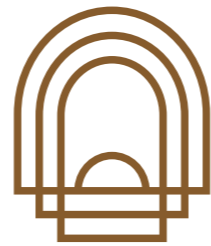




UPPER MANOR

半山名滙

SALES BROCHURE 售樓說明書



UPPER
MANOR

半山名滙

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

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.

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";

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.

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- 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

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- 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.

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.

- 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.

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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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一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

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

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸²。售樓說明書所提供有關住宅物業外部及內部的尺寸，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。

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

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

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

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一手住宅物業買家須知

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名／名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —

- 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
- 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「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）。

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

香港地產建設商會
電話：2826 0111
傳真：2845 2521

一手住宅物業銷售監管局
2023年3月

INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development

Upper Manor

Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

6 High Street

Remark: The above provisional street number is subject to confirmation when the development is completed.

The Development consists of 1 multi-unit building

Total number of storeys of each multi-unit building

26 Storeys (excluding Transfer Plate, Roof, Lift Machine Room Floor, Generator Room Floor and Top Roof)

Floor numbering in each multi-unit building as provided in the approved building plans for the Development

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F, Roof, Lift Machine Room Floor, Generator Room Floor and Top Roof

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order

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

Refuge floor of each multi-unit building

Not Applicable

The Development is an uncompleted development

Estimated material date for the development as provided by the authorized person for the development: 30 April 2026

The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

For the purpose of the agreement for sale and purchase, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

Remark:

“Material date” means the date on which the development is completed in all respects in compliance with the approved building plans.

發展項目名稱

半山名滙

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

高街6號

備註：上述臨時門牌號數有待發展項目建成時確認。

發展項目包含 1 幢多單位建築物

每幢多單位建築物的樓層的總數

26 層（不包括結構轉換層、天台、升降機機房層、發電機房層及頂層天台）

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓、天台、升降機機房層、發電機房層及頂層天台

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

4樓、13樓、14樓及24樓

每幢多單位建築物內的庇護層

不適用

發展項目屬未落成發展項目

發展項目的認可人士提供的發展項目的預計關鍵日期：2026年4月30日

預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。

為買賣合約的目的，發展項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

備註：

「關鍵日期」指該項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期。

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

Or Pui Kwan (as "Owner")¹

Excel Billion Holdings Limited (as "Person so Engaged")²

Holding companies of the Vendor

Holding company of the Owner:

Not applicable

Holding companies of the Person so Engaged:

Elegant Florist Limited

Kowloon Development Company Limited

Authorized Person for the Development

Siu Tak Ming

The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity

BUOY Architecture Limited

Building Contractor for the Development

Trillion Way Creation Limited

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

Grandall Zimmern Law Firm

Any 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

Elegant Florist Limited

賣方

柯沛鈞 (作為「擁有人」)¹

兆卓集團有限公司 (作為「如此聘用的人」)²

賣方的控權公司

擁有人的控權公司：

不適用

如此聘用的人的控權公司：

Elegant Florist Limited

九龍建業有限公司

發展項目的認可人士

邵德明

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

渡建築設計有限公司

發展項目的承建商

兆佳創建有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

國浩律師(香港)事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

不適用

已為發展項目的建造提供貸款的任何其他人

Elegant Florist Limited

Notes:

1. "Owner" means the legal or beneficial owner of the Development.
2. "Person so Engaged" means the company which is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

備註:

1. 「擁有人」指發展項目的法律上的擁有人或實益擁有人。
2. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的公司。

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development. 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	Not applicable 不適用
(b)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person. 賣方或該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。	Not applicable 不適用
(c)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person. 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人。	No 否
(d)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該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。	Not applicable 不適用
(e)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該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。	Not applicable 不適用
(f)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person. 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人。	No 否
(g)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development. 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not applicable 不適用
(h)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not applicable 不適用
(i)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors. 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人。	No 否
(j)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	No 否

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(k)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	No 否
(l)	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(m)	The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor. 賣方或該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。	Not applicable 不適用
(n)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	No 否
(o)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	No 否
(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(q)	The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor. 賣方或該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。	Not applicable 不適用
(r)	The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	No 否
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. 賣方或該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。	Yes* 是*

Note:

A reference to the Vendor here is a reference to either Or Pui Kwan (as "Owner") or Excel Billion Holdings Limited (as "Person so engaged").

* The building contractor is an associate corporation of the Person so engaged or of a holding company of the Person so engaged.

備註:

在此提述賣方即提述柯沛鈞(作為“擁有人”)或兆卓集團有限公司(作為“如此聘用的人”)。

* 承建商屬如此聘用的人或如此聘用的人的控權公司的有聯繫法團。

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

發展項目將沒有構成圍封牆的一部份的非結構的預製外牆。

There will be curtain walls forming part of the enclosing walls of the Development.

發展項目將有構成圍封牆的一部份的幕牆。

The thickness of curtain walls of the Development is 200mm.

發展項目的幕牆之厚度為200毫米。

Total area of the curtain walls of each residential property

每個住宅物業的幕牆的總面積

Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的總面積 (平方米)
3/F 3樓	A	0.939
	B	0.247
	C	0.247
	D	1.604
	E	0.717
5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5樓至12樓、15樓至23樓 及25樓至28樓	A	1.079
	B	0.247
	C	0.254
	D	1.597
	E	0.717
29/F 29樓	A	3.302

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

備註：
不設4樓、13樓、14樓及24樓。

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

The person appointed as the manager of the Development under the latest draft Deed of Mutual Covenant in respect of the Development

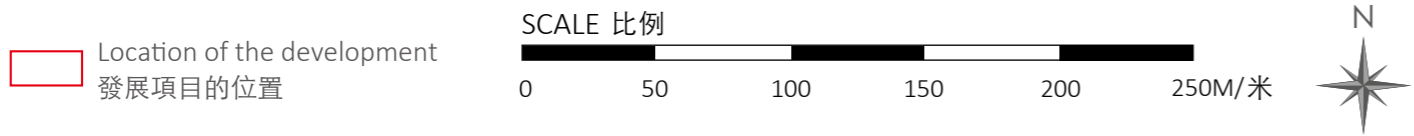
根據發展項目的公契的最新擬稿，獲委任為發展項目的管理人的

Country House Property Management Limited

康居物業管理有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



The above location plan is made with reference Survey Sheet No. T11-SW-A dated 25 September 2025 with adjustments where necessary.
 上述位置圖是參考日期為2025年9月25日的測繪圖編號T11-SW-A，經修正處理。

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

NOTATION 圖例

- Power Plant (including Electricity Sub-Stations) 發電廠 (包括電力分站)
- Market (including Wet Market and Wholesale Market) 市場 (包括濕貨市場及批發市場)
- Public Carpark (including Lorry Park) 公眾停車場 (包括貨車停泊處)
- Public Convenience 公廁
- Public Transport Terminal (including Rail Station) 公共交通總站 (包括鐵路車站)
- Public Utility Installation 公用事業設施裝置
- Religious Institution (including Church, Temple and Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)
- School (including Kindergarten) 學校 (包括幼稚園)
- Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled) 社會福利設施 (包括老人中心及弱智人士護理院)
- Sports Facilities (including Sports Ground and Swimming Pool) 體育設施 (包括運動場及游泳池)
- Public Park 公園
- Clinic 診療所
- Refuse Collection Point 垃圾收集站
- Ventilation Shaft for the Mass Transit Railway 香港鐵路的通風井
- Addiction Treatment Centre 戒毒院所
- Hospital 醫院

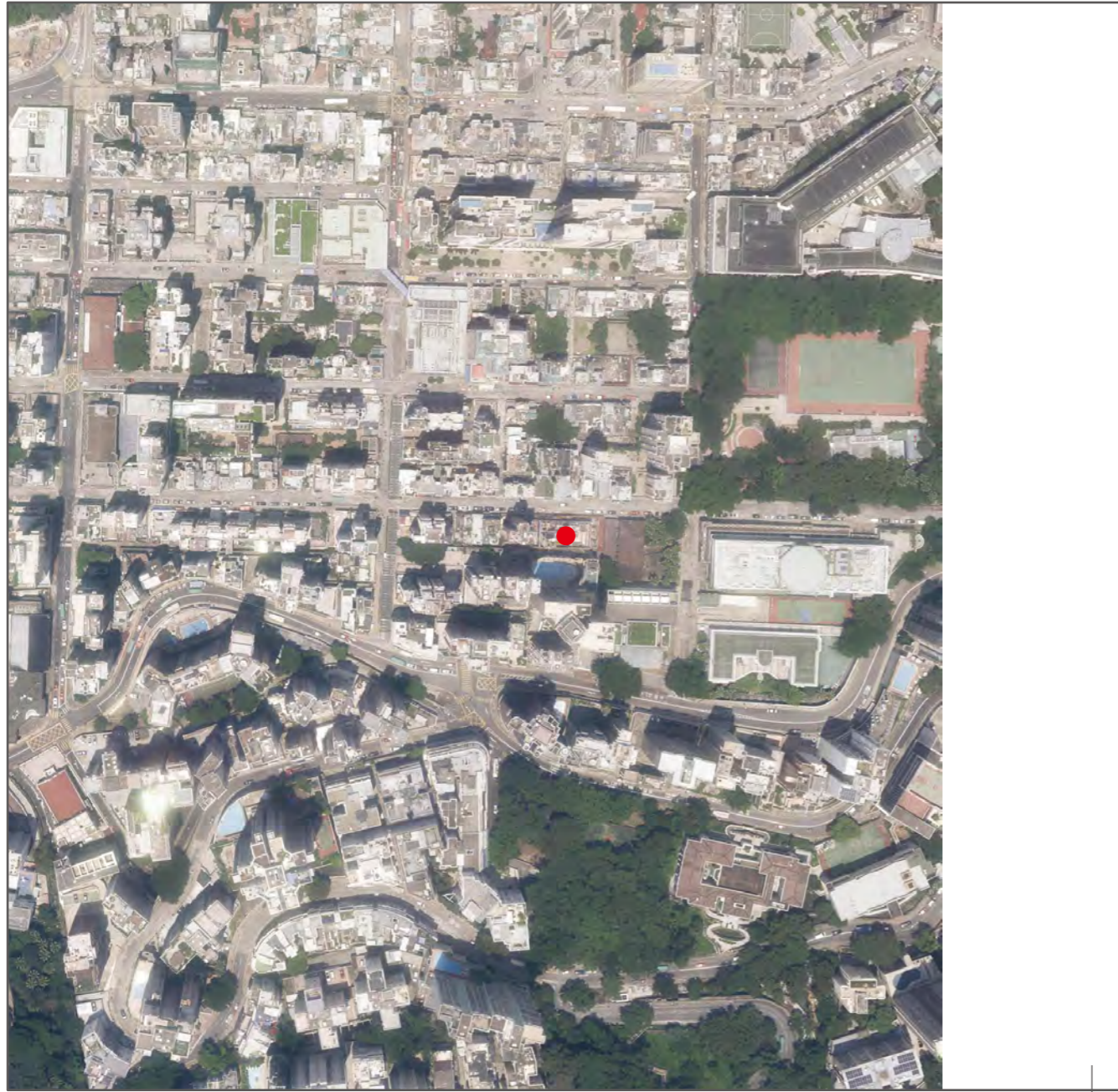
Street names in Chinese and English not shown in full in the location plan of the Development:
 於發展項目的所在位置圖未能顯示之街道中英文全名：

- | | | |
|--------------------------|----------------------------|-----------------------|
| ① Shek Chan Lane 石棧里 | ② Ki Ling Lane 奇靈里 | ③ Sai Yuen Lane 西源里 |
| ④ Prospect Place 光景臺 | ⑤ Kwai Heung Street 桂香街 | ⑥ Mui Fong Street 梅芳街 |
| ⑦ Sai Woo Lane 西湖里 | ⑧ Tsz Mi Alley 紫薇街 | ⑨ Wilmer Street 威利蘇街 |
| ⑩ Ng Fuk Lane 五福里 | ⑪ Algar Court 亞厘架巷 | ⑫ Sai Wa Lane 西華里 |
| ⑬ Ui On Lane 匯安里 | ⑭ David Lane 爹核里 | ⑮ Tak Sing Lane 德星里 |
| ⑯ Sheung Fung Lane 常豐里 | ⑰ Yu Lok Lane 餘樂里 | ⑱ Cheung On Lane 長安里 |
| ⑲ Leung I Fong 兩儀坊 | ⑳ Un Shing Lane 元勝里 | ㉑ West End Path 西尾道 |
| ㉒ Ying Wa Terrace 英華臺 | ㉓ St. Stephen's Lane 聖士提反里 | ㉔ Honiton Road 漢寧頓道 |
| ㉕ Breezy Path 卑利士道 | ㉖ Chung Ching Street 忠正街 | ㉗ Li Sing Street 李陸街 |
| ㉘ Sutherland Street 修打蘭街 | ㉙ Un Fuk Lane 元福里 | ㉚ Kwok Hing Lane 郭興里 |
| ㉛ Oaklands Avenue 屋蘭士街 | ㉜ Robinson Road 羅便臣道 | ㉝ Oaklands Path 屋蘭士里 |
| ㉞ Po Yuen Lane 寶源里 | ㉟ Sung Hing Lane 崇慶里 | |

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

備註：
 因技術原因，此位置圖所顯示的範圍多於《一手住宅物業銷售條例》的規定。

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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No.E225403C dated 7 August 2024.
摘錄自地政總署測繪處於2024年8月7日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E225403C。

This blank area falls outside the coverage of the relevant aerial photograph
鳥瞰照片並不覆蓋本空白範圍

● Location of the Development
發展項目的位置

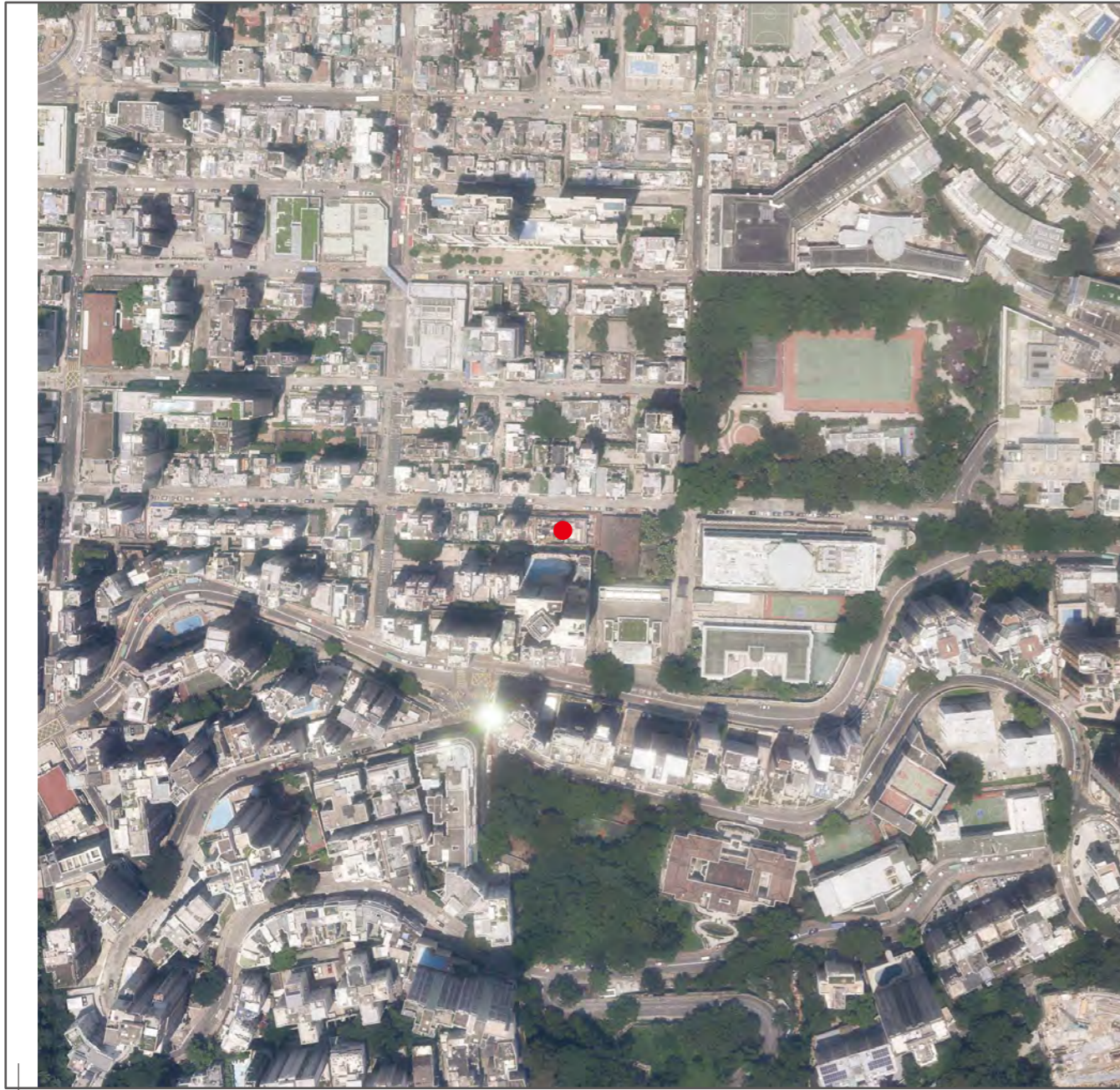
Aerial Photograph is/are provided by the the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

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

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

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



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● Location of the Development
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Note :

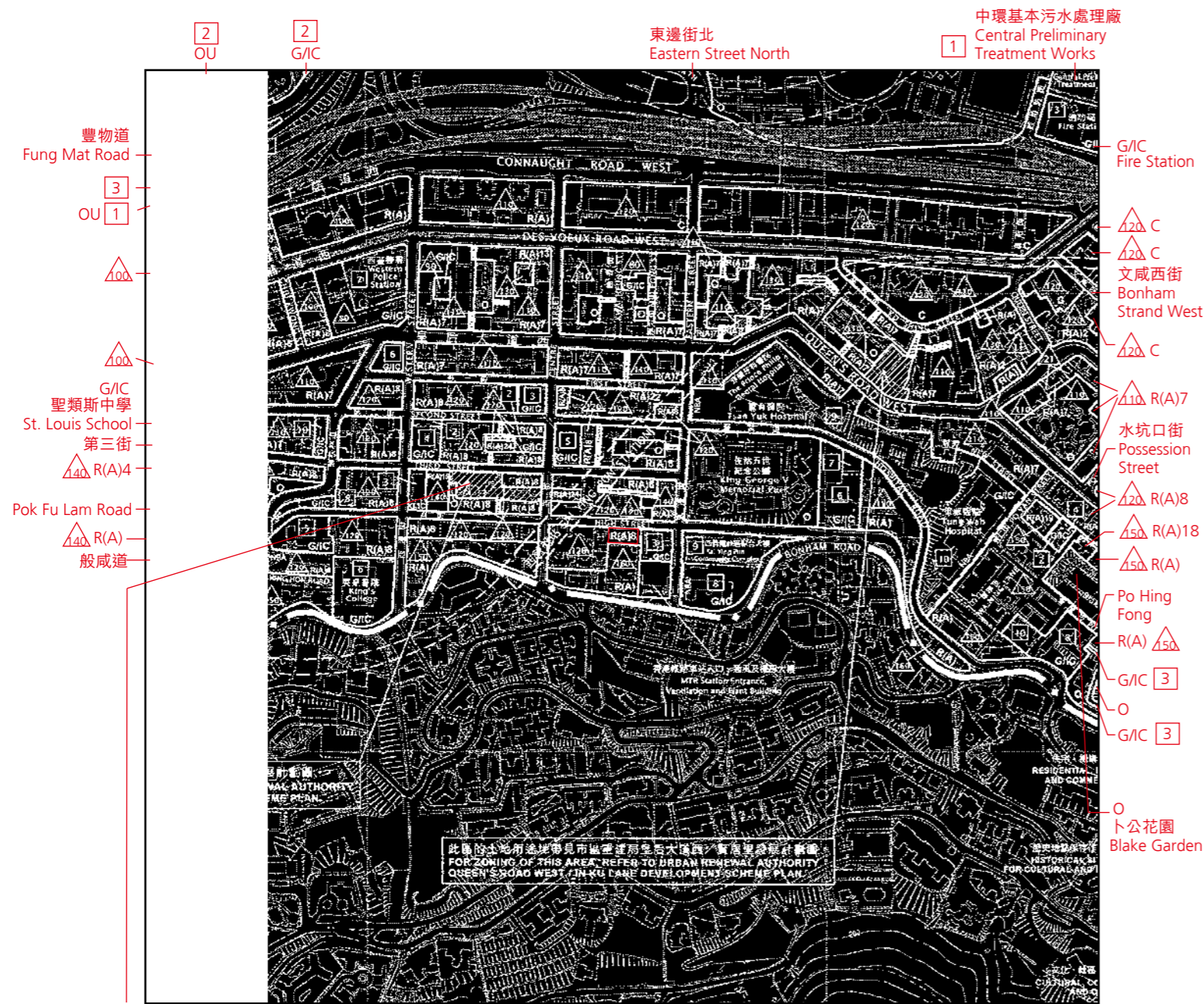
Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：

因技術原因，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



此區的土地用途地帶見市區重建局餘樂里/正街發展計劃圖。
For Zoning of This Area, Refer to Urban Renewal Authority
Yu Lok Lane / Centre Street Development Scheme Plan.

Location of the development
發展項目的位置



Extracted from the approved Sai Ying Pun & Sheung Wan (Hong Kong Planning Area No. 3) Outline Zoning Plan, Plan No. S/H3/34, gazetted on 13 November 2020, with adjustments where necessary.

摘錄自2020年11月13日刊憲之西營盤及上環(港島規劃區第3區)分區計劃大綱核准圖，圖則編號為S/H3/34，經修正處理。

NOTATION 圖例

ZONES 地帶

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

MISCELLANEOUS 其他

- Boundary of Planning Scheme 規劃範圍界線
- Land Development Corporation / Urban Renewal Authority Development Scheme Plan Area 土地發展公司 / 市區重建局發展計劃圖範圍
- Building Height Control Zone Boundary 建築物高度管制區界線
- 120 Maximum Building Height (In metres above Principal Datum) 最高建築物高度(在主水平基準上若干米)
- 3 Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)
- PFS Petrol Filling Station 加油站
- [N B A] Non-Building Area 非建築用地

COMMUNICATIONS 交通

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

Note:

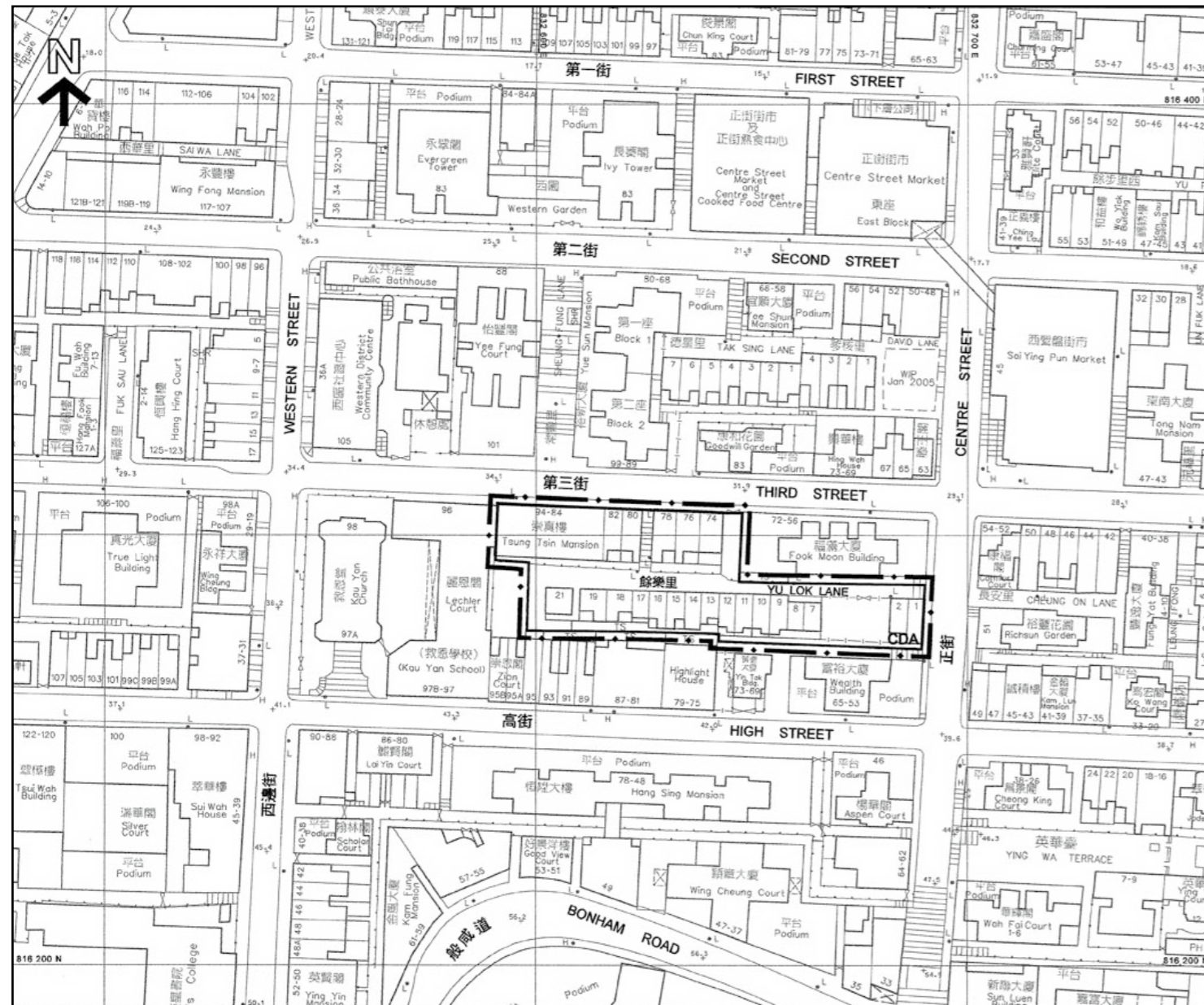
Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註:

因技術原因，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。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



Extracted from the Urban Renewal Authority Yu Lok Lane / Centre Street Development Scheme Plan, with Plan No. S/H3/URA2/2, approved on 27 March 2007.
 摘錄自 2007 年 3 月 27 日核准之市區重建局餘樂里 / 正街發展計劃圖，圖則編號為 S/H3/URA2/2。

NOTATION 圖例

Boundary of Development Scheme 發展計劃範圍界線



Comprehensive Development Area 綜合發展區



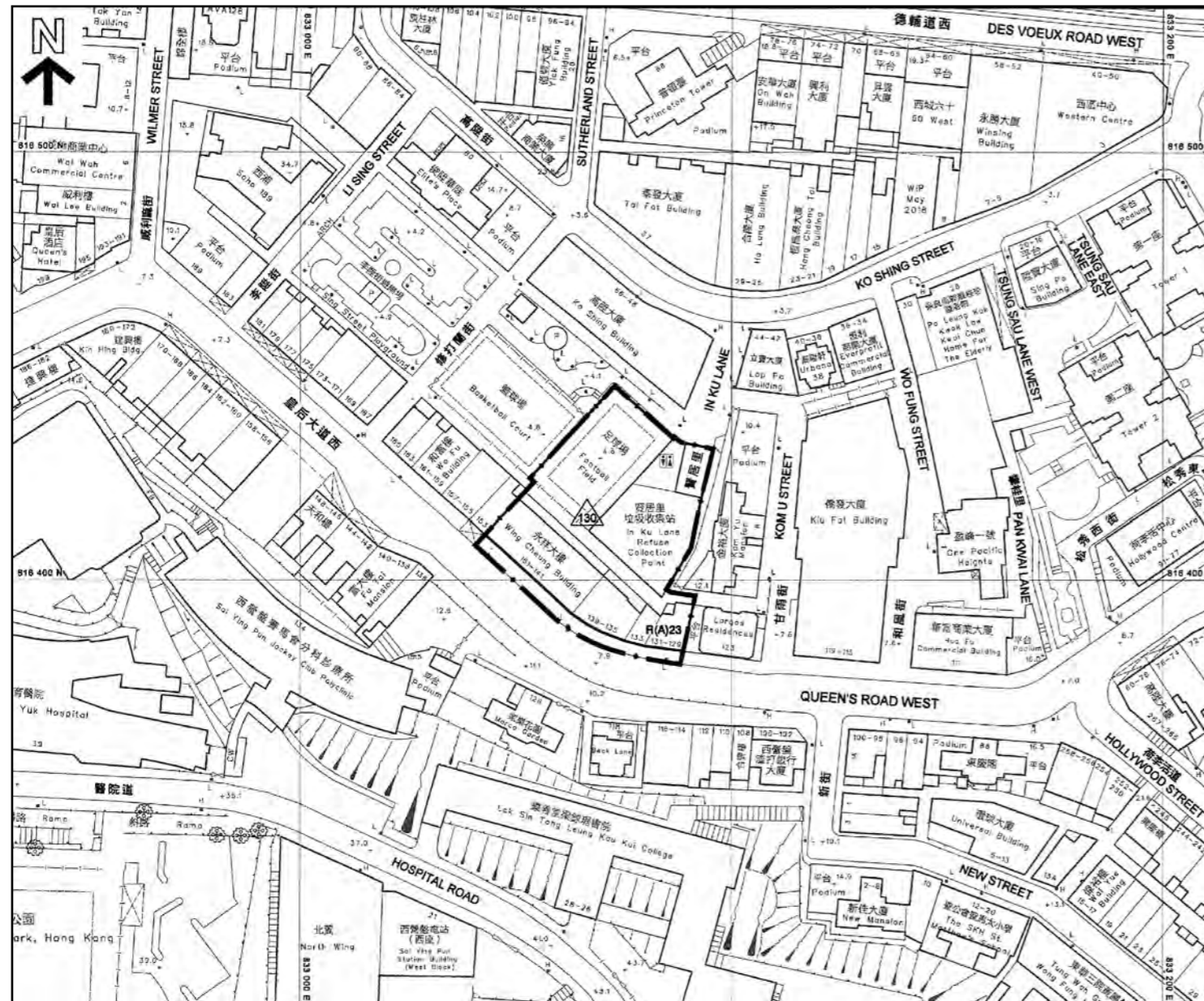
SCALE 比例



0

100M/米

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



SCALE 比例



Extracted from the Urban Renewal Authority Queen's Road West / In Ku Lane Development Scheme Plan, with Plan No. S/H3/URA3/2, approved on 9 July 2019.
 摘錄自2019年7月9日核准之市區重建局皇后大道西 / 賢居里發展計劃圖，圖則編號為 S/H3/URA3/2。

NOTATION 圖例

Boundary of Development Scheme 發展計劃範圍界線



Residential (Group A) 23 住宅 (甲類) 23



Maximum Building Height (In Metres Above Principal Datum)
 最高建築物高度 (在主水平基準上若干米)



OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



Extracted from the approved Mid-Levels West (Hong Kong Planning Area No. 11) Outline Zoning Plan, Plan No. S/H11/15, gazetted on 19 March 2010, with adjustments where necessary.

摘錄自2010年3月19日刊憲之半山區西部(港島規劃區第11區)分區計劃大綱核准圖，圖則編號為S/H11/15，經修正處理。

NOTATION 圖例

ZONES 地帶

Residential (Group A) 住宅(甲類)

R(A)

Residential (Group B) 住宅(乙類)

R(B)

Residential (Group C) 住宅(丙類)

R(C)

Government, Institution or Community 政府、機構或社區

G/IC

Open Space 休憩用地

O

Other Specified Uses 其他指定用途

OU

Green Belt 綠化地帶

GB

MISCELLANEOUS 其他

Boundary of Planning Scheme 規劃範圍界線

— · —

Boundary of Country Park 郊野公園界線

— · —

Building Height Control Zone Boundary 建築物高度管制區界線

— · —

Maximum Building Height (In metres above Principal Datum)
最高建築物高度(在主水平基準上若干米)

△140

Maximum Building Height (In Number of Storeys)
最高建築物高度(樓層數目)

□5

COMMUNICATIONS 交通

Major Road and Junction 主要道路及路口

— | —

Elevated Road 高架道路

▬

Note:

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

備註:

因技術原因，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。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖等



Location of the development
發展項目的位置



Extracted from the approved The Peak Area (Hong Kong Planning Area No. 14) Outline Zoning Plan, Plan No. S/H14/13, gazetted on 6 April 2018, with adjustments where necessary.
摘錄自2018年4月6日刊憲之山頂區(港島規劃區第14區)分區計劃大綱核准圖，圖則編號為S/H14/13，經修正處理。

NOTATION 圖例

ZONES 地帶

Country Park 郊野公園

CP

Green Belt 綠化地帶

GB

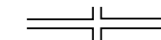
MISCELLANEOUS 其他

Boundary of Planning Scheme 規劃範圍界線



COMMUNICATIONS 交通

Major Road and Junction 主要道路及路口



Note:

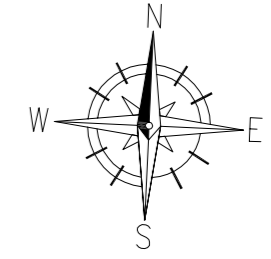
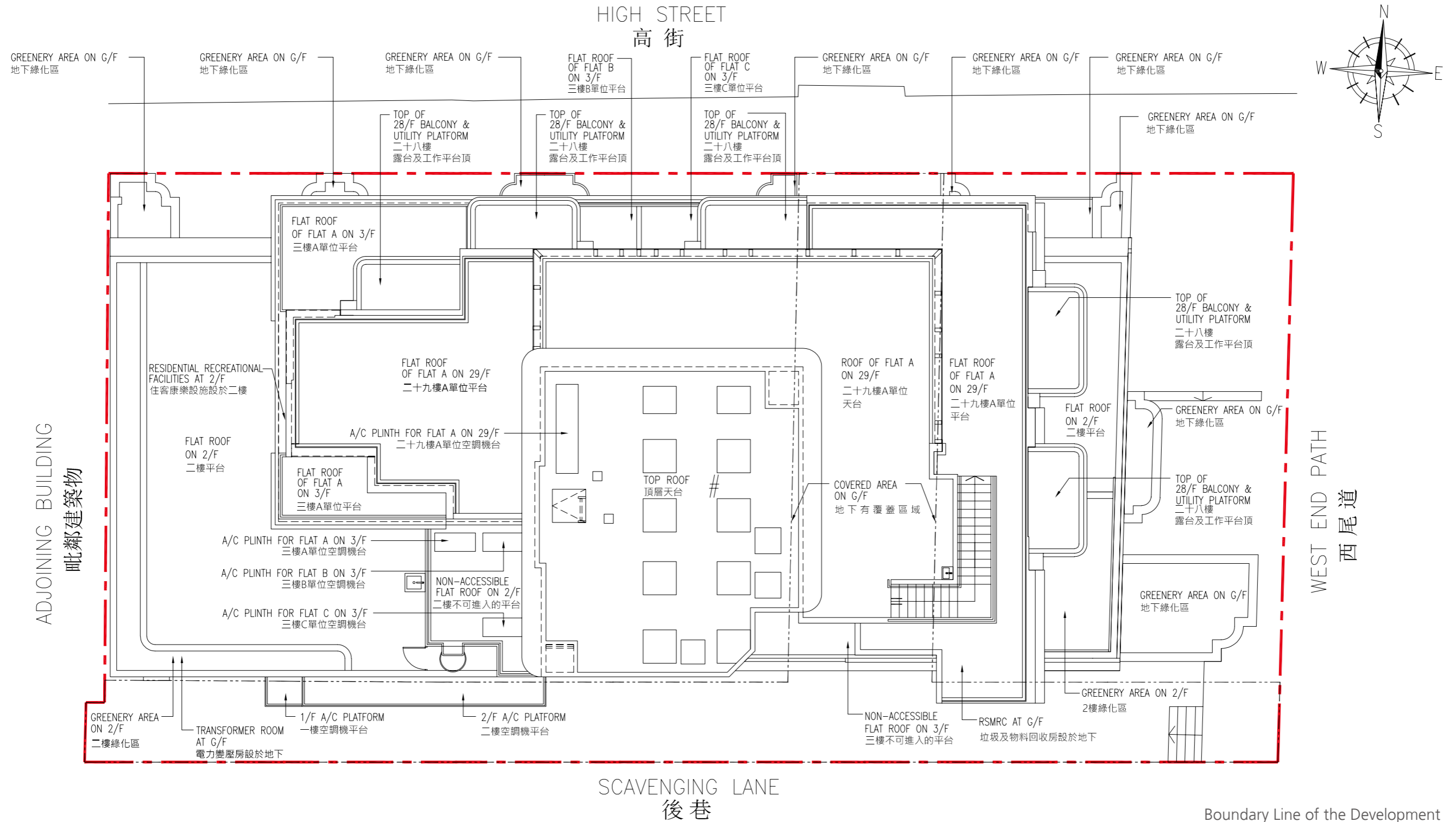
Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註:

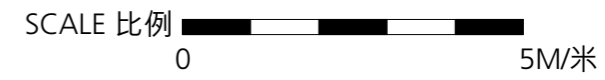
因技術原因，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



- Right of Way (On G/F) 路權通道 (地下)
- A/C PLATFORM = Air Conditioner Platform 空調機平台
- A/C PLINTH = Air Conditioner Plinth 空調機台
- # Gondola Equipment Indicative Location 吊船設備指示位置
- RSMRC = Refuse Storage and Material Recovery Chamber 垃圾及物料回收房



The estimated date of completion of the uncompleted building and facilities of the Development is 30 April 2026 as provided by the authorized person for the Development.
 由發展項目認可人士提供的該發展項目未落成建築物及設施的預計落成日期為2026年4月30日。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend for floor plans of residential properties in the Development 發展項目的住宅物業的樓面平面圖圖例

A/C Platform	= Air Conditioner Platform	空調機平台	LIFT LOBBY	= Lift Lobby	升降機大堂
A/C PLINTH FOR 3/F FLAT A	= A/C Plinth for 3/F Flat A	3樓A室的空調機台	LIFT SHAFT	= Lift Shaft	升降機槽
A/C PLINTH FOR 3/F FLAT B	= A/C Plinth for 3/F Flat B	3樓B室的空調機台	LIV.	= Living Room	客廳
A/C PLINTH FOR 3/F FLAT C	= A/C Plinth for 3/F Flat C	3樓C室的空調機台	LIV. & DIN.	= Living Room and Dining Room	客廳及飯廳
A/C PLINTH FOR 29/F FLAT A	= A/C Plinth for 29/F Flat A	29樓A室的空調機台	M. BATH	= Master Bathroom	主人浴室
A.F.	= Architectural Feature	建築裝飾	MASTER BEDROOM	= Master Bedroom	主人睡房
BATH	= Bathroom	浴室	MAINTENANCE & REPAIR ACCESS AREA	= Maintenance & Repair Access Area	維修與保養通道區域
BALCONY	= Balcony	露台	NON-ACCESSIBLE FLAT ROOF	= Non-accessible Flat Roof	不能到達的平台
BEDROOM	= Bedroom	睡房	OPEN KIT.	= Open Kitchen	開放式廚房
BEDROOM 1	= Bedroom 1	睡房 1	P.D.	= Pipe Duct	管道槽
BEDROOM 2	= Bedroom 2	睡房 2	ROOF OF 29/F FLAT A	= Roof of 29/F Flat A	29樓A室的天台
DIN.	= Dining Room	飯廳	TEL.	= Telephone Duct	電話線槽
DN	= Down	下	TOP OF BALCONY & UTILITY PLATFORM	= Top of Balcony & Utility Platform	露台與工作平台置上
ELE.	= Electrical Cable Duct	電線槽	TOP ROOF	= Top Roof	頂層天台
FLAT	= Flat	單位	UNDERNEATH BALCONY & UTILITY PLATFORM	= Underneath Balcony & Utility Platform	露台與工作平台置下
FLAT ROOF	= Flat Roof	平台	UP	= Up	上
FLUSHING WATER TANK & PUMP ROOM	= Flushing Water Tank & Pump Room	沖廁水缸及泵房	UTIL.	= Utility Room	工作間
HOSE REEL	= Hose Reel	消防喉轆	UTILITY PLATFORM	= Utility Platform	工作平台
KIT.	= Kitchen	廚房	WATER METER CABINET	= Water Meter Cabinet	水錶櫃
LAV.	= Lavatory	廁所			
LIFT	= Lift	升降機			

Remarks applicable to the floor plans in this section:

1. There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or utility platform and/or flat roof and/or air-conditioner platform and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
3. There are sunken slabs for mechanical and electrical services and/or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some residential properties.
4. There may be exposed pipes installed in some utility rooms and bathrooms.
5. There may be pipes enclosed by the fittings and finishes in some residential properties. For details, please refer to the latest approved drainage plans and/or other relevant plans.
6. Balconies and utility platforms are non-enclosed areas.
7. The ceiling height of some residential properties may vary due to structural, architectural and /or decoration design variations.
8. Symbols of fittings and fitments such as bath tub, sink, water closet, shower, sink counter, etc. in the floor plans are prepared based on the latest approved building plans and are for general indication only.
9. The area and demarcation of residential properties are subject to the deed of mutual covenant and transaction documents.

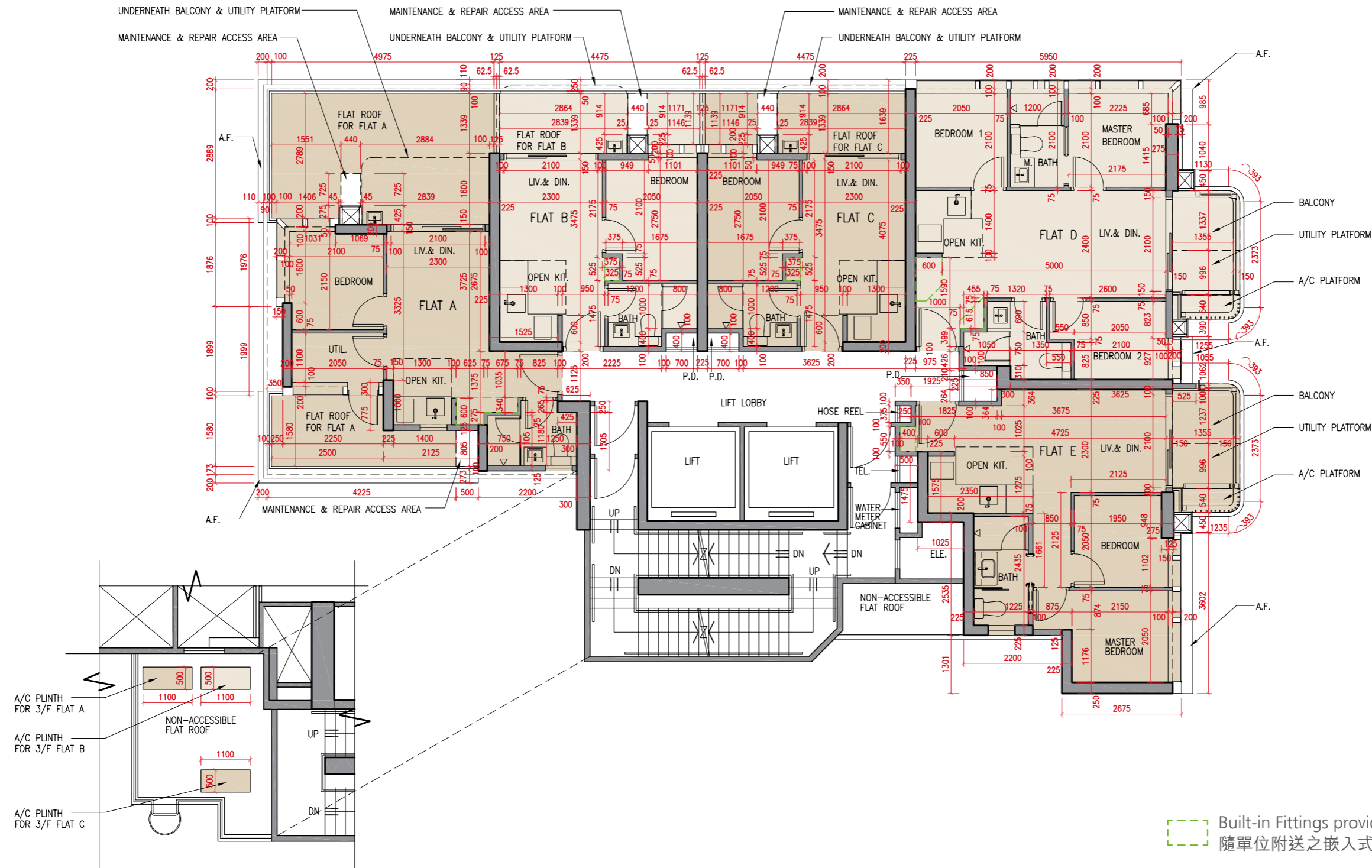
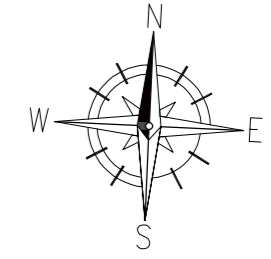
適用於本節之樓面平面圖之備註：

1. 部分樓層外牆範圍設有建築裝飾、金屬格柵及 / 或外露喉管，詳細資料請參考最新經批准的建築圖則及 / 或經批准的排水設施圖則及 / 或其他相關圖則。
2. 部分住宅物業的露台及 / 或工作平台及 / 或平台及 / 或空調機平台及 / 或外牆上 / 附近設有外露及 / 或外牆覆蓋板內藏之公用喉管，詳細資料請參考最新經批准的建築圖則及 / 或經批准的排水設施圖則及 / 或其他相關圖則。
3. 部分住宅物業有用以安裝機電設備的跌級樓板及 / 或用以裝置空調裝備及 / 或其他機電設備的假天花 / 裝飾橫樑。
4. 部分工作間及浴室內可能裝有外露喉管。
5. 部分住宅物業於裝置及裝修物料內可能設有喉管。詳細資料請參考經批准的排水設施圖則及其他相關圖則。
6. 露台及工作平台為不可封閉的地方。
7. 部分住宅物業之天花高度將會因應結構、建築設計及 / 或裝修設計上的需要有所差異。
8. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。
9. 住宅物業的範圍及邊界以公契和交易文件為準。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

3/F
3樓



PART PLAN OF FLAT ROOF AT LEVEL 53.40
位於53.40水平的平台部分平面圖

Built-in Fittings provided in the Flat
隨單位附送之嵌入式裝置



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Floor 樓層	Flat 單位				
		A	B	C	D	E
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Flat Roof at Level 53.40 位於53.40水平的平台	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用		
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用		
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	3/F 3樓	150	150	150	150	150
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		3050, 3500	2950, 3200, 3500	2950, 3200, 3500	2900, 2950, 3150, 3200, 3500	3050, 3500

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors (Note: This statement as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development).

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(備註：此根據《一手住宅物業銷售條例》附表1第1部第10(2)(e)條規定之陳述並不適用於本發展項目)。

Remarks :

1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to the first page of this section for legend of the terms and abbreviations shown in the floor plan.
3. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

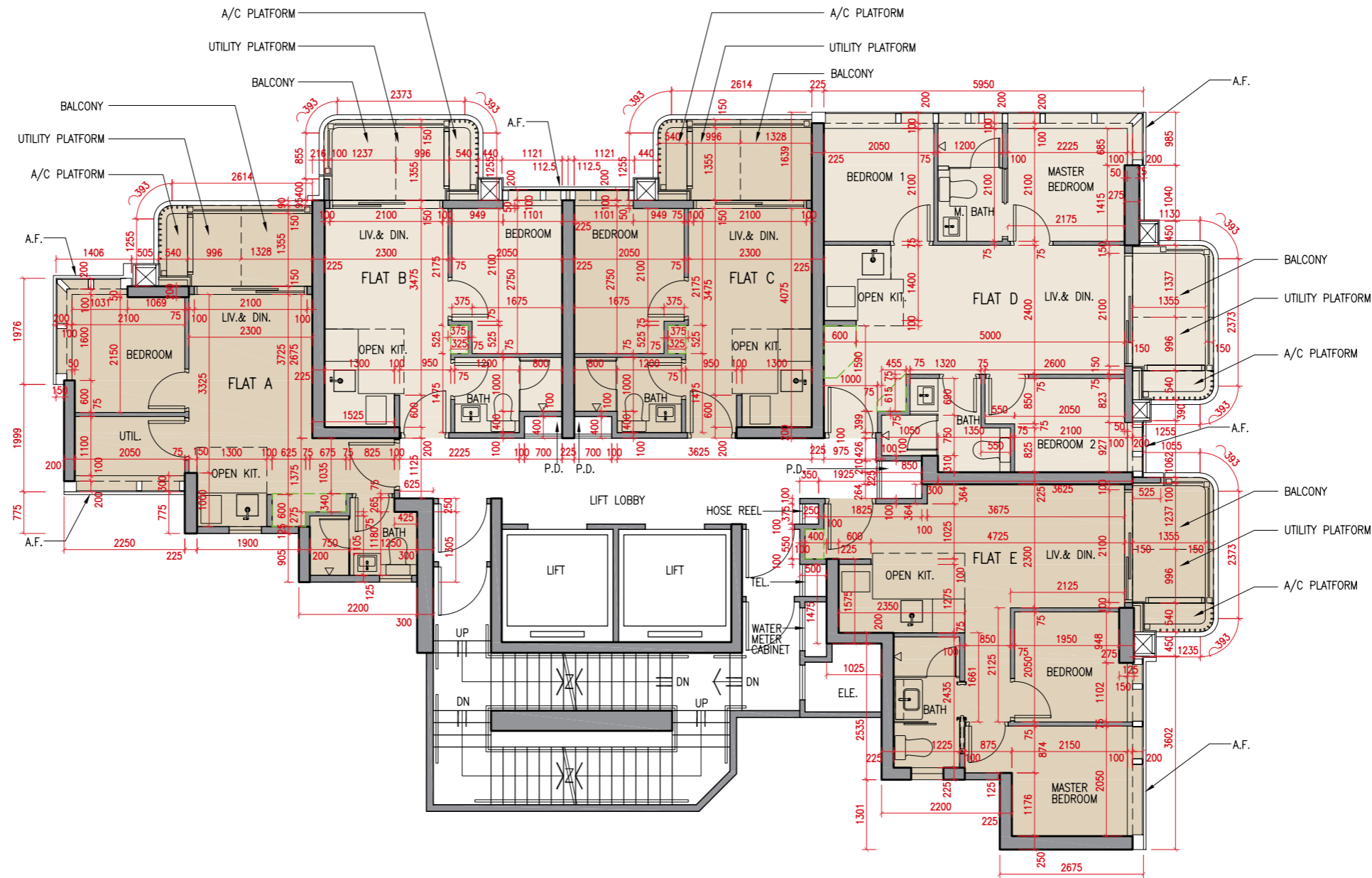
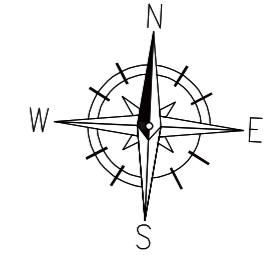
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本節之首頁。
3. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

5/F - 12/F, 15/F - 23/F and 25/F - 28/F (4/F, 13/F, 14/F and 24/F are omitted)
 5樓至12樓、15樓至23樓及25樓至28樓（不設4樓、13樓、14樓及24樓）



 Built-in Fittings provided in the Flat
 隨單位附送之嵌入式裝置

SCALE 比例  0 5M/米

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Floor 樓層	Flat 單位				
		A	B	C	D	E
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	5/F - 12/F, 15/F - 23/F and 25/F - 27/F (4/F, 13/F, 14/F and 24/F are omitted) 5樓至12樓、15樓至23樓 及25樓至27樓 (不設4樓、13樓、14樓及24樓)	150	150	150	150	150
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)		3500 [◇] , 3500	3500 [▽] , 3500 [△] , 3500	3500 [▽] , 3500 [△] , 3500	3500 [☆] , 3500 [▽] , 3500 [□] , 3500 [△] , 3500	3500 [◇] , 3500
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	28/F 28樓	150	150	150	150	150
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)		3500, 3600 [◇]	3450 [△] , 3500, 3700 [▽] , 3800 [△]	3450 [△] , 3500, 3700 [▽] , 3800 [△] , 4050 [▽]	3500, 3800 [△] , 3850 [□] , 4050 [▽] , 4100 [☆]	3100, 3500, 3550 [◇]

△ Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)

□ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)

▽ Inclusive of the sunken depth of the sunken slab on the floor of this floor (550mm)

☆ Inclusive of the sunken depth of the sunken slab on the floor of this floor (600mm)

包括本層地台跌級樓板之跌級深度（300毫米）

包括本層地台跌級樓板之跌級深度（350毫米）

包括本層地台跌級樓板之跌級深度（450毫米）

包括本層地台跌級樓板之跌級深度（550毫米）

包括本層地台跌級樓板之跌級深度（600毫米）

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors (Note: This statement as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development).

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大（備註：此根據《一手住宅物業銷售條例》附表1第1部第10(2)(e)條規定之陳述並不適用於本發展項目）。

Remarks :

1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to the first page of this section for legend of the terms and abbreviations shown in the floor plan.
3. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

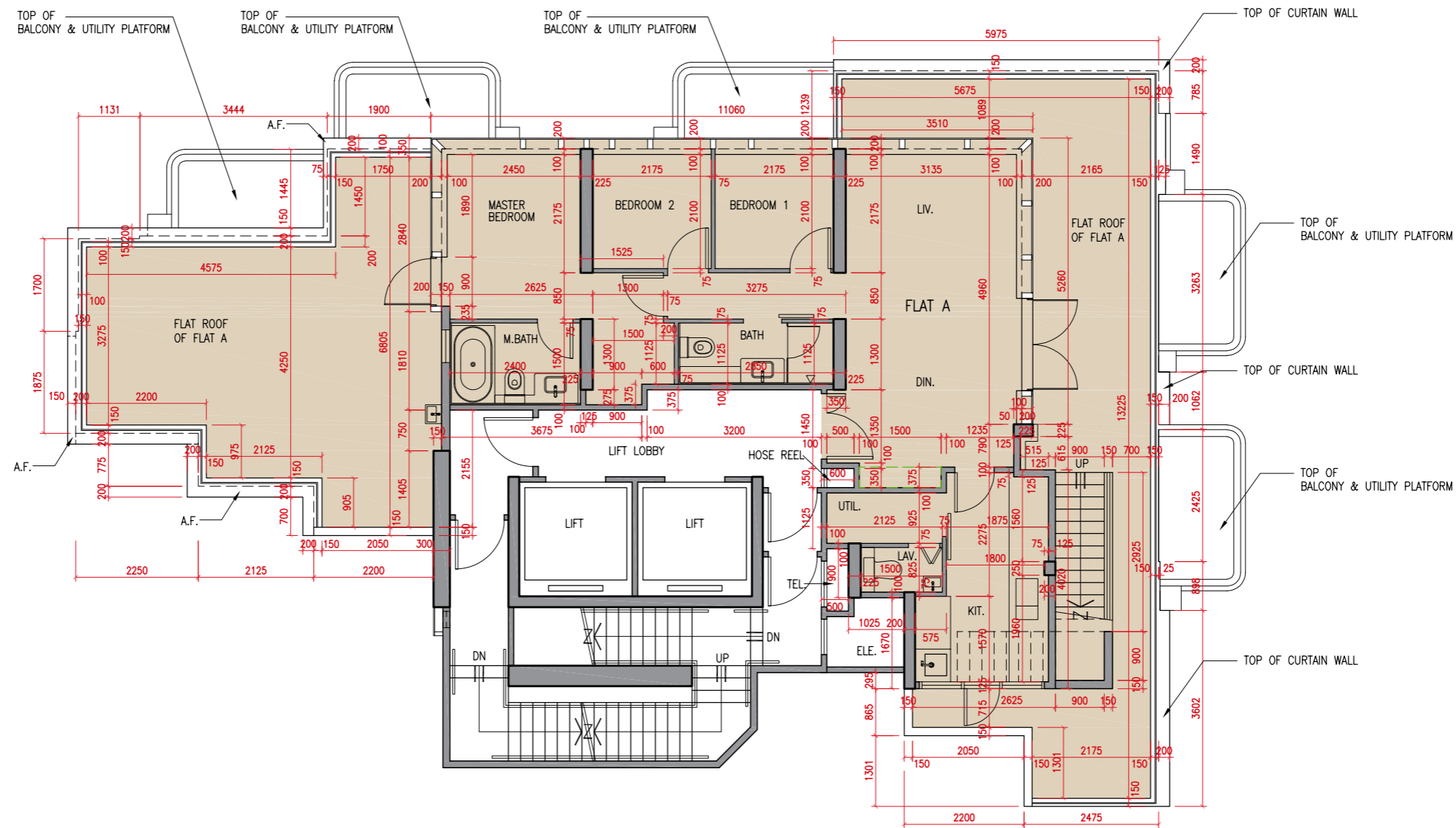
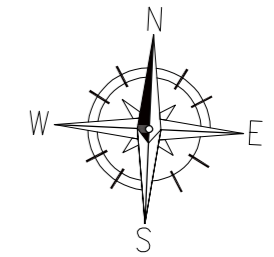
備註：


1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本節之首頁。
3. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

29/F
29樓



 Built-in Fittings provided in the Flat
隨單位附送之嵌入式裝置

SCALE 比例  0 5M/米

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Floor 樓層	Flat 單位
		A
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	29/F 29樓	200
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)		4000, 4350 [□] , 4400 [♡]

□ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

包括本層地台跌級樓板之跌級深度（350毫米）

♡ Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)

包括本層地台跌級樓板之跌級深度（400毫米）

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors (Note: This statement as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development).

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大（備註：此根據《一手住宅物業銷售條例》附表1第1部第10(2)(e)條規定之陳述並不適用於本發展項目）。

Remarks :

1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to the first page of this section for legend of the terms and abbreviations shown in the floor plan.
3. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本節之首頁。
3. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Floor 樓層	Flat 單位
		A
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Roof, Top Roof 天台、頂層天台	Not Applicable 不適用
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)		Not Applicable 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors (Note: This statement as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development).

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(備註：此根據《一手住宅物業銷售條例》附表1第1部第10(2)(e)條規定之陳述並不適用於本發展項目)。

Remarks :

1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to the first page of this section for legend of the terms and abbreviations shown in the floor plan.
3. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本節之首頁。
3. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F 3樓	A	26.033 (280) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	18.949 (204)	-	-	-	-	-	-
	B	20.532 (221) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	5.152 (55)	-	-	-	-	-	-
	C	20.498 (221) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	5.152 (55)	-	-	-	-	-	-
	D	43.130 (464) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	36.628 (394) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F and 25/F - 28/F 5樓至12樓、15樓至23樓 及25樓至28樓	A	29.703 (320) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	23.862 (257) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	24.167 (260) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	42.961 (462) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	36.628 (394) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
29/F 29樓	A	71.952 (774) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	62.534 (673)	-	-	54.842 (590)	-	-	-

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

Remarks :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. There is no verandah in the residential properties in the Development.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 其他指明項目的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。
2. 不設4樓、13樓、14樓及24樓。
3. 發展項目的住宅物業並無陽台。

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

Not applicable.

不適用。

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "Preliminary Agreement").
 2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
 3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement -
 - (a) that preliminary agreement is terminated;
 - (b) the preliminary deposit is forfeited; and
 - (c) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約（該「臨時合約」）時須支付款額為5%的臨時訂金。
 2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
 3. 如買方沒有於訂立該臨時合約的日期之後的5個工作日內簽立買賣合約 -
 - (a) 該臨時合約即告終止；
 - (b) 有關的臨時訂金即予沒收；及
 - (c) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. Common Parts of the Development

(a) Common Areas and Facilities means those parts, areas, services and facilities of the Development and the Land which are intended for common use and benefit of different owners and not for the sole benefit of any owner including (subject to the provisions of the Deed of Mutual Covenant of the Development (the "DMC") such areas within the meaning of "common parts" as defined in the Building Management Ordinance (Cap. 344) and such additional Common Areas and Facilities designated under the provisions of the DMC.

Common Areas and Facilities are categorized under the DMC into Development Common Areas and Facilities, Residential Common Areas and Facilities, Shop Commercial Common Areas and Facilities and Upper Floors Common Areas and Facilities.

- (b) The owners and lawful occupants etc. have the full right and liberty to go pass and repass and to use the Common Areas and Facilities for all purposes connected with the proper use and enjoyment of his Unit.
- (c) The owners shall not convert any of the Common Areas and Facilities to his own use or for his own benefit unless the approval of the Owners' Committee has been obtained.
- (d) No part of the Common Areas and Facilities shall be obstructed nor shall any refuse or other matter or things be placed or left thereon and no owner shall do or suffer or permit to be done anything in the Common Areas and Facilities as may be or become a nuisance to any other owners or occupiers of any other part of the Development.
- (e) The owners shall not damage, alter or interfere with the Common Areas and Facilities.
- (f) The Common Areas and Facilities shall be under the exclusive management and control of the Manager. The Manager shall hold the Common Areas and Facilities as trustee for the benefit of all owners.

2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table below.

Floor	Flat	Number of undivided shares assigned to each residential property
3/F	A	28
	B	21
	C	21
	D	43
	E	37
5/F - 12/F, 15/F - 23/F and 25/F - 28/F	A	30
	B	24
	C	24
	D	43
	E	37
29/F	A	84

3. Term of years for which the Manager of the Development is Appointed

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

4. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

Each owner shall contribute towards the management expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development and the Land under the DMC, and shall be based on the budget prepared by the Manager) (including the Manager's remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

- (a) the owners shall contribute towards the management expenses relating to the Development Common Areas and Facilities in proportion to the Management Shares allocated to their Units;
- (b) the owners of residential properties shall contribute towards the management expenses relating to the Residential Common Areas and Facilities in proportion to the Management Shares allocated to their residential properties; and
- (c) the owners of residential properties and Shop 3 shall contribute towards the management expenses relating to the Upper Floors Common Areas and Facilities in proportion to the Management Shares allocated to their Units; and

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development (3706) is different from the total number of Management Shares in the Development (3698). The total number of Management Shares of the residential properties in the Development is 3552. The number of Management Shares of Shop 3 is 15.

5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3 months' monthly management expenses.

6. Area (if any) in the Development retained by the owner (i.e. the Vendor) for its own use

There is no area in the Development which is retained by the owner for that owner's own use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance (Cap. 621).

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. 發展項目的公用部分

(a) 公用地方及設施指所有在發展項目及土地上擬供發展項目不同業主共同使用與享用，並非供個別業主獨享的部分、地方、設施及設備，包括（受制於發展項目的公契（「公契」）《建築物管理條例》（第344章）定義的「公用部分」所指的地方，以及按公契而指定的額外公用地方及設施。

公用地方及設施按公契分為發展項目公用地方及設施、住宅公用地方及設施、商舖公用地方及設施及上層公用地方及設施。

(b) 業主及合法佔用人等為了所有有關正當使用與享用其單位的目的是可自由進出以及使用公用地方及設施。

(c) 除非已經取得業主委員會的批准，業主不得將任何公用地方及設施改作自用或供其受益。

(d) 公用地方及設施的任何部分不得被阻塞，也不得在其上放置或遺留任何垃圾或其他物品與物件。業主亦不得在公用地方及設施作出或容忍作出或容許作出任何可能或成為對該發展項目其他部分的業主或佔用人造成滋擾的事情。

(e) 業主不得毀壞、更改或干擾公用地方及設施。

(f) 公用地方及設施將專由管理人管理和控制。管理人須作為全體業主的受託人以所有業主為受益人持有公用地方及設施。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

各住宅物業獲分配有不分割份數。詳細的分配狀況，請參閱下文附表。

樓層	單位	分配予每個住宅物業的不分割份數的數目
3樓	A	28
	B	21
	C	21
	D	43
	E	37
5樓至12樓、15樓至23樓 及25樓至28樓	A	30
	B	24
	C	24
	D	43
	E	37
29樓	A	84

3. 發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目的管理開支（指按公契管理發展項目及土地時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算）（包括管理人之酬金）。一般而言：

(a) 業主須按分配到其單位之管理份數之比例分擔有關發展項目公用地方及設施之管理開支；

(b) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關住宅公用地方及設施之管理開支；及

(c) 住宅物業和商舖3的業主須按分配到其單位之管理份數之比例分擔有關上層公用地方及設施之管理開支；及

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數(3706)與發展項目管理份數總數(3698)不同。發展項目住宅物業之管理份數總數為3552。商舖3之管理份數為15。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理開支。

6. 擁有人（即賣方）在發展項目中保留作自用的範圍（如有的話）

本發展項目並無《一手住宅物業銷售條例》（第621章）附表1第1部第14(2)(f)條所提及之擁有人在發展項目中保留作自用的範圍。

SUMMARY OF LAND GRANT

批地文件的摘要

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

The Remaining Portion of Section A of Inland Lot No. 689, Sub-section 3 of Section A of Inland Lot No. 689, Sub-section 2 of Section A of Inland Lot No. 689, Section A of Sub-section 1 of Section A of Inland Lot No. 689 and the Remaining Portion of Sub-section 1 of Section A of Inland Lot No. 689 (the "Land").

(Note: Inland Lot No. 689 will be referred to as the "Lot".)

2. The term of years under the lease

999 years commencing from 25 June 1861.

3. The user restrictions applicable to that land

The Land shall not be used for any trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Government.

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

Not applicable.

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

(a) The grantee shall before the expiration of the first year of the term granted by the Land Grant, at his own costs; in a good, substantial and workman-like manner erect, build and completely finish it for use, one or more good, substantial and safe brick or stone messuage(s) or tenement(s) upon some part of the Lot, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances, and shall lay out and expend thereon the sum specified in the Land Grant, which said messuage(s) or tenement(s) shall be of the same rate of building, elevation, character and description, and shall front and range in a uniform manner with the messuages or tenements in the same street, and the whole to be done to the satisfaction of the Government. (Remark: This building covenant has expired and is not applicable to the Development.)

(b) The grantee shall from time to time, and at all times, from and after the said messuage or tenement, erections and buildings on the Lot shall be respectively completed and finished, during the remainder of the term granted by the Land Grant, when, where and as often as need or occasion shall be and require, at his own costs, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the said messuage(s) and tenement(s), erections and buildings, and all the Walls, Rails, Lights etc., thereunto belonging, and which shall in any wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.

6. The lease conditions that are onerous to a purchaser

(a) The Government has reserved rights to mines, minerals and quarries of stone in, under and upon the Lot and such clay, chalk, brick-earth etc., under or upon the Lot as the Government may require for the roads, public buildings or other public purposes of Hong Kong, with full liberty at reasonable times in during the continuance of the term of the Land Grant, to enter the Lot to view, dig for, convert and carry away such things thereby doing as little damage as possible to the grantee.

(b) The Government has also reserved the power to make and conduct in, through and under the Lot all and any public or common sewers, drains or watercourses.

(c) The grantee will as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains requisite for or in or belonging to the Lot or any part thereof, in common with other premises near or adjoining thereto.

(d) The Government may, twice or oftener in every year, at all reasonable times in the day, enter into and upon the Lot to view, search and see the condition of the items mentioned in paragraph (c) above and of all decays, defects and wants of reparation and amendment and may issue notice in writing requiring the grantee to repair and amend the same within three calendar months.

(e) The Government has the right to enter into the Lot at any reasonable hours in the day time, within the last seven years of the term of the Land Grant, to take a schedule or inventory of all and every fixtures and things to be yielded up at the expiration of the term.

(f) In case of the breach or non-performance of any covenant and condition on the part of the grantee to be performed in the land grant or a failure to pay the Government Rent by the grantee, it shall be lawful for the Government to re-enter, repossess and enjoy the Lot or any part thereof and expel the grantee and occupiers of the Lot.

(g) The Government has the power to resume and take possession of the Lot or any part thereof if required for the improvement of Hong Kong or any other public purpose whatsoever. Three calendar months' notice being given to the occupant of its being so required and a full and fair compensation for the Lot and the buildings thereon being paid to the said grantee to be valued by the Government.

(h) See paragraph 5.

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

SUMMARY OF LAND GRANT

批地文件的摘要

1. 發展項目所位於的土地的地段編號

內地段第689號A分段餘段、內地段第689號A分段第3小分段、內地段第689號A分段第2小分段、內地段第689號A分段第1小分段A分段及內地段第689號A分段第1小分段餘段（「該土地」）

（註：內地段第689號稱作「該地段」。）

2. 有關租契規定的年期

由1861年6月25日起計999年。

3. 適用於該土地的用途限制

未經政府事先許可，該土地不得用作任何銅匠、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。

4. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

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

(a) 承授人須在批地文件批出租契年期第一年屆滿前，以良好、妥善及熟練之方法自費在部分該地段以磚塊或石材搭建、建築及完成一棟或多棟院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠及其他普遍使用或必要的附屬設施，使其完全適合使用，並須按批地條件動用與支出批地文件所述金額搭建一個或多個院宅或物業。上述院宅或物業須採用相同的建築比率、高度、物料及外觀，其座向及分佈須與所在街道的其他院宅或物業一致，並在所有方面使政府滿意。（備註：此興建契諾已期限屆滿，並不適用於發展項目。）

(b) 由完成興建上述院宅或物業、搭建物及建築物起及之後，承授人須不時於批地文件批出的餘下租契年期內，透過和連同各種所需的維修、清潔和修正，於有需要時自費妥善進行維修、保護、承托、保養、鋪設、清除、擦淨、清潔、清理、改善，以及保持上述院宅及物業、搭建物及建築物及其所屬或毗連的所有牆壁、欄杆、照明裝置等，以在所有方面使政府滿意。

6. 對買方造成負擔的租用條件

(a) 政府已就該地段之內、之下及之上的礦產、礦物及石頭及就該地段之下或之上的可能為道路、公共建築或其他香港之公共目的所需的土地、泥土、泥灰等保留權利，並有權在批地文件批出的租契年期存續時所有合理時間內進入該地段以視察、挖掘、轉用及移走該等事物，唯須對承授人造成盡可能少的損害。

(b) 政府亦保留權力，於該地段內、該地段下及穿過該地段建造或接駁所有或任何公共或公用排污渠、排水渠或水道。

(c) 若有需要，承授人須負擔、支付及備款支付建造、興建、維修及改善處於、屬於該地段或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、行人路、渠道、圍欄及共用牆、通風道、私人或公共排污渠及排水渠的支出和收費的合理分攤。

(d) 政府可每年兩次或以上於日間內的任何合理時間進入該地段以視察、搜索及檢查上述第(c)段的事物的狀況及所有變化、缺陷、失修及缺乏改善之處，並可發出書面通知，要求承授人於三個公曆月內修理及改善之。

(e) 於批地文件批出的租契年期最後七年內，政府有權於日間任何合理時間進入該地段以製作一份明細表或清單，紀錄所有及每項在上述租契年期屆滿時將被交出的固定附著物和物件。

(f) 承授人若違反或不履行批地文件內其須履行之契諾或條件，或未能繳付地租，政府可合法重收、重新管有及享用該地段或其任何部分及逐出承授人或該地段的佔用人。

(g) 如為改善香港或其他公共目的所需，經發出三個公曆月的通知予佔用人及就該地段及其上之建築物支付予承授人由政府評定的充分和公平賠償，政府有權收回及管有該地段或其任何部分。

(h) 見第5段。

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

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

Not Applicable

不適用

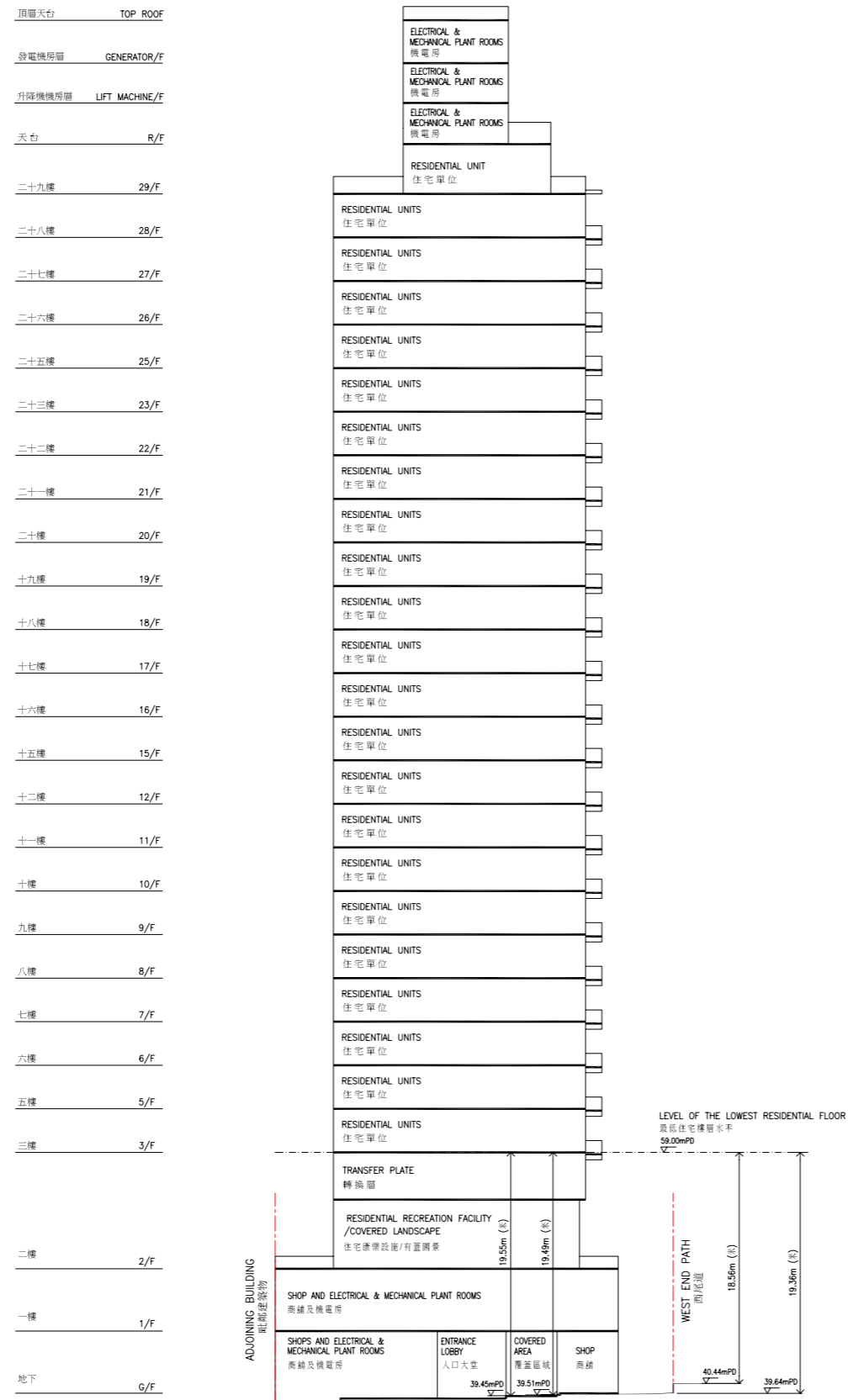
WARNING TO PURCHASERS

對買方的警告

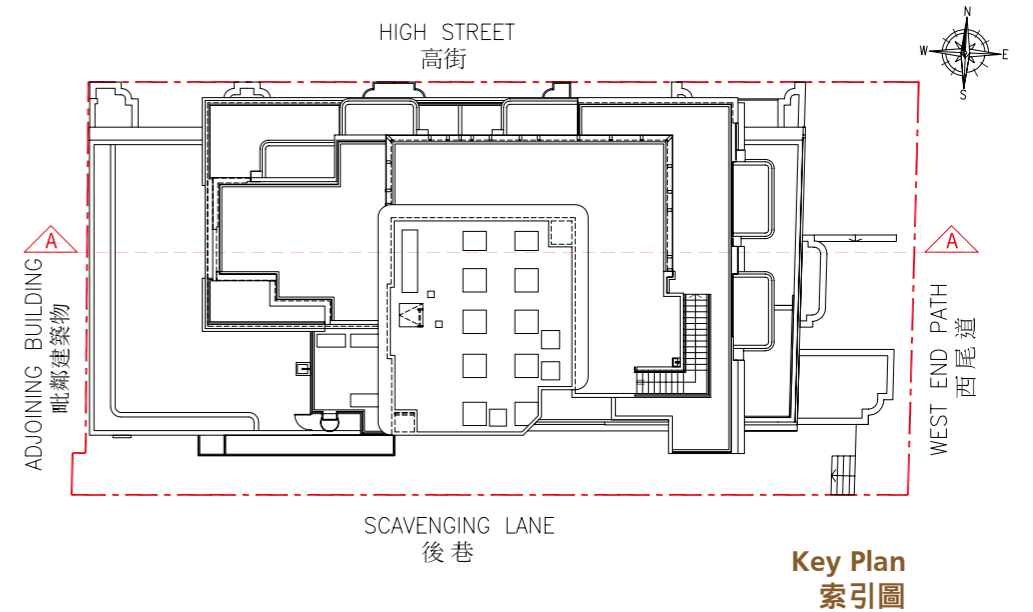
- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that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

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Cross-Section Plan A-A
橫截面圖A-A

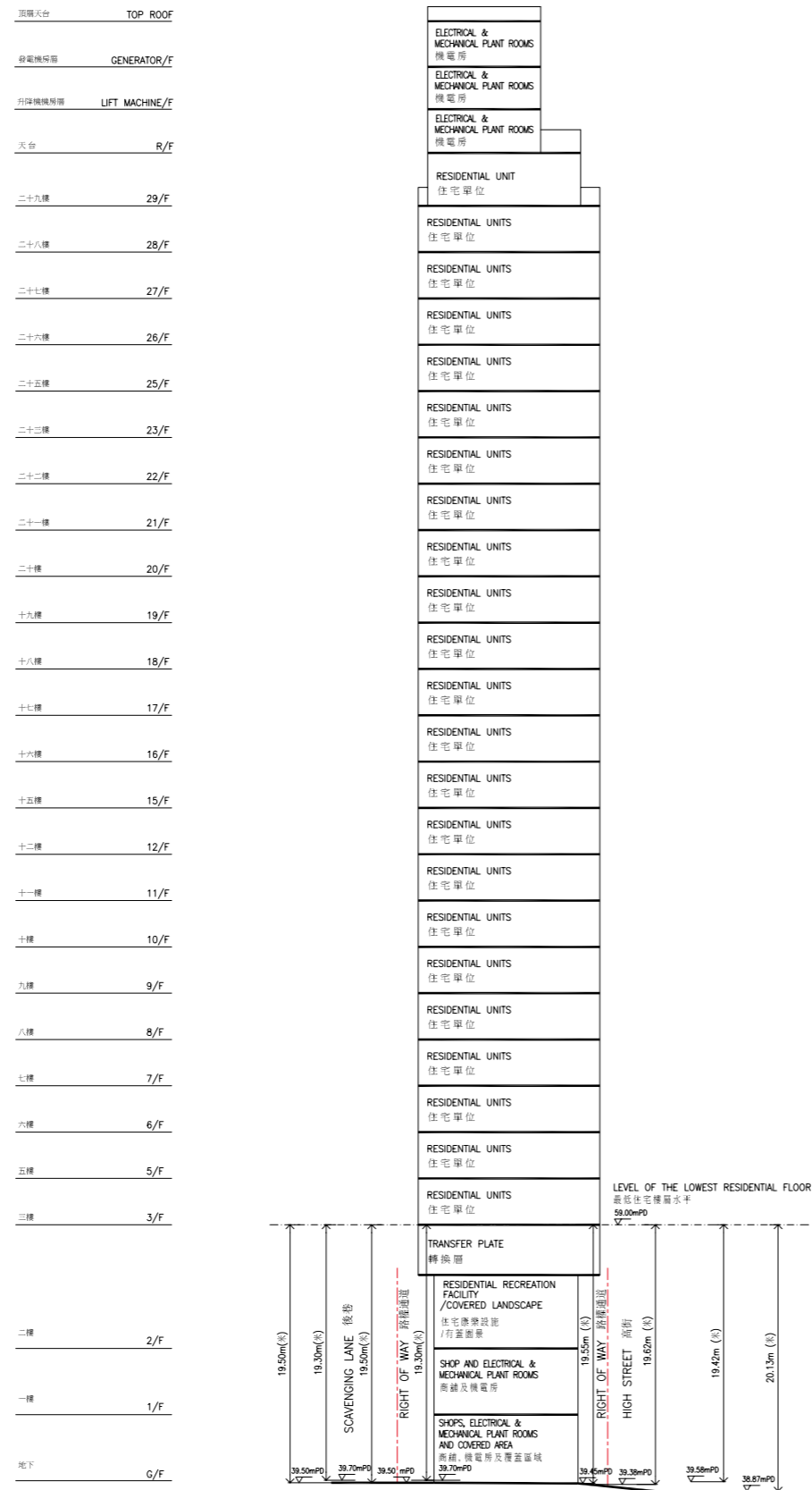


- Boundary Line of the Development
發展項目界線
- Height in metres above the Hong Kong Principal Datum (mPD).
香港主水平基準以上高度 (米)。
- Dotted line denotes the level of the lowest residential floor of the building.
虛線代表建築物之最低住宅樓層水平。

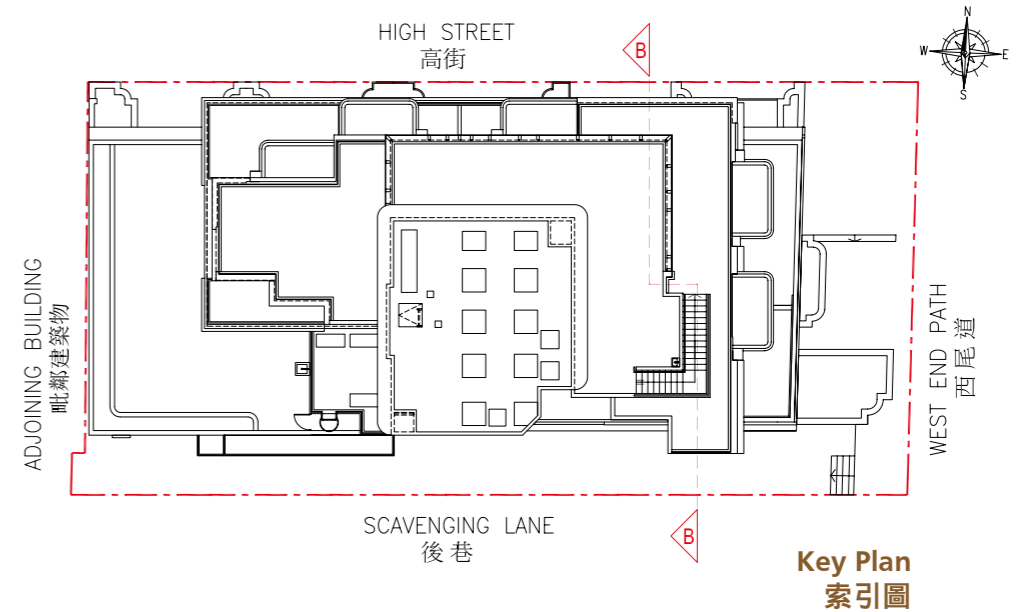
1. The part of West End Path adjacent to the building is 39.64 to 40.44 metres above the Hong Kong Principal Datum.
毗連建築物的一段西尾道為香港主水平基準以上 39.64 米至 40.44 米。
2. The part of Covered Area adjacent to the building is 39.45 to 39.51 metres above the Hong Kong Principal Datum.
毗連建築物的一段覆蓋區域為香港主水平基準以上 39.45 米至 39.51 米。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Cross-Section Plan B-B
橫截面圖B-B



- Boundary Line of the Development
發展項目界線
- Height in metres above the Hong Kong Principal Datum (mPD).
香港主水平基準以上高度(米)。
- Dotted line denotes the level of the lowest residential floor of the building.
虛線代表建築物之最低住宅樓層水平。

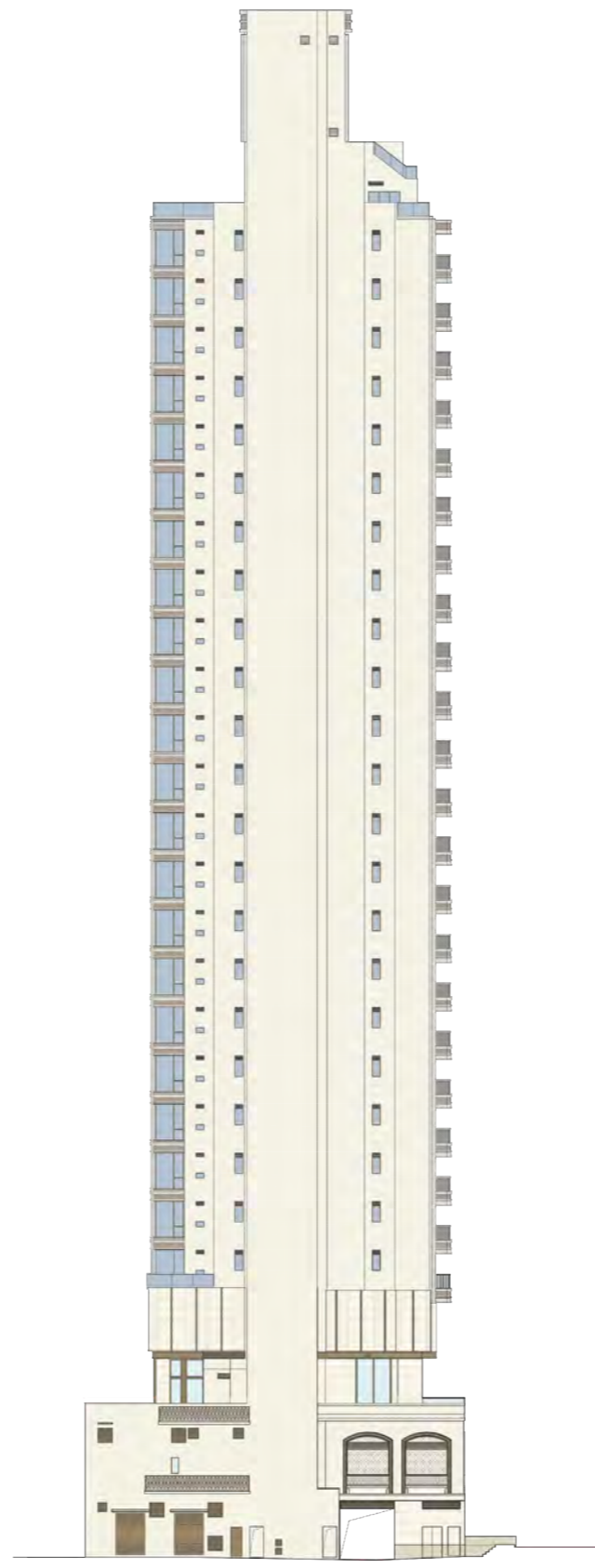
1. The part of High Street adjacent to the building is 38.87 to 39.58 metres above the Hong Kong Principal Datum.
毗連建築物的一段高街為香港主水平基準以上38.87米至39.58米。
2. The part of Right of Way adjacent to the building is 39.38 to 39.45 metres above the Hong Kong Principal Datum.
毗連建築物的一段路權通道為香港主水平基準以上39.38米至39.45米。
3. The part of Scavenging Lane adjacent to the building is 39.50 to 39.70 metres above the Hong Kong Principal Datum.
毗連建築物的一段後巷為香港主水平基準以上39.50米至39.70米。
4. The part of Right of Way adjacent to the building is 39.50 to 39.70 metres above the Hong Kong Principal Datum.
毗連建築物的一段路權通道為香港主水平基準以上39.50米至39.70米。

ELEVATION PLAN

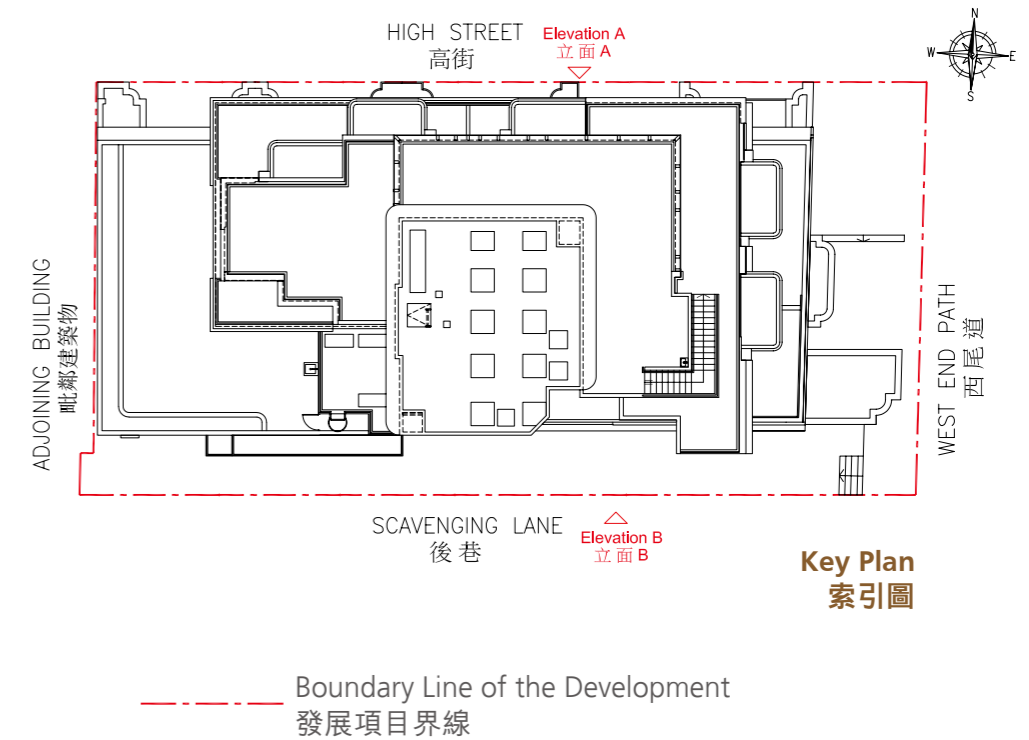
立面圖



Elevation A
立面A



Elevation B
立面B



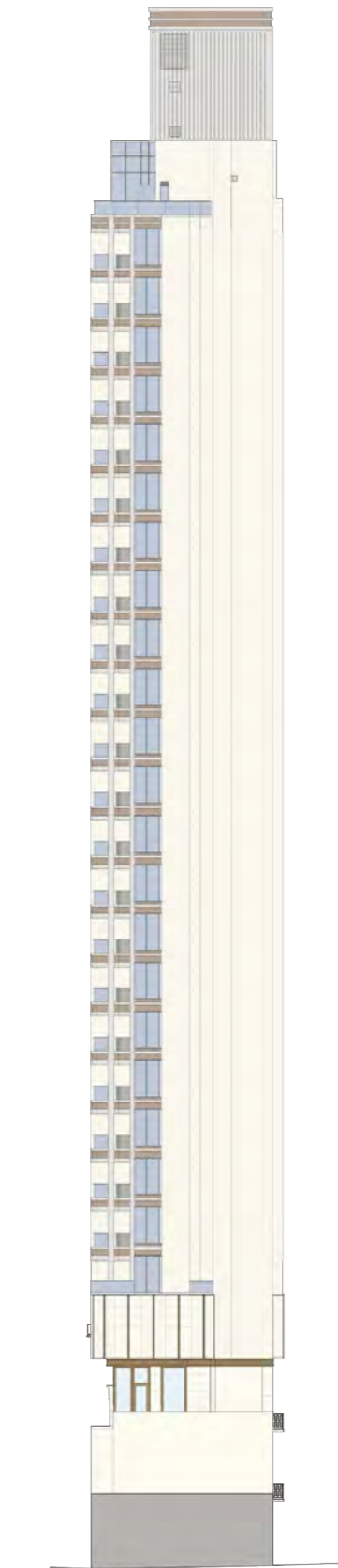
The Authorized Person for the Development has certified that the elevations shown on these plans :

- (1) are prepared on the basis of the approved building plans for the Development as of 17 June 2025; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

- (1) 以2025年6月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

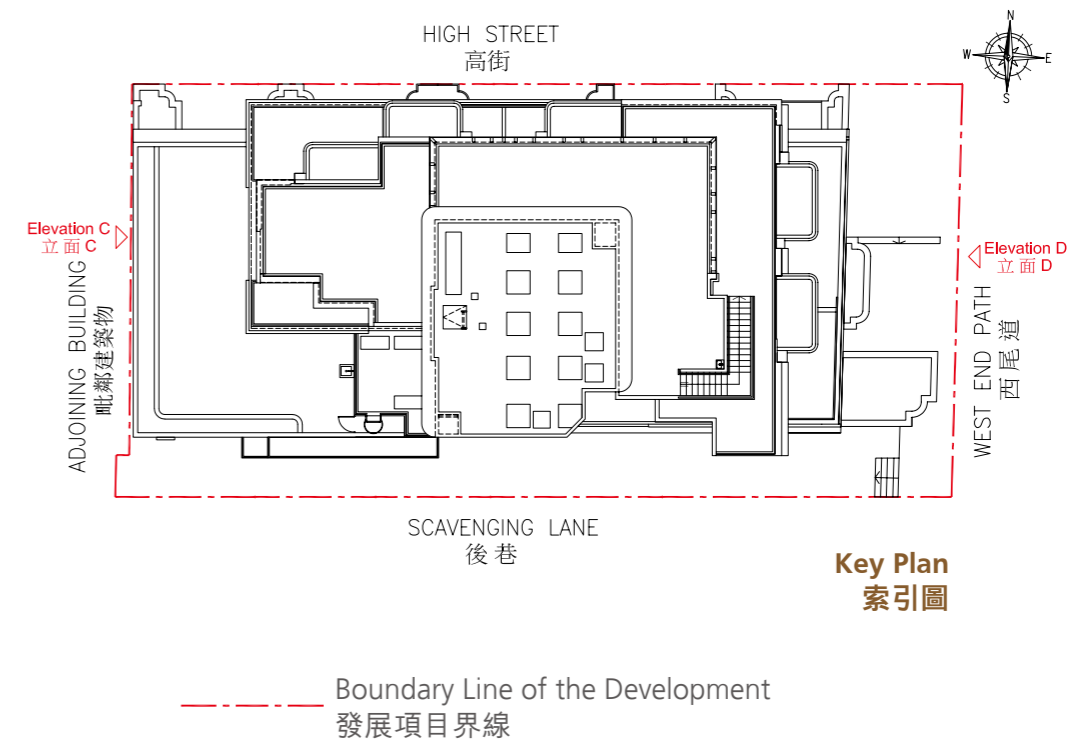
ELEVATION PLAN 立面圖



Elevation C
立面C



Elevation D
立面D



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

- (1) are prepared on the basis of the approved building plans for the Development as of 17 June 2025; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

- (1) 以2025年6月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Category of Common Facilities 公用設施的類別		Covered Area 有上蓋遮蓋面積	Uncovered Area 沒有上蓋遮蓋面積	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住戶會所 (包括供住客使用的任何康樂設施)	sq.ft. 平方呎	1,377	Not Applicable 不適用	1,377
	sq.m. 平方米	127.937	Not Applicable 不適用	127.937
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	sq.ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq.m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq.ft. 平方呎	133	Not Applicable 不適用	133
	sq.m. 平方米	12.378	Not Applicable 不適用	12.378

Remark:

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

備註：

以平方呎顯示之面積均依據 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數。平方呎與平方米之數字可能有些微差異。

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

1. Copies of the Outline Zoning Plans relating to the Development is available for inspection at www.ozp.tpb.gov.hk
2. (a) A copy of the latest draft of deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.

(b) The inspection is free of charge.

- 1 備有關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
2. (a) 指明住宅物業的公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。

(b) 無須為閱覽付費。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior finishes		
Item	Description	
(a) External wall	Types of finishes	<p>Podium: Tiles, glass wall, natural stone cladding, paint, metal cladding, metal louvers, metal grille, metal railing.</p> <p>Residential tower: Curtain wall, aluminium cladding, aluminium louvers, tiles, glass balustrade, metal balustrade.</p>
(b) Window	Material of frame	Fluorocarbon coated aluminium frame.
	Material of glass	Insulated glazing unit (IGU) with low-e coating glass, but acid etched glass use in bathrooms.
(c) Bay window	Not applicable.	
(d) Planter	Not applicable.	
(e) Verandah or balcony	Type of finishes	<p>No verandah.</p> <p>Balcony: Laminated tempered glass balustrade with aluminium post and top rail. Curb finished with aluminium cladding.</p> <p>Ceiling: Paint and aluminium false ceiling (only paint for Flat A).</p> <p>Floor: Tiles.</p> <p>Wall: Tiles and aluminium cladding.</p>
	Whether it is covered	All balconies are covered.
(f) Drying facilities for clothing	Not applicable.	

1. 外部裝修物料		
細項	描述	
(a) 外牆	裝修物料的類型	<p>平台： 鋪砌瓷磚、玻璃牆、天然石蓋板、油漆、金屬蓋板、金屬百葉、金屬格柵、金屬欄杆。</p> <p>住宅大樓： 玻璃幕牆、鋁蓋板、鋁質百葉、瓷磚、玻璃圍欄、金屬圍欄。</p>
(b) 窗	窗框的用料	氟碳噴漆鋁框。
	玻璃的用料	採用雙層中空低輻射鍍膜玻璃、唯浴室窗戶則採用酸蝕玻璃。
(c) 窗台	不適用。	
(d) 花槽	不適用。	
(e) 陽台或露台	裝修物料的類型	<p>並無陽台。</p> <p>露台：裝有夾層鋼化玻璃圍欄及鋁質企棟及頂山。圍邊裝設鋁質蓋板。</p> <p>天花：油漆及鋁質天花板（A單位只有油漆）。</p> <p>地板：鋪砌瓷磚。</p> <p>牆：鋪砌瓷磚及鋁蓋板。</p>
	是否有蓋	所有露台均設有上蓋。
(f) 乾衣設施	不適用。	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior finishes				
Item	Description			
(a) Lobby		Wall	Floor	Ceiling
	Lift lobby on G/F	Natural stone, sintered stone, wood veneer, glass and metal.	Natural stone and metal.	Ceiling finished with emulsion paint where exposed and gypsum board false ceiling and bulkhead finished with emulsion paint and metal.
	Lift lobbies on residential floors	Wood veneer, plastic laminate, glass and metal.	Artificial stone and metal.	Gypsum board false ceiling finished with emulsion paint and metal.
(b) Internal wall and ceiling		Wall		Ceiling
	Living room and dining room	Emulsion paint, metal, plastic laminate, wood veneer and mirror where exposed.		Ceiling finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint.
	Bedroom	Emulsion paint where exposed.		Ceiling finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint.
(c) Internal floor		Floor	Skirting	
	Living room, dining room and bedroom	Metal and tile.	Engineered timber.	

2. 室內裝修物料				
細項	描述			
(a) 大堂		牆壁	地板	天花板
	地下升降機大堂	天然石材、岩板、木皮飾面、玻璃及金屬。	天然石材和金屬。	外露天花板髹乳膠漆及石膏板假陣及假天花髹乳膠漆和金屬。
	住宅層升降機大堂	木皮飾面、膠板、玻璃及金屬。	人造石材和金屬飾條。	石膏板假天花髹乳膠漆和金屬。
(b) 內牆及天花板		牆壁		天花板
	客廳及飯廳	外露牆身髹乳膠漆、金屬、膠板、木皮飾面及鏡。		外露天花板髹乳膠漆及石膏板假陣髹乳膠漆。
	睡房	外露牆身髹乳膠漆。		外露天花板髹乳膠漆及石膏板假陣髹乳膠漆。
(c) 內部地板		地板	牆腳線	
	客廳、飯廳及睡房	金屬飾條和瓷磚。	複合木。	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior finishes				
Item	Description			
(d) Bathroom		Wall	Floor	Ceiling
		Tile where exposed up to false ceiling.	Tile where exposed.	Gypsum board false ceiling finished with emulsion paint.
(e) Kitchen	Wall	Floor	Ceiling	Cooking Bench
	Tiles, glass panel and metal trim inside kitchen cabinet where wall exposed	Tile where exposed.	Gypsum board false ceiling finished with emulsion paint.	Artificial stone.

2. 室內裝修物料				
細項	描述			
(d) 浴室		牆壁	地板	天花板
		外露部分鋪瓷磚至天花高度。	外露部分鋪瓷磚。	髹乳膠漆之石膏板假天花。
(e) 廚房	牆壁	地板	天花板	灶台
	廚櫃內牆壁外露部分鋪瓷磚、玻璃板，裝上金屬條。	外露部分鋪瓷磚。	髹乳膠漆之石膏板假天花。	人造石。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings				
Item	Description			
(a) Doors		Material	Finishes	Accessories
	Unit main entrance door	Solid core fire rated timber door.	Wood veneer.	Fingerprint door lock with video door bell, concealed door closer, smoke seal and door hinges.
	Door to balcony / utility platform / flat roof (For Living room and dining room of Flats A, B, C, D and E (except Flat A on 29/F))	Aluminium frame with glass sliding door.	Glass and aluminium frame.	Lockset.
	Flat roof door (For Flat A on 29/F and Utility Room of Flat A on 3/F)	Aluminium frame with glass door.	Glass and aluminium frame.	Lockset.
	Master Bedroom and Bedroom door	Hollow core timber door.	Wood veneer.	Lockset and door hinges.
	Kitchen door (except open kitchen)	Solid core fire rated timber door.	Wood veneer and fire rated glass vision panel.	Lockset and door hinges.
	Master bathroom door (For all Flats D)	Hollow core timber sliding door.	Wood veneer.	Lockset, sliding track and timber louver.
	Master bathroom door (For Flat A on 29/F)	Hollow core timber door.	Wood veneer.	Lockset, door hinges and timber louver.
	Bathroom door (except all Flats E and Flat A on 29/F)	Hollow core timber door.	Wood veneer.	Lockset, door hinges and timber louver.
	Bathroom door (For Flat A on 29/F and all Flats E)	Hollow core timber sliding door.	Wood veneer.	Lockset, sliding track and timber louver.
	Utility room door (except Flat A on 29/F)	Hollow core timber door.	Wood veneer.	Lockset and door hinges.
	Utility room door (For Flat A on 29/F)	Hollow core timber sliding door.	Wood veneer.	Lockset and sliding track.
	Lavatory door (For Flat A on 29/F)	Aluminum frame with obscure glass folding door.	Aluminum panel with frosted glass.	Folding door track set, hinges and lockset.
Roof door	Fire rated metal door.	Aluminum panel and fire rated vision panel.	Lockset, door closer and door hinges.	

3. 室內裝置				
細項	描述			
(a) 門		用料	裝修物料	配件
	單位主入口門	實心防火木門。	木皮飾面。	指紋門鎖連視像門鈴、暗藏氣鼓、防煙條及門鉸。
	通往露台/工作平台/平台門 (適用於A、B、C、D及E單位之客廳及飯廳 (29樓A單位除外))	鋁質框鑲玻璃趟門。	玻璃及鋁框。	門鎖。
	平台門 (適用於29樓A單位及3樓A單位之工作間)	鋁質框鑲玻璃門。	玻璃及鋁框。	門鎖。
	主人睡房及睡房門	空心木門。	木皮飾面。	門鎖及門鉸。
	廚房門 (開放式廚房除外)	實心防火木門。	木皮飾面及防火玻璃視窗。	門鎖及門鉸。
	主人浴室門 (適用於所有D單位)	空心木趟門。	木皮飾面。	門鎖、趟軌及木百葉。
	主人浴室門 (適用於29樓A單位)	空心木門。	木皮飾面。	門鎖、門鉸及木百葉。
	浴室門 (所有E單位及29樓A單位除外)	空心木門。	木皮飾面。	門鎖、門鉸及木百葉。
	浴室門 (適用於29樓A單位及所有E單位)	空心木趟門。	木皮飾面。	門鎖、趟軌及木百葉。
	工作間門 (29樓A單位除外)	空心木門。	木皮飾面。	門鎖及門鉸。
	工作間門 (適用於29樓A單位)	空心木趟門。	木皮飾面。	門鎖及趟軌。
	廁所門 (只適用於29樓A單位)	鋁質框鑲磨砂玻璃摺門。	鋁板及磨砂玻璃。	摺門軌道、門鉸及門鎖。
天台門	防火金屬門。	鋁板飾面及防火玻璃視窗。	門鎖、氣鼓及門鉸。	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings		
Item	Description	
(b) Bathroom	Type of fittings and equipment	Material of fittings and equipment
	Countertop of vanity cabinet	Artificial stone.
	Vanity cabinet	Wooden vanity cabinet finished with wood and metal.
	Mirror cabinet	Wooden mirror cabinet finished with mirror, plastic laminate and metal.
	Basin mixer and shower mixer	Colour plated.
	Hand shower, robe hook and toilet paper holder	Colour plated.
	Wash basin	Artificial stone.
	Water closet	Vitreous china.
	Type of water supply system	Material of water supply system
	Please refer to "Water Supply" below.	
	Type of bathing facilities (including shower or bath tub (if applicable))	Material of bathing facilities
	Master bathroom in Flat A on 29/F: Bathtub (Size: 1400mmL x 700mmW x 420mmH), bathtub mixer, curtain rod, shower set.	Enamelled metal bathtub with metal curtain rod, colour plated bathtub mixer and shower set.
	Master bathrooms (For all Flats D) Shower compartment with shower set and roller blind	Glass and metal shower cubicle, colour plated shower mixer, shower set, pull knob and roller blind with polyester sheer.
Other bathrooms: Shower compartment with shower set.	Glass and metal shower cubicle, colour plated shower mixer, shower set and pull knob.	
(c) Kitchen	Material of sink unit	Stainless steel sink.
	Material of water supply system	Please refer to "Water Supply" below.
	Material and finishes of kitchen cabinet	Wooden kitchen cabinet finished with plastic laminate, wood veneer, glass and metal.
	Type of all other fittings and equipment	Fire detector and sprinkler head (please refer to "Schedule of Mechanical & Electrical Provisions of Residential Properties").

3. 室內裝置		
細項	描述	
(b) 浴室	裝置及設備的類型	裝置及設備的用料
	面盆櫃台面	人造石。
	面盆櫃	木製面盆櫃配木及金屬。
	鏡櫃	木製鏡櫃配鏡子、膠板及金屬。
	洗手盆水龍頭及淋浴水龍頭	鍍色。
	花灑、掛勾及廁紙架	鍍色。
	洗手盆	人造石。
	座廁	搪瓷。
	供水系統的類型	供水系統的用料
	見下文「供水」一欄。	
	沐浴設施的類型 (包括花灑或浴缸 (如適用))	沐浴設施的用料
	29樓A單位的主人浴室：浴缸 (呎吋：1400毫米長 x 700毫米闊 x 420毫米高)、浴缸水龍頭、浴簾杆、花灑套裝。	搪瓷面金屬浴缸配以金屬浴簾杆、鍍色浴缸水龍頭及花灑套裝。
	主人浴室 (所有D單位) 淋浴間配以花灑套裝及捲簾	玻璃及金屬淋浴間配以鍍色淋浴龍頭、花灑套裝、拉手及人造纖維捲簾。
其他浴室：淋浴間配以花灑套裝。	玻璃及金屬淋浴間配以鍍色淋浴龍頭、花灑套裝及拉手。	
(c) 廚房	滌盆的用料	不銹鋼洗滌盆。
	供水系統的用料	見下文「供水」一欄。
	廚櫃的用料及裝修物料	木製廚櫃配以膠板、木皮、玻璃及金屬。
	所有其他裝置及設備的類型	消防偵測器及消防花灑頭 (請參閱「住宅物業機電裝置數量說明表」)。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings		
Item	Description	
(d) Bedroom	Type and material of fittings (including built-in wardrobe)	Not applicable.
(e) Telephone	Location and number of connection points	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Properties".
(f) Aerials	Location and number of connection points	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Properties".
(g) Electrical installations	Electrical fittings (including safety devices); Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed. Exposed conduits are placed in false ceiling, cabinets and gypsum board bulkheads. Three-phase electricity supply with miniature circuit breaker distribution board is provided for each flat.
	Location and number of power points and air-conditioner points	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Properties".
(h) Gas supply	Type, system and location	No gas supply.
(i) Washing machine connection point	Design	Water point of a design of 22mm in diameter and drain point of design of 40mm in diameter are provided for washing machine.
	Location	Washing machine connection points are located inside kitchen cabinet.
(j) Water supply	Material of water pipes	Copper pipes with thermal insulation for both hot and cold water are provided.
	Whether water pipes are concealed or exposed	Water pipes are partly concealed in concrete and partly exposed and placed in false ceiling, cabinet and gypsum board bulkhead.
	Whether hot water is available	Hot water supply is available.

3. 室內裝置		
細項	描述	
(d) 睡房	裝置（包括嵌入式衣櫃）的類型及用料	不適用。
(e) 電話	接駁點的位置及數目	請參閱「住宅物業機電裝置數量說明表」。
(f) 天線	接駁點的位置及數目	請參閱「住宅物業機電裝置數量說明表」。
(g) 電力裝置	供電裝置（包括安全裝置）； 導管是隱藏或外露	導管有部份隱藏及部份外露。外露導管設於假天花、櫃內及石膏板假陣內。每戶均提供三相電力，並設有微型斷路器。
	電插座及空調機接駁點的位置及數目	請參閱「住宅物業機電裝置數量說明表」。
(h) 氣體供應	類型、系統及位置	沒有氣體供應。
(i) 洗衣機接駁點	設計	設有洗衣機來水接駁喉位（其設計為直徑22毫米）及去水接駁喉位（其設計為直徑40毫米）。
	位置	洗衣機接駁點設於廚櫃內。
(j) 供水	水管的用料	分別設有隔熱保護之冷水及熱水銅喉。
	水管是隱藏或外露	水管部份隱藏於混凝土及部份外露安裝於假天花、櫃及石膏隔板假陣內。
	有否熱水供應	設有熱水供應。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous	
Item	Description
(a) Lifts	The building is served with two lifts (brand name: Mitsubishi, model no. Nexway-S). Floors served by lifts: Lift No. L1: G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F Lift No. L2: G/F, 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F
(b) Letter box	Material: Metal.
(c) Refuse collection	Means of refuse collection: Refuse is collected by cleaners. Location of refuse room: Refuse storage and material recovery chamber is located at Ground Floor.
(d) Water meter, electricity meter and gas meter	Separate water and electricity meters for each residential unit are provided in the water meter cabinet and electrical cable ducts respectively on each residential floor except water meter for 29/F residential unit is provided in the water meter cabinet on 28/F. No gas meter.

5. Security Facilities	
Description	
Security system and equipment (including details of built-in provisions and their locations)	CCTV cameras in clubhouse area, residential entrance lobby, all lifts and all the temporary refuge spaces. The cameras are connected to the Main panel at G/F lift lobby. Intercom system is installed at the main entrance, to communicate with resident's mobile phone. Smart Card Access Control System is provided at G/F entrance lobby.

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

4. 雜項	
細項	描述
(a) 升降機	大廈設有2部升降機（品牌名稱：三菱；產品型號: Nexway-S）。 升降機到達的樓層： L1號升降機： 地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-29樓 L2號升降機： 地下、2樓-3樓、5樓-12樓、15樓-23樓、25樓-29樓
(b) 信箱	用料：金屬。
(c) 垃圾收集	垃圾收集的方法：由清潔工人收集垃圾。 垃圾房的位置：垃圾及物料回收房設於地下。
(d) 水錶、電錶及氣體錶	各住宅樓層的水錶櫃及電線槽均裝有每戶專用之獨立水錶及電錶，除了29樓住宅單位的獨立水錶會裝在28樓的水錶櫃。無氣體錶。

5. 保安設施	
描述	
保安系統及設備（包括嵌入式的裝備及其位置的細節及其位置）	會所、住宅入口大堂、所有電梯及所有臨時庇護處所均裝有閉路電視連接在地下升降機大堂的總控制板。 入口設有對話裝置，與住戶的手機通訊。 智能讀卡系統被配備在地下入口大堂。

6. 設備	
描述	
設備的品牌名稱及產品型號，請參閱「設備說明表」。	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 above are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目中沒有安裝於上述第4(a)及6項所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。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	3/F 3樓					5/F-12/F, 15/F-23/F, 25/F-28/F 5樓至12樓、15樓至23樓、25樓至28樓					29/F 29樓
				A	B	C	D	E	A	B	C	D	E	A
Living Room / Dining Room 客廳 / 飯廳	Free Multi Split Inverter Heat Pump-Wall Mounted Air Conditioner - Indoor Unit 多聯分體變頻冷暖-掛牆式冷氣機-室內機	Panasonic 樂聲牌	CS-Z42TKEW	✓	-	-	-	-	✓	-	-	-	-	-
	Free Multi Split Inverter Heat Pump-Wall Mounted Air Conditioner - Indoor Unit 多聯分體變頻冷暖-掛牆式冷氣機-室內機	Panasonic 樂聲牌	CS-Z50TKEW	-	-	-	✓	✓	-	-	-	✓	✓	-
	Free Multi Split Inverter Heat Pump-Wall Mounted Air Conditioner - Indoor Unit 多聯分體變頻冷暖-掛牆式冷氣機-室內機	Panasonic 樂聲牌	CS-Z35TKEW	-	✓	✓	-	-	-	✓	✓	-	-	-
	FSV VRF Systems - Indoor Unit FSV 智能式中央冷氣系統-室內機	Panasonic 樂聲牌	S-36MK2E5A	-	-	-	-	-	-	-	-	-	-	✓
	Built-in 2-door Refrigerator 嵌入式雙門雪櫃	Siemens 西門子	KI86NAF31K	✓	-	-	✓	-	✓	-	-	✓	-	-
Master Bedroom 主人睡房	Free Multi Split Inverter Heat Pump-Wall Mounted Air Conditioner - Indoor Unit 多聯分體變頻冷暖-掛牆式冷氣機-室內機	Panasonic 樂聲牌	CS-Z25TKEW	-	-	-	✓	-	-	-	-	✓	-	-
	Free Multi Split Inverter Heat Pump-Wall Mounted Air Conditioner - Indoor Unit 多聯分體變頻冷暖-掛牆式冷氣機-室內機	Panasonic 樂聲牌	CS-Z42TKEW	-	-	-	-	✓	-	-	-	-	✓	-
	FSV VRF Systems - Indoor Unit FSV 智能式中央冷氣系統-室內機	Panasonic 樂聲牌	S-45MK2E5A	-	-	-	-	-	-	-	-	-	-	✓
Bedroom 睡房	Free Multi Split Inverter Heat Pump-Wall Mounted Air Conditioner - Indoor Unit 多聯分體變頻冷暖-掛牆式冷氣機-室內機	Panasonic 樂聲牌	CS-Z25TKEW	✓	✓	✓	-	✓	✓	✓	-	✓	-	
Bedroom 1 睡房 1	Free Multi Split Inverter Heat Pump-Wall Mounted Air Conditioner - Indoor Unit 多聯分體變頻冷暖-掛牆式冷氣機-室內機	Panasonic 樂聲牌	CS-Z25TKEW	-	-	-	✓	-	-	-	-	✓	-	-
	FSV VRF Systems - Indoor Unit FSV 智能式中央冷氣系統-室內機	Panasonic 樂聲牌	S-28MK2E5A	-	-	-	-	-	-	-	-	-	-	✓
Bedroom 2 睡房 2	Free Multi Split Inverter Heat Pump-Wall Mounted Air Conditioner - Indoor Unit 多聯分體變頻冷暖-掛牆式冷氣機-室內機	Panasonic 樂聲牌	CS-Z25TKEW	-	-	-	✓	-	-	-	-	✓	-	-
	FSV VRF Systems - Indoor Unit FSV 智能式中央冷氣系統-室內機	Panasonic 樂聲牌	S-28MK2E5A	-	-	-	-	-	-	-	-	-	-	✓

Notes:

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備註:

- 上述符號 " ✓ " 表示此設備於該住宅單位內提供及/或安裝。
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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	3/F 3樓					5/F-12/F, 15/F-23/F, 25/F-28/F 5樓至12樓、15樓至23樓、25樓至28樓					29/F 29樓
				A	B	C	D	E	A	B	C	D	E	A
Utility Room 工作間	Free Multi Split Inverter Heat Pump-Wall Mounted Air Conditioner - Indoor Unit 多聯分體變頻冷暖-掛牆式冷氣機-室內機	Panasonic 樂聲牌	CS-Z25TKEW	✓	-	-	-	-	✓	-	-	-	-	-
	Free Multi Split Inverter Heat Pump-Wall Mounted Air Conditioner - Indoor Unit 多聯分體變頻冷暖-掛牆式冷氣機-室內機	Panasonic 樂聲牌	S-28MK2E5A	-	-	-	-	-	-	-	-	-	-	✓
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BEN4H	-	-	-	✓	-	-	-	-	✓	-	✓
	Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHE 18/21/24	-	-	-	✓	-	-	-	-	✓	-	✓
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BEN4H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 LCD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Ventilation Fan 抽氣扇	Wolter 華德	RF 150-4	-	-	-	-	✓	-	-	-	-	✓	-
Lavatory 廁所	Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 11/13 LCD	-	-	-	-	-	-	-	-	-	-	✓
	Ventilation Fan 抽氣扇	Wolter 華德	SD 200L-4	-	-	-	-	-	-	-	-	-	-	✓
Air Conditioning Platform 空調機平台	Free Multi Split Inverter Heat Pump Air Conditioner - Outdoor Unit 多聯分體變頻冷暖-冷氣機-室外機	Panasonic 樂聲牌	CU-5E34PBE	-	-	-	✓	✓	✓	✓	✓	✓	✓	-
Open Kitchen 開放式廚房	2-in-1 Induction & BBQ grill 二合一電磁爐連燒烤盤	Miele	CS 7612-1 FL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
	Cooker Hood 抽油煙機	Miele	DAS 2620-1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
	Freestanding Steam Oven 獨立式蒸爐	Miele	DG 6010	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
	Built-in Washer Dryer 嵌入式洗衣乾衣機	Siemens 西門子	WK14S250HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
	Built-in 2-door Refrigerator 嵌入式雙門雪櫃	Siemens 西門子	KI86NAF31K	-	✓	✓	-	✓	-	✓	✓	-	✓	-

Notes:

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備註:

- 上述符號 " ✓ " 表示此設備於該住宅單位內提供及/或安裝。
- 上述符號 " - " 表示不提供或不適用。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	3/F 3樓					5/F-12/F, 15/F-23/F, 25/F-28/F 5樓至12樓、15樓至23樓、25樓至28樓					29/F 29樓
				A	B	C	D	E	A	B	C	D	E	A
Kitchen 廚房	Electric Induction Hob 電磁煮食爐	Miele	KM 7667 FL	-	-	-	-	-	-	-	-	-	-	✓
	Wall-mounted Cooker Hood 掛牆式抽油煙機	Miele	DA 4298 W	-	-	-	-	-	-	-	-	-	-	✓
	Steam Combination Oven 蒸焗爐	Miele	DGC 7640 HC Pro	-	-	-	-	-	-	-	-	-	-	✓
	Wine Cellar 酒櫃	Vinvautz	VZ20SSUG	-	-	-	-	-	-	-	-	-	-	✓
	Washer Dryer 洗衣乾衣機	Miele	WTR860 WPM	-	-	-	-	-	-	-	-	-	-	✓
	Refrigerator 雪櫃	Gaggenau	RY492303	-	-	-	-	-	-	-	-	-	-	✓
	Ventilation Fan 抽氣扇	Wolter 華德	SD 160	-	-	-	-	-	-	-	-	-	-	✓
	FSV VRF Systems - Indoor Unit FSV 智能式中央冷氣系統 - 室內機	Panasonic 樂聲牌	S-28MF2E5A	-	-	-	-	-	-	-	-	-	-	✓
Air-conditioner Plinth on Top Roof 頂層天台空調機台	FSV VRF Systems - Outdoor Unit FSV 智能式中央冷氣系統 - 室外機	Panasonic 樂聲牌	U-4LE2H4	-	-	-	-	-	-	-	-	-	-	✓
	FSV VRF Systems - Outdoor Unit FSV 智能式中央冷氣系統 - 室外機	Panasonic 樂聲牌	U-5LE2H4	-	-	-	-	-	-	-	-	-	-	✓
Air-conditioner Plinth on Common Flat roof at level 53.40 位於53.40水平的 公用平台的 空調機台	Free Multi Split Inverter Heat Pump Air Conditioner - Outdoor Unit 多聯分體變頻冷暖 - 冷氣機 - 室外機	Panasonic 樂聲牌	CU-5E34PBE	✓	✓	✓	-	-	-	-	-	-	-	-

Notes:

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

備註:

1. 上述符號 " ✓ " 表示此設備於該住宅單位內提供及/或安裝。
2. 上述符號 " - " 表示不提供或不適用。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Item 項目	3/F 3樓					5/F-12/F, 15/F-23/F, 25/F-28/F 5樓至12樓、15樓至23樓、25樓至28樓					29/F 29樓
		A	B	C	D	E	A	B	C	D	E	A
Entrance 門口	3 Gang 1 Way Lighting Switch 3位單控照明開關掣	2	2	2	-	-	2	2	2	-	-	-
	3 Gang 2 Way Lighting Switch 3位雙控照明開關掣	-	-	-	1	-	-	-	-	1	-	1
	10A Fuse Spur Unit (*) 10安培保險絲 (*)	2	1	1	2	2	2	1	1	2	2	-
	13A Single Socket Outlet (*) 13安培單位電插座 (*)	1	-	-	1	1	1	-	-	1	1	-
	13A Single Socket Outlet with USB Charger 13安培單位電插座連USB插座	1	-	-	1	1	1	-	-	1	1	-
	Lighting Point 燈位	2	1	1	2	2	2	1	1	2	2	-
	Telephone Outlet 電話插座	1	-	-	1	1	1	-	-	1	1	-
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱	1	-	-	1	1	1	-	-	1	1	-

Notes:

- "1, 2," denotes the quantity of such provision(s) provided in the residential flat.
- Quantity of the switch shown in the schedule denotes the quantity of switch faceplate.
- "*" has been used for connection of lighting or appliance.

備註：

- "1, 2,"表示提供於該住宅單位內的裝置數量。
- 說明表所顯示的掣數量是表示掣面板的數量。
- "*"已用作連接燈具或設備。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Item 項目	3/F 3樓					5/F-12/F, 15/F-23/F, 25/F-28/F 5樓至12樓、15樓至23樓、25樓至28樓					29/F 29樓
		A	B	C	D	E	A	B	C	D	E	A
Living Room / Dining Room 客廳/飯廳	1 Gang 1 Way Lighting Switch 單位單控照明開關掣	1	1	1	1	2	1	1	1	1	2	-
	2 Gang 1 Way Lighting Switch 雙位單控照明開關掣	-	-	-	-	2	-	-	-	-	2	3
	3 Gang 1 Way Lighting Switch 3位單控照明開關掣	-	-	-	1	-	-	-	-	1	-	1
	3 Gang 2 Way Lighting Switch 3位雙控照明開關掣	-	-	-	1	2	-	-	-	1	2	1
	TV Outlet 電視天線插座	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	2	2	1	1	1	2	2	1	1	2
	10A Fuse Spur Unit (*) 10安培保險絲 (*)	-	1	1	-	-	-	1	1	-	-	1
	13A Switched Fuse Spur Unit (*) for A/C Indoor Unit 13安培開關保險絲 (*) 供室內冷氣機	1	1	1	1	1	1	1	1	1	1	2
	13A Single Socket Outlet 13安培單位電插座	1	1	1	2	2	1	1	1	2	2	1
	13A Single Socket Outlet (*) 13安培單位電插座 (*)	1	1	1	1	-	1	1	1	1	-	1
	13A Single Socket Outlet with USB Charger 13安培單位電插座連USB插座	-	1	1	-	-	-	1	1	-	-	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	3
	Lighting Point 燈位	3	2	2	3	4	3	2	2	3	4	5
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱	-	1	1	-	-	-	1	1	-	-	1
Fire detector with sounder base 消防偵測器連發聲器底座	1	1	1	1	1	1	1	1	1	1	-	

Notes:

- "1, 2," denotes the quantity of such provision(s) provided in the residential flat.
- Quantity of the switch shown in the schedule denotes the quantity of switch faceplate.
- "*" has been used for connection of lighting or appliance.

備註：

- "1, 2,"表示提供於該住宅單位內的裝置數量。
- 說明表所顯示的掣數量是表示掣面板的數量。
- "*"已用作連接燈具或設備。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Item 項目	3/F 3樓					5/F-12/F, 15/F-23/F, 25/F-28/F 5樓至12樓、15樓至23樓、25樓至28樓					29/F 29樓
		A	B	C	D	E	A	B	C	D	E	A
Master Bedroom 主人睡房	1 Gang 1 Way Lighting Switch 單位單控照明開關掣	-	-	-	1	1	-	-	-	1	1	1
	2 Gang 1 Way Lighting Switch 雙位單控照明開關掣	-	-	-	-	-	-	-	-	-	-	1
	3 Gang 1 Way Lighting Switch 3位單控照明開關掣	-	-	-	1	-	-	-	-	1	-	1
	TV Outlet 電視天線插座	-	-	-	1	1	-	-	-	1	1	2
	Telephone Outlet 電話插座	-	-	-	1	1	-	-	-	1	1	2
	13A Switched Fuse Spur Unit (*) for A/C Indoor Unit 13安培開關保險絲(*) 供室內冷氣機	-	-	-	1	1	-	-	-	1	1	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-	1	1	-	-	-	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	-	-	-	1	1	-	-	-	1	1	4
	Lighting Point 燈位	-	-	-	1	2	-	-	-	1	2	3

Notes:

- "1, 2," denotes the quantity of such provision(s) provided in the residential flat.
- Quantity of the switch shown in the schedule denotes the quantity of switch faceplate.
- "*" has been used for connection of lighting or appliance.

備註：

- "1, 2,"表示提供於該住宅單位內的裝置數量。
- 說明表所顯示的掣數量是表示掣面板的數量。
- "*"已用作連接燈具或設備。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Item 項目	3/F 3樓					5/F-12/F, 15/F-23/F, 25/F-28/F 5樓至12樓、15樓至23樓、25樓至28樓					29/F 29樓
		A	B	C	D	E	A	B	C	D	E	A
Bedroom 睡房	1 Gang 1 Way Lighting Switch 單位單控照明開關掣	1	1	1	-	1	1	1	1	-	1	-
	TV Outlet 電視天線插座	1	1	1	-	1	1	1	1	-	1	-
	Telephone Outlet 電話插座	1	1	1	-	1	1	1	1	-	1	-
	13A Switched Fuse Spur Unit (*) for A/C Indoor Unit 13安培開關保險絲(*)供室內冷氣機	1	1	1	-	1	1	1	1	-	1	-
	13A Single Socket Outlet 13安培單位電插座	1	1	1	-	1	1	1	1	-	1	-
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	-	1	1	1	1	-	1	-
	Lighting Point 燈位	1	1	1	-	1	1	1	1	-	1	-
Bedroom 1 睡房 1	1 Gang 1 Way Lighting Switch 單位單控照明開關掣	-	-	-	1	-	-	-	-	1	-	1
	TV Outlet 電視天線插座	-	-	-	1	-	-	-	-	1	-	1
	Telephone Outlet 電話插座	-	-	-	1	-	-	-	-	1	-	1
	13A Switched Fuse Spur Unit (*) for A/C Indoor Unit 13安培開關保險絲(*)供室內冷氣機	-	-	-	1	-	-	-	-	1	-	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-	1	-	-	-	-	1	-	1
	13A Twin Socket Outlet 13安培雙位電插座	-	-	-	1	-	-	-	-	1	-	1
	Lighting Point 燈位	-	-	-	1	-	-	-	-	1	-	1

Notes:

- "1, 2," denotes the quantity of such provision(s) provided in the residential flat.
- Quantity of the switch shown in the schedule denotes the quantity of switch faceplate.
- "*" has been used for connection of lighting or appliance.

備註:

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- "*"已用作連接燈具或設備。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Item 項目	3/F 3樓					5/F-12/F, 15/F-23/F, 25/F-28/F 5樓至12樓、15樓至23樓、25樓至28樓					29/F 29樓
		A	B	C	D	E	A	B	C	D	E	A
Bedroom 2 睡房 2	1 Gang 1 Way Lighting Switch 單位單控照明開關掣	-	-	-	1	-	-	-	-	1	-	1
	TV Outlet 電視天線插座	-	-	-	1	-	-	-	-	1	-	1
	Telephone Outlet 電話插座	-	-	-	1	-	-	-	-	1	-	1
	13A Switched Fuse Spur Unit (*) for A/C Indoor Unit 13安培開關保險絲(*) 供室內冷氣機	-	-	-	1	-	-	-	-	1	-	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-	1	-	-	-	-	1	-	1
	13A Twin Socket Outlet 13安培雙位電插座	-	-	-	1	-	-	-	-	1	-	1
Lighting Point 燈位	-	-	-	1	-	-	-	-	1	-	1	
Utility Room 工作間	1 Gang 1 Way Lighting Switch 單位單控照明開關掣	-	-	-	-	-	1	-	-	-	-	-
	2 Gang 1 Way Lighting Switch 雙位單控照明開關掣	1	-	-	-	-	-	-	-	-	-	2
	13A Single Socket Outlet 13安培單位電插座	1	-	-	-	-	1	-	-	-	-	1
	Lighting Point 燈位	1	-	-	-	-	1	-	-	-	-	1
	13A Switched Fuse Spur Unit (*) for A/C Indoor Unit 13安培開關保險絲(*) 供室內冷氣機	1	-	-	-	-	1	-	-	-	-	1
Lavatory 廁所	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1
	13A Fuse Spur Unit (*) for Exhaust Fan 13安培保險絲(*) 供抽氣扇	-	-	-	-	-	-	-	-	-	-	1

Notes:

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備註：

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- "*"已用作連接燈具或設備。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Item 項目	3/F 3樓					5/F-12/F, 15/F-23/F, 25/F-28/F 5樓至12樓、15樓至23樓、25樓至28樓					29/F 29樓
		A	B	C	D	E	A	B	C	D	E	A
Master Bathroom 主人浴室	20A Switched Connection unit (*) 20安培開關掣 (*)	-	-	-	1	-	-	-	-	1	-	1
	10A Fuse Spur Unit (*) 10安培保險絲 (*)	-	-	-	1	-	-	-	-	1	-	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-	1	-	-	-	-	1	-	1
	13A Single Socket Outlet with USB Charger 13安培單位電插座連USB插座	-	-	-	1	-	-	-	-	1	-	1
	Lighting Point 燈位	-	-	-	4	-	-	-	-	4	-	4
Bathroom 浴室	10A Fuse Spur Unit (*) 10安培保險絲 (*)	1	1	1	1	1	1	1	1	1	1	1
	20A Switched Connection unit (*) 20安培開關掣 (*)	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	-	1	1	1	1	-	1	1
	13A Single Socket Outlet with USB Charger 13安培單位電插座連USB插座	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	4	4	4	5	5	4	4	4	5	5	4
	13A Fuse Spur Unit (*) for Exhaust Fan 13安培保險絲 (*) 供抽氣扇	-	-	-	-	1	-	-	-	-	1	-
Utility Platform & Balcony 工作平台及露台	Lighting Point 燈位	-	-	-	1	1	1	1	1	1	1	-
Air-Conditioner Platform 空調機平台	13A Weatherproof Single Socket Outlet 13安培防水單位電插座	-	-	-	1	1	1	1	1	1	1	-
	Weatherproof Isolating Switch for A/C Outdoor Unit 防水開關掣供室外冷氣機	-	-	-	1	1	1	1	1	1	1	-

Notes:

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- Quantity of the switch shown in the schedule denotes the quantity of switch faceplate.
- "*" has been used for connection of lighting or appliance.

備註：

- "1, 2,"表示提供於該住宅單位內的裝置數量。
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- "*"已用作連接燈具或設備。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Item 項目	3/F 3樓					5/F-12/F, 15/F-23/F, 25/F-28/F 5樓至12樓、15樓至23樓、25樓至28樓					29/F 29樓
		A	B	C	D	E	A	B	C	D	E	A
Open Kitchen 開放式廚房	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	-
	10A Fuse Spur Unit (*) 10安培保險絲(*)	1	1	1	1	1	1	1	1	1	1	-
	20A Switched Connection unit (*) 20安培開關掣(*)	1	1	1	1	1	1	1	1	1	1	-
	13A Single Socket Outlet (*) 13安培單位電插座(*)	4	5	5	4	5	4	5	5	4	5	-
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	-
	Connection Point For Washing Machine 洗衣機接駁點	1	1	1	1	1	1	1	1	1	1	-
Kitchen 廚房	Sprinkler Head 消防花灑頭	3	4	4	2	4	3	4	4	2	4	-
	20A Switched Connection unit (*) 20安培開關掣(*)	-	-	-	-	-	-	-	-	-	-	1
	32A Switched Connection unit (*) 32安培開關掣(*)	-	-	-	-	-	-	-	-	-	-	1
	13A Single Socket Outlet (*) 13安培單位電插座(*)	-	-	-	-	-	-	-	-	-	-	5
	13A Twin Socket Outlet 13安培雙位電插座	-	-	-	-	-	-	-	-	-	-	2
	10A Fuse Spur Unit (*) 10安培保險絲(*)	-	-	-	-	-	-	-	-	-	-	3
	13A Fuse Spur Unit (*) for Exhaust Fan 13安培保險絲(*) 供抽氣扇	-	-	-	-	-	-	-	-	-	-	1
	13A Switched Fuse Spur Unit (*) for A/C Indoor Unit 13安培開關保險絲(*) 供室內冷氣機	-	-	-	-	-	-	-	-	-	-	1
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	6
Connection Point For Washing Machine 洗衣機接駁點	-	-	-	-	-	-	-	-	-	-	1	

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- "*" has been used for connection of lighting or appliance.

備註:

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- "*"已用作連接燈具或設備。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Item 項目	3/F 3樓					5/F-12/F, 15/F-23/F, 25/F-28/F 5樓至12樓、15樓至23樓、25樓至28樓					29/F 29樓
		A	B	C	D	E	A	B	C	D	E	A
Flat Roof 平台	Lighting Point 燈位	3 [#]	3	3	-	-	-	-	-	-	-	8
		2 [^]										3 ^{&}
	13A Weatherproof Single Socket Outlet 13安培防水單位電插座	1 [#]	1	1	-	-	-	-	-	-	-	1 [#] 1 ^{&}
Flat roof at level 53.40 位於53.40水平的平台	Weatherproof Isolating Switch for A/C Outdoor Unit 防水開關掣供室外冷氣機	1	1	1	-	-	-	-	-	-	-	-
Roof 天台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	9
	13A Weatherproof Single Socket Outlet 13安培防水單位電插座	-	-	-	-	-	-	-	-	-	-	1
Top Roof 頂層天台	Weatherproof Isolating Switch for A/C Outdoor Unit 防水開關掣供室外冷氣機	-	-	-	-	-	-	-	-	-	-	2

Notes:

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- Quantity of the switch shown in the schedule denotes the quantity of switch faceplate.
- "*" has been used for connection of lighting or appliance.
- "&" applicable to flat roof adjacent to Master Bedroom.
- "#" applicable to flat roof adjacent to Living Room and Dining Room
- "^" applicable to flat roof adjacent to Utility Room.

備註：

- "1, 2, ……"表示提供於該住宅單位內的裝置數量。
- 說明表所顯示的掣數量是表示掣面板的數量。
- "*" 已用作連接燈具或設備。
- "&" 適用於鄰近主人睡房的平台。
- "#" 適用於鄰近客廳及飯廳的平台。
- "^" 適用於鄰近工作間的平台。

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

No gas supply.

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

沒有氣體供應。

GOVERNMENT RENT

地稅

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

擁有人有法律責任繳付住宅物業直至該住宅物業買賣完成日（即該物業轉讓契日期）（包括該日）為止之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

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

Remarks:

On that delivery, the Purchaser is liable to pay a debris removal fee to the manager of the Development (not the owner) under the Deed of Mutual Covenant, and where the owner has paid that debris removal fee, the Purchaser shall reimburse the owner for the same.

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

備註：

在交付時，買方須根據公契向發展項目的管理人（而非擁有人）支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方的行為或疏忽造成，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。

MAINTENANCE OF SLOPES 斜坡維修

Not applicable.

不適用。

MODIFICATION 修訂

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

本發展項目現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION

有關資料

1. Gondola Systems

During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities of the Development as arranged by the Manager, gondola(s) (whether its installation is permanent or temporary) will be operated, installed and parked over any balcony, utility platform, air-conditioner platform, air-conditioner plinth, flat roof, roof or open area of or in any air space above any of the units.

2. Lightning Pole/ Communal Aerial Broadcast Distribution System/ Wall Mounted Street Lantern

The following facilities will be installed at the following locations of the Development:

Description	Location
1. Lightning Pole	Top roof
2. Communal Aerial Broadcast Distribution System	Top roof
3. Wall mounted Street Lantern	1/F Fence Wall

Prospective purchasers please note the possible impact (if any) of the facilities on individual units.

3. Architectural features

Some architectural features are installed outside the curtain walls of some residential units of the development. The views of some residential units may be affected by these architectural features.

4. Placing of air-conditioner outdoor units

Air-conditioner outdoor units serving Flats A, B and C on 3/F are placed on the air-conditioner plinths on a flat roof at Level 53.40. Air-conditioner outdoor units serving Flat A on 29/F are placed on the air-conditioner plinths on top roof. Such placing of air-conditioner outdoor units may affect the enjoyment of the relevant residential units of the development in terms of heat and noise or other aspects. For the locations of the air-conditioner outdoor units, please refer to the "Floor Plans of Residential Properties in the Development".

5. Lighting at the external wall of the Development

Lightings are installed at certain locations on the external walls of the development and may be turned on. Some residential units may be affected (if any) by the illumination of the lighting.

1. 吊船系統

在管理人員的安排定期和特別安排的外牆檢查、清潔、維護、修理、改建、更新、重建、粉刷或裝飾期間（包括幕牆結構、幕牆玻璃、窗戶和住宅一部分單位的露台及工作平台）和發展項目的公共區域和設施。吊船（無論其安裝是永久性還是臨時性的）將在任何單位的任何露台、工作平台、空調機平台、空調機台、平台、天台或露天的範圍上或任何單位的上空中運行、安裝和停放。

2. 避雷針 / 公共天線廣播分配系統 / 安裝於牆上之街燈

下列設施將安裝於發展項目的下列地點：

描述	地點
1. 避雷針	頂層天台
2. 公共天線廣播分配系統	頂層天台
3. 安裝於牆上之街燈	1樓圍牆

準買家請注意設施對個別單位可能產生的影響（如有）。

3. 建築裝飾

部份住宅單位的玻璃幕牆結構設有建築裝飾。此等建築裝飾可能對部份單位的景觀造成影響。

4. 放置室外冷氣機

三樓A、B和C單位的室外冷氣機放置在位於53.40水平的平台上之空調機台。二十九樓A單位的室外冷氣機放置在位於頂層天台上之空調機台。室外冷氣機作該等放置可能對發展項目內有關的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，請參閱「發展項目的住宅物業的樓面平面圖」。

5. 發展項目的外牆裝飾燈

發展項目的外牆部份位置設有之外牆裝飾燈可能開啟。此等裝飾燈之燈光可能對部份單位的造成影響（如有）。

ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT

賣方就發展項目指定的互聯網網站的網址

The address of the website designated by the vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap 621) is:

www.uppermanor.com.hk

賣方為施行《一手住宅物業銷售條例》(第621章)第2部而就發展項目指定的互聯網網站的網址為：

www.uppermanor.com.hk

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，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。

		Area (m ²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.(#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	Not Applicable 不適用
2.	Plant rooms and similar services 機房及相類設施	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》) 或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室 (訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	75.039
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	383.824
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	Not Applicable 不適用
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3.(#)	Balcony 露台	117.000
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲簷	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9.(#)	Utility platform 工作平台	87.750
10.	Noise barrier 隔音屏障	Not Applicable 不適用

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

		Area (m ²) 面積 (平方米)
Amenity Features 適意設施		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	Not Applicable 不適用
12.(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 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	127.937
13.(#)	Covered landscaped and play area 有蓋園景區及遊樂場地	12.378
14.	Horizontal screen/covered walkway and trellis 橫向屏障 / 有蓋人行道及花棚	Not Applicable 不適用
15.(#)	Larger lift shaft 擴大升降機槽	92.515
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	96.147
19.(#)	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	1.520
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23.	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not Applicable 不適用
Other Exempted Items 其他項目		
25.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26.	Covered area under large projecting/ overhanging feature 大型伸出 / 外懸設施下的有蓋地方	Not Applicable 不適用
27.	Public transport terminus 公共交通總站	Not Applicable 不適用
28.	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	62.908
30.	Public passage 公眾通道	Not Applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8號)提供的額外環保設施		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

Remark:

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.

備註：

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

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

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

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 Pre-Requisites Achieved



Application no.: PAU0101/24

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。

暫定先決條件達標



申請編號: PAU0101/24

Estimated Energy Performance or Consumption for the Common Parts of the Development 發展項目的公用部分的預計能量表現或消耗

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

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施	1. Energy Saving Lighting (LED Lamp) 節能燈 (發光二極管) 2. High Efficiency Air Conditoner 高效率冷氣機 3. Automatic lighting control for common area 公眾位置自動照明系統

Part II: The predicted annual energy use of the proposed building / part of building ^(Note 1) 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 ^(備註1) ：					
Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇 ^(備註2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/ m ² /annum 電力 千瓦小時 / 平方米 / 年	Town Gas / LPG unit/ m ² /annum 煤氣 / 石油氣 用量單位 / 平方米 / 年	Electricity kWh/ m ² /annum 電力 千瓦小時 / 平方米 / 年	Town Gas / LPG unit/ m ² /annum 煤氣 / 石油氣 用量單位 / 平方米 / 年
Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備裝置 ^(備註3) 的部份	1,226.818	155.612	Not Applicable 不適用	118.31	Not Applicable 不適用

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計：			
Type of Installations 裝置類型	YES 是	NO 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

- 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:
 - "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and
 - "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).
- "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

備註：

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基準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準樓宇有效，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：-
 - “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
 - 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。
- “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。
- “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。

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

發展項目及其周邊地區日後可能出現改變。

EXAMINATION RECORD

檢視紀錄

Examination/Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
21 July 2025 2025年7月21日	9	Information on the Development is updated. 更新發展項目的資料。
	22	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	48, 49	Fittings, Finishes and Appliances is updated. 更新裝置、裝修物料及設備。
15 October 2025 2025年10月15日	14	Location Plan of the Development is updated. 更新發展項目的所在位置圖。

