recreational facilities and equipment and all mechanical and electrical installations and equipment installed in or serving exclusively the Estate Residential Common Areas In Site L and such other facilities as may at any time be designated as such in (if any) the relevant Sub-Deed(s).
10. "Site K Common Areas" means those parts of the Development intended for the common use and benefit of the Development as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way, to be used by each Owner and Occupier of the Development in common with all other Owners and Occupiers of the Development exclusively which said parts include but not limited to:-
 - (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Site K Residential Development or the Site K Commercial Development;
 - (b) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities in the Development;
 - (c) those parts of the external walls (including, where applicable, the curtain walls and canopies thereof and architectural fins and features thereon) of Development not forming part of the Site K Residential Development or the Site K Commercial Development, and which are for the purpose of identification only shown and coloured yellow on the plans marked Plan Nos. DMC-014 to DMC-017 (both inclusive) annexed to the Deed of Mutual Covenant, and the accuracy of such plans is certified by or on behalf of the Authorized Person;

- (d)

all those areas of the Development which are for the purpose of identification only shown and coloured yellow on the plans marked Plan Nos. DMC-003 to DMC-013 (both inclusive) annexed to the Deed of Mutual Covenant, and the accuracy of such plans is certified by or on behalf of the Authorized Person;
- (e)

the trenches, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain, surface channel, manhole or access covers on the Lower Ground Floor and Ground Floor (if any) of the Development and serving the Development as a whole and not just any particular Unit or any particular part thereof; and
- (f)

such additional areas of the Development as may at any time be designated as the Site K Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant,

PROVIDED THAT, where appropriate, if (i) any parts of the Development 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 Site K Common Areas.

11.

"Site K Common Areas and Facilities" means collectively the Site K Common Areas and the Site K Common Facilities.
12.

"Site K Common Facilities" means all those facilities of the Development intended for the common use and benefit of the Development as a whole and not just any particular Unit or any particular part thereof which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Development in common with all other Owners and Occupiers of the Development exclusively and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain, surface channel, manhole or access covers on the Lower Ground Floor and Ground Floor (if any) of the Development serving the Development as a whole and not just any particular Unit or any particular part thereof), cables, pipes, pipework (including but not limited to the soil and wastewater disposal and stormwater pipe), wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Site K Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Development, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Development, and such additional devices and facilities of the Development as may at any time be designated as Site K Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
13.

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

(a)

those parts of the external walls of the Development not forming part of the Site K Common Areas, the Estate Residential Common Areas In Site K or the Site K Commercial Development, and which are for the purpose of identification only shown and coloured green on the plans marked Plan Nos.DMC-014 to DMC-017 (both inclusive) annexed to the Deed of Mutual Covenant 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 Development not forming part of the Site K Common Areas, the Estate Residential Common Areas In Site K or the Residential Units in the Development including but not limited to:-

(1)

the architectural fins and features thereon;

(2)

the sunshade devices thereon;

(3)

the curtain wall structures of the Development including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit in the Development, which said openable
- parts and glass panels shall form parts of the relevant Residential Units in the Development). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Development that does not wholly enclose a Residential Unit in Development but extends across two or more Residential Units in Development shall form part of the Site K Residential Common Areas;
- BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, private roofs or private flat roofs which form parts of the relevant Residential Units;
- (c)

the caretaker’s counter on the Ground Floor and office accommodation for watchmen and caretakers;

(d)

all those areas of the Development which are for the purpose of identification only shown and coloured green on the plans marked Plan Nos.DMC-002 to DMC-013 (both inclusive) annexed to the Deed of Mutual Covenant and the accuracy of such plans is certified by or on behalf of the Authorized Person; and

(e)

such additional areas of the Development as may at any time be designated as the Site K Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant,
- PROVIDED THAT, where appropriate, if (i) any parts of the Development 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 Site K Residential Common Areas.
14.

"Site K Residential Common Areas and Facilities" means collectively the Site K Residential Common Areas and the Site K Residential Common Facilities.

15.

"Site K Residential Common Facilities" means all those facilities of the Development intended for the common use and benefit of the Site K Residential Development as a whole and not just any particular Residential Unit in the Development and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of a Residential Unit in the Development in common with all other Owners and Occupiers of the Residential Units in the Development exclusively and includes but not limited to all lifts designated in the Site K Residential Common Areas, wires, cables, ducts, pipes, pipework (including but not limited to the soil and wastewater disposal and stormwater pipe), drains, CCTV and other facilities and equipment installed in the Site K Residential Common Areas for security purposes, and all mechanical and electrical installations and equipment exclusively for the Site K Residential Development, and such additional devices and facilities of the Development as may at any time be designated as the Site K Residential Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
- B. The number of undivided shares assigned to each residential property in the development**
- | Floor* | Flat | | | | | |
|-----------|------|-----|-----|-----|-----|-----|
| | A | B | C | D | E | F |
| 3/F | 346 | 305 | 314 | 319 | 233 | 232 |
| 5/F-21/F | 364 | 333 | 343 | 350 | 253 | 258 |
| 22/F-27/F | 365 | 332 | 343 | 350 | 253 | 258 |
- The total number of Undivided Shares of the Development and the Site L Development (as defined in the "Relevant Information" section of this Sales Brochure) is 165,500^A
- Note A: The number of undivided shares allocated to each Residential Unit of the Development under the Deed of Mutual Covenant represents such number of the undivided parts or shares of and in the Lot and of and in the Development and the Site L Development.
* 4/F, 13/F, 14/F and 24/F are omitted.
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C. The term of years for which the manager of the development is appointed

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

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

The Owner of each Residential Unit in the Development shall contribute towards the Management Charges (including the Manager's Fee) by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget (comprising the Estate Residential Management Budget^B and the Site K Residential Management Budget) which due proportion shall be:-

- (i) in so far as the Estate Residential Management Budget is concerned, the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the Development and (upon the earlier of Site L Development Completion or the lapse of six months from the date of the issue of the Occupation Permit of the Site L Development) the Estate Provided That where no Sub-Deed has yet been entered into in respect of the Site L Development upon the lapse of six months of the issue of the Occupation Permit in respect of the Site L Development, the First Owner or the Manager shall cause the Authorized Person to certify the number of Management Units to be allocated to the Residential Units of the Site L Development on the same basis for the allocation of the Management Units to the Units in the Development and such Management Units so certified by the Authorized Person shall be adopted as the Management Units for the Site L Development for the purpose of calculating the said proportion until the execution of the Sub-Deed in respect of the Site L Development whereupon the number of Management Units to be allocated to each of the Residential Units in the Completed Site L Development shall be specified in the relevant Sub-Deed(s); and
- (ii) in so far as the Site K Residential Management Budget is concerned, the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the Development.

In addition, based on a separate management budget prepared by the Manager for the carrying out and implementation of the plans of the Fire Safety Management Plan and the fire services system serving the Open Kitchen Units of the Development exclusively (including but not limited to the maintenance, repair, replacement and annual inspection of the fire services installations/ measures or fire safety provisions specified in the Fire Safety Management Plan and installed in the Open Kitchen Units of the Development), the Owner of each Open Kitchen Unit of the Development shall pay to the Manager his due share of the budgeted expenses for the carrying out and implementation of the plans of the Fire Safety Management Plan of the Development and the said fire services system on a monthly basis which due share 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 Open Kitchen Units of the Development. All Residential Units in the Development are Open Kitchen Units.

Note B: Upon Site L Development Completion or, if earlier, the lapse of six months from the date of the issue of the Occupation Permit in respect of the Site L Development, the Estate Residential Management Budget shall (in addition to the Estate Residential Common Areas and Facilities In Site K) also cover the estimated expenditure of the management and maintenance of the Estate Residential Common Areas and Facilities In Site L and the relevant Manager's Fee.

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

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

F. The area (if any) in the development retained by the vendor for its own use

Not applicable.

Remarks:

1. The Deed of Mutual Covenant defines the rights, interest and obligations of all or any of the co-owners of both the Development (i.e. the Site K Development as defined under the Deed of Mutual Covenant) and the Site L Development.
2. For full details, please refer to the latest draft Deed of Mutual Covenant which is free for inspection during opening hours at the sales office. A copy of the latest draft Deed of Mutual Covenant is available upon request and payment of the necessary photocopying charges.
3. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

15 批地文件的摘要

SUMMARY OF LAND GRANT

- 發展項目位處於 (i) 九龍內地段第 9555 號、九龍內地段第 9534 號、九龍內地段第 9512 號、九龍內地段第 9661 號、九龍內地段第 9543 號及九龍內地段第 9482 號 (統稱「重批地段」); 及 (ii) 九龍內地段第 10043 號及九龍內地段第 9284 號 (統稱「政府租契地段」)。

- (a) 重批地段分別根據以下文件持有：

- 就九龍內地段第 9555 號而言，根據日期為 1967 年 12 月 2 日及在土地註冊處註冊為重批條件第 9313 號的重批協議及條件；
- 就九龍內地段第 9534 號而言，根據日期為 1967 年 5 月 16 日及在土地註冊處註冊為重批條件第 9247 號的重批協議及條件；
- 就九龍內地段第 9512 號而言，根據日期為 1967 年 6 月 15 日及在土地註冊處註冊為重批條件第 9266 號的重批協議及條件；
- 就九龍內地段第 9661 號而言，根據日期為 1969 年 5 月 15 日及在土地註冊處註冊為重批條件第 9490 號的重批協議及條件；
- 就九龍內地段第 9543 號而言，根據日期為 1967 年 10 月 28 日及在土地註冊處註冊為重批條件第 9312 號的重批協議及條件；及
- 就九龍內地段第 9482 號而言，根據日期為 1966 年 7 月 6 日及在土地註冊處註冊為重批條件第 9153 號的重批協議及條件。

以上重批條件下文統稱為「重批條件」。

- (b) 政府租契地段分別根據以下文件持有：(i) 就九龍內地段第 10043 號而言，根據日期為 1972 年 9 月 30 日的政府租契; 及 (ii) 就九龍內地段第 9284 號而言，根據日期為 1970 年 8 月 13 日的政府租契。以上政府租契下文統稱為「政府租契」。

- (c) 每塊政府租契地段及重批地段的批租年期均由 1891 年 12 月 21 日起計 150 年。

- 每份政府租契包括，除其他以外，以下條款:-

- 「如非事前得到總督或就此獲妥為授權的其他人士以書面簽署表示該女皇陛下給予許可，該承租人或任何其他(一個或多個)人士在批租期間不得亦不曾使用該處所或其任何部分作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭患的行業或業務」；
- 「該女皇陛下保留所有在該處所之內、之下或之上的礦產、礦物、礦物油、石礦，及所有現時或其後於批租存續期間內在該片或該幅土地或其任何部分之下或之上而陛下認為香港的道路、公共建築或其他公共目的所需的土壤、泥土、泥灰岩、黏土、白堊、磚土、礫石、砂、石頭及石堆、及其他工料或材料；該女皇陛下、其代理、僱員及工人有權於批租存續期間內於日間的所有合理時間內自由進出穿越該處所或其任何部分，不論是否連同馬匹、馬車、車輛及其他必需之物件，以視察、挖掘、轉用及移走上述保留之礦物、石頭、土料及其他事物或其任何部分，惟須對該承租人造成盡可能少的損害。該女皇陛下亦有全權在該片或該幅土地內、穿過、或於其之下加置或接駁所有及任何公共或公用排污渠、排水渠或水道。」；
- 該承租人「須及會在此後不時、無論何時及在每當有需要時或情況要求時，自費妥善地及充份地修葺、維持、支持、保養、鋪設、清洗、洗滌、潔淨、清空、修改及保存現時或此後任何時間位於在此表明予以批租的該片或該幅土地之上之宅院或物業單位及所有其他任何豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的任何修葺、清洗及修改工程，以達致令該女皇陛下的工務司(下稱「該工務司」)滿意為止。及當現時或此後任何時間位於該片或該幅土地或其任何部分上之宅院或物業單位及所有其他豎設物及建築物於在批租的

持續期內拆卸時，該承租人將會以完好及堅固的同類且不比其的體積小之建築物，或以得到該工務司所批准該種類及價值的建築物作替代」；

- 該承租人「會在此予以批租年期內不時按需要而所要求承擔、支付及提備以合理份數和比例計算費用及收費，以支付建造、建築、修葺及修改屬於在此表明予以批租的該處所或該處所的任何部分所需的、或於其內的、或屬於其的並與毗鄰處所共用的所有或任何道路、通道、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠，而有關的付款比例由該工務司釐定及確定，並可當作欠繳地租的性質追討」；

- 「該女皇陛下有合法權利透過該局長或獲指派代表其行事的其他人在該批租年期內，每年兩次或多次在日間的合理時間內進入該批租的處所視察、搜查及觀看該處的狀況，及每當視察時發現有任何頹敗、損壞及需要維修及修正的地方時，向承租人發出並在該處所或其部分留下書面通知，要求該承租人在三個曆月內就上述問題進行維修及修正，而該承租人須按通知於該期限內就上述問題進行維修及修正」；

- 「該女皇陛下擁有全權就為改善該殖民地，或任何其他公共目的所需，在該承租人在發出三個曆月的有關該需要的通知後，並根據該工務司公平客觀地估值該土地及其上的建築物向該承租人作出全面合理的賠償，收回、進入及再估管該批租的處所的所有部分或其任何部分。本項權利一旦行使，本文所訂的年期及產業權將分別終止、終結及無效」；及

- 該承租人「不可在此予以批租的年期的全部或任何部分時間內轉讓、按揭、押記、分租或以任何方式讓與批租的該處所的全部或任何部分，而沒有同時在田土註冊處或日後在該殖民地為註冊目的而設立之其他辦事處登記上述讓與手續及為此支付規定的費用」。

- 就九龍內地段第 10043 號的政府租契亦訂明:「該承租人不得使用或准許批租的該片或該幅土地或其任何部分或豎立在其上的建築物或該建築物的任何部分被用作非工業用途以外的任何目的。」

- 就九龍內地段第 9284 號的政府租契亦訂明:

- 「該承租人不得使用或准許批租的該片或該幅土地或其任何部分或豎立在其上的建築物或該建築物的任何部分被用作工業用途，並不得豎立或允許豎立任何工廠大廈在該片或該幅土地上」；

- 「倘該承租人、其僱員或代理損害或阻塞位於或毗連該片或該幅土地內的任何水渠、污水渠、雨水渠、水管或屬於香港政府的其他物業，該承租人須在香港政府要求時支付修補此等損害或移除阻塞的費用(現同意並聲明此等必要工程將由香港政府執行並由該承租人支付相關費用)，並應按該工務司的要求，在該片或該幅土地上所興建的所有建築物實行排水系統，並為處置污水或被污染的水，須就該工務司所要求的條款自費於該片或該幅土地或政府土地或其他地方建設化糞池，以達致工務司滿意為止，而該承租人須對所引起的任何損失或滋擾承擔全部責任」；

- 「該承租人須在政府提供雨水渠及污水渠後，應要求向政府支付連接該片或該幅土地的任何排水渠和污水渠至政府的雨水渠和污水渠的費用(經同意並聲明上述工程須由署長進行，但毋須就此向承租人承擔任何責任)」。

- 每份重批條件包括，除其他以外，以下條款:-

- 「地段不得作工業用途及不可於該地段興建工廠大廈」；

- 「承批人須在批租期間使現時或此後任何時間豎立於批租土地上的建築物保持修葺良好堅固及狀況良好，並於批租終止或提前終止時以該修葺和狀況將其交還。當在批租年期內的任何時間位於批租土地上或其任何部分的建築物拆卸時，承批人須以完好及堅固的同類且不比其的體積小之建築物，或以得到工務司所批准該種類及價值的建築物作替代」；

- 「任何須要建造的私家街道、道路及巷道必須設置於署長滿意並由其決定位於批租範圍以內或外的位置。於上述的任何一種情況下，承批人須在署長要求時將其無代價交還予政府。若已交還予政府，政府將為其鋪設表面、建造路緣、渠道(污水及雨水渠道)及排水道，有關費用由承批人負擔，而其後的維修將以公帑支付。但當上述街、道路及小巷仍屬於批租土地餘下一部分範圍，買方須自費在該處提供路面、路緣石、渠道並自費保養，以令工務司全面滿意」；

- (d) 「承批人須按工務司的要求及其所批准的就批租土地內的排水系統進行維修及改動以確保所有污水及雨水被引到公共污水渠或公共雨水渠」；
 - (e) 「任何承批人、其僱員或代理對水渠、污水渠、雨水渠、水管或屬於香港政府的其他物業導致的損害或阻塞，須由政府修復，費用由承批人承擔，相關應付款項須應要求由承批人支付」；
 - (f) 「承批人須應要求向政府支付將該地段任何排水渠及污水渠接駁至政府雨水渠及污水渠的費用；該等工程須由工務司進行，工務司就此無須對承批人承擔任何責任」；及
 - (g) 「任何豎立於批租土地上的建築物的排水渠須按工務司的要求所實行，為處置污水或被污染的水，承批人須就該工務司所要求的條款自費於批租土地或政府土地或其他地方建設化糞池，以達致工務司滿意為止，而承批人須對所引起的任何損失或滋擾承擔全部責任」。
7. 重批條件第9313號、重批條件第9247號、重批條件第9266號、重批條件第9312號及重批條件第9153號亦訂明:「承批人須在政府要求時向政府繳付一筆由工務司核證，為修理、修復和建造附圖則上綠色間綠色斜線範圍內的道路、行人路、後巷、護土牆、排水渠及污水渠的分攤費用。政府並無責任應承批人的要求進行該工程，但須在其認為合適的情況下進行，且直至工務司以書面確認接受該道路為公共道路為止，承批人須負責維修綠色間綠色斜線範圍內的道路、行人路、後巷、護土牆、排水渠及污水渠」。
8. 重批條件第 9313 號亦訂明：
- 「(a) 在附夾於此的圖則上以紅色間黑色斜線顯示的範圍內，不得在地面水平或離地面水平 15 呎以內的高度建造任何建築物或任何建築物的支撐結構。
- (b) 但可在附夾於此的圖則上以紅色間黑色斜線顯示的範圍內興建一樓水平及以上的建築物，惟須在地面水平向上至 15 呎高度範圍內留有淨空空間。」
9. 儘管上文第 3(a) 段有所限制，根據一份日期為 2022 年 8 月 25 日，並在土地註冊處以註冊摘要編號 22101202000018 註冊的厭惡性行業牌照，九龍內地段第 9284 號及九龍內地段第 10043 號的註冊擁有人、其各自的遺囑執行人、遺產管理人及受讓人，如是公司，其各自的繼承人及受讓人，獲准於上述地段之內或之上經營或從事製糖、油料 (加油站除外)、售肉、食物供應及旅館的行業或業務，惟須受該牌照施加的條件所規限。

註：

1. 除非本售樓說明書另有規定，本批地文件摘要內所採用的詞彙與該詞彙在政府租契及重批條件內的意思相同。
2. 請查閱政府租契及重批條件以了解全部詳情。完整的政府租契及重批條件現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得政府租契及重批條件之複印本。

1. The development is situated on (i) Kowloon Inland Lot No.9555, Kowloon Inland Lot No.9534, Kowloon Inland Lot No.9512, Kowloon Inland Lot No.9661, Kowloon Inland Lot No.9543 and Kowloon Inland Lot No.9482 (collectively “the Re-grant Lots”); and (ii) Kowloon Inland Lot No.10043 and Kowloon Inland Lot No.9284 (collectively “the Government Lease Lots”).
2. (a) The Re-grant Lots are respectively held:
 - (i) in respect of Kowloon Inland Lot No.9555, under an Agreement and Conditions of Re-grant dated 2nd December 1967 registered in the Land Registry as Conditions of Re-grant No.9313;
 - (ii) in respect of Kowloon Inland Lot No.9534, under an Agreement and Conditions of Re-grant dated 16th May 1967 registered in the Land Registry as Conditions of Re-grant No.9247;
 - (iii) in respect of Kowloon Inland Lot No.9512, under an Agreement and Conditions of Re-grant dated 15th June 1967 registered in the Land Registry as Conditions of Re-grant No.9266;
 - (iv) in respect of Kowloon Inland Lot No.9661, under an Agreement and Conditions of Re-grant dated 15th May 1969 registered in the Land Registry as Conditions of Re-grant No.9490;
 - (v) in respect of Kowloon Inland Lot No.9543, under an Agreement and Conditions of Re-grant dated 28th October 1967 registered in the Land Registry as Conditions of Re-grant No.9312; and
 - (vi) in respect of Kowloon Inland Lot No.9482, under an Agreement and Conditions of Re-grant dated 6th July 1966 registered in the Land Registry as Conditions of Re-grant No.9153.

The above Conditions of Re-grant are hereinafter collectively called “the Conditions of Re-grant”.
- (b) The Government Lease Lots are respectively held: (i) in respect of Kowloon Inland Lot No.10043, under a Government Lease dated 30th September 1972; and (ii) in respect of Kowloon Inland Lot No.9284, under a Government Lease dated 13th August 1970. The above Government Leases are hereinafter collectively called “the Government Leases”.
- (c) Each of the Government Lease Lots and the Re-grant Lots is held for a term of 150 years commencing from 21st December 1891.
3. Each of the Government Leases contains, inter alia, the following provisions:
 - (a) “the said Lessee or any other person or persons will not during the continuance of this demise use exercise or follow in or upon the demised premises or any part thereof the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of Her said Majesty signified in writing by the Governor or other person duly authorized in that behalf” ;
 - (b) “except and reserved unto Her said Majesty all Mines Minerals Mineral Oils and Quarries of Stone in under and upon the said piece or parcel of ground and all such Earth Soil Marl Clay Chalk Brick-earth Gravel Sand Stone and Stones and other Earths or Materials which now are or hereafter during the continuance of this demise shall be under or upon the said piece or parcel of ground or any part or parts thereof as Her said Majesty may require for the Roads Public Buildings or other Public Purposes of the said Colony of Hongkong with fully liberty of Ingress Egress and Regress to and for Her said Majesty Her Agents Servants and Workmen at reasonable times in the day during the continuance of this demise with or without horses carts carriages and all other necessary things into upon from and out of all or any part or parts of the said piece or parcel of ground to view dig for convert and carry away the said excepted Minerals Stone Earths and other things respectively or any part or parts thereof respectively thereby doing as little damage as possible to the said piece or parcel of ground And also Save and Except full power to Her said Majesty to make and conduct in through and under the said piece or parcel of ground all and any public or common sewers drains or watercourses”;
 - (c) the said Lessee “will from time to time and at all times hereafter when where and as often as need or occasion shall require at the said Lessee’s own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of Her said Majesty’s Director of Public Works (hereinafter referred to as “the said Director”) And in the event of the demolition at any time during the continuance of this demise of the said messuage or tenement messuages or tenements or any other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground or any of them or any part thereof the said Lessee will replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the said Director”;
 - (d) the said Lessee “will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads lanes pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear”;
 - (e) “it shall and may be lawful to and for Her said Majesty by the said Director or other persons deputed to act for Her twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the demised premises to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the demised premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly”;
 - (f) Her said Majesty shall have full power to resume enter into and re-take possession of all or any part of the demised premises if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months’ notice being given to the said Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void”; and
 - (g) The Lessee “will not assign mortgage charge underlet or otherwise alienate all or any part of the demised premises for all or any part of the term hereby granted without at the same time registering such alienation in the Land Office or in such other Office as may hereafter be instituted for the purposes of Registration in the said Colony and paying the prescribed fees therefor”.
4. The Government Lease in respect of Kowloon Inland Lot No.10043 further provided that “the said Lessee will not use or allow to be used the said piece or parcel of ground or any part thereof or any building erected thereon or any part of such building for any purposes other than non-industrial purposes.”

5. The Government Lease in respect of Kowloon Inland Lot No.9284 further provided that:
 - (a) “the said Lessee will not use or allow to be used the said piece or parcel of ground or any part thereof or any building erected thereon or any part of such building for industrial purposes and will not erect or allow to be erected on the said piece or parcel of ground any factory building”;
 - (b) “in the event of any damage or obstruction being caused to any nullah sewer storm-water drain watermain or other properties belonging to the Government of Hong Kong within or adjoining the said piece or parcel of ground by the said Lessee his servants or agents the said Lessee will pay on demand the cost of making good or removing such damage or obstruction (it being agreed and declared that the necessary works shall be carried out by the Government of Hong Kong at the cost of the said Lessee) And will effect the drainage of all buildings erected on the said piece or parcel of ground as may be required by the said Director and will make all arrangements at his own expense and to the satisfaction of the said Director for the disposal of foul or contaminated water by the construction of septic tanks within the boundaries of the said piece or parcel of ground or on Crown Land or otherwise and on such terms as the said Director shall require and will be solely liable for any damage or nuisance caused thereby”; and;
 - (c) the said Lessee “will pay to the Government of Hong Kong on demand the cost of connecting any drains and sewers from the said piece or parcel of ground to the Government storm-water drains and sewers when provided (it being agreed and declared that such works shall be carried out by the said Director who shall incur no liability to the said Lessee in respect thereof)”.
 6. Each of the Conditions of Re-grant contain, inter alia, the following provisions:-
 - (a) “The lot shall not be used for industrial purposes and no factory building shall be erected thereon”;
 - (b) “The grantee shall throughout the tenancy maintain all buildings erected or which may at any time hereafter be erected on the lot in good substantial repair and condition, and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy. In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the grantee shall replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the Director of Public Works.”;
 - (c) “Any private streets, roads and lanes which are required to be formed shall be sited to the satisfaction of the Director of Public Works and included in or excluded from the area to be leased as may be determined by him and in either case shall be handed over to Government free of cost if so required. Where taken over by the Government the surfacing, kerbing, drainage (both foul and storm-water sewers) and channelling shall be carried out by the Government at the cost of the grantee and thereafter maintained at public expense but where remaining part of the area leased or to be leased, such streets roads or lanes shall be surfaced, kerbed, drained, channelled and maintained by and at the expense of the grantee to the satisfaction in all respects of the Director of Public Works.”;
 - (d) “The grantee shall when required by the Director of Public Works carry out repairs and alterations to the drainage system within the lot so as to ensure that all foul and storm water is led to a public foul sewer or public storm water drain as the said Director may approve.”;
 - (e) “Any damage or obstruction caused to any nullah, sewer, storm-water drain, watermain or other government properties within or adjoining the lot by the grantee, his servants or agents shall be made good by the Government at the cost of the grantee and the amount due in respect thereof shall be payable by the grantee on demand.”;
 - (f) “The grantee shall pay to the Government on demand the cost of connecting any drains and sewers from the lot to the Government storm-water drains and sewers; such works shall be carried out by the Director of Public Works, who shall incur no liability to the grantee in respect thereof.”; and
 - (g) “The drainage of any building erected on the lot shall be effected as may be required by the Director of Public Works and the grantee shall make all arrangements at his own expense and to the satisfaction of the said Director for the disposal of foul or contaminated water by the construction of septic tanks either within the lot or on Crown Land or otherwise and on such terms as the said Director shall require and the grantee shall be solely liable for any damage or nuisance caused thereby.”
 7. Conditions of Re-grant No.9313, Conditions of Re-grant No.9247, Conditions of Re-grant No.9266, Conditions of Re-grant No.9312 and Conditions of Re-grant No.9153 further provides that “The grantee shall pay to the Government of Hong Kong, on demand, such sum as the Director of Public Works shall certify as being the apportioned cost of repairing, reinstating and constructing the roads, pavements, scavenging lanes, retaining walls, drains and sewers within the area coloured green hatched green on the attached plan. Government shall be under no obligation to carry out this work at the request of the grantee but shall do so as and when it sees fit and until that time, or until such time as the Director of Public Works shall confirm in writing his acceptance of the road as a public road, the grantee shall remain responsible for the upkeep of the roads, pavements, lanes, retaining walls, drains and sewers lying in the area coloured green hatched green”.
 8. Conditions of Re-grant No.9313 further provide that:
 - “ (a) No building or support for any building shall be erected at or within 15 feet above ground level on or over the area coloured red hatched black on the plan annexed hereto.
 - (b) Buildings at first floor level and above may however be erected over the area coloured red hatched black on the plan annexed hereto, provided there is clear space extending upwards from the ground level to a height of 15 feet.”
 9. Notwithstanding the above restrictions at paragraph 3(a) above, an Offensive Trade Licence dated 25th August 2022 and registered in the Land Registry by Memorial No.22101202000018 was granted allowing the registered owner of Kowloon Inland Lot No.9284 and Kowloon Inland Lot No.10043, his respective executors, administrators and assigns, and in the case of corporations its respective successors and assigns, to carry out the trade or business of sugar baker, oilman (excluding petrol filling station), butcher, victualler and tavern keeper, in or upon the said lots subject to the conditions imposed therein.
- Remarks:
1. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the Government Leases and Conditions of Re-grant.
 2. For full details, please refer to the Government Leases and the Conditions of Re-grant. Full script of the Government Leases and the Conditions of Re-grant is available for free inspection upon request at the sales office during opening hours and copies of the Government Leases and Conditions of Re-grant can be obtained upon paying necessary photocopying charges.

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

17 對買方的警告

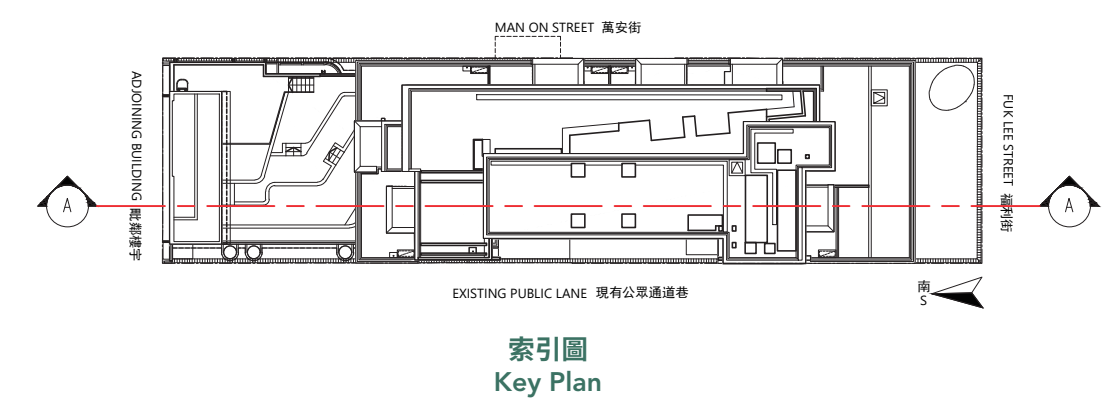
WARNING TO PURCHASERS

1. 此提示建議你聘用一間獨立的律師事務所 (代表擁有人行事者除外)，以在交易中代表你行事。
2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：
 - (i) 該律師事務所可能不能夠保障你的利益；及
 - (ii) 你可能要聘用一間獨立的律師事務所。
4. 如屬 3(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

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

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

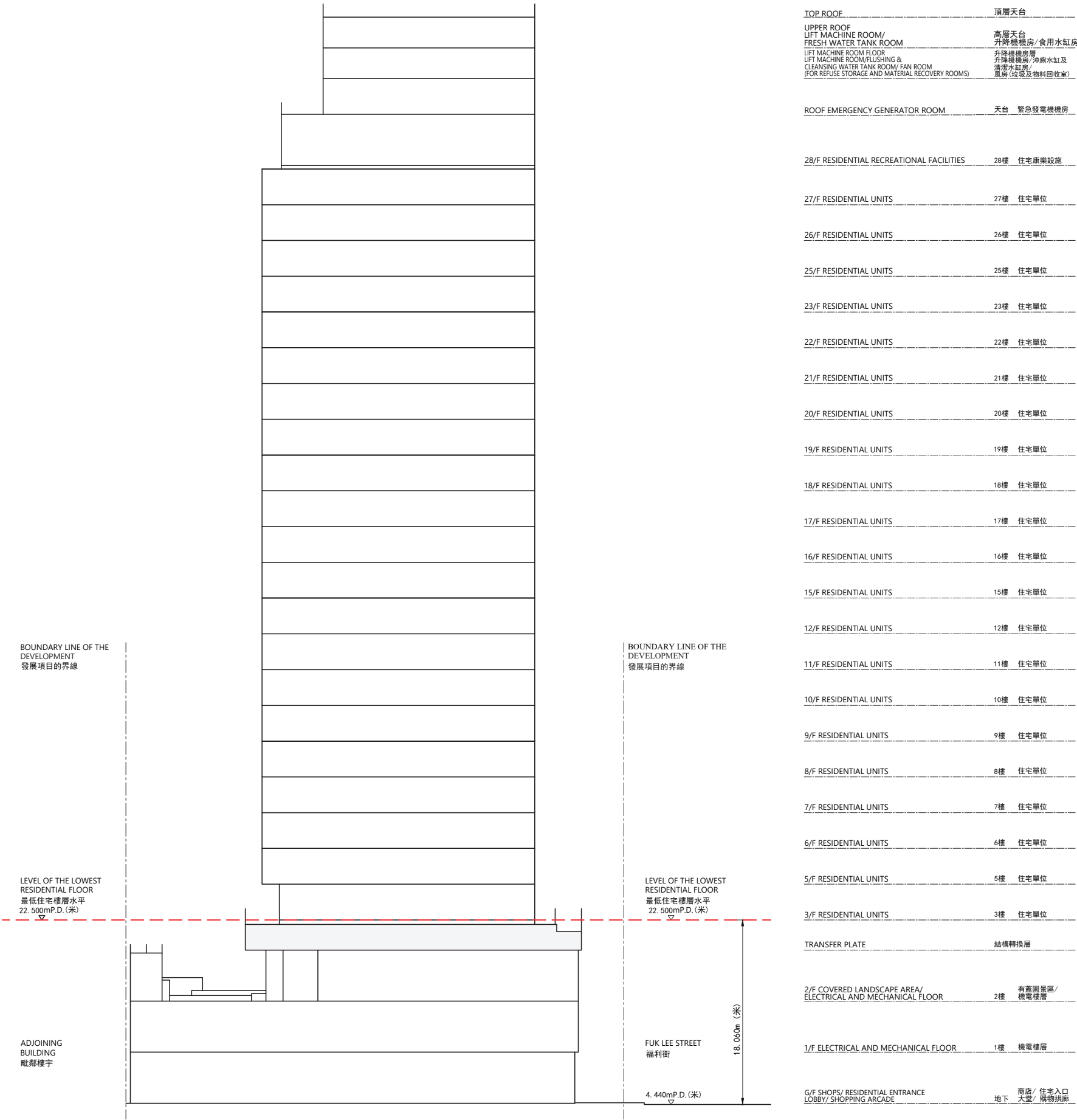
橫截面圖 A-A
Cross-Section A-A



▽ 代表香港主水平基準以上的高度(米)。
Denotes height (in metres) above the Hong Kong Principal Datum.

--- 紅色虛線為該建築物之最低住宅樓層水平。
Red dotted line denotes the level of the lowest residential floor of the building of the Development.

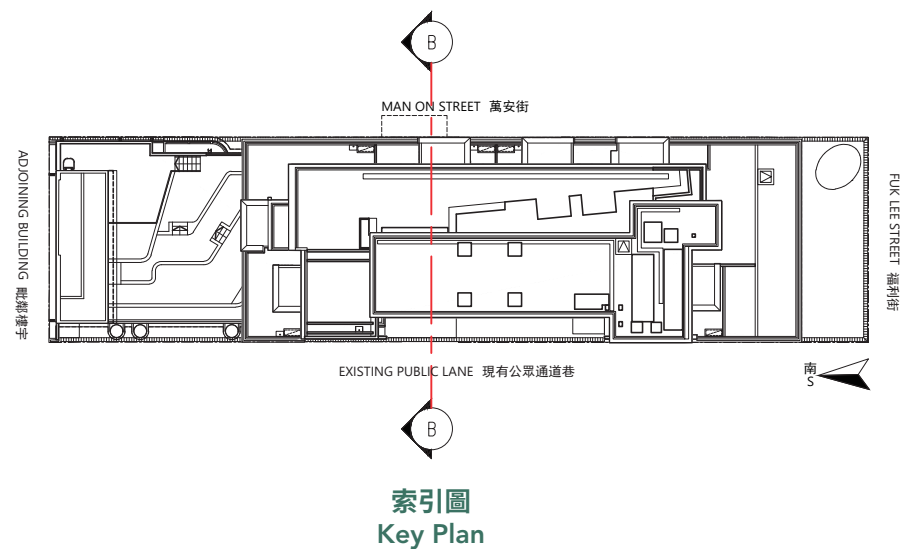
- 毗連建築物的一段福利街為香港主水平基準以上 4.440 米。
The part of Fuk Lee Street adjacent to the building is 4.440 metres above the Hong Kong Principal Datum.



18 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

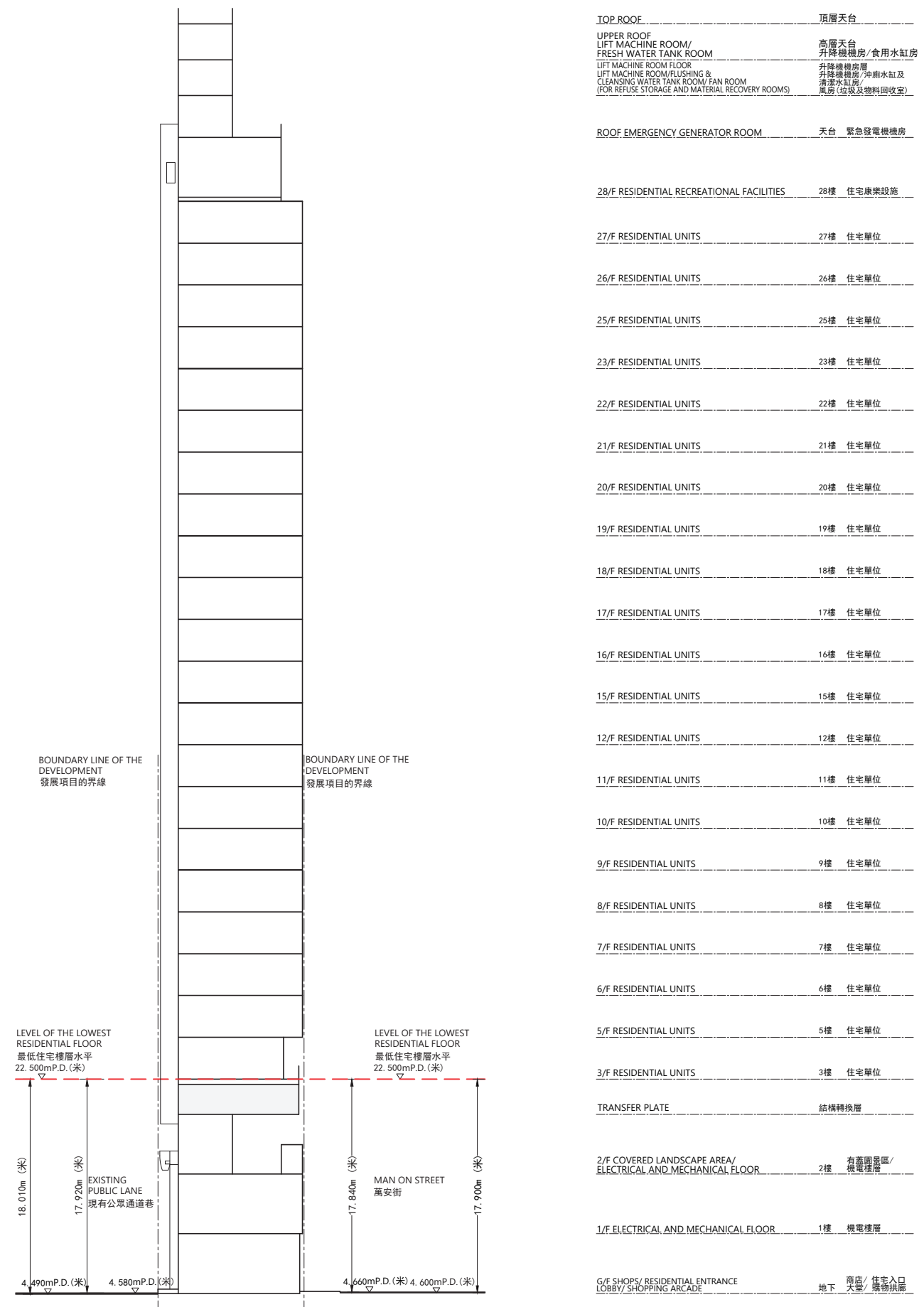
橫截面圖 B-B
Cross-Section B-B

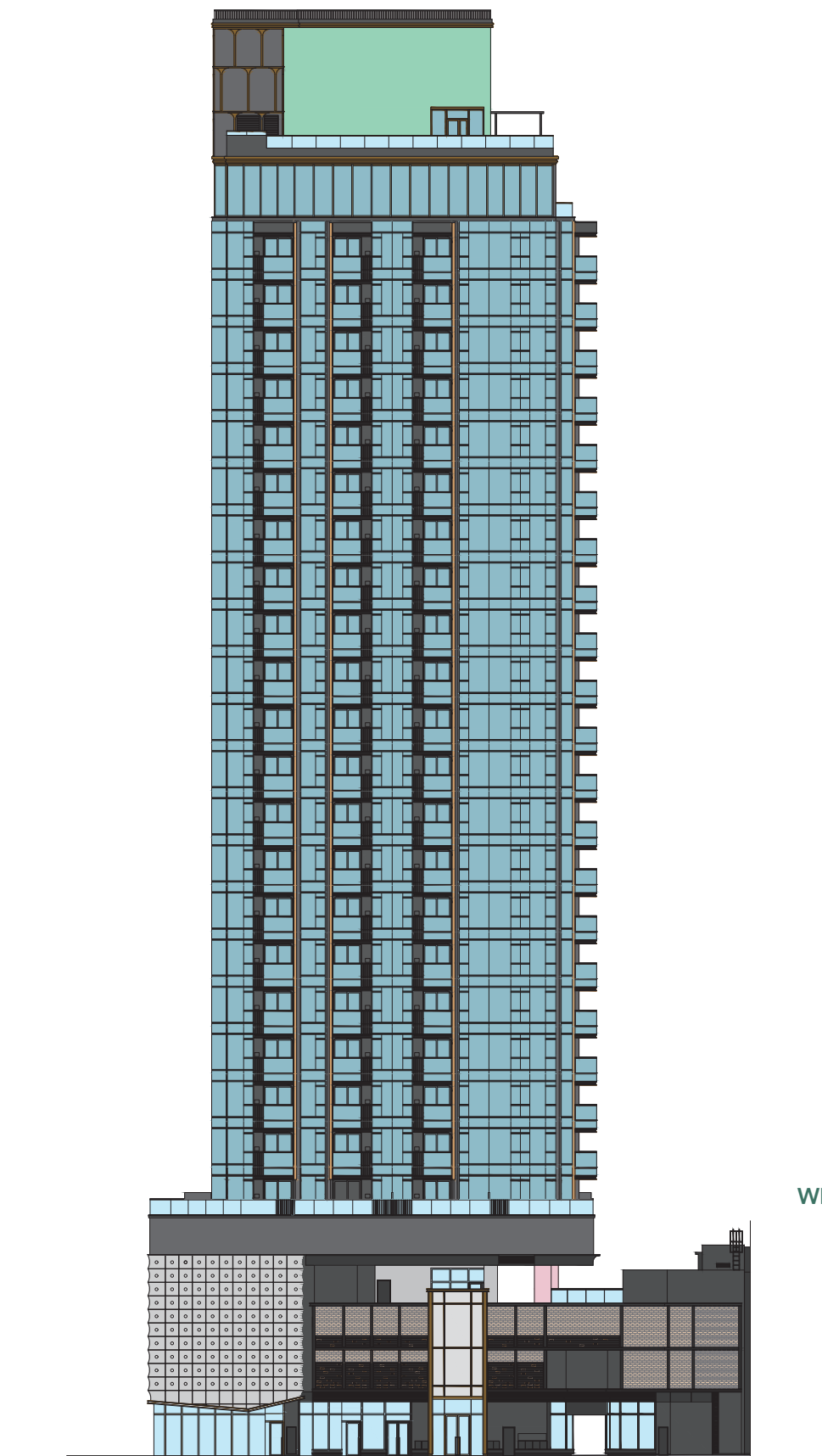


▽ 代表香港主水平基準以上的高度(米)。
Denotes height (in metres) above the Hong Kong Principal Datum.

— — 紅色虛線為該建築物之最低住宅樓層水平。
Red dotted line denotes the level of the lowest residential floor of the building of the Development.

- 毗連建築物的一段現有公眾通道巷為香港主水平基準以上 4.490 至 4.580 米。
The part of existing public lane adjacent to the building is 4.490 to 4.580 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段萬安街為香港主水平基準以上 4.600 至 4.660 米。
The part of Man On Street adjacent to the building is 4.600 to 4.660 metres above the Hong Kong Principal Datum.

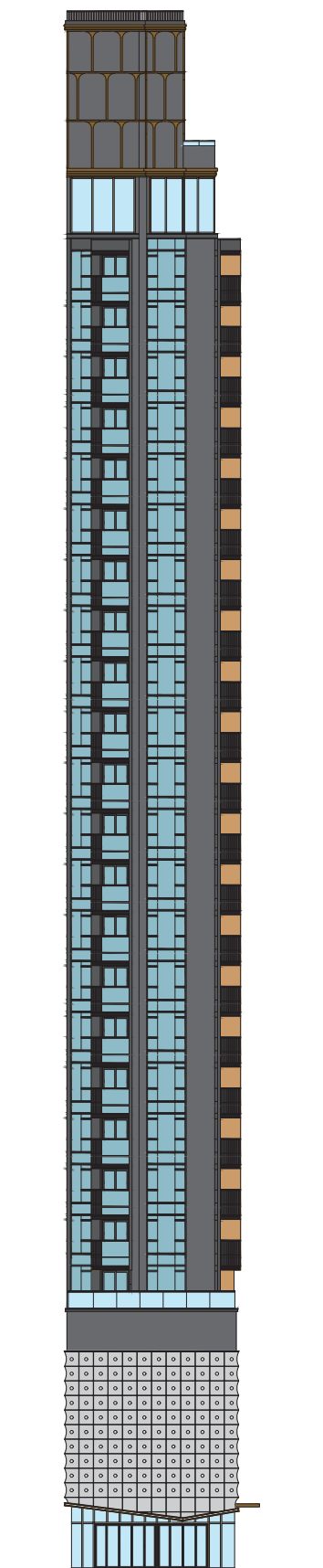




西立面圖
WEST ELEVATION

發展項目的認可人士證明本立面圖所顯示的立面：

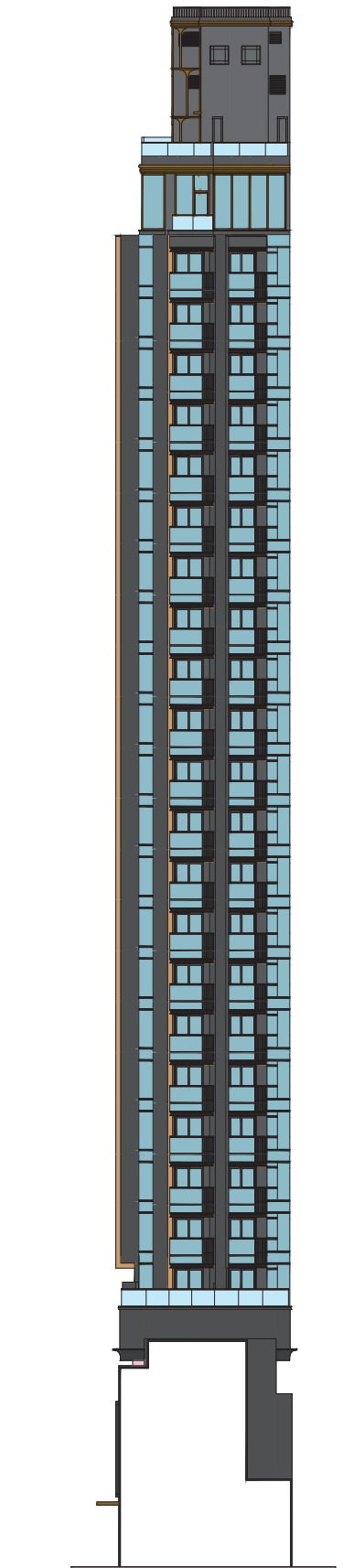
1. 以2026年6月10日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。



北立面圖
NORTH ELEVATION

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

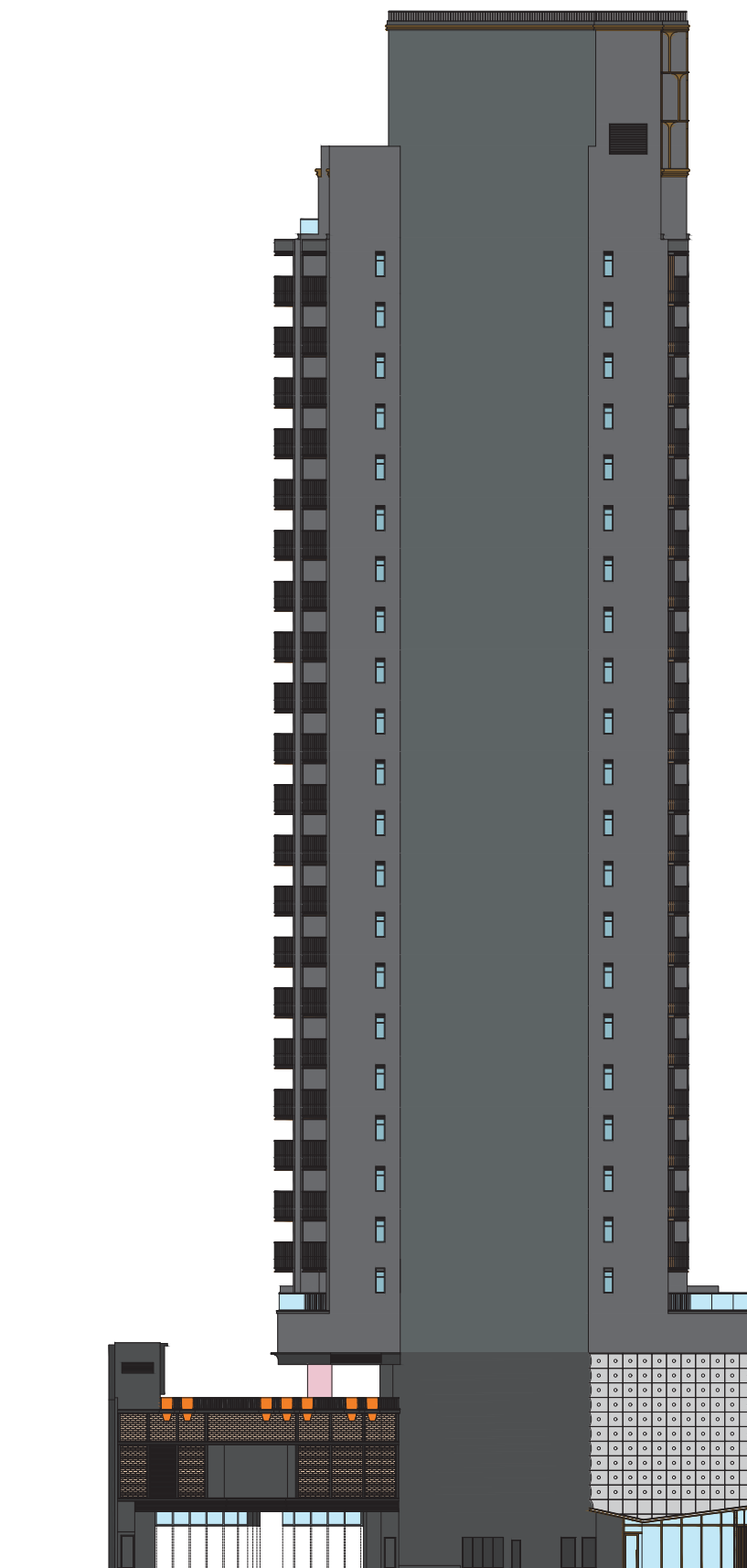
1. are prepared on the basis of the approved building plans for the Development as of 10 June 2026; and
2. are in general accordance with the outward appearance of the Development.



南立面圖
SOUTH ELEVATION

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2026年6月10日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。



東立面圖
EAST ELEVATION

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

1. are prepared on the basis of the approved building plans for the Development as of 10 June 2026; and
2. are in general accordance with the outward appearance of the Development.

公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered Area	沒有上蓋遮蓋面積 Uncovered Area
a) 住客會所(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	28樓 28/F	151.178 sq. m. 平方米 1,627 sq.ft. 平方呎	3.96 sq. m. 平方米 43 sq.ft. 平方呎
b) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱) A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise)	天台 Roof	不適用 Not applicable	117.012 sq. m. 平方米 1,260 sq.ft. 平方呎
c) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱) A 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)	2樓 2/F	116.989 sq. m. 平方米 1,259 sq.ft. 平方呎	90.207 sq. m. 平方米 971 sq.ft. 平方呎

- 備註：

 - 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。
 - 以上所述的公用設施將會供發展項目及地盤L發展項目內的住宅單位的擁有人、住客及其訪客共同使用。有關詳情請參閱(i)本售樓說明書「有關資料」一節；及(ii)發展項目與地盤L發展項目的最新經批准的建築圖則。
- Notes:

 - Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
 - The common facilities as specified above will be for the shared use of the owners of residential units, residents and their bona fide visitors of both the Development and the Site L Development. For details, please refer to (i) the section headed "Relevant Information" in this sales brochure and (ii) the latest approved building plans of the Development and the Site L Development.

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

- 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。
 - (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 -
本住宅物業的每一公契在將本住宅物業提供出售的日期的最新擬稿。
(b) 無須為閱覽付費。
- Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk.
 - (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold -
the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the specified residential property is offered to be sold.
(b) The inspection is free of charge.

1. 外部裝修物料

(a)	外牆	基座的裝修物料的類型	玻璃牆、瓷磚、鋁裝飾、鋁飾板、鋁百葉、鋁格柵、鋁擋水板、玻璃欄河、綠化牆及紋理外牆漆			
		住宅大樓的裝修物料的類型	玻璃幕牆、玻璃牆、瓷磚、外牆漆、玻璃飾板、鋁窗、鋁飾板、鋁格柵、鋁百葉、鋁裝飾、玻璃欄河及金屬欄杆			
(b)	窗	框的用料	氟碳塗層鋁質框			
		玻璃的用料	雙層中空玻璃設於客廳/飯廳及睡房之窗戶 半透明玻璃設於浴室之窗戶 (只適用於E及F單位)			
(c)	窗台	窗台的用料	不適用			
		窗台板的裝修物料	不適用			
(d)	花槽	裝修物料的類型	不適用			
(e)	陽台或露台		露台	地台	牆身	天花
		裝修物料的類型	裝有夾層玻璃欄河及鋁頂欄	地磚	鋁飾板 (5樓至12樓、15樓至23樓及25樓至27樓E及F單位除外) 瓷磚 (只適用於5樓至12樓、15樓至23樓及25樓至27樓E及F單位)	鋁飾板 (5樓至12樓、15樓至23樓及25樓至27樓E及F單位除外) 鋁飾板及外牆漆 (只適用於5樓至12樓、15樓至23樓及25樓至27樓E及F單位)
		是否有蓋	露台設有上蓋			
		陽台	不適用			
(f)	乾衣設施	類型	開合式晾衣架 (3樓A、B、C、D、E及F單位除外)			
		用料	金屬			

2. 室內裝修物料

(a)	大堂		牆壁	地板	天花板	
		地下住宅入口大堂的裝修物料的類型	外露牆身鋪砌岩板、垂直綠牆及天然石	岩板及天然石	張拉膜天花系統，配以隱藏式燈具、石膏板假天花髹乳膠漆 及不銹鋼裝飾板	
		住宅樓層升降機大堂的裝修物料的類型	外露牆身鋪砌膠板、鏡面玻璃及牆紙	瓷磚	石膏板假天花髹乳膠漆 及粉末塗層金屬天花	
(b)	內牆及天花板		牆壁		天花板	
		客廳的裝修物料的類型	膠板、乳膠漆、牆紙及鏡		膠板飾面假天花及乳膠漆(只適用於A、B、C及D單位)	
		飯廳的裝修物料的類型			膠板飾面假天花、石膏板假天花髹乳膠漆及乳膠漆(A、B、C及D單位除外)	
		睡房的裝修物料的類型	乳膠漆		乳膠漆	
(c)	內部地板		地板	牆腳線		
		客廳的用料	瓷磚	漆油木腳線		
		飯廳的用料	瓷磚	漆油木腳線		
		睡房的用料	瓷磚	漆油木腳線		
(d)	浴室		牆壁	地板	天花板	
		(i) 裝修物料的類型	外露牆身鋪砌岩板	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆	
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
(e)	廚房		牆壁	地板	天花板	灶台
		(i) 裝修物料的類型	外露牆身鋪砌膠板飾面及岩板 (廚櫃之部分除外)； 廚櫃內牆壁外露部分鋪瓷磚	外露地台鋪砌瓷磚	膠板飾面假天花及乳膠漆(只適用於A、B、C及D單位) 石膏板假天花髹乳膠漆 (A、B、C及D單位除外)	人造石
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

3. 室內裝置

(a)	門		用料	裝修物料	配件
		單位大門	防火實心木掩門配金屬門框	膠板飾面	電子門鎖、防盜眼、門鼓及門擋
		露台及工作平台門	鋁框趟門	(a)氟碳塗層鋁框及強化玻璃 (5樓至12樓、15樓至23樓及25樓至27樓F單位除外) (b)氟碳塗層鋁框及夾層玻璃 (只適用於5樓至12樓、15樓至23樓及25樓至27樓F單位)	門鎖
		平台門	鋁框趟門	(a)氟碳塗層鋁框及強化玻璃 (3樓F單位除外) (b)氟碳塗層鋁框及夾層玻璃 (只適用於3樓F單位)	門鎖
		主人睡房門	中空木掩門	膠板飾面	門鎖及門擋
		睡房門	中空木掩門	膠板飾面	門鎖及門擋
		浴室門	中空木掩門	膠板飾面及百葉	門鎖及門擋
(b)	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	洗手盆櫃檯面	人造石
				洗手盆櫃	木製櫃配膠板飾面
				鏡櫃	木製櫃配鏡、膠板飾面及金屬
			潔具	洗手盆水龍頭	鍍鉻
				洗手盆	人造石
				座廁	搪瓷
				淋浴間	強化玻璃
				掛衣勾	鍍鉻
				廁紙架	鍍鉻
		設備	隨樓附送之設備及品牌，請參閱「設備說明」		
		(ii) 供水系統的類型及用料	冷水喉		銅喉
			熱水喉		隔熱絕緣保護之銅喉
(iii) 沐浴設施 (包括花灑或浴缸，(如適用的話))	花灑	花灑套裝	鍍鉻		
(iv) 浴缸大小 (如適用的話)	不適用				
(c)	廚房		用料		
		(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製廚櫃配木製門板	膠板飾面及金屬	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭	
			其他裝置的類型	鍍鉻洗滌盆水龍頭、不銹鋼洗滌架、不銹鋼掛架及鋁製廚房用具掛架連燈帶	
			其他設備	隨樓附送之設備及品牌，請參閱「設備說明」	
(d)	睡房		裝置	類型	用料
		裝置(包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	
(e)	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」		
(f)	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」		
(g)	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供電掣及插座之面板	
			安全裝置	單相電力並裝妥微型斷路器	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」		

3. 室內裝置

(h)	氣體供應	類型	煤氣
		系統	所有單位提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐
		位置	請參閱「住宅單位機電裝置位置及數量說明表」
(i)	洗衣機接駁點	位置	請參閱「住宅單位機電裝置位置及數量說明表」
		設計	設有洗衣機來、去水接駁喉位
(j)	供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 ²
		(iii) 有否熱水供應	開放式廚房及浴室供應熱水

- 備註：
- 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或掩藏。
 - 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或掩藏。

4. 雜項

(a)	升降機			住宅升降機		
		(i) 品牌名稱及產品型號	品牌名稱	通力電梯(香港)有限公司		
			產品型號	KONE MiniSpace		
		(ii) 升降機的數目及到達的樓層	升降機的數目	2		
到達的樓層	地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓及天台					
(b)	信箱	用料	金屬			
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾			
		(ii) 垃圾房的位置	各住宅層之公用地方設有垃圾及物料回收室，地下設有中央垃圾房			
(d)	水錶、電錶及氣體錶		水錶	電錶	氣體錶	
		(i) 位置	每層之公共水錶櫃	每層之公共電錶櫃	(a) 平台 (適用於3樓A、B、C及D單位) (b) 露台高位 (適用於5樓至12樓、15樓至23樓、25樓至27樓A、B、C及D 單位) (c) 浴室高位 (適用於3樓、5樓至12樓、15樓至23樓、25樓至27樓E及F單位)	
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立	

5. 保安設施

保安系統及設備	入口通道控制及保安系統	地下住宅入口大堂及升降機設有智能讀咭機(八達通)。
	閉路電視	地下住宅入口大堂、樓梯出口、各住宅樓層大堂、天台升降機大堂、會所、所有臨時庇護處、公用地方及所有升降機內均設有閉路電視系統直接連接地下住宅入口大堂管理櫃檯。
嵌入式的裝備的細節	各住宅單位均設有視像對講機並連接地下住宅入口大堂管理櫃檯。	
嵌入式裝備的位置	請參閱「住宅單位機電裝置位置及數量說明表」	

賣方承諾如該項目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. 設備說明 3樓

位置	設備	適用單位	品牌	型號(如有)	
				室內機	室外機
客廳/飯廳	分體式冷氣機	A單位	東芝	RAS-M22N4KCV	RAS-5M38S3ACV (與主人睡房及睡房2共用)
		B單位		RAS-M22N4KCV	RAS-5M38S3ACV (與主人睡房及睡房2共用)
		C單位		RAS-M22N4KCV	RAS-5M38S3ACV (與主人睡房及睡房2共用)
		D單位		RAS-M22N4KCV	RAS-5M38S3ACV (與主人睡房及睡房2共用)
		E單位		RAS-M13N4KCV	RAS-4M26S3ACV (與主人睡房共用)
		F單位		RAS-M13N4KCV	RAS-4M26S3ACV (與主人睡房共用)
主人睡房	分體式冷氣機	A單位	東芝	RAS-M10N4KCV	RAS-5M38S3ACV (與客廳/飯廳及睡房2共用)
		B單位		RAS-M10N4KCV	RAS-5M38S3ACV (與客廳/飯廳及睡房2共用)
		C單位		RAS-M10N4KCV	RAS-5M38S3ACV (與客廳/飯廳及睡房2共用)
		D單位		RAS-M10N4KCV	RAS-5M38S3ACV (與客廳/飯廳及睡房2共用)
		E單位		RAS-M10N4KCV	RAS-4M26S3ACV (與客廳/飯廳共用)
		F單位		RAS-M10N4KCV	RAS-4M26S3ACV (與客廳/飯廳共用)
睡房2	分體式冷氣機	A單位	東芝	RAS-M10N4KCV	RAS-5M38S3ACV (與客廳/飯廳及主人睡房共用)
		B單位		RAS-M10N4KCV	RAS-5M38S3ACV (與客廳/飯廳及主人睡房共用)
		C單位		RAS-M10N4KCV	RAS-5M38S3ACV (與客廳/飯廳及主人睡房共用)
		D單位		RAS-M10N4KCV	RAS-5M38S3ACV (與客廳/飯廳及主人睡房共用)

賣方承諾如該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。
備註：所有分體式冷氣機只提供製冷功能。

6. 設備說明 3樓

位置	設備	適用單位	品牌	型號(如有)
客廳/飯廳	嵌入式微波爐配備燒烤功能	所有單位	西門子	BE525LMS0H
	嵌入式雪櫃	所有單位	Rosières	RSOP122-2
開放式廚房	嵌入式洗衣乾衣機	所有單位	Rosières	RILS14853TH2-UK
	嵌入式抽油煙機	所有單位	Rosières	RHT680IN
	嵌入式煮食爐	所有單位	Mia Cucina	MYB32CT
浴室	抽氣扇	A、B、C及D單位	Systemair	CBF 125M
	抽氣扇	E及F單位	樂聲牌	FV-15WH307
	煤氣熱水爐	E單位	TGC	RBOX16L
		F單位	TGC	RBOX16R
平台	煤氣熱水爐	A及C單位	TGC	RBOX16QL
		B及D單位	TGC	RBOX16QR

賣方承諾如該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. 設備說明 5樓至12樓、15樓至23樓及25樓至27樓

位置	設備	適用單位	品牌	型號(如有)	
				室內機	室外機
客廳/飯廳	分體式冷氣機	A單位	東芝	RAS-M22N4KCV	RAS-5M38S3ACV (與主人睡房及睡房2共用)
		B單位		RAS-M22N4KCV	RAS-5M38S3ACV (與主人睡房及睡房2共用)
		C單位		RAS-M22N4KCV	RAS-5M38S3ACV (與主人睡房及睡房2共用)
		D單位		RAS-M22N4KCV	RAS-5M38S3ACV (與主人睡房及睡房2共用)
		E單位		RAS-M13N4KCV	RAS-4M26S3ACV (與主人睡房共用)
		F單位		RAS-M13N4KCV	RAS-4M26S3ACV (與主人睡房共用)
主人睡房	分體式冷氣機	A單位	東芝	RAS-M10N4KCV	RAS-5M38S3ACV (與客廳/飯廳及睡房2共用)
		B單位		RAS-M10N4KCV	RAS-5M38S3ACV (與客廳/飯廳及睡房2共用)
		C單位		RAS-M10N4KCV	RAS-5M38S3ACV (與客廳/飯廳及睡房2共用)
		D單位		RAS-M10N4KCV	RAS-5M38S3ACV (與客廳/飯廳及睡房2共用)
		E單位		RAS-M10N4KCV	RAS-4M26S3ACV (與客廳/飯廳共用)
		F單位		RAS-M10N4KCV	RAS-4M26S3ACV (與客廳/飯廳共用)
睡房2	分體式冷氣機	A單位	東芝	RAS-M10N4KCV	RAS-5M38S3ACV (與客廳/飯廳及主人睡房共用)
		B單位		RAS-M10N4KCV	RAS-5M38S3ACV (與客廳/飯廳及主人睡房共用)
		C單位		RAS-M10N4KCV	RAS-5M38S3ACV (與客廳/飯廳及主人睡房共用)
		D單位		RAS-M10N4KCV	RAS-5M38S3ACV (與客廳/飯廳及主人睡房共用)

賣方承諾如該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。
備註：所有分體式冷氣機只提供製冷功能。

6. 設備說明 5樓至12樓、15樓至23樓及25樓至27樓

位置	設備	適用單位	品牌	型號(如有)
客廳/飯廳	嵌入式微波爐配備燒烤功能	所有單位	西門子	BE525LMS0H
	嵌入式雪櫃	所有單位	Rosières	RSOP122-2
開放式廚房	嵌入式洗衣乾衣機	所有單位	Rosières	RILS14853TH2-UK
	嵌入式抽油煙機	所有單位	Rosières	RHT680IN
	嵌入式煮食爐	所有單位	Mia Cucina	MYB32CT
浴室	抽氣扇	A、B、C及D單位	Systemair	CBF 125M
	抽氣扇	E及F單位	樂聲牌	FV-15WH307
	煤氣熱水爐	E單位	TGC	RBOX16L
		F單位	TGC	RBOX16R
露台及工作平台	煤氣熱水爐	A及C單位	TGC	RBOX16QL
		B及D單位	TGC	RBOX16QR

賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

1. Exterior finishes

(a)	External Wall	Podium finishes	Glass wall, ceramic tiles, aluminium features, aluminium cladding, aluminium louvre, aluminium grille, aluminium flashing, glass balustrade, green wall and texture paint			
		Tower finishes	Curtain wall, glass wall, tiles, external paint, glass cladding, aluminium window, aluminium cladding, aluminium grille, aluminium louvre, aluminium features, glass balustrade and metal railing			
(b)	Window	Material of frame	Fluorocarbon coated aluminium frame			
		Material of glass	Insulated-Glass-Unit (IGU) for windows in living room/ dining room and bedrooms Translucent glass for windows in bathrooms (For Flats E and F)			
(c)	Bay window	Material of bay window	Not applicable			
		Window sill finishes	Not applicable			
(d)	Planter	Type of finishes	Not applicable			
(e)	Verandah or balcony		Balcony	Floor	Wall	Ceiling
		Type of finishes	Installed with laminated glass balustrade and aluminium top rail	Finished with floor tile	Aluminium cladding (Except Flats E and F on 5/F-12/F, 15/F-23/F and 25/F-27/F) Tiles (For Flats E and F on 5/F-12/F, 15/F-23/F and 25/F-27/F)	Finished with aluminium cladding (Except Flats E and F on 5/F-12/F, 15/F-23/F and 25/F-27/F) Finished with aluminium cladding and external paint (For Flats E & F on 5/F-12/F, 15/F-23/F and 25/F-27/F)
		Whether it is covered	Balcony is covered			
		Verandah	Not applicable			
(f)	Drying facilities for clothing	Type	Foldable clothes rack (Except Flats A, B, C, D, E and F on 3/F)			
		Material	Metal			

2. Interior finishes

(a)	Lobby		Wall	Floor	Ceiling	
		G/F residential entrance lobby finishes	Sintered stone, vertical green wall and natural stone to the exposed surface	Sintered stone and natural stone	Tensioned membrane ceiling system with concealed lighting, gypsum board false ceiling with emulsion paint and stainless steel panel	
		Lift lobby finishes for residential floors	Plastic laminate, mirror glass finish and wallpaper to the exposed surface	Tiles	Gypsum board false ceiling with emulsion paint and powder coated metal ceiling	
(b)	Internal wall and ceiling		Wall			Ceiling
		Living room finishes	Plastic laminate, emulsion paint, mirror and wallpaper			Plastic laminate on false ceiling and emulsion paint (For Flats A, B, C and D)
		Dining room finishes				Plastic laminate on false ceiling, gypsum board false ceiling with emulsion paint and emulsion paint (Except Flats A, B, C and D)
		Bedroom finishes	Emulsion paint	Emulsion paint		
(c)	Internal floor		Floor	Skirting		
		Material for living room	Tiles	Painted timber skirting		
		Material for dining room	Tiles	Painted timber skirting		
		Material for bedroom	Tiles	Painted timber skirting		
(d)	Bathroom		Wall	Floor	Ceiling	
		(i) Type of finishes	Sintered stone to the exposed surface	Tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			
(e)	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		(i) Type of finishes	Plastic laminate and sintered stone to the exposed surface (except those areas covered by kitchen cabinet); Tiles inside kitchen cabinet where wall exposed	Tiles to the exposed surface	Plastic laminate on false ceiling and emulsion paint (For Flats A, B, C and D) Gypsum board false ceiling with emulsion paint (Except Flats A, B, C and D)	Artificial stone
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			

3. Interior fittings

3. Interior fittings						
(a)	Doors		Material	Finishes	Accessories	
		Main entrance door	Fire-rated solid core timber swing door and metal door frame	Plastic laminate	Electrical lockset, eye viewer, door closer and door stopper	
		Balcony and utility platform door	Aluminium frame sliding door	(a) Fluorocarbon coated aluminium frame and tempered glass (Except Flat F on 5/F-12/F,15/F-23/F and 25/F-27/F) (b) Fluorocarbon coated aluminium frame and laminated glass (For Flat F on 5/F-12/F,15/F-23/F and 25/F-27/F)	Lockset	
		Flat roof door	Aluminium frame sliding door	(a) Fluorocarbon coated aluminium frame and tempered glass (Except Flat F on 3/F) (b) Fluorocarbon coated aluminium frame and laminated glass (For Flat F on 3/F)	Lockset	
		Master Bedroom Door	Hollow core timber swing door	Plastic laminate	Lockset and door stopper	
		Bedroom door	Hollow core timber swing door	Plastic laminate	Lockset and door stopper	
		Bathroom door	Hollow core timber swing door	Plastic laminate and louvre	Lockset and door stopper	
(b)	Bathroom		Fittings & Equipment	Type	Material	
		(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Artificial stone	
				Basin cabinet	Timber cabinet with plastic laminate	
				Mirror cabinet	Timber cabinet with mirror, metal and plastic laminate	
			Bathroom fittings	Wash basin mixer	Chrome plated	
				Wash basin	Artificial stone	
				Water closet	Vitreous china	
				Shower compartment	Tempered glass	
				Robe hook	Chrome plated	
				Paper holder	Chrome plated	
			Appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule"		
		(ii) Type and material of water supply system	Cold water supply		Copper water pipes	
			Hot water supply		Copper water pipes with thermal insulation	
(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated			
(iv) Size of bath tub, if applicable			Not applicable			
(c)	Kitchen		Material			
		(i) Sink unit	Stainless steel			
		(ii) Water supply system	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply			
			Material	Finishes		
		(iii) Kitchen cabinet	Timber cabinet with timber door panel	Plastic laminate and metal		
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen		
			Other fittings	Chrome plated sink mixer, stainless steel sink basket, stainless steel hanging rack and aluminium kitchen utensils hanging rack with light strip.		
			Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule"		
(d)	Bedroom		Fittings	Type	Material	
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable	
			Other fittings	Not applicable	Not applicable	

3. Interior fittings

(e)	Telephone	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Single phase electricity supply with miniature circuit breaker distribution board
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
(h)	Gas supply	Type	Towngas	
		System	Gas supply pipe is provided and connected to gas cooker and gas water heater for all flats	
		Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	
		Design	Drain point and water point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply	
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ²	
		(iii) Whether hot water is available	Hot water supply is provided to the open kitchen and bathroom	

Notes: 1. Other than those parts of the conduits concealed within the concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipes ducts or other materials.

2. Other than those parts of the water pipes concealed within the concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipes ducts or other materials.

4. Miscellaneous

(a)	Lifts			Residential Lift		
		(i) Brand name and model number	Brand Name	KONE ELEVATOR (HONG KONG) LTD		
			Model Number	KONE MiniSpace		
		(ii) Number and floors served by them	Number of lifts	2		
Floor served by the lifts	G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F and roof					
(b)	Letter box	Material	Metal			
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners			
		(ii) Location of refuse room	Refuse storage and material recovery room is provided in the common area of each residential floor. Refuse storage and material recovery chamber is provided on G/F			
			Water Meter	Electricity Meter	Gas Meter	
(d)	Water meter, electricity meter and gas meter	(i) Location	Common water meter cabinet on each floor	Common electric meter cabinet on each floor	(a) Flat roof (For Flats A, B, C and D on 3/F) (b) High level of balcony (For Flats A, B, C and D on 5/F-12/F, 15/F-23/F and 25/F-27/F) (c) High level of bathroom (For Flats E and F on 3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F)	
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter	

5. Security facilities

Security system and equipment	Access control and security system	Access card readers (Octopus card) are installed at the residential entrance lobbies on G/F and lifts.
	CCTV	CCTV system is installed at residential entrance lobby on G/F, staircase exits, residential lift lobby, lift lobby at roof, clubhouse, all temporary refuge spaces, common areas and all lifts connecting directly to the caretaker's counter at the residential entrance lobby on G/F.
Details of built-in provisions	Video door phone in each residential unit is connected to the caretaker's counter at the residential entrance lobby on G/F.	
Location of built-in provisions	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	

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

6. Appliances Schedule 3/F

Location	Appliance	Flat Apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room / Dining Room	Split Type Air Conditioner	Flat A	Toshiba	RAS-M22N4KCV	RAS-5M38S3ACV (Share with Master Bedroom and Bedroom 2)
		Flat B		RAS-M22N4KCV	RAS-5M38S3ACV (Share with Master Bedroom and Bedroom 2)
		Flat C		RAS-M22N4KCV	RAS-5M38S3ACV (Share with Master Bedroom and Bedroom 2)
		Flat D		RAS-M22N4KCV	RAS-5M38S3ACV (Share with Master Bedroom and Bedroom 2)
		Flat E		RAS-M13N4KCV	RAS-4M26S3ACV (Share with Master Bedroom)
		Flat F		RAS-M13N4KCV	RAS-4M26S3ACV (Share with Master Bedroom)
Master Bedroom	Split Type Air Conditioner	Flat A	Toshiba	RAS-M10N4KCV	RAS-5M38S3ACV (Share with Living Room / Dining Room and Bedroom 2)
		Flat B		RAS-M10N4KCV	RAS-5M38S3ACV (Share with Living Room / Dining Room and Bedroom 2)
		Flat C		RAS-M10N4KCV	RAS-5M38S3ACV (Share with Living Room / Dining Room and Bedroom 2)
		Flat D		RAS-M10N4KCV	RAS-5M38S3ACV (Share with Living Room / Dining Room and Bedroom 2)
		Flat E		RAS-M10N4KCV	RAS-4M26S3ACV (Share with Living Room / Dining Room)
		Flat F		RAS-M10N4KCV	RAS-4M26S3ACV (Share with Living Room / Dining Room)
Bedroom 2	Split Type Air Conditioner	Flat A	Toshiba	RAS-M10N4KCV	RAS-5M38S3ACV (Share with Living Room / Dining Room and Master Bedroom)
		Flat B		RAS-M10N4KCV	RAS-5M38S3ACV (Share with Living Room / Dining Room and Master Bedroom)
		Flat C		RAS-M10N4KCV	RAS-5M38S3ACV (Share with Living Room / Dining Room and Master Bedroom)
		Flat D		RAS-M10N4KCV	RAS-5M38S3ACV (Share with Living Room / Dining Room and Master Bedroom)

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

Note : All split type air conditioners provide cooling function only.

6. Appliances Schedule 3/F

Location	Appliance	Flat Apply	Brand	Model No. (if any)
Living Room / Dining Room	Built-in microwave oven with grill	All flats	Siemens	BE525LMS0H
	Built-in Fridge	All flats	Rosières	RSOP122-2
Open Kitchen	Built-in Washer Dryer	All flats	Rosières	RILS14853TH2-UK
	Built-in Hood	All flats	Rosières	RHT680IN
	Built-in stove	All flats	Mia Cucina	MYB32CT
Bathroom	Exhaust Fan	Flats A, B, C and D	Systemair	CBF 125M
	Exhaust Fan	Flats E and F	Panasonic	FV-15WH307
	Gas Water Heater	Flat E	TGC	RBOX16L
		Flat F	TGC	RBOX16R
Flat roof	Gas Water Heater	Flats A and C	TGC	RBOX16QL
		Flats B and D	TGC	RBOX16QR

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

6. Appliances Schedule 5/F-12/F, 15/F-23/F and 25/F-27/F

Location	Appliance	Flat Apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room / Dining Room	Split Type Air Conditioner	Flat A	Toshiba	RAS-M22N4KCV	RAS-5M38S3ACV (Share with Master Bedroom and Bedroom 2)
		Flat B		RAS-M22N4KCV	RAS-5M38S3ACV (Share with Master Bedroom and Bedroom 2)
		Flat C		RAS-M22N4KCV	RAS-5M38S3ACV (Share with Master Bedroom and Bedroom 2)
		Flat D		RAS-M22N4KCV	RAS-5M38S3ACV (Share with Master Bedroom and Bedroom 2)
		Flat E		RAS-M13N4KCV	RAS-4M26S3ACV (Share with Master Bedroom)
		Flat F		RAS-M13N4KCV	RAS-4M26S3ACV (Share with Master Bedroom)
Master Bedroom	Split Type Air Conditioner	Flat A	Toshiba	RAS-M10N4KCV	RAS-5M38S3ACV (Share with Living Room / Dining Room and Bedroom 2)
		Flat B		RAS-M10N4KCV	RAS-5M38S3ACV (Share with Living Room / Dining Room and Bedroom 2)
		Flat C		RAS-M10N4KCV	RAS-5M38S3ACV (Share with Living Room / Dining Room and Bedroom 2)
		Flat D		RAS-M10N4KCV	RAS-5M38S3ACV (Share with Living Room / Dining Room and Bedroom 2)
		Flat E		RAS-M10N4KCV	RAS-4M26S3ACV (Share with Living Room / Dining Room)
		Flat F		RAS-M10N4KCV	RAS-4M26S3ACV (Share with Living Room / Dining Room)
Bedroom 2	Split Type Air Conditioner	Flat A	Toshiba	RAS-M10N4KCV	RAS-5M38S3ACV (Share with Living Room / Dining Room and Master Bedroom)
		Flat B		RAS-M10N4KCV	RAS-5M38S3ACV (Share with Living Room / Dining Room and Master Bedroom)
		Flat C		RAS-M10N4KCV	RAS-5M38S3ACV (Share with Living Room / Dining Room and Master Bedroom)
		Flat D		RAS-M10N4KCV	RAS-5M38S3ACV (Share with Living Room / Dining Room and Master Bedroom)

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

Note : All split type air conditioners provide cooling function only.

6. Appliances Schedule 5/F-12/F, 15/F-23/F and 25/F-27/F

Location	Appliance	Flat Apply	Brand	Model No. (if any)
Living Room / Dining Room	Built-in microwave oven with grill	All flats	Siemens	BE525LMS0H
	Built-in Fridge	All flats	Rosières	RSOP122-2
Open Kitchen	Built-in Washer Dryer	All flats	Rosières	RILS14853TH2-UK
	Built-in Hood	All flats	Rosières	RHT680IN
	Built-in stove	All flats	Mia Cucina	MYB32CT
Bathroom	Exhaust Fan	Flats A, B, C and D	Systemair	CBF 125M
	Exhaust Fan	Flats E and F	Panasonic	FV-15WH307
	Gas Water Heater	Flat E	TGC	RBOX16L
		Flat F	TGC	RBOX16R
Balcony and Utility Platform	Gas Water Heater	Flats A and C	TGC	RBOX16QL
		Flats B and D	TGC	RBOX16QR

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

3樓住宅單位機電裝置位置及數量說明表
Schedule for the Location and Number of Mechanical and Electrical Provisions of 3/F Residential Units

位置 Location	描述 Description	A	B	C	D	E	F
客廳 / 飯廳 Living Room / Dining Room	視像對講機 Video Door Phone	1	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1
	單位電插座連USB插座 Single Socket Outlet with USB Port	1	-	-	1	-	-
	雙位電插座 Twin Socket Outlet	3	2	2	2	2	2
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1
開放式廚房 Open Kitchen	煮食爐煤氣接駁點 Gas Connection Point For Gas Hob	1	1	1	1	1	1
	單位電插座供抽油煙機 Single Socket Outlet For Kitchen Hood	1	1	1	1	1	1
	雙位電插座連USB插座 Twin Socket Outlet with USB Port	1	1	1	1	1	1
	洗衣機接駁點(來水位) Washing Machine Connection Point (Water Inlet)	1	1	1	1	1	1
	洗衣機接駁點(去水位) Washing Machine Connection Point (Water Outlet)	1	1	1	1	1	1
主人睡房	電話插座 Telephone Outlet	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	2	2	2	2	2	2
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1
睡房2	單位電插座 Single Socket Outlet	2	2	2	2	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	-	-
浴室 Bathroom	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	1	1	1	1
	接線座供煤氣熱水爐 Fused Spur Unit For Gas Water Heater	-	-	-	-	1	1
平台 Flat Roof	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	1	1	1	1	1	1
	防水單位電插座 Weatherproof Single Socket Outlet	1	1	1	1	1	1
	接線座供煤氣熱水爐 Fused Spur Unit For Gas Water Heater	1	1	1	1	-	-

附註：
1. "1, 2, ..."表示提供於該住宅單位內的裝置數量。

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.

5樓至12樓, 15樓至23樓及25樓至27樓住宅單位機電裝置位置及數量說明表
Schedule for the Location and Number of Mechanical and Electrical Provisions of 5/F-12/F, 15/F-23/F and 25/F-27/F Residential Units

位置 Location	描述 Description	A	B	C	D	E	F
客廳 / 飯廳 Living Room / Dining Room	視像對講機 Video Door Phone	1	1	1	1	1	1
	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1
	單位電插座連USB插座 Single Socket Outlet with USB Port	1	-	-	1	-	-
	雙位電插座 Twin Socket Outlet	3	2	2	2	2	2
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1
開放式廚房 Open Kitchen	煮食爐煤氣接駁點 Gas Connection Point For Gas Hob	1	1	1	1	1	1
	單位電插座供抽油煙機 Single Socket Outlet For Kitchen Hood	1	1	1	1	1	1
	雙位電插座連USB插座 Twin Socket Outlet with USB Port	1	1	1	1	1	1
	洗衣機接駁點(來水位) Washing Machine Connection Point (Water Inlet)	1	1	1	1	1	1
	洗衣機接駁點(去水位) Washing Machine Connection Point (Water Outlet)	1	1	1	1	1	1
主人睡房	電話插座 Telephone Outlet	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	2	2	2	2	2	2
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1
睡房2	單位電插座 Single Socket Outlet	2	2	2	2	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	-	-
浴室 Bathroom	單位電插座連USB插座 Single Socket Outlet with USB Port	1	1	1	1	1	1
	接線座供煤氣熱水爐 Fused Spur Unit For Gas Water Heater	-	-	-	-	1	1
露台及工作平台 Balcony and Utility Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	1	1	1	1	1	1
	防水單位電插座 Weatherproof Single Socket Outlet	1	1	1	1	1	1
	接線座供煤氣熱水爐 Fused Spur Unit For Gas Water Heater	1	1	1	1	-	-

附註：
1. "1, 2, ..."表示提供於該住宅單位內的裝置數量。

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.

23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

24 地稅 GOVERNMENT RENT

賣方(擁有人)有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日(包括該日)為止。

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

25 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

備註：
買方須向發展項目管理人及不須向賣方(擁有人)繳付水、電力及氣體的按金及清理廢料的費用。

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.
3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note:
The purchaser should pay to the manager and not the vendor (the owner) of the development the deposits for water, electricity and gas and the debris removal fee.

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

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

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

27 斜坡維修 MAINTENANCE OF SLOPES

不適用。

Not applicable.

28 修訂 MODIFICATION

本發展項目現時並沒有向政府提出申請修訂批地文件。

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

29

申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(＃)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		面積 (平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1	停車場及上落客貨地方 (公共交通總站除外)	不適用
2	機房及相類設施	
2.1(＃)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》《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	162.435
2.2(＃)	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	743.709
2.3(＃)	非強制性或非必要機房，例如空調機房、送風櫃房等	不適用
根據聯合作業備考第1及第2號提供的環保設施		
3	露台	132.000
4	加闊的公用走廊及升降機大堂	不適用
5	公用空中花園	不適用
6	隔聲簷	不適用
7	翼牆、捕風器及風斗	不適用
8(＃)	非結構預製外牆	不適用
9	工作平台	99.000
10	隔音屏障	不適用
適意設施		
11(＃)	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	5.000
12(＃)	住戶康樂設施，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	151.178
13(＃)	有蓋園景區及遊樂場地	116.989
14	橫向屏障 / 有蓋人行道及花棚	5.508
15(＃)	擴大升降機槽	93.600
16	煙囪管道	不適用
17	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18(＃)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	101.137
19	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空空間	不適用
22	遮陽篷及反光罩	不適用
23	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	不適用
24	《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	不適用

其他項目		
25	庇護層，包括庇護層兼空中花園	不適用
26	大型伸出 / 外懸設施下的有蓋地方	不適用
27	公共交通總站	不適用
28	共用構築物及公用樓梯	不適用
29(＃)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	189.793
30	公眾通道	不適用
31	有蓋的後移部分	不適用
額外總樓面面積		
32	額外總樓面面積	不適用
根據聯合作業備考(第8號)提供的額外環保設施		
33	採用「組裝合成」建築法的樓宇	不適用

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

有關建築物的環境評估

綠色建築認證

在印刷此售樓說明書或其附頁前，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。

暫定評級
銅級



暫定
銅級
NB V2.0 2025
HKGBC
BEAM Plus

申請編號: PAB0053/25

發展項目的公用部份的預計能量表現或消耗

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

第I部份					
提供中央空調		否			
提供具能源效益的設施		否			
擬安裝的具能源效益的設施:-		1. 高能源效益空調系統 2. 高能源效益照明系統			
第II部份：擬興建樓宇/部分樓宇預計每年能源消耗量 ^(註腳 1) ：-					
位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇 ^(註腳 2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
有使用中央屋宇裝備裝置 ^(註腳 3) 的部份	1230	14	不適用	9	不適用

- 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。

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

請在適當方格內填上(✓)號

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.

		Area (m²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1	Carpark and loading/unloading area excluding public transport terminus	Not Applicable
2	Plant rooms and similar services	
2.1(#)	Mandatory feature 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.	162.435
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.	743.709
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
3	Balcony	132.000
4	Wider common corridor and lift lobby	Not Applicable
5	Communal sky garden	Not Applicable
6	Acoustic fin	Not Applicable
7	Wing wall, wind catcher and funnel	Not Applicable
8(#)	Non-structural prefabricated external wall	Not Applicable
9	Utility platform	99.000
10	Noise barrier	Not Applicable
Amenity Features		
11(#)	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	5.000
12(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	151.178
13(#)	Covered landscaped and play area	116.989
14	Horizontal screen / covered walkway and trellis	5.508
15(#)	Larger lift shaft	93.600
16	Chimney shaft	Not Applicable
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	101.137
19	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21	Void in duplex domestic flat and house	Not Applicable
22	Sunshade and reflector	Not Applicable
23	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	Not Applicable

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	Not Applicable
Other Exempted Items		
25	Refuge floor including refuge floor cum sky garden	Not Applicable
26	Covered area under large projecting / overhanging feature	Not Applicable
27	Public transport terminus	Not Applicable
28	Party structure and common staircase	Not Applicable
29(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	189.793
30	Public passage	Not Applicable
31	Covered set back area	Not Applicable
Bonus GFA		
32	Bonus GFA	Not Applicable
Additional Green Features under Joint Practice Note (No. 8)		
33	Buildings adopting Modular Integrated Construction	Not Applicable

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

The Environmental Assessment of the Building

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 or its addenda.

Provisional
BRONZE



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

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:

Part I					
Provision of Central Air Conditioning			No		
Provision of Energy Efficient Features			No		
Energy Efficient Features proposed:			1. Energy efficient air conditioning units 2. Energy efficient lighting		
Part II : The predicted annual energy use of the proposed building/part of building ^(Note 1)					
Location	Internal Floor Area Served (m ²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
		<u>Electricity</u> kWh / m ² / annum	<u>Town Gas / LPG</u> unit / m ² / annum	<u>Electricity</u> kWh / m ² / annum	<u>Town Gas / LPG</u> unit / m ² / annum
Area served by central building services installation ^(Note 3)	1230	14	Not applicable	9	Not applicable

- Notes:
1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
(a) “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus New Buildings (current version); and
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

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

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

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

Please (✓) where appropriate

1. 毗鄰發展項目的施工

位於九龍內地段第 10039號、九龍內地段第 10034號、九龍內地段第 10046號、九龍內地段第 10072號、九龍內地段第 10090號、九龍內地段第 10067號、九龍內地段第 10089號、九龍內地段第 10045號、九龍內地段第 10062號、九龍內地段第 8797號、九龍內地段第 9581號、九龍內地段第 9582號、九龍內地段第 9523號及九龍內地段第 9524號的毗鄰發展項目(「地盤 L發展項目」) 的施工可能對發展項目內住宅物業之享用，諸如景觀、噪音、沙塵及 /或周邊環境方面，造成重大影響。

2. 建築裝飾

發展項目的部分住宅單位外設有建築裝飾。此等建築裝飾可能對部分單位的景觀造成影響。有關建築裝飾的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

3. 放置室外空調機

部分室外空調機(不論是為該住宅單位而設或是為其他住宅單位而設) 放置在構成住宅單位一部分的露台 /工作平台上的空調機平台或私人平台。室外空調機的放置可能對發展項目的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外空調機的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

4. 燈飾

發展項目商業部分的外牆裝置外牆裝飾燈，該等燈飾可能不時開啟。該等照明可能對發展項目住宅物業的享用，諸如景觀、光及對周邊環境的其他方面造成影響。

5. 喉管

發展項目部分住宅單位的私人平台及 /或露台 /工作平台的外牆或毗鄰私人平台及 /或露台 /工作平台的外牆裝有公用喉管及 /或外露喉管。部分住宅單位的景觀可能因此受到影響。

6. 建築物維修系統的操作

根據公契，管理人有權不時為清潔、保養及 /或維修外牆、玻璃幕牆及公用地方及設施的目的，於構成住宅單位一部分的露台、工作平台或私人平台的建築周邊安裝及拆除錨及其他裝置以便建築物維修系統的操作，包括但不限於吊船或其他類似裝置。吊船或其他類似裝置可以經過及 /或停泊於構成住宅單位一部分的私人平台。

7. 避雷針

在發展項目的頂層天台提供及裝置一支避雷針，其高度達香港主水平基準以上約 +116.30米。避雷針可能對發展項目住宅物業的享用，諸如景觀或對周邊環境的其他方面造成影響。

8. 附近的其他地段

一間賣方的關連公司(「毗鄰地段的擁有人」) 擁有發展項目附近的其他地段，即九龍海旁地段第 28號 M分段第 4小分段餘段(稱為「毗鄰地段」)，亦即九龍大角咀福澤街 24-30號。毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，毗鄰地段的擁有人正考慮毗鄰地段的發展。賣方及毗鄰地段的擁有人不會就毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。毗鄰地段的擁有人明確保留所有與毗鄰地段有關的權利，包括但不限於毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅單位的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

9. 通行至 3樓私人平台指定範圍

根據公契，管理人有權通行至位於發展項目 3樓 A至 F室的私人平台內在公契圖則上以交叉網格線標示的範圍，以進行發展項目公用地方與設施的重建、維修、更新、清潔、粉飾、裝飾、檢查、調查或保養；且上述單位的業主不得隱蔽、覆蓋、封鎖或阻礙該等範圍，亦不得引致、容許或放任該等範圍受到隱蔽、覆蓋、封鎖或阻礙。

10. 本發展項目與地盤 L 發展項目之間的關係

(I) 發展項目及地盤 L 發展項目的不分割份數

發展項目及地盤 L 發展項目將受同一份公契及管理協議(即公契) 規管。根據公契，分配予發展項目內的每個住宅單位的不分割份數的數目相當於其在地段(即由地盤 K 及地盤 L 組成) 以及在發展項目及地盤 L 發展項目內的不分割部分或份數的數目。有關分配予發展項目內的每個住宅單位的不分割份數及地段內的不分割部分或份數的總數之詳情，請參閱本售樓說明書「公契的摘要」一節。

(II) 業主委員會及業主立案法團

公契規定只可成立一個業主委員會。該業主委員會將包括：

(i) 起初時，三位委員，當中兩位委員將由地盤 K 住宅發展項目的擁有人選出，而一位委員將由地盤 K 商業發展項目的擁有人選出；

(ii) 在地盤 L 發展項目落成(即就地盤 L 發展項目發出佔用許可證並簽立副公契) 後，七位委員，當中：
(a) 五位委員將由住宅發展項目的擁有人選出，而其中地盤 K 住宅發展項目的擁有人選出不少於兩位委員及地盤 L 住宅發展項目的擁有人選出不少於三位委員；及
(b) 兩位委員將由商業發展項目的擁有人選出，而其中地盤 K 商業發展項目及地盤 L 商業發展項目的擁有人將各自選出不少於一位委員；

(iii) 若在地盤 L 發展項目的佔用許可證發出之日起計六個月內仍未就地盤 L 發展項目簽立副公契，則於上述該六個月後直至簽立該副公契前，五位委員，當中地盤 K 發展項目的擁有人將選出不少於兩位委員及地盤 L 發展項目的擁有人則將選出不少於三位委員，

或擁有人不時經業主會議的決議而決定的委員數目。

為免生疑問，除非地盤 L 發展項目的有關副公契已被制定，業主委員會將無權處理任何與地盤 L 發展項目有關的事宜(地盤 L 屋苑住宅公用地方在地盤 L 發展項目的佔用許可證發出之日的六個月後成為屋苑住宅公用地方之後，地盤 L 屋苑住宅公用地方與設施則除外)。

根據《建築物管理條例》的條文，屋苑只能有一個業主立案法團及一個管理委員會。

(III) 管理人

根據公契，一位管理人將被委任以承擔發展項目及(在地盤 L 發展項目落成後) 地盤 L 發展項目之管理及維修。若在地盤 L 發展項目的佔用許可證發出之日的六個月後仍無就地盤 L 發展項目制定副公契，地盤 L 屋苑住宅公用地方將成為屋苑住宅公用地方，而管理人須按照公契的條款管理及維修地盤 L 屋苑住宅公用地方與設施。有關地盤 L 屋苑住宅公用地方、屋苑住宅公用地方及地盤 L 屋苑住宅公用地方與設施之詳情，請參閱本售樓說明書「公契的摘要」一節。

(IV) 發展項目及地盤 L 發展項目的住宅康樂設施之共享使用、管理及維修責任

根據公契，每位發展項目內的住宅單位的擁有人及佔用人將有權使用屋苑住宅公用地方與設施(由(i) 地盤 K 屋苑住宅公用地方與設施(包括地盤 K 康樂設施) 及(ii) (在地盤 L 發展項目落成或地盤 L 發展項目的佔用許可證發出之日的六個月後(以較早者為準)) 地盤 L 屋苑住宅公用地方與設施(包括地盤 L 康樂設施) 組成)。另一方面，在地盤 L 發展項目落成或上述該六個月後(以較早者為準)，每位地盤 L 發展項目內的住宅單位的擁有人及佔用人將有權使用地盤 K 屋苑住宅公用地方與設施。

因此，在(i) 地盤 L 發展項目落成或(ii) 地盤 L 發展項目的佔用許可證發出之日的六個月後(以較早者為準)，每位發展項目內的住宅單位的擁有人須分擔管理及維修地盤 L 屋苑住宅公用地方與設施的費用及開支，而每位地盤 L 發展項目內的住宅單位的擁有人須分擔管理及維修地盤 K 屋苑住宅公用地方與設施的費用及開支。在此情況下，每位發展項目內的住宅單位的擁有人應繳的管理費可能因而會有所調整。

截至本售樓說明書之印刷日期為止，地盤 L 發展項目的佔用許可證的發出日期仍為未知。因此，發展項目及地盤 L 發展項目內的住宅單位的擁有人及佔用人可相互地使用屋苑住宅公用地方與設施的確實起始時間仍為不確定的。

(V) 管理預算案

依照公契，管理人須準備管理預算案，當中（除其他外）包括：-

- (i) 地盤 K 發展項目及（在地盤 L 發展項目落成後）地盤 L 發展項目各自的一個地盤管理預算案，其須顯示相應地盤的預計地盤管理開支及有關的管理人費用；
- (ii) 地盤 K 發展項目及（在地盤 L 發展項目落成後）地盤 L 發展項目各自的一個地盤住宅管理預算案，其須顯示 (a) 相應地盤的預計地盤住宅管理開支及有關的管理人費用，及 (b) 按照以上 (i) 段所述的相應地盤管理預算案的應繳開支份額；及
- (iii) 屋苑住宅管理預算案，其須顯示預計屋苑住宅管理開支及有關管理人費用。在 (a) 地盤 L 發展項目的佔用許可證發出之日起計六個月期滿或 (b) 地盤 L 發展項目落成前（以較早者為準），屋苑住宅管理預算案僅須顯示管理及維修地盤 K 屋苑住宅公用地方與設施的預計開支及有關的管理人費用。在地盤 L 發展項目落成或上述該六個月期滿後（以較早者為準），該預算案須顯示管理及維修地盤 K 屋苑住宅公用地方與設施及地盤 L 屋苑住宅公用地方與設施兩者的預計開支連同有關的管理人費用。

(VI) 地盤 L 發展項目建築圖則的改動

受限於屋宇署的批准（如有需要），賣方將有唯一及專有的權利在不需任何買方及 / 或發展項目的其他擁有人的贊同或批准下以其絕對酌情權而決定或認為合適的方式去改變、修正、更改、增加或改動地盤 L 發展項目（包括但不限於地盤 L 康樂設施）的建築圖則。

因此，截至本售樓說明書之印刷日期為止的最新地盤 L 發展項目經批准的建築圖則上顯示的地盤 L 康樂設施及地盤 L 屋苑住宅公用地方與設施的其他部分或其任何部分的布局（包括量度、面積及尺寸）及 / 或用途可能會在此後任何時間於賣方決定或認為合適的情況下被改動、修正及 / 或更改。

註： 除非本售樓說明書另有定義，本有關資料內所採用的詞彙與該詞彙在公契內的涵義相同。

1. Construction of Adjacent Development

The construction works of the adjacent development (the "Site L Development") at Kowloon Inland Lot No.10039, Kowloon Inland Lot No.10034, Kowloon Inland Lot No.10046, Kowloon Inland Lot No.10072, Kowloon Inland Lot No.10090, Kowloon Inland Lot No.10067, Kowloon Inland Lot No.10089, Kowloon Inland Lot No.10045, Kowloon Inland Lot No.10062, Kowloon Inland Lot No.8797, Kowloon Inland Lot No.9581, Kowloon Inland Lot No.9582, Kowloon Inland Lot No.9523 and Kowloon Inland Lot No.9524 may materially affect the enjoyment of the residential properties in the Development in terms of views, noise, dust and/or other aspects of the surrounding environment.

2. Architectural features

Some architectural features are installed outside some residential units of the Development. The views of some residential units may be affected by these architectural features. For the locations of the architectural features, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

3. Placement of outdoor air-conditioning units

Some outdoor air-conditioning units (either serving its own residential unit or other residential units) are placed on the air-conditioning platforms in balconies/utility platforms or private flat roofs forming part of a Residential Unit. The placement of the outdoor air-conditioning units may affect the enjoyment of the residential units of the Development in terms of heat and noise or other aspects. For the locations of the outdoor air-conditioning units, please refer to "Floor Plans of Residential Properties in the Development" in this sales brochure.

4. Lighting

Façade lighting is installed on the external walls of the Commercial Development of the Development and may be turned on from time to time. The illumination of these lighting may affect the enjoyment of some residential units in the Development in terms of views, lighting and other aspects of the surrounding environment.

5. Pipes

Some common pipes and/or exposed pipes are located on the external walls at or adjacent to the private flat roofs and/or balconies/utility platforms of some residential units of the Development. It is possible that the views of some residential units may be affected by these pipes.

6. Operation of building maintenance system

Under the Deed of Mutual Covenant, the Manager shall have the right from time to time for the purposes of cleaning, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities to install and remove anchors and other provisions at the building perimeter of the balcony, utility platform, or private flat roof forming part of a Residential Unit for the operation of the building maintenance system including but not limited to gondola or an equipment of the like which shall be entitled to pass through and/or rest on private flat roof forming part of a Residential Unit.

7. Lightning Pole

One lightning pole reaching a height of approximately +116.30 m.P.D. is provided and installed at the top roof of the Development. The existence of the lightning pole may affect the enjoyment of some residential units in the Development in terms of the views and other aspects of the surrounding environment.

Note: "m.P.D." means metre above the Hong Kong Principal Datum.

8. Other Lots Nearby

A related company of the Vendor (the "Owner of the Adjacent Lot") owns another lot near the Development, namely, the Remaining Portion of Subsection 4 of Section M of Kowloon Marine Lot No.28 (the "Adjacent Lot") at Nos.24-30 Fuk Chak Street, Tai Kok Tsui, Kowloon, which does not form part of the Development.

As at the date of printing of this sales brochure, the Owner of the Adjacent Lot is considering development of the

Adjacent Lot. The Vendor and the Owner of the Adjacent Lot give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the Adjacent Lot. The Owner of the Adjacent Lot expressly reserves all rights in respect of the Adjacent Lot, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the Adjacent Lot in the future may affect the enjoyment of the residential units in the Development in terms of the access, views, noise and other aspects of the surrounding environment.

9. Access to certain areas on the private flat roofs on 3rd Floor

Under the Deed of Mutual Covenant, the Manager shall have the right to gain access to the areas on the private flat roofs of Flats A to F on the 3rd Floor of the Development marked cross hatched on the plans of the Deed of Mutual Covenant for the purposes of rebuilding, repairing, renewing, cleansing, painting, decorating, inspecting, examining or maintaining of the Common Areas and Facilities of the Development and the Owners of the said Flats shall not conceal, cover, block or obstruct or cause or permit or suffer to be concealed, covered, blocked or obstructed such areas.

10. Relationship between the Development and Site L Development

(I) Undivided Shares of the Development and the Site L Development

The Development and the Site L Development will be governed by the same deed of mutual covenant and management agreement (i.e. the Deed of Mutual Covenant). Under the Deed of Mutual Covenant, the number of undivided shares allocated to each Residential Unit of the Development represents such number of undivided parts or shares of and in the Lot (i.e. comprising both Site K and Site L) and of and in the Development and the Site L Development. For details of the number of undivided shares assigned to each Residential Unit of the Development and the total number of undivided parts or shares of and in the Lot, please refer to the section headed "Summary of Deed of Mutual Covenant" in this sales brochure.

(II) Owners' Committee and Owners' Corporation

Under the Deed of Mutual Covenant only one Owners' Committee shall be established. The Owners' Committee shall consist of:

- (i) initially three (3) members, of which two (2) members shall be elected by the Owners of the Site K Residential Development and one (1) member shall be elected by the Owner(s) of the Site K Commercial Development;
- (ii) upon Site L Development Completion (i.e. the issuance of an Occupation Permit in respect of the Site L Development and the execution of a Sub-Deed in respect of the Site L Development), seven (7) members, of which:
 - (a) five (5) members shall be elected by the Owners of the Residential Development among which not less than two (2) members shall be elected by the Owner(s) of the Site K Residential Development and not less than three (3) members shall be elected by the Owner(s) of the Site L Residential Development; and
 - (b) two (2) members shall be elected by the Owner(s) of the Commercial Development among which not less than one (1) member shall be elected by the Owner(s) of each of the Site K Commercial Development and the Site L Commercial Development;

- (iii) if no Sub-Deed has been executed in respect of the Site L Development within six months from the date of the issue of the Occupation Permit in respect of the Site L Development, then upon the lapse of such six months until the execution of such Sub-Deed, five (5) members, of which not less than two (2) members shall be elected by the Owners of the Site K Development and not less than three (3) members shall be elected by the Owner(s) of the Site L Development,

or such number of members as the Owners may from time to time by resolution at a meeting of the Owners decide.

For the avoidance of doubt, the Owners' Committee shall not be entitled to deal with any matters relating to the Site L Development unless the relevant Sub-Deed(s) of the Site L Development shall have been entered into, save as regards the Estate Residential Common Areas and Facilities In Site L after the Estate Residential Common Areas In Site L become Estate Residential Common Areas upon the lapse of six months from the date of the issue of the Occupation Permit of the Site L Development.

Under the provisions of the BMO, there can only be one Owners' Corporation and one management committee for the Estate.

(III) Manager

Under the Deed of Mutual Covenant, a Manager will be appointed to undertake the management and maintenance of the Development and (upon the Site L Development Completion) the Site L Development. In the event that upon the lapse of six months from the date of the issue of the Occupation Permit in respect of the Site L Development no Sub-Deed has been entered into in respect of the Site L Development, the Estate Residential Common Areas In Site L shall become Estate Residential Common Areas and the Manager shall manage and maintain the Estate Residential Common Areas and Facilities In Site L in accordance with the terms of the Deed of Mutual Covenant. For details of the Estate Residential Common Areas In Site L, the Estate Residential Common Areas and Estate Residential Common Areas and Facilities In Site L, please refer to the section headed "Summary of Deed of Mutual Covenant" in this sales brochure.

(IV) Shared use, management and maintenance liabilities of residential recreational facilities of the Development and the Site L Development

Under the Deed of Mutual Covenant, each Owner and Occupier of a Residential Unit of the Development shall have the right to use the Estate Residential Common Areas and Facilities (comprising (i) the Estate Residential Common Areas and Facilities In Site K (including the Site K Recreational Facilities) and (ii) (upon Site L Development Completion or, if earlier, the lapse of six months from the date of the issue of the Occupation Permit in respect of the Site L Development) the Estate Residential Common Areas and Facilities In Site L (including the Site L Recreational Facilities)). On the other hand, upon Site L Development Completion or, if earlier, the lapse of such six months, each Owner and Occupier of a Residential Unit of the Site L Development shall have the right to use the Estate Residential Common Areas and Facilities In Site K.

Accordingly, upon the earlier of (i) Site L Development Completion, or (ii) the lapse of six months from the date of the issue of the Occupation Permit in respect of the Site L Development, each Owner of a Residential Unit of the Development shall be liable to contribute towards the costs and expenses for the management and maintenance of the Estate Residential Common Areas and Facilities In Site L and each Owner of a Residential Unit of the Site L Development shall be liable to contribute towards the costs and expenses for the management and maintenance of the Estate Residential Common Areas and Facilities In Site K. The management fee payable by each Owner of a Residential Unit of the Development may therefore be subject to adjustment in such event.

As at the date of the printing of this sales brochure, the date for the issue of the Occupation Permit in respect of the Site L Development remains unknown. The exact time commencing from which an Owner and Occupier of a Residential Unit of the Development and the Site L Development may reciprocally use the Estate Residential Common Areas and Facilities therefore remains uncertain.

(V) Management Budgets

Pursuant to the Deed of Mutual Covenant, the Manager shall prepare the Management Budgets, which shall comprise, amongst others:-

- (i) a Site Management Budget for each of the Site K Development and (upon Site L Development Completion) the Site L Development, which shall show the estimated Site Management Expenses of the corresponding Site and the relevant Manager's Fee;

- (ii) a Site Residential Management Budget for each of the Site K Development and (upon Site L Development Completion) the Site L Development, which shall show (a) the estimated Site Residential Management Expenses of the corresponding Site and the relevant Manager's Fee, and (b) a due proportion of the expenditure in accordance with the corresponding Site Management Budget mentioned in paragraph (i) above; and

- (iii) the Estate Residential Management Budget, which shall show the estimated Estate Residential Management Expenses and the relevant Manager's Fee. Before the earlier of (a) the lapse of six months from the date of the issue of the Occupation Permit in respect of Site L Development or (b) Site L Development Completion, the Estate Residential Management Budget shall only show the estimated expenditure of the management and maintenance of the Estate Residential Common Areas and Facilities In Site K and the relevant Manager's Fee. Upon the earlier of Site L Development Completion or the lapse of such six months, such budget shall show the estimated expenditure of the management and maintenance of both the Estate Residential Common Areas and Facilities In Site K and the Estate Residential Common Areas and Facilities In Site L together with the relevant Manager's Fee.

(VI) Alteration of Building Plans for Site L Development

Subject to the approval of the Building Authority (if required), the Vendor shall have the sole and exclusive right to change, amend, vary, add to or alter the Building Plans for the Site L Development (including but not limited to the Site L Recreational Facilities) in such manner as the Vendor shall in its absolute discretion decide or deem fit without the concurrence or approval of any purchaser(s) and/or other Owner(s) of the Development.

Accordingly, the layout (including the measurements, sizes and dimensions) and/or uses of the Site L Recreational Facilities and other parts of the Estate Residential Common Areas and Facilities In Site L, or any part(s) thereof, as shown on the latest approved building plans of the Site L Development as at the date of the printing of this sales brochure may at any time hereafter be altered, amended and/or varied as the Vendor may decide or deem fit.

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

賣方就該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:
www.oneupperlane.com.hk

發展項目及其周邊地區日後可能出現改變
There may be future changes to the development and the surrounding areas.

本售樓說明書印製日期：2026年10月7日 Date of printing of this Sales Brochure: 7 October 2026

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