

F I F T E E N

W E S T E R N S T

SALES BROCHURE 售樓說明書



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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property – (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential

property – air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure you have 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.
- Read through the sales brochure and in particular, check the following information in the sales brochure –
 - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.

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

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

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

- Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should –
 - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
 - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
 - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance

or the Director of Lands’ Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

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

FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

16. Vendor’s information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

| | |
|-----------|-------------|
| Telephone | : 2826 0111 |
| Fax | : 2845 2521 |

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

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

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

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

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
August 2017

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

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

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 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。如有疑问，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」必定較發展項目的預計關鍵日期遲。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。

- 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
- 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

- 認可人士可批予在預計關鍵日期之後完成發展項目

- 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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。

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| 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 |

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

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

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

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

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。

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

2 INFORMATION ON THE DEVELOPMENT 發展項目的資料

Name of the Development

15 Western Street

Name of the street and the street number

15 Western Street[#]

[#]The above provisional street number is subject to confirmation when the Development is completed.

Total number of storeys

29 storeys

Note: The above numbers of storeys do not include roofs, lift machine room floor, generator room floor, portable water tank room floor and top roof.

Floor numbering as provided in the approved building plans for the Development

LG/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 31/F

Omitted floor numbers in which the floor numbering is not in consecutive order

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

Refuge floors of the multi-unit building

Refuge floor on 16/F

The Development is an uncompleted development

Estimated material date for the Development as provided by the authorized person for the Development: 30 September 2021

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.

發展項目名稱

15 Western Street

街道名稱及門牌號數

西邊街 15 號[#]

[#]臨時門牌號數有待本發展項目建成時確認。

樓層的總數

29 層

備註：上述樓層數目不包括天台、升降機機房層、發電機機房層、食水水缸層及頂層天台

發展項目的經批准的建築圖則所規定的樓層號數

低層地下、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 31 樓

有不依連續次序被略去樓層號數

不設 4 樓、13 樓、14 樓及 24 樓

多單位建築物內的庇護層

庇護層設於 16 樓

發展項目屬未落成發展項目

由發展項目的認可人士提供的發展項目的預計關鍵日期：2021 年 9 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，該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。

Vendor

Richford Trading Limited
Regal Port Trading Limited

Holding Companies of the Vendor

Peace Summer Limited (In respect of Richford Trading Limited)
Tristar Point Solutions Ltd (In respect of Regal Port Trading Limited)
Quasi Rich Limited
Wkinv HK II Limited
Wkinv HK Holdings Limited
Vanke Property (Hong Kong) Company Limited
Shanghai Vanke Company Limited*
Shanghai Vanke Investment and Management Company Limited*
China Vanke Co., Ltd.*

Authorized Person for the Development

Mr Cheng Yuk Leung

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

Aedas Limited

Building Contractor for the Development

Hien Lee Engineering Co., Ltd

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

Baker & McKenzie

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

Vanke Property (Hong Kong) Company Limited
Rainbow Sharp Investments Ltd

賣方

富福貿易有限公司
譽港貿易有限公司

賣方的控權公司

Peace Summer Limited (富福貿易有限公司的控權公司)
Tristar Point Solutions Ltd (譽港貿易有限公司的控權公司)
Quasi Rich Limited
Wkinv HK II Limited
Wkinv HK Holdings Limited
萬科置業 (香港) 有限公司
上海萬科企業有限公司
上海萬科投資管理有限公司
萬科企業股份有限公司

發展項目的認可人士

鄭育良先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
凱達環球有限公司**發展項目的承建商**

顯利工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

貝克·麥堅時律師事務所

已為發展項目的建造提供貸款或已承諾為發展項目的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士**

萬科置業 (香港) 有限公司
Rainbow Sharp Investments Ltd

* The English name is for identification purpose only

* 英文名稱僅供識別

| | |
|---|-----------------------|
| (a) The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development. 賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人。 | 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. 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。 | 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. 賣方或該發展項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人。 | Not Applicable 不適用 |
| (d) The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該發展項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。 | 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. 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。 | 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. 賣方或該發展項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人。 | Not Applicable 不適用 |
| (g) The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該發展項目的承建商屬個人，並屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。 | 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. 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。 | 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. 賣方或該發展項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人。 | Not Applicable 不適用 |
| (j) The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該發展項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少 10% 的已發行股份。 | Not Applicable 不適用 |

| | |
|--|-----------------------|
| (k) The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少 1% 的已發行股份。 | Not Applicable 不適用 |
| (l) The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該發展項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。 | Not Applicable 不適用 |
| (m) The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor. 賣方或該發展項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。 | 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發展項目的承建商屬私人公司，而就該發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少 10% 的已發行股份。 | Not Applicable 不適用 |
| (o) The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1% 的已發行股份。 | Not Applicable 不適用 |
| (p) The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該發展項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。 | Not Applicable 不適用 |
| (q) The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor. 賣方或該發展項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。 | 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. 賣方或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。 | Not Applicable 不適用 |
| (s) The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. 賣方或該發展項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。 | Not Applicable 不適用 |

5

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

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls is 150 mm.
建築物的非結構的預製外牆的厚度為 150 毫米。

Schedule of total area of the non-structural prefabricated external walls of each residential property
每個住宅物業的非結構的預製外牆的總面積表

| Schedule of Total Area of the Non-structural Prefabricated External Walls of Each Residential Property 每個住宅物業的非結構的預製外牆的總面積表 | | |
|--|---------|----------------|
| Description of Residential Property 物業的描述 | | Total Area 總面積 |
| Floor 樓層 | Flat 單位 | sq.m. 平方米 |
| 3/F, 5/F-12/F, 15/F, 17/F-23/F & 25/F-26/F 3樓, 5樓至12樓, 15樓, 17樓 至23樓及25樓至26樓 | A | — |
| | B | — |
| | C | 0.217 |
| | D | 0.217 |
| | E | — |
| 27/F 27樓 | A | — |
| | B | — |
| 28/F-30/F 28樓至30樓 | A | — |
| | B | — |
| 31/F 31樓 | A | — |

There will be curtain walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部份的幕牆。

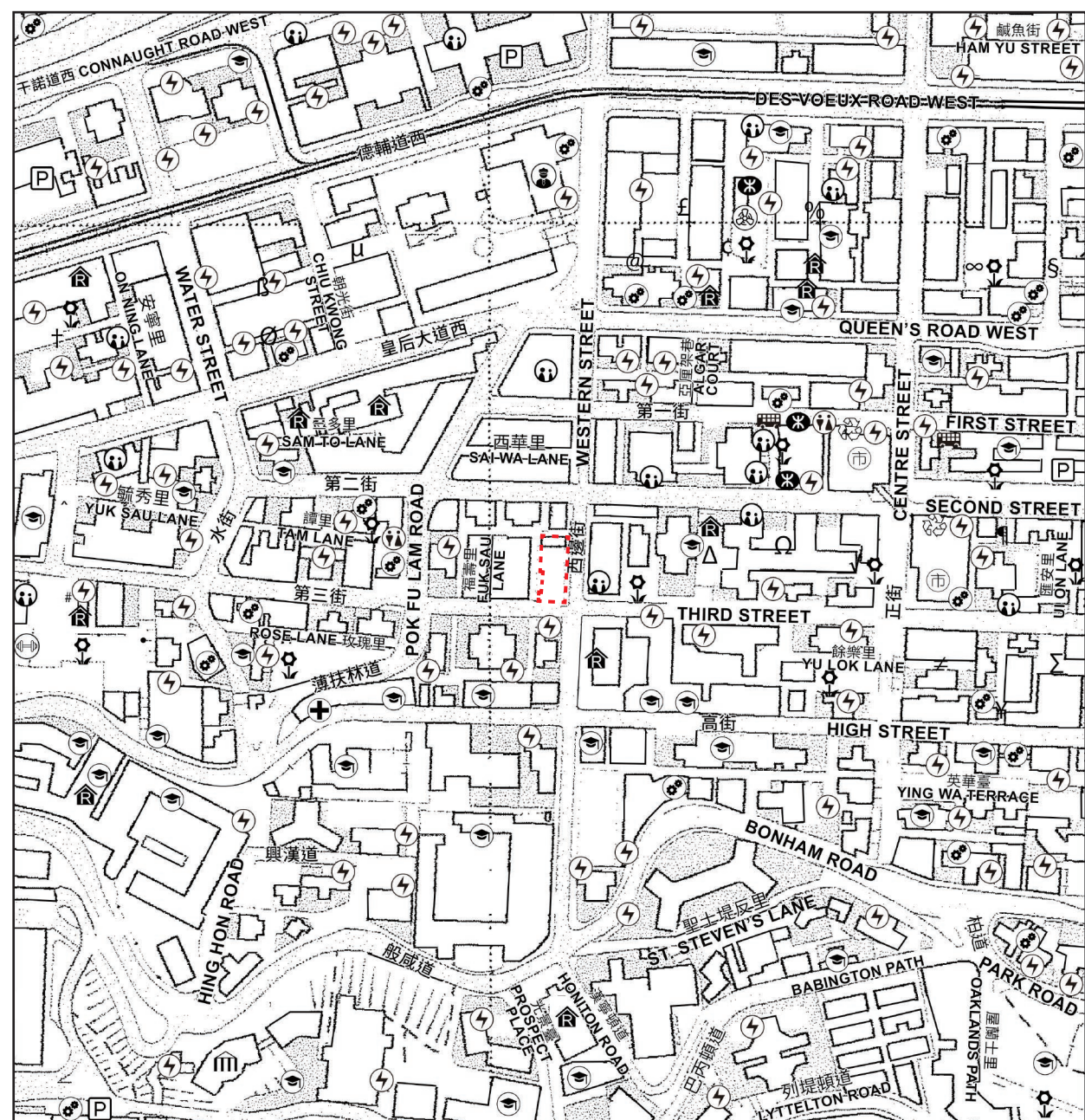
The thickness of the curtain walls of the Development is 200mm.
發展項目中的建築物的幕牆之厚度將為 200 毫米。

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

| Schedule of Total Area of the Curtain Walls of Each Residential Property 每個住宅物業的幕牆的總面積表 | | |
|--|---------|----------------|
| Description of Residential Property 物業的描述 | | Total Area 總面積 |
| Floor 樓層 | Flat 單位 | sq.m. 平方米 |
| 3/F, 5/F-12/F, 15/F, 17/F-23/F & 25/F-26/F 3樓, 5樓至12樓, 15樓, 17樓 至23樓及25樓至26樓 | A | 0.450 |
| | B | 0.614 |
| | C | — |
| | D | — |
| | E | 0.360 |
| 27/F 27樓 | A | 2.004 |
| | B | 1.170 |
| 28/F-30/F 28樓至30樓 | A | 2.004 |
| | B | 1.170 |
| 31/F 31樓 | A | 2.989 |

The Manager appointed under the latest draft deed of mutual covenant is Inventor Property Service Company Limited.

根據公契的最新擬稿所委任的管理人是智臻物業服務有限公司。



Location of the Development
發展項目的位置

Scale 比例: 0 50 150 250M(米)

Street name(s) 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全名:

- Kui Yan Lane # Yau Yee Lane ^ Kwong Fung Lane † Sai On Lane β Lai On Lane Ø Sai Hing Lane
居仁里 由義里 廣豐里 西安里 荔安里 西興里
- @ Shek Chan Lane £ Chung Ching Street ¢ Ki Ling Lane % Sai Yuen Lane ∞ Sung Hing Lane
石棧里 忠正街 奇靈里 西源里 崇慶里
- § Kwai Heung Street ¶ Un Fuk Lane ≠ Cheung On Lane ∑ Un Shing Lane ¥ Leung I Fong Δ Sheung Fung Lane
桂香街 元福里 長安里 元勝里 兩儀坊 常豐里
- Ω Tak Sing Lane √ David Lane μ Siu Cheung Fong
德星里 爹核里 兆祥坊

The Location Plan is made with reference to the Survey Sheets (Series HP5C) Sheet No. 11-SW-A dated 18th June 2019 from Survey and Mapping Office of the Lands Department with adjustments where necessary.

此位置圖是參考地政總署測繪處出版於2019年6月18日之測繪圖(組別編號HP5C)編號11-SW-A所編製,並經修正處理。

NOTATION 圖例

| | | | |
|--|--|--|---|
| | Public Carpark (including Lorry Park) 公眾停車場 (包括貨車停泊處) | | 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) |
| | Public Convenience 公廁 | | Power Plant (including Electricity Sub-stations) 發電廠 (包括電力分站) |
| | Public Transport Terminal (including Rail Station) 公共交通總站 (包括鐵路車站) | | Market (Including Wet Market and Wholesale Market) 市場 (包括濕貨市場及批發市場) |
| | Public Utility Installation 公用事業設施裝置 | | Museum 博物館 |
| | Religious Institution (including Church, Temple and Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂) | | Public Park 公園 |
| | School (including Kindergarten) 學校 (包括幼稚園) | | Refuse Collection Point 垃圾收集站 |
| | Clinic 診療所 | | Police Station 警署 |
| | Ventilation Shaft for the Mass Transit Railway 香港鐵路的通風井 | | Sports Facilities (including a sports ground and a swimming pool) 體育設施 (包括運動場及游泳池) |

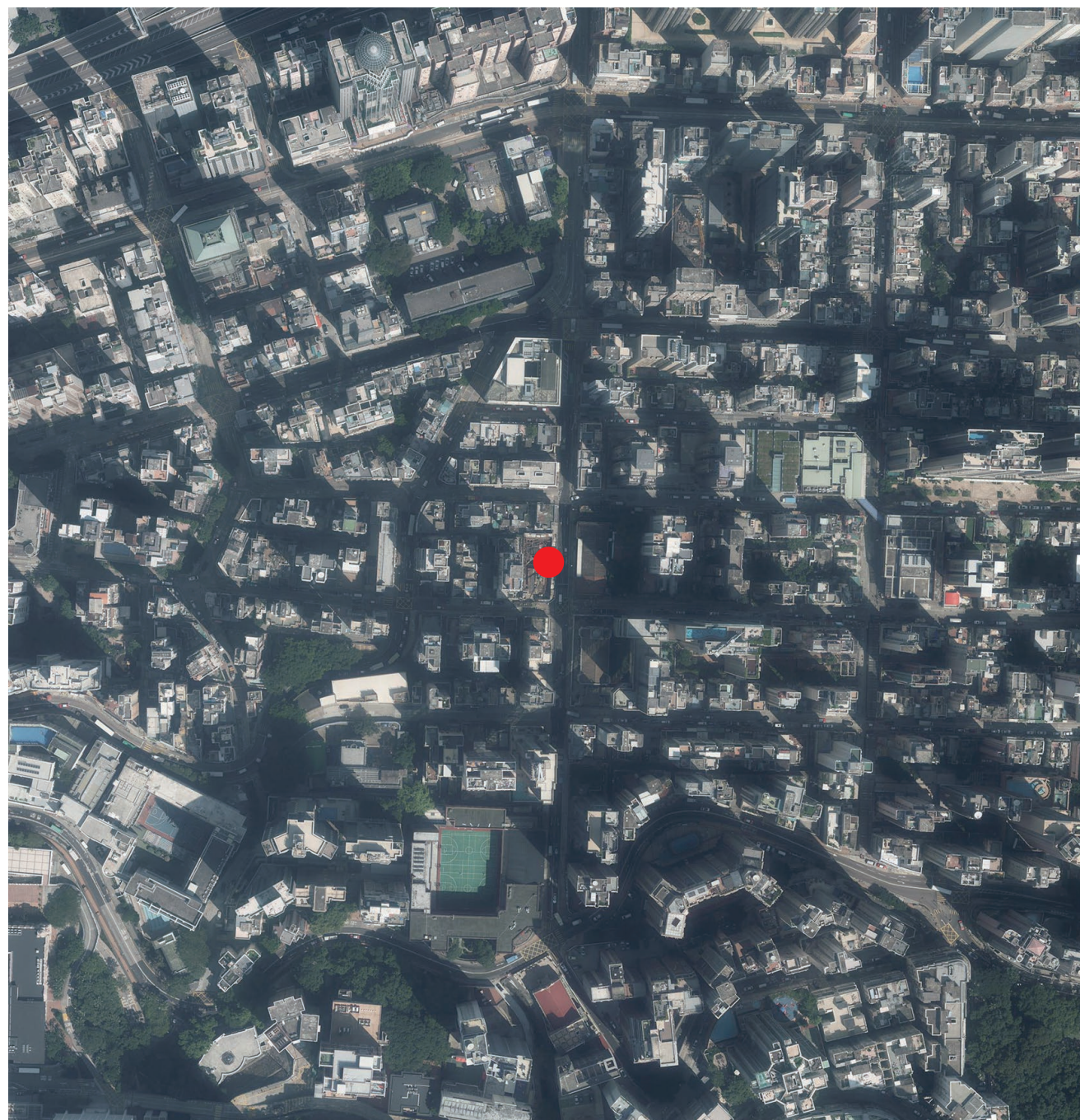
The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence 78/2019.
地圖版權屬香港特區政府,經地政總署准許複印,版權特許編號78/2019。

Note:

- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註:

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



- Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, photo No. E070988C, date of flight: 3 Oct 2019.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E070988C，飛行日期：2019年10月3日。

Note:

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

備註：

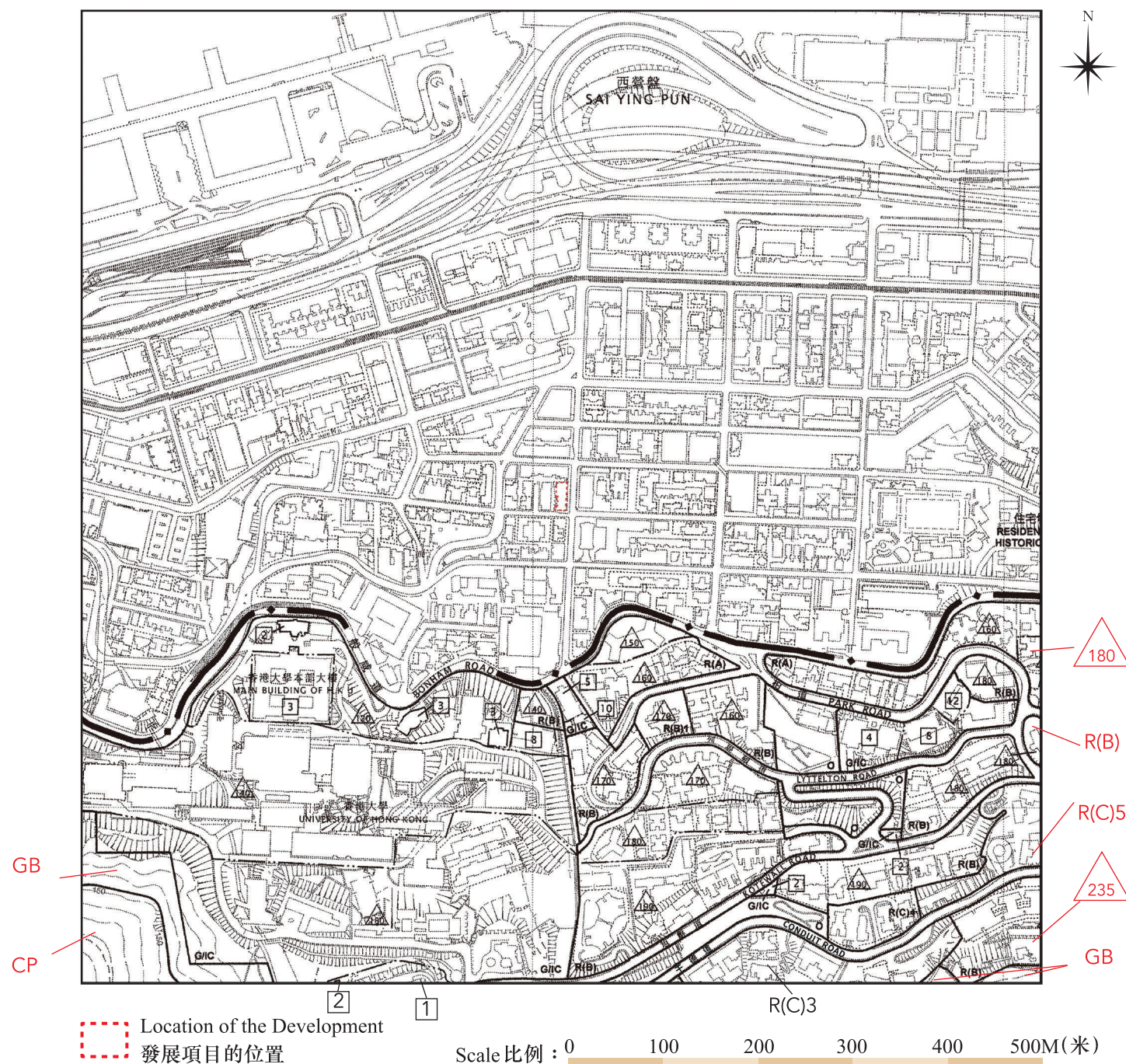
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

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Extracted from part of the Approved Mid-levels West Outline Zoning Plan No. S/H11/15 gazetted on 19th March 2010, with adjustments where necessary as shown in red.

摘錄自2010年3月19日刊憲之半山區西部分區計劃大綱核准圖，圖則編號S/H11/15，有需要經修正處理之處以紅色顯示。



NOTATION 圖例

ZONES 地帶

| | | |
|------|--------------------------------------|----------|
| R(A) | Residential (Group A) | 住宅 (甲類) |
| R(B) | Residential (Group B) | 住宅 (乙類) |
| R(C) | Residential (Group C) | 住宅 (丙類) |
| G/C | Government, Institution Or Community | 政府、機構或社區 |
| GB | Green Belt | 綠化地帶 |
| O | Open Space | 休憩用地 |
| CP | Country Park | 郊野公園 |

COMMUNICATIONS 交通

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

MISCELLANEOUS 其他

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

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大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Note:

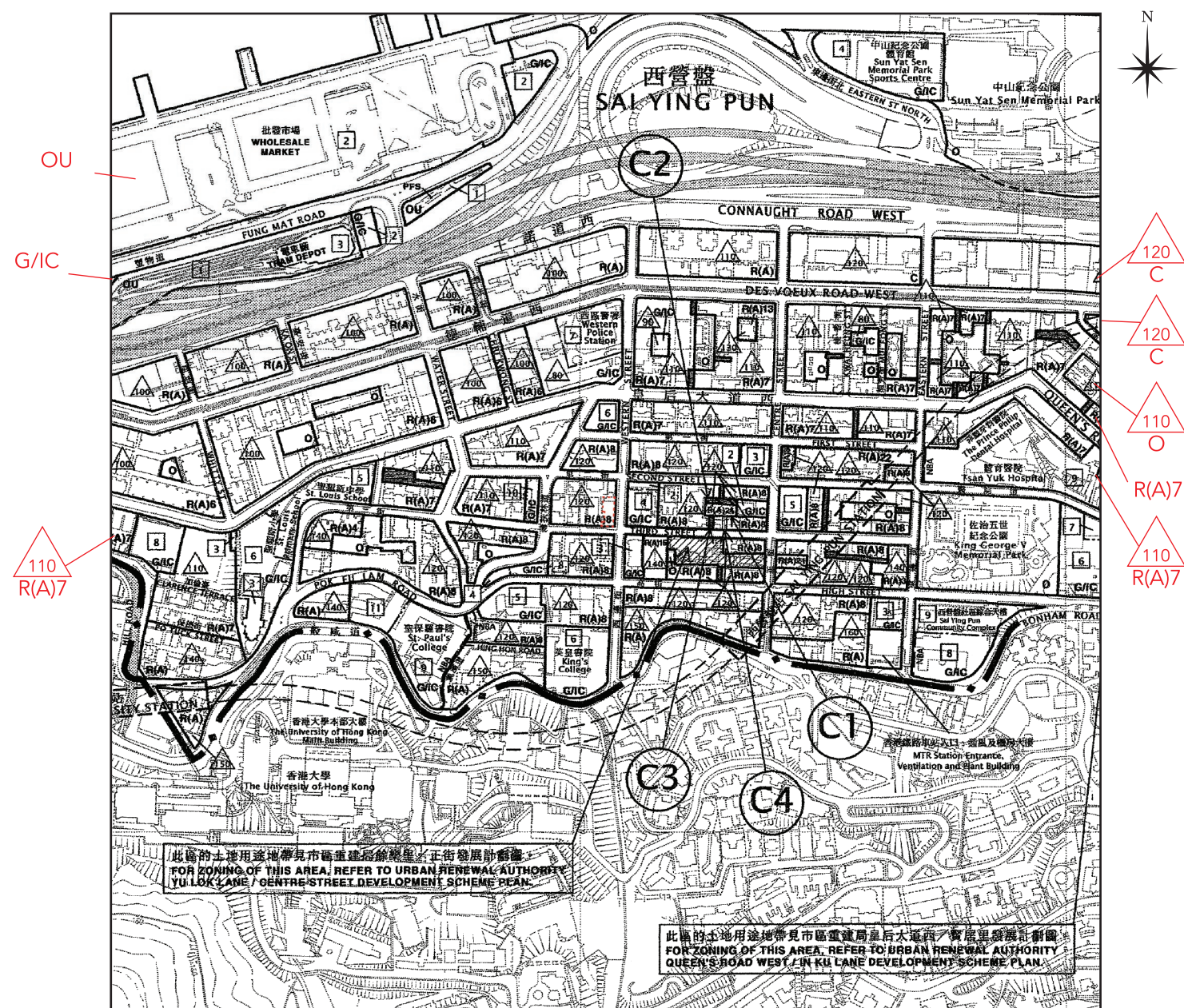
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Extracted from part of the Draft Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/33 gazetted on 9th August 2019, with adjustments where necessary as shown in red.

摘錄自2019年8月9日刊憲之西營盤及上環分區計劃大綱草圖，圖則編號S/H3/33，有需要經修正處理之處以紅色顯示。



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大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Note:

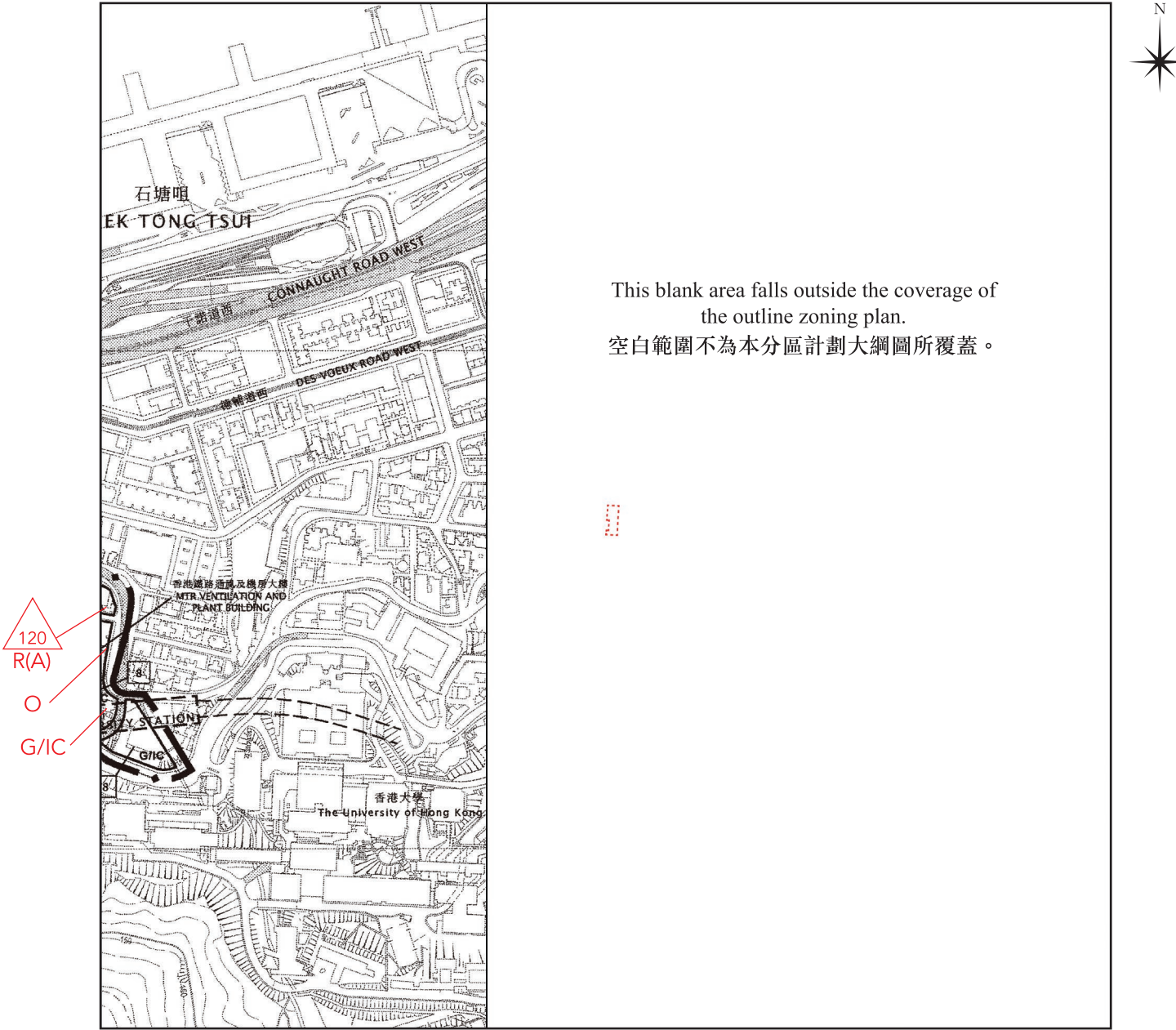
- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
- The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註：

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Extracted from part of the Draft Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/20 gazetted on 11th March 2016, with adjustments where necessary as shown in red.

摘錄自2016年3月11日刊憲之堅尼地城及摩星嶺分區計劃大綱草圖，圖則編號S/H1/20，有需要經修正處理之處以紅色顯示。



Location of the Development
 發展項目的位置

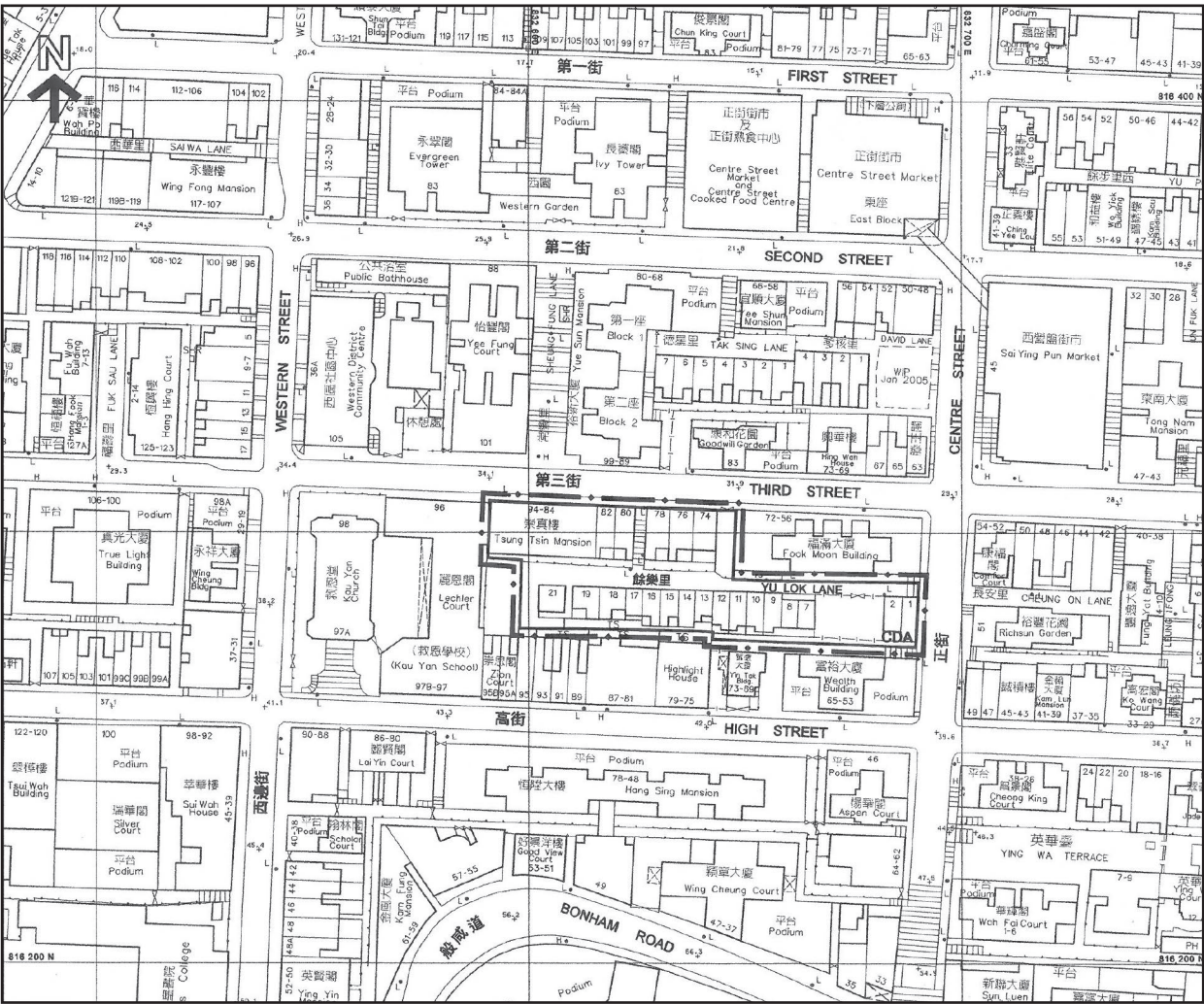
Scale 比例：0 100 200 300 400 500M(米)

| NOTATION 圖例 | | |
|-------------------|---|----------------------|
| ZONES 地帶 | | |
| | Residential (Group A) | 住宅 (甲類) |
| | Government, Institution Or Community | 政府、機構或社區 |
| | Open Space | 休憩用地 |
| COMMUNICATIONS 交通 | | |
| | Major Road And Junction | 主要道路及路口 |
| | Railway and Station (Underground) | 鐵路及車站 (地下) |
| | Elevated Road | 高架道路 |
| MISCELLANEOUS 其他 | | |
| | Boundary Of Planning Scheme | 規劃範圍界線 |
| | 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) |
| | Maximum Building Height (In Number Of Storeys) | 最高建築物高度 (樓層數目) |

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 大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

- Note:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
 2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
 3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
- 備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
 2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
 3. 由於發展項目的邊界不規則的技術原因，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Extracted from the approved Urban Renewal Authority Yu Lok Lane / Centre Street Development Scheme Plan with Plan No. S/H3/URA2/2 gazetted on 27th March 2007.
 摘錄自2007年3月27日刊憲公佈之市區重建局餘樂里/正街發展計劃大綱核准圖，圖則編號S/H3/URA2/2。



Scale 比例 : 0 20 40 60 80 100M(米)

| NOTATION 圖例 | | |
|---|--------------------------------|--------|
| ZONES 地帶 | | |
| CDA | Comprehensive Development Area | 綜合發展區 |
| MISCELLANEOUS 其他 | | |
| | Boundary Of Planning Scheme | 規劃範圍界線 |

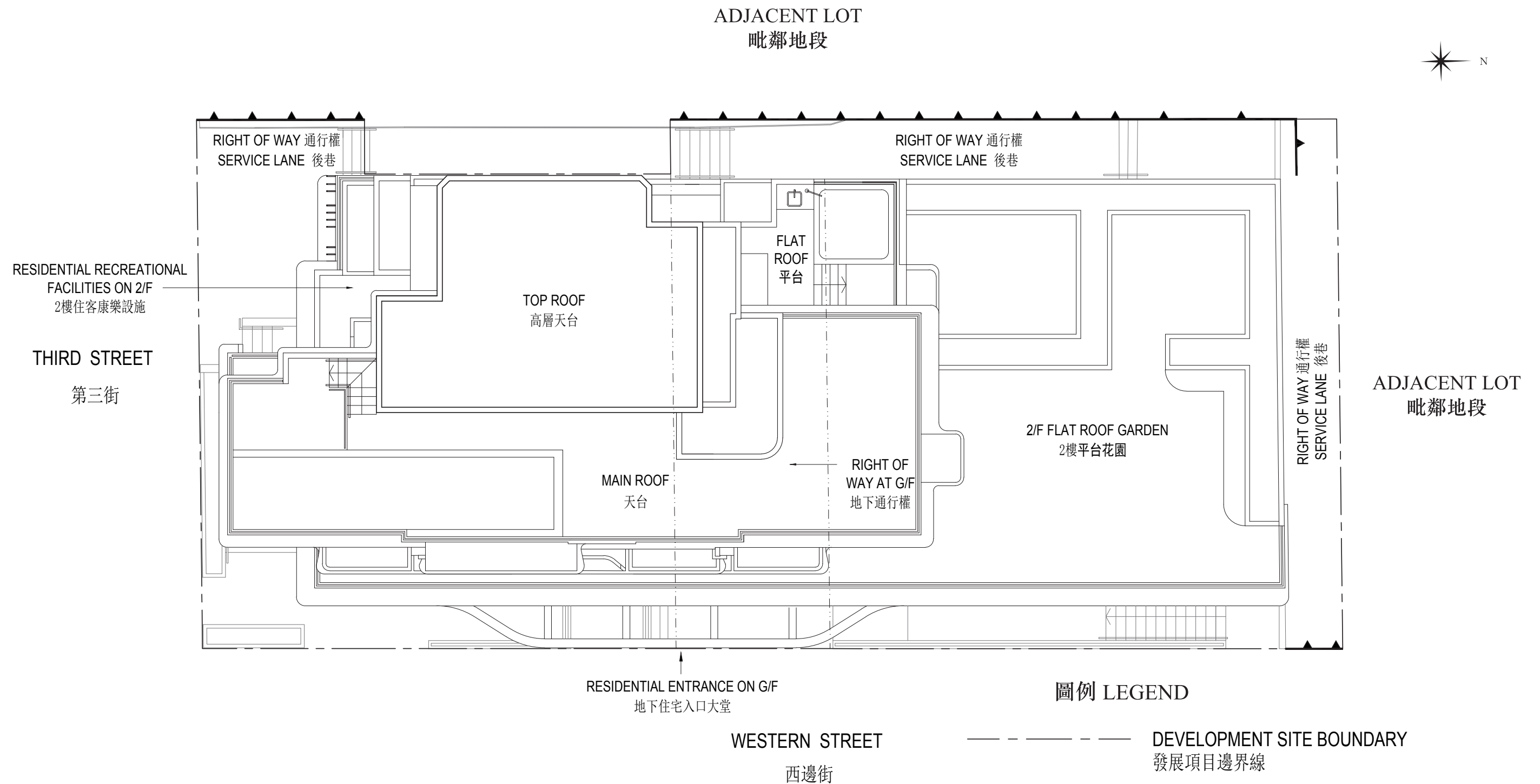
The plan is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
 地圖版權屬香港特別行政區政府，經地政總署准許複印。

Note:

1. The last updated Development Scheme Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註：

1. 在印刷售樓說明書當日所適用的最近期發展計劃圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



圖例 LEGEND

- — — — — DEVELOPMENT SITE BOUNDARY
發展項目邊界線
- - - - - BOUNDARY LINE OF RIGHT OF WAY AT G/F
地下通行權界線
- ▲ ▲ ▲ ▲ EXISTING RETAINING WALL WITHIN
DEVELOPMENT SITE BOUNDARY
項目發展邊界線內的現有護土牆

Scale 比例: 0m 5m 10m

A passageway on G/F. The owners and occupiers of portions of the Inland Lot No. 747 other than Section B of Inland Lot No. 747 have the right of way thereover.

位於地下之通道，內地段第747號B分段外其他內地段第747號分段之業主和佔用人有通行權。

The estimated date of completion of the buildings and facilities, as provided by the Authorized Person for the Development is 30 September 2021

由發展項目的認可人士提供的建築物及設施的預計落成日期為：2021年9月30日

LEGEND OF TERMS AND ABBREVIATIONS USED ON FLOOR PLANS

樓面平面圖中所使用名詞及簡稱之圖例

A/C PLATFORM = AIR CONDITIONER PLATFORM = 空調機平台

ALUM ARCH FEATURE = ALUMINIUM ARCHITECHURAL FEATURE = 鋁質建築裝飾

BAL. = BALCONY = 露台

BATH = BATHROOM = 浴室

B.R = BEDROOM = 睡房

C.D. = CABLE BUCT = 電纜槽

E.L.V. = EXTRA-LOW VOLTAGE CABINET = 弱電櫃

ELEC. = ELECTRICAL METER CABINET = 電錶櫃

FIREMEN’S LIFT LOOBY = 消防電梯大堂

FLAT = 單位

FLAT ROOF = 平台

H.R. = HOSE REEL = 消防喉轆

JACUZZI = 按摩浴缸

KIT. = KITCHEN = 廚房

LIFT = 電梯

LIFT LOBBY = 電梯大堂

LIFT SHAFT = 電梯井

LIV. = LIVING ROOM = 客廳

M.B.R = MASTER BEDROOM = 主人睡房

M. BATH = MASTER BATHROOM = 主人浴室

OPEN KIT. = OPEN KITCHEN = 開放式廚房

P.D. = PIPE DUCT = 管道槽

RC ARCH. FEATURE = REINFORCED CONCRETE ARCHITECTURAL FEATURE = 鋼筋混凝土建築裝飾

ROOF = 天台

Remarks:

- There may be architectural features and/or exposed common pipes on external walls of some floors.
- There may be communal pipes and/or mechanical and electrical services within balconies, utility platforms, flat roofs and roofs of some residential units.
- Some residential units have ceiling bulkheads and/or sunken slab at living room, bedrooms, bathrooms, internal staircase, corridor and kitchen for air-conditioning system and/or other mechanical and electrical services.
- Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter, etc. are architectural symbols retrieved from the latest approved general building plans and for general indication only.
- Balconies and utility platforms are non-enclosed areas.

STAIRHOOD = 梯屋

STUDY = STUDY ROOM = 書房

SUNSHADE = 遮陽蓬

SWIMMING POOL = 游泳池

UP = 上

U.P. = UTILITY PLATFORM = 工作平台

TOP OF BALCONY COVER BELOW = 覆蓋下層的露台頂

TOP OF STAIRHOOD = 梯屋頂

TOP OF U.P. COVER BELOW = TOP OF UTILITY PLATFORM COVER BELOW = 覆蓋下層的工作平台頂

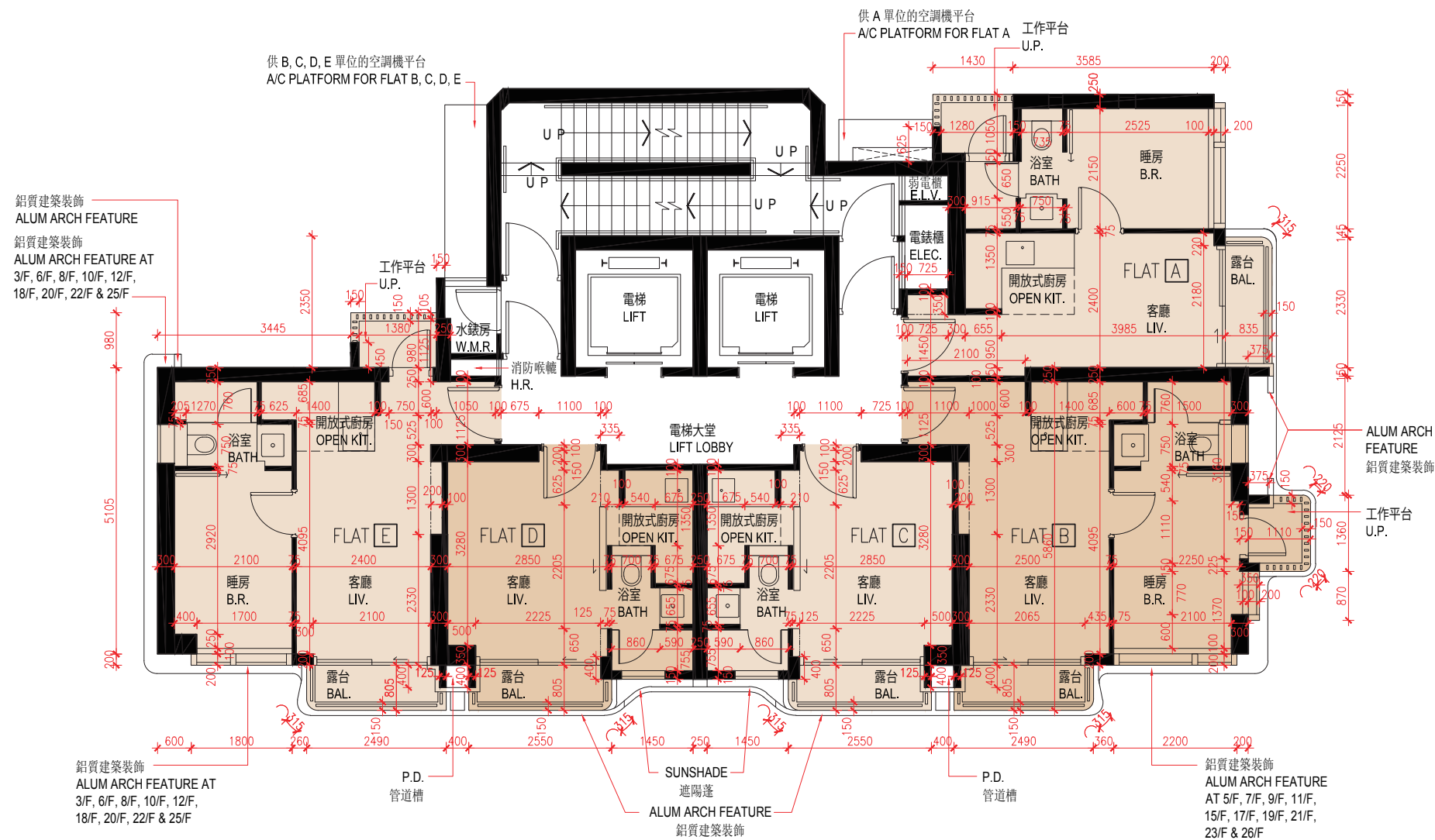
W.M.R = WATER METER ROOM = 水錶房

備註：

- 部份樓層外牆或設有建築裝飾及/或外露喉管。
- 部份住宅單位之露台、工作平台、平台及天台內或裝有公用喉管及/或機電設備。
- 部分住宅單位的客廳、睡房、浴室、室內樓梯、走廊及廚房之天花有假天花及/或跌級樓板，用以安裝空調及/或其他機電設備。
- 平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
- 露台和工作平台為不可封閉的地方。

3/F, 5/F–12/F, 15/F, 17/F–23/F & 25/F–26/F

3樓、5樓至12樓、15樓、17樓至23樓及25樓至26樓



Scale 比例: 0m 5m 10m

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.

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。

| Description of Residential Property 物業的描述 | Floor 樓層 | Flat 單位 | | | | |
|---|---|-----------------------------------|---------------------------------------|------------------|------------------|---------------------------------------|
| | | A | B | C | D | E |
| The 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, 5/F – 12/F, 15/F, 17/F – 23/F, 25/F & 26/F 3樓、5樓至12樓、15樓、 17樓至23樓、25樓及26樓 | 150 | | | | |
| The 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) | 3/F 3樓 | 2800, 3150 | 2750, 2800, 3150 | 2800, 3150 | 2800, 3150 | 2800, 3150 |
| | 5/F – 12/F 5樓至12樓 | 3150 | 3150 | 3150 | 3150 | 3150 |
| | 15/F 15樓 | 3150, 3225, 3500 | 3150, 3225, 3500, 3550 | 3150, 3225, 3500 | 3150, 3225, 3500 | 3150, 3225, 3500 |
| | 17/F – 23/F & 25/F 17樓至23樓及25樓 | 3150 | 3150 | 3150 | 3150 | 3150 |
| | 26/F 26樓 | 3150,3250,3325, 3425,3500,3600 | 3150, 3500, 3550, 3575, 3850, 3900 | 3500,3575,3850 | 3500,3575,3850 | 3150, 3425, 3500, 3575, 3775, 3850 |

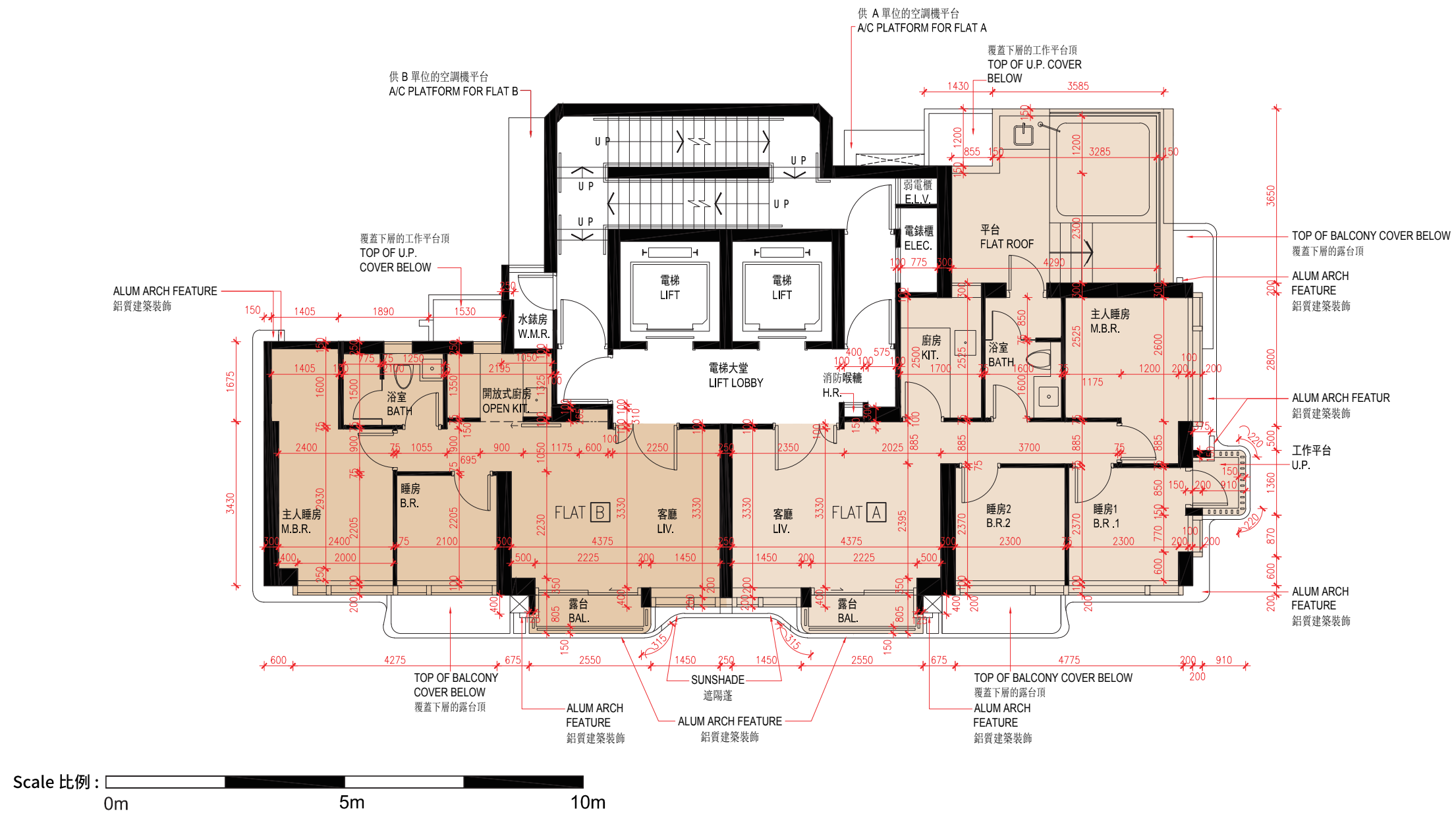
Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimension in millimeter.
3. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.
4. The (— · — · —) black dash dotted line within living room indicates the approximate location of built-in cabinet to be provided with the residential property.

備註：

1. 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。
2. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
3. 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第17頁。
4. 客廳內的(— · — · —) 黑色虛及點線顯示隨住宅物業提供的嵌入式櫃的大約位置。

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



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.

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。

| Description of Residential Property 物業的描述 | Floor 樓層 | Flat 單位 | |
|---|-------------|----------|------------|
| | | A | B |
| The 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） | 27/F 27樓 | 150, 175 | 150 |
| The 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, 3250 |

Notes:

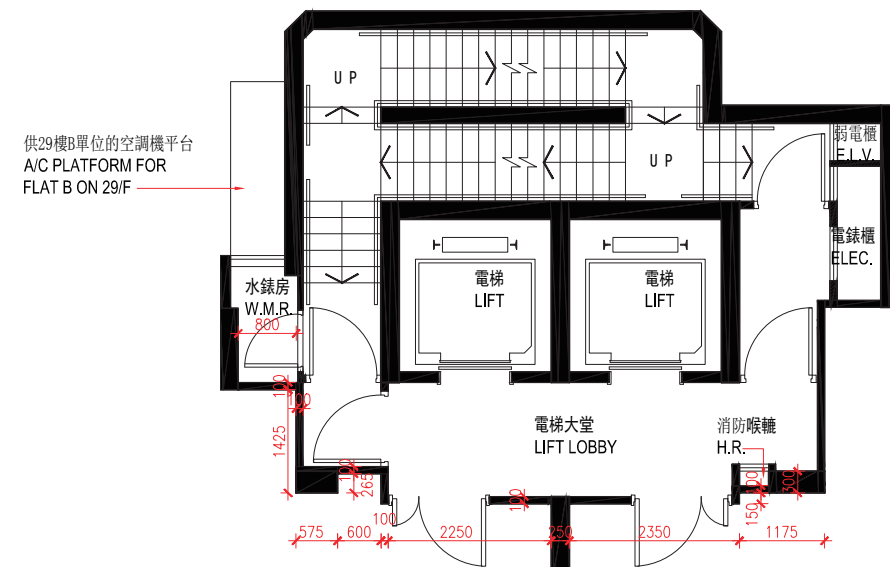
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimension in millimeter.
3. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.
4. The (— · · · —) black dash dotted line within living room indicates the approximate location of built-in cabinet to be provided with the residential property.

備註：

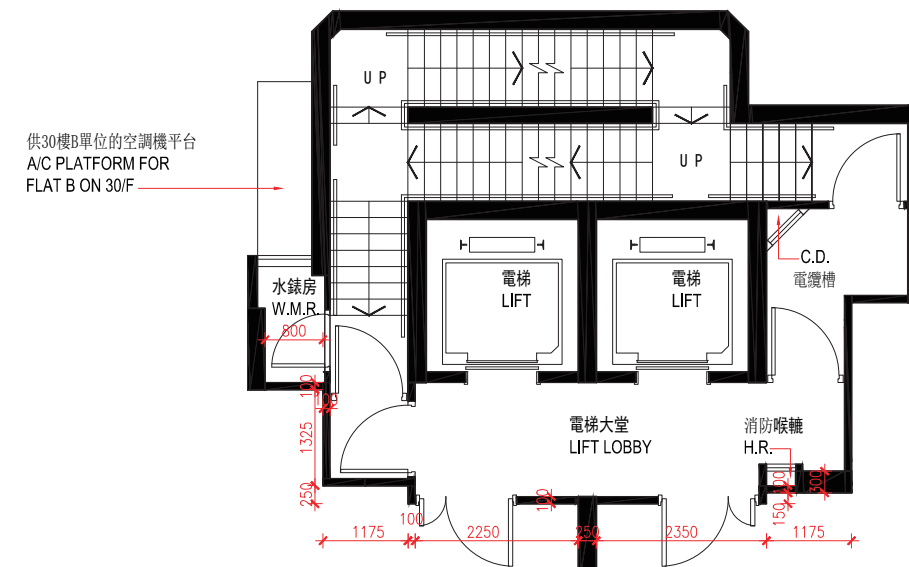
1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
3. 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第17頁。
4. 客廳內的(— · · · —) 黑色虛及點線顯示隨住宅物業提供的嵌入式櫃的大約位置。

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

28/F – 30/F
28樓至30樓

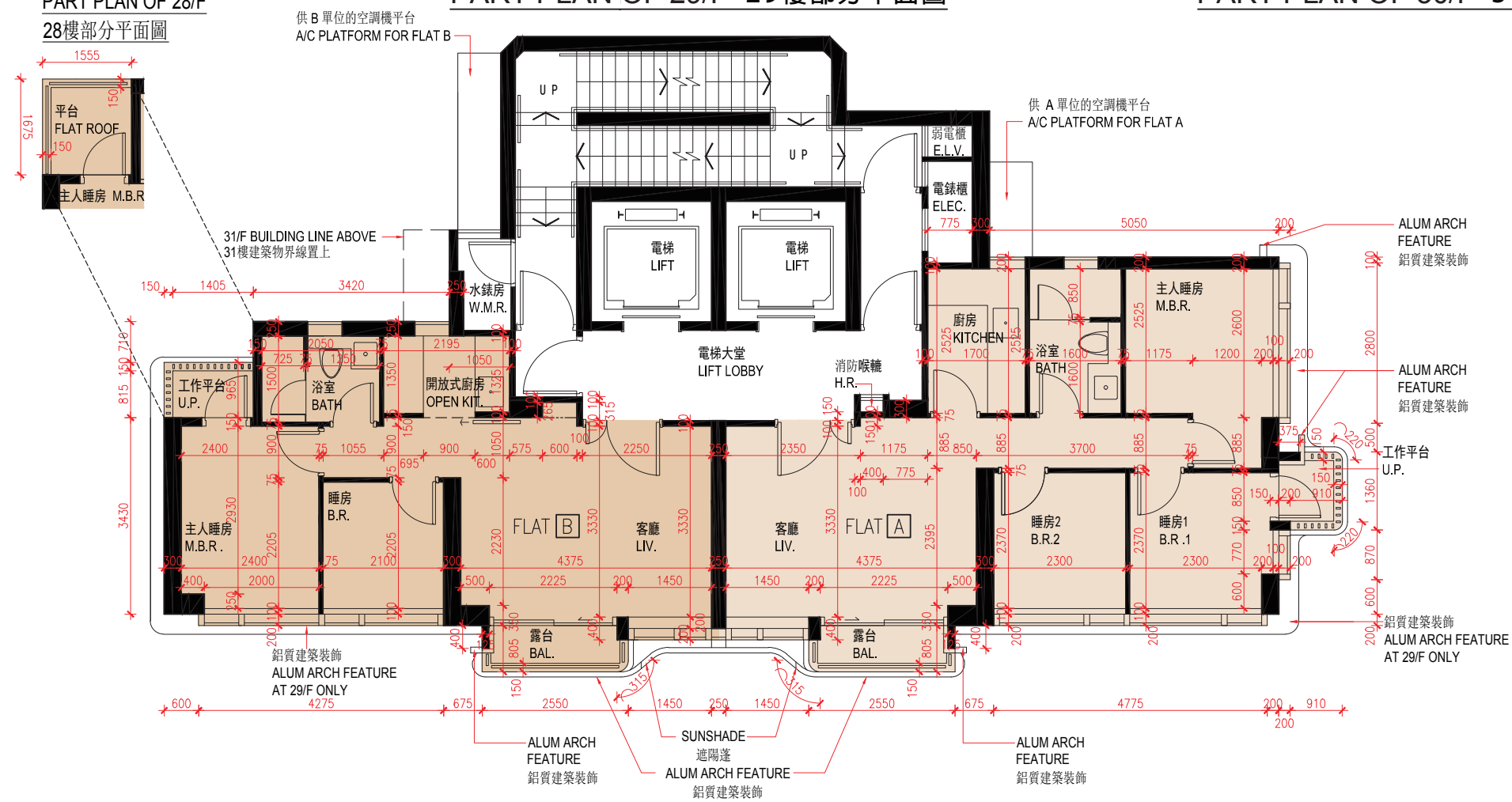


PART PLAN OF 29/F 29樓部分平面圖



PART PLAN OF 30/F 30樓部分平面圖

PART PLAN OF 28/F
28樓部分平面圖



Scale 比例:  0m 5m 10m

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.

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。

| Description of Residential Property 物業的描述 | Floor 樓層 | Flat 單位 | |
|---|------------------------|------------------------------|------------------------------|
| | | A | B |
| The 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 – 29/F 28樓至29樓 | 150, 175 | 150 |
| | 30/F 30樓 | 150 | 150 |
| The 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） | 28/F 28樓 | 3500 | 3500, 3550 |
| | 29/F 29樓 | 3500 | |
| | 30/F 30樓 | 3100, 3450, 3500, 3575, 3850 | 3150, 3500, 3575, 3700, 3850 |

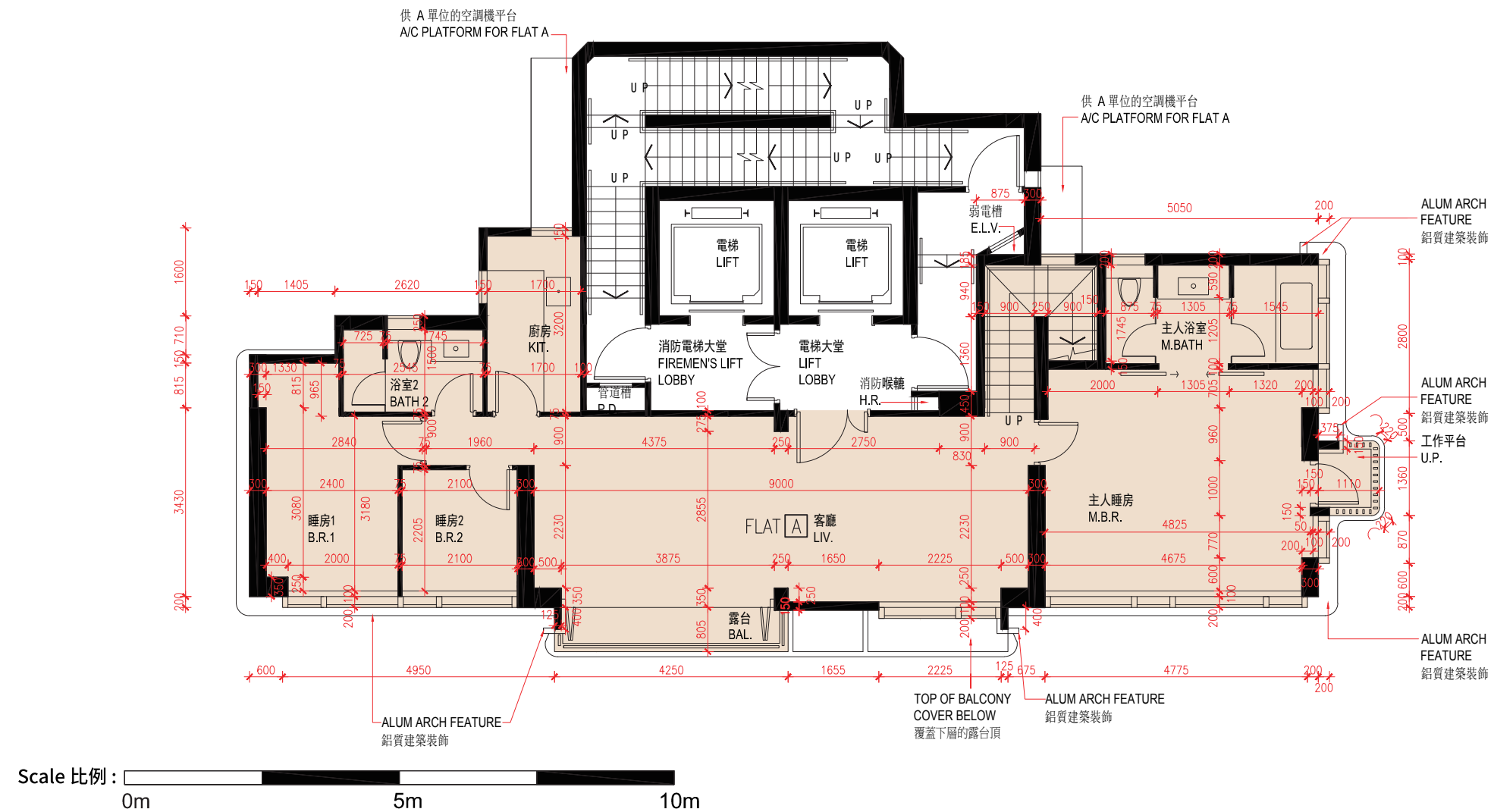
Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimension in millimeter.
3. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.
4. The (— · — · —) black dash dotted line within living room indicates the approximate location of built-in cabinet to be provided with the residential property.

備註：

1. 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。
2. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
3. 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第17頁。
4. 客廳內的(— · — · —) 黑色虛及點線顯示隨住宅物業提供的嵌入式櫃的大約位置。

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



11

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

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.

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。

| Description of Residential Property 物業的描述 | Floor 樓層 | Flat 單位 |
|---|--------------|------------------|
| | | A |
| The 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） | 31/F 31 樓 | 150 |
| The 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, 3850, 3900 |

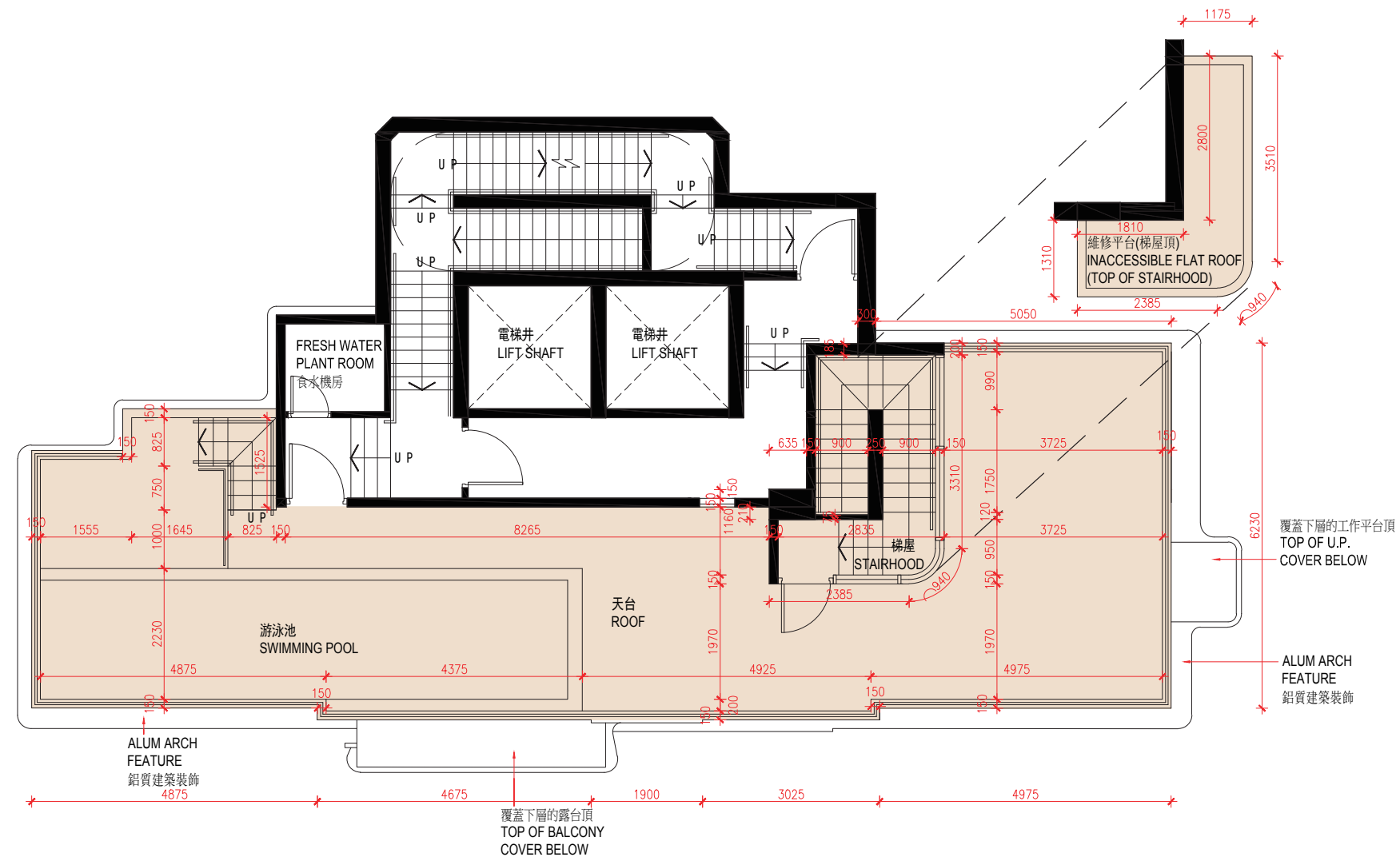
Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimension in millimeter.
3. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.
4. The (— · · · —) black dash dotted line within living room indicates the approximate location of built-in cabinet to be provided with the residential property.

備註：

1. 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。
2. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
3. 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第17頁。
4. 客廳內的(— · · · —) 黑色虛及點線顯示隨住宅物業提供的嵌入式櫃的大約位置。

Main Roof 天台



Scale 比例: 0m 5m 10m

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.

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。

| Description of Residential Property 物業的描述 | Floor 樓層 | Flat 單位 |
|---|-----------------|---------|
| | | A |
| The 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） | Main Roof 天台 | N/A 不適用 |
| The 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） | | N/A 不適用 |

Notes:

- 1. The dimensions in the floor plans are all structural dimension in millimeter.
- 2. Please refer to page 17 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註：

- 1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- 2. 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第 17 頁。

| 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 | Unit 單位 | | Air-conditioning plant room 空調機房 | Bay Window 窗台 | Cockloft 閣樓 | Flat Roof 平台 | Garden 花園 | Parking space 停車位 | Roof 天台 | Stairhood 梯屋 | Terrace 前庭 | Yard 庭院 |
| 3/F, 5/F-12/F, 15/F, 17-23/F & 25/F-26/F 3樓、5樓至12樓、15樓、17樓至23樓及25樓至26樓 | A | 28.566 (307) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) | — | — | — | — | — | — | — | — | — | — |
| | B | 31.632 (340) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) | — | — | — | — | — | — | — | — | — | — |
| | C | 19.829 (213) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-) | — | — | — | — | — | — | — | — | — | — |
| | D | 19.821 (213) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-) | — | — | — | — | — | — | — | — | — | — |
| | E | 31.957 (344) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) | — | — | — | — | — | — | — | — | — | — |
| 27/F 27樓 | A | 58.131 (626) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) | — | — | — | 13.809 (149) | — | — | — | — | — | — |
| | B | 47.878 (515) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-) | — | — | — | — | — | — | — | — | — | — |
| 28/F 28樓 | A | 57.596 (620) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) | — | — | — | — | — | — | — | — | — | — |
| | B | 45.274 (487) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - (-) | — | — | — | 2.143 (23) | — | — | — | — | — | — |
| 29/F -30/F 29樓至30樓 | A | 57.596 (620) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) | — | — | — | — | — | — | — | — | — | — |
| | B | 46.774 (503) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) | — | — | — | — | — | — | — | — | — | — |
| 31/F & R/F 31樓 & 天台 | A | 106.196 (1143) Balcony 露台 : 3.402 (37) Utility Platform 工作平台 : 1.500 (16) | — | — | — | — | — | — | 75.743 (815) | 8.258 (89) | — | — |

The saleable area and the floor area of balconies, utility platforms and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and may be slightly different from that shown in square metre.
- The symbol “—” as shown in the above table denotes “Not provided”.
- There is no verandah in the residential properties of the Development.
- 4/F, 13/F, 14/F and 24/F are omitted.

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

備註:

- 上述所列之面積則以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎; 因四捨五入的關係, 平方呎與平方米之數字可能有些微差異。
- 上表「—」代表「不提供」。
- 發展項目的住宅物業不設陽台。
- 不設4樓、13樓、14樓及24樓。

Not applicable

不適用

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
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 –
 - (i) that preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約時須支付款額為 5% 的臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約 –
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

1. Common Parts of the Development

- (a) Common Parts means all areas, systems, equipment, facilities, machinery, fixtures, fittings, conduits or other matters in the Land (meaning the land on which the Development is constructed, and, where the context permits, shall include the Development thereon):
- (i) which are intended for the common use and benefit of different owners, occupiers, licensees or invitees of the Land or any part thereof; or
- (ii) as will fall within the definition of “common parts” in section 2 of the Building Management Ordinance (Cap. 344).

These include certain lift lobbies, staircases, lifts, recreational facilities, external walls of the residential tower etc.

- (b) Common Parts are categorized into Development Common Parts (provided or installed for the common use and benefit of all owners in the Development) and Residential Common Parts (provided or installed for the common use and benefit of owners of the residential flats in the Development)
- (c) The owners may use the Common Parts for all purposes connected with the proper use and enjoyment of his Unit.
- (d) The owners may not convert any of the Common Parts to his own use or for his own benefit unless the approval of the Owners’ Committee has been obtained.
- (e) The owners may not obstruct the Common Parts nor do anything in or to the Common Parts which may be or become a nuisance to any other owner or occupiers of the Land or any neighbouring premises.
- (f) The owners may not alter the Common Parts or do anything which may, in the opinion of the Manager, interfere with or damage the Common Parts or adversely affect the normal functioning of the Common Parts.
- (g) The Manager has the full right and authority to control the Common Parts and to generally administer and manage the Common Parts. The Manager shall hold the Common Parts as trustee for 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 | No. of undivided shares allocated to each residential unit |
|---|------|--|
| 3/F, 5/F-12/F, 15/F, 17/F-23/F & 25/F-26/F | A | 29 |
| | B | 32 |
| | C | 20 |
| | D | 20 |
| | E | 32 |
| 27/F | A | 60 |
| | B | 48 |
| 28/F | A | 58 |
| | B | 45 |
| 29/F-30/F | A | 58 |
| | B | 47 |
| 31/F | A | 115 |

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 Deed of Mutual Covenant and Management Agreement (“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 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 Parts in proportion to the Management Shares allocated to their Units; and
- (b) the owners of residential properties shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to their residential properties.

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 is different from the total number of Management Shares in the Development. The total number of Management Shares of all residential properties in the Development is 3063. The total number of Management Shares in the Development is 3395.

5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3 months’ monthly management fee.

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.

1. 發展項目的公用部分

- (a) 公用部分指所有在該土地(指發展項目於其上興建之土地，及如文意允許包括其上之發展項目)內符合以下情況的區域、系統、裝備、設備、機器、固定裝置、裝置、管道及其他事宜：
- (i) 該部分的目的是供該土地或其任何部分的不同業主、佔用人、被許可人或被邀請人共用及共益享用；或
- (ii) 該部分符合建築物管理條例(第344章)第2條中「公用部分」的定義。
- 上述包括若干入口大堂、樓梯、升降機、康樂設施、住宅大樓外牆等。
- (b) 公用部分分為發展項目公用部分(提供或安裝給發展項目所有業主共同使用與享用)及住宅公用部分(提供或安裝給住宅單位業主共同使用與享用)。
- (c) 業主有權為了正當使用與享用他的單位有關的一切目的使用公用部分。
- (d) 除非已經取得業主委員會的批准，業主不得轉變任何公用部分供他個人使用或享用。
- (e) 業主不得阻塞公用部分，亦不得在該等地方作出任何事情，以致可能或成為對該土地或任何毗鄰房產的任何其他業主或佔用人造成滋擾。
- (f) 業主不得更改公用部分或作出任何事情，以致管理人認為會干涉或損壞公用部分或對公用部分的正常運作有不利影響。
- (g) 管理人具有充分權利及授權控制公用部分和全面控制與管理公用部分。管理人須作為全體業主的受託人持有公用部分。

2. 分配予發展項目中各住宅物業的不分割份數的數目

發展項目中的各住宅物業配有不分割份數。詳細的分配狀況，請參閱下表。

| 樓層 | 單位 | 分配到每個住宅單位的不分割分數數目 |
|----------------------------------|----|-------------------|
| 3樓, 5樓至12樓, 15樓, 17樓至23樓及25樓至26樓 | A | 29 |
| | B | 32 |
| | C | 20 |
| | D | 20 |
| | E | 32 |
| 27樓 | A | 60 |
| | B | 48 |
| 28樓 | A | 58 |
| | B | 45 |
| 29樓至30樓 | A | 58 |
| | B | 47 |
| 31樓 | A | 115 |

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共契約暨管理協議(「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(指管理發展項目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部分之管理開支；及

(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部分之管理開支。

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與發展項目管理份數總數不同。所有住宅物業之管理份數總數為3063。發展項目之管理份數總數為3395。

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費。

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》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

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

The Remaining Portion of Section B of Inland Lot No.747, Section A of Sub-Section 1 of Section B of Inland Lot No.747, The Remaining Portion of Sub-Section 1 of Section B of Inland Lot No.747, Sub-Section 3 of Section B of Inland Lot No.747, The Remaining Portion of Sub-Section 2 of Section B of Inland Lot No.747, The Remaining Portion of Section A of Sub-Section 2 of Section B of Inland Lot No.747, Section B of Sub-Section 2 of Section B of Inland Lot No.747 (the “Land”).

2. The term of years under the lease

The term of years shall be 999 years from 25 June 1861.

3. The user restrictions applicable to that land

That 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.

(Note: licences for the carrying out of the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper has been granted. See (a) Licence for Offensive Trade Clause in respect of The Remaining Portion of Section B of Inland Lot No.747 dated 28 September 2018 and registered at the Land Registry with Memorial No.18101100590018; (b) Licence for Offensive Trade Clause in respect of Section A of Sub-Section 1 of Section B of Inland Lot No.747 dated 12 June 2019 and registered at the Land Registry with Memorial No. 19062401420017; (c) Licence for Offensive Trade Clause in respect of The Remaining Portion of Sub-Section 1 of Section B of Inland Lot No.747 and Sub-Section 3 of Section B of Inland Lot No.747 dated 19 January 2016 and registered at the Land Registry with Memorial No.16012900690018; (d) Licence for Offensive Trade Clause in respect of The Remaining Portion of Sub-Section 2 of Section B of Inland Lot No.747 and The Remaining Portion of Section A of Sub-Section 2 of Section B of Inland Lot No.747 dated 23 February 2016 and registered at the Land Registry with Memorial No.16030901500012; (e) Licence for Offensive Trade Clause in respect of Section B of Sub-Section 2 of Section B of Inland Lot No.747 dated 3 February 2016 and registered at the Land Registry with Memorial No.16022300910018.)

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

Not applicable.

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

The grantee shall and will, where and as often as need or occasion shall be or require, at his and their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage(s) or tenement(s) and all other erections and buildings standing upon the Land, and all the walls, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.

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 or upon the Land and all such earth, soil, marl, clay, chalk, brick-earth, gravel, sand, stone and stones, and other earths or materials, which at the time of the land grant or thereafter during the continuance of the grant, shall be under or upon the Land or any part or parts thereof as the Government may require for the roads, public buildings or other public purposes of Hong Kong, with full liberty to enter the Land to view, dig for, convert and carry away such things thereby doing as little damage as possible to the grantee.
- (b) The grantee shall and 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 Land or any part thereof, in common with other premises near or adjoining thereto.

- (c) The Government may, twice or oftener in every year, at all reasonable times in the day, enter into and upon the Land to view, search and see the condition of same 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.
- (d) 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 Land or any part thereof and expel the grantee and occupiers of the Land.
- (e) The Government has the power to resume, enter into and re-take possession of the Land 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 grantee of its being so required and a full and fair compensation for the Land and the buildings thereon being paid to the said grantee to be valued by the Government.
- (f) See paragraph 5 of this section.

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

1. 發展項目所位於的土地的地段編號

內地段第747號B分段餘段、內地段第747號B分段第1小分段A分段、內地段第747號B分段第1小分段餘段、內地段第747號B分段第3小分段、內地段第747號B分段第2小分段餘段、內地段第747號B分段第2小分段A分段餘段及內地段第747號B分段第2小分段B分段(「土地」)。

2. 有關租契規定的年期

由1861年6月25日起計999年。

3. 適用於該土地用途限制

未經政府事先許可，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。

(註：已獲發進行製糖、油料(不包括油站)、售肉、食物供應及旅館行業或業務之牌照。請參閱(a)有關內地段第747號B分段餘段之厭惡性行業牌照，日期為2018年9月28日，於土地註冊處以註冊備忘編號18101100590018註冊；(b)有關內地段第747號B分段第1小分段A分段之厭惡性行業牌照，日期為2019年6月12日，於土地註冊處以註冊備忘編號19062401420017註冊。；(c)有關內地段第747號B分段第1小分段餘段及內地段第747號B分段第3小分段餘段之厭惡性行業牌照，日期為2016年1月19日，於土地註冊處以註冊備忘編號16012900690018註冊。(d)有關內地段第747號B分段第2小分段餘段及內地段第747號B分段第2小分段A分段餘段之厭惡性行業牌照，日期為2016年2月23日，於土地註冊處以註冊備忘編號16030901500012註冊。(e)有關內地段第747號B分段第2小分段B分段之厭惡性行業牌照，日期為2016年2月3日，於土地註冊處以註冊備忘編號16022300910018註冊。)

4. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

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

承授人須按需要及於有需要時，自費妥善及充分地透過所有和所有形式之所需和必須之維修、清洗及改善以維修、維護、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保養土地上之院宅或物業及所有其他搭建物或建築物，及屬於和以任何形式附屬於該等院宅或物業及所有其他搭建物或建築物之牆壁、軌道、照明、行人道、廁所、水槽、排水溝及水道，至使政府滿意。

6. 對買方造成負擔的租用條件

- (a) 政府已就土地之內、之下或之上的礦產、礦物、石礦及所有於批地文件發出之時或其後於批地存續時在土地或任何部分之下或之上、可能為道路、公共建築或其他香港之公共目的所需的土壤、泥土、泥灰岩、黏土、白堊、製磚土、礫石、砂、石頭及石堆、及其他土料或材料保留權利，並有權充分自由進入土地以視察、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) 若有需要，承授人須負擔、支付及備款支付加置、興建、維修及改善處於、屬於土地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。
- (c) 政府可每年兩次或以上於日間內的任何合理時間進入土地以視察、搜索及檢查土地的狀況及所有變化、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。
- (d) 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、重新管有及享用土地或其任何部分及逐出承授人或土地的佔用人。
- (e) 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及就土地及其上之建築物支付由政府評定的充分和公平賠償，政府有權收回、進入及重新管有土地或其任何部分。
- (f) 見本部第5段。

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