

EIGHT SOUTH LANE

售樓說明書
Sales Brochure

EIGHT SOUTH LANE

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) 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.

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.
- 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. Agreement for sale and purchase

- Ensure that the preliminary agreement for sale and purchase (PASP) and agreement for sale and purchase (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.

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- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

8. 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).

9. 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.

10. 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

11. Pre-sale Consent

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

12. 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

13. Estimated material date

- Check the estimated material date¹ for the development in the sales brochure.
- Please note that:
 - For development which is subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it 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.
 - For development which is not subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

For first-hand completed residential properties

14. 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.

15. 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 -

Telephone	2817 3313
Email	enquiry_srpa@hd.gov.hk
Fax	2219 2220

Other useful contacts -

	Telephone	Fax
Consumer Council	2929 2222	2590 6271
Estate Agents Authority	2111 2777	2598 9596
Real Estate Developers Association of Hong Kong	2826 0111	2845 2521

¹ Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

Notes to purchasers of first-hand residential properties

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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」)，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，會在緊接該項目的出售日期前最少七日內向公眾發布，而有關價單和銷售安排，亦會在緊接該項目的出售日期前最少三日內公布。
- 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。

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。
- 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，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 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。

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8. 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。

9. 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。

10. 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

11. 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」。

12. 示範單位

- 賣方不一定須設置示範單位供準買方或公眾參觀，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

13. 預計的關鍵日期

- 查閱售樓說明書中有關發展項目的預計的關鍵日期¹。
- 請注意：
 - 就地政總署預售樓花同意方案規管的發展項目，賣方須在合格證明書或轉讓同意書發出後的一個月內(以何者較早為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買方。
 - 至於並非地政總署預售樓花同意方案規管的發展項目，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，以書面通知買方。

適用於一手已落成住宅物業

14. 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」。

15. 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。

電話	2817 3313
電郵	enquiry_srpa@hd.gov.hk
傳真	2219 2220

其他相關聯絡資料：

	電話	傳真
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
香港地產建設商會	2826 0111	2845 2521

¹ 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。

Information on the development

發展項目的資料

Name of the Development

EIGHT SOUTH LANE

Name of the street and the street number (provisional)

8, 10 and 12 South Lane

Total number of storeys

23 storeys (including 1 storey of lower ground floor but excluding the roof)

Floor numbering

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

Omitted floor numbers

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

Refuge floor

No refuge floor

The Development is an uncompleted development

- Estimated material date for the Development as provided by the Authorized Person for the Development is 30 June 2015.
- The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- Under the Land Grant, the consent of the Director of Lands is not required to be given for the 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

EIGHT SOUTH LANE

街道名稱及門牌號數 (臨時)

南里8號、10號及12號

樓層總數

23層 (包括1層地下低層但不包括天台)

樓層號數

地下低層, 地下, 1樓至3樓, 5樓至12樓, 15樓至23樓及25樓

被略去的樓層號數

4樓, 13樓, 14樓及24樓為被略去的樓層號數

庇護層

不設庇護層

本發展項目屬未落成發展項目

- 由發展項目的認可人士提供該項目的預計關鍵日期為2015年6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。
- 根據批地文件，進行該項買賣，不需獲地政總署署長同意。為買賣合約的目的，該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。

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

Joint View International Limited

Every holding company of the vendor

Goldmark Enterprises Limited is the holding company of Joint View International Limited
New World Development Company Limited is the holding company of Goldmark Enterprises Limited

Authorized person for the Development

Mr. Cheung Kong Yeung

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

Cheung Kong-Yeung Architects Limited

Building contractor for the Development

Hip Hing Builders Company Limited

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

Kao, Lee & Yip

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

New World Development Company Limited

賣方

駿威國際有限公司

賣方的每間控權公司

Goldmark Enterprises Limited 為駿威國際有限公司之控權公司
新世界發展有限公司為 Goldmark Enterprises Limited 之控權公司

發展項目的認可人士

張廣揚先生

發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

張廣揚建築師事務所有限公司

發展項目的承建商

協興建業有限公司

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

高李葉律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

不適用

已為發展項目的建造提供貸款的任何其他人

新世界發展有限公司

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

Relationship between parties involved in the development

有參與發展項目的各方的關係

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

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。

Total area and the range of thickness of the non-structural prefabricated external walls 非結構的預製外牆的總面積及厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	The Range of Thickness 厚度範圍
Floor 樓層	Unit 單位	sq.m. 平方米	mm 毫米
2/F - 3/F, 5/F - 12/F & 15/F - 23/F (19 storeys) 2樓 - 3樓, 5樓 - 12樓及 15樓 - 23樓 (19層)	A	0.599	150
	B	-	
	C	-	
	D	-	
	E	0.360	

Note : 4/F, 13/F and 14/F are omitted.
備註：不設4樓、13樓及14樓。

Information on property management

物業管理的資料

The Manager

New World Property Management Company Limited will be appointed as the manager of the Development under the latest draft deed of mutual covenant in respect of the Development.

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分的幕牆。

Total area and the range of thickness of the curtain walls 幕牆的總面積及厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	The Range of Thickness 厚度範圍
Floor 樓層	Unit 單位	sq.m. 平方米	mm 毫米
2/F (1 storey) 2樓 (1層)	A	0.748	300
	B	1.622	
	C	0.735	
	D	1.442	
	E	0.702	
3/F, 5/F - 12/F & 15/F - 23/F (18 storeys) 3樓, 5樓 - 12樓及 15樓 - 23樓 (18層)	A	0.748	300
	B	1.622	
	C	0.735	
	D	1.622	
	E	0.702	

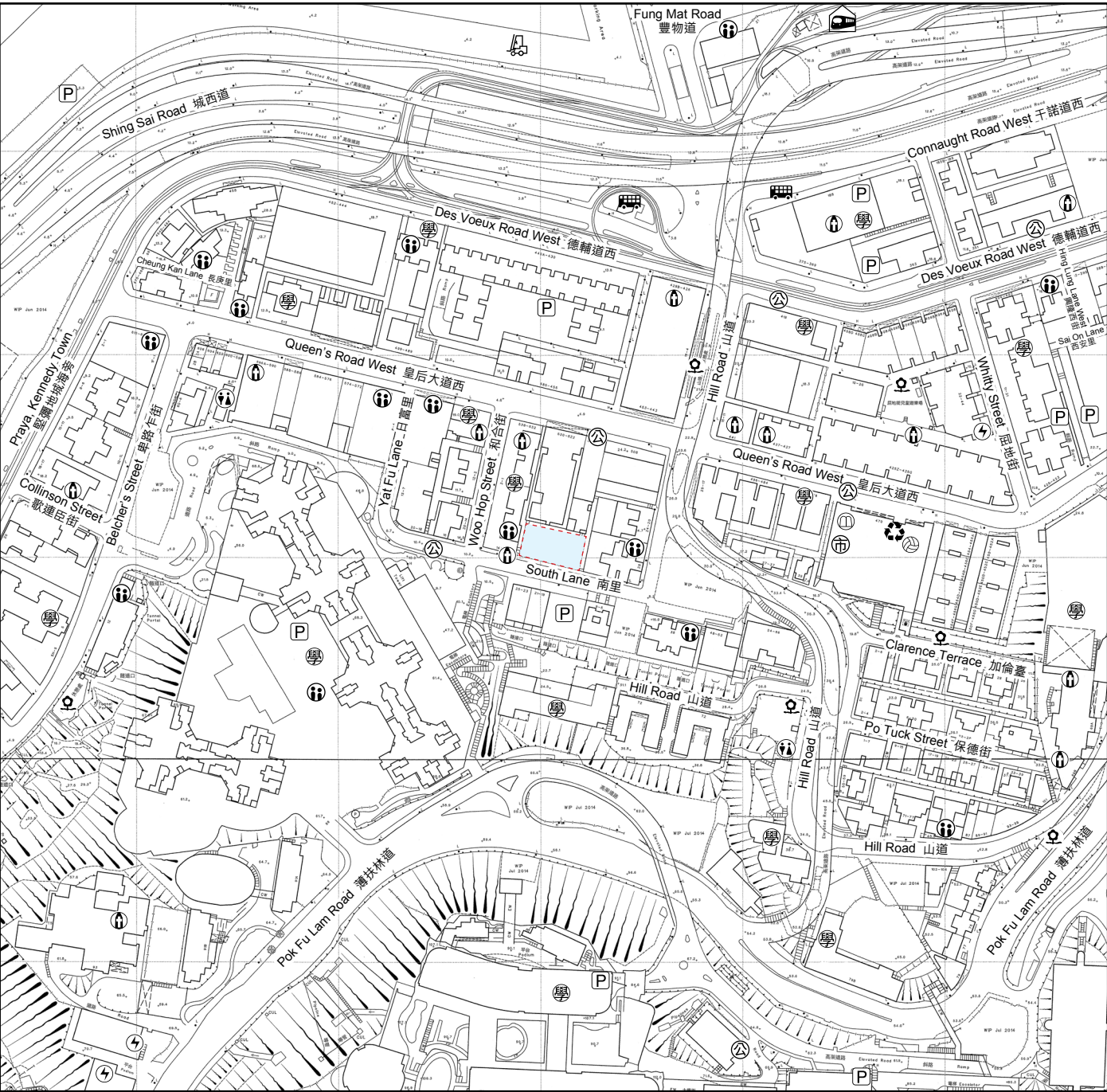
Note : 4/F, 13/F and 14/F are omitted.
備註：不設4樓、13樓及14樓。

管理人

根據公契的最新擬稿，新世界物業管理有限公司將獲委任為發展項目的管理人。

Location plan of the development

發展項目的所在位置圖


















Scale 0 100 200 300 400M(米)
 比例

Location of the Development
 發展項目的位置

The above Location Plan is prepared based on a reproduction of Survey Sheet Nos. 11-SW-7A dated 4 July 2014 and 11-SW-7C dated 1 August 2014 with adjustments where necessary.
 上述位置圖使用日期為2014年7月4日之測繪圖 (編號11-SW-7A) 及2014年8月1日之測繪圖 (編號11-SW-7C) 複印後修正處理。

Notation 圖例

- | | | | |
|---|---|---|--|
|  | Railway depot
鐵路車廠 |  | Public transport terminal
(including a rail station)
公共交通總站 (包括鐵路車站) |
|  | Library
圖書館 |  | Public utility installation
公用事業設施裝置 |
|  | Cargo working area
貨物裝卸區 |  | Religious institution (including a church,
a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂) |
|  | Power plant
(including electricity sub-stations)
發電廠 (包括電力分站) |  | School (including a kindergarten)
學校 (包括幼稚園) |
|  | Refuse collection point
垃圾收集站 |  | Social welfare facilities (including an elderly
centre and a 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) |
|  | Market (including a wet market and a
wholesale market)
市場 (包括濕貨市場及批發市場) |  | Sports facilities (including a sports ground and
a swimming pool)
體育設施 (包括運動場及游泳池) |
|  | Public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處) |  | Public park
公園 |
|  | Public convenience
公廁 | | |

- Notes :
1. Due to technical reasons as a result of the irregular boundary of the Development, the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 2. The map is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR. Licence No. 86/2013.
 3. The vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

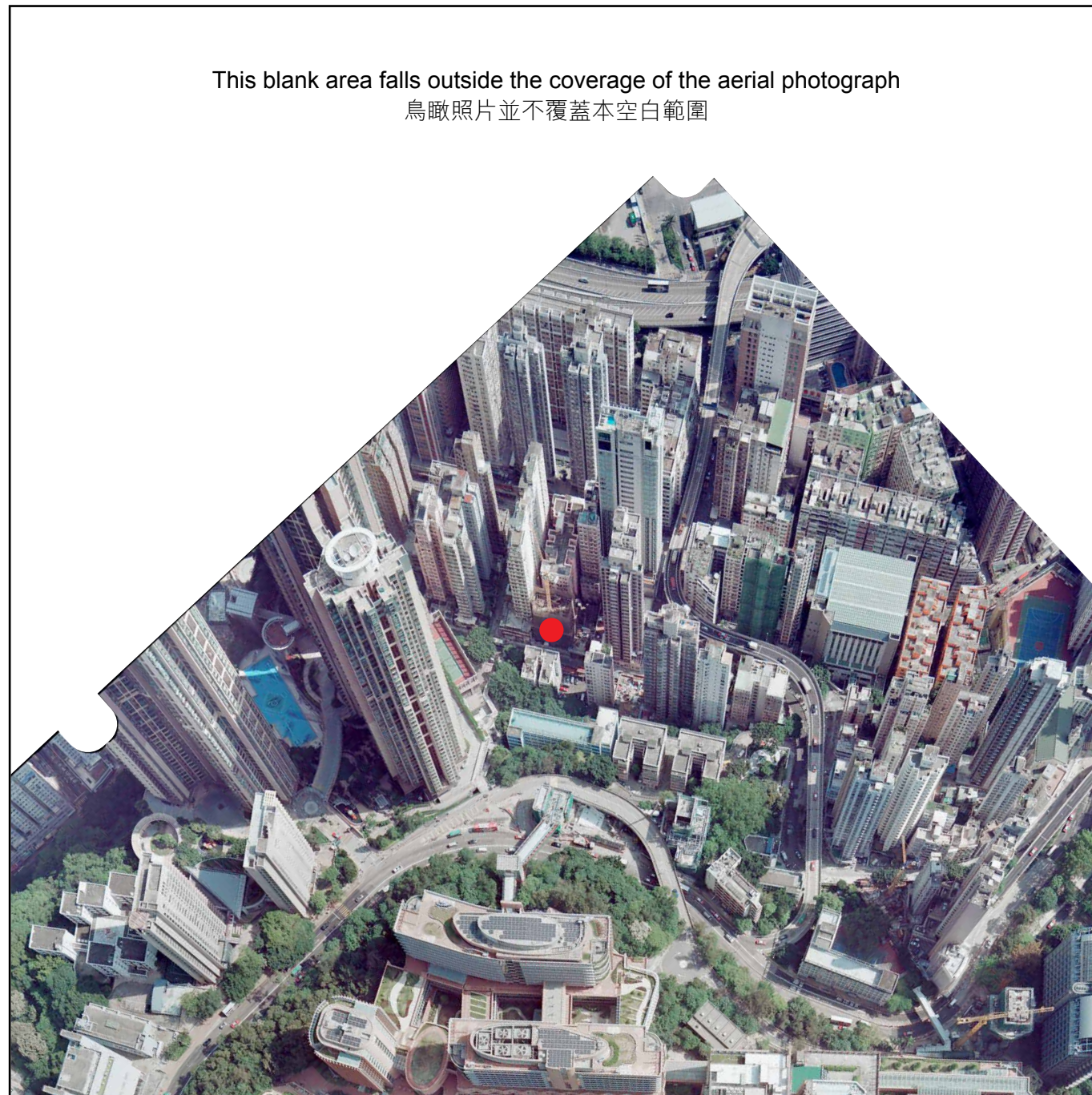
- 備註：
1. 因發展項目的不規則界線引致的技術原因，位置圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
 2. 地圖版權屬香港特別行政區政府，經地政總署准許複印，版權特許編號86/2013。
 3. 賣方建議買方到該發展地盤作實地考察，以對該發展地盤以及周邊地區環境及附近的公共設施有較佳的了解。

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 Lands Department at a flying height of 2,000 feet, photo No. CW107463, dated 28 May 2014.

摘錄自地政總署測繪處於2014年5月28日在2,000呎飛行高度拍攝之鳥瞰照片，編號為CW107463。



This blank area falls outside the coverage of the 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

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

香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo No. CS47130, dated 1 January 2014.

摘錄自地政總署測繪處於2014年1月1日在6,000呎飛行高度拍攝之鳥瞰照片，編號為CS47130。



Notes :

1. The aerial photograph is available for free inspection during normal office hours at the sales office.
2. Due to technical reasons as a result of the irregular boundary of the Development, the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：

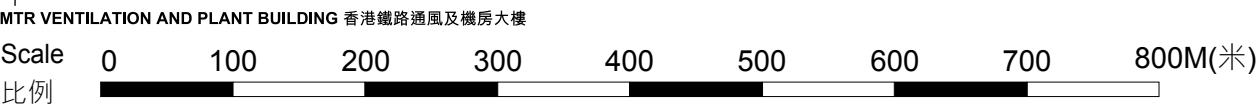
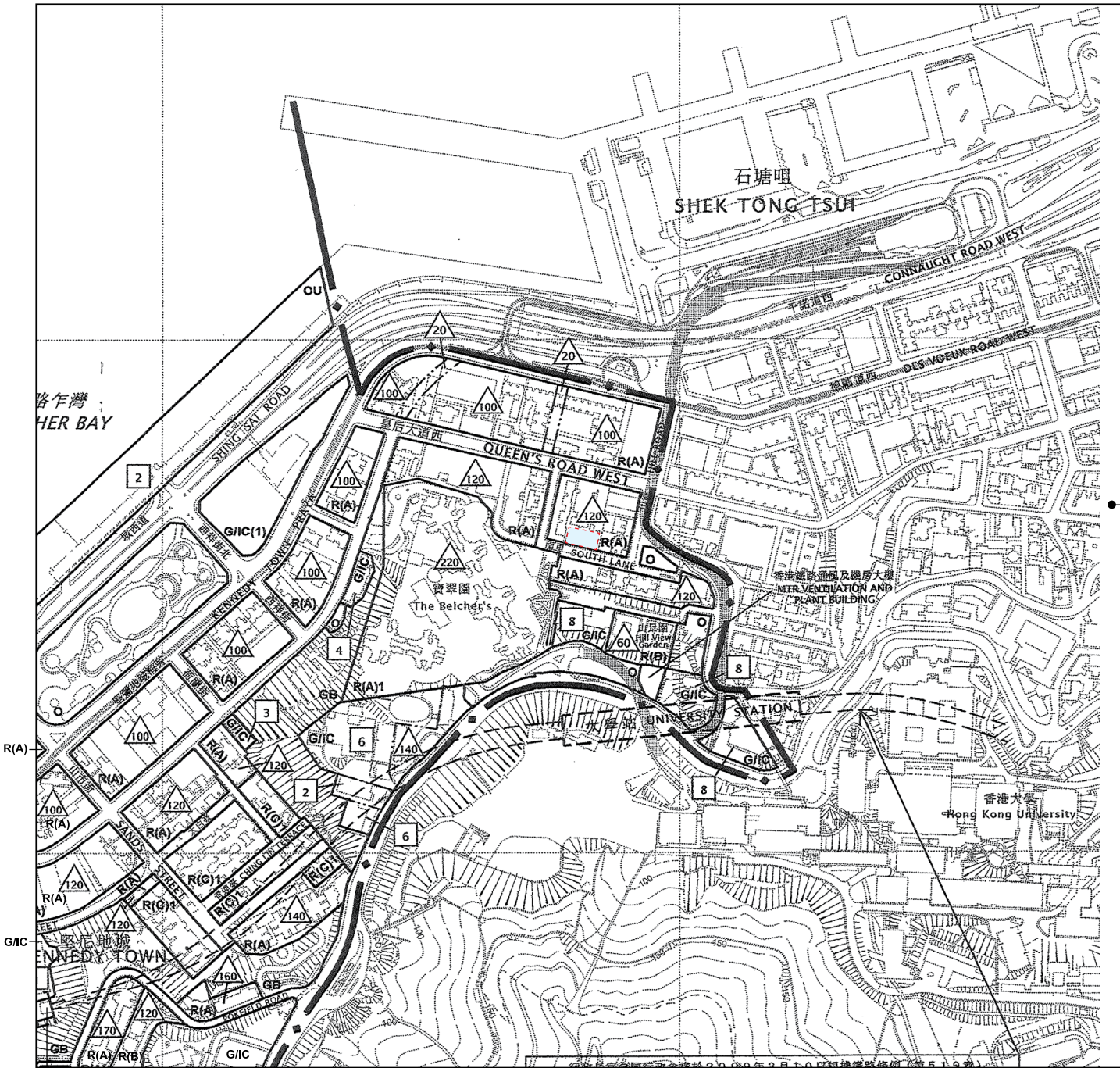
1. 該鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。
2. 因發展項目的不規則界線引致的技術原因，鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development

關乎發展項目的分區計劃大綱圖等

Part of the draft Kennedy Town & Mount Davis Outline Zoning Plan with plan No. S/H1/19 gazetted on 30 June 2011.

摘錄自2011年6月30日憲報公布之堅尼地城及摩星嶺分區計劃大綱草圖，圖則編號為S/H1/19。



Location of the Development
發展項目的位置

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/IC** Government, Institution or Community 政府、機構或社區
- O** Open Space 休憩用地
- OU** Other Specified Uses 其他指定用途
- GB** Green Belt 綠化地帶

Communications 交通

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

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- 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)

This blank area which situates within 500 metres from the boundary of the Development falls outside the coverage of the relevant Outline Zoning Plan.
本空白範圍位於發展項目的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。

Notes :

- The last updated version of Outline Zoning Plan and the attached schedule at the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
- The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- Due to technical reasons as a result of the irregular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：

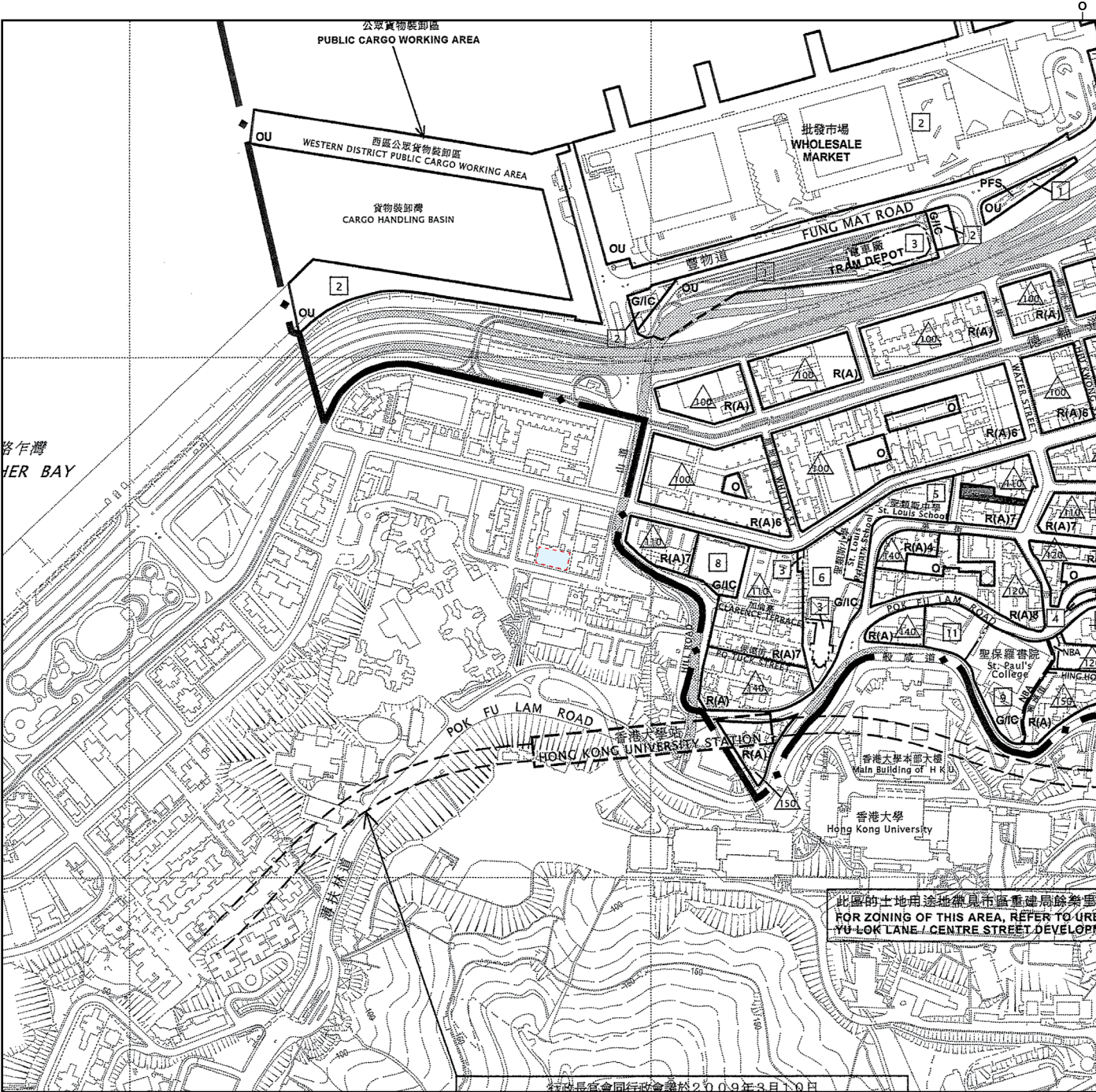
- 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
- 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
- 賣方建議買方到該發展地盤作實地考察，以對該發展地盤以及周邊地區環境及附近的公共設施有較佳的了解。
- 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development

關於發展項目的分區計劃大綱圖等

Part of the approved Sai Ying Pun & Sheung Wan Outline Zoning Plan with plan No. S/H3/29 gazetted on 27 September 2013.

摘錄自2013年9月27日憲報公布之西營盤及上環分區計劃大綱核准圖，圖則編號為S/H3/29。



Location of the Development
發展項目的位置

Notation 圖例

Zones 地帶

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

Communications 交通

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

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- 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)
- P F S** Petrol Filling Station 加油站
- Non-Building Area 非建築用地

Notes :

- The last updated version of Outline Zoning Plan and the attached schedule at the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
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- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
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備註：

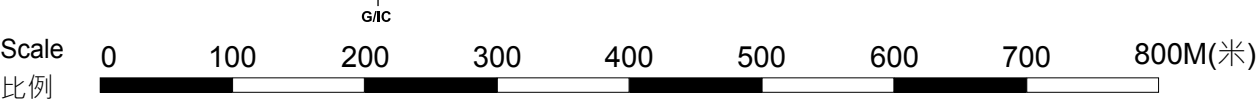
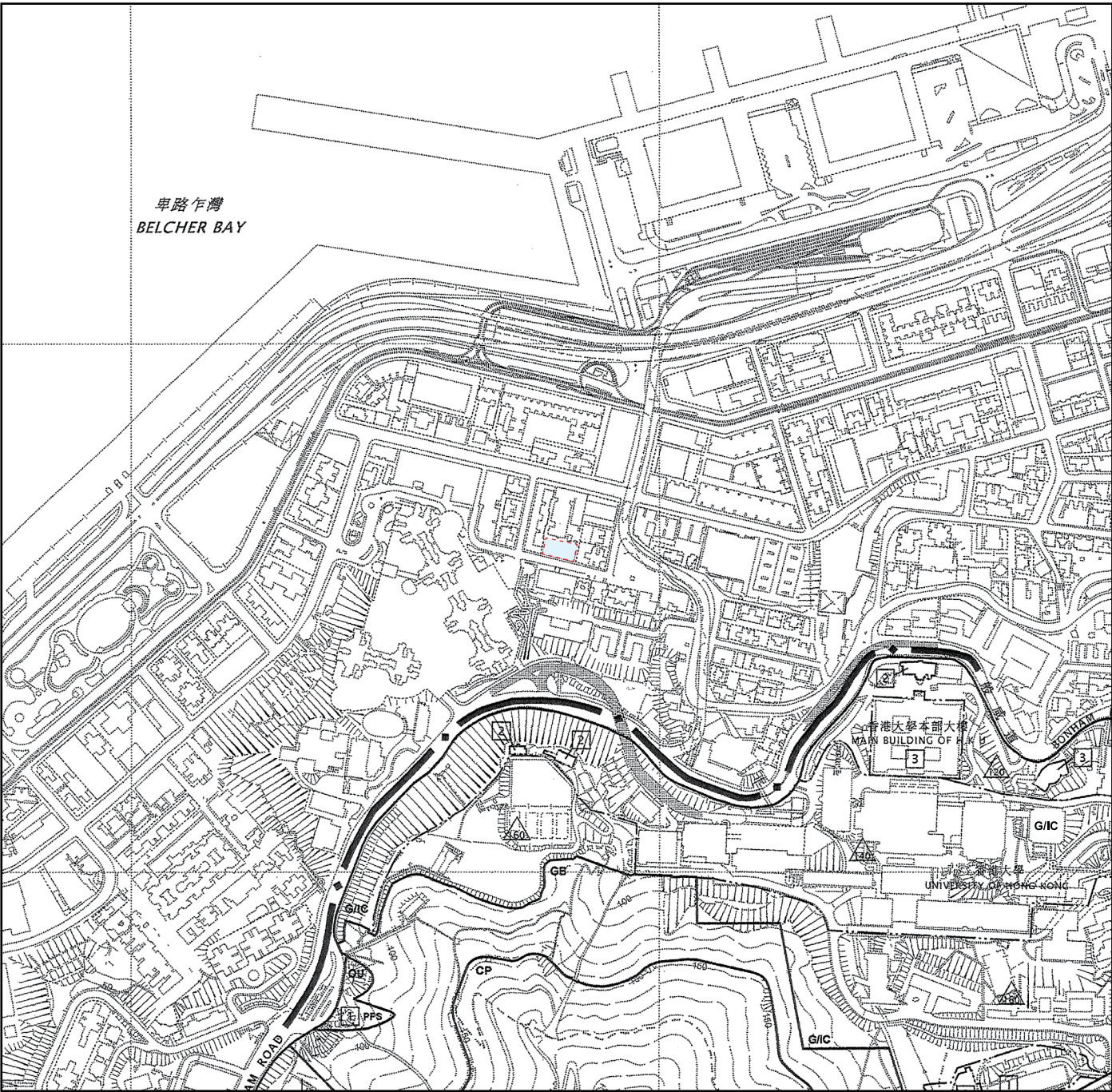
- 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
- 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
- 賣方建議買方到該發展地盤作實地考察，以對該發展地盤以及周邊地區環境及附近的公共設施有較佳的了解。
- 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development

關乎發展項目的分區計劃大綱圖等

Part of the approved Mid-Levels West Outline Zoning Plan with plan No. S/H11/15 gazetted on 19 March 2010.

摘錄自2010年3月19日憲報公布之半山區西部分區計劃大綱核准圖，圖則編號為S/H11/15。



Location of the Development
發展項目的位置

Notation 圖例

Zones 地帶

- G/IC** Government, Institution or Community 政府、機構或社區
- OU** Other Specified Uses 其他指定用途
- GB** Green Belt 綠化地帶
- CP** Country Park 郊野公園

Communications 交通

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

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)
- P F S** Petrol Filling Station 加油站

Notes :

- The last updated version of Outline Zoning Plan and the attached schedule at the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
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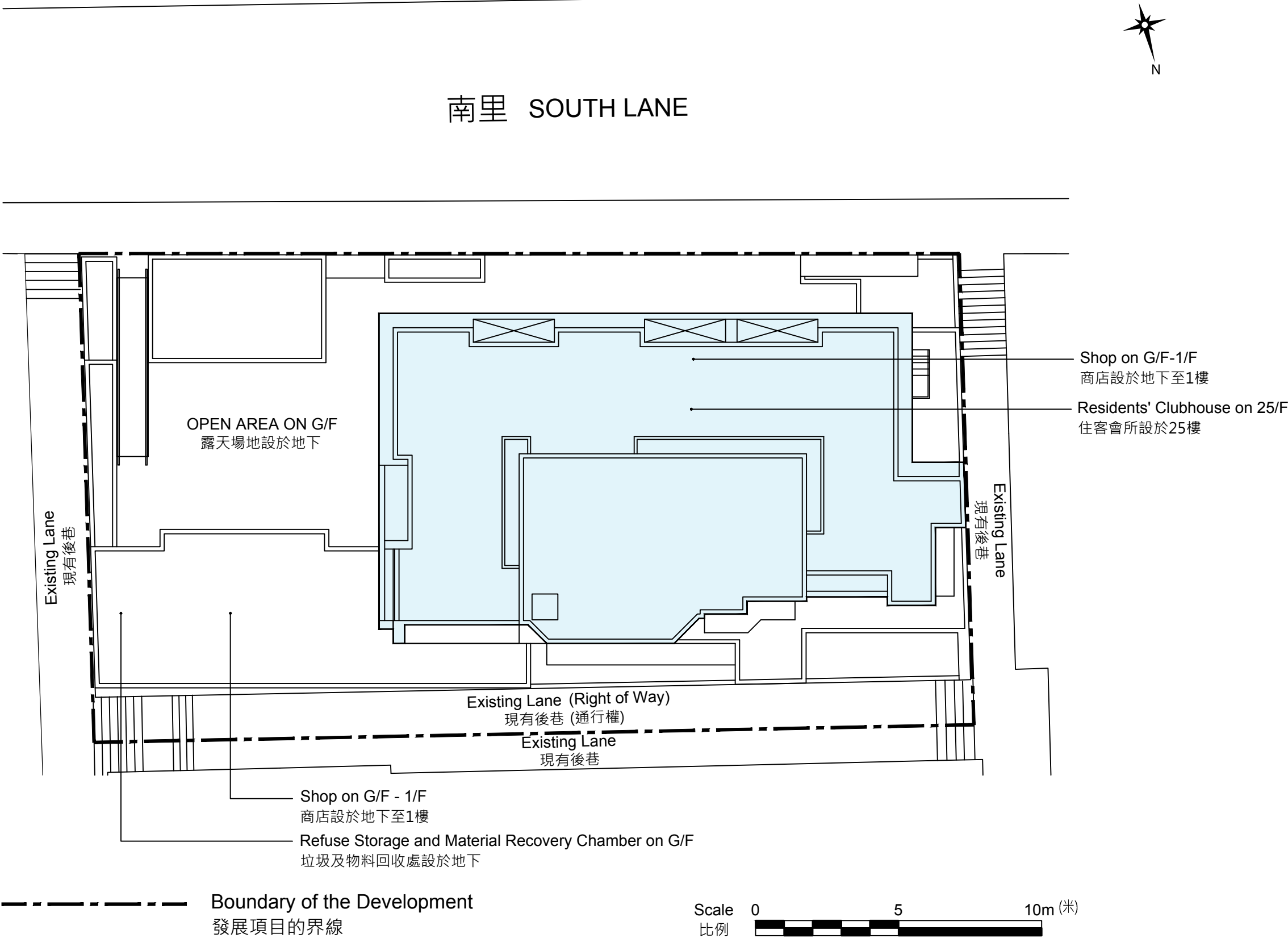
備註：

- 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
- 地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。
- 賣方建議買方到該發展地盤作實地考察，以對該發展地盤以及周邊地區環境及附近的公共設施有較佳的了解。
- 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Layout plan of the development

發展項目的布局圖

The estimated date of completion of the building and facilities, as provided by the Authorized Person for the Development, is 30 June 2015.
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2015年6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

Notes :

- 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.
- Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or flat roof and/or air-conditioner platform and/or external wall of some residential units. For details, please refer to the latest approved building plans and/or approved drainage plans.
- There are sunken slabs (for M&E services of units above) and/or ceiling bulkheads for the air-conditioning fittings and/or M&E services at some residential properties.
- Balconies are non-enclosed areas.

備註：

- 部份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批准的建築圖則。
- 部份住宅物業的露台及/或平台及/或空調機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管，詳細資料請參考最新批准的建築圖則及/或排水設施圖。
- 部分住宅物業天花有跌級樓板(用以安裝樓上單位之機電設備)及/或假天花內裝置空調裝備及/或其他機電設備。
- 露台為不可封閉的地方。

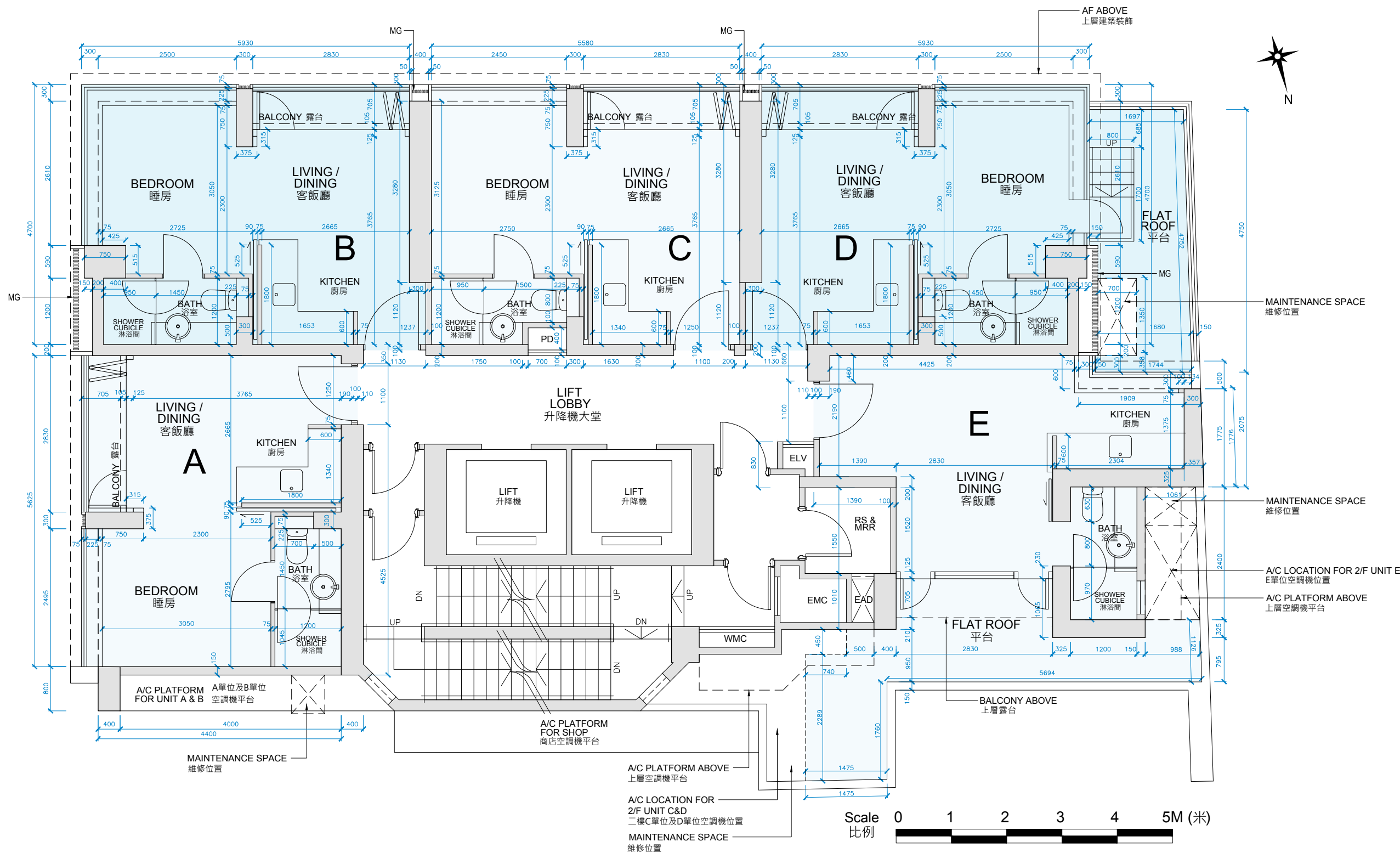
Legend for floor plan 平面圖圖例

A/C PLATFORM = Air-Conditioner Platform	空調機平台
AF = Architectural Feature	建築裝飾
BATH = Bathroom	浴室
DN = Down	下
EAD = Exhaust Air Duct	抽風槽
ELV = Extra Low Voltage Duct/Cabinet	低電壓管道/箱
EMC = Electricity Meter Cabinet	電錶箱
LIVING / DINING = Living / Dining Room	客飯廳
MG = Metal Grille	金屬格柵
PD = Pipe Duct	管道槽
RS & MRR = Refuse Storage and Material Recovery Room	垃圾及物料回收房
UP =	上
WMC = Water Meter Cabinet	水錶箱

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

2/F
二樓



Notes :

1. Floor-to-floor height (refer 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 is 3.15m.
2. The thickness of the floor slabs (excluding plaster) of each residential property is 150mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
4. The dimensions in the floor plans are all structural dimensions in millimetre.

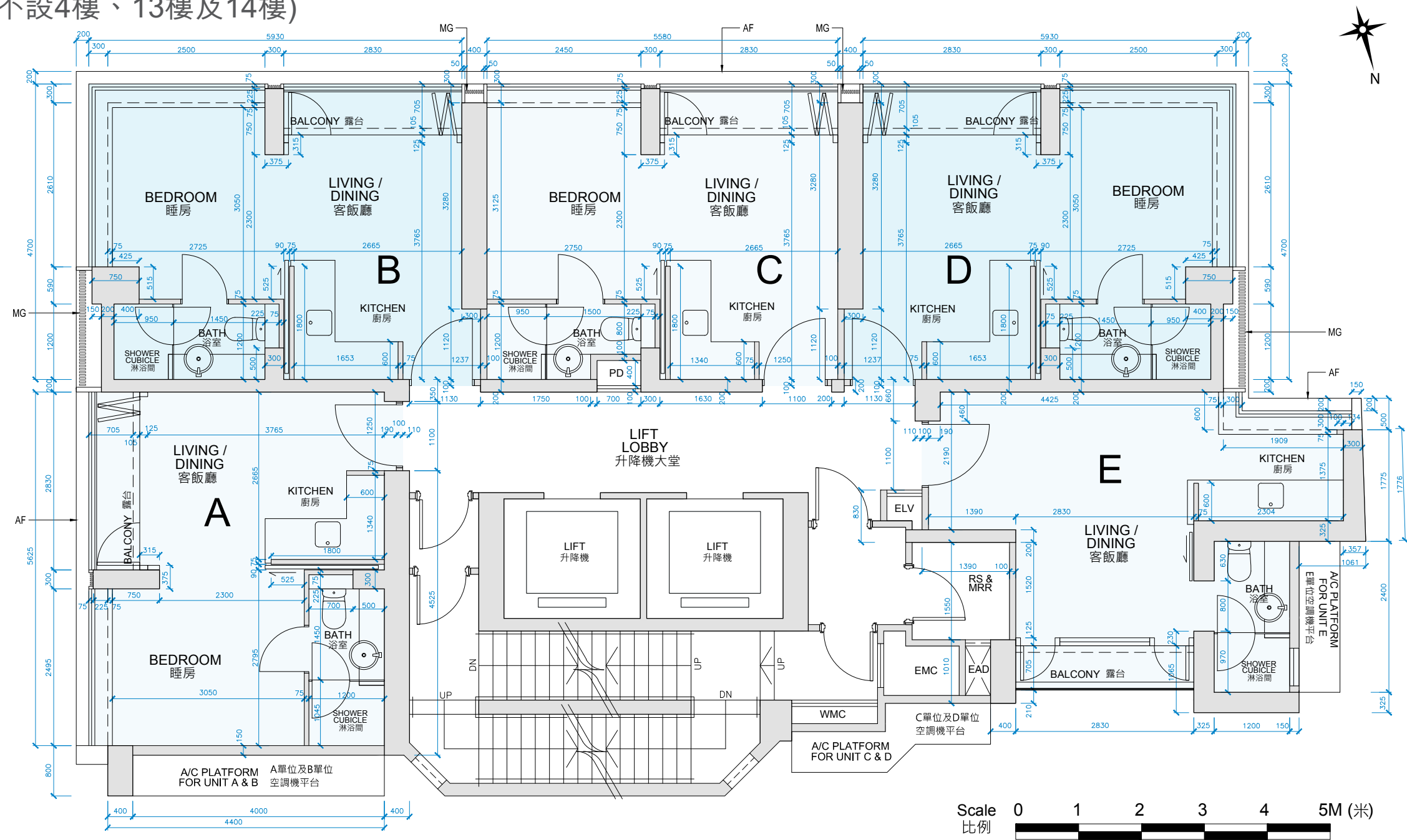
備註：

1. 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) 為3.15米。
2. 每個住宅物業的樓板的厚度 (不包括灰泥) 為150毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
4. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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 - 23/F (4/F, 13/F & 14/F are omitted)
3樓 - 23樓 (不設4樓、13樓及14樓)



Notes :

- 1. Floor-to-floor height (refer 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 is 3.15m.
- 2. The thickness of the floor slabs (excluding plaster) of each residential property is 150mm.
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- 4. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

- 1. 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) 為3.15米。
- 2. 每個住宅物業的樓板的厚度 (不包括灰泥) 為150毫米。
- 3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
- 4. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Area of residential properties in the development

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
EIGHT SOUTH LANE	2/F 2樓	A	30.013 (323) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		B	29.245 (315) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C	28.287 (304) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D	29.244 (315) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	6.794 (73)	-	-	-	-	-	-
		E	26.434 (285) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	11.092 (119)	-	-	-	-	-	-

- The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The floor areas of balcony, utility platform and verandah, if any, are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- 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.

Notes : The areas in square metres 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.

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

- 實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
- 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。
- 其他指明項目的面積（不包括在實用面積內）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：以平方呎列出的面積以1平方米=10.764平方呎換算平方呎並以四捨五入至整數。

不設4樓、13樓及14樓。

Area of residential properties in the development

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
EIGHT SOUTH LANE	3/F, 5/F - 12/F & 15/F - 23/F 3樓, 5樓 - 12樓及 15樓 - 23樓	A	30.013 (323) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		B	29.245 (315) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C	28.287 (304) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D	29.244 (315) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		E	28.429 (306) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-

- The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The floor areas of balcony, utility platform and verandah, if any, are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- 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.

Notes : The areas in square metres 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.

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

- 實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
- 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。
- 其他指明項目的面積（不包括在實用面積內）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：以平方呎列出的面積以1平方米=10.764平方呎換算平方呎並以四捨五入至整數。

不設4樓、13樓及14樓。

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.

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

A Deed of Mutual Covenant incorporating Management Agreement (“DMC”) in respect of the Development (i.e. EIGHT SOUTH LANE) will be entered into by the Registered Owner (i.e. Joint View International Limited), the Manager (i.e. New World Property Management Company Limited) and an owner of the Development.

1. Common parts of the Development

- (a) **“Common Areas”** means all of the Development Common Areas and Residential Common Areas; **“Common Facilities”** means all of the Development Common Facilities and Residential Common Facilities.
- (b) **“Development Common Areas”** means all those areas or parts of the Land and the Development (both terms as defined in the DMC) the right to the use of which is designated by the Registered Owner in accordance with the provisions of the DMC for the common use and benefit of the Owners and occupiers of the Units and is not given by the DMC or otherwise to the Registered Owner or the Owner of any individual Unit (as defined in the DMC) and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing, the external walls of the Development (including the architectural fins and features (if any) forming part of such external walls and the window and window frames of the Common Areas but excluding, for the avoidance of doubt, the external walls forming part of the Residential Common Areas, the external walls and the enclosing walls of the Shop(s), the curtain walls of the Units and the windows and window frames of any Units), parapet-walls, roads, footpaths, stairs, walkways, passageways, entrance hall, staircases, planters, excavated & backfilled area(s), lift pit, lift, fire services & sprinkler pump room, fire services control room, potable & flushing water pump room, E&M service corridor, HEC cable room & switch room, store room, caretaker counter, sprinkler inlet & fire services inlet, alarm valve cabinet, potable water meter cabinet & fire services check meter cabinet, refuse storage & material recovery chamber, gas valve cabinet, water tanks, TBE room, architectural features (if any), emergency generator room, flushing pump room, lift machine room, water meter cabinet, electrical meter cabinet, potable pump room, switch room, flushing water tanks, flat roofs (excluding those which form part of any Unit), roof, upper roof(s), top roof, ramp, Hatched Red Areas (as defined in the DMC) but excluding the part or parts thereof forming part of any Unit and such areas within the meaning of “common parts” as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but shall exclude the Residential Common Areas. For the purpose of identification, the Development Common Areas are shown coloured orange on the plans annexed to the DMC.
- (c) **“Development Common Facilities”** means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of all the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Unit and, without limiting the generality of the foregoing, including fence walls, drains, manhole cabinet, channels, water mains, sewers, gutters, watercourses (if any), cables, wells (if any), gas valve, pipes, wires, salt and fresh water intakes and mains, fire fighting or security equipment and facilities, pumps, switches, meters, lightning conductor, emergency generator, ventilation fans, meter cabinet, lights, sanitary fittings, gondola, lightning post, refuse disposal equipment and facilities, communal aerials and other apparatus equipment and facilities.
- (d) **“Residential Common Areas”** means all those areas or parts of the Land and the Development the right to the use of which is designated by the Registered Owner in accordance with the provisions of this Deed for common use and benefit of the Owners and occupiers of Residential Units and is not given by this Deed or otherwise to the Registered Owner or the Owner of any

individual Residential Unit and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include Recreational Facilities (as defined in the DMC), all those part or parts of the external walls of the Development which serve the Residential Units and are for the common use and benefit of the owners and occupiers of the Residential Units (including the architectural fins and features (if any) forming part of such external walls but excluding the curtain walls of the Residential Units and the windows and window frames of the Residential Units), maintenance spaces, parapet-walls, flat roofs (excluding those which form part of any Units), air conditioning platforms, refuse storage and material recovery room, exhaust air duct, extra-low voltage room, planters, pipe ducts, lift lobbies, lift, lift machine room, lift pit, lift shaft, raised platform, staircases, walkways. For the purpose of identification, the Residential Common Areas are shown coloured indigo on the plans annexed to the DMC.

- (e) **“Residential Common Facilities”** means all those installations and facilities in the Residential Common Areas used in common by or installed for the common benefit of all the Residential Units and not for the exclusive use or benefit of any individual Unit or the Development as a whole and which, without limiting the generality of the foregoing, include drains, switches, meters, pipes, pumps, air-conditioning units, fans, wires, cables, lights, antennae, lifts installations and facilities in the lift machine rooms, fire warning and fighting equipment, refuse disposal equipment and apparatus, recreational and other facilities in the Recreational Facilities and other service facilities apparatus whether ducted or otherwise.

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

Number of undivided shares allocated to each residential unit:

Floor	Unit	No. of undivided shares
2/F	A	30/3,710
	B	29/3,710
	C	28/3,710
	D	30/3,710
	E	28/3,710
3/F - 23/F	A	30/3,710
	B	29/3,710
	C	28/3,710
	D	29/3,710
	E	28/3,710

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

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

New World Property Management Company Limited will be appointed as the first Manager to manage the Land and the Development for an initial term of TWO years from the date of the DMC and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the DMC.

Summary of deed of mutual covenant

公契的摘要

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

Each Owner shall contribute towards the management expenditure (which shall be all costs, expenses and charges reasonably and necessarily incurred or to be incurred for the management of the Land and the Development, and shall be based on the budget prepared by the Manager) in such manner, amount and proportion as provided in the DMC by reference to the Management Shares (#) allocated to his Unit and the principles provided in the DMC.

The Manager shall determine the amount which each Owner of the residential property shall contribute towards the management expenditure in accordance with the following principles :-

- (a) Each Owner of a Residential Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget in the proportion which the number of the Management Shares allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development. Part A shall cover the estimated management expenditure which in the opinion of the Manager are attributable to the Land and the Development as a whole or for the benefit of all the Owners (excluding those estimated management expenditure contained in Part B of the Management Budget hereinafter mentioned); and
- (b) In addition to the amount payable under (a) above, each Owner shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development. Part B shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the Residential Units or solely for the benefit of all the Owners of the Residential Units including but not limited to the expenditure for the operation, maintenance, repair, cleaning, lighting and security of the Recreational Facilities.

In addition, based on a separate management budget prepared by the Manager for the carrying out and implementation of the plans of the Fire Safety Management Plan and the fire services system serving the Residential Units exclusively, the Owner of each Residential Unit shall pay to the Manager his due share of the relevant budgeted expenses on a monthly basis in accordance with and in proportion to the Management Shares allocated to his Unit.

Note :

(#) The number of undivided shares allocated to each of the residential properties as shown in the table in Part 2 above is the same as the number of Management Shares allocated to each residential property in the Development. However, the total number of the undivided shares in the Development is different from the total number of the Management Shares in the Development. The total number of the Management Shares of all residential properties is 2,737 and the total number of the Management Shares of the entire Development is 3,210.

5. Basis on which the management fee deposit is fixed

The management fee deposit is equivalent to one month's monthly contribution of the first year's budgeted management expenses and such sum shall not be used to set off against monthly contribution of the management expenses or any other contributions to be made by him and is non-refundable but transferable.

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

Not Applicable.

Note : For the purpose of this summary, the term "Registered Owner" means the "Vendor" referred to in this sales brochure, and the term "Residential Unit" has the same meaning as "residential property" used in this sales brochure.

Summary of deed of mutual covenant

公契的摘要

註冊擁有人（即：Joint View International Limited）、管理人（即：新世界物業管理有限公司）及發展項目的一位業主將簽訂有關該發展項目（即：EIGHT SOUTH LANE）的公契及管理協議（「公契」）。

1. 發展項目的公用部分

- (a)「**公用地方**」指發展項目公用地方及住宅公用地方。「**公共設施**」指發展項目公共設施及住宅公共設施。
- (b)「**發展項目公用地方**」指註冊擁有人按公契規定指定其用途為供單位業主及佔用人共同使用與享用，而並非按公契或其他契約給予註冊擁有人或任何個別單位 (按公契定義闡釋) 業主和並非特別轉讓的該土地及發展項目 (按公契定義闡釋) 的所有該等區域或部分及在不局限前文的概括性的原則下，包括發展項目的外牆（包括構成外牆之部分的建築鰭片及裝飾（如有）和公用地方的窗戶及窗框，(但為免存疑，不包括構成住宅公用地方之部分的外牆、商舖外牆及圍牆、單位的幕牆和單位的窗戶及窗框)、護牆、道路、行人徑、樓梯、行人路、行人道、入口大堂、樓梯間、花槽、挖掘及堆填區、升降機井、升降機、消防及灑水器泵房、消防控制室、食水及沖廁水泵房、機電維修廊、港燈電纜房及電掣房、儲物室、管理員工作枱、灑水器進水口及消防進水口、警報閥門櫃、食水儀錶櫃及消防檢查儀錶櫃、垃圾存放及物料回收房、煤氣閥櫃、水箱、電訊及廣播器材室、建築物裝飾（如有）、緊急發電機房、沖廁水泵房、升降機機房、水錶櫃、電錶櫃、食水泵房、電掣房、沖廁水箱、平台（不包括構成任何單位之部分）、天台、上層屋頂、屋頂、斜道、紅斜線區域（按公契定義闡釋，但不包括構成任何單位之部分），和建築物管理條例（香港法例第344章）第2條界定的「公用部分」所涵蓋的區域，但不包括住宅公用地方。為作識別之用，發展項目公用地方在附錄於公契的圖則上以橙色顯示。
- (c)「**發展項目公共設施**」指在發展項目公用地方內安裝作為其設施供發展項目所有單位共同享用，而並非供任何個別單位獨家享用的所有該等裝置及設施，及在不局限前文的概括性的原則下，包括圍牆、排水渠、沙井櫃、渠道、總水喉、污水渠、明渠、水道（如有）、電纜、井（如有）、煤氣閥、管道、電線、鹹水及食水進水口及總喉、消防或保安設備及設施、泵、電掣、儀錶、避雷針、緊急發電機、抽氣扇、儀錶櫃、照明、衛生裝置、吊船、避雷柱、垃圾處理設備及設施、公共天線和其他器具、設備及設施。
- (d)「**住宅公用地方**」指註冊擁有人按公契規定指定其用途為供住宅單位業主及佔用人共同使用及享用，而並非按公契或其他契約給予註冊擁有人或任何個別住宅單位業主和並非特別轉讓的該土地及發展項目的所有該等區域或部分及在不局限前文的概括性的原則下，包括康樂設施 (按公契定義闡釋)、服務住宅單位和供住宅單位業主和佔用人共同使用及享用的發展項目所有外牆部分（包括構成外牆部分的建築鰭片及裝飾（如有），但不包括住宅單位幕牆和住宅單位的窗戶和窗框）、保養區、護牆、平台（不包括構成任何單位之部分）、空調機平台、垃圾存放區及物料回收室、排氣管、特低壓電房、花槽、管槽、升降機大堂、升降機、升降機機房、升降機井、升降機槽、加高平台、樓梯、行人路。 為作識別之用，住宅公用地方在附錄於公契的圖則上以靛色顯示。

- (e)「**住宅公共設施**」指在住宅公用地方內安裝供所有住宅單位共同享用，而並非供任何個別單位獨家或整個發展項目共同使用及享用的所有該等裝置及設施及在不局限前文的概括性的原則下，包括排水渠、電掣、儀錶、管道、泵、空調機組、風扇、 電線、電纜、照明、天線、升降機機房內的裝置及設施、火災警報器及消防設備、垃圾處理設備及裝置、康樂設施內的康樂及其他設施及其他服務設施及裝置（不論有否套上套管）。

2. 分配予發展項目中每個住宅物業的不分割份數的數目

分配予每個住宅物業的不分割份數的數目：

樓層	單位	不分割份數的數目
2樓	A	30/3,710
	B	29/3,710
	C	28/3,710
	D	30/3,710
	E	28/3,710
3樓 - 23樓	A	30/3,710
	B	29/3,710
	C	28/3,710
	D	29/3,710
	E	28/3,710

不設4樓、13樓及14樓。

3. 有關發展項目的管理人的委任年期

新世界物業管理有限公司將獲委任為該土地及發展項目的第一任管理人，任期為公契之日起的首2年，其後繼續管理發展項目直至按公契規定終止委任。

Summary of deed of mutual covenant

公契的摘要

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

每個業主必須按他的單位獲分配的管理份數的數目 (#) 及公契指明的原則，按公契指明的方式、金額及比例分擔管理開支 (即所有管理該土地及發展項目所招致或可能招致的一切合理及必要的費用、開支及收費，並須以管理人編製的預算作為基礎)。

管理人必須按下列原則決定每個住宅單位業主必須分擔的管理開支：

- (a) 發展項目每個住宅單位業主必須按他的單位獲分配的管理份數的數目對發展項目所有單位獲分配的總管理份數的數目之比例分擔年度管理預算A部分評估的款項。A部分涵蓋管理人認為歸屬整個土地及發展項目或供全體業主享用的預計管理開支（不包括下述管理預算B部分載有的預計管理開支）；及
- (b) 除了支付以上第 (a)項應付的款項外，每個業主必須就他作為業主擁有的每個住宅單位按他的住宅單位獲分配的管理份數的數目對發展項目所有住宅單位的總管理份數的數目之比例分擔年度管理預算中B部分評估的款項。B部分涵蓋管理人認為僅歸屬住宅單位或僅供全體住宅單位業主享用的預計管理開支，包括但不限於康樂設施的操作、保養、維修、清潔、照明及保安之開支。

此外，基於管理人為了實施及履行僅服務住宅單位的消防安全管理方案和消防服務系統計劃所編製的一份獨立的管理預算，每個住宅單位業主必須按他的單位獲分配的管理份數的數目之比例每月向管理人支付有關預算開支中其適當部分。

註：

- (#) 於本摘要第二部份的圖表所示的每個住宅物業獲分配的不分割份數的數目，相等於發展項目中每個住宅物業獲分配的管理份數的數目。然而，發展項目不分割份數的總數與發展項目管理份數的總數不同。所有住宅物業之管理份數的總數為2,737，整個發展項目之管理份數的總數則為3,210。

5. 計算管理費按金的基準

管理費按金相等於首年度預算管理開支的每月分擔款項的1個月款項，該等款項不可用作抵銷每月應付的管理開支或任何其他款項及不可退還，但可轉讓。

6. 賣方在發展項目中保留作自用的地方(如有)

不適用。

註：就本摘要而言，「註冊擁有人」指售樓說明書中所指的「賣方」，「住宅單位」一詞則與售樓說明書中所用的「住宅物業」一詞具有相同意義。

Summary of land grant

批地文件的摘要

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

The Development is constructed on Subsection 2 of Section B of Inland Lot No.675, The Remaining Portion of Section A of Inland Lot No. 676, Subsection 3 of Section B of Inland Lot No.675, Subsection 4 of Section B of Inland Lot No.675, Subsection 5 of Section B of Inland Lot No.675, Section D of Inland Lot No.675, Section E of Inland Lot No.675, Section F of Inland Lot No.675 and the Remaining Portion of Inland Lot No.675 (collectively, the “Lots”).

2. Term of years under the lease

According to the Government Lease for Inland Lot No.675 and the Government Lease for Inland Lot No.676 (collectively, the “Government Leases”), the Lots are granted for a term of 999 years from the 25th day of June 1861.

3. User restrictions applicable to that land

The Government Leases contain restrictions on the trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger or any other noisy, noisome or offensive trade or business whatever without the previous license of the Government.

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

Not applicable.

5. 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 from time to time and at all times during the respective terms of the Government Leases when where and as often as need or occasion shall be and require at 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 or tenement messuages or tenements erections and buildings and all the walls, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging and which shall in any wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the Government.

6. Lease conditions that are onerous to a purchaser

The grantee shall and will during the respective terms granted by the Government Leases as often as need shall require bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the Lots demised by the Government Leases or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the Government and shall be recoverable in the nature of rent in arrear.

1. 發展項目所位於土地的地段編號

發展項目興建於內地段第675號B分段第2小分段、內地段第676號A分段餘段、內地段第675號B分段第3小分段、內地段第675號B分段第4小分段、內地段第675號B分段第5小分段、內地段第675號D分段、內地段第675號E分段、內地段第675號F分段及內地段第675號餘段（合稱「該地段」）。

2. 有關租契規定的年期

根據內地段第675號的政府租契及內地段第676號的政府租契（合稱「該政府租契」），該地段的租期為999年，自1861年6月25日起計。

3. 適用於該土地的用途限制

根據該政府租契規定，未經政府事前許可，不准使用、運用該地段從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、掏糞、垃圾清理或任何產生噪音、有害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，或興建或維持的任何構築物或設施的責任

承授人必須在該政府租契授予的租期期間的任何時候根據情況需要經常及隨時以適當及必要的方式自行出資妥善及充分地修理、維持、支持、維護、鋪蓋、清洗、洗刷、清潔、騰空、改動及保持宅院、住房或住宅搭建物及建築物和屬於及在任何方面歸屬或附屬該土地之內或旁邊的一切牆壁、圍欄、燈具、行人路、洗手間、溝渠、排水渠及水道，並透過適當及必要的安排進行整修、清潔及改善，使政府滿意。

6. 對買方造成負擔的租用條件

承授人必須在該政府租契授予的租期期間，根據情況需要承擔、支付及允許有關建造、建築、維修和更改在該政府租契明文批租的該地段或與毗鄰或毗連物業共用的任何部分之內或擁有的一切或任何道路、行人路、渠道、圍欄、共用牆、通風裝置、私家或公共污水渠和排水渠的費用及開支之合理部分及比例。有關比例由政府釐定與確認，如有欠交則作欠租追收。

Information on public facilities and public open spaces

公共設施及公眾休憩用地的資料

Not Applicable

不適用

Warning to purchasers

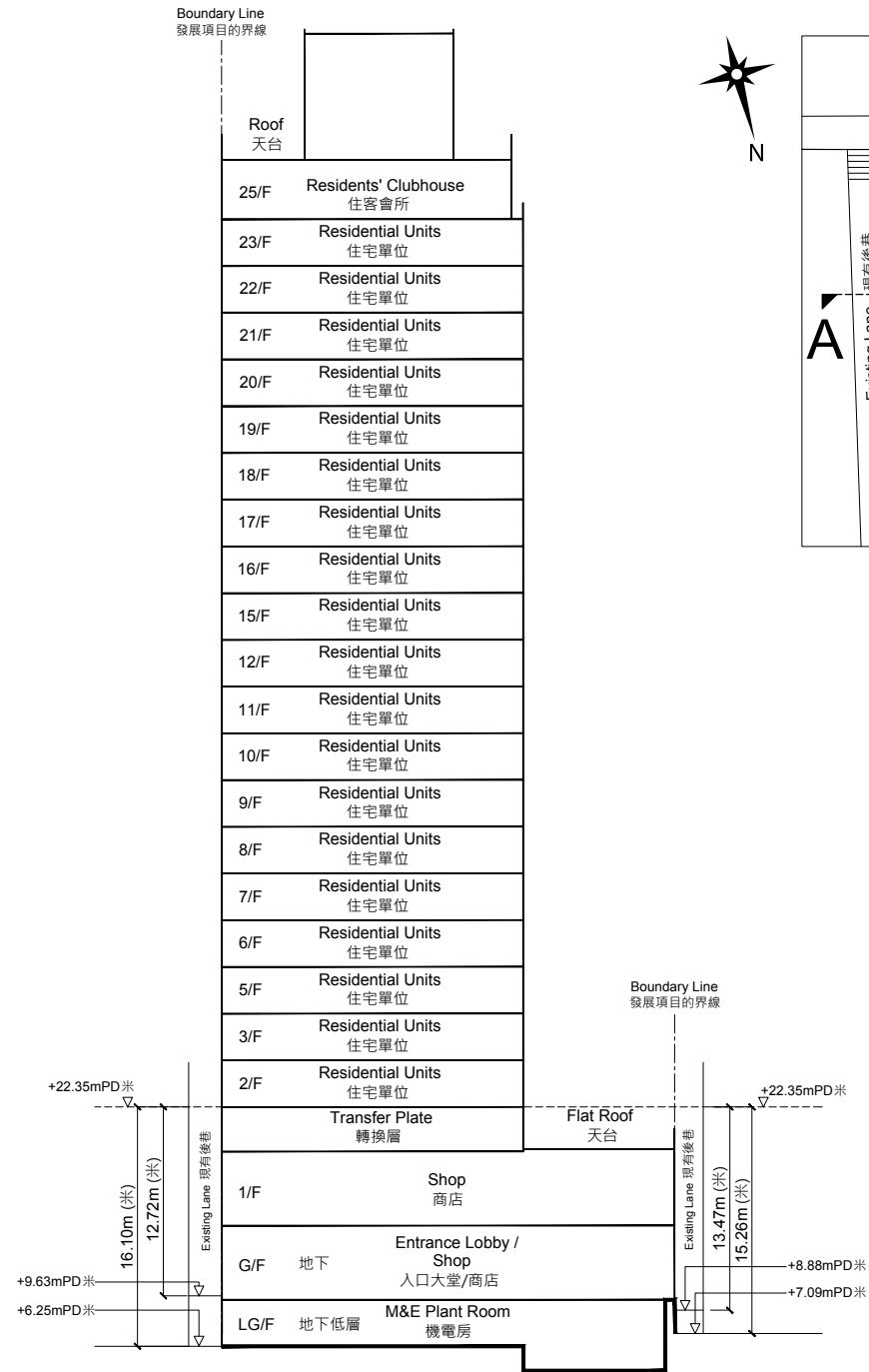
對買方的警告

- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
- (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
- (c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser -
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) that 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；及
 - (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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 橫截面圖 A-A



----- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

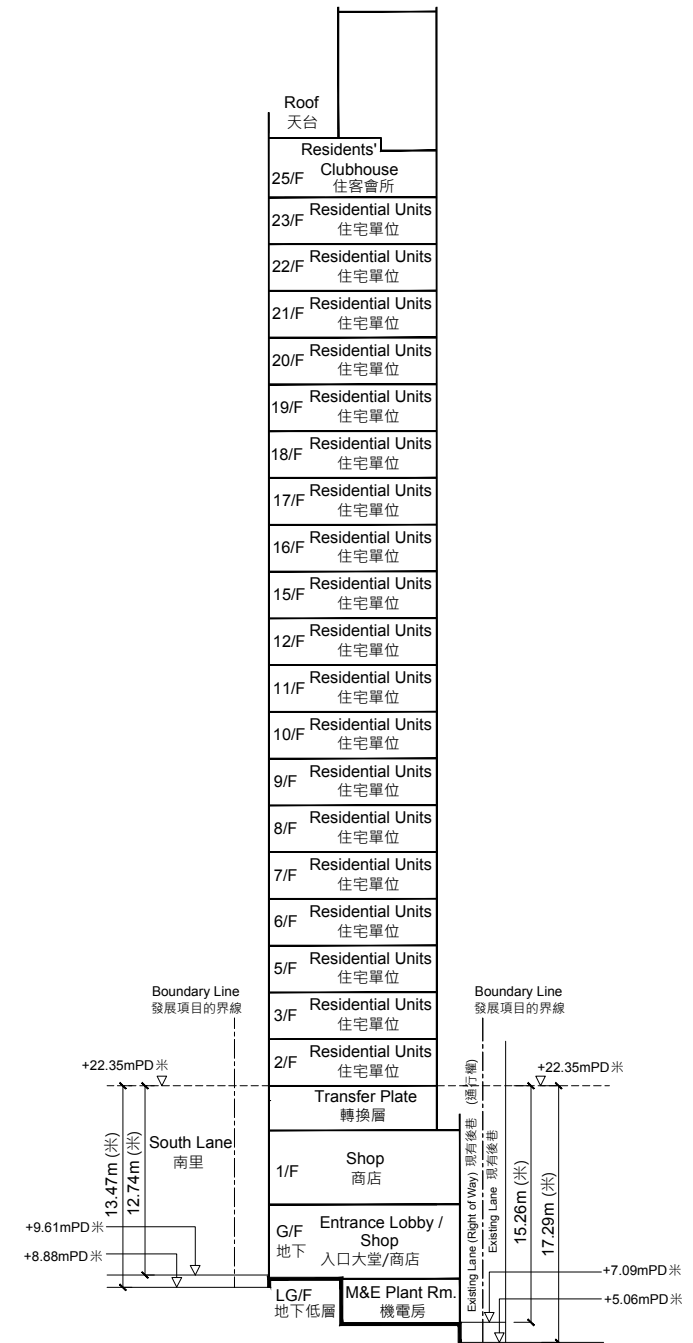
The part of Existing Lane adjacent to the building is 6.25 to 9.63 metres above the Hong Kong Principal Datum.

毗連建築物的一段現有後巷為香港主水平基準以上6.25至9.63米。

The part of Existing Lane adjacent to the building is 7.09 to 8.88 metres above the Hong Kong Principal Datum.

毗連建築物的一段現有後巷為香港主水平基準以上7.09至8.88米。

Cross-Section Plan
橫截面圖 B-B



----- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

The part of South Lane adjacent to the building is 8.88 to 9.61 metres above the Hong Kong Principal Datum.

毗連建築物的一段南里為香港主水平基準以上8.88至9.61米。

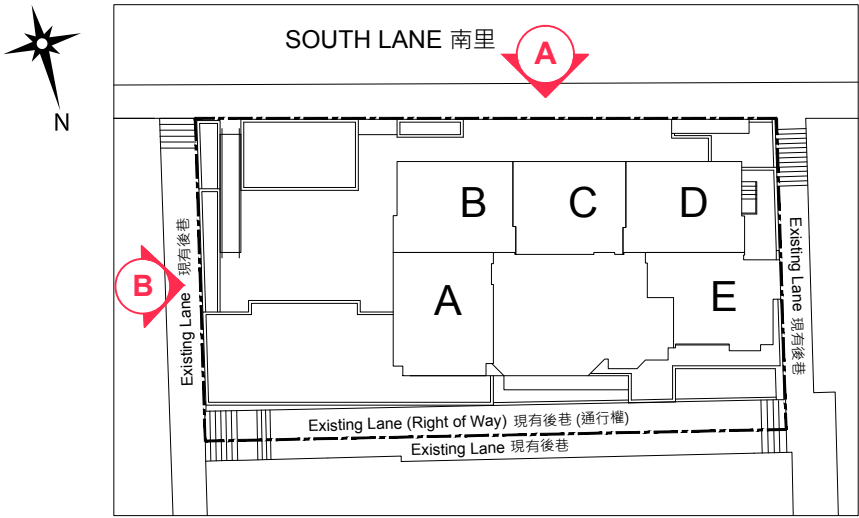
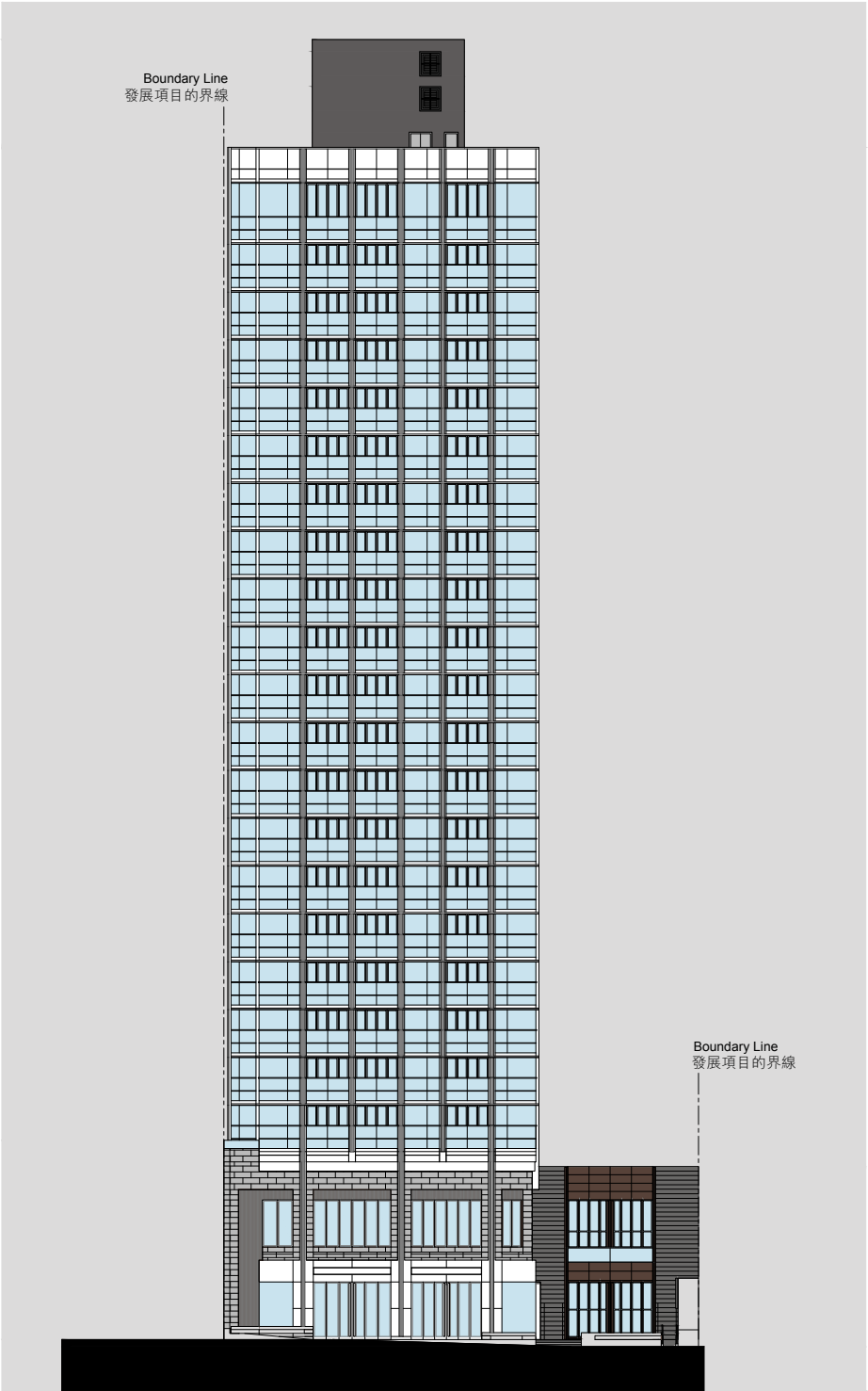
The part of Existing Lane adjacent to the building is 5.06 to 7.09 metres above the Hong Kong Principal Datum.

毗連建築物的一段現有後巷為香港主水平基準以上5.06至7.09米。

Elevation plan

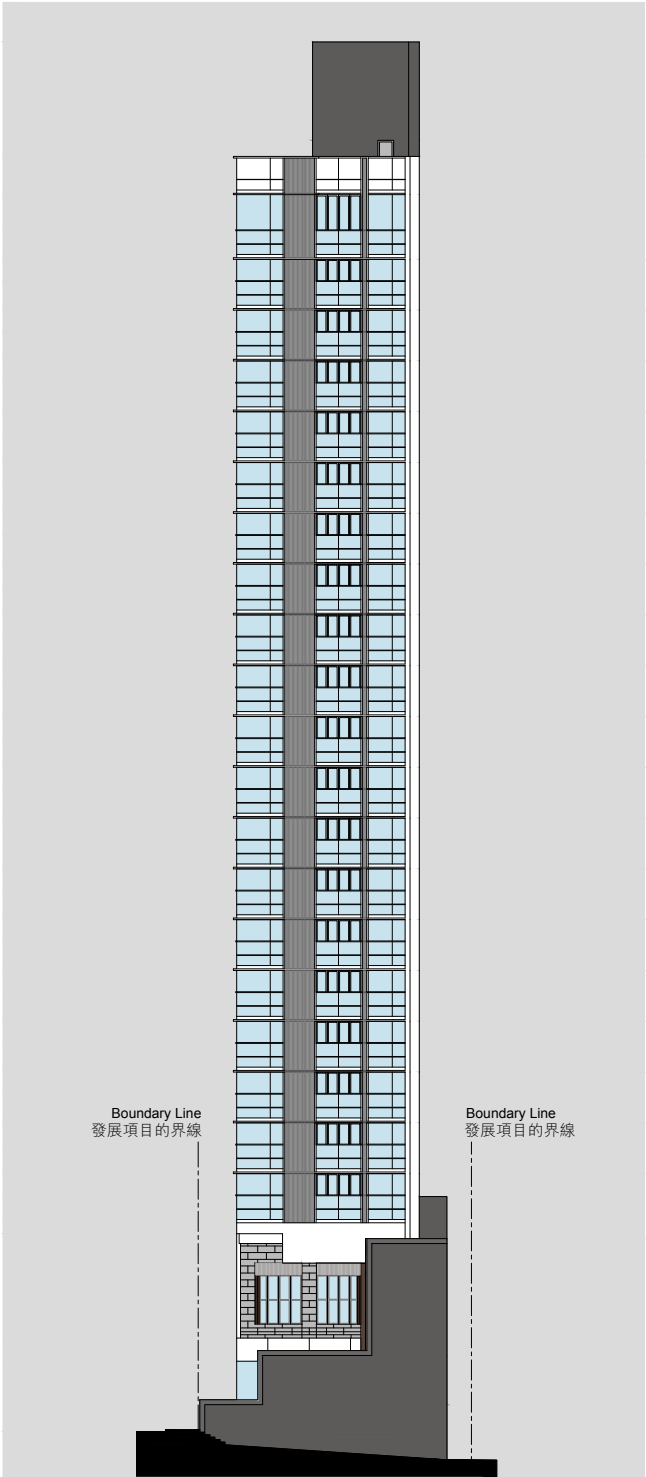
立面圖

Elevation Plan A
立面圖 A



Key Plan 索引圖

Elevation Plan B
立面圖 B



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

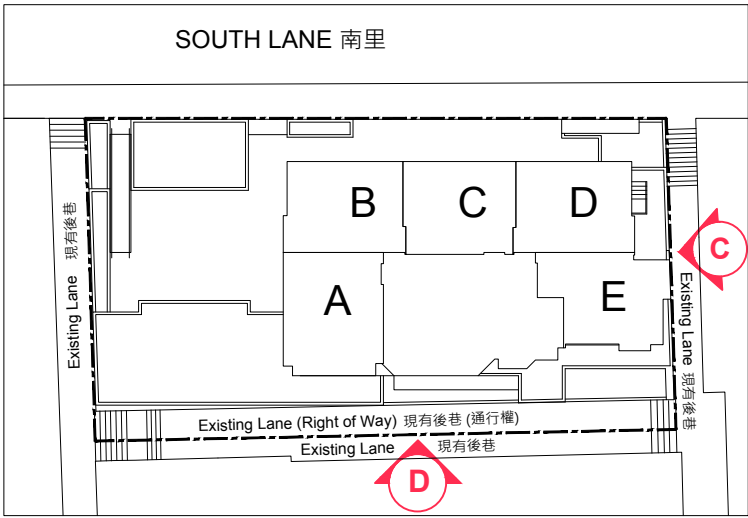
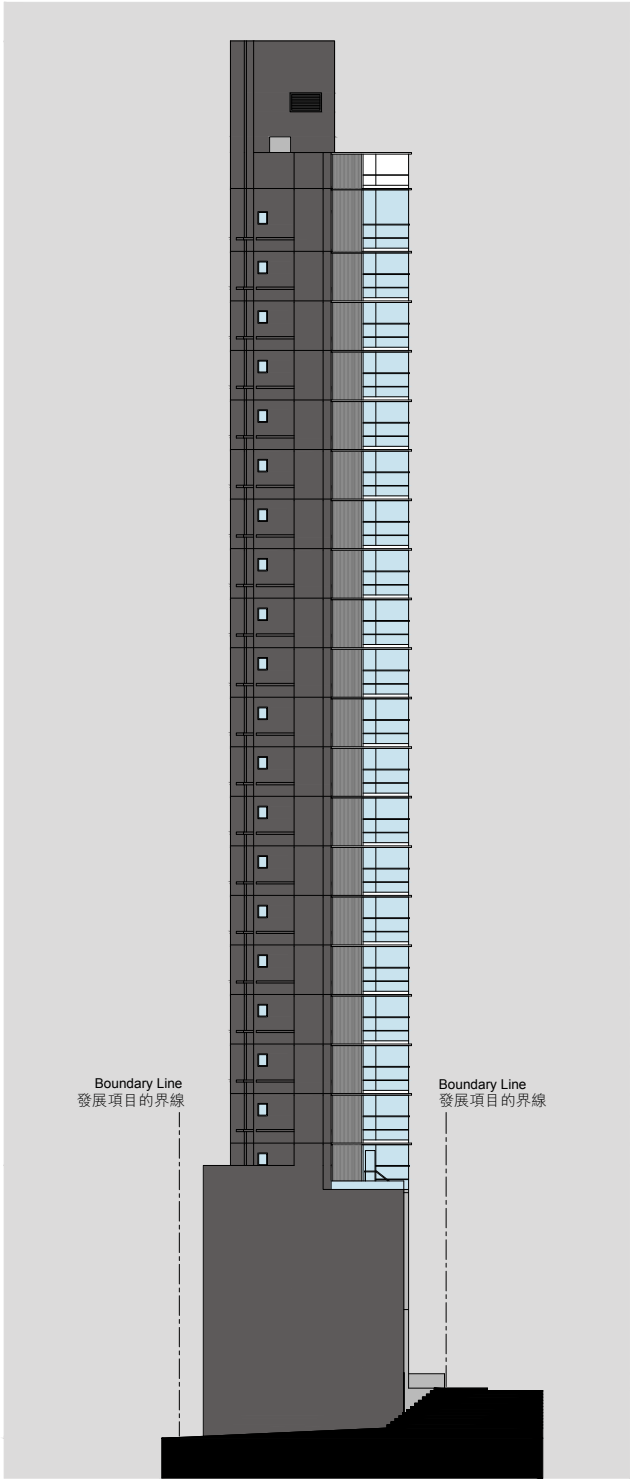
- are prepared on the basis of the approved building plans for the Development as of 11 February 2014;
- are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

- 以2014年2月11日此發展項目經批准的建築圖則為基礎擬備；
- 大致上與該發展項目的外觀一致。

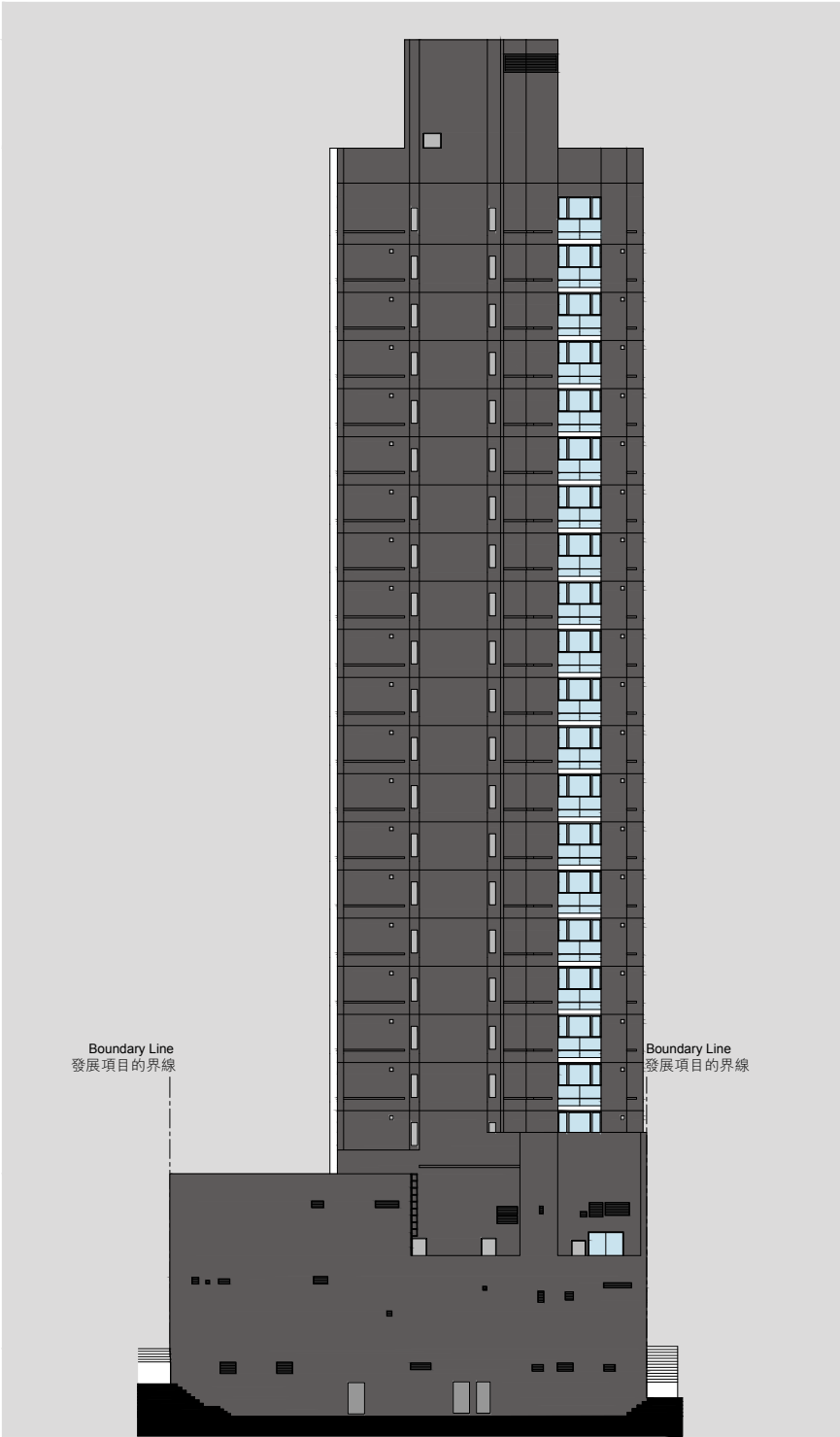
Elevation plan 立面圖

Elevation Plan C
立面圖 C



Key Plan 索引圖

Elevation Plan D
立面圖 D



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

- are prepared on the basis of the approved building plans for the Development as of 11 February 2014;
- are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

- 以2014年2月11日此發展項目經批准的建築圖則為基礎擬備；
- 大致上與該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

Common Facilities 公用設施		Area 面積		Total Area 總面積	
		sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎
Residents' Clubhouse 住客會所	Covered 有上蓋	143.440	1,544	143.440	1,544
	Uncovered 沒有上蓋	-	-		
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 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	Covered 有上蓋	-	-	-	-
	Uncovered 沒有上蓋	-	-		
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development 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	Covered 有上蓋	-	-	-	-
	Uncovered 沒有上蓋	-	-		

Notes:
備註：

Area in square metres as specified in the above are based on the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.
上述所列以平方米顯示之面積乃依據最近的經批准的建築圖則。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Inspection of plans and deed of mutual covenant

閱覽圖則及公契

1. Copies of Outline Zoning Plans relating to the Development are available at www.ozp.tpb.gov.hk
1. 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk
- 2 (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
2 (a) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿存放在指明住宅物業的售樓處，以供閱覽。
- (b) The inspection is free of charge.
(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	Finished with curtain wall, aluminium cladding, aluminium grilles and external paint.
(b) Window	<p>Units A, B, C and D</p> <p>Curtain wall of flurocarbon coated aluminium frame fitted with double glazing units for bedroom.</p> <p>Unit E</p> <p>Flurocarbon coated aluminium window frame fitted with double glazing units for living/ dining room. Curtain wall of flurocarbon coated aluminium frame fitted with double glazing units for kitchen. Flurocarbon coated aluminium window frame fitted with single pane sand blasted glass for bathroom.</p>
(c) Bay window	Nil
(d) Planter	Nil
(e) Verandah or balcony	Balconies are covered. Side walls finished with ceramic wall tiles and aluminium cladding. Balustrade of flurocarbon coated aluminium frame fitted with single pane glass and artificial stone capping. Floor finished with natural stone. Ceiling finished with external paint. There is no verandah.
(f) Drying facilities for clothing	Nil

2. Interior Finishes	
Item	Description
(a) Lobby	<p>G/F Entrance Lobby</p> <p>Walls finished with mirror, glass panels, timber panels and metal panels. Floor finished with natural stone. Ceiling finished with gypsum board false ceiling with emulsion paint.</p> <p>Typical Lift Lobby</p> <p>Wall finished with mosaic tiles, mirror, wood veneer, plastic laminate and metal panels. Floor finished with natural stone. Ceiling finished with gypsum board false ceiling with emulsion paint.</p>
(b) Internal wall and ceiling	<p>Internal Wall</p> <p>Living/dining rooms and bedrooms finished with emulsion paint.</p> <p>Ceiling</p> <p>Living/dining rooms and bedrooms finished with emulsion paint and partly with gypsum board false ceiling with emulsion paint.</p>
(c) Internal floor	Living/dining rooms and bedrooms finished with natural stone provided with timber and artificial stone skirting.

2. Interior Finishes	
Item	Description
(d) Bathroom	Wall (except areas above false ceiling level and areas covered by the vanity cabinet and wall mount cabinet) finished with mosaic tiles, natural stone and mirror. Floor (except areas covered by the vanity cabinet) finished with artificial stone. Ceiling finished with gypsum board with emulsion paint. Wall finishes run up to the false ceiling.
(e) Kitchen	Wall (except areas above the false ceiling level and areas covered by the kitchen cabinets) finished with pano-stone and mirror. Floor (except areas covered by the kitchen cabinets) finished with natural stone. Ceiling finished with gypsum board with emulsion paint. Cooking bench top is fitted with artificial stone. Wall finishes run up to the false ceiling.

3. Interior Fittings	
Item	Description
(a) Doors	<p>Main Entrance of Residential Property</p> <p>Veneered solid core fire rated timber door. Fitted with electronic lockset, concealed door closer, magic eye viewer and door stopper.</p> <p>Bedroom</p> <p>Hollow timber sliding doors with paint finish for Units A, B, C & D. There is no bedroom in Unit E.</p> <p>Kitchen</p> <p>No door to be provided.</p> <p>Bathroom</p> <p>Veneered hollow timber door fitted with lockset and door stopper for Units A, B, C & D.</p> <p>Veneered hollow timber sliding door fitted with lockset and door stopper for Unit E.</p> <p>Balcony / Flat Roof</p> <p>Bi-folding doors of flurocarbon coated aluminium frame fitted with single pane glass for Units A, B, C and D (to balcony). Flurocarbon coated aluminium door fitted with double glazing units for 2/F Unit D and E (to flat roof) and for other Unit E (to balcony).</p>
(b) Bathroom	<p>Timber vanity counter with natural stone counter top. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer, chrome plated shower mixer. Ventilation system is provided. Copper pipes are used for cold and hot water supply system. uPVC pipes are used for flushing water supply system.</p> <p>No bath tub to be provided.</p>
(c) Kitchen	Timber kitchen cabinets with veneered doors, kitchen counter top fitted with artificial stone, stainless steel sink and chrome plated sink mixer. Copper pipes are used for cold and hot supply system.

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(d) Bedroom	No fittings.
(e) Telephone	Telephone connection points are provided in living/dining rooms and bedrooms of Units A, B, C & D. Telephone connection points are provided in living/dining room of Unit E. For location and number of connections points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties".
(f) Aerials	TV/FM outlets for local TV/FM programs are provided in living/dining rooms and bedrooms of Units A, B, C & D. TV/FM outlets for local TV/FM programs are provided in living/dining room of Unit E. For location and number of connection points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties".
(g) Electrical installations	Single-phase electricity supply with miniature circuit breaker distribution board completed with residual current device is provided to all residential properties except Unit C where 3-phase electricity supply with miniature circuit breakers distribution board completed with residual current device is provided. Conduit wiring concealed in walls or enclosed in false ceilings or bulkheads or cabinets for lightings and power points are provided. For location and number of sockets and air conditioner points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties".
(h) Gas supply	Gas meter connection point in bathroom of Units A, B, D & E; Towngas supply pipes are provided and connected to gas water heater. No towngas supply provided for Unit C.
(i) Washing machine connection point	Drain point and water point are provided for washing machine. For location of connection points, please refer to the "Mechanical & Electrical Provisions Plan"
(j) Water supply	Copper pipes are used for cold and hot water supply system. uPVC pipes are used for flushing water supply system. Water pipes are concealed in non-structural wall or enclosed in false ceilings or bulkheads or cabinets. Hot water supply to bathroom and kitchen of Units A, B, D & E is provided by gas water heater. Hot water supply to bathroom and kitchen of Unit C is provided by electric water heater.

4. Miscellaneous	
Item	Description
(a) Lifts	1 no. of "Fujitec" (model no.: PMGL) lift for residential tower serving G/F to 25/F. 1 no. of "Fujitec" (model no.: PMGL) lift for residential tower serving G/F & 2/F to Roof.
(b) Letter box	Metal letter boxes.
(c) Refuse collection	Refuse will be collected by cleaners from refuse storage and material recovery rooms at each residential floor and centralized at the refuse storage and material recovery chamber at G/F for removal by refuse vehicle.
(d) Water meter, electricity meter and gas meter	Separate water meters for individual residential unit is provided in the water meter cabinet on each residential floor. Separate electricity meter for individual residential property is provided in the electricity meter cabinet on each residential floor. Separate gas meter connection point is provided in the bathrooms of Units A, B, D & E. There is no gas meter connection point provided at Unit C.

5. Security facilities	
Item	Description
Security system and equipment	CCTV cameras provided at main entrance lobby, lift cars and roof are connected to caretaker's counter at main entrance lobby. Visitor panel with smart card reader for access control is provided at main entrance of residential tower connecting to door phone in each residential properties.

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

Fittings, finishes and appliances

裝置、裝修物料及設備

1. 外部裝修物料	
細項	描述
(a) 外牆	鋪砌玻璃幕牆、鋁板、鋁質格柵及髹外用油漆。
(b) 窗	A、B、C及D單位 睡房安裝氟化碳噴塗鋁框玻璃幕牆鑲配雙片中空玻璃。 E單位 客飯廳安裝氟化碳噴塗鋁窗鑲配雙片中空玻璃。廚房安裝氟化碳噴塗鋁框玻璃幕牆鑲配雙片中空玻璃。浴室安裝氟化碳噴塗鋁窗鑲配單片噴沙玻璃。
(c) 窗台	沒有。
(d) 花槽	沒有。
(e) 陽台或露台	有蓋露台。兩側牆身鋪砌瓷磚及鋁板。氟化碳噴塗鋁質欄杆鑲配單片玻璃及人造石扶手。地台鋪砌天然石。天花髹外用油漆。沒有陽台。
(f) 乾衣設施	沒有。

2. 室內裝修物料	
細項	描述
(a) 大堂	地下入口大堂 牆身鋪砌鏡片、玻璃飾面板、木材飾面板及金屬飾面板。地板鋪砌天然石材。天花裝設石膏板假天花並髹乳膠漆。 標準層升降機大堂 牆身鋪砌馬賽克磚、鏡片、木飾面板、膠板及金屬飾面板。地板鋪砌天然石材。天花以石膏板假天花鋪砌並髹乳膠漆。
(b) 內牆及天花板	內牆 客飯廳及睡房內牆髹乳膠漆。 天花板 客飯廳及睡房的天花板髹乳膠漆及部分以石膏板假天花鋪砌並髹乳膠漆。
(c) 內部地板	客飯廳及睡房內部地台鋪砌天然石材，配木腳線及人造石材腳線。
(d) 浴室	牆身鋪砌馬賽克磚、天然石材及鏡片 (面盆櫃背、鏡櫃背牆身及假天花以上除外)。地台鋪砌人造石材 (面盆櫃底除外)。天花以石膏板鋪砌並髹乳膠漆。牆身飾面鋪砌至假天花。
(e) 廚房	牆身鋪砌板奧石及鏡片 (櫥櫃背牆身及假天花以上除外)。地台鋪砌天然石材 (廚櫃底除外)。天花以石膏板鋪砌並髹乳膠漆。灶台面人造石材台面。牆身飾面鋪砌至假天花。

3. 室內裝置	
細項	描述
(a) 門	單位大門 選用木面實心防火木門。裝設電子門鎖、暗氣鼓、防盜眼及門擋。 睡房 A、B、C及D單位選用油漆面中空木趟門。E單位不設睡房。 廚房 不設門戶。 浴室 A、B、C及D單位選用木面中空木門、裝設門鎖及門擋。 E單位選用木面中空木趟門、裝設門鎖及門擋。 露台 / 平台 A、B、C及D單位 (往露台) 安裝氟化碳噴塗鋁框趟摺門鑲配單片玻璃。2樓D及E單位 (往平台) 及其餘E單位 (往露台) 安裝氟化碳噴塗鋁門鑲配雙片中空玻璃。
(b) 浴室	木製洗手盤櫃配以天然石材檯面。裝置及設備包括陶瓷坐廁、陶瓷洗手盆、鍍鉻洗手盆水龍頭及鍍鉻花灑水龍頭。裝有抽氣系統。冷熱水供水系統採用銅喉管。冲廁供水系統採用膠喉管。 沒有浴缸。
(c) 廚房	木製廚櫃組合配以木皮面門板，人造石材枱面。配以不銹鋼洗滌盆及鍍鉻洗滌盆龍頭。 冷熱水供水系統採用銅喉管。
(d) 睡房	沒有裝置
(e) 電話	A、B、C及D單位之客飯廳及睡房均裝設有電話插座。E單位之客飯廳裝設有電話插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(f) 天線	A、B、C及D單位之客飯廳及睡房均裝設有可接收本地電視節目及電台節目的電視/收音機天線插座。E單位之客飯廳裝設有可接收本地電視節目及電台節目的電視/收音機天線插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(g) 電力裝置	除C單位提供三相電力配電箱外，其餘單位提供單相電力配電箱並裝置有漏電斷路器。照明及電插座之導管暗藏於牆身或置於假天花、假陣或櫃內。有關電插座及空調機接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」
(h) 氣體供應	A, B, D及E單位之煤氣錶接駁點位於浴室內。煤氣喉接駁至煤氣熱水爐。C單位將不提供煤氣。

Fittings, finishes and appliances

裝置、裝修物料及設備

3. 室內裝置	
細項	描述
(i) 洗衣機接駁點	洗衣機配備來水及去水接駁點。有關接駁點的位置，請參考「機電裝置平面圖」。
(j) 供水	冷熱水供水系統採用銅喉管，沖廁用供水採用膠喉管。水管暗藏於非主力牆身或置於假天花、假陣或櫃內。 煤氣熱水爐提供熱水往A、B、D及E單位之廚房及浴室。 電熱水爐提供熱水往C單位之廚房及浴室。

4. 雜項	
細項	描述
(a) 升降機	設有1部“富士達”升降機 (產品型號:PMGL) 直達地下至25樓。 設有1部“富士達”升降機 (產品型號:PMGL) 直達地下及2樓至天台。
(b) 信箱	設置金屬製信箱。
(c) 垃圾收集	垃圾會由每層住宅樓層之垃圾及物料回收房由清潔工人收集及運送到地下垃圾及物料回收中央垃圾收集處理，由垃圾車運走。
(d) 水錶、電錶及氣體錶	每戶住宅單位之獨立水錶安裝於大廈每層住宅之水錶箱內。 每戶住宅單位之獨立電錶安裝於大廈每層住宅層之電錶箱內。 除C單位外，其餘每戶住宅之浴室內均預留位置安裝獨立煤氣錶。

5. 保安設施	
細項	描述
保安系統及設備	入口大堂、大廈升降機及天台均裝設有閉路電視，接駁至入口大堂內之管理員櫃檯。 訪客對講系統及智能卡出入系統裝設於住宅大廈地下入口並連接該大廈各單位之對講機。

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

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		2/F - 3/F, 5/F - 12/F & 15/F - 23/F (4/F, 13/F & 14/F are omitted) 2樓 - 3樓，5樓 - 12樓及15樓 - 23樓 (不設4樓、13樓及14樓)				
					A	B	C	D	E
Kitchen 廚房	Induction Cooking Hob 電煮食爐	Gaggenau	VE 230 134		✓	✓	✓	✓	✓
	Cookerhood 抽油煙機	Gaggenau	AH900 161		✓	✓	✓	✓	✓
	Refrigerator 雪櫃	Rosieres	RBOP2300A		✓	✓	✓	✓	✓
	2 in 1 Washer & Dryer 二合一洗衣乾衣機	Rosieres	RILS1485UK		✓	✓	✓	✓	✓
	Microwave Oven 微波爐	Gaggenau	BMP224 110		✓	✓	✓	✓	✓
	Wine Cellar 紅酒櫃	Gorenje	XWC340X		✓	✓	✓	✓	✓
Bathroom 浴室	Electric Water Heater 電熱水爐	Siemens 西門子	DE1821515		-	-	✓	-	-
	Gas Water Heater 煤氣熱水爐	TGC	NJW160TFL		✓	✓	-	✓	✓
Bedroom 睡房	Split Type Air-conditioner 分體空調機	Toshiba 東芝	Indoor Unit 室內機	RAS-10N3KV-HK	✓	✓	✓	✓	-
			Outdoor Unit 室外機	RAS-10N3AV	✓	✓	✓	✓	-
Living / Dining Room 客飯廳	Split Type Air-conditioner 分體空調機	Toshiba 東芝	Indoor Unit 室內機	RAS-13N3KV-HK	✓	✓	✓	✓	-
			Outdoor Unit 室外機	RAS-13N3AV	✓	✓	✓	✓	-
	Split Type Air-conditioner 分體空調機	Toshiba 東芝	Indoor Unit 室內機	RAS-18N3KV-HK	-	-	-	-	✓
			Outdoor Unit 室外機	RAS-18N3AV	-	-	-	-	✓

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

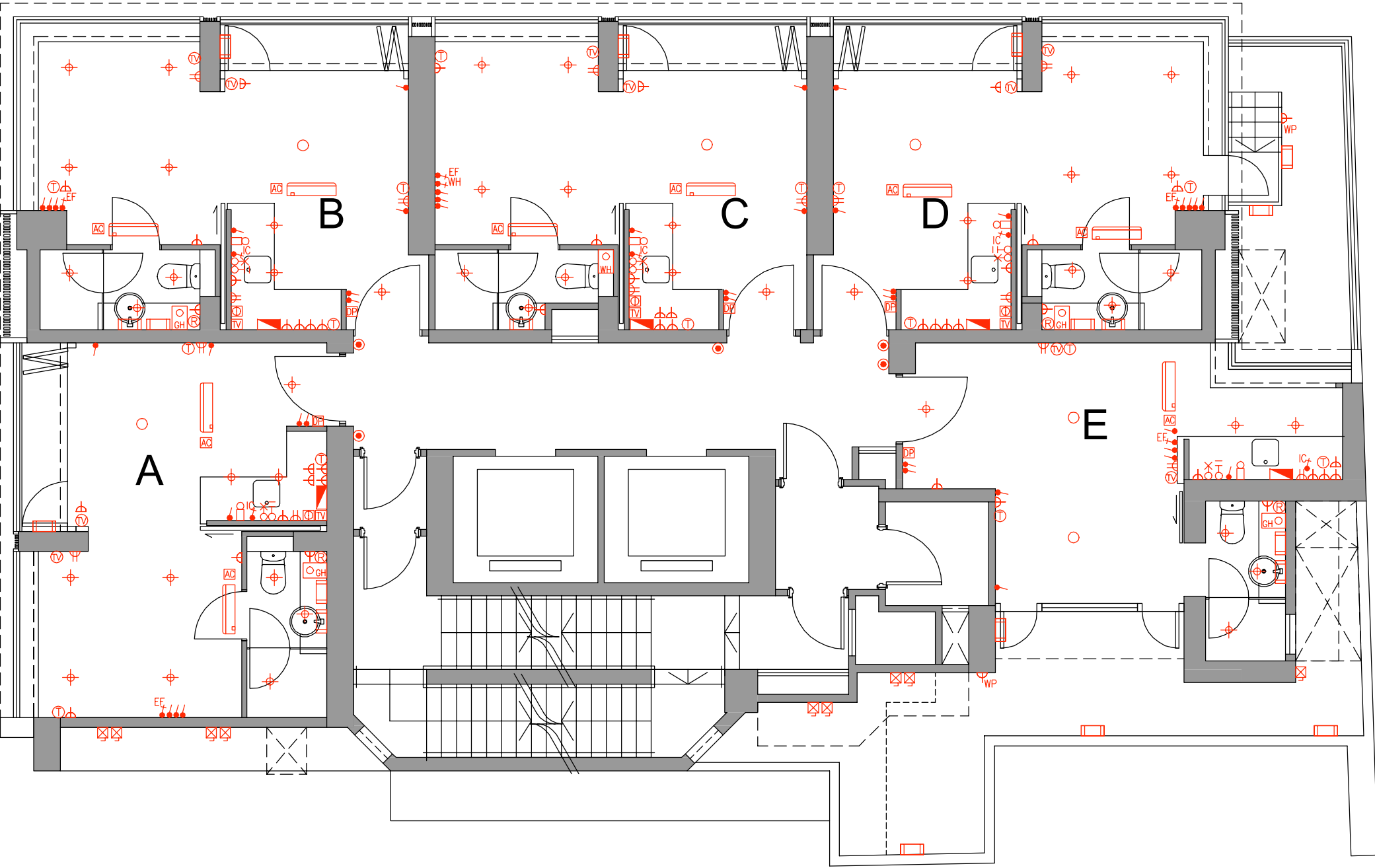
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provision Plans 機電裝置平面圖

2/F
二樓



Legend 圖例

- M.C.B. Board 總電掣箱
- 1-Way Lighting Switch 1位燈掣
- 13A Single Socket Outlet 13A單位電插座
- 13A Twin Socket Outlet 13A雙位電插座
- 13A Watertight Socket Outlet 13A單位防水電插座
- 13A Single Socket Outlet (At Ceiling) 13A單位電插座 (天花)
- Switch for Electric Induction Cooker 電磁爐開關掣
- Switch for Exhaust Fan 抽氣扇開關掣
- Switch for Water Heater 熱水爐開關掣
- Telephone Outlet 電話插座
- TV/FM Outlet 電視及電台接收插座
- TV/FM Outlet (At Ceiling) 電視及電台接收插座 (天花)
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Doorphone 對講機
- Wall Light 牆燈
- Downlight 天花燈
- Lamp Holder 燈位
- Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)
- Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)
- Indoor Air-Conditioner 室內空調機
- Isolator for Outdoor Air-Conditioner 室外空調機開關掣
- Switch for Indoor Air-Conditioner 室內空調機接線位
- Electric Water Heater 電熱水爐
- Towngas Water Heater Remote Controller 煤氣熱水爐溫度控制
- Towngas Water Heater 煤氣熱水爐

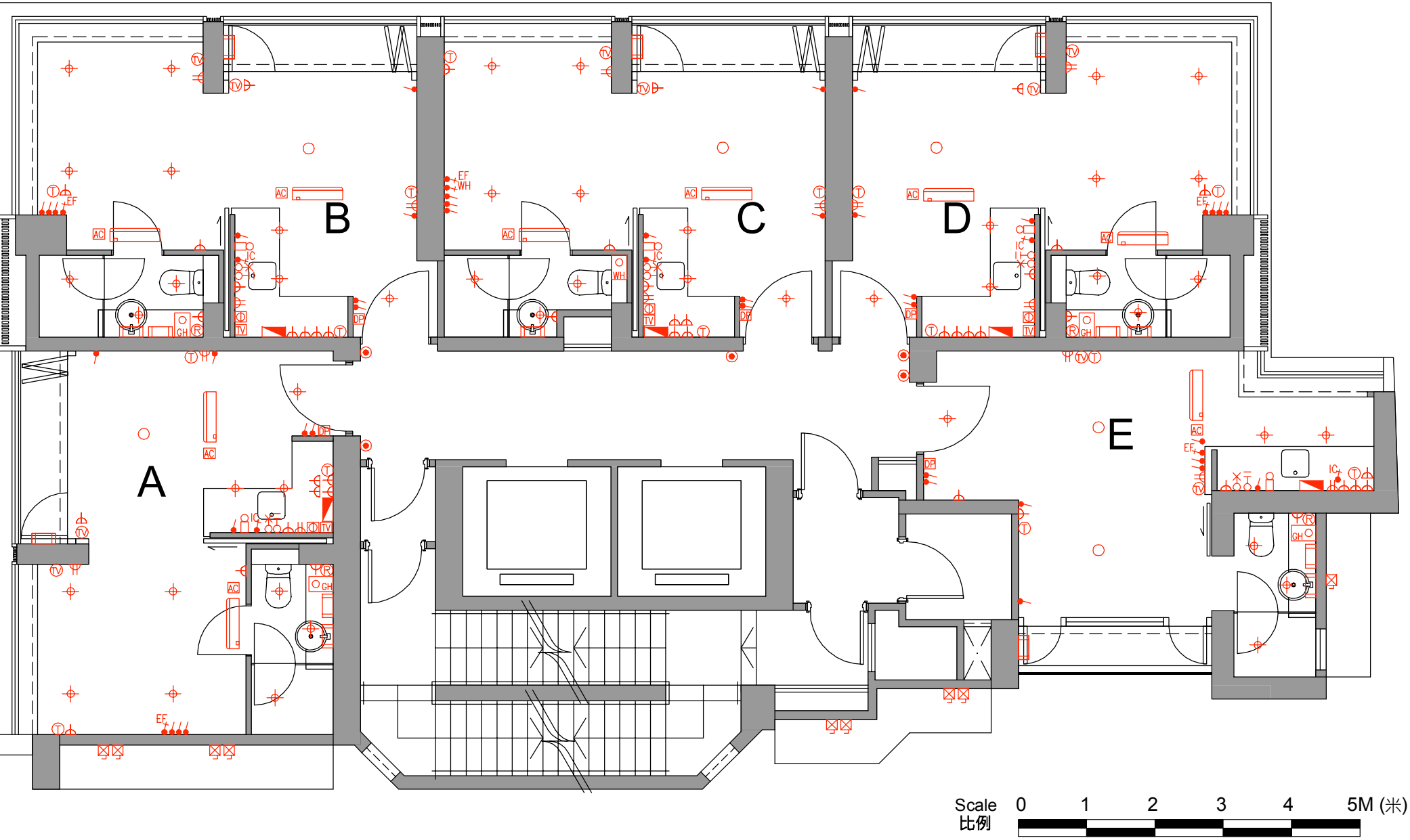


Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provision Plans 機電裝置平面圖

3/F - 23/F (4/F, 13/F & 14/F are omitted)
三至二十三樓 (不設4樓、13樓及14樓)



- Legend 圖例
- M.C.B. Board 總電掣箱
- 1-Way Lighting Switch 1位燈掣
- 13A Single Socket Outlet 13A單位電插座
- 13A Twin Socket Outlet 13A雙位電插座
- 13A Single Socket Outlet (At Ceiling)
13A單位電插座 (天花)
- Switch for Electric Induction Cooker 電磁爐開關掣
- Switch for Exhaust Fan 抽氣扇開關掣
- Switch for Water Heater 熱水爐開關掣
- Telephone Outlet 電話插座
- TV/FM Outlet 電視及電台接收插座
- TV/FM Outlet (At Ceiling) 電視及電台接收插座 (天花)
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Doorphone 對講機
- Wall Light 牆燈
- Downlight 天花燈
- Lamp Holder 燈位
- Washing Machine Connection Point (Water Outlet)
洗衣機接駁點 (去水位)
- Washing Machine Connection Point (Water Inlet)
洗衣機接駁點 (來水位)
- Indoor Air-Conditioner 室內空調機
- Isolator for Outdoor Air-Conditioner 室外空調機開關掣
- Switch for Indoor Air-Conditioner 室內空調機接線位
- Electric Water Heater 電熱水爐
- Towngas Water Heater Remote Controller
煤氣熱水爐溫度控制
- Towngas Water Heater 煤氣熱水爐

Fittings, finishes and appliances

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置		Living / Dining Room 客飯廳					Bedroom 睡房					Bathroom 浴室	Kitchen 廚房			Flat Roof 平台
Floor 樓層	Unit 單位	TV/FM Outlet 電視及 電台 接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A雙位 電插座	13A Single Socket Outlet 13A單位 電插座	Switch for Indoor Air- Conditioner 室內 空調機 接線位	TV/FM Outlet 電視及 電台 接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A雙位 電插座	13A Single Socket Outlet 13A單位 電插座	Switch for Indoor Air- Conditioner 室內 空調機 接線位	13A Single Socket Outlet 13A單位 電插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A雙位 電插座	13A Single Socket Outlet 13A單位 電插座	13A Watertproof Socket Outlet 13A 防水單位 電插座
2/F 2樓	A	2	1	1	2	1	1	1	1	2	1	1	1	1	5	-
	B	2	1	1	2	1	1	1	1	2	1	1	1	1	5	-
	C	2	1	1	2	1	1	1	1	2	1	1	1	1	5	-
	D	2	1	1	2	1	1	1	1	2	1	1	1	1	5	1
	E	2	2	2	2	1	-	-	-	-	-	1	1	1	5	1
3/F, 5/F - 12/F& 15/F - 23/F 3樓, 5樓 - 12樓及 15樓 - 23樓	A	2	1	1	2	1	1	1	1	2	1	1	1	1	5	-
	B	2	1	1	2	1	1	1	1	2	1	1	1	1	5	-
	C	2	1	1	2	1	1	1	1	2	1	1	1	1	5	-
	D	2	1	1	2	1	1	1	1	2	1	1	1	1	5	-
	E	2	2	2	2	1	-	-	-	-	-	1	1	1	5	-

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

備註：不設4樓、13樓及14樓

Service agreements

服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hongkong Electric Company Limited.

電力由香港電燈有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

Government rent

地稅

The vendor will pay/has paid all outstanding Government rent in respect of the specified residential property of the Development from the date of the Land Grant up to and including the date of the respective assignment of the residential property to the purchasers.

賣方將會/已繳付有關該指明住宅物業之地稅由批地文件之日期起計直至有關個別買方簽署住宅單位轉讓契之日期。

Miscellaneous payments by purchaser

買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2. On that delivery, the purchaser shall pay to the manager of the Development a non-refundable and non-transferable debris removal and initial set-up fee in the sum equivalent to one month's contribution of the first years's budgeted management expenses.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
- 2 在交付時，買方須向發展項目的管理人支付一筆相等於第一年預算管理開支的一個月款項，作為清理廢料及初始設置費用，該筆款項不可退還及不可轉讓。

Defect liability warranty period

欠妥之處的保養責任期

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

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

Maintenance of slopes

斜坡維修

Not Applicable

不適用

Modification

修訂

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

本發展項目並沒有向政府提出申請修訂批地文件。

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: www.eightsouthlane.com.hk

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

Concession on Gross Floor Area (GFA) of Building 建築物總樓面面積寬免

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, refuse storage and material recovery 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》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、垃圾及物料回收房等	57.299
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《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	275.369
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、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	95.000
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 隔聲鰭	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）
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	18.221
9	Utility platform 工作平台	Not Applicable 不適用
10	Noise barrier 隔音屏障	Not Applicable 不適用
Amenity Features 適意設施		
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	5.000
12 (#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	143.440
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	Not Applicable 不適用
14	Horizontal screens / covered walkways, trellis 橫向屏障/有蓋人行道、花棚	Not Applicable 不適用
15	Larger lift shaft 擴大升降機井道	76.533
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 for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	11.600
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、氣槽	Not Applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature. 環保系統及設施所需的機房、管槽及氣槽	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	Not Applicable 不適用
22	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall. 伸出物，如空調機箱及伸出外牆超過750毫米的平台	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)
Other Exempted Items 其他項目		
23	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
24	Other projections 其他伸出物	Not Applicable 不適用
25	Public transport terminus 公共交通總站	Not Applicable 不適用
26	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
27 (#)	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	93.582
28	Public passage 公眾通道	Not Applicable 不適用
29	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
30	Bonus GFA 額外總樓面面積	Not Applicable 不適用

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

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

Environmental Assessment of the Building

建築物的環境評估

Green Building Certification

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

Provisional GOLD



HKGBC
香港綠色建築議會

Application no.: PAG0003/13

綠色建築認證

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

暫定評級 金級



HKGBC
香港綠色建築議會

申請編號: PAG0003/13

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

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份的預計能量表現或消耗的最近期資料：

Part I 第I部分	
Provision of Central Air Conditioning	NO
提供中央空調	否
Provision of Energy Efficient Features	YES
提供具能源效益的設施	是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施:	1. High performance split type air-conditioning units 高效能分體式空調機 2. Low emissivity glazing 低放射性玻璃

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/部份樓宇預計每年能源消耗量 (註腳1):					
Location 位置	Internal Floor Area Served (m²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇每年能源消耗量 (註腳2)		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		<u>Electricity</u> kWh/m²/annum <u>電力</u> 千瓦小時/平方米/年	<u>Town Gas / LPG</u> unit/m²/annum <u>煤氣 / 石油氣</u> 用量單位/平方米/年	<u>Electricity</u> kWh/m²/annum <u>電力</u> 千瓦小時/平方米/年	<u>Town Gas / LPG</u> unit/m²/annum <u>煤氣 / 石油氣</u> 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 (註腳3) 的部分	1305.1	197.4	139.9	140.0	139.9

Part III : The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第三部分：以下裝置乃按機電工程署公布的相關實務守則設計：			
Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

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

Notes :

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

The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:

- (a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
- (b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

註腳：

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

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

- (a) “每年能源消耗量”與新建樓宇BEAM Plus 標準（現行版本）第4 節及附錄8 中的「年能源消耗」具有相同涵義；及
- (b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2. “基準樓宇”與新建樓宇BEAM Plus 標準（現行版本）第4 節及附錄8 中的“基準建築物模式（零分標準）”具有相同涵義。
3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則（2010 年2 月版）（草稿）中的涵義相同。

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。

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Examination Record

檢視紀錄

Examination / Revision Date	Revision Made	
	Page number	Revision Made
11 February 2014	11	Location plan of the development is updated
	12	Aerial photograph of the development is updated
	16	Chinese wording for the estimated date of completion of buildings and facilities is amended
	33, 35	Description of interior finishes of G/F entrance lobby is added
28 February 2014	16, 18, 19	Layout is updated according to the latest approved building plans
	30, 31	1. Elevation plans and key plan are updated according to the latest approved building plans 2. Date of the latest approved building plans is updated 3. Chinese wording of statement is amended
	38, 39	1. Layout is amended to follow that in the floor plan 2. Mechanical & electrical provisions are amended
22 May 2014	11	Location plan of the development is updated
	12	Aerial photograph of the development is updated
7 August 2014	2-5	“Notes to purchasers of first-hand residential properties” is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority
	11	Location plan of the development is updated
	12	Latest aerial photographs of the development is added and page format is amended

檢視/修改日期	所作修改	
	頁次	所作修改
2014年2月11日	11	更新發展項目的所在位置圖
	12	更新發展項目的鳥瞰照片
	16	修訂建築物及設施的預計落成日期的中文用詞
	33, 35	增添地下入口大堂的室內裝修物料的描述
2014年2月28日	16, 18, 19	根據最新經批准之建築圖則更新布局
	30, 31	1. 根據最新經批准之建築圖則更新立面圖及索引圖 2. 更新最新經批准之建築圖則的日期 3. 修訂聲明的中文用詞
	38, 39	1. 布局跟隨平面圖修訂 2. 修訂機電裝置
2014年5月22日	11	更新發展項目的所在位置圖
	12	更新發展項目的鳥瞰照片
2014年8月7日	2-5	根據一手住宅物業銷售監管局最新發出的版本更新 “一手住宅物業買家須知”
	11	更新發展項目的所在位置圖
	12	增添發展項目的最新鳥瞰照片及 修訂頁面格式

