



ONE SOUTH LANE

南里壹號

售樓說明書
SALES BROCHURE



ONE SOUTH LANE

南里壹號

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.

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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.
- 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.

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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

Sales of First-hand Residential Properties Authority

Transport and Housing Bureau

April 2014

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

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」），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。

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- 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在五個工作日之內，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。

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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

運輸及房屋局

一手住宅物業銷售監管局

2014年4月

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

發展項目資料

Name of the Development

One South Lane

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

1 South Lane

The Development consists of one multi-unit building

Total number of storeys of the multi-unit building:

28 (excluding Roof & Upper Roof)

The floor numbering in the multi-unit building as provided in the approved building plans for the Development:

Ground Floor, 1-3/F, 5-12/F, 15-23/F, 25-31/F, Roof

The omitted floor numbers in the multi-unit building:

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

Refuge floor of the multi-unit building:

Part of Roof Floor is Refuge Floor

INFORMATION ON THE DEVELOPMENT 發展項目資料

發展項目名稱

南里壹號

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

南里1號

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層的總數：

28 (不包括天台及上層天台)

該發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數：

地下、1 至3 樓、5 至12 樓、15 至23 樓、25 至31 樓、天台

該幢多單位建築物內被略去的樓層號數：

4 樓、13 樓、14 樓、24 樓

該幢多單位建築物內的庇護層：

部分天台樓面為庇護層

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

Both Talent Limited (“owner”)

Holding companies of the vendor

Chinese Estates Holdings Limited
Paul Y. Holdings Company Limited
Markway Properties Limited
Ocean Winner Investments Ltd.

Authorized Person

Mr. Leung Heung-kwan, Ellis

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

Andrew Lee King Fun & Associates Architects Limited

Building Contractor

Gammon Engineering & Construction Company Limited

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

Deacons

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

Not Applicable

Other person who has made a loan for the construction of the Development

Longman Limited

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

賣方

才保有限公司(“擁有人”)

賣方的控權公司

Chinese Estates Holdings Limited

Paul Y. Holdings Company Limited

Markway Properties Limited

Ocean Winner Investments Ltd.

認可人士

梁向軍先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

李景勳、雷煥庭建築師有限公司

承建商

Gammon Engineering & Construction Company Limited

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的近律師行

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其他人

Longman Limited

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

There does not exist any relationship referred to in section 3 of Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance.

並無任何《一手住宅物業銷售條例》附表1第1部第3條提及的關係。

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.
The range of thickness of the Non-structural Prefabricated External Walls of the block is 150mm.
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。
建築物的非結構的預製外牆的厚度範圍為150毫米。

Total Area of the Non-structural Prefabricated External Walls of each Residential Property
每個住宅物業的非結構的預製外牆的總面積

Floor 樓層	Unit 單位	Total Area of the Non-structural Prefabricated External Walls of each Residential Property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
5/F - 12/F, 15/F - 23/F, 25/F - 29/F 5樓-12樓、 15樓-23樓、 25樓-29樓	01	-
	02	-
	03	0.292
	05	0.514
30/F - 31/F 30樓-31樓	01	-
	02	0.949

There will be Curtain Walls forming part of the enclosing walls of the Development.
The range of thickness of the Curtain Walls of the building is 300mm.
發展項目將會有構成圍封牆的一部分的幕牆。
建築物的幕牆的厚度範圍為 300 毫米。

Total Area of the Curtain Walls of each Residential Property
每個住宅物業的幕牆的總面積

Floor 樓層	Unit 單位	Total Area of the Curtain Walls of each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
5/F 5樓	01	0.701
	02	1.238
	03	2.287
	05	1.017
6/F - 12/F, 15/F - 23/F, 25/F - 29/F 6樓-12樓、 15樓-23樓、 25樓-29樓	01	0.957
	02	1.635
	03	2.686
	05	1.219
30/F – 31/F 30樓-31樓	01	2.592
	02	3.905

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

PERSON APPOINTED AS THE MANAGER OF THE DEVELOPMENT UNDER THE LATEST DRAFT DEED OF MUTUAL COVENANT:

Perfect World Company Limited

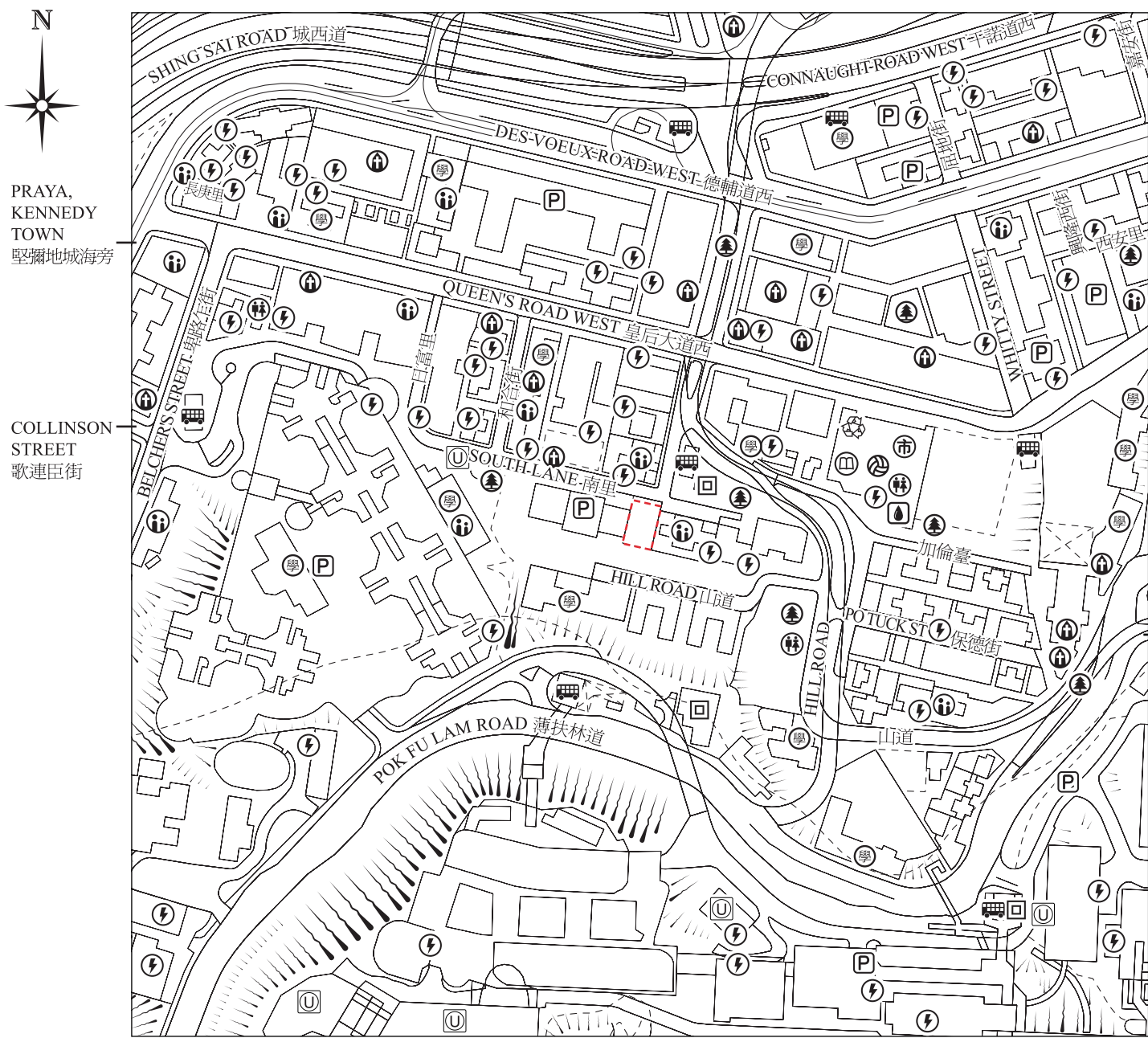
根據有關公契的最新擬稿，獲委任為發展項目的管理人：

忠信物業管理有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖

The Location Plan is prepared with reference to Survey Sheet No. 11-SW-A dated 23/6/2016.
所在位置圖參考日期為2016年6月23日之測繪圖(編號為11-SW-A)製作。
The map is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 82/2013.
地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號82/2013。



Location of the Development
發展項目的位置

Legend 圖例

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

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

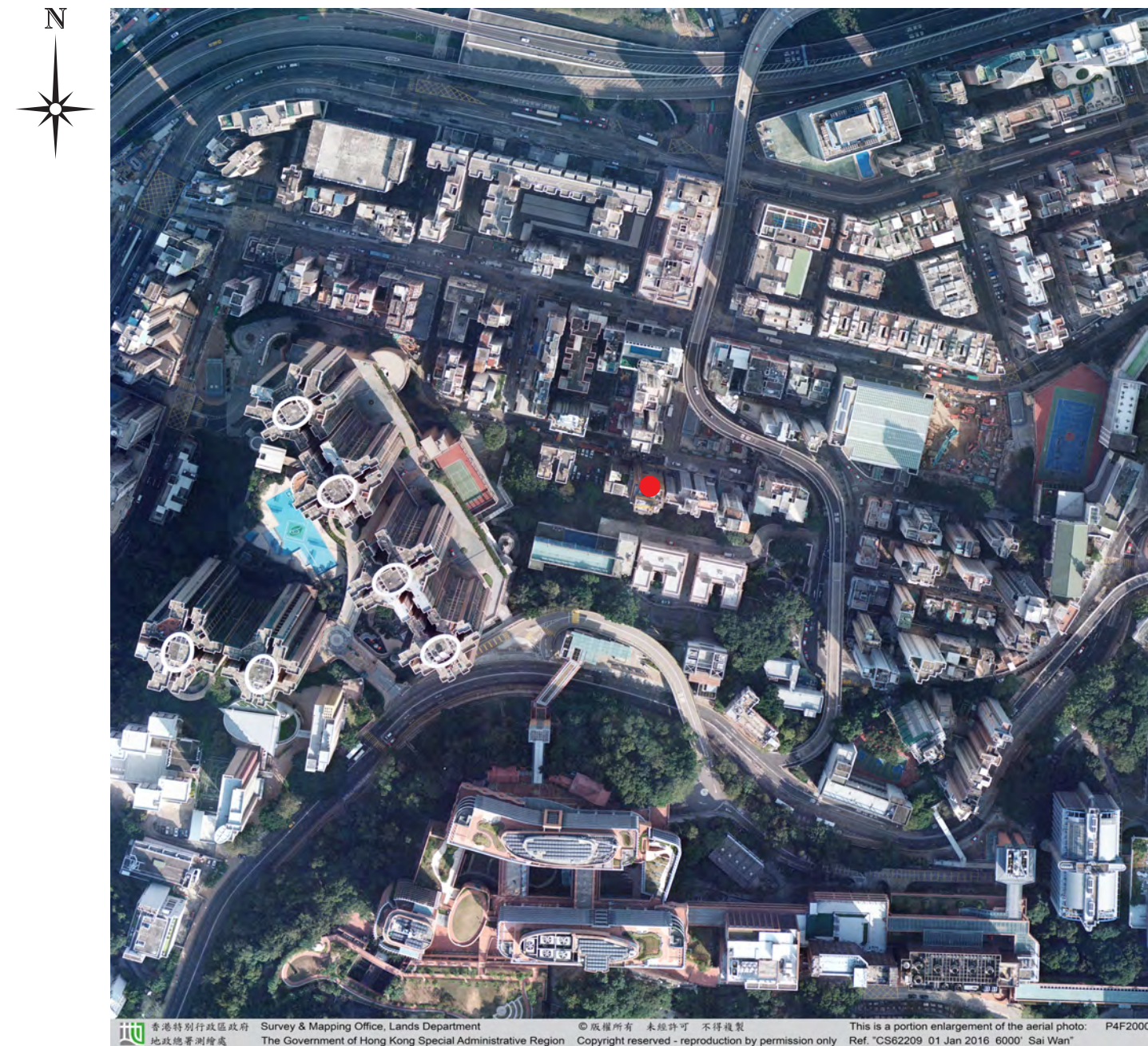
CHEUNG KAN LANE	長庚里	CLARENCE TERRACE	加倫臺	HING LUNG LANE WEST	興隆西街
KA ON STREET	嘉安街	SAI ON LANE	西安里	WOO HOP STREET	和合街
YAT FU LANE	日富里				

Remark:
Due to technical reasons (such as the shape of the Development), the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：
因技術原因(例如發展項目之形狀)，所在位置圖所顯示之範圍超過《一手住宅物業銷售條例》所要求的範圍。

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

Adopted from part of the aerial photo, Photo No. CS62209, dated 1 January 2016, taken by the Survey and Mapping Office, Lands Department, The Government of The Hong Kong SAR, at a flying height of 6,000 feet.
 摘錄自香港特區政府地政總署測繪處於2016年1月1日在6,000呎飛行高度拍攝之鳥瞰照片(照片編號CS62209)。
 The Aerial photo is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
 鳥瞰照片版權屬香港特區政府，經地政總署准許複印。



● Location of the Development
發展項目的位置

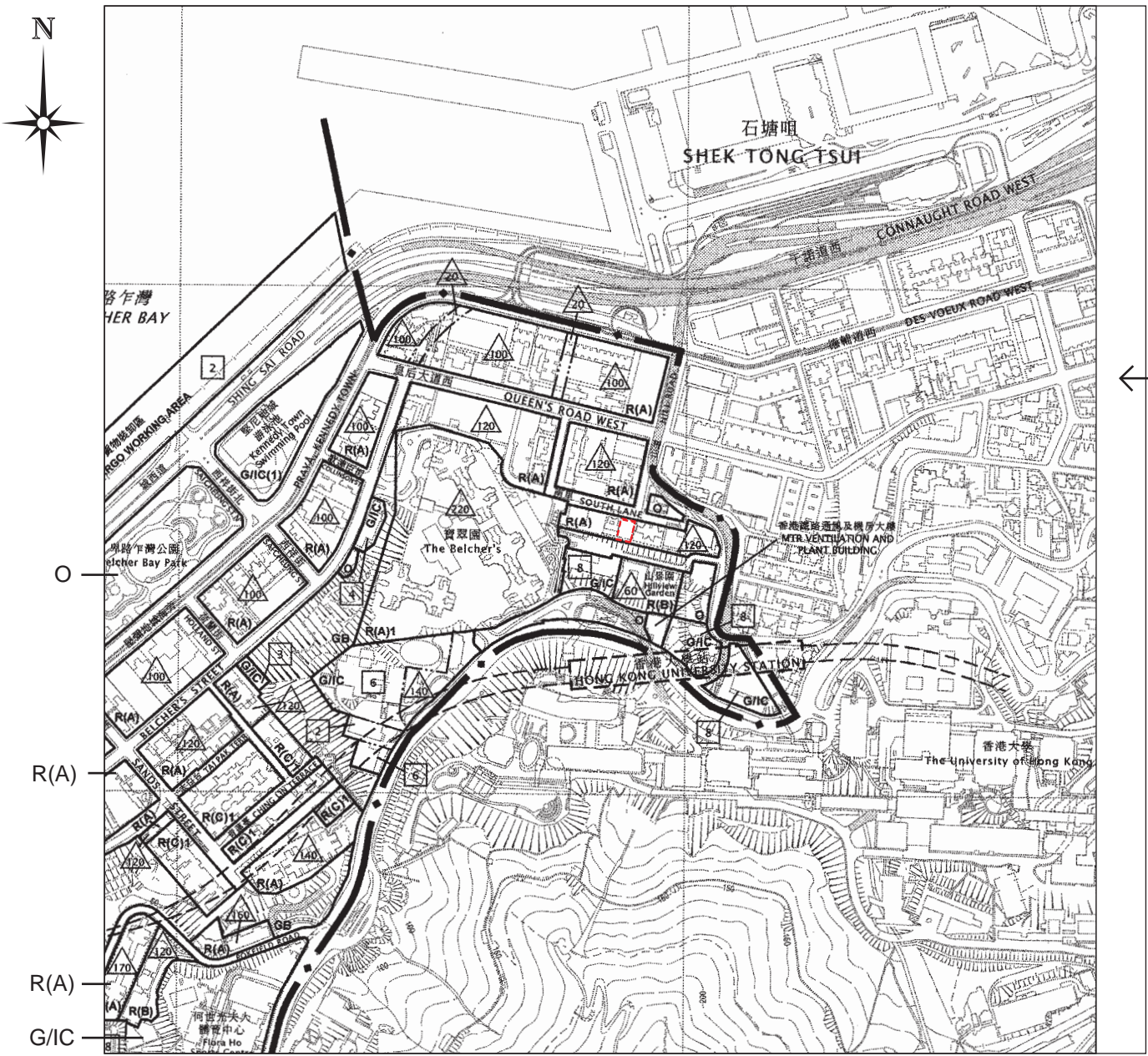
Remark:
 Due to technical reasons (such as the shape of the Development), the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註:
 由於技術原因(例如發展項目之形狀)，鳥瞰照片所顯示之範圍超過《一手住宅物業銷售條例》所要求的範圍。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖

The Outline Zoning Plan is adopted from part of the Draft Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/20 gazetted on 11/3/2016.
The Outline Zoning Plan is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
分區計劃大綱圖摘錄自憲報公布日期為2016年3月11日之堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/20之部分。
分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。



Location of the Development
發展項目的位置

比例: 0M 500M
Scale:

Remark:
Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註:
由於技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍超過《一手住宅物業銷售條例》所要求的範圍。

Notation 圖例

Zones 地帶

- Residential (Group A) 住宅(甲類)
- Residential (Group B) 住宅(乙類)
- Residential (Group C) 住宅(丙類)
- Government, Institution or Community 政府、機構或者社區
- Open Space 休憩用地
- Other Specified Uses 其他指定用途
- 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

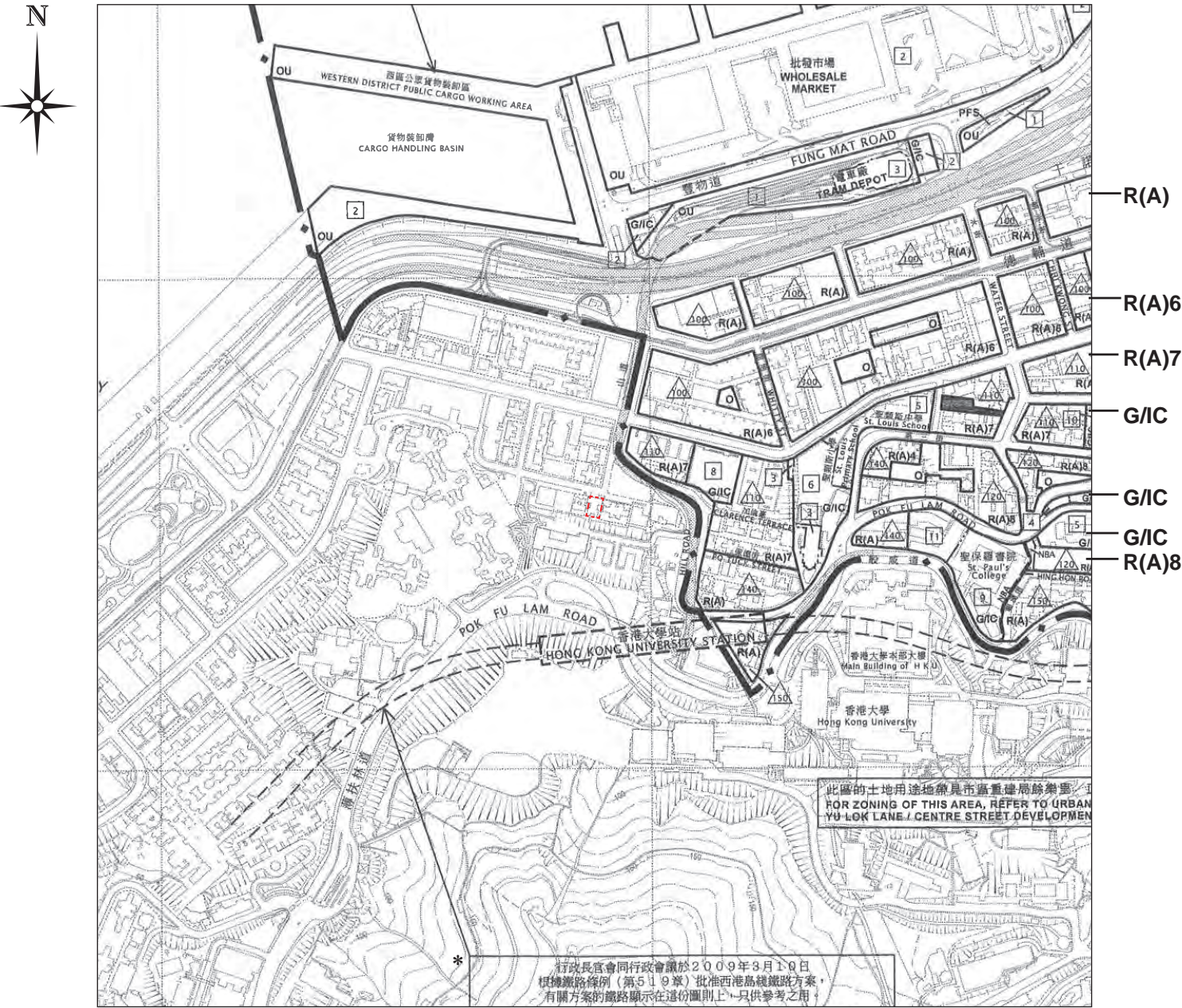
- Boundary of Planning Scheme 規劃範圍界線
- Building Height Control Zone Boundary 建築物高度控制區界線
- Maximum Building Height (In Metres above Principal Datum) 最高建築物高度(在主水平基準以上若干米)
- Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)

This blank area falls outside the coverage of the relevant Outline Zoning Plan
當區分區計劃大綱圖並不覆蓋本空白範圍

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖

The Outline Zoning Plan is adopted from part of the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/29 gazetted on 27/9/2013.
The Outline Zoning Plan is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
分區計劃大綱圖摘錄自憲報公布日期為2013年9月27日之西營盤及上環分區計劃大綱核准圖編號S/H3/29之部分。
分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。



Location of the Development 發展項目的位置
比例: 0M 500M
Scale:

Remark:
Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註:
由於技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍超過《一手住宅物業銷售條例》所要求的範圍。

Notation 圖例

Zones 地帶

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

R(A)
G/IC
O
OU

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 建築物高度控制區界線
- Maximum Building Height (In Metres above Principal Datum) 最高建築物高度(在主水平基準以上若干米)
- Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)
- Petrol Filling Station 加油站
- Non-building Area 非建築用地

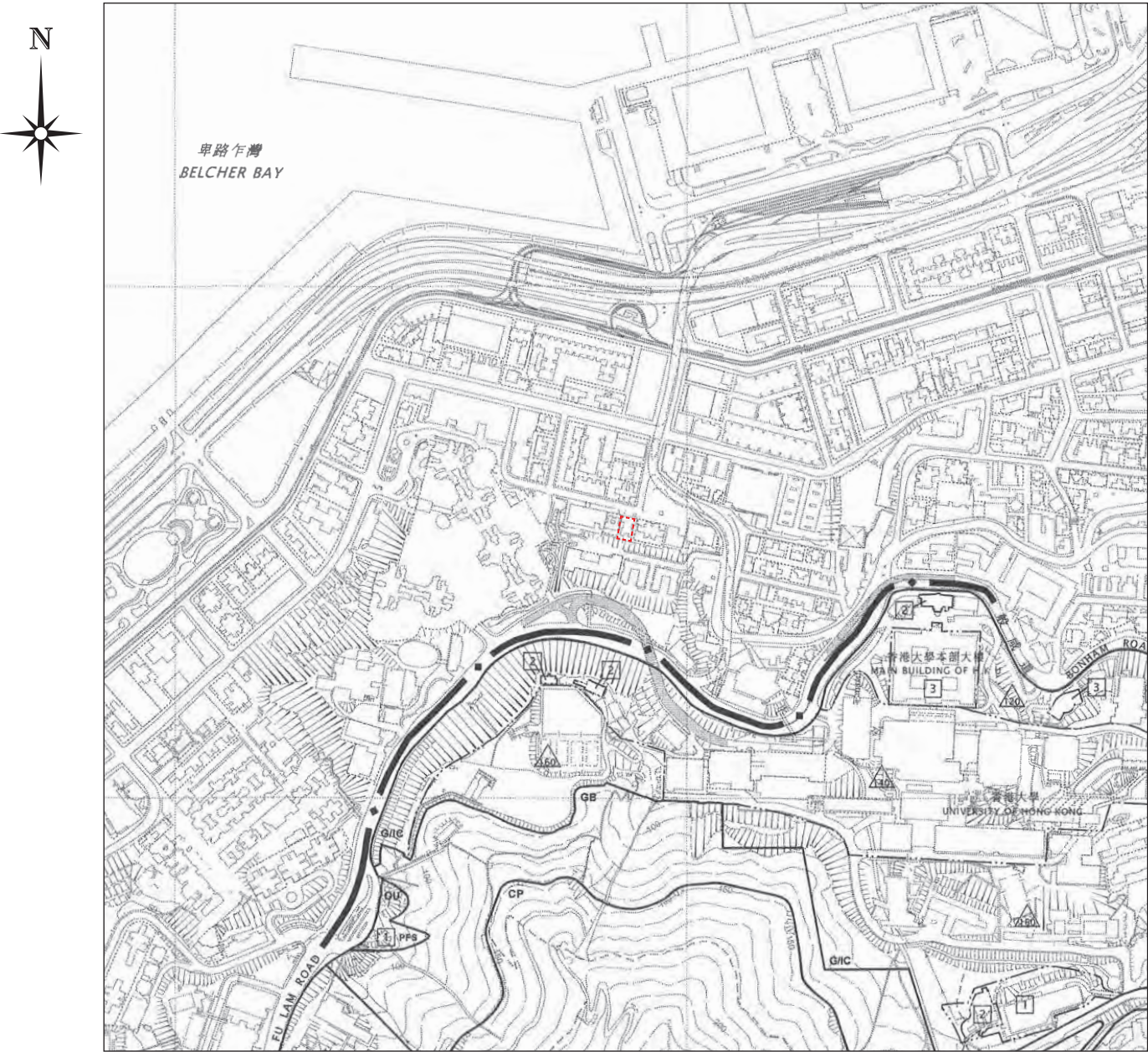
* 行政長官會同行政會議於2009年3月10日根據鐵路條例(第519章)批准西港島綫鐵路方案，有關方案的鐵路顯示在這份圖則上，只供參考之用。

THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE WEST ISLAND LINE AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 10.3.2009 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖

The Outline Zoning Plan is adopted from part of the Approved Mid-Levels West Outline Zoning Plan No. S/H11/15 gazetted on 19/3/2010.
The Outline Zoning Plan is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
分區計劃大綱圖摘錄自憲報公布日期為2010年3月19日之半山區西部分區計劃大綱核准圖編號S/H11/15之部分。
分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。



 Location of the Development
發展項目的位置





比例: 0M 500M
Scale: 

Remark:
Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



備註:
由於技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍超過《一手住宅物業銷售條例》所要求的範圍。

Notation 圖例







Zones 地帶

Government, Institution or Community 政府、機構或者社區	
Other Specified Uses 其他指定用途	
Green Belt 綠化地帶	
Country Park 郊野公園	

Communications 交通

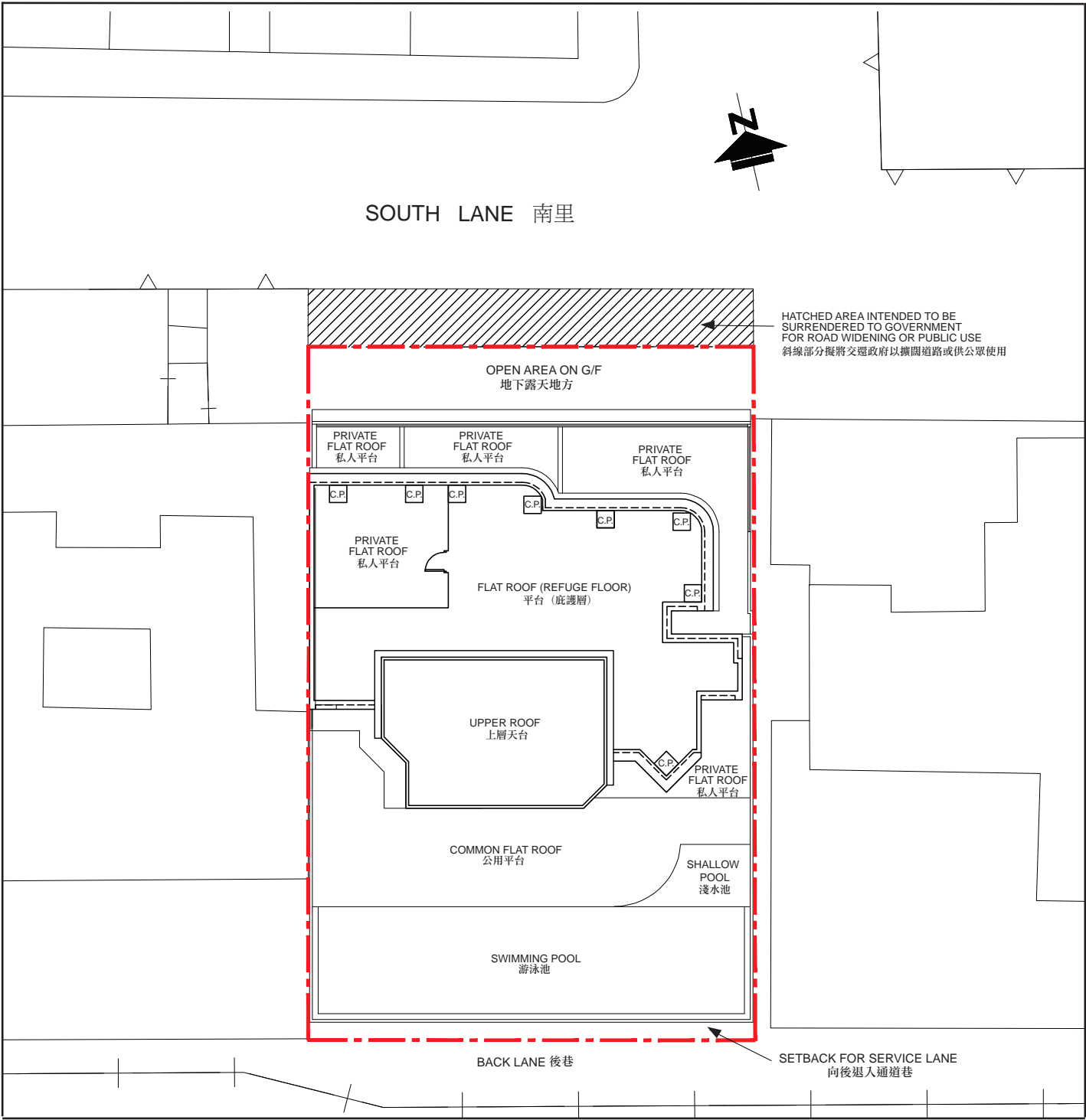
Major Road and Junction 主要道路及路口	
Elevated Road 高架道路	

Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線	
Boundary of Country Park 郊野公園界線	
Building Height Control Zone Boundary 建築物高度控制區界線	
Maximum Building Height (In Metres above Principal Datum) 最高建築物高度 (在主水平基準以上若干米)	
Maximum Building Height (In Number of Storeys) 最高建築物高度 (樓層數目)	
Petrol Filling Station 加油站	

LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



Legend 圖例:
C.P. - Concrete Plinth 混凝土基座

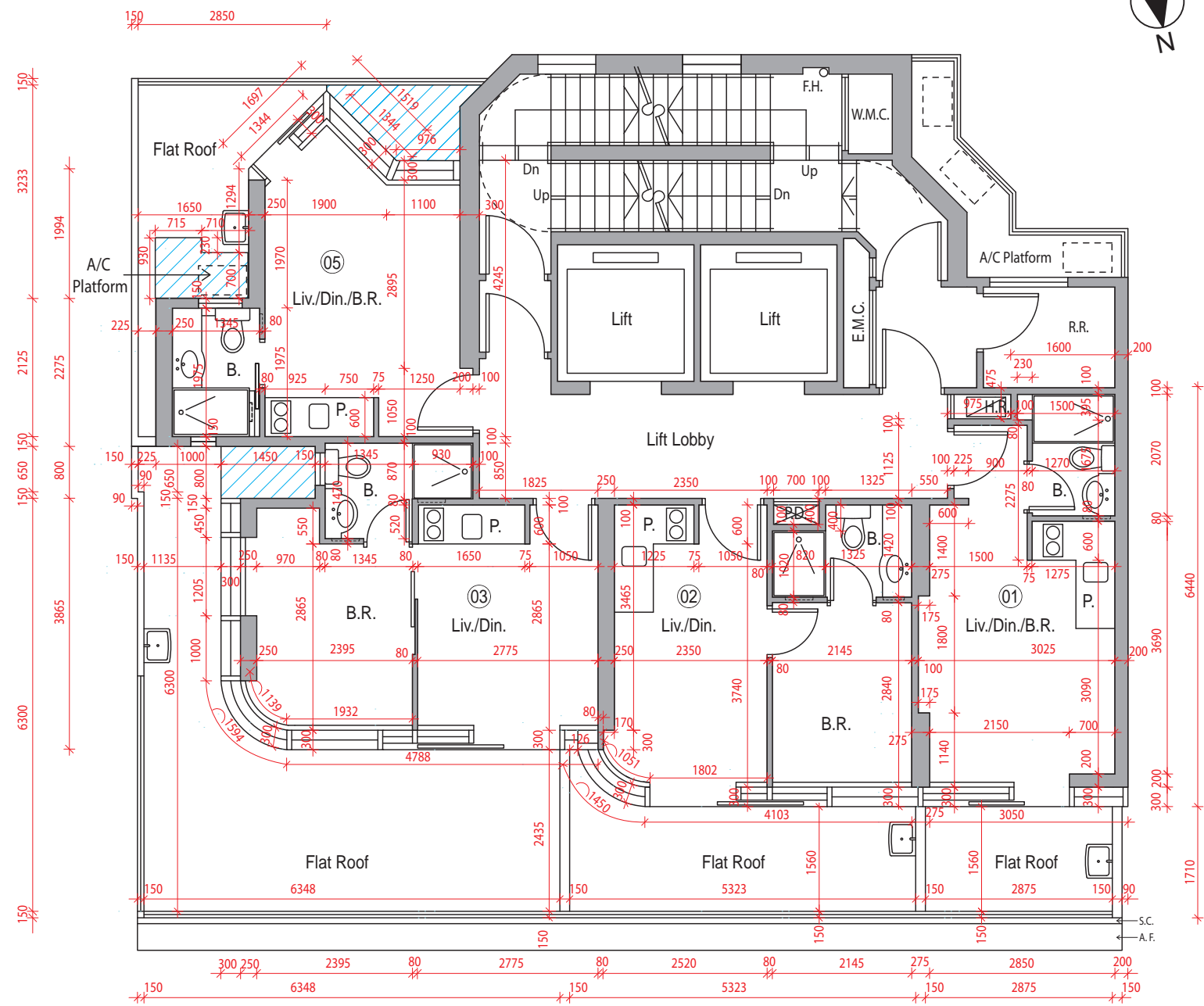
比例: 0M 10M
Scale:

Development Boundary
發展項目邊界線

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

5th Floor Plan
5樓平面圖



Legend 圖例:

- A/C Platform - Air-conditioning Platform 冷氣機平台
- A. F. - Architectural Feature 建築裝飾
- B. - Bathroom 浴室
- B.R. - Bedroom 睡房
- Dn - Down 落
- E.M.C. - Electric Meter Cabinet 電錶櫃
- Flat Roof - 平台
- F.H. - Fire Hydrant 消防龍頭
- H.R. - Hose Reel 消防喉轆
- Lift - 電梯
- Lift Lobby - 電梯大堂
- Liv./Din. - Living/Dining Room 客/飯廳
- Liv./Din./B.R. - Living/Dining Room/Bedroom 客/飯廳/睡房
- P. - Pantry 開放式廚房
- P.D. - Pipe Duct 管道槽
- R.R. - Refuse Room 垃圾房
- S.C. - Stone Cladding 石料覆蓋層
- Up - 上
- W.M.C. - Water Meter Cabinet 水錶櫃
-  - The hatched areas within flat roofs of the Flats as shown on the floor plan are the common parts of the Development and do not form part of that flat roof.
平面圖所示之住宅單位平台內之斜線範圍屬發展項目之公用部分，不屬該平台之一部分。

0M/米 5M/米
比例Scale: 

1. 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.
2. The thickness of floor slabs (excluding plaster) of each residential property on 5/F of the Development as provided in the approved building plans for the Development: 150mm.
3. The floor-to-floor height of each residential property on 5/F of the Development as provided in the approved building plans for the Development: 3.15m.

1. 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。
2. 按發展項目經批准的建築圖則所規定者，發展項目5樓每個住宅物業的樓板（不包括灰泥）的厚度：150毫米。
3. 按發展項目經批准的建築圖則所規定者，發展項目5樓每個住宅物業的層與層之間的高度：3.15米。

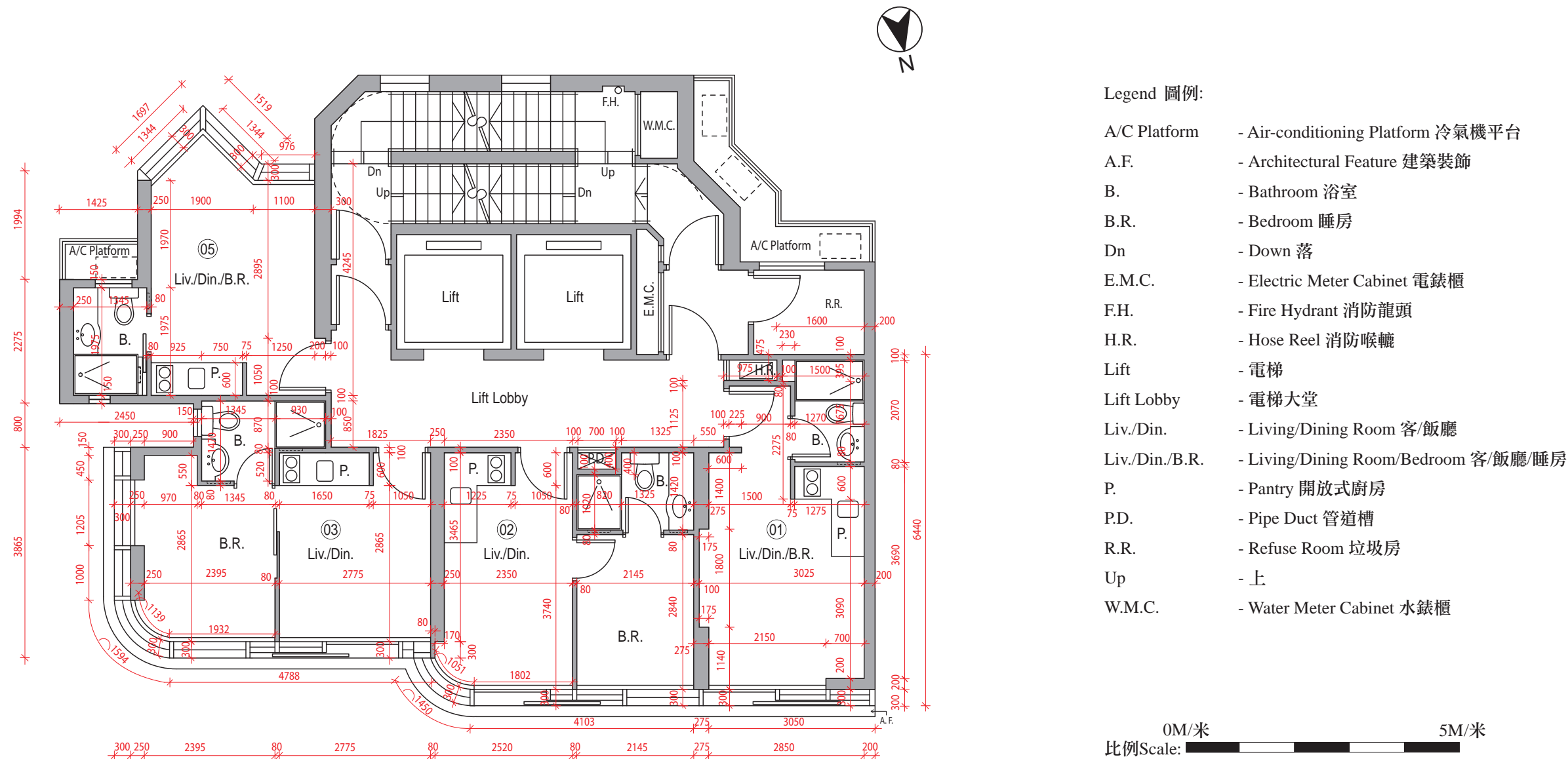
Remarks:

1. The dimensions of the floor plan are all in millimeter.
2. There are false ceilings or ceiling bulkheads at the living/dining rooms and bedrooms for the air-conditioning system and/or M&E services in some Flats.
3. There may be communal pipes and/or M&E services within the flat roofs, and there may be architectural features on the external walls, windows and curtain walls of some of the floors. Please refer to the approved building plans for their locations.

備註:

1. 平面圖之尺規所列數字為以毫米標示之尺寸。
2. 部分住宅單位之客/飯廳及睡房之假天花或假陣內均裝有冷氣及/或其他機電設備。
3. 平台內可能裝有公用喉管及/或其他機電設備。部分樓層之外牆、窗戶、幕牆範圍可能設有建築裝飾。有關位置請參閱經批准的建築圖則。

6th - 12th, 15th - 23rd, 25th - 29th Floor Plan
6樓至12樓、15樓至23樓、25樓至29樓平面圖



1. 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.
2. The thickness of floor slabs (excluding plaster) of each residential property on 6-12/F, 15-23/F, 25-29/F of the Development as provided in the approved building plans for the Development: 150mm.
3. The floor-to-floor height of each residential property on 6-12/F, 15-23/F, 25-29/F of the Development as provided in the approved building plans for the Development: 3.15m.

1. 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。
2. 按發展項目經批准的建築圖則所規定者，發展項目6樓至12樓、15樓至23樓、25樓至29樓每個住宅物業的樓板（不包括灰泥）的厚度：150毫米。
3. 按發展項目經批准的建築圖則所規定者，發展項目6樓至12樓、15樓至23樓、25樓至29樓每個住宅物業的層與層之間的高度：3.15米。

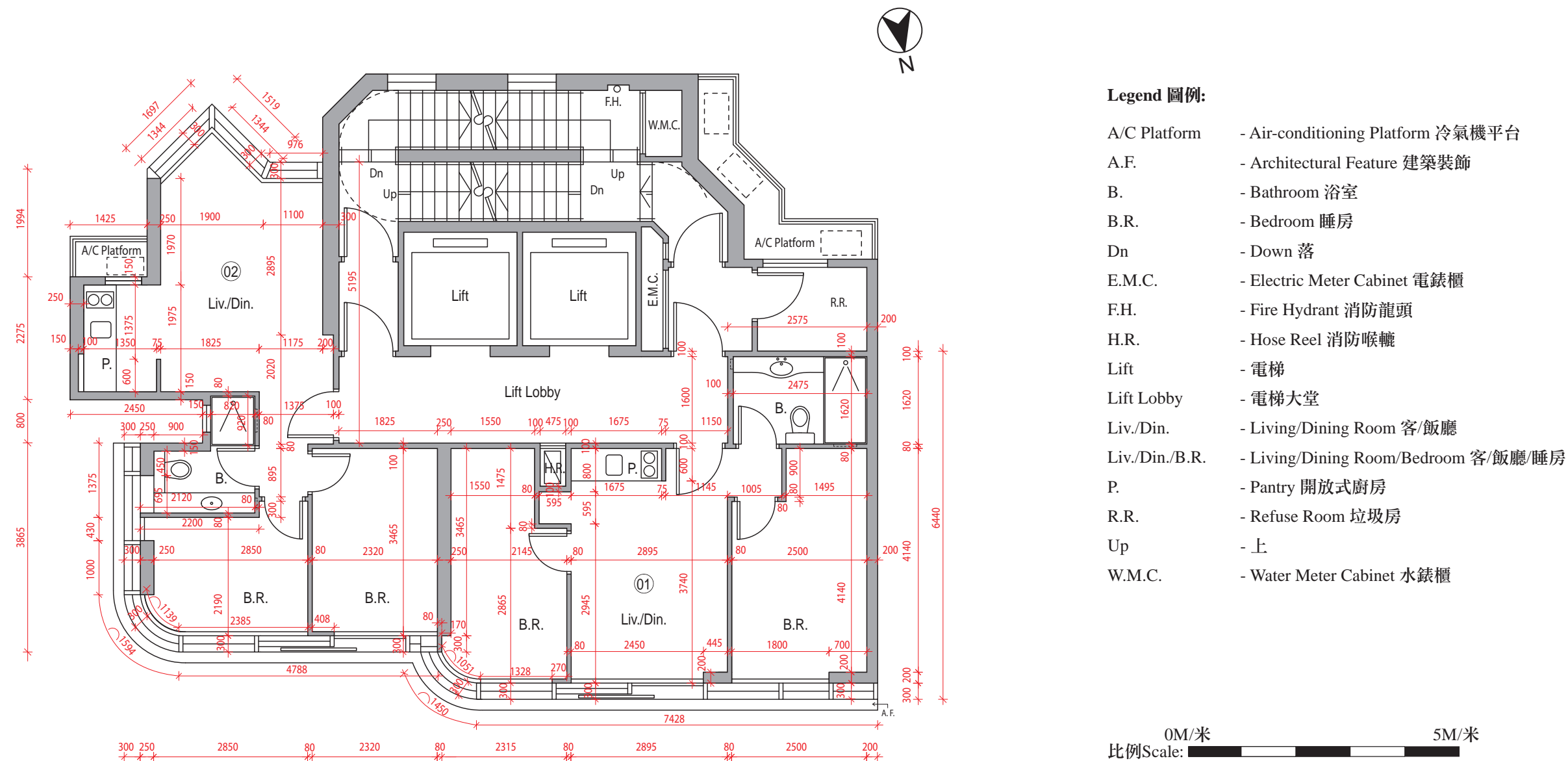
Remarks:

1. The dimensions of the floor plan are all in millimeter.
2. There are false ceilings or ceiling bulkheads at the living/dining rooms and bedrooms for the air-conditioning system and/or M&E services in some Flats.
3. There may be communal pipes and/or M&E services within the flat roofs, and there may be architectural features on the external walls, windows and curtain walls of some of the floors. Please refer to the approved building plans for their locations.

備註:

1. 平面圖之尺規所列數字為以毫米標示之尺寸。
2. 部分住宅單位之客/飯廳及睡房之假天花或假陣內均裝有冷氣及/或其他機電設備。
3. 平台內可能裝有公用喉管及/或其他機電設備。部分樓層之外牆、窗戶、幕牆範圍可能設有建築裝飾。有關位置請參閱經批准的建築圖則。

30th - 31st Floor Plan
30樓至31樓平面圖



1. 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.
2. The thickness of floor slabs (excluding plaster) of each residential property on 30/F of the Development as provided in the approved building plans for the Development: 150mm and 175mm, on 31/F: 200mm.
3. The floor-to-floor height of each residential property on 30/F of the Development as provided in the approved building plans for the Development: 3.15m, on 31/F: 3.50m.
1. 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。
2. 按發展項目經批准的建築圖則所規定者，發展項目30樓每個住宅物業的樓板（不包括灰泥）的厚度：150毫米及175毫米，31樓：200毫米。
3. 按發展項目經批准的建築圖則所規定者，發展項目30樓每個住宅物業的層與層之間的高度：3.15米，31樓：3.50米。

Remarks:

1. The dimensions of the floor plan are all in millimeter.

2. There are false ceilings or ceiling bulkheads at the living/dining rooms and bedrooms for the air-conditioning system and/or M&E services in some Flats.

3. There may be communal pipes and/or M&E services within the flat roofs, and there may be architectural features on the external walls, windows and curtain walls of some of the floors. Please refer to the approved building plans for their locations.

備註:

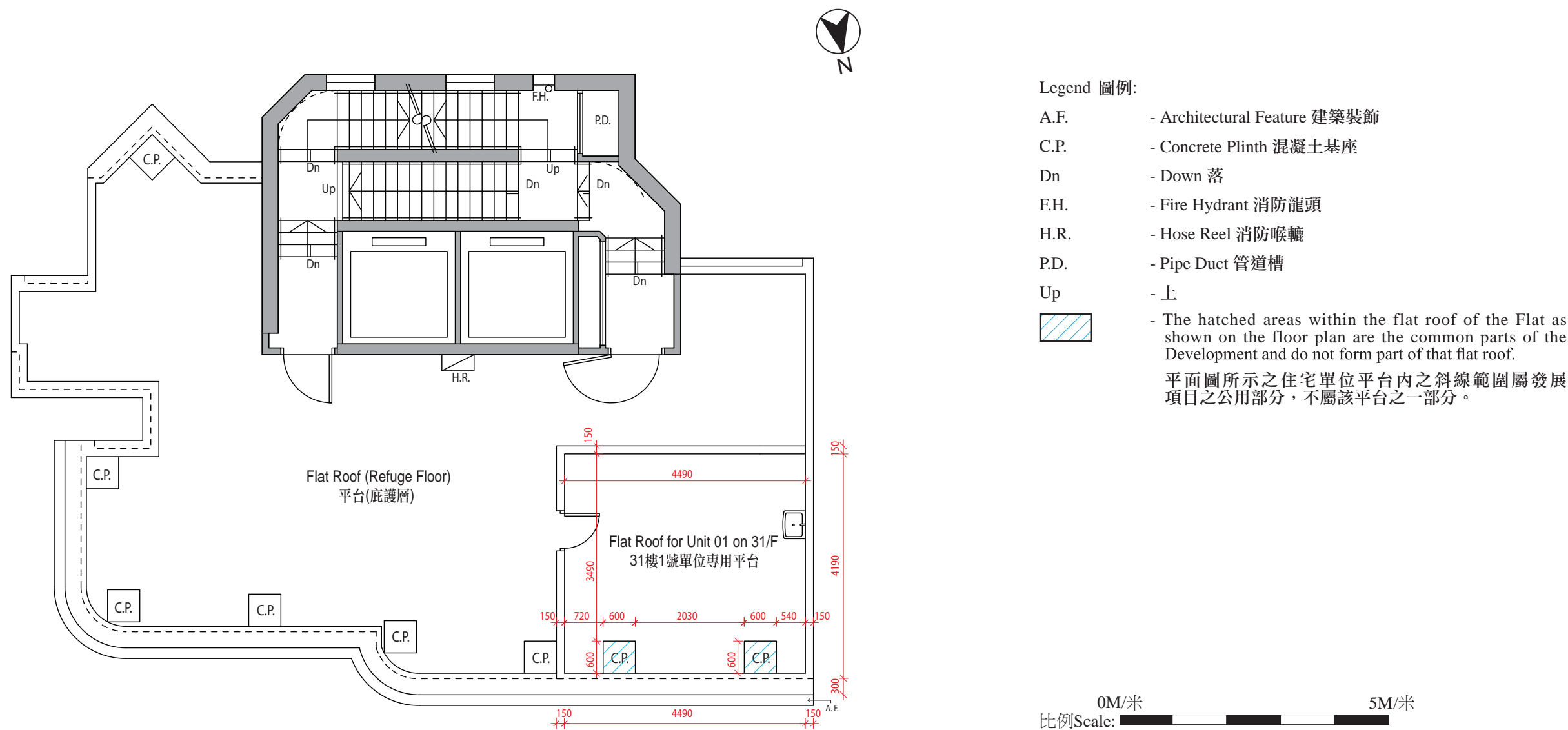
1. 平面圖之尺規所列數字為以毫米標示之尺寸。

2. 部分住宅單位之客/飯廳及睡房之假天花或假陣內均裝有冷氣及/或其他機電設備。

3. 平台內可能裝有公用喉管及/或其他機電設備。部分樓層之外牆、窗戶、幕牆範圍可能設有建築裝飾。有關位置請參閱經批准的建築圖則。

Roof Floor Plan

天台平面圖



1. 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.
 2. The thickness of floor slabs (excluding plaster) in each residential property on the roof of the Development as provided in the approved building plans for the Development: Not Applicable.
 3. The floor-to-floor height of each residential property on the roof of the Development as provided in the approved building plans for the Development: Not Applicable.
1. 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。
 2. 按發展項目經批准的建築圖則所規定者，發展項目天台每個住宅物業的樓板 (不包括灰泥) 的厚度：不適用。
 3. 按發展項目經批准的建築圖則所規定者，發展項目天台每個住宅物業的層與層之間的高度：不適用。

Remarks:

1. The dimensions of the floor plan are all in millimeter.
2. There are false ceilings or ceiling bulkheads at the living/dining rooms and bedrooms for the air-conditioning system and/or M&E services in some Flats.
3. There may be communal pipes and/or M&E services within the flat roofs, and there may be architectural features on the external walls, windows and curtain walls of some of the floors. Please refer to the approved building plans for their locations.

備註:

1. 平面圖之尺規所列數字為以毫米標示之尺寸。
2. 部分住宅單位之客/飯廳及睡房之假天花或假陣內均裝有冷氣及/或其他機電設備。
3. 平台內可能裝有公用喉管及/或其他機電設備。部分樓層之外牆、窗戶、幕牆範圍可能設有建築裝飾。有關位置請參閱經批准的建築圖則。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Floor 樓層	Unit 單位	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 the other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
			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
5/F 5樓	01	19.542 (210) (Balcony 露台: Nil 沒有) (Utility Platform 工作平台: Nil 沒有) (Verandah 陽台: Nil 沒有)	-	-	-	4.485 (48)	-	-	-	-	-	-
	02	22.649 (244) (Balcony 露台: Nil 沒有) (Utility Platform 工作平台: Nil 沒有) (Verandah 陽台: Nil 沒有)	-	-	-	8.660 (93)	-	-	-	-	-	-
	03	24.855 (268) (Balcony 露台: Nil 沒有) (Utility Platform 工作平台: Nil 沒有) (Verandah 陽台: Nil 沒有)	-	-	-	21.078 (227)	-	-	-	-	-	-
	05	19.746 (213) (Balcony 露台: Nil 沒有) (Utility Platform 工作平台: Nil 沒有) (Verandah 陽台: Nil 沒有)	-	-	-	5.417 (58)	-	-	-	-	-	-
6/F - 12/F, 15/F - 23/F, 25/F - 29/F 6樓 - 12樓、 15樓 - 23樓、 25樓 - 29樓	01	19.542 (210) (Balcony 露台: Nil 沒有) (Utility Platform 工作平台: Nil 沒有) (Verandah 陽台: Nil 沒有)	-	-	-	-	-	-	-	-	-	-
	02	22.649 (244) (Balcony 露台: Nil 沒有) (Utility Platform 工作平台: Nil 沒有) (Verandah 陽台: Nil 沒有)	-	-	-	-	-	-	-	-	-	-
	03	24.855 (268) (Balcony 露台: Nil 沒有) (Utility Platform 工作平台: Nil 沒有) (Verandah 陽台: Nil 沒有)	-	-	-	-	-	-	-	-	-	-
	05	19.746 (213) (Balcony 露台: Nil 沒有) (Utility Platform 工作平台: Nil 沒有) (Verandah 陽台: Nil 沒有)	-	-	-	-	-	-	-	-	-	-
30/F 30樓	01	42.551 (458) (Balcony 露台: Nil 沒有) (Utility Platform 工作平台: Nil 沒有) (Verandah 陽台: Nil 沒有)	-	-	-	-	-	-	-	-	-	-
	02	44.601 (480) (Balcony 露台: Nil 沒有) (Utility Platform 工作平台: Nil 沒有) (Verandah 陽台: Nil 沒有)	-	-	-	-	-	-	-	-	-	-
31/F 31樓	01	42.551 (458) (Balcony 露台: Nil 沒有) (Utility Platform 工作平台: Nil 沒有) (Verandah 陽台: Nil 沒有)	-	-	-	-	-	-	17.644 (190)	-	-	-
	02	44.601 (480) (Balcony 露台: Nil 沒有) (Utility Platform 工作平台: Nil 沒有) (Verandah 陽台: Nil 沒有)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of every one of the other specified items to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積以及在構成該住宅物業的一部分的範圍內的露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成該住宅物業的一部分的範圍內的每一其他指明項目的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remark:

The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.

備註:

上述所列之面積以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎；平方呎與平方米之數字可能有些微差異。

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 -
 - (i) that preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. Summary of the provisions of the deed of mutual covenant (“DMC”) that deal with the common parts of the Development:-

“Estate Common Areas” are the whole of The Remaining Portion of Section A of Subsection 1 of Section C of Inland Lot No.1300, The Remaining Portion of Subsection 2 of Section C of Inland Lot No.1300, The Remaining Portion of Subsection 1 of Section C of Inland Lot No.1300 and The Remaining Portion of Section C of Inland Lot No.1300 (collectively “the Lot”) and the whole of the development thereon (“the Estate”) not otherwise specifically assigned to or for the exclusive use of an Owner and means those parts designed or intended for common use and benefit of the Owners and shall include but not limited to fire services control room, fixed telecommunication network services lead-in duct, low voltage cable duct, pipe lead in trench, high voltage switch gear compartment, transformer room, sprinkler control valves, fire services inlet, sprinkler inlets, set back area, refuse storage and material recovery chamber, water meter room, staircase for transformer room, low voltage switch room, fresh water pump room, Exhaust Air Duct (EAD) duct shaft, telephone duct, exhaust duct, pump room for fire services and sprinkler, check water meter cabinet, transfer pump room for potable and flushing water, telecommunications and broadcasting room, lift lobbies, pipe duct, cable duct, hose reel, the External Walls of the Estate (other than the External Walls of the entrance lobby on ground floor, the External Walls of 3rd floor, the External Walls of 5th floor to 31st floor (excluding 13th, 14th and 24th floors), the External Walls of refuge roof, the External Walls of private flat roof and the External Walls of lift machine room at upper roof), potable or flushing water booster pump room, emergency generator room, flat roof (upper roof), open spaces within the Lot and the Estate, passages, corridors, staircases and landings and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Estate designated or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner and such rooms, areas and spaces for storing housing or providing the Estate Common Facilities but excluding all areas on and of the Lot and the Estate which form part of the Units or Residential Common Areas.

“Estate Common Facilities” are (a) such of the drains, watercourses, pipes, gutters, wells (if any), sewers, fire-fighting system, wires and cables, emergency generator, electrical equipment, water tap point, air-conditioning condensers, air-conditioning or mechanical installation servicing the Estate Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Estate through which water, sewage, electricity and any other services are supplied to the Lot and the Estate or any part or parts thereof which are for the use and benefit of the Lot and the Estate as a whole and not for the use or benefit of a particular Unit; (b) water tanks (including fire services water tank, sprinkler water tank, potable water tank, flushing water tanks) and water pumps which are for the use and benefit of the Lot and the Estate as a whole and not for use or benefit of a particular Unit; (c) lighting and lightning protection system within the Estate which are for the use and benefit of the Lot and the Estate as a whole and not for the use or benefit of a particular Unit; (d) burglar alarm, metal gate and security system(s) (if any) which are for the use and benefit of the Lot and the Estate as a whole and not for the use or benefit of a particular Unit; (e) automatic sprinkler system and fire detection and alarm system within the Estate which are for the use and benefit of the Lot and the Estate as a whole and not for the use or benefit of a particular Unit; and other facilities and systems for the common use and benefit of the Lot and the Estate as a whole and not for the use or benefit of a particular Unit exclusively. For avoidance of doubt, the term “Estate Common Facilities” shall not include those facilities, equipment and other like structures forming part of the Residential Common Facilities.

“Residential Common Areas” are those parts of the Estate including, but not limited to, entrance lobby, lift shafts, caretaker room, caretaker’s counter, filtration plant room, Exhaust Air Duct (EAD) duct shafts, the Recreational Areas, planters, greenery (whether vertical or horizontal), louvres, the External Walls of the entrance lobby on ground floor, the External Walls of 3rd floor, the External Walls of 5th floor to 31st floor (excluding 13th, 14th and 24th floors), the External Walls of refuge roof, the External Walls of private flat roof, the External Walls of lift machine room at upper roof, flat roofs (not forming parts of Units), pipe ducts, cable ducts, hose reel, lift lobbies, refuse rooms, water meter cabinets, electricity meter cabinets, air-conditioning platforms, refuge roof, lift machine rooms, staircases, landings, and those parts not otherwise specifically assigned to or for the exclusive use of an Owner and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Estate designated or intended for the common use and benefit of the Owners of the Residential Units of the Estate.

“Residential Common Facilities” are those facilities and ancillary equipment (including but not limited to drains, watercourses, pipes, gutters, wells (if any), sewers, fire-fighting system, lifts, lift machine, wires and cables, electrical equipment, air-conditioning condensers, air-conditioning or mechanical installation servicing the Residential Common Areas, filtration plant, traction cradle, davit arms and plinths) for the use and benefit of the Residential Units of the Estate and not for the use or benefit of a particular Residential Unit of the Estate exclusively and shall include the Recreational Facilities.

2. The number of undivided shares assigned to each residential property in the Development is set out in the Table below.

Floor	Unit	The Allocation of Undivided Shares
5/F	01 (with Flat Roof)	18
	02 (with Flat Roof)	21
	03 (with Flat Roof)	24
	05 (with Flat Roof)	18
6/F-29/F*	01	18
	02	21
	03	21
	05	18
30/F	01	39
	02	39
31/F	01 (with Flat Roof on Roof Floor)	40
	02	39

*Excluding 13/F, 14/F & 24/F

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

3. Subject to the provisions of the Building Management Ordinance (Cap.344), the management of the Lot and the Estate shall for an initial period of two years from the date of the DMC be undertaken by the Management Company subject to termination at any period of time during its term of appointment (i) by the Management Company by giving 3 Months’ notice in writing to the Owners’ Committee or the Corporation (if formed) or to all the Owners or (ii) by the Owners’ Committee (prior to the formation of the Corporation) without compensation by giving 3 Months’ notice in writing to the Management Company and by a resolution passed by a majority of votes of Owners voting either personally or by proxy in an Owners’ meeting and supported by the Owners of not less than 50% of the Undivided Shares in aggregate (excluding the Undivided Shares allocated to the Common Areas and Common Facilities).
4. The Owners of each of the Residential Units shall pay to the Manager monthly in advance the Management Fee in proportion to the management shares allocated to his Residential Unit. Where any expenditure relates to or is for the benefit of the Lot and the Estate (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas or Residential Common Facilities), the Estate Common Areas and/or the Estate Common Facilities, the full amount of such expenditure shall be apportioned between all the Owners of the Estate in proportion to the number of management shares held by them. Where any expenditure relates solely to or is solely for the benefit of the Residential Units (but does not relate solely to or is not solely for the benefit of any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities, the full amount of such expenditure shall be apportioned between the Owners of the Residential Units in proportion to the number of management shares held by them.
5. The management fee deposit in respect of each Unit shall be a sum equivalent to 2 months’ Management Fee payable in accordance with the budget for the first year.
6. Area (if any) in the Development retained by the Owner for its own use :
Not Applicable

Unless otherwise defined in the Sales Brochure, capitalized terms used in the above shall have the same meaning of such terms in the DMC.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1. 公契（「公契」）內處理發展項目的公用部分的條文之摘要：

「屋苑公用地方」指內地段第1300號C分段第1小分段的A分段的餘段、內地段第1300號C分段第2小分段的餘段、內地段第1300號C分段第1小分段的餘段，及內地段第1300號C分段的餘段（統稱「地段」）的全部及在其上發展項目的全部（「屋苑」），而未專門分配予個別業主或供個別業主專用，及指是旨在或意在為業主共同使用和利益而設的部分，包括但不限於消防控制室、固定電訊網絡服務引入線導管、低壓電纜槽、喉管引入溝、高壓開關櫃房、電力變壓房、花灑控制閥、消防入水掣、花灑入水掣、向後退入區域、垃圾儲存及物料回收房、水錶房、電力變壓房的樓梯、低壓電制房、食水泵房、廢氣排放管道、電話槽、廢氣槽、消防及花灑泵房、水錶櫃、食水及鹹水輸水泵房、電訊及廣播設備室、升降機大堂、管道槽、電線槽、消防喉轆、屋苑的外牆（地下入口大堂的外牆、3樓的外牆、5樓至31樓（不包括13、14及24樓）的外牆、作為底護層的天台部分的外牆、私人平台的外牆及於上層天台的升降機機房的外牆除外）、食水或鹹水增壓泵房、緊急發電機房、平台（上層天台）、地段及屋苑內的空地、通道、走廊、樓梯及樓梯平台及在地段和屋苑內，旨在或意在為業主共同使用和利益，而非專門分配予個別業主或供個別業主專用的《建築物管理條例》（第344章）附表1指明的所有其他公用部分（如有），及用於存儲、存放或提供屋苑公用設施的房間、地方及空間，但不包括地段及屋苑而屬於單位或住宅公用地方的所有地方。

「屋苑公用設施」指 (a) 服務於屋苑公用地方之排水渠、水道、喉管、簷溝、水井（如有）、污水渠、消防系統、電線及電纜、緊急發電機、電力設備、供水點、空調冷凝器、空調或機械裝置及其他服務設施，不論是否在管道中，而且在地段和屋苑之內、之下、之上或穿過地段和屋苑，或在任何時間可能如此，而水、污水、電及任何其他服務透過前述項目供應到地段和屋苑或其中任何一個或多個部分，為地段和屋苑整體的使用和利益，而非為特定單位的使用或利益而設的；(b) 為地段和屋苑整體的使用和利益，而非為特定單位的使用或利益而設的水箱（包括消防水箱、花灑水箱、食水缸、鹹水缸）及水泵；(c) 在屋苑內為地段和屋苑整體的使用和利益，而非為特定單位的使用或利益而設的照明及防雷系統；(d) 為地段和屋苑整體的使用和利益，而非為特定單位的使用或利益而設的防盜警報器、金屬閘門及保安系統（如有）；(e) 在屋苑內為地段和屋苑整體的使用和利益，而非為特定單位的使用或利益而設的花灑系統和火警探測及警報系統；及為地段和屋苑整體的共同使用和利益，而非專為特定單位的使用或利益而設的其他設施和系統。為免生疑問，「屋苑公用設施」一詞不包括屬於住宅公用設施一部分的設施、設備及其他類似結構。

「住宅公用地方」指屋苑的部分，包括但不限於入口大堂、升降機井道、管理處、保安人員櫃台、濾水器機房、廢氣排放管道、康樂區域、花槽、綠化地帶（不論垂直或水平）、百葉、地下入口大堂的外牆、3樓的外牆、5樓至31樓（不包括13、14及24樓）的外牆、作為底護層的天台部分的外牆、私人平台的外牆、於上層天台的升降機機房的外牆、平台（不構成單位的一部分）、管道槽、電線槽、消防喉轆、升降機大堂、垃圾房、水錶櫃、電錶櫃、空調機平台、作為底護層的天台部分、升降機機房、樓梯、樓梯平台，非專門分配予個別業主或供個別業主專用的部分，及在地段和屋苑內，旨在或意在為屋苑的住宅單位業主共同使用和利益的《建築物管理條例》（第344章）附表1指明的所有其他公用部分（如有）。

「住宅公用設施」指設施及輔助設備（包括但不限於排水渠、水道、喉管、簷溝、水井（如有）、污水渠、消防系統、升降機、升降機機械、電線及電纜、電力設備、空調冷凝器、服務住宅公用地方的空調或機械裝置、濾水器、牽引吊籃、吊臂和基座），為屋苑的住宅單位的使用和利益，而非專為屋苑的特定住宅單位的使用或利益而設的，並包括康樂設施。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目如下表所列。

樓層	單位	不分割份數的分配
5樓	01 (連平台)	18
	02 (連平台)	21
	03 (連平台)	24
	05 (連平台)	18
6樓 - 29樓*	01	18
	02	21
	03	21
	05	18
30樓	01	39
	02	39
31樓	01 (連天台層之平台)	40
	02	39

*不設13、14及24樓

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

3. 受制於《建築物管理條例》(第344章)之條款下，管理公司將於公契日期起為期兩年的初始期間內承擔管理地段及屋苑，但管理公司的任期將隨時按以下方式終止：(i) 管理公司提前3個月以書面形式通知業主委員會或立案法團 (如已成立) 或所有業主，或 (ii) 業主委員會 (在立案法團成立之前) 提前3個月以書面形式通知管理公司，以及藉由在業主會議上親自或委派代表表決的業主多數票通過，並得到總共擁有不少於50% 不分割份數 (不包括分配予公用地方及公用設施的不分割份數) 的業主支持的決議，而無需給予管理公司補償。
4. 各住宅單位的業主應提前按月向管理人支付分配至其住宅單位的管理份數相稱的管理費。若任何開支涉及地段和屋苑(但並不只涉及任何單位、住宅公用地方或住宅公用設施，或並不只為前述各項的利益而支出)、屋苑公用地方及／或屋苑公用設施或為前述各項的利益而支出，該開支的總金額應由屋苑的所有業主根據其持有的管理份數數目按比例分攤。若任何開支僅涉及住宅單位 (但非僅涉及任何特定住宅單位或完全為其利益而支出) 、住宅公用地方及／或住宅公用設施或完全為前述各項的利益而支出，該開支的總金額應由住宅單位業主根據其持有的管理份數數目按比例分攤。
5. 各單位的管理費按金額應相當於2個月的按照首年預算應付的管理費。
6. 擁有人在發展項目中保留作自用的範圍(如有):
不適用

除在售樓說明書另有定義，在上述英文版本中以大楷顯示的用詞將等同於公契內該用詞的意義。

SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is erected on The Remaining Portion of Section A of Subsection 1 of Section C of Inland Lot No.1300, The Remaining Portion of Subsection 2 of Section C of Inland Lot No.1300, The Remaining Portion of Subsection 1 of Section C of Inland Lot No.1300 and The Remaining Portion of Section C of Inland Lot No.1300 (collectively “the Lot”).
2. The Lot was granted under a Government Lease dated 5 April 1909 in respect of Inland Lot No.1300 for the term of 999 years from 25th December 1891.
3. The Lot or any part thereof shall not be used for the trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler, or tarven-keeper, blacksmith, nightman, scavenger, or any other noisy, noisome or offensive trade or business whatever, without the previous licence of the Government signified in writing by the Chief Executive or other person duly authorized in that behalf.
4. The grantees shall and will, from time to time, and at all times hereafter, when, where and as often as need or occasion shall be and require, at their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings now or at any time hereafter standing upon the Lot and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleanings and amendments whatsoever, the whole to be done to the satisfaction of the Government.
5. The Government has the right to the mines, minerals and quarries of stone in, under and upon the Lot, and all such earth, soil, marl, clay, chalk, brick-earth, gravel, sand, stone and stones, and other earths or materials, which now are or hereafter during the continuance of the Land Grant, shall be under or upon the Lot, or any part or parts thereof, as the Government may require for the roads, public buildings or other public purposes of Hong Kong; with full liberty of ingress, egress, and regress, to and for the Government and its agents, servants, and workmen at reasonable times in the day during the continuance of the Land Grant, with or without horses, carts, carriages, and all other necessary things, into, upon, from and out of all or any part or parts of the Lot to view, dig for, convert and carry away, the said excepted minerals, stone, earth and other things respectively or any part or parts thereof respectively, thereby doing as little damage as possible to the grantees, their executors, administrators or assigns.
6. The Government has also reserved the power to make and conduct in, through and under the Lot all and any public or common sewers, drains or watercourses.
7. The grantees shall and will as often as need shall require bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains requisite for or in or belonging to the Lot 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. The Government may, twice or oftener in every year, at all reasonable times in the day, enter and come into and upon the Lot to view, search and see the condition of the aforesaid items and of all decays, defects and wants of reparation and amendment and may issue notice in writing requiring the grantees to repair and amend the same within three calendar months.
8. The grantees shall not let, underlet, mortgage, assign, or otherwise part with, all or any part of the Lot without at the same time registering such alienation in the Land Registry and paying all reasonable fees and other expenses thereon.
9. A breach or non-performance of the Government Lease or a failure to pay the Government rent by the grantees will entitle the Government to re-enter, retain, repossess and enjoy the Lot or any part thereof and expel the grantees and occupiers of the Lot.
10. The Government shall have full power to resume, enter into and re-take possession of the Lot or any part thereof if required for the improvement of Hong Kong or for any other public purpose whatsoever by giving three calendar months’ notice and paying a full and fair compensation at a valuation to be made by the Government.

1. 本發展項目乃興建於內地段第1300號C分段之第1小分段A分段的餘段、內地段第1300號C分段第2小分段的餘段、內地段第1300號C分段第1小分段之餘段及內地段第1300號C分段之餘段 (以下統稱“該地段”)。
2. 該地段是根據政府租契日期為1909年4月5日關於地段地1300號，批出年期為999年並由1891年12月25日起計。
3. 未經行政長官或就此獲妥為授權的其他人士簽發的政府許可證之預先批准，該地段或其任何部分不能用作銅匠鋪、屠宰場、制皂廠、制糖廠、皮草商鋪、油脂廠、石油商、肉檔、釀酒廠、食品店或旅館、鐵匠鋪、掏糞工、垃圾場或任何其他高噪音、令人噁心或厭惡的行業或業務。
4. 承授人須不時及在所有時間，按需要及於需要時，自費妥善及充分地維修、維護、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保持該地段上院宅或物業及所有其他搭建物或建築物，及屬於該等院宅或物業及所有其他搭建物或建築物之所有的牆壁、土堤、路塹、樹籬、溝渠、軌道、照明、行人道、廁所、水槽、排水渠及水道，並在屬於該處或其附屬物，作出所有及各種所須方式及需要之任何維修、清理及改善，至使政府滿意。
5. 政府已就該地段內的礦藏、礦物、石礦等，及所有該地段或其部分內可能為道路、公共建築或其他公共目的而所需的泥土、土壤、泥灰岩、黏土、白堊、磚土、礫石、沙粒、石塊及其他土質或材料保留權利，且政府、其代理人、傭人或工人有權於批地年期內於日間合理時間內自由進出穿越該地段所有或任何部分，不論是否連同馬匹、拉車或馬車及所有其他有需要之物品，以視察、挖掘、轉化及帶走上述保留權利之礦物、石塊、土壤或其他物品或其部分，唯須對承授人或其遺囑執行人、遺產管理人或受讓人造成盡可能少的損害。
6. 政府亦保留權利，於該地段內、該地段下及穿過該地段加置或接駁所有或任何公用排污渠、排水渠或水道。
7. 若有需要，承授人須負擔、支付加置、興建、維修及改善處於、屬於該地段或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、行人路、渠道、圍欄及共用牆、通風道、私人或公共排污渠及排水渠的支出和收費的合理分攤，該分攤比例是由政府固定及確定，並以拖欠租金的性質收回。政府可每年兩次或以上於日間內的任何合理時間進入該地段以視察、搜索及檢查上述事物的狀況及所有毀壞、缺陷、失修及缺乏改善之處，並可發出書面通知，要求承授人於三個公曆月內修理及改善之。
8. 承授人不可出租、分租、按揭、轉讓或以任何方式處置該地段的全部或部分，而未有同時在土地註冊處登記有關的讓與權及支付所有合理費用及其他開支。
9. 承授人若違反或不履行政府租契，或未能繳付地租，政府有權重收、保留、重新管有及享有該地段或其任何部分及將該地段的承授人或佔用人逐出。
10. 如為改善香港或其他公共目的所需，經發出三個曆月的通知及支付由政府評定的充分和公平的賠償，政府有充分權利收回、進入及重新管有該地段或其任何部分。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

Information on any facilities that are required under the land grant to be constructed and provided for the Government, or for public use.	根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的資料。	Not Applicable 不適用
Information on any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development.	根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施的資料。	Not Applicable 不適用
Information on the size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development.	根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小的資料。	Not Applicable 不適用
Information on any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F).	該項目所位於的土地中為施行《建築物 (規劃) 規例》 (第123章，附屬法例F) 第22 (1)條而撥供公眾用途的任何部分的資料。	Not Applicable 不適用

WARNING TO PURCHASERS

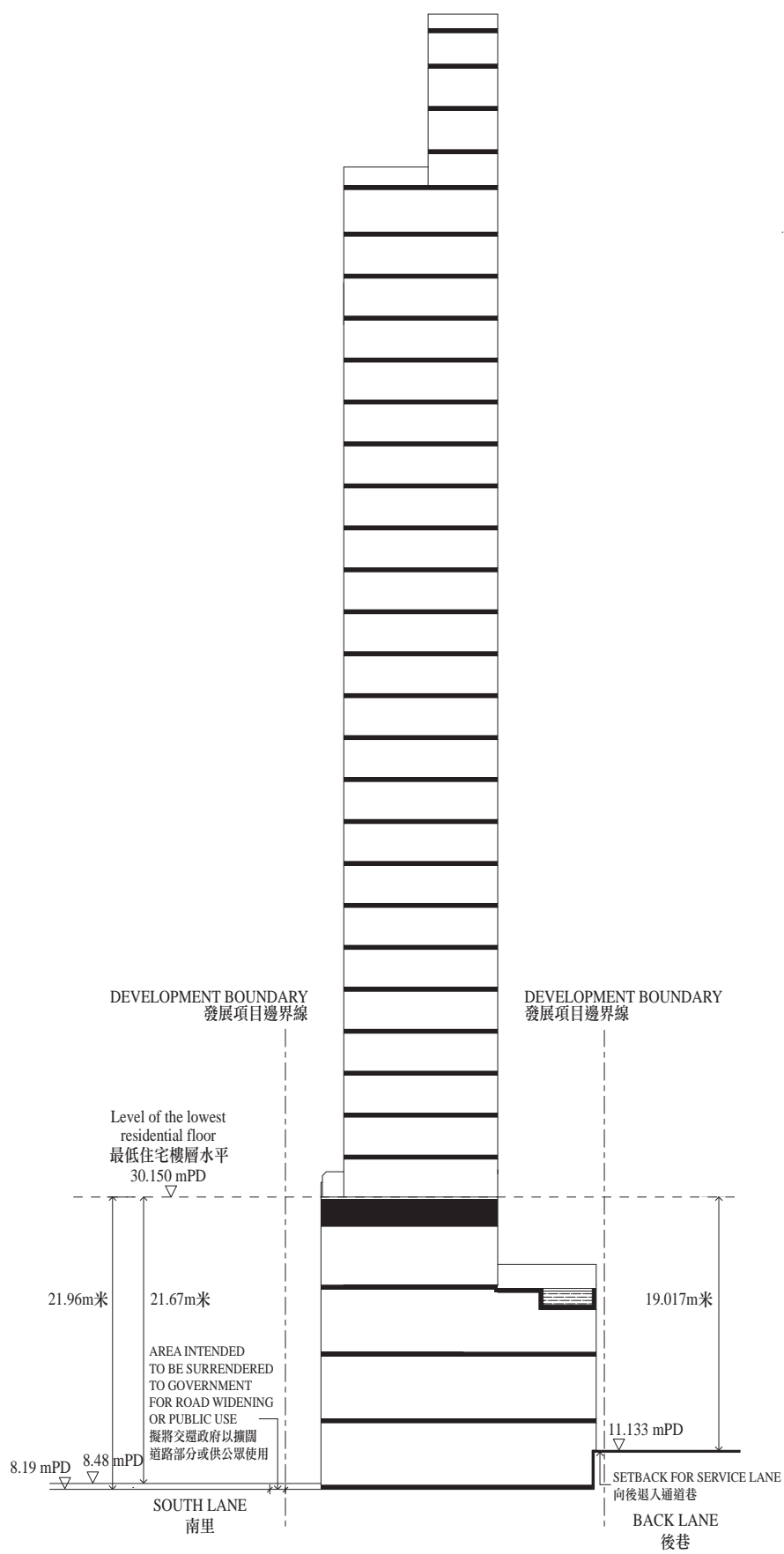
對買方的警告

1. The Purchaser is hereby 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.
2. (a) 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;
(b) 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
(c) In the case of paragraph (b)(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.

1. 特此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。
2. (a) 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；
(b) 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
(c) 如屬(b)(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。

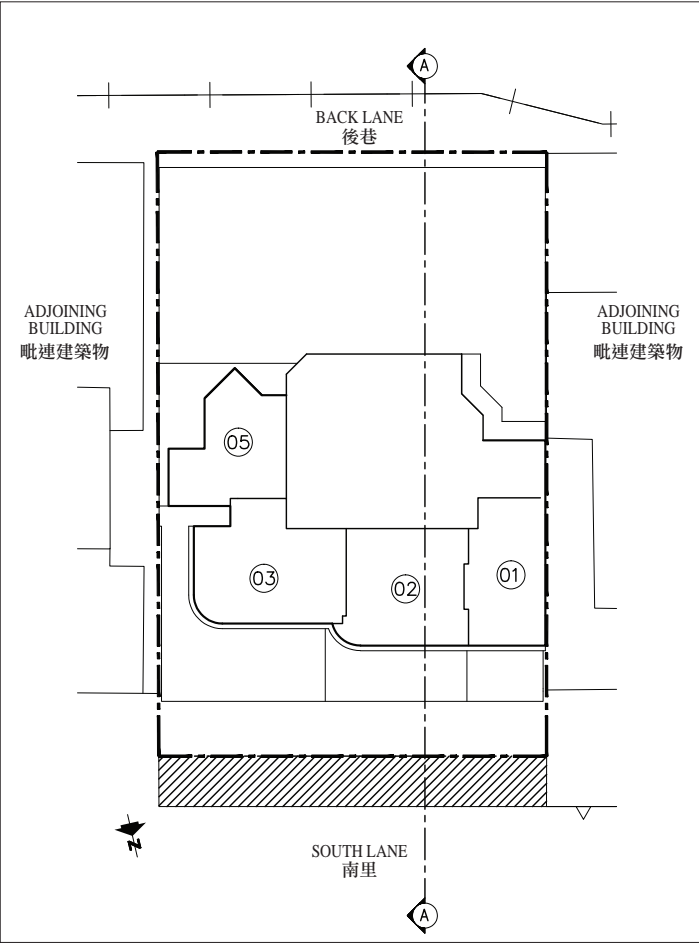
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



UPPER ROOF 上層天台	
WATER TANK & PUMP ROOM 水箱及泵房	
EMERGENCY GENERATOR ROOM 緊急發電機房	
LIFT MACHINE ROOM 升降機機房	
REFUGE ROOF 天台底護層	
31/F	RESIDENTIAL UNITS 住宅單位
30/F	RESIDENTIAL UNITS 住宅單位
29/F	RESIDENTIAL UNITS 住宅單位
28/F	RESIDENTIAL UNITS 住宅單位
27/F	RESIDENTIAL UNITS 住宅單位
26/F	RESIDENTIAL UNITS 住宅單位
25/F	RESIDENTIAL UNITS 住宅單位
23/F	RESIDENTIAL UNITS 住宅單位
22/F	RESIDENTIAL UNITS 住宅單位
21/F	RESIDENTIAL UNITS 住宅單位
20/F	RESIDENTIAL UNITS 住宅單位
19/F	RESIDENTIAL UNITS 住宅單位
18/F	RESIDENTIAL UNITS 住宅單位
17/F	RESIDENTIAL UNITS 住宅單位
16/F	RESIDENTIAL UNITS 住宅單位
15/F	RESIDENTIAL UNITS 住宅單位
12/F	RESIDENTIAL UNITS 住宅單位
11/F	RESIDENTIAL UNITS 住宅單位
10/F	RESIDENTIAL UNITS 住宅單位
9/F	RESIDENTIAL UNITS 住宅單位
8/F	RESIDENTIAL UNITS 住宅單位
7/F	RESIDENTIAL UNITS 住宅單位
6/F	RESIDENTIAL UNITS 住宅單位
5/F	RESIDENTIAL UNITS 住宅單位
TRANSFER PLATE 轉換層	
3/F	CLUBHOUSE / SWIMMING POOL 住客會所 / 游泳池
2/F	MECHANICAL & ELECTRICAL FLOOR 機電層
1/F	COMMERCIAL AREA / MECHANICAL & ELECTRICAL ROOM 商業地方 / 機電房
G/F	COMMERCIAL AREA / RESIDENTIAL ENTRANCE LOBBY 商業地方 / 住宅入口大堂

KEY PLAN 指示圖



Legend 圖例：

--- Development Boundary 發展項目邊界線

Remarks:

- The part of South Lane adjacent to the building is 8.19 to 8.48 metres above the Hong Kong Principal Datum.
- Dotted line denotes the lowest residential floor.
- ▽ Height in metres above the Hong Kong Principal Datum.

備註：

- 毗連建築物的一段南里為香港主水平基準以上8.19至8.48米。
- 虛線為最低住宅樓層水平。
- ▽ 香港主水平基準以上高度(米)。

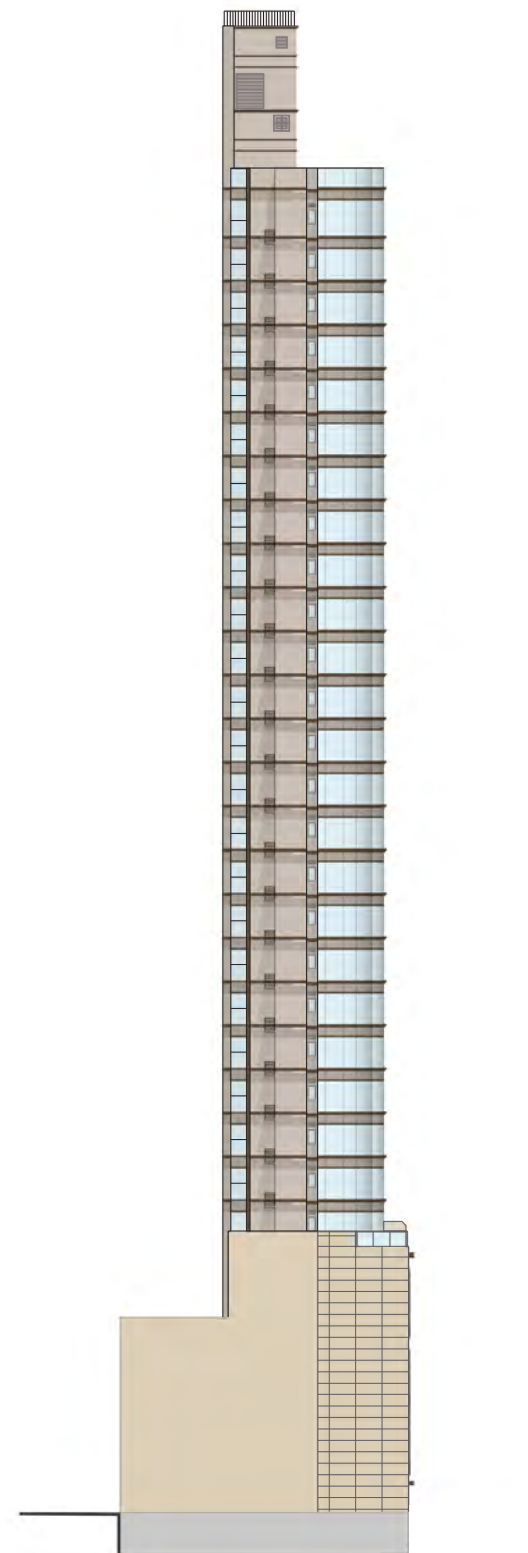
ELEVATION PLAN 立面圖



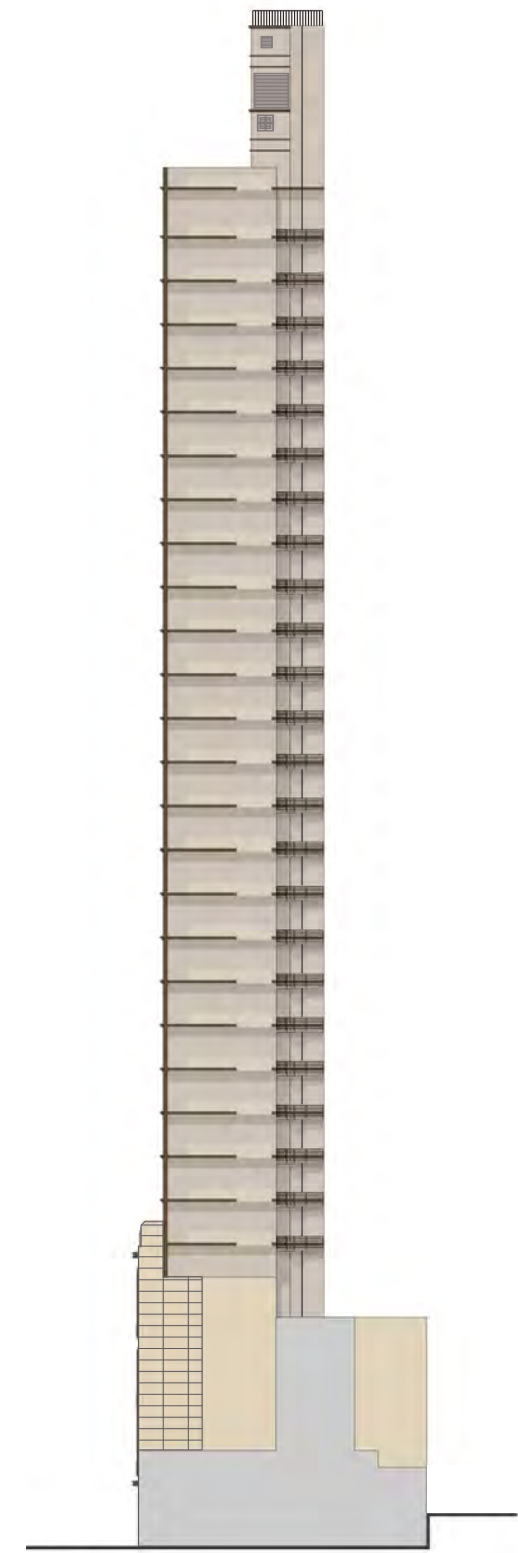
NORTH ELEVATION 北面立面圖
FACING SOUTH LANE 面向南里



SOUTH ELEVATION 南面立面圖
FACING BACK LANE 面向後巷



EAST ELEVATION 東面立面圖
FACING JADEVIEW COURT 面向佳景閣



WEST ELEVATION 西面立面圖
FACING NAM WAH MANSION 面向南華大廈

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

(1) are prepared on the basis of the approved Building Plans for the Development as at 1 June 2016; and (2) are in general accordance with outward appearance of the Development.

發展項目的認可人士證明上圖所顯示的立面：

(1) 以 2016 年 6 月 1 日的情況為準的該發展項目的經批准的建築圖則為基礎擬備；及 (2) 大致上與該發展項目的外觀一致。

Remark: Minor works under Minor Works Submission No. MW160804385 have been reflected in these elevation plans.

註：立面圖已反映小型工程呈交編號MW160804385下之小型工程。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Category of common facilities 公用設施的類別	Covered area 有蓋範圍 sq.m. (sq. ft.) 平方米 (平方呎)	Uncovered area 無蓋範圍 sq.m. (sq. ft.) 平方米 (平方呎)
A residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	155.087 (1,669)	125.585 (1,352)
A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	Not applicable 不適用	Not applicable 不適用
A communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	Not applicable 不適用	Not applicable 不適用

Remark:
The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet;
the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.

備註:
上述所列之面積以1平方米 = 10.764平方呎換算，並四捨五入至整數平方呎；
因四捨五入的關係，平方呎與平方米之數字可能有些微差異。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. The address of the website on which copies of the outline zoning plans relating to the Development is available is: <http://www.ozp.tpb.gov.hk>.

2. A copy of the latest draft of the 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 residential properties are offered to be sold. The inspection is free of charge.
1. 關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：<http://www.ozp.tpb.gov.hk>。

2. 指明住宅物業的公契將在指明住宅物業提供出售的日期的最新擬稿的文本存放在住宅物業的售樓處，以供閱覽。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	Podium finished with tiles, natural stone, aluminium cladding and window wall system. Tower finished with tiles, curtain wall and window wall system.
b. Window	Window frame of curtain wall system made of aluminium with double glazing glass. Window frame of Bathroom in Units 03, 05 on 5/F-29/F* and Unit 02 on 30/F-31/F made of aluminium with single pane obscured glass. Window frame of Kitchen [#] in Unit 02 on 30/F -31/F made of aluminium with single pane clear glass.
c. Bay Window	Not applicable
d. Planter	Not applicable
e. Verandah or balcony	Not applicable
f. Drying Facilities for Clothing	Not applicable

2. Interior finishes	
Item	Description
a. Lobby	Residential Main Entrance Lobby: Walls finished with natural stone. Floor finished with natural stone. Ceiling finished with gypsum board false ceiling. Residential Typical Lift Lobbies: Walls finished with wooden panel. Floor finished with natural stone. Ceiling finished with gypsum board false ceiling.
b. Internal wall and ceiling	Unit 01 on 5/F-29/F* : walls of Living/Dining/Bedroom finished with emulsion paint, wall paper, fabric panel and paint finished wooden panel. Units 02, 03 on 5/F-29/F* : walls of Living/Dining Room finished with emulsion paint and wall paper ; walls of Bedroom finished with emulsion paint, fabric panel and paint finished wooden panel. Unit 05 on 5/F-29/F* : walls of Living/Dining/Bedroom finished with emulsion paint, wall paper and fabric panel. Units 01, 02 on 30/F-31/F : walls of Living/Dining Room finished with emulsion paint and wall paper and walls of Bedrooms finished with emulsion paint (walls in one of the Bedrooms finished with emulsion paint and fabric panel). Ceilings finished with emulsion paint.
c. Internal floor	Living/Dining Room/Bedroom, Living/Dining Room and Bedroom finished with timber flooring and timber skirting.
d. Bathroom	Floor and walls finished with natural stone where exposed. Wall finishes do not run up to the ceiling. Ceiling finished with suspended aluminium false ceiling.
e. Kitchen [#]	Floor finished with timber flooring where exposed. Wall finished with natural stone and wooden panel where exposed. Wall finishes do not run up to the ceiling. Ceiling painted with emulsion paint. Cooking bench is finished with natural stone.

3. Interior fittings	
Item	Description
a. Doors	Entrance Door: Timber veneered solid core wooden door fitted with lockset, concealed closer and eye viewer. Bedroom Door: Wooden door in paint finish fitted with door lock. Bathroom Door: Wooden door in paint finish fitted with louvres and door lock.
b. Bathroom	Fitted with glass mirror, wooden basin cabinet, with natural stone countertop and sanitary wares including tempered glass shower cubicle, ceramic wash basin, chrome plated metal hot and cold water mixers, chrome plated metal shower set and ceramic water closet. See ‘Water Supply’ below for type and material of water supply system.
c. Kitchen [#]	Fitted with wooden cabinets in paint finish and solid surfacing material sink with hot and cold water sink mixer. Sprinkler Head and Smoke Detector are installed. See ‘Water Supply’ below for material of water supply system.

*Excluding 13/F, 14/F & 24/F.

[#] According to the approved building plans, pantry instead of kitchen is provided.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings	
Item	Description
d. Bedroom	Fitted with wooden cabinet in paint finish.
e. Telephone	Telephone points are installed at Living/Dining Room/Bedrooms, Living/Dining Rooms and Bedrooms. Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units” and “Mechanical & Electrical Provisions Plans” below for location and number of connection points.
f. Aerials	Communal TV/FM radio programs points are installed at Living/Dining Room/Bedroom, Living/Dining Room and Bedrooms. Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units” and “Mechanical & Electrical Provisions Plans” below for location and number of connection points.
g. Electrical installations	Concealed conduit wiring with lighting and power points are provided. Wiring accessories are provided in Living/Dining Room/Bedroom, Living/Dining room, Bedroom, Kitchen [#] and Bathroom. Miniature circuit breakers provided for each residential unit. Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units” and “Mechanical & Electrical Provisions Plans” below for location and number of power points and air-conditioner points.
h. Gas supply	Not applicable
i. Washing machine connection point	Washing machine connection point located inside Kitchen [#] . Please see “Mechanical & Electrical Provisions Plans” below for location. Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine in the Kitchen [#] .
j. Water supply	Exposed copper pipes for hot and cold water supply. Hot water is available.

4. Miscellaneous	
Item	Description
a. Lifts	2 nos. of “TOSHIBA” passenger lifts (Model no. ELCOSMO (CV-320)) serving all the floors from G/F, 3/F to 31/F* are provided. 1 no. of “TOSHIBA” passenger lift (Model no. ELCOSMO (CV-320)) serving G/F and 1/F is provided.
b. Letter box	Metal letter box is provided.
c. Refuse collection	Refuse Room is provided in the common area of each residential floor (please refer to “Floor Plans of Residential Properties of the Development” for locations). Refuse Storage and Material Recovery Chamber is located on G/F (Level +11.033). Refuse to be received at the Refuse Room first then passed to the Refuse Storage and Material Recovery Chamber for disposal.
d. Water meter, electricity meter and gas meter	Separate meters for potable water supply and electricity are provided for each residential unit at water meter cabinets and electrical meter cabinets respectively. No gas meter.

5. Security facilities	
Description	
Colour Video Doorphone with panic alarm button connected to Caretaker Counter provided at the main entrance of each residential unit (please refer to “Mechanical & Electrical Provisions Plans” below for locations). Security lock and smart card reader are provided at main entrance of the residential lobby.	

6. Appliances	
Description	
For appliances provision, please refer to “Appliances Schedule”.	

* Excluding 13/F, 14/F & 24/F.

[#] According to the approved building plans, pantry instead of kitchen is provided.

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

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	基座外牆以牆磚、天然石、鋁質飾板鋪砌，並裝設玻璃窗系統。住宅大樓外牆鋪砌牆磚，裝設幕牆及玻璃窗系統。
b. 窗	幕牆系統窗戶以鋁質窗框配雙層隔音玻璃組成。5-29樓*3號、5號單位及30-31樓2號單位之浴室窗戶以鋁質窗框配單片磨砂玻璃組成。30-31樓2號單位之廚房 [#] 窗戶以鋁質窗框配單片透明玻璃組成。
c. 窗台	不適用
d. 花槽	不適用
e. 陽台或露台	不適用
f. 乾衣設施	不適用

2.室內裝修物料	
細項	描述
a. 大堂	住宅入口大堂：牆身鋪砌天然石，地台鋪砌天然石，天花裝設石膏板假天花。 住宅樓層電梯大堂：牆身鋪砌木飾板，地台鋪砌天然石。天花裝設石膏板假天花。
b. 內牆及天花板	5-29樓*1號單位：客/飯廳/睡房牆壁髹乳膠漆、貼牆紙、裝設布料飾板及油漆面木製飾板。 5-29樓*2號、3號單位：客/飯廳牆壁髹乳膠漆及貼牆紙；睡房牆壁髹乳膠漆、裝設布料飾板及油漆面木製飾板。 5-29樓*5號單位：客/飯廳/睡房牆壁髹乳膠漆、貼牆紙及裝設布料飾板。 30-31樓1號、2號單位：客/飯廳牆壁髹乳膠漆及貼牆紙；睡房牆壁髹乳膠漆(其中一間睡房牆壁髹乳膠漆及裝設布料飾板)。 天花髹乳膠漆。
c. 內部地板	客/飯廳/睡房，客/飯廳及睡房地台鋪砌木地板及木牆腳線。
d. 浴室	地台及牆身外露部分鋪砌天然石，牆身的裝修物料並非鋪至天花板。天花裝設鋁質假天花。
e. 廚房 [#]	地台外露部分鋪砌木地板，牆身外露部分鋪砌天然石及木飾板。牆身的裝修物料並非鋪至天花板。天花髹乳膠漆。灶台之裝修物料為天然石。

* 不設13、14及24樓

[#] 根據經批准的建築圖則，設置開放式廚房取代廚房。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置	
細項	描述
a. 門	大門：各住宅大門選用木面實心木門配門鎖、暗氣鼓及防盜眼。 睡房門：睡房選用油漆面木門配門鎖。 浴室門：浴室選用油漆面木門配百葉及門鎖。
b. 浴室	裝有玻璃鏡，木造面盆櫃，連天然石檯面，配以浴室潔具及配件，包括強化玻璃淋浴間、陶瓷洗手盆、鍍鉻金屬冷熱水龍頭、鍍鉻金屬花洒套裝及陶瓷坐廁。 供水系統的類型及用料見下文「供水」一欄。
c. 廚房 [#]	裝有油漆面木造廚櫃組合配實心面料洗滌盤連冷熱水洗滌龍頭。設有消防花灑頭及煙霧感應器。 供水系統的用料見下文「供水」一欄。
d. 睡房	裝有油漆面木貯物櫃。
e. 電話	客/飯廳及睡房均裝置電話插座。接駁點的位置及數目請參閱以下「住宅單位機電裝置數量說明表」及「機電裝置平面圖」。
f. 天線	客/飯廳/睡房、客/飯廳及睡房均裝置公共電視天線/收音機天線插座。接駁點的位置及數目請參閱以下「住宅單位機電裝置數量說明表」及「機電裝置平面圖」。
g. 電力裝置	裝置入牆暗線、燈位及插座。客/飯廳/睡房、客/飯廳、睡房、廚房 [#] 及浴室均設有電掣。每戶均設有微型斷路器。電插座及空調機接駁點的位置及數目請參閱以下「住宅單位機電裝置數量說明表」及「機電裝置平面圖」。
h. 氣體供應	不適用
i. 洗衣機接駁點	洗衣機接駁點設於廚房 [#] ，位置請參閱以下「機電裝置平面圖」。廚房 [#] 設有洗衣機來水接駁喉位（其設計為直徑22毫米）及去水接駁喉位（其設計為直徑40 毫米）。
j. 供水	冷熱水喉管採用外露式銅喉。設有熱水供應。

4. 雜項	
細項	描述
a. 升降機	設有2部「東芝」客運升降機(產品型: ELCOSMO (CV-320)) 直達地下、3樓至31樓*各樓層。1部「東芝」客運升降機(產品型: ELCOSMO (CV-320))直達地下及1樓。
b. 信箱	設有金屬信箱。
c. 垃圾收集	每層住宅公共地方均設有垃圾房(位置請參閱「發展項目的住宅物業的樓面平面圖」)。垃圾儲存及物料回收房設於地下(水平面 +11.033)。垃圾首先會被收集在垃圾房然後轉移到垃圾儲存及物料回收房棄置。
d. 水錶、電錶及氣體錶	每戶均設有獨立水錶及電錶，分別位於水錶櫃及電錶櫃。沒有煤氣錶。

5. 保安設施	
描述	
每戶入口位置（位置請參閱以下「機電裝置平面圖」）均設彩色視像對講機及緊急呼喚掣連接服務處，住宅大堂大門入口設置防盜密碼門鎖及智能卡識別系統。	

6. 設備	
描述	
請參閱「設備說明表」。	

* 不設13、14及24樓。
[#] 根據經批准的建築圖則，設置開放式廚房取代廚房。
賣方承諾，如發展項目中沒有安裝分別於第4(a)及6項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

Units on 5/F - 12/F, 15/F - 23/F, 25/F - 31/F 5樓至12樓、15樓至23樓、25樓至31樓單位			
Appliance 設備	Brand Name 品牌	Model No. 型號	
Living/Dining Room/Bedroom 客/飯廳/睡房			
Air-conditioner 冷氣機 ⁽¹⁾	Mitsubishi Heavy Industries 三菱重工	Indoor Unit 室內機	Outdoor Unit 室外機
		SRKM50IN-E	SRCM50IN-E
Living/Dining Room 客/飯廳			
Air-conditioner 冷氣機	Mitsubishi Heavy Industries 三菱重工	Indoor Unit 室內機	Outdoor Unit 室外機
		SRK35ZM-S ⁽²⁾ / SRKM50IN-E ⁽³⁾	SCM60ZJ-S1 ⁽²⁾ / SRCM50IN-E ⁽³⁾
Bedroom 睡房			
Air-conditioner 冷氣機	Mitsubishi Heavy Industries 三菱重工	Indoor Unit 室內機	Outdoor Unit 室外機
		SRK25ZM-S ⁽⁴⁾	SCM60ZJ-S1 ⁽²⁾ / SCM50ZJ-S1 ⁽³⁾
Pantry 開放式廚房			
Refrigerator 雪櫃	De Dietrich	DRF1312J ⁽⁵⁾ / DRP1328JE ⁽³⁾	
Induction Hob 電磁煮食爐	De Dietrich	DTI1101X	
Cookerhood 抽油煙機	De Dietrich	DHT1186X	
Microwave Oven 微波爐	De Dietrich	DME1115X	
2-in-1Washer/Dryer 二合一洗衣/ 乾衣機	De Dietrich	DLZ692JU2	
Bathroom 浴室			
Thermo Ventilator 換氣暖風機	KDK	40BDAH	
Exhaust Fan 抽氣扇 ⁽⁶⁾	OSTBERG 奧斯博格	RFE140B	
Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E24Si	

Remarks:

- (1) Applicable to Unit 01 and Unit 05 on 5/F - 12/F, 15/F - 23/F, 25/F - 29/F.
- (2) Applicable to Unit 02 and Unit 03 on 5/F - 12/F, 15/F - 23/F, 25/F - 29/F.
- (3) Applicable to all units on 30/F - 31/F.
- (4) Applicable to Unit 02 and Unit 03 on 5/F - 12/F, 15/F - 23/F, 25/F - 29/F, and all units on 30/F - 31/F.
- (5) Applicable to all units on 5/F - 12/F, 15/F - 23/F, 25/F - 29/F.
- (6) Applicable to Unit 01 and Unit 02 on 5/F - 12/F, 15/F - 23/F, 25/F - 29/F, and Unit 01 on 30/F - 31/F.

備註:

- (1) 適用於5樓至12樓、15樓至23樓、25樓至29樓1號單位及5號單位。
- (2) 適用於5樓至12樓、15樓至23樓、25樓至29樓2號單位及3號單位。
- (3) 適用於30至31樓所有單位。
- (4) 適用於5樓至12樓、15樓至23樓、25樓至29樓2號單位及3號單位，及30至31樓所有單位。
- (5) 適用於5樓至12樓、15樓至23樓、25樓至29樓所有單位。
- (6) 適用於5樓至12樓、15樓至23樓、25樓至29樓1號單位及2號單位，及30至31樓1號單位。

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

Floor 樓層	Unit 單位	Living/Dining Room/Bedroom 客/飯廳/睡房				Living/Dining Room 客/飯廳				Bedroom 睡房				Bathroom 浴室	Pantry 開放式廚房	Flat Roof 平台
		TV/FM Outlet 電視/電台 天線插座	Telephone Outlet 電話插座	13A Single Socket Outlet 13A單位 電插座	13A Twin Socket Outlet 13A雙位 電插座	TV/FM Outlet 電視/電台 天線插座	Telephone Outlet 電話插座	13A Single Socket Outlet 13A單位 電插座	13A Twin Socket Outlet 13A雙位 電插座	TV/FM Outlet 電視/電台 天線插座	Telephone Outlet 電話插座	13A Single Socket Outlet 13A單位 電插座	13A Twin Socket Outlet 13A雙位 電插座	13A Single Socket Outlet 13A單位 電插座	13A Twin Socket Outlet 13A雙位 電插座	13A Single Socket Outlet 13A單位 電插座
5/F 5樓	01	1	2	3	2	-	-	-	-	-	-	-	-	1	2	1
	02	-	-	-	-	1	1	2	2	1	1	2	1	1	2	2
	03	-	-	-	-	1	1	2	2	1	1	3	-	1	1	2
	05	1	2	1	3	-	-	-	-	-	-	-	-	1	1	1
6/F - 29/F* 6樓-29樓*	01	1	2	3	2	-	-	-	-	-	-	-	-	1	2	-
	02	-	-	-	-	1	1	2	2	1	1	2	1	1	2	-
	03	-	-	-	-	1	1	2	2	1	1	3	-	1	1	-
	05	1	2	1	3	-	-	-	-	-	-	-	-	1	1	-
30/F 30樓	01	-	-	-	-	1	2	3	2	2	2	5	3	1	1	-
	02	-	-	-	-	1	2	3	2	2	2	4	3	1	1	-
31/F 31樓	01	-	-	-	-	1	2	3	2	2	2	5	3	1	1	2
	02	-	-	-	-	1	2	3	2	2	2	4	3	1	1	-

*Excluding 13/F, 14/F & 24/F
不設13、14及24樓

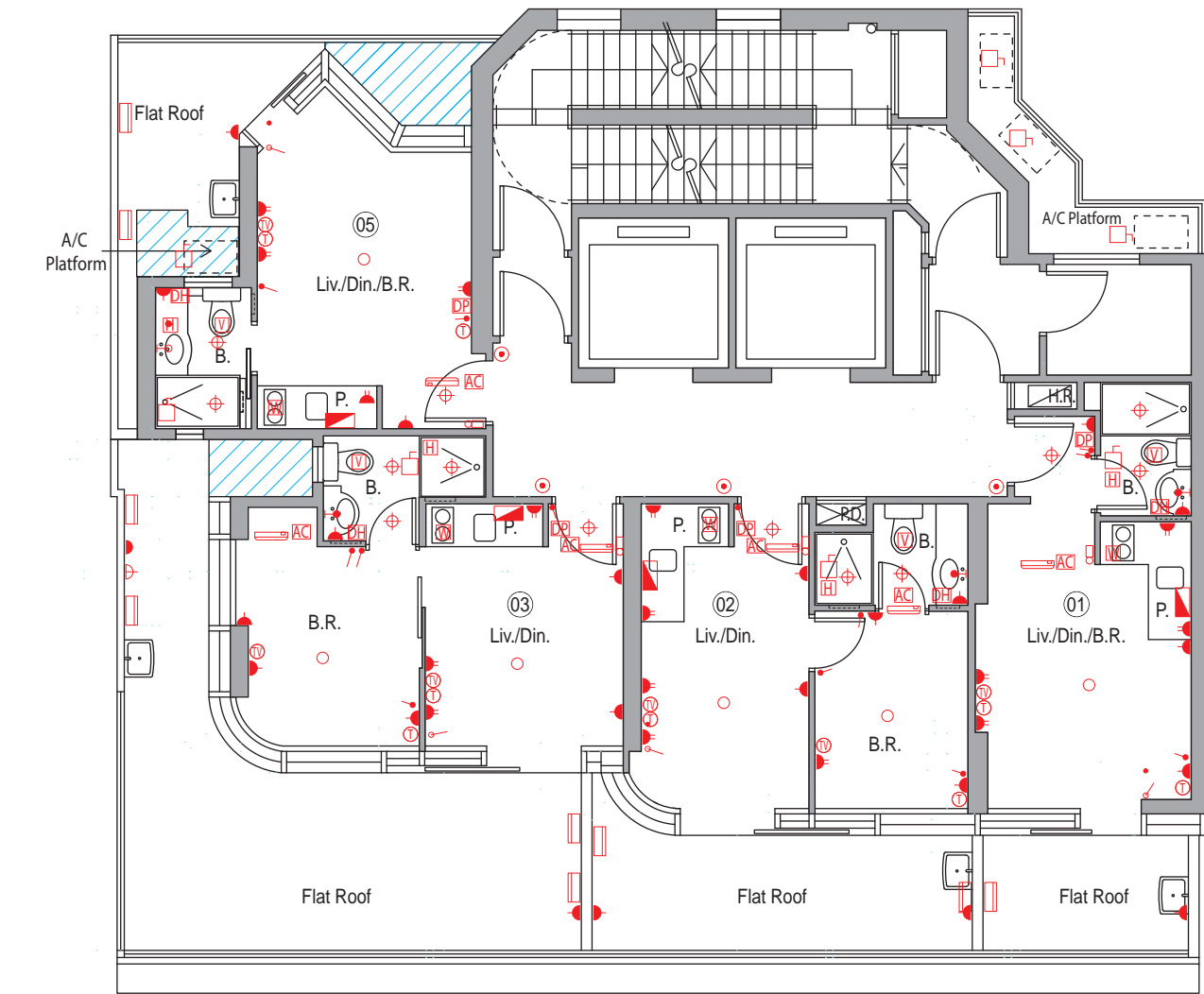
FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

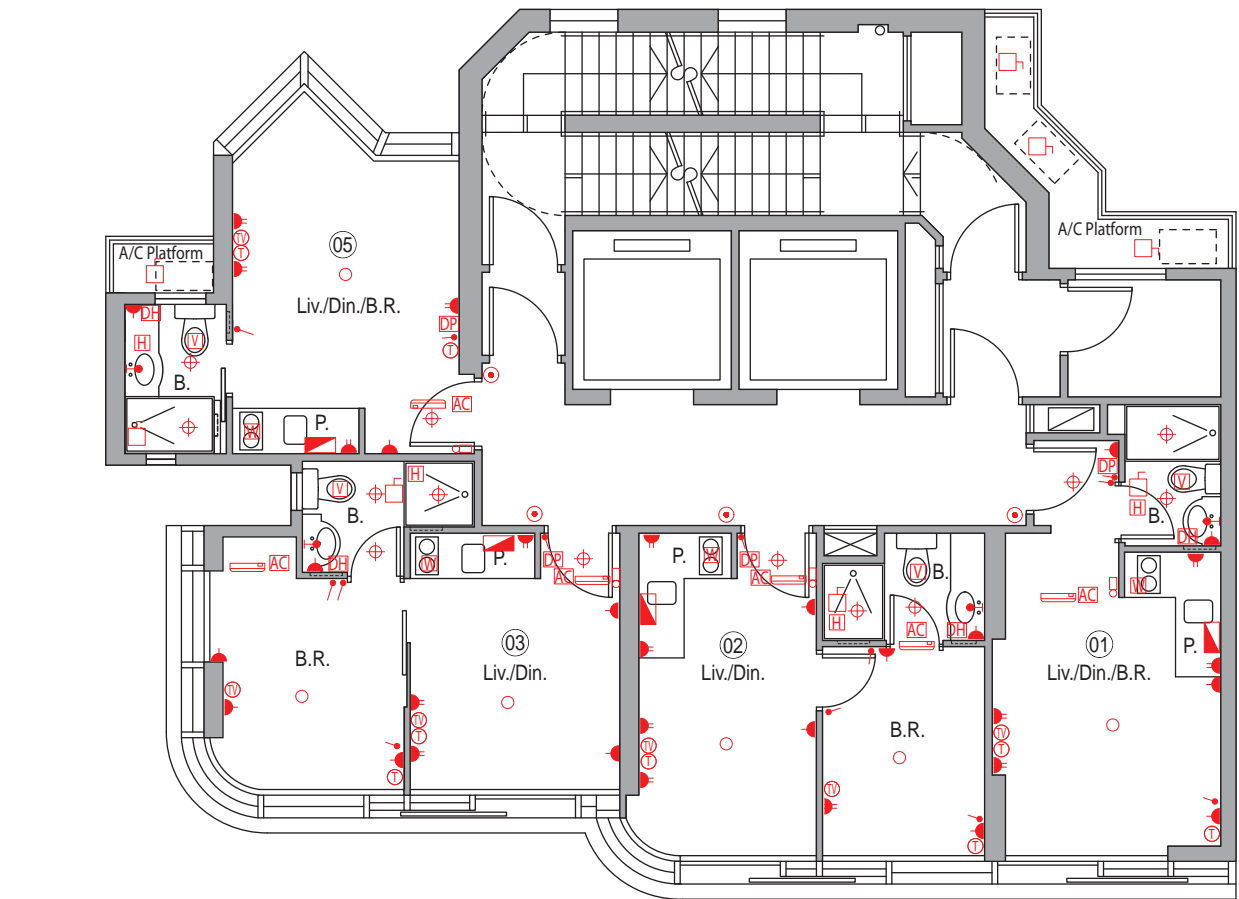
Mechanical & Electrical Provisions Plans

機電裝置平面圖

5th Floor
5樓



6th - 12th, 15th - 23rd, 25th - 29th Floor
6樓至12樓、15樓至23樓、25樓至29樓



Legend 圖例

	Flat Roof Light 平台燈		13A Single Socket Outlet 單位電插座		13A Twin Socket Outlet 雙位電插座		Isolator 開關掣		M.C.B. Board 總電掣箱
	TV/FM Outlet 電視/電台天線插座		Telephone Outlet 電話插座		Door Bell 門鈴		Door Bell Push Button 門鈴按鈕		Lighting Switch 燈掣
	Thermo Ventilator Control 浴室換氣暖風機控制器		Thermo Ventilator 浴室換氣暖風機		Celling Light Point 天花燈位		Recessed Down Light 暗藏天花燈		Door Phone 對講機
	Washing Machine Connection Point 洗衣機接駁位		Electric Water Heater 電熱水爐		Indoor Air Conditioner 室內冷氣機		Power Point for Indoor Air Conditioner 室內冷氣機供電掣		Wall Light 壁燈
	- The hatched areas within flat roofs of the Flats as shown on the floor plan are the common parts of the Development and do not form part of that flat roof. 平面圖所示之住宅單位平台內之斜線範圍屬發展項目之公用部分，不屬該平台之一部分。					A/C Platform	- Air-conditioning Platform 冷氣機平台	Liv./Din.	- Living / Dining Room 客/飯廳
						B.	- Bathroom 浴室	Liv./Din./B.R.	- Living / Dining Room / Bedroom 客/飯廳/睡房
						B.R.	- Bedroom 睡房	P.	- Pantry 開放式廚房

FITTINGS, FINISHES AND APPLIANCES

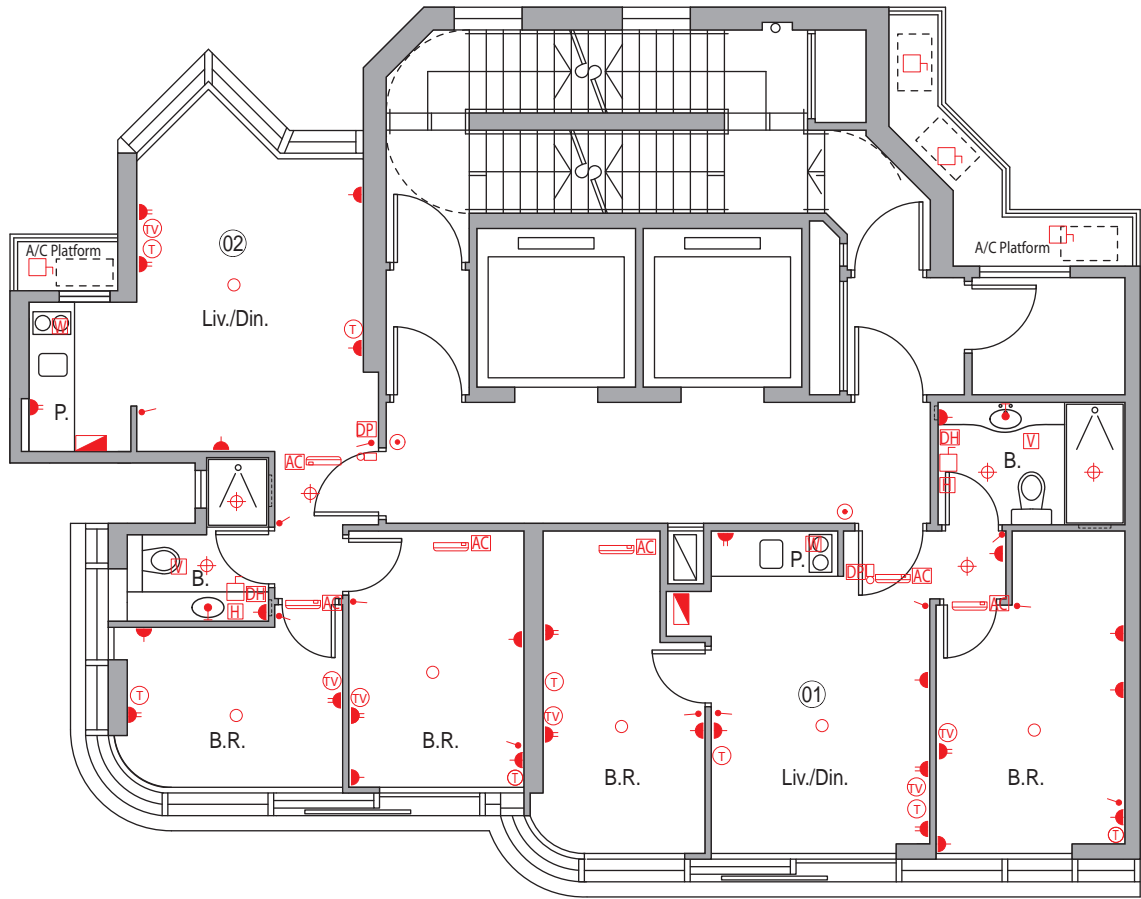
裝置、裝修物料及設備

Mechanical & Electrical Provisions Plans

機電裝置平面圖

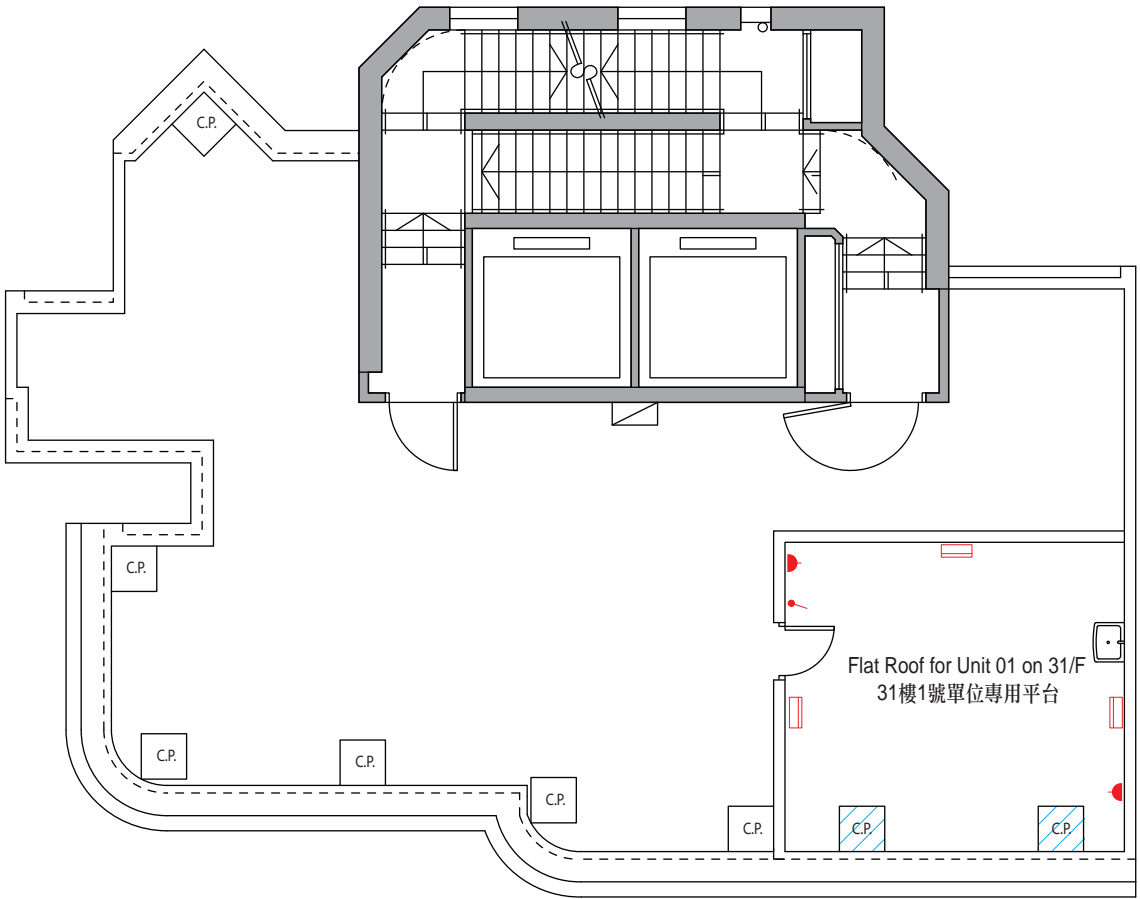
30th to 31st Floor

30樓至31樓



Roof Floor

天台



Legend 圖例

	Flat Roof Light 平台燈		13A Single Socket Outlet 單位電插座		13A Twin Socket Outlet 雙位電插座		Isolator 開關掣		M.C.B. Board 總電掣箱
	TV/FM Outlet 電視/電台天線插座		Telephone Outlet 電話插座		Door Bell 門鈴		Door Bell Push Button 門鈴按鈕		Lighting Switch 燈掣
	Thermo Ventilator Control 浴室換氣暖風機控制器		Thermo Ventilator 浴室換氣暖風機		Celling Light Point 天花燈位		Recessed Down Light 暗藏天花燈		Door Phone 對講機
	Washing Machine Connection Point 洗衣機接駁位		Electric Water Heater 電熱水爐		Indoor Air Conditioner 室內冷氣機		Power Point for Indoor Air Conditioner 室內冷氣機供電掣		Wall Light 壁燈
 - The hatched areas within the flat roof of the Flat as shown on the floor plan are the common parts of the Development and do not form part of that flat roof. 平面圖所示之住宅單位平台內之斜線範圍屬發展項目之公用部分，不屬該平台之一部分。									
A/C Platform - Air-conditioning Platform 冷氣機平台									
B. - Bathroom 浴室									
B.R. - Bedroom 睡房									
C.P. - Concrete Plinth 混凝土基座									
Liv./Din. - Living / Dining Room 客/飯廳									
Liv./Din./B.R. - Living / Dining Room / Bedroom 客/飯廳/睡房									
P. - Pantry 開放式廚房									

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by The Hongkong Electric Company Limited.
No town gas supply.

食水及沖廁水由水務署供應。
電力由香港電燈有限公司供應。
沒有煤氣供應。

GOVERNMENT RENT

地稅

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

住宅物業擁有人有法律責任繳付該住宅物業直至該住宅物業買賣完成日 (包括該日) 為止之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

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

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

Remarks:

1. No gas is provided in the residential property.
2. The purchaser shall upon his becoming an owner pay to the manager of the Development the debris removal charge.

備註：

1. 住宅物業並無氣體供應。
2. 當買方成為業主時須向發展項目的管理人支付清理廢料的費用。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

The vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase of the residential property, remedy any defects to 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的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內盡快自費作出補救。

MAINTENANCE OF SLOPES

斜坡維修

Not Applicable
不適用

MODIFICATION

修定

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

Breakdown of GFA Concessions Obtained for All Features

獲寬免總樓面面積的設施分項

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.

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。

Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積			Area(m ²) 面積(平方米)
1.(＃)	Carpark and loading/unloading area excluding public transport terminus	停車場及上落客貨地方 (公共交通總站除外)	-
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、垃圾及物料同收房等	172.646
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	403.582
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	14.190
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1和第2號提供的環保設施			Area(m ²) 面積(平方米)
3.	Balcony	露台	-
4.	Wider common corridor and lift lobby	加闊的公用走廊及升降機大堂	-
5.	Communal sky garden	公用空中花園	-
6.	Acoustic fin	隔聲鰭	-
7.	Wing wall, wind catcher and funnel	翼牆、捕風器及風斗	-
8.	Non-structural prefabricated external wall	非結構預製外牆	27.836
9.	Utility platform	工作平台	-
10.	Noise barrier	隔音屏障	-

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

Amenity Features 適意設施			Area(m ²) 面積(平方米)
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	7.075
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	148.071
13.	Covered landscaped and play area	有上蓋的園景區及遊樂場	-
14.	Horizontal screen/covered walkway, trellis	橫向屏障／有蓋人行道、花棚	-
15.	Large lift shaft	擴大升降機井道	107.409
16.	Chimney shaft	煙囪管道	-
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	-
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	58.723
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	-
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	-
21.	Void in duplex domestic flat and house	複式住宅單位及洋房的中空	-
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm 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	-
Other Exempted Items 其他的項目			Area(m ²) 面積(平方米)
23.(#)	Refuge floor including refuge floor cum sky garden	庇護層，包括庇護層兼空中花園	-
24.(#)	Other projections	其他伸出物	-
25.	Public transport terminus	公共交通總站	-
26.(#)	Party structure and common staircase	共用構築物及樓梯	-
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	-
28.(#)	Public passage	公眾通道	-
29.	Covered set back area	因建築物後移導致的覆蓋面積	-
Bonus GFA 額外總樓面面積			Area(m ²) 面積(平方米)
30.	Bonus GFA	額外總樓面面積	153.500

Note: The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.
註：上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

Environmental Assessment of the building 建築物的環境評估

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 BRONZE
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 - 銅級

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:	High performance air-conditioning units 高效能空調機

Part II : The predicted annual energy use of the proposed building/part of building ^(Note 1) 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 ^(註腳1) :					
Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇 ^(註腳2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		<u>Electricity</u> kWh /m ² /annum <u>電力</u> 千瓦小時/平方米/年	<u>Town Gas/LPG</u> unit/m ² /annum <u>煤氣/石油氣</u> 用量單位/平方米/年	<u>Electricity</u> kWh /m ² /annum <u>電力</u> 千瓦小時/平方米/年	<u>Town Gas/LPG</u> unit/m ² /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	2,348.37	405	N/A	360	N/A

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

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。

RELEVANT INFORMATION 有關資料

A part of the partition between Living/Dining Room and Bedroom in Unit 3 on 5/F, 6/F to 12/F, 15/F to 23/F, 25/F to 29/F comprises wooden board, wooden frame and a sliding door. That partition is not intended to be used for the affixing or installation of object(s) thereto or suspension of object(s) therefrom.

5樓、6樓至12樓、15樓至23樓、25樓至29樓3號單位客/飯廳與睡房間之間隔其中一部分由木板、木框及趟門構成。該間隔並不擬作將物件附加、裝設或懸掛於其上之用。

WEBSITE OF THE DEVELOPMENT 發展項目之互聯網網站

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

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.onesouthlane.com

CHANGES 改變

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

DATE ON WHICH THIS SALES BROCHURE IS PRINTED 本售樓說明書印製日期

28 August 2014
2014年8月28日

EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Page Number in version with printing date on 28 August 2014 2014年8月28日印製版本之頁次	Page Number in revised version with examination date on 6 October 2016 2016年10月6日檢視版本之頁次	Revision Made 所作修改
6 October 2016 2016年10月6日	7-8	7-8	Updated Information on the Development 更新發展項目的資料
	14	14	Updated Location Plan of the Development 更新發展項目的所在位置圖
	15	15	Updated Aerial Photograph of the Development 更新發展項目的鳥瞰照片
	16	16	Updated Outline Zoning Plan Relating to the Development 更新關乎發展項目的分區計劃大綱圖
	19	19	Updated Layout Plan of the Development 更新發展項目的布局圖
	21-24	21-24	Updated Floor Plans of Residential Properties in the Development 更新發展項目的住宅物業的樓面平面圖
	27, 29	27, 29	Updated Summary of Deed of Mutual Covenant 更新公契的摘要
	34	34	Updated Elevation Plans 更新立面圖
	35	35	Updated Information on Common Facilities in the Development 更新發展項目中的公用設施的資料
	36-39	36-39	Updated descriptions of Fittings, Finishes and Appliances 更新裝置、裝修物料及設備描述
	40	40	Updated Appliances Schedule 更新設備說明表
	41	41	Updated Schedule of Mechanical & Electrical Provisions of Residential Units 更新住宅單位機電裝置數量說明表
	42-43	42-43	Updated Mechanical & Electrical Provisions Plans 更新機電裝置平面圖
	46-47	46-47	Updated information on Breakdown of GFA Concessions Obtained for All Features 更新獲寬免總樓面面積的設施分項的資料

