

Sales Brochure 售樓說明書

ELEGANCE TAKES FLIGHT

# MANGROVE 曼翹



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

#### FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

##### 1. Important information

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

##### 2. Fees, mortgage loan and property price

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

##### 3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans<sup>1</sup> as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

##### 4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price

list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property – (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property – air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

##### 5. Sales brochure

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

development, and the location of the public open space or public facilities; and

- whether individual owners have responsibility to maintain slopes.

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

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

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

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

##### 8. Register of Transactions

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

##### 9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision





requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.

- A preliminary deposit of 5% of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

#### 10. Expression of intent of purchasing a residential property

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

#### 11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should –
  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: [www.eaa.org.hk](http://www.eaa.org.hk).

#### 12. Appointment of solicitor

- Consider appointing your own solicitor to protect your interests.

If the solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.

- Compare the charges of different solicitors.

#### FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

##### 13. Pre-sale Consent

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

##### 14. Show flats

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

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

##### 15. Estimated material date and handing over date

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in

writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

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

#### FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

##### 16. Vendor's information form

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

##### 17. Viewing of property

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



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

Website : [www.srpa.gov.hk](http://www.srpa.gov.hk)  
Telephone: 2817 3313  
Email : [enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)  
Fax : 2219 2220

#### Other useful contacts:

##### Consumer Council

Website : [www.consumer.org.hk](http://www.consumer.org.hk)  
Telephone: 2929 2222  
Email : [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
Fax : 2856 3611

##### Estate Agents Authority

Website : [www.eaa.org.hk](http://www.eaa.org.hk)  
Telephone: 2111 2777  
Email : [enquiry@eaa.org.hk](mailto:enquiry@eaa.org.hk)  
Fax : 2598 9596

##### Real Estate Developers Association of Hong Kong

Telephone: 2826 0111  
Fax : 2845 2521

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

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

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

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

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

Sales of First-hand Residential Properties Authority  
Transport and Housing Bureau  
July 2021

您在購置一手住宅物業之前，應留意下列事項：

#### 適用於所有一手住宅物業

##### 1. 重要資訊

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

##### 2. 費用、按揭貸款和樓價

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

##### 3. 價單、支付條款，以及其他財務優惠

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

##### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部及內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

##### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則(如有的話)，因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享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稅。
- 留意公契內訂明有關物業內可否飼養動物。

##### 7. 售樓處內有關可供揀選住宅物業的資料

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

##### 8. 成交紀錄冊

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

##### 9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事





務監督批准後的14日內，將該項改動以書面通知買家。

- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

### 10. 表達購樓意向

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

### 11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理(不一定是賣方所指定的地產代理)，以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 –
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：[www.eaa.org.hk](http://www.eaa.org.hk))，查閱牌照目錄。

### 12. 委聘律師

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

### 適用於一手未落成住宅物業

#### 13. 預售樓花同意書

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

#### 14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單

位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

### 適用於一手已落成住宅物業

#### 16. 賣方資料表格

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

#### 17. 參觀物業

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

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

網址：[www.srpa.gov.hk](http://www.srpa.gov.hk)  
電話：2817 3313  
電郵：[enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)  
傳真：2219 2220

#### 其他相關聯絡資料：

消費者委員會  
網址：[www.consumer.org.hk](http://www.consumer.org.hk)  
電話：2929 2222  
電郵：[cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
傳真：2856 3611

地產代理監管局  
網址：[www.eaa.org.hk](http://www.eaa.org.hk)  
電話：2111 2777  
電郵：[enquiry@eaa.org.hk](mailto:enquiry@eaa.org.hk)  
傳真：2598 9596

香港地產建設商會  
電話：2826 0111  
傳真：2845 2521

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

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

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

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

<sup>3</sup> 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。





**Name of the Development**

Mangrove

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

68 Ma Tau Wai Road #

# The above provisional street number is subject to confirmation from the Rating and Valuation Department when the Development is completed.

**The Development consists of 1 multi-unit building**

**Total number of storeys**

26 storeys

Note: The above number of storeys does not include roof, machine room floors and upper roof

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

G/F, 1/F to 3/F, 5/F to 13/F, 15/F to 23/F and 25/F to 28/F

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

4/F, 14/F and 24/F are omitted

**Refuge floors (if any) of the multi-unit building**

No refuge floor is provided

**The Development is an uncompleted development**

Estimated material date for the Development as provided by the authorized person for the Development: 30 June 2022

The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.

Under the land grant, the consent of the Director of Lands is not required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, the Development is deemed to be completed on the date on which an occupation permit for every building in the Development is issued.

**發展項目名稱**

曼翹

**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**

馬頭圍道 68 號 #

# 上述臨時門牌號數有待差餉物業估價署在本發展項目建成時確認。

**發展項目包含 1 幢多單位建築物**

**樓層的總數**

26 層

備註：上述樓層數目不包括天台、機房層及頂層天台。

**發展項目的經批准的建築圖則所規定的樓層號數**

地下、1 樓至 3 樓、5 樓至 13 樓、15 樓至 23 樓及 25 樓至 28 樓

**有不依連續次序被略去樓層號數**

不設 4 樓、14 樓及 24 樓

**多單位建築物內的庇護層 (如有的話)**

不設庇護層

**發展項目屬未落成發展項目**

由發展項目的認可人士提供的發展項目的預計關鍵日期：2022 年 6 月 30 日

預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

根據批地文件，進行該項買賣，不需獲地政總署署長同意。為買賣合約的目的，該發展項目當作在佔用許可證就該發展項目中的每幢建築物發出的日期落成。

**Vendor**

Baldwin Limited  
 Kwai Hung Realty Company Limited  
 Wealthy Boss Limited

**Holding Company of the Vendor (Baldwin Limited):**

Kwai Hung Holdings Limited

**Holding Company of the Vendor (Kwai Hung Realty Company Limited):**

Kwai Hung Holdings Limited

**Holding Company of the Vendor (Wealthy Boss Limited):**

Not applicable.

**Authorized Person for the Development**

Tsui Tack Kong

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

T.K. Tsui & Associates Limited

**Building Contractor for the Development**

Kwai Hung Construction Company Limited

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

Mayer Brown

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

Not applicable

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

Kwai Hung Realty Company Limited

**賣方**

柏威有限公司  
 桂洪地產有限公司  
 盈濠有限公司

**賣方的控權公司 (柏威有限公司) :**

桂洪集團有限公司

**賣方的控權公司 (桂洪地產有限公司) :**

桂洪集團有限公司

**賣方的控權公司 (盈濠有限公司) :**

不適用

**發展項目的認可人士**

崔德剛

**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**

崔德剛建築工程師樓有限公司

**發展項目的承建商**

桂洪建築有限公司

**就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所**

孖士打律師行

**已為發展項目的建造提供貸款或已承諾為發展項目的建造提供融資的認可機構**

不適用

**已為發展項目的建造提供貸款的任何其他人士**

桂洪地產有限公司



(a) The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development. 賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人。	Not Applicable 不適用	(k) The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	Not Applicable 不適用
(b) The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person. 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	Not Applicable 不適用	(l) The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該發展項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(c) The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person. 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	No 否	(m) The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor. 賣方或該發展項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	Not Applicable 不適用
(d) The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該發展項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用	(n) The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該發展項目的承建商屬私人公司，而就該發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	No 否
(e) The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用	(o) The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	Not Applicable 不適用
(f) The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person. 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	No 否	(p) The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該發展項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(g) The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該發展項目的承建商屬個人，並屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用	(q) The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor. 賣方或該發展項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	Not Applicable 不適用
(h) The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用	(r) The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor. 賣方或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	No 否
(i) The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors. 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	No 否	(s) The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. 賣方或該發展項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否
(j) The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該發展項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	No 否		



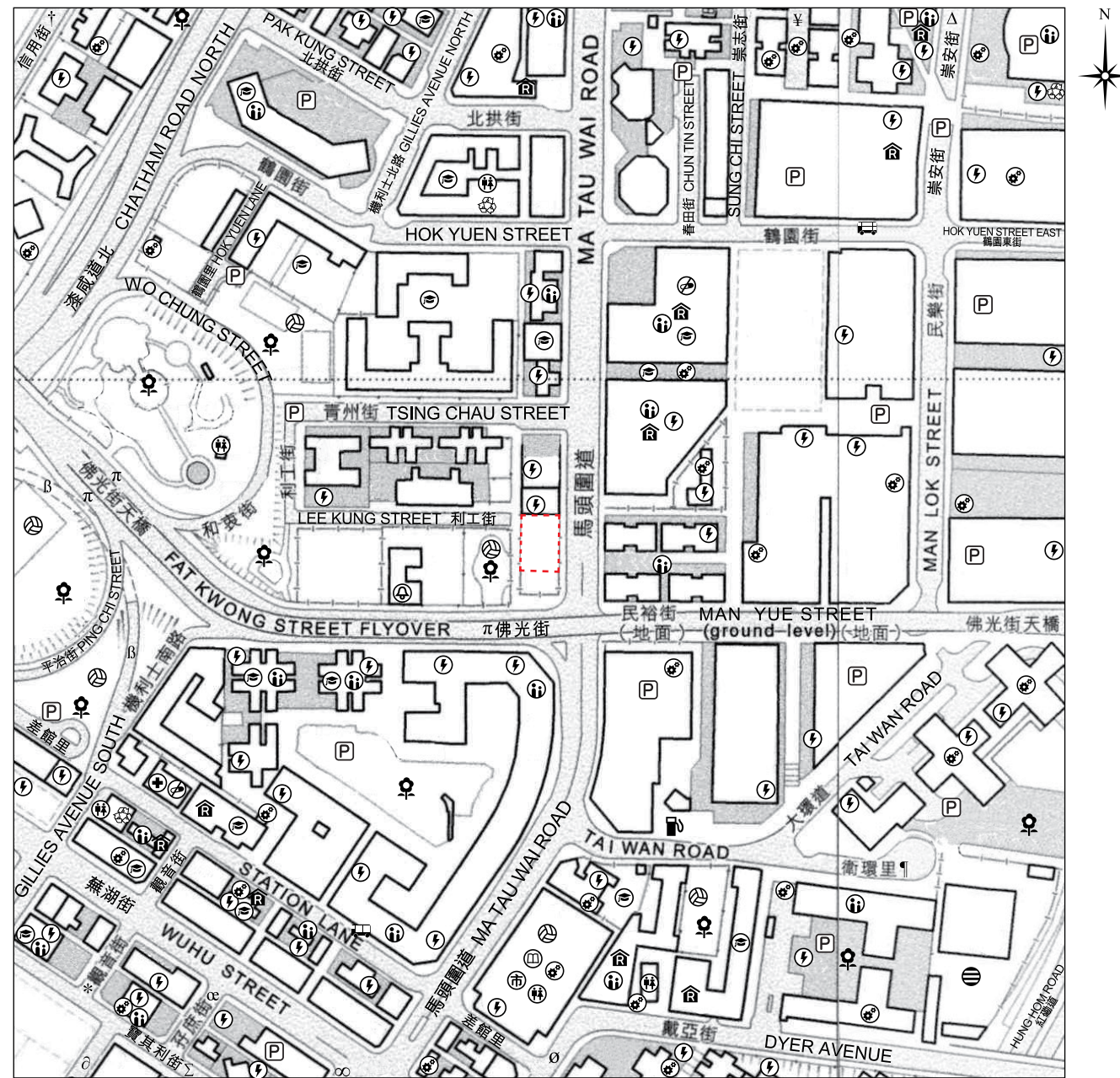


There are no non-structural prefabricated external walls or curtain walls forming part of the enclosing walls of the Development.  
發展項目沒有構成圍封牆的一部分的任何非結構的預製外牆或幕牆。



The Manager appointed/ to be appointed under the deed of mutual covenant is Jones Lang LaSalle Management Services Limited.

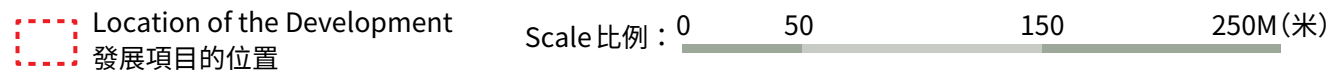
根據公契所委任/將委任的管理人是仲量聯行物業管理有限公司。



The Location Plan is made with reference to the Survey Sheets (Series HP5C) Sheet No. 11-NE-C and 11-NW-D dated 21 June 2021 and 5 July 2021 from Survey and Mapping Office of the Lands Department with adjustments where necessary.  
 此位置圖是參考地政總署測繪處出版於2021年6月21日及2021年7月5日之測繪圖(組別編號HP5C)編號11-NE-C及11-NW-D所編製,並經修正處理。

NOTATION 圖例

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



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

- |                              |                           |                           |                         |
|------------------------------|---------------------------|---------------------------|-------------------------|
| β CHATHAM ROAD NORTH<br>漆咸道北 | † SHUN YUNG STREET<br>信用街 | ¥ SUNG KIT STREET<br>崇潔街  | △ SUNG ON STREET<br>崇安街 |
| π FAT KWONG STREET<br>佛光街    | ¶ WAI WAN LANE<br>衛環里     | * KUN YAM STREET<br>觀音街   | ∞ TAKU STREET<br>大沽街    |
| ∅ DOCK STREET<br>船澳街         | ∅ WHAMPOA STREET<br>黃埔街   | Σ BULKELEY STREET<br>寶其利街 | ∞ MARSH STREET<br>孖庶街   |

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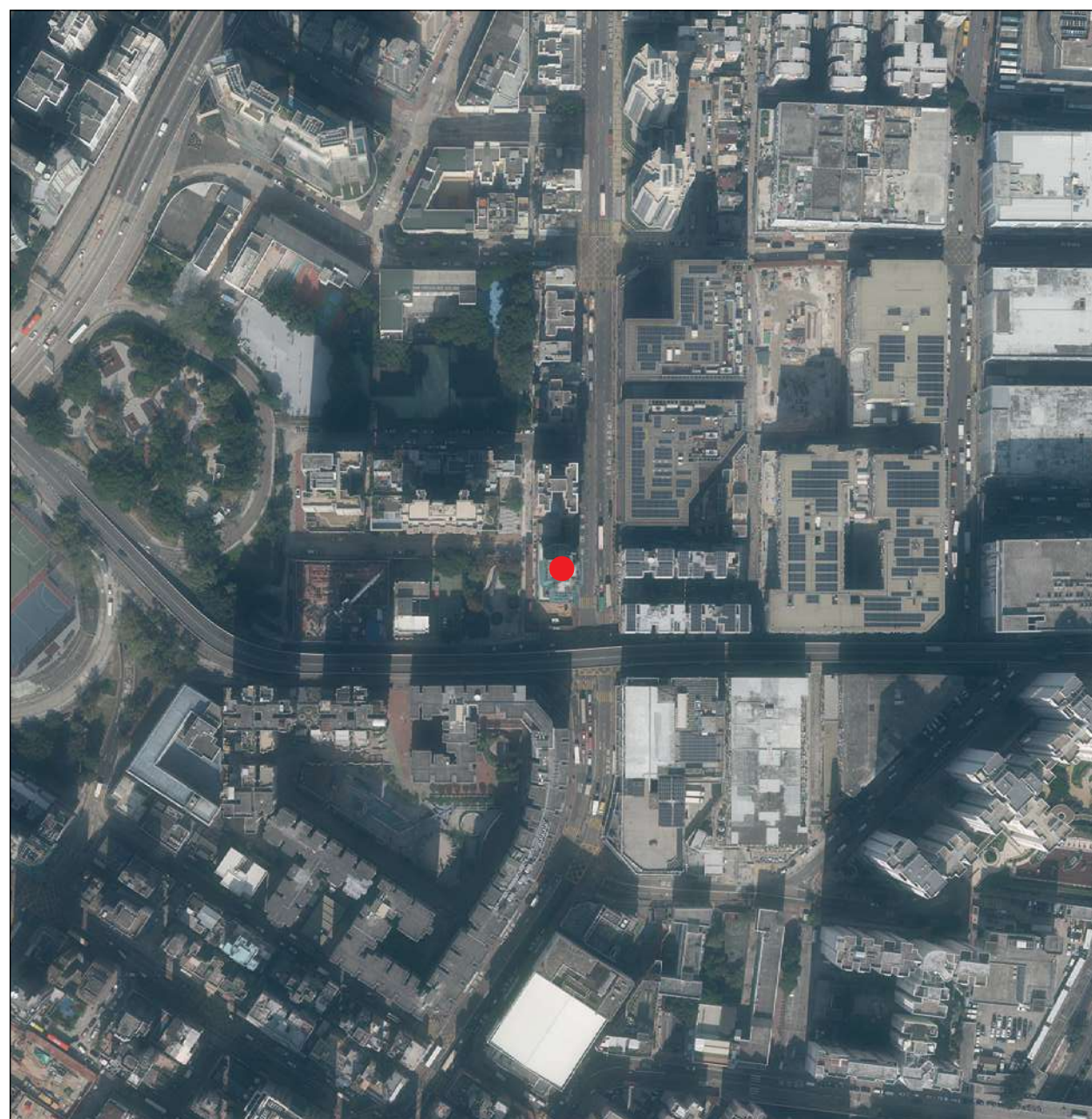
Note:

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

備註:

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





Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photograph no. E116823C, date of flight: 7 December 2020.  
 摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E116823C，飛行日期：2020年12月7日。

Note:

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

備註：

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

● Location of the Development  
 ● 發展項目的位置

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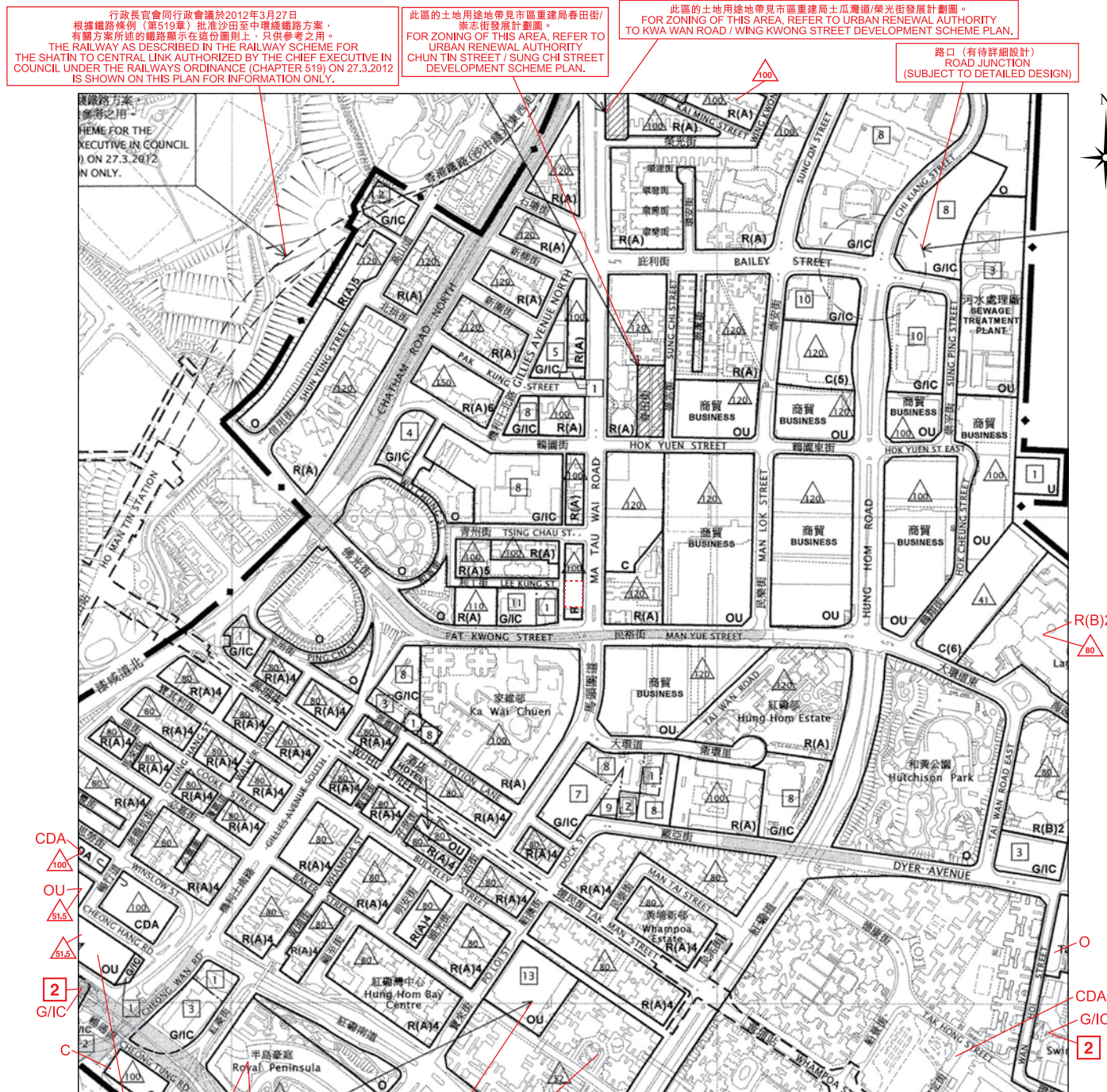


# OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖等

Extracted from Draft Hung Hom Outline Zoning Plan No. S/K9/27 gazetted on 9 July 2021, with adjustments to show the Development site boundary and other information in red.

摘錄自2021年7月9日刊憲之紅磡分區計劃大綱草圖編號S/K9/27，經處理並以紅色顯示發展項目邊界及其他資料。



NOTATION 圖例		
ZONES 地帶		
	Commercial	商業
	Comprehensive Development Area	綜合發展區
	Residential (Group A)	住宅(甲類)
	Residential (Group B)	住宅(乙類)
	Government, Institution Or Community	政府、機構或社區
	Open Space	休憩用地
	Other Specified Used	其他指定用途
	Undetermined	未決定用途
COMMUNICATIONS 交通		
	Railway and Station (Underground)	鐵路及車站(地下)
	Major Road And Junction	主要道路及路口
	Elevated Road	高架道路
MISCELLANEOUS 其他		
	Boundary of Planning Scheme	規劃範圍界線
	Urban Renewal Authority Development Scheme Plan Area	市區重建局發展計劃圖範圍
	Building Height Control Zone Boundary	建築物高度管制區界線
	Maximum Building Height (In Metres above Principal Datum)	最高建築物高度(在主水平基準上若干米)
	Maximum Building Height (In Number of Storeys)	最高建築物高度(樓層數目)

Note:

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

備註:

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
- 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

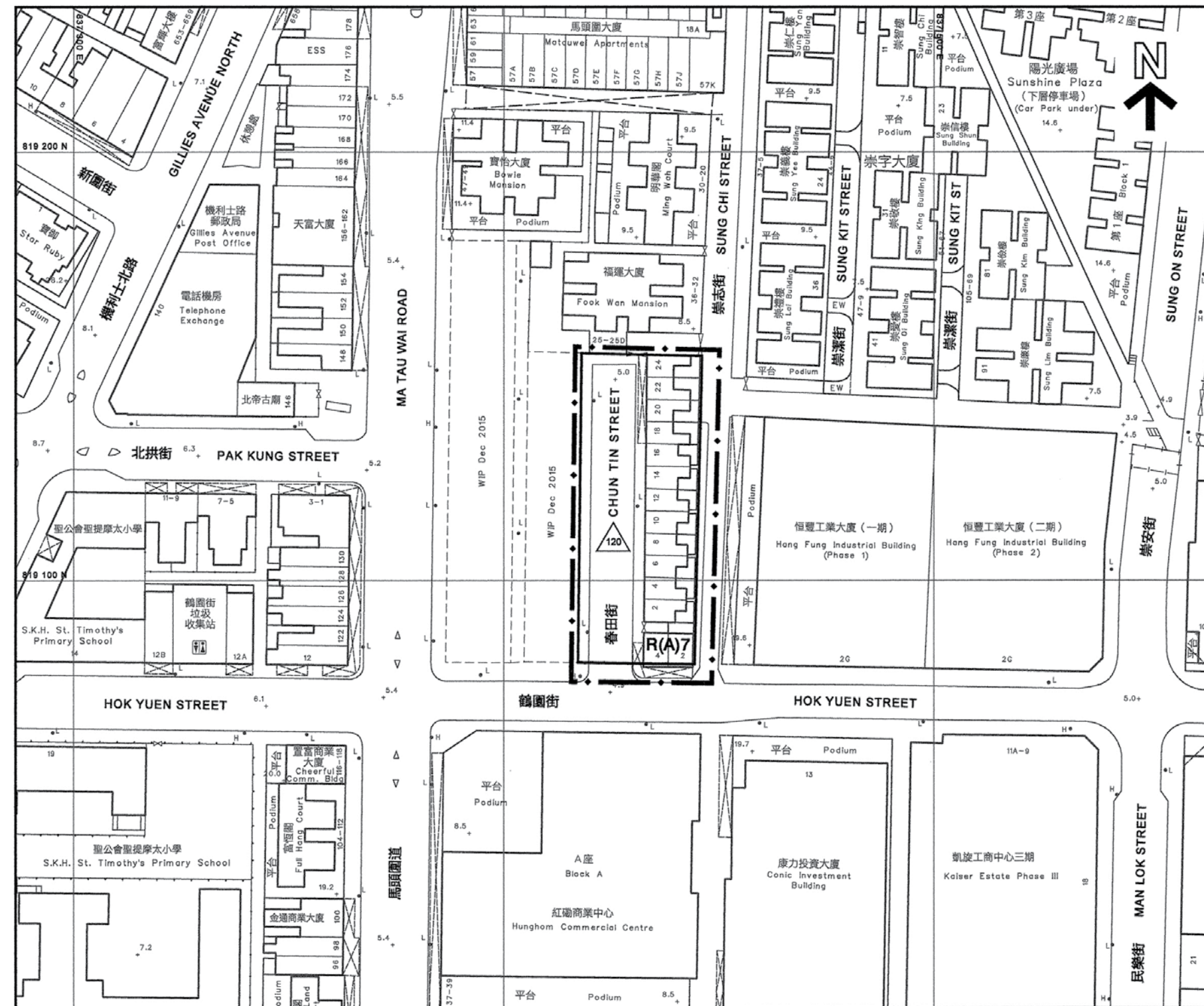
Location of the Development  
發展項目的位置

Scale 比例: 0 100 200 300 400 500M(米)





Extracted from the Urban Renewal Authority Chun Tin Street / Sung Chi Street Development Scheme Plan (Plan No. S/K9/URA1/2) gazetted on 10 November 2017.  
 摘錄自2017年11月10日刊憲之市區重建局春田街/崇志街發展計劃圖(編號S/K9/URA1/2)



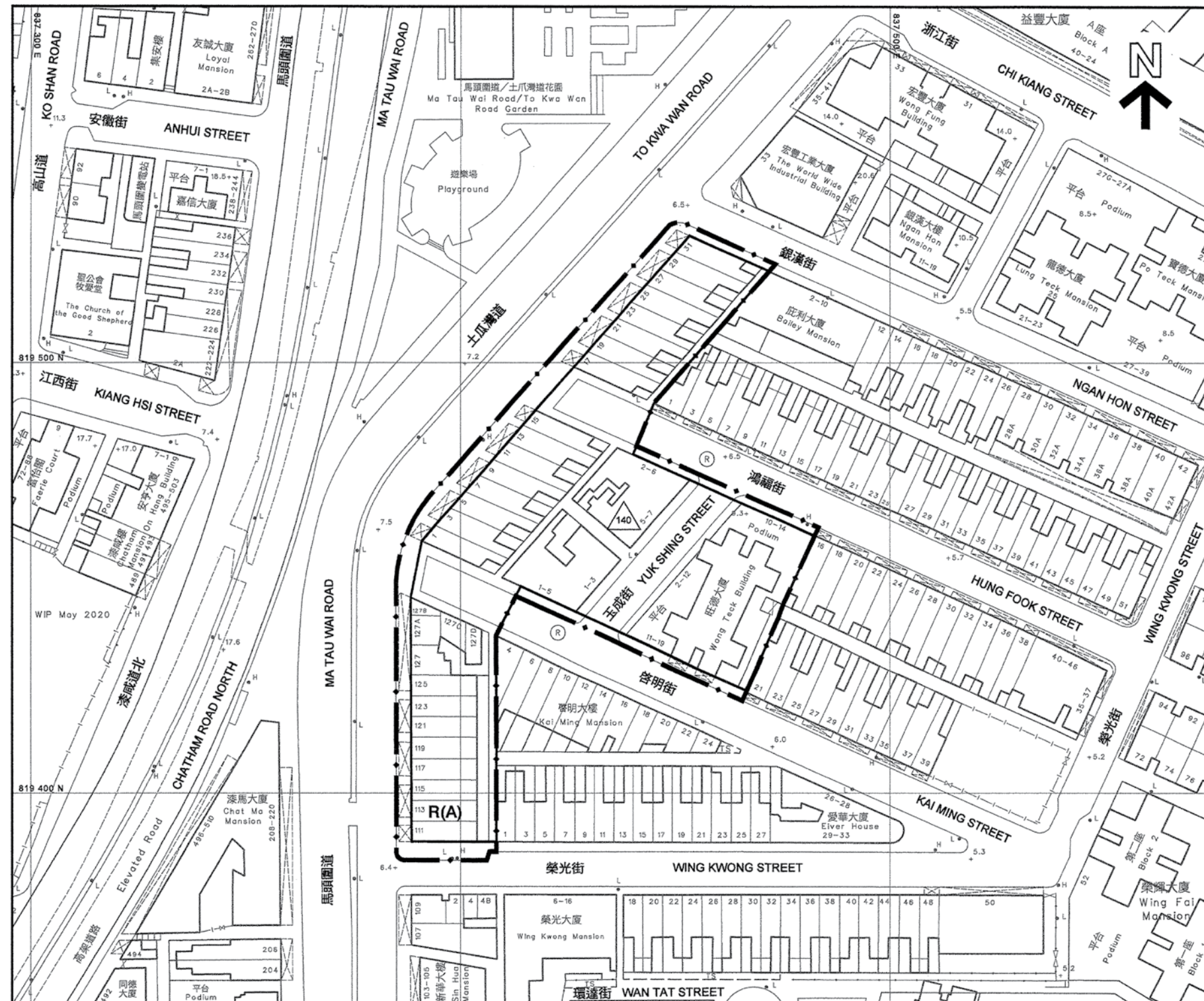
NOTATION 圖例	
	Boundary of Development Scheme 發展計劃範圍界線
	Residential (Group A) 7 住宅(甲類)7
	Maximum Building Height (In Metres above Principal Datum) 最高建築物高度(在主水平基準上若干米)

Scale 比例: 0 0 20 40 60 80M(米)





Extracted from the Urban Renewal Authority To Kwa Wan Road/ Wing Kwong Street Development Scheme Plan (Plan No. S/K9/URA3/1) gazetted on 9 July 2021.  
 摘錄自2021年7月9日刊憲之市區重建局土瓜灣道/榮光街發展計劃圖(編號 S/K9/URA3/1)



NOTATION 圖例	
	Boundary of Development Scheme 發展計劃範圍界線
	Residential (Group A) 住宅(甲類)
	Major Road and Junction 主要道路及路口
	Maximum Building Height (In Metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)

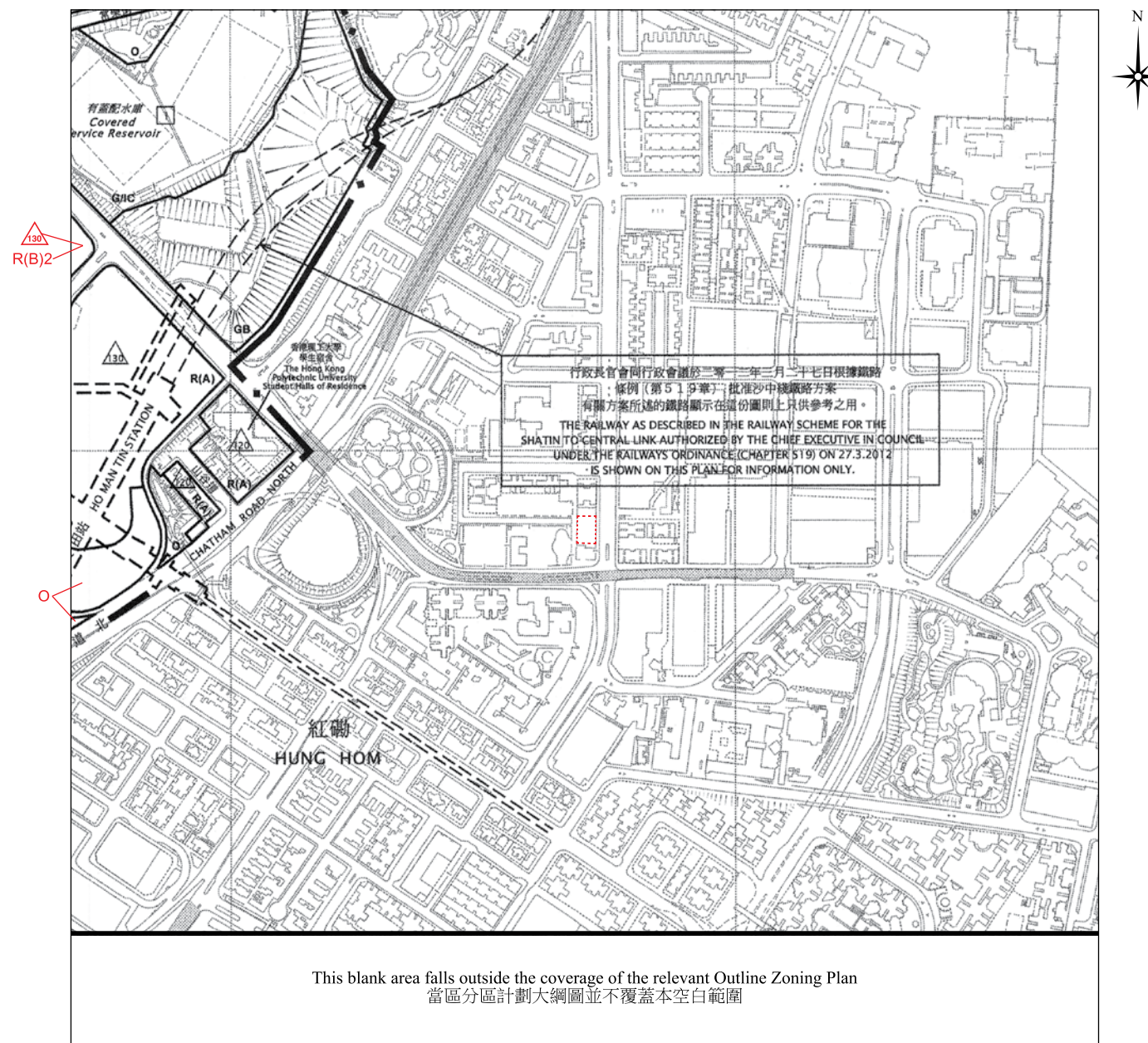
Scale 比例: 0 0 20 40 60 80M(米)





Extracted from Approved Ho Man Tin Outline Zoning Plan No. S/K7/24 gazetted on 18 September 2015, with adjustments to show the Development site boundary and other information in red.

摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖編號S/K7/24，經處理並以紅色顯示發展項目邊界及其他資料。



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

Location of the Development  
發展項目的位置

Scale 比例: 0 100 200 300 400 500M(米)

NOTATION 圖例		
ZONES 地帶		
	Commercial	商業
	Residential (Group A)	住宅(甲類)
	Residential (Group B)	住宅(乙類)
	Government, Institution Or Community	政府、機構或社區
	Open Space	休憩用地
	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
MISCELLANEOUS 其他		
	Boundary of Planning Scheme	規劃範圍界線
	Building Height Control Zone Boundary	建築物高度管制區界線
	Maximum Building Height (In Metres above Principal Datum)	最高建築物高度 (在主水平基準上若干米)
	Maximum Building Height (In Number of Storeys)	最高建築物高度 (樓層數目)

Note:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

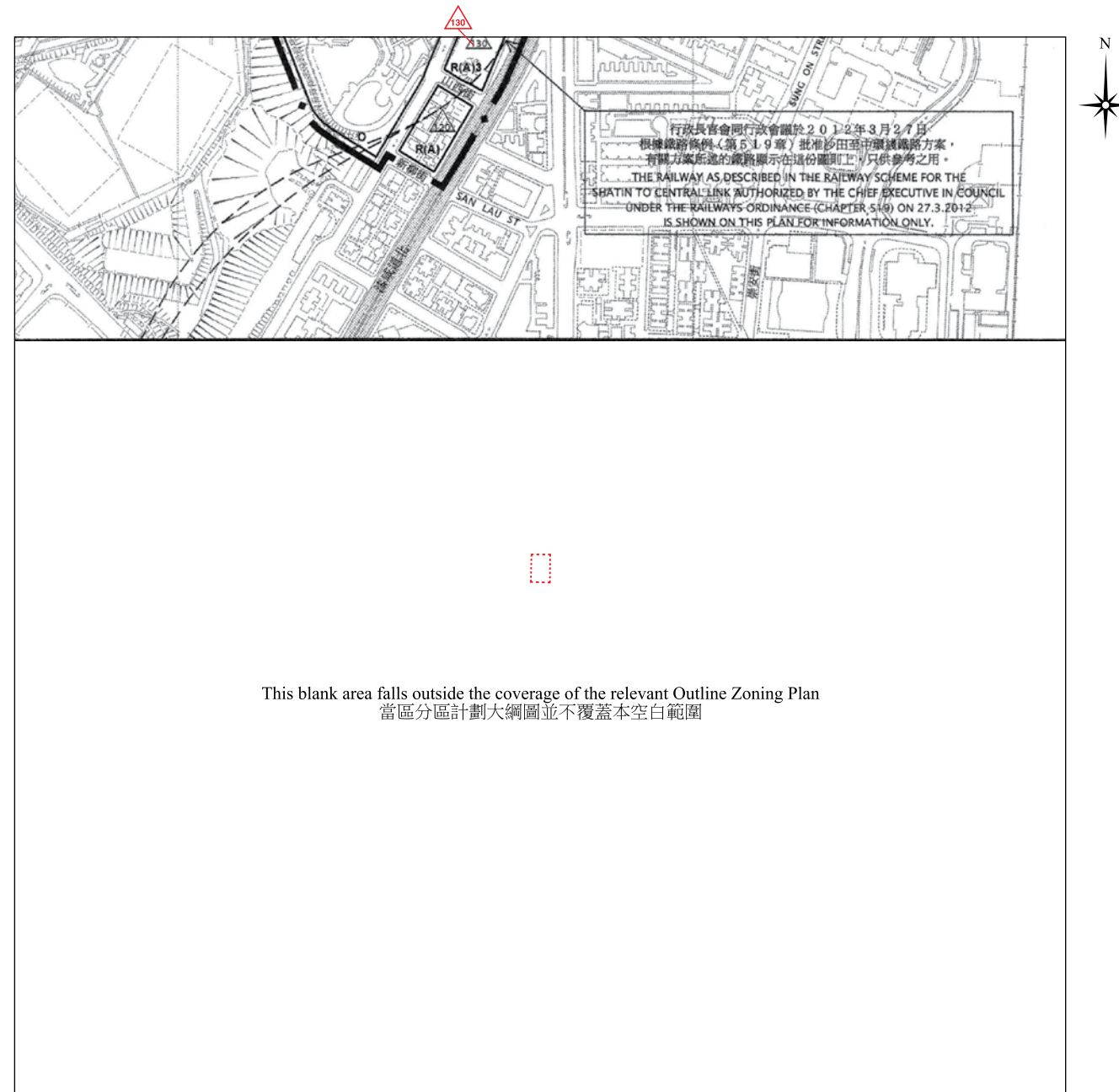
備註:

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



Extracted from Draft Ma Tau Kok Outline Zoning Plan No. S/K10/27 gazetted on 21 May 2021, with adjustments to show the Development site boundary and other information in red.

摘錄自2021年5月21日刊憲之馬頭角分區計劃大綱草圖編號S/K10/27，經處理並以紅色顯示發展項目邊界及其他資料。



NOTATION 圖例		
ZONES 地帶		
	Residential (Group A)	住宅 (甲類)
	Open Space	休憩用地
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
	Maximum Building Height (In Metres above Principal Datum)	最高建築物高度 (在主水平基準上若干米)

Note:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Location of the Development  
發展項目的位置

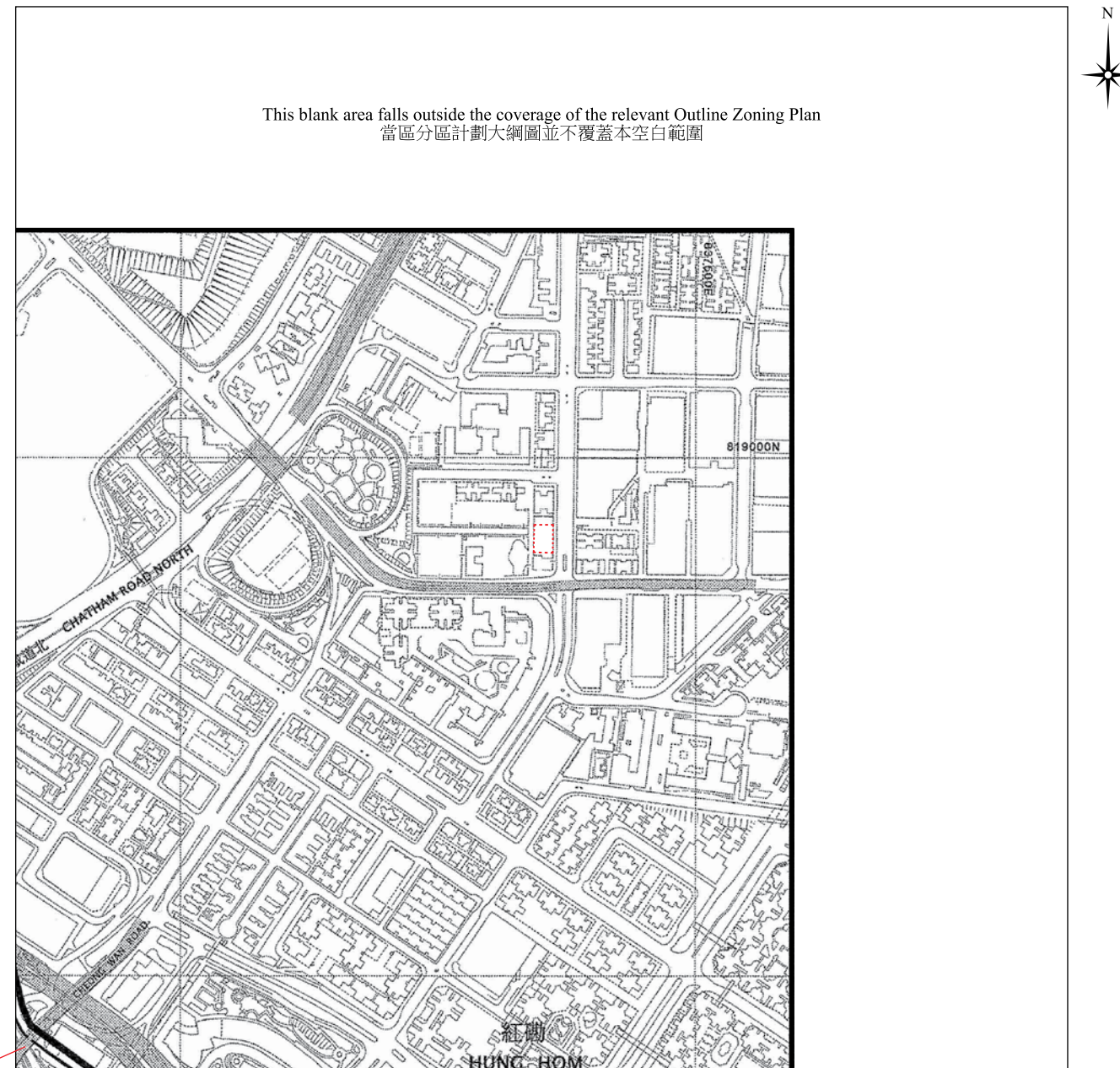
Scale 比例： 0 100 200 300 400 500M(米)





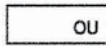


Extracted from Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/28 gazetted on 13 December 2013, with adjustments to show the Development site boundary and other information in red.

摘錄自2013年12月13日刊憲之尖沙咀分區計劃大綱核准圖編號S/K1/28，經處理並以紅色顯示發展項目邊界及其他資料。



Location of the Development  
發展項目的位置

Scale 比例： 0 100 200 300 400 500M(米)

NOTATION 圖例		
ZONES 地帶		
	Other Specified Uses	其他指定用途
COMMUNICATIONS 交通		
	Elevated Road	高架道路
MISCELLANEOUS 其他		
	Boundary of Planning Scheme	規劃範圍界線

Note:

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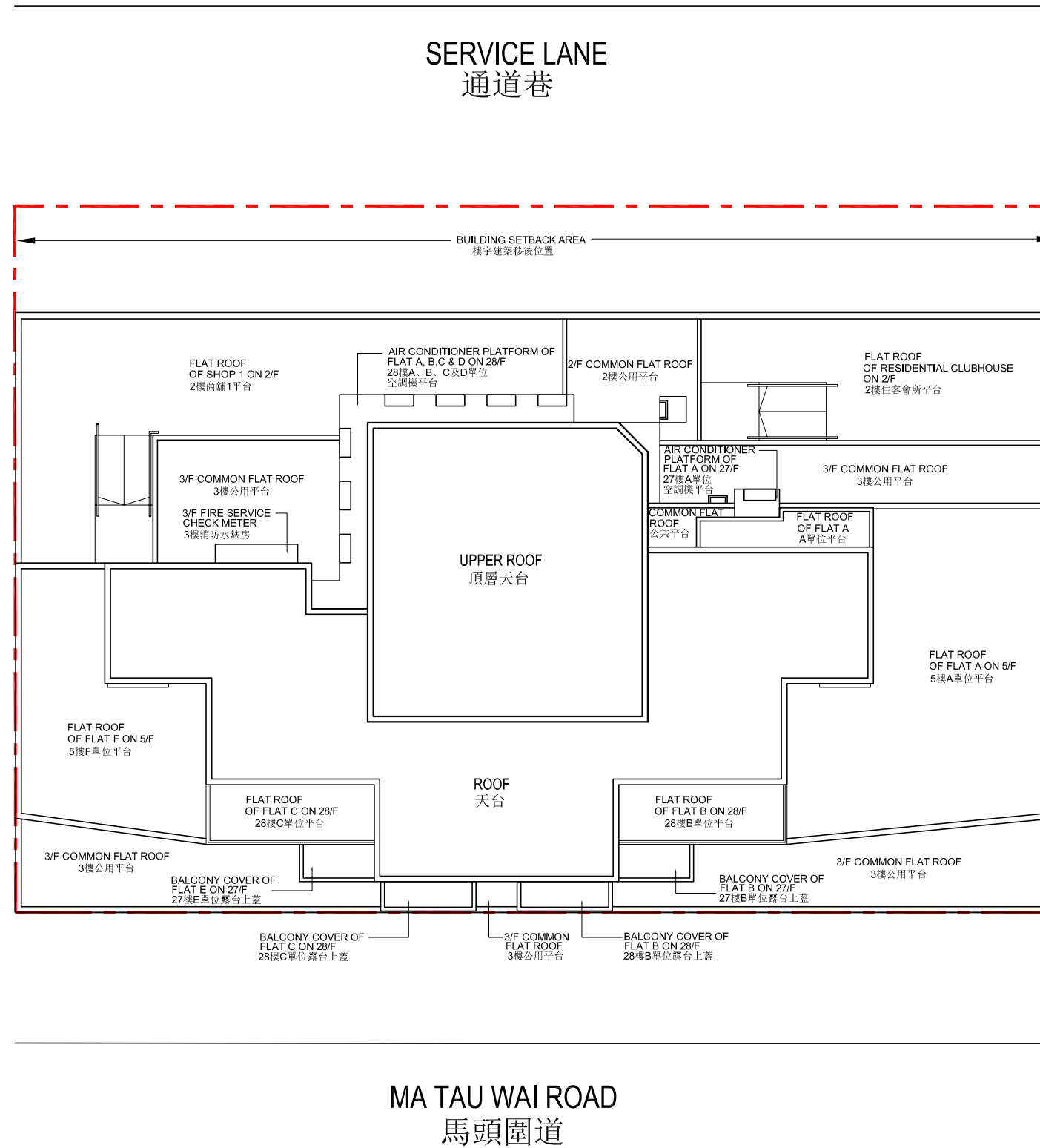
備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。





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The estimated date of completion of the buildings and facilities within the Development as provided by the Authorized Person for the Development is 30 June 2022  
由發展項目的認可人士提供的位於發展項目內的建築物及設施的預計落成日期為2022年6月30日

發展項目的邊界線 — — — — —  
BOUNDARY LINE OF THE DEVELOPMENT

Scale 比例: 0 1 2 3 4 5 10 (m/米)





### LEGEND OF TERMS AND ABBREVIATIONS USED ON FLOOR PLANS

樓面平面圖中所使用名詞及簡稱之圖例

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

BATH = BATHROOM = 浴室

B.R. = BEDROOM = 睡房

E.D. = ELECTRICITY DUCT = 電線槽

H.R. = HOSE REEL = 消防喉轆

H.R. AT H/L = HOSE REEL AT HIGH LEVEL = 位於高位的消防喉轆

DINING & LIVING RM. = DINING & LIVING ROOM = 飯廳及客廳

KIT. = OPEN KITCHEN = 開放式廚房

OPEN KIT AREA = OPEN KITCHEN AREA = 開放式廚房區域

P.D. = PIPE DUCT = 管道槽

DN = DOWN = 下

W.M.C. = WATER METER CABINET = 水錶箱

R.S.M.R.R. = REFUSE STORAGE MATERIAL RECOVERY ROOM = 垃圾及物料回收室

 = BUILT-IN FITTINGS PROVIDED IN THE FLAT = 隨樓附送之嵌入式裝置

 = FLUE APERTURE = 煙道牆孔

#### Remarks:

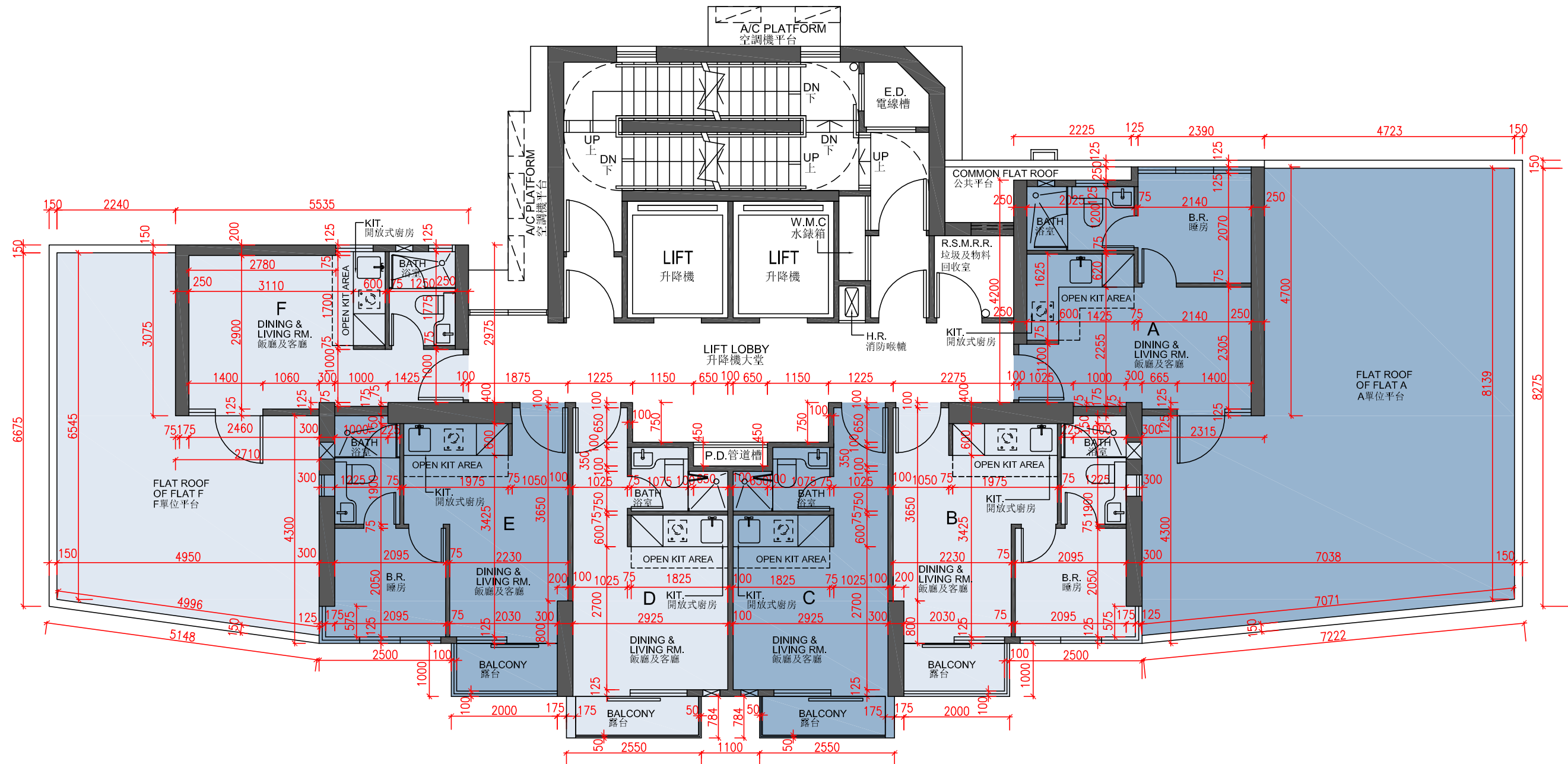
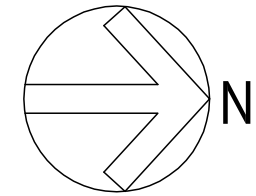
1. There may be architectural features and/or exposed common pipes on external walls of some floors.
2. There may be communal pipes and/or mechanical and electrical services within balconies, utility platforms, flat roofs and roofs of some residential units.
3. Some residential units have ceiling bulkheads and/or sunken slab at living room, bedrooms, bathrooms, internal staircase, corridor and kitchen for air-conditioning system and/or other mechanical and electrical services.
4. Symbols of fittings and fitments shown on the floor plans, such as sink, water closets, shower, sink counter, cabinet (if any), etc. are architectural symbols retrieved from the latest approved general building plans and for general indication only.
5. Balconies and utility platforms are non-enclosed areas.
6. The opening at the external wall of the bathroom is a flue aperture for the installation of room-sealed gas water heater. The provision of such flue aperture is required by the Buildings Department under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers No. APP-27. As there will be no supply of town gas to the residential property, the flue aperture had been back-filled and sealed. The flue aperture is not a window and is not openable.

#### 備註：

1. 部份樓層外牆或設有建築裝飾及/或外露喉管。
2. 部份住宅單位之露台、工作平台、平台及天台內或裝有公用喉管及/或機電設備。
3. 部分住宅單位的客廳、睡房、浴室、室內樓梯、走廊及廚房之天花板有假天花及/或跌級樓板，用以安裝空調及/或其他機電設備。
4. 平面圖上所顯示的形象裝置符號，例如洗滌盆、坐廁、花灑、洗滌盆櫃、櫃(如有)等乃摘自最新的經批准的建築圖則，只作一般性標誌。
5. 露台和工作平台為不可封閉的地方。
6. 浴室外牆的開孔為用作安裝密封式熱水爐的煙道牆孔。屋宇署根據認可人士、註冊結構工程師及註冊岩土工程師作業備考編號 APP-27 號規定該物業提供此煙道牆孔。住宅物業將不會設有煤氣供應，煙道牆孔已被填充及密封。煙道牆孔非窗戶，不能開啓。



5/F  
5樓

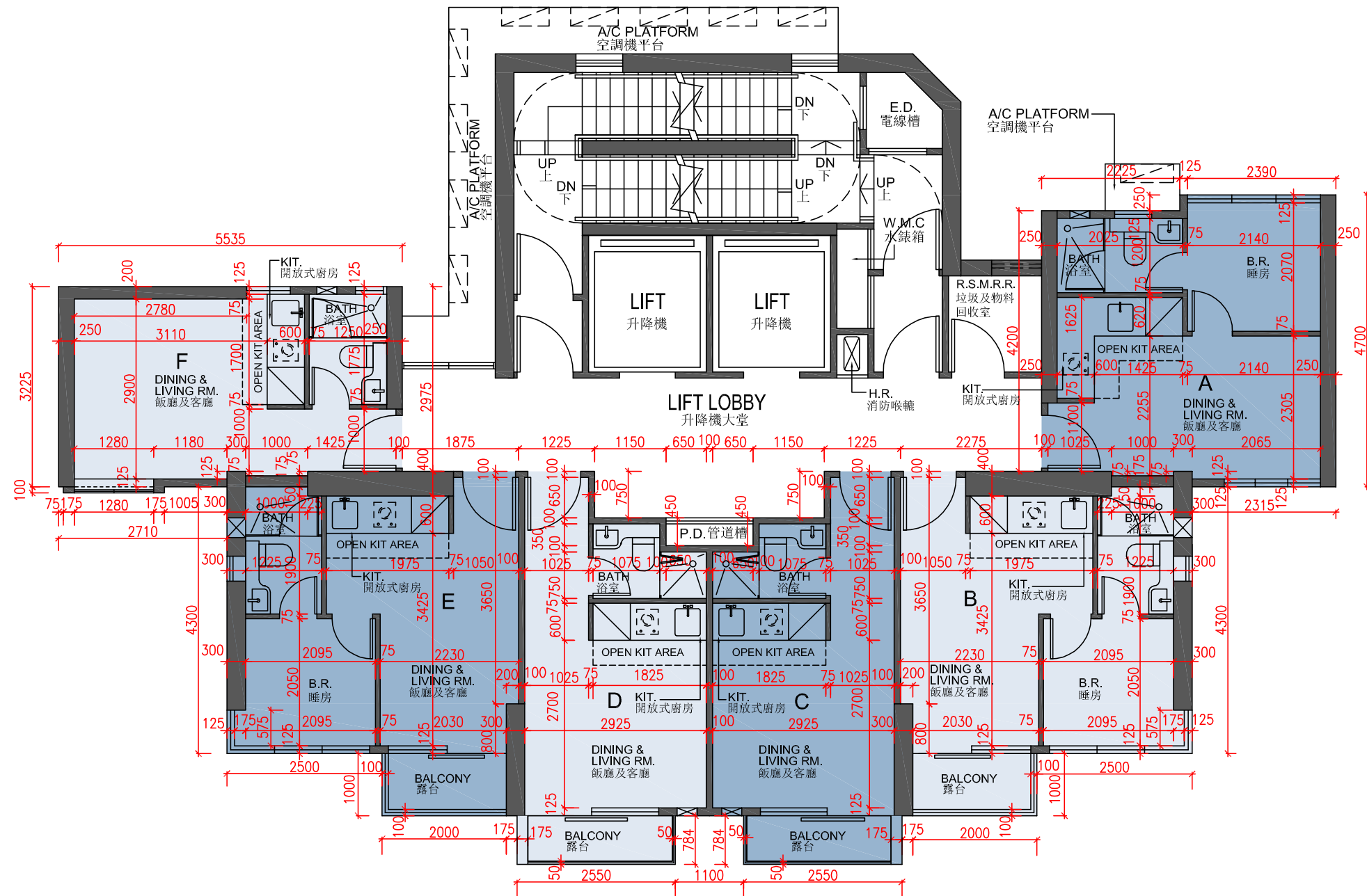
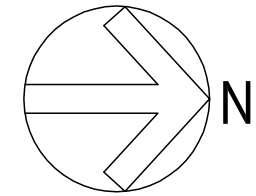


比例 SCALE 0 1 2 3 4 5 10 (m/米)





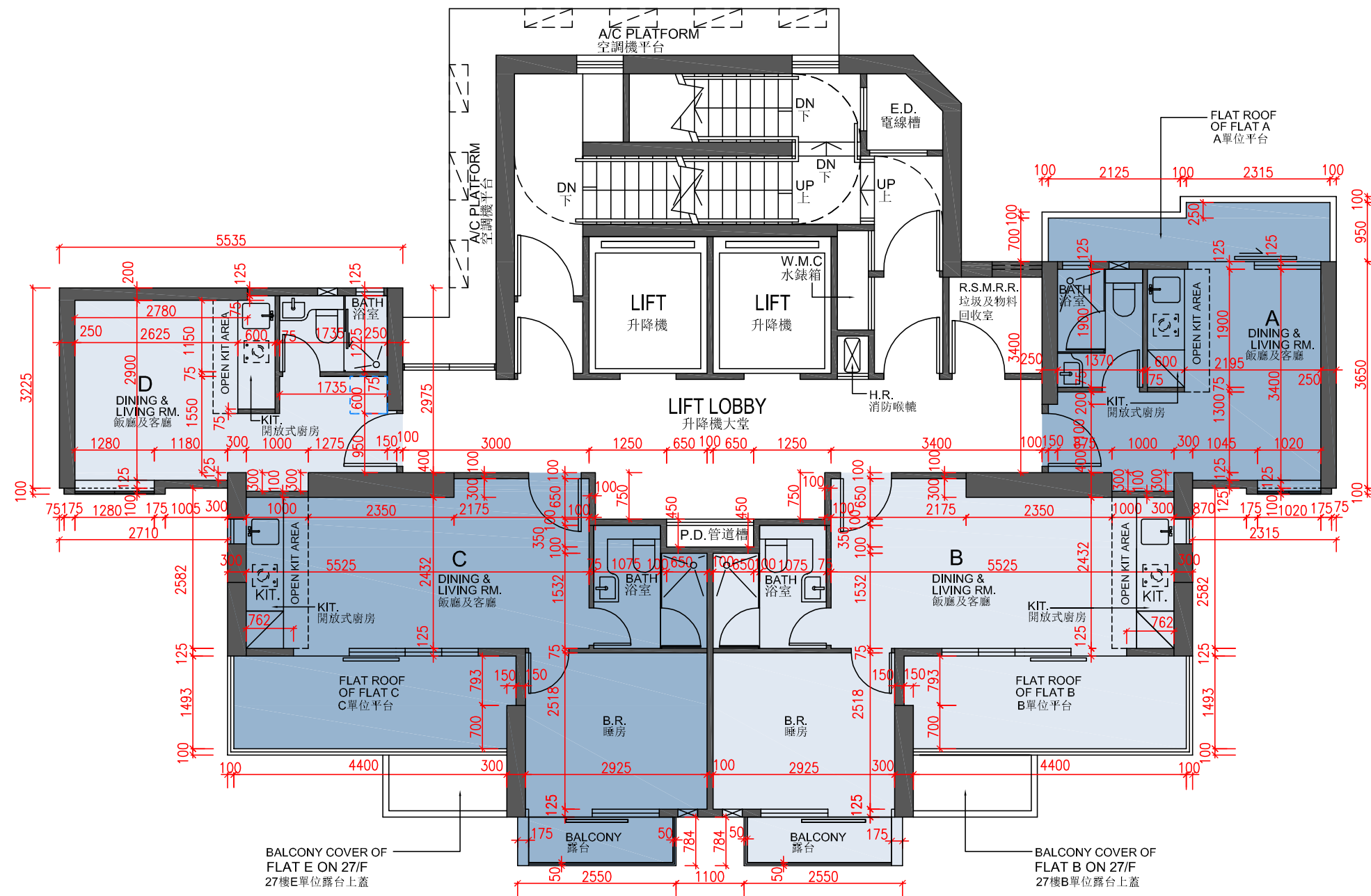
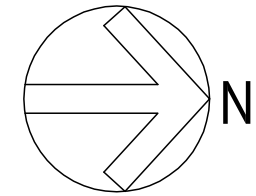
6-13/F, 15-23/F & 25-27/F  
6至13樓、15至23樓及25至27樓



比例 SCALE 0 1 2 3 4 5 10 (m/米)



28/F  
28樓

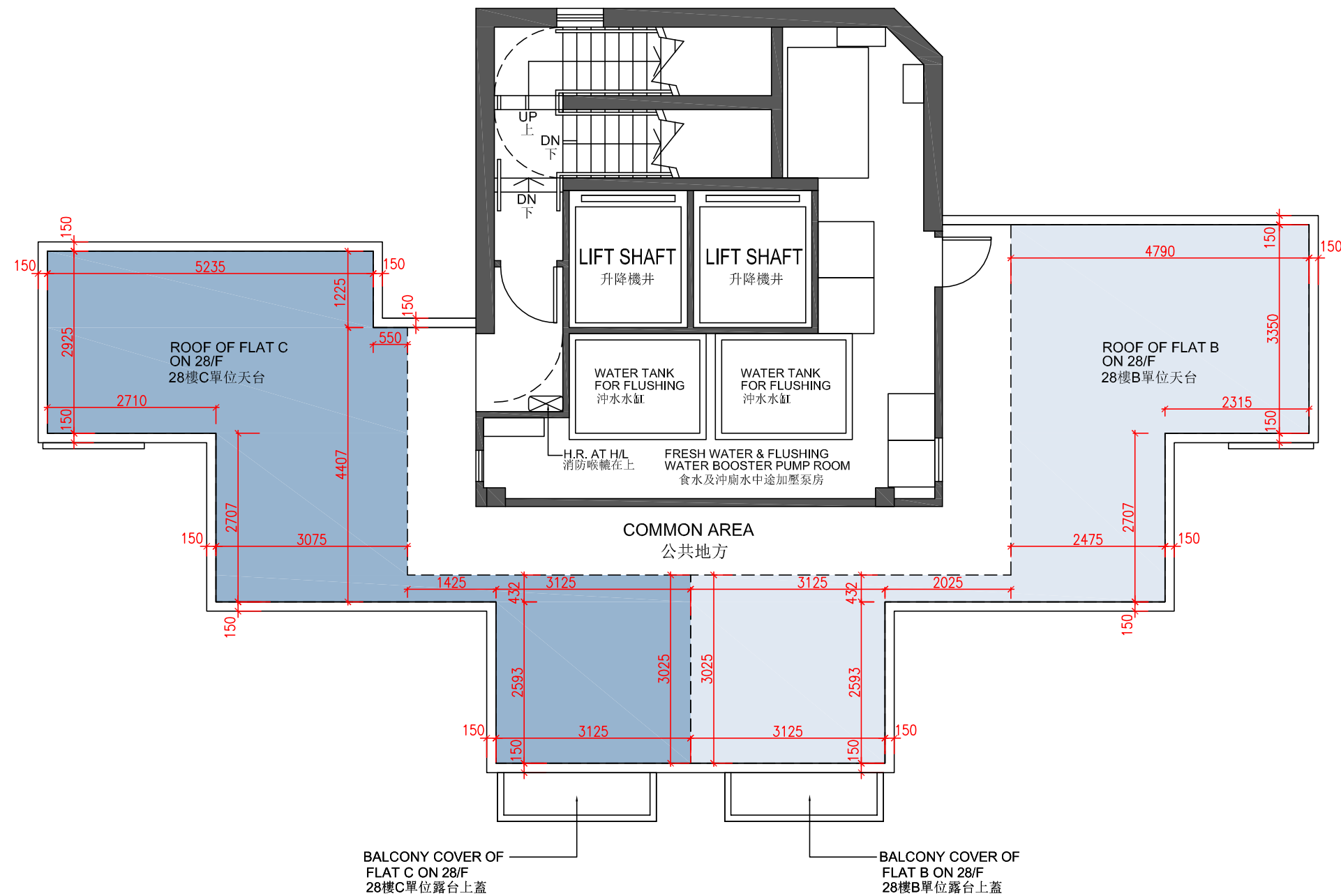
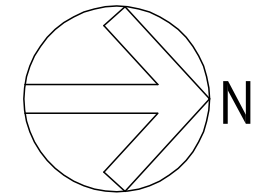


比例 SCALE 0 1 2 3 4 5 10 (m/米)





R/F  
天台



比例 SCALE 0 1 2 3 4 5 10 (m/米)



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

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Description of Residential Property 物業的描述	Floor 樓層	Flat 單位					
		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	5/F 5樓	150	150	150	150	150	150
	6/F-13/F, 15/F-23/F & 25/F-26/F 6樓至13樓、15樓至23樓及25樓至26樓	150	150	150	150	150	150
	27/F 27樓	150	150	150	150	150	150
	28/F 28樓	150, 175	150, 175	150, 175	175	-	-
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	5/F 5樓	3120, 3120*, 3620*	3120, 3120*, 3070, 3620*	3120, 3120*, 2620, 3070	3120, 3120*, 2620, 3070	3120, 3120*, 3070, 3620*	3120
	6/F-13/F, 15/F-23/F & 25/F-26/F 6樓至13樓、15樓至23樓及25樓至26樓	3120, 3120*	3120, 3120*	3120, 3120*	3120, 3120*	3120, 3120*	3120
	27/F 27樓	3120, 3620*, 2870, 3370*	3120, 3620*, 2870, 3070	3120, 3120*	3120, 3120*	3120, 3620*, 2870, 3070	3120
	28/F 28樓	3200	3200, 3500, 3700*, 3400	3200, 3500, 3700*, 3400	3200	-	-

#### Notes:

- Please refer to page 19 of this sales brochure for the notations of the terms and abbreviations for the floor plan of the residential properties.
- \* Inclusive of the sunken depth of the sunken slab on the floor of this floor (500mm).
- The dimensions of floor plans are all structural dimension in millimetre.

#### 備註：

- 以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書第19頁。
- \* 包括本層地台跌級樓板之跌級深度(500毫米)。
- 樓面平面圖所列之尺寸為以毫米標示的建築結構尺寸。





Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F 5樓	A	21.565 (232) Balcony 露台 : - (-)   Utility Platform 工作平台 : - (-)   Verandah 陽台 : - (-)	-	-	-	48.871 (526)	-	-	-	-	-	-
	B	23.233 (250) Balcony 露台 : 2.000 (22)   Utility Platform 工作平台 : - (-)   Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	C	17.266 (186) Balcony 露台 : 2.000 (22)   Utility Platform 工作平台 : - (-)   Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	D	17.266 (186) Balcony 露台 : 2.000 (22)   Utility Platform 工作平台 : - (-)   Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	E	23.153 (249) Balcony 露台 : 2.000 (22)   Utility Platform 工作平台 : - (-)   Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	F	17.673 (190) Balcony 露台 : - (-)   Utility Platform 工作平台 : - (-)   Verandah 陽台 : - (-)	-	-	-	25.743 (277)	-	-	-	-	-	-

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

Notes:

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

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

備註：

1. 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。
2. 上表「-」代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、14樓及24樓。



Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
6/F - 13/F 15/F - 23/F & 25/F - 27/F 6樓至13樓、 15樓至23及 25樓至27樓	A	21.565 (232) Balcony 露台 : - (-)   Utility Platform 工作平台 : - (-)   Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	B	23.233 (250) Balcony 露台 : 2.000 (22)   Utility Platform 工作平台 : - (-)   Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	C	17.266 (186) Balcony 露台 : 2.000 (22)   Utility Platform 工作平台 : - (-)   Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	D	17.266 (186) Balcony 露台 : 2.000 (22)   Utility Platform 工作平台 : - (-)   Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	E	23.153 (249) Balcony 露台 : 2.000 (22)   Utility Platform 工作平台 : - (-)   Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	F	17.836 (192) Balcony 露台 : - (-)   Utility Platform 工作平台 : - (-)   Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
28/F 28樓	A	17.439 (188) Balcony 露台 : - (-)   Utility Platform 工作平台 : - (-)   Verandah 陽台 : - (-)	-	-	-	3.757 (40)	-	-	-	-	-	-
	B	31.054 (334) Balcony 露台 : 2.000 (22)   Utility Platform 工作平台 : - (-)   Verandah 陽台 : - (-)	-	-	-	6.688 (72)	-	-	33.074 (356)	-	-	-
	C	30.974 (333) Balcony 露台 : 2.000 (22)   Utility Platform 工作平台 : - (-)   Verandah 陽台 : - (-)	-	-	-	6.688 (72)	-	-	34.640 (373)	-	-	-
	D	17.995 (194) Balcony 露台 : - (-)   Utility Platform 工作平台 : - (-)   Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-

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

Notes:

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

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

備註：

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





Not applicable

不適用



1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "preliminary agreement");
  2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
  3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement –
    - (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(「該臨時合約」)時須支付款額為5%的臨時訂金；
  2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有；
  3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 –
    - (i) 該臨時合約即告終止；
    - (ii) 有關的臨時訂金即予沒收；及
    - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。





**The DMC in respect of the Development provides that :-**

**A. Common parts of the Development**

"Common Areas and Facilities"

means, collectively, the Development Common Areas and Facilities, the Residential Common Areas and Facilities and all those parts and such of the areas and facilities (if any) of the Building designated as common areas and facilities by the First Owners in accordance with the provisions of this Deed or by the relevant Owners in any Sub-Deed(s) (if any);

"Development Common Areas and Facilities"

means and includes :-

(a) foundations, columns, beams and other structural supports and elements of the Development, caretaker's office, common flat roof and flat roof (not forming part of any Unit), emergency generator room, electricity ducts (E.D.), fireman's lift, fire services check meter, fire services control room, fire services inlet and sprinkler inlet with control valve, fire services and sprinkler pump room, fresh water and flushing water booster pump room, fresh water and flushing water transfer pump room, gas duct, hose reel cabinets, lift lobbies on G/F, 1/F and 2/F, lift machine room, lift shafts, pipe ducts (P.D.), refuse storage and material recovery chamber, reinforced concrete (R.C.C.) sprinkler tank, staircases, stairways, switch room, telecommunications and broadcasting (T.B.E.) room, telephone ducts (T.D.), transformer room, water meter which are (if and where capable of being shown on plans) for identification purposes only shown coloured Indigo on the DMC Plans;

(b) such parts of the external walls of the Building (excluding those forming part of (i) the Residential Units; (ii) the Commercial Accommodation; and (iii) the Residential Common Areas and Facilities) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Indigo on the DMC Plans;

(c) such other areas, systems, devices, services and facilities of and in the Land and the Building as may be designated as Development Common Areas and Facilities by the First Owners in accordance with this Deed or by the relevant Owners in any Sub-Deed; and

(d) to the extent not specifically provided in paragraphs (a), (b) and (c) above, such other parts of the Land and the Building as may fall within the definition of "common parts" as defined in the BMO,

but excludes the Residential Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner PROVIDED THAT, where appropriate, if

(i) any parts of the Building covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO; and/or

(ii) any parts specified in the Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO,

shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities;

"Residential Common Areas and Facilities"

means and includes :-

(a) air conditioner platforms, balcony covers, corridors, common corridors and lift lobbies on 5/F to 28/F, electricity ducts (E.D.), flat roof, fresh water tank room, hose reel cabinets, lift, lift shafts, pipe ducts (P.D.), refuse storage and material recovery (RSMR) room, staircases, stairways, water meter cabinets, the Recreational Facilities which are (if and where capable of being shown on plans) for identification purposes only shown coloured Yellow and Yellow Hatched Black on the DMC Plans;

(b) such parts of the external walls of the Building (excluding the windows, sliding door, French door and balustrades of the Residential Units and those external walls of the Building forming part of the Residential Units, the Commercial Accommodation and the Development Common Areas and Facilities) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Yellow Hatched Black on the DMC Plans;

(c) such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the common use and benefit of all the Residential Units as a whole and not just any particular Residential Unit; and

(d) such other areas, systems, devices, services and facilities of and in the Land and the Building as may be designated as Residential Common Areas and Facilities by the First Owners in accordance with this Deed or by the relevant Owners in any Sub-Deed (if any),

but excludes the Development Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner;

**B. Number of undivided shares and management shares assigned to each residential property in the Development**

(A) Residential Units		Undivided Shares Per Residential Unit	Management Shares Per Residential Unit
Floor	Flat		
5/F	Flat A (including flat roof adjacent thereto)	32	32
	Flat B (including balcony thereof)	23	23
	Flat C (including balcony thereof)	17	17
	Flat D (including balcony thereof)	17	17
	Flat E (including balcony thereof)	23	23
	Flat F (including flat roof adjacent thereto)	23	23
6/F-13/F, 15/F-23/F & 25/F-27/F (20 storeys)	Flat A	22	22
	Flat B (including balcony thereof)	23	23
	Flat C (including balcony thereof)	17	17
	Flat D (including balcony thereof)	17	17
	Flat E (including balcony thereof)	23	23
	Flat F	18	18
28/F	Flat A (including flat roof adjacent thereto)	18	18
	Flat B (including balcony thereof, flat roof adjacent thereto and the roof thereabove)	39	39
	Flat C (including balcony thereof, flat roof adjacent thereto and the roof thereabove)	39	39
	Flat D	18	18
<b>Sub-total</b>		<b>2,649</b>	<b>2,649</b>



### C. Terms of years for which the manager of the Development is appointed

The manager for the Development shall be appointed for an initial term of two (2) years commencing from the date of the DMC and shall continue thereafter until terminated by not less than three (3) calendar months' notice in writing in accordance with the terms of the DMC.

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

Each Owner of a Residential Unit shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Residential Unit and the principles provided in the DMC.

### E. Basis on which the management fee deposit is fixed

A sum as security equivalent to three (3) months' monthly management contribution and such security amount shall be non-refundable but transferable.

### F. The area in the Development retained by the Vendor for the Vendor's own use (if any)

Not applicable.

Note: For full details, please refer to the DMC which is free for inspection during opening hours at the sales office. Full script of the DMC is available for inspection upon request and copies of the DMC can be obtained upon paying necessary photocopying charges.

### 有關發展項目的公契有下述條文：

#### A. 發展項目的公用部分

##### 「公用地方及設施」

合指發展項目公用地方及設施、住宅公用地方及設施及第一擁有人按公契或有關業主按副公契 (如有) 指定為公用地方及設施的該大廈的地方及設施 (如有)。

##### 「發展項目公用地方及設施」

指及包括：

- (a) 地基、柱、樑及發展項目其他結構性支承件、管理員辦事處、公用平台及平台 (並非構成任何單位之部分)、緊急變壓器房、電線槽、消防員升降機、消防錶、消防控制室、消防入水掣及消防花灑入水掣連控制閥、消防灑水器泵房、食水及沖廁水中途加壓泵房、食水及沖廁水輸送泵房、排氣管道、喉轆櫃、地下、1樓及2樓升降機大堂、升降機機房、升降機井、管道槽、垃圾及物料回收室、鋼筋混凝土消防花灑水箱、階梯、樓梯、電掣房、電訊及廣播器材室、電話線槽、變壓器房、水錶，(如果可以在圖則上顯示的部分) 現於公契圖則上用藍色顯示，僅供識別；
- (b) 大廈外牆的部分，(但不包括 (i) 住宅單位；(ii) 商業區；及 (iii) 住宅公用地方及設施一部分的大廈外牆)，(如果可以在圖則上顯示的部分) 現於公契圖則上用藍色顯示，僅供識別；
- (c) 第一擁有人按公契或有關業主按副公契指定為發展項目公用地方及設施的該土地及大廈的其他區域、系統、裝置、服務及設施；及
- (d) 倘若以上第 (a)、(b) 及 (c) 段沒有特別規定，該土地及大廈內屬於《建築物管理條例》「公用部分」界定的該等部分，

但不包括住宅公用地方及設施及大廈內專供任何個別業主有權專屬持有、使用、佔用及享用的區域和僅服務任何個別業主的設施，但是，如適用，如果：

- (i) 大廈任何部分受《建築物管理條例》第2條列明「公用部分」的定義 (a) 段所涵蓋；及 / 或
- (ii) 屬《建築物管理條例》第一附表指定的任何部分和受《建築物管理條例》第2條列明「公用部分」的定義 (b) 段所涵蓋，

該等部分亦應在上述條款中所涵蓋，並應被視為包括在並構成發展項目公用地方及設施的一部分；

##### 「住宅公用地方及設施」

指及包括：

- (a) 空調機平台、露台頂蓋、走廊、公共走廊及5樓至28樓升降機大堂、電線槽、平台、食水水箱房、喉轆櫃、升降機、升降機井、管道槽、垃圾存放及物料回收室、階梯、樓梯、水錶櫃、康樂設施，(如果可以在公契圖則上顯示的部分) 現於公契圖則上用黃色及黃色間黑斜線顯示，僅供識別；
- (b) 大廈外牆的部分 (但不包括住宅單位的窗戶、趟門、落地玻璃門及扶欄及住宅單位、商業區及發展項目公用地方及設施一部分的大廈外牆)，(如果可以在圖則上顯示的部分) 現於公契圖則上用黃色間黑斜線顯示，僅供識別；
- (c) 在大廈內提供與安裝供所有住宅單位共同使用與享用而並非任何個別住宅單位使用與享用的其他區域、系統、裝置、服務及設施；及
- (d) 第一擁有人按公契或有關業主按副公契 (如有) 指定為住宅公用地方及設施的該土地及大廈的其他區域、系統、裝置、服務及設施，

但不包括發展項目公用地方及設施及大廈內專供任何個別業主有權專屬持有、使用、佔用及享用的區域和僅服務任何個別業主的設施。





**B. 分配予發展項目中的每個住宅物業的不分割份數和管理份數的數目**

(A) 住宅單位		每個住宅單位的不分割份數	每個住宅單位的管理份數
樓層	單位		
5樓	A單位 (包括其毗鄰的平台)	32	32
	B單位 (包括其露台)	23	23
	C單位 (包括其露台)	17	17
	D單位 (包括其露台)	17	17
	E單位 (包括其露台)	23	23
	F單位 (包括其毗鄰的平台)	23	23
6樓至 13樓、15樓 至23樓及 25樓至27樓 (20層)	A單位	22	22
	B單位 (包括其露台)	23	23
	C單位 (包括其露台)	17	17
	D單位 (包括其露台)	17	17
	E單位 (包括其露台)	23	23
	F單位	18	18
28樓	A單位 (包括其毗鄰的平台)	18	18
	B單位 (包括其露台、其毗鄰的平台及其上的天台)	39	39
	C單位 (包括其露台、其毗鄰的平台及其上的天台)	39	39
	D單位	18	18
	<b>小計</b>	<b>2,649</b>	<b>2,649</b>

**C. 有關發展項目的管理人的委任年期**

發展項目的管理人的初始任期為自公契之日起兩年，並隨後續任，直至按公契條款發出不少於三個月的書面通知終止委任。

**D. 管理開支按甚麼基準在發展項目中的住宅物業擁有人之間分擔**

每名住宅單位業主須按照公契訂明的方式、金額和比例，根據其住宅單位的管理份數和公契列明的準則，分攤發展項目的管理開支 (根據管理人編製的預算案釐定)。

**E. 計算管理費按金的基準**

相等於三個月的管理開支的分擔款項，該按金不可退還，但可轉讓。

**F. 賣方在發展項目中保留作自用的範圍 (如有的話)**

不適用。

備註：詳情請參考公契。完整的公契已備於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後獲取公契之複印本。

**A. Lot number of the land on which the Development is situated**

The Development is constructed on Kowloon Inland Lot No. 6400, Kowloon Inland Lot No. 6401, Kowloon Inland Lot No. 6402, Kowloon Inland Lot No. 6403, Kowloon Inland Lot No. 6404 and Kowloon Inland Lot No. 6405 (collectively, the "Land") which are respectively held under the following :-

- (a) In respect of Kowloon Inland Lot No. 6400, the Government Lease dated 29 July 1955;
- (b) In respect of Kowloon Inland Lot No. 6401, the Government Lease dated 4 January 1957;
- (c) In respect of Kowloon Inland Lot No. 6402, the Government Lease dated 1 April 1955;
- (d) In respect of Kowloon Inland Lot No. 6403, the Government Lease dated 1 April 1955;
- (e) In respect of Kowloon Inland Lot No. 6404, the Government Lease dated 3 October 1955; and
- (f) In respect of Kowloon Inland Lot No. 6405, the Government Lease dated 12 April 1955 (collectively, the "**Land Grant**").

**B. Term of years under the lease**

The Land is granted for a term of 75 years commencing from 9 September 1949, renewable for a further term of 75 years.

**C. User restrictions applicable to the Land**

The Land Grant stipulates that:-

"...the said Lessees or any other person or persons shall not nor will during the continuance of this demise use exercise or follow in or upon the demised premises or any part thereof the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of Her said Majesty signified in writing by the Governor or other person duly authorized in that behalf..."

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

Not applicable.

**E. Grantee's obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land**

Not applicable.

**F. Lease conditions that are onerous to a purchaser**

The Land Grant stipulates that :-

"...the said Lessees... shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be require at their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the message or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel or ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of Her said Majesty's Director of Public Works..."

The Land Grant further stipulates that :-

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

Note: For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies can be obtained upon paying necessary photocopying charges.



**A. 發展項目所位於的土地的地段編號**

發展項目建於九龍內地段第 6400 號、九龍內地段第 6401 號、九龍內地段第 6402 號、九龍內地段第 6403 號、九龍內地段第 6404 號及九龍內地段第 6405 號（以下統稱為「該土地」），分別根據以下批地文件批出：

- (a) 九龍內地段第 6400 號的有關批地文件為在 1955 年 7 月 29 日批出之政府批地契約；
- (b) 九龍內地段第 6401 號的有關批地文件為在 1957 年 1 月 4 日批出之政府批地契約；
- (c) 九龍內地段第 6402 號的有關批地文件為在 1955 年 4 月 1 日批出之政府批地契約；
- (d) 九龍內地段第 6403 號的有關批地文件為在 1955 年 4 月 1 日批出之政府批地契約；
- (e) 九龍內地段第 6404 號的有關批地文件為在 1955 年 10 月 3 日批出之政府批地契約；及
- (f) 九龍內地段第 6405 號的有關批地文件為在 1955 年 4 月 12 日批出之政府批地契約（以下統稱為「批地文件」）。

**B. 有關批地文件的年期**

該土地的批租年期為由 1949 年 9 月 9 日起計 75 年另續期 75 年。

**C. 適用於該土地的用途限制**

批地文件規定：-

「...所述承租人或任何人士在批地文件存續期間，未經港督或就此獲正式授權的其他人以書面表示女皇陛下已給予預先許可，不能亦不得使用批租地段或其中任何部分進行或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、掏糞、垃圾清理或任何產生噪音或令人厭惡的行業或業務...」

**D. 按規定須興建並提供予政府或供公眾使用的設施**

不適用。

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

不適用。

**F. 對買方造成負擔的租用條件**

批地文件規定：

「...所述承租人...須並且將會不時和在一切時候每當有需要或情況所需時及在有需要的地方，自行承擔恰當費用及收費妥善及充分地修理、維持、支持、維護、鋪設、清洗、洗刷、清潔、騰空、改動及保持現時或此後任何時間位於本租契明示批租的該片或該幅地塊上的宅院或樓宇、以及所有其他架設物與建築物，以及任何方面所屬或附屬的一切牆壁、堤壩、路塹、樹籬、溝渠、欄杆、燈具、行人路、盥洗室、洗滌槽、排水溝和水道，使之以一切方式得到所需及必需的修理、清潔和改動，全部須達至女皇陛下的工務司滿意程度...」

批地文件進一步規定：

「...所述承租人...在此予以批租的年期內，須並且將會不時按需要承擔、支付及允許以合理份額和比例計算的費用及收費，以支付建造、建築、修葺及修改在本租契明示批租的處所或其任何部分所需的、或於其內的、或屬於該處所並且與其他鄰近或毗鄰處所共用的所有或任何道路、通道、行人道、渠道、圍欄及共用牆、排氣管、私家或公共污水渠及排水溝。有關的付款比例由工務司釐定及確定，並且可當作欠繳地租的性質追討...」

註：詳情請參考批地文件。完整的批地文件已備於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後獲取批地文件之複印本。



Not applicable

不適用

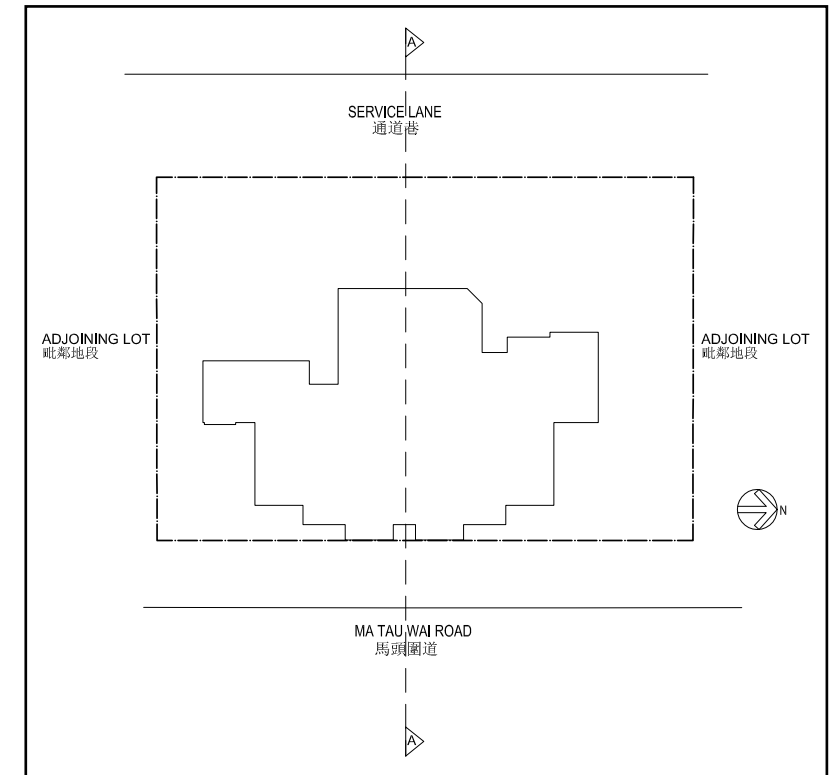
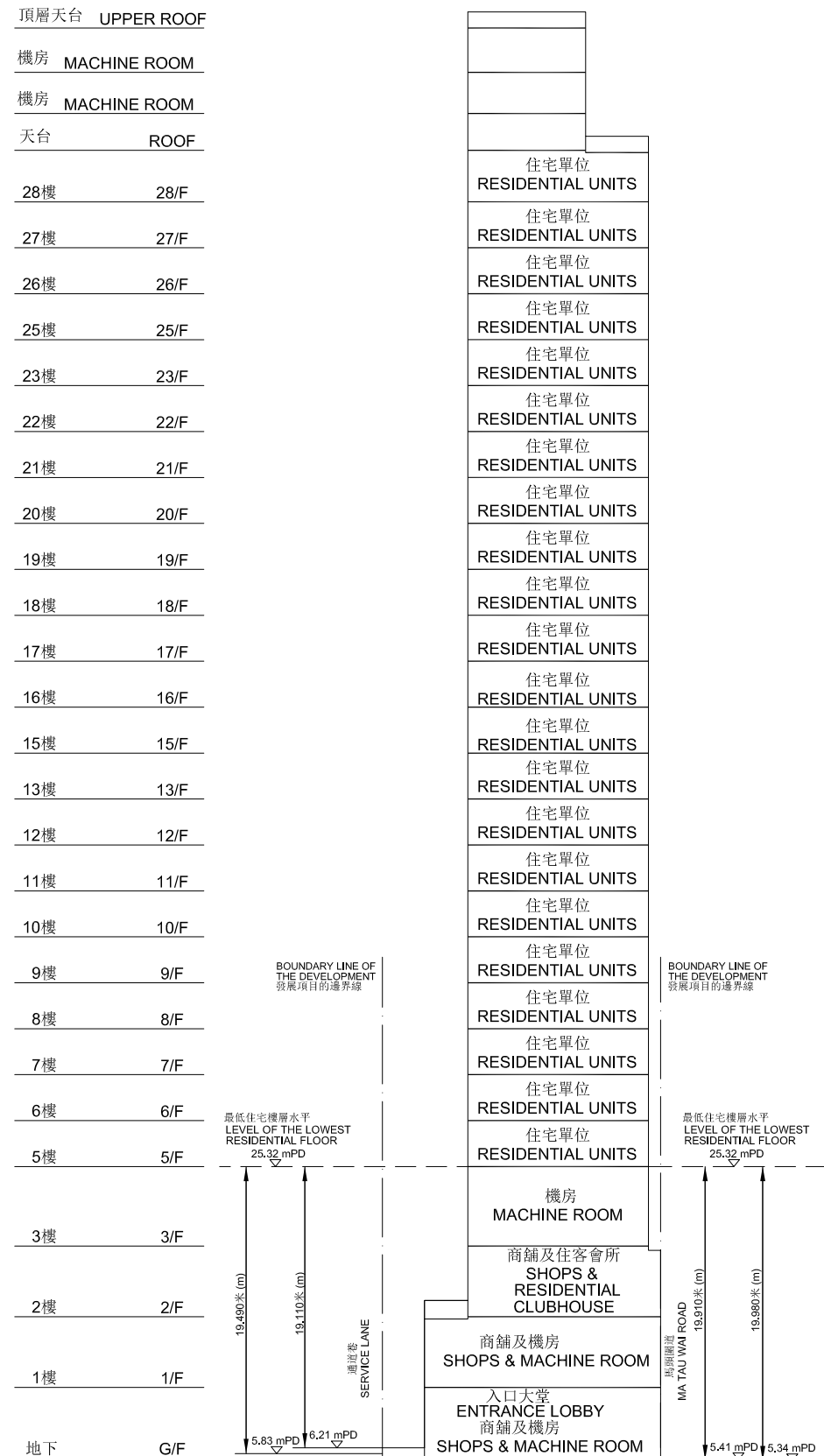


- a. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  - b. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that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





Cross-section Plan  
橫截面圖



圖例 LEGEND

Key Plan 指示圖

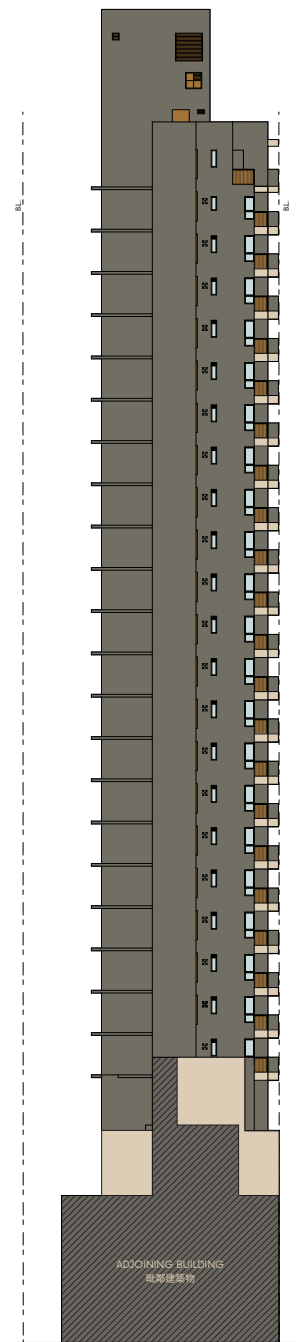
- ▽ Height in metres above the Hong Kong Principal Datum (HKPD)  
香港主水平基準以上高度(米)
- Boundary Line of the Development  
發展項目的邊界線
- m.P.D. = Metres above the Hong Kong Principal Datum (HKPD)  
為香港主水平基準

1. The part of service lane adjacent to the building is 5.83 metres to 6.21 metres above the Hong Kong Principal Datum (HKPD).
2. The part of Ma Tau Wai Road adjacent to the building is 5.34 metres to 5.41 metres above the Hong Kong Principal Datum (HKPD).
3. (---) Dotted line denotes the level of the lowest residential floor.

1. 毗鄰建築物的一段通道巷為香港主水平基準以上5.83米至6.21米。
2. 毗鄰建築物的一段馬頭圍道為香港主水平基準以上約5.34米至5.41米。
3. (---) 虛線代表最低住宅樓層水平。

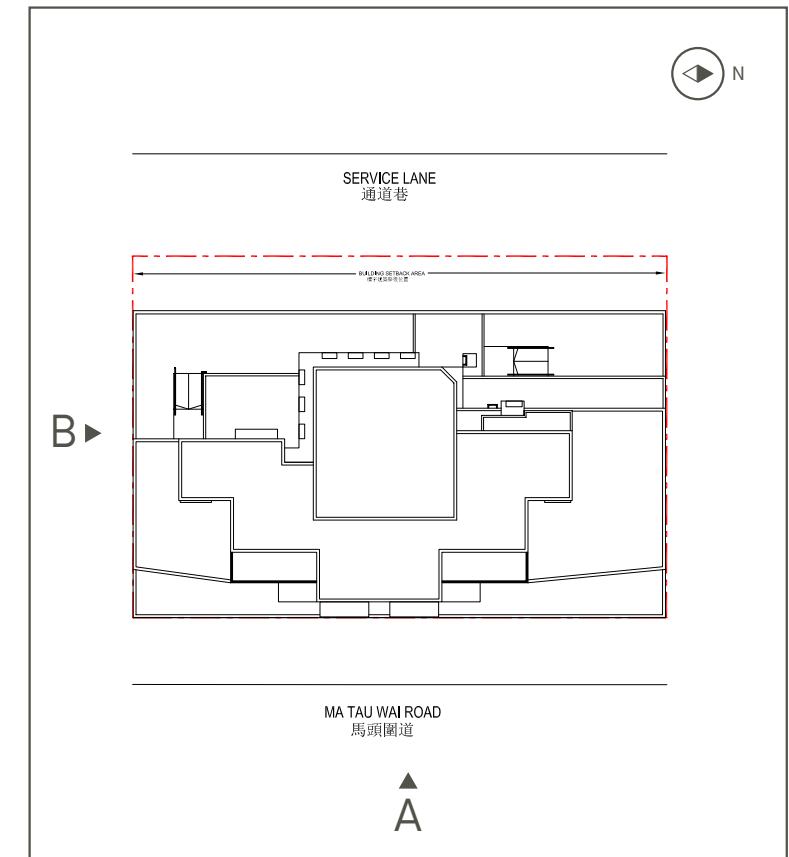


Elevation A  
立面圖 A



Elevation B  
立面圖 B

Key Plan 指示圖

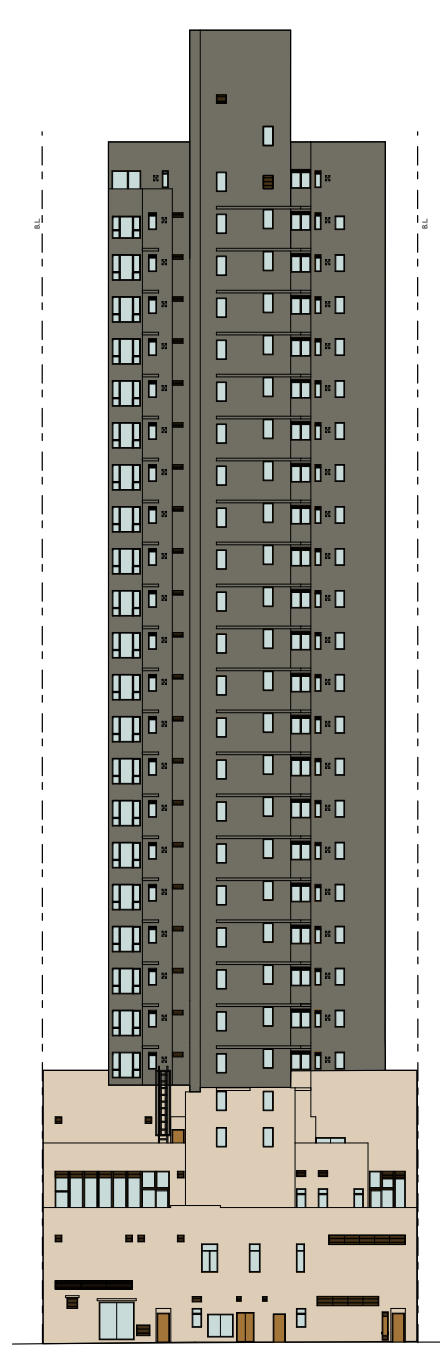


Legend 圖例

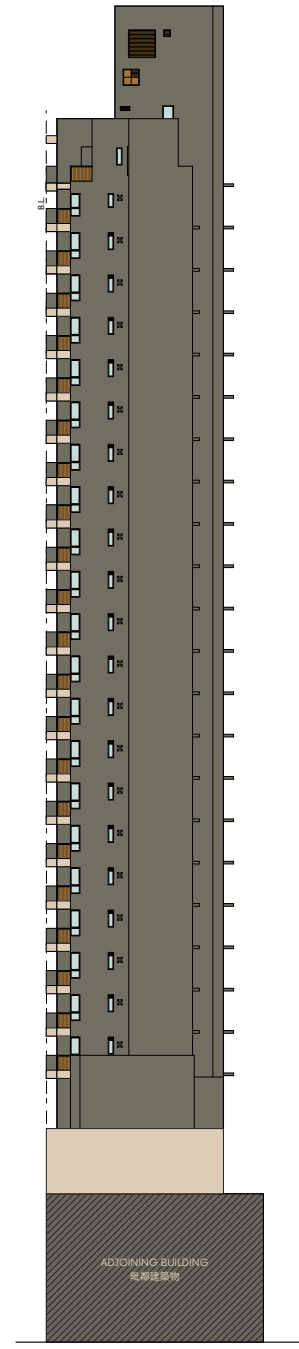
--- Boundary line of the Development  
發展項目邊界線

Authorized Person for the Development certified that the elevations shown on these plans:  
1. are prepared on the basis of the approved building plans for the Development as of 7 July 2021; and  
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：  
1. 以2021年7月7日的情況為準的發展項目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。

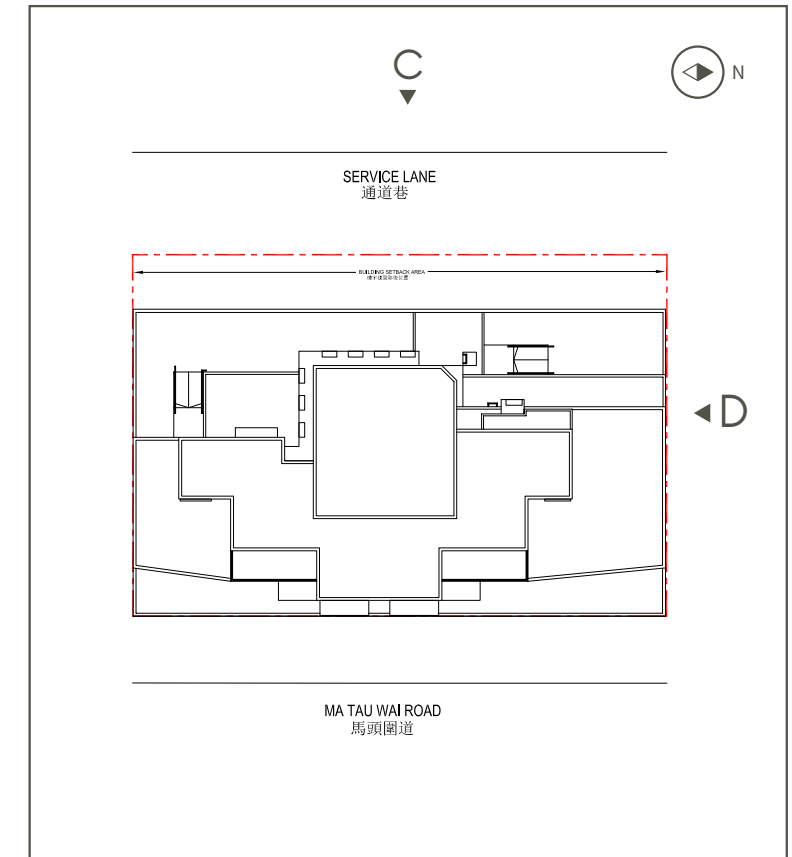


Elevation C  
立面圖 C



Elevation D  
立面圖 D

Key Plan 指示圖



Legend 圖例

- - - Boundary line of the Development  
發展項目邊界線

Authorized Person for the Development certified that the elevations shown on these plans:  
1. are prepared on the basis of the approved building plans for the Development as of 7 July 2021; and  
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：  
1. 以2021年7月7日的情況為準的發展項目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。





Common Facilities 公用設施	Covered 有蓋		Uncovered 無蓋		Total Area 總面積	
	Area (sq. ft.) 面積 (平方呎)	Area (sq. m.) 面積 (平方米)	Area (sq. ft.) 面積 (平方呎)	Area (sq. m.) 面積 (平方米)	Area (sq. ft.) 面積 (平方呎)	Area (sq. m.) 面積 (平方米)
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)	720	66.922	327	30.411	1047	97.333
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其他名稱)	-	-	-	-	-	-
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)	-	-	-	-	-	-

Note:

The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and the area shown in square feet may be slightly different from that shown in square metre.

附註：

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。



1. A copy of the outline zoning plan (OZP) relating to the Development is available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).
  2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.
  3. The inspection is free of charge.
1. 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)。
  2. 關於指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿存放在指明住宅物業的售樓處，以供閱覽。
  3. 無須為閱覽付費。



1. Exterior Finishes 外部裝修物料					
Item 細項	Description 描述				
(a) External Wall 外牆	Type of finishes 裝修物料的類型	External wall finished with: aluminium window, aluminium louvres and tiles 外牆安裝：鋁窗、鋁質百葉及瓷磚			
(b) Window 窗	Material of frame 框的用料	Aluminium window frames: finished with fluorocarbon coating 鋁窗框：採用氟化碳噴塗層			
	Material of glass 玻璃的用料	Low E laminated glass 夾心低輻射鍍膜玻璃			
(c) Bay window 窗台	Material and window sill finishes 用料及窗台板的裝修物料	Not Applicable 不適用			
(d) Planter 花槽	Type of finishes 裝修物料的類型	Not Applicable 不適用			
(e) Verandah or Balcony 陽台或露台	(i) Type of finishes 裝修物料的類型	Verandah 陽台			
		Balustrade 欄河	Floor 地板	Wall 牆壁	Ceiling 天花板
		Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
		Balcony 露台			
		Balustrade 欄河	Floor 地板	Wall 牆壁	Ceiling 天花板
		Aluminium Railing 鋁質欄河	Tile 瓷磚	Tile 瓷磚	Paint 油漆
		(ii) Whether it is covered 是否有蓋			
Verandah 陽台		Not Applicable 不適用			
Balcony 露台		Yes 是			
(f) Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not Applicable 不適用			





2. Interior Finishes 室內裝修物料					
Item 細項	Description 描述				
(a) Lobby 大堂	Type of finishes 裝修物料的類型	Wall 牆壁		Floor 地板	Ceiling 天花板
	G/F Residential Lift Lobby 地下住宅大堂	Timber veneered finish & stone 木皮飾面及石材		Tile & metal stripe 瓷磚及金屬條	Timber veneered finish 木皮飾面
	Residential Lift Lobby 住宅大堂	Timber veneered finish & stone 木皮飾面及石材		Stone & metal stripe 石材及金屬條	Gypsum board ceiling 石膏板天花
(b) Internal wall and ceiling 內牆及天花板	Type of finishes 裝修物料的類型	Wall 牆壁		Ceiling 天花板	
	Dining and Living Room 飯廳及客廳	Emulsion paint 乳膠漆		Emulsion paint 乳膠漆	
	Bedroom 睡房	Emulsion paint 乳膠漆		Emulsion paint 乳膠漆	
(c) Internal floor 內部地板	Material 用料	Floor 地板		Skirting 牆腳線	
	Dining and Living Room 飯廳及客廳	Timber floor & metal stripe 木地板及金屬條		Timber skirting 木地腳線	
	Bedroom 睡房	Timber floor & metal stripe 木地板及金屬條		Timber skirting 木地腳線	
(d) Bathroom 浴室	(i) Type of finishes 裝修物料的類型	Wall 牆壁		Floor 地板	Ceiling 天花板
	Bathrooms 浴室	Stone 石材		Stone 石材	Gypsum board ceiling 石膏板天花
	(ii) Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板				
	Bathrooms 浴室	Yes 是			
(e) Kitchen 廚房	(i) Type of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	Cooking Bench 灶台
	Kitchen 廚房	Stone and Emulsion Paint 石材及乳膠漆	Timber floor 木地板	Gypsum board ceiling 石膏板天花	Stone 石材
	(ii) Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板				
	Kitchen 廚房	No 不是			

Note: 4/F, 14/F and 24/F are omitted.

備註：不設 4 樓、14 樓及 24 樓。



3. Interior Fittings 室內裝置				
Item 細項	Description 描述			
(a) Doors 門	Location 位置	Material 用料	Finishes 裝修物料	Accessories 配件
	Residential Unit Entrance Door 單位住宅入口大門	Timber 木製	Timber Veneer & metal stripe 木皮及金屬條	Lockset, concealed door closer and eye viewer 門鎖、暗氣鼓及防盜眼
	Bedroom Door 睡房門	Timber 木製	Paint 油漆	Lockset and door stopper 門鎖及門擋
	Bathroom Door 浴室門	Timber 木製	Paint 油漆	Lockset and door stopper 門鎖及門擋
	Balcony Door 露台門	Aluminium door frame 鋁質門框	Low E laminated glass 夾心低輻射鍍膜玻璃	Lockset and door stopper 門鎖及門擋
	Flat Roof Door (Unit A and F on 5/F and Unit A, B & C on 28/F) 平台門 (5 樓 A 及 F 單位及 28 樓 A、B 及 C 單位)	Aluminium door frame 鋁質門框	Low E laminated glass 夾心低輻射鍍膜玻璃	Lockset and door stopper 門鎖及門擋

Note: 4/F, 14/F and 24/F are omitted.

備註：不設 4 樓、14 樓及 24 樓。



3. Interior Fittings 室內裝置				
Item 細項	Description 描述			
(b) Bathroom 浴室	(i) Type and material of fittings and equipment 裝置及設備的類型及用料	Fitting and equipment 裝置及設備	Type 類型	Material 用料
		Cabinet 櫃	Countertop 櫃枱面	Solid surface material 固體表面材質
			Cabinet 櫃	Timber 木製
			Mirror cabinet 鏡櫃	Wooden cabinet with mirror finish, metal and glass 鏡飾面、金屬及玻璃木製櫃
		Bathroom Fittings 浴室裝置	Wash Basin Mixer 洗手盆水龍頭	Metal (chrome plated) 金屬 (鍍鉻面)
			Water Closet 座廁	Vitreous china 搪瓷
			Wash Basin 洗手盆	Solid surface material 固體表面材質
			Towel Bar and Toilet Paper Holder 毛巾架及廁紙架	Metal (chrome plated) 金屬 (鍍鉻面)
			Hook 掛勾	Metal (chrome plated) 金屬 (鍍鉻面)
			Mirror 鏡	Mirror with metal frame 鏡飾面及金屬框
	Shower Compartment 淋浴間		Stone & glass 石材及玻璃	
	Bathroom Appliances 浴室設備	For the appliances brand name and model number, please refer to the "Appliance Schedule" 隨樓附送之設備品牌及型號，請參閱「設備說明表」		
	(ii) Type and material of water supply system 供水系統的類型及用料	Type 類型	Material 用料	
		Cold Water Supply 冷水供應	Stainless steel pipe 不鏽鋼喉	
		Hot Water Supply 熱水供應	Stainless steel pipe with thermal insulation 隔熱保護不鏽鋼喉	
	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施 (包括花灑或浴缸 (如適用的話))	Bathing Facilities 沐浴設施	Type 類型	Material 用料
		Shower 花灑	Shower Mixer and Shower Set 花灑龍頭及花灑套裝	Metal (chrome plated) 金屬 (鍍鉻面)
		Bathtub 浴缸	Not applicable 不適用	Not applicable 不適用
	(iv) Size of bath tub (if applicable) 浴缸大小 (如適用的話)	Not applicable 不適用		

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

Note: 4/F, 14/F and 24/F are omitted.

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

備註：不設 4 樓、14 樓及 24 樓。





3. Interior Fittings 室內裝置				
Item 細項	Description 描述			
(c) Kitchen 廚房	Material 用料			
	(i) Material of sink unit 洗滌盆的用料	Stainless steel 不鏽鋼		
	(ii) Material of water supply system 供水系統的用料	Stainless steel pipe (cold water), Stainless steel pipe with thermal insulation (hot water) 冷水管採用不鏽鋼喉，熱水管採用隔熱保護不鏽鋼喉		
		Material 用料	Finishes 裝修物料	
	(iii) Material and finishes of kitchen cabinet 廚櫃的用料及裝修物料	Timber 木製	PVC laminated, metal and plastic 膠板、金屬及塑膠	
	(iv) Type of all other fittings and equipment 所有其他裝置及設備的類型	Other Fittings 其他裝置	Fire services provisions in Open Kitchen 開放式廚房的消防裝置	Sprinkler head at the false ceiling, addressable smoke detectors with sounder base, full height wall having fire resistance rating of -/30/30 假天花位置的消防花灑頭，可定位煙霧探測器連警報基座，全高度防火牆（耐火等級 -/30/30）
			Sink Mixer 洗滌盆水龍頭	Metal (chrome plated) 金屬（鍍鉻面）
Robe Hook 掛勾			Metal 金屬	
	Other Equipment 其他裝備	For the appliances brand name and model number, please refer to the “Appliance Schedule” 隨樓附送之設備品牌及型號，請參閱「設備說明表」		

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

Note: 4/F, 14/F and 24/F are omitted.

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

備註：不設 4 樓、14 樓及 24 樓。



3. Interior Fittings 室內裝置				
Item 細項	Description 描述			
(d) Bedroom 睡房			Type 類型	Material 用料
	Type and material of fittings (including built-in wardrobe) 裝置 (包括嵌入式衣櫃) 的類型及用料	Built-in Wardrobe 嵌入式衣櫃	Not Applicable 不適用	Not Applicable 不適用
		Other Fittings 其他裝置	Not Applicable 不適用	Not Applicable 不適用
(e) Telephone 電話	Location and number of connection points 接駁點的位置及數目		Please refer to the "Schedule and Location of Mechanical and Electrical Provisions of Residential Flats" 請參閱「住宅單位機電裝置及位置數量說明表」	
(f) Aerials 天線	Location and number of connection points 接駁點的位置及數目		Please refer to the "Schedule and Location of Mechanical and Electrical Provisions of Residential Flats" 請參閱「住宅單位機電裝置及位置數量說明表」	
(g) Electrical installations 電力裝置	(i) Electrical fittings (including safety devices) 供電附件 (包括安全裝置)	Electrical Fittings 供電附件	Three-phase electricity supply. Faceplate for all switches and power sockets 提供三相電力。提供電掣及插座之面板	
		Safety Devices 安全裝置	Miniature circuit breaker distribution board 裝妥微型斷路器配電箱	
	(ii) Whether conduits are concealed or exposed 導管是隱藏或外露		Conduits are partly concealed and partly exposed; Other than those parts of the conduits concealed within concrete, the rest of them are exposed; The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials 導管是部分隱藏及部分外露；除部分隱藏於混凝土內之導管外，其他部分的導管均為外露；外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋	
	(iii) Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目		Please refer to the "Schedule and Location of Mechanical and Electrical Provisions of Residential Flats" 請參閱「住宅單位機電裝置及位置數量說明表」	
(h) Gas supply 氣體供應	Type 類型	Not Applicable 不適用		
	System 系統	Not Applicable 不適用		
	Location 位置	Not Applicable 不適用		
(i) Washing machine connection point 洗衣機接駁點	Location 位置	Please refer to the "Schedule and Location of Mechanical and Electrical Provisions of Residential Flats" 請參閱「住宅單位機電裝置及位置數量說明表」		
	Design 設計	Drain point and water point are provided for washing machine 設有洗衣機來、去水接駁喉位		
(j) Water supply 供水	(i) Material of water pipes 水管的用料	Stainless steel pipe (cold water), Stainless steel pipe with thermal insulation (hot water) 冷水管採用不鏽鋼喉，熱水管採用隔熱保護不鏽鋼喉		
	(ii) Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed; Other than those parts of the water pipes concealed within concrete, the rest of them are exposed; The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials 水管是部分隱藏及部分外露；除部分隱藏於混凝土內之水管外，其他部分的水管均為外露；外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋		
	(iii) Whether hot water is available 有否熱水供應	Hot water supply system is provided to kitchen and bathroom from water heater 廚房及浴室由熱水爐供應熱水		

Note: 4/F, 14/F and 24/F are omitted.

備註：不設 4 樓、14 樓及 24 樓。



4. Miscellaneous 雜項				
Item 細項	Description 描述			
(a) Lifts 升降機		Residential Lifts 住宅升降機		Commercial Lift 商用升降機
	(i) Brand name 品牌名稱	Mitsubishi 三菱		Mitsubishi 三菱
	(i) Model number 產品型號	Nexiez - MR		Nexiez - MRL
	(ii) Number of lifts 升降機數目	2		1
	(ii) Floor served by the lifts 到達的樓層	Lift 1: G/F, 1/F-3/F, 5/F-13/F, 15/F-23/F & 25/F-28/F Lift 2: G/F, 1/F-2/F, 5/F-13/F, 15/F-23/F & 25/F-28/F 一號升降機: 地下、1樓至3樓、5樓至13樓、15樓至23樓及25樓至28樓 二號升降機: 地下、1樓至2樓、5樓至13樓、15樓至23樓及25樓至28樓		G/F, 1/F - 2/F 地下、1樓至2樓
(b) Letter box 信箱	Material 用料	Stainless Steel 不鏽鋼		
(c) Refuse collection 垃圾收集	(i) Means of refuse collection 垃圾收集方法	Refuse to be collected by cleaners 由清潔工人收集垃圾		
	(ii) Location of refuse room 垃圾房的位置	Refuse Room is located in the common area of 5/F to 28/F (4/F, 14/F & 24/F are omitted) 5樓至28樓(不設4樓、14樓及24樓)之公用地方均設有垃圾房		
(d) Water meter, electricity meter and gas meter 水錶、電錶及氣體錶	(i) Location 位置	Water Meter 水錶	Electrical Meter 電錶	Gas Meter 氣體錶
		Water meter cabinet 水錶箱	Common electric meter room 公共電錶房	Not Applicable 不適用
	(ii) Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立或公用的錶	Separate meter 獨立錶	Separate meter 獨立錶	Not Applicable 不適用
5. Security Facilities 保安設施				
Item 細項	Description 描述			
Security system and equipment (including details of built-in provisions and their locations) 保安系統及設備 (包括嵌入式裝置的細節及其位置)	Access control and security system 入口通道控制及保安系統	Smart card access control system is provided in residential main entrance 住宅入口大堂設有智能卡通道控制系統		
	CCTV 閉路電視	CCTV cameras are provided at common area including all lift lobbies, G/F staircase exit, back lane, lift cars. CCTV is connected to the caretaker center at G/F 公用地方包括所有電梯大堂，地下樓梯出口，後巷，電梯內均設有閉路電視連接至地下管理處		
	Details of built-in provisions 嵌入式裝置的細節	Not Applicable 不適用		
	Location of built-in provisions 嵌入式裝置的位置	Not Applicable 不適用		

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

Note: 4/F, 14/F and 24/F are omitted.

賣方承諾，如發展項目中沒有安裝分別於上表第4(a)及下表第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。

備註：不設4樓、14樓及24樓。





6. Appliances Schedule - 5/F 設備說明表 - 5 樓					
Location 位置	Appliances 設備	Applicable Units 適用單位	Brand 品牌	Model No. 型號	
				Indoor Unit 室內機	Outdoor Unit 室外機
Dining and Living Room 飯廳及客廳	Multi-Split Type Air-Conditioning Unit 多聯式分體冷氣機	B, E	Daikin 大金	FTXS35KVMN	3MXS68LVMA9
	Split Type Air-Conditioning Unit 分體冷氣機	A	Daikin 大金	FTXS35LVMN	RXS35LVMN
		C, D, F	Daikin 大金	FTXS50LVMN	RXS50LVMN
	Video Door Phone 視像對講機	A, B, C, D, E, F	Urmet 歐蒙特	SIGNO 1740/40	
Bedroom 睡房	Multi-Split Type Air-Conditioning Unit 多聯式分體冷氣機	B, E	Daikin 大金	FTXS25KVMN	3MXS68LVMA9
	Split Type Air-Conditioning Unit 分體冷氣機	A	Daikin 大金	FTXS25LVMN	RXS25LVMN
Bathroom 浴室	Thermo Ventilator 浴室寶	C, D	Panasonic 樂聲	FV-40BE3H	
		A, B, E, F	Panasonic 樂聲	FV-30BG3H	
	Electrical Water Heater 電熱水器	A, B, C, D, E, F	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 LCD	
Open Kitchen 開放式廚房	Cooker Hood 抽油煙機	A, B, C, D, E, F	Siemens 西門子	LI67SA531B	
	Built-in Combination Steam Oven 嵌入式蒸焗爐	A, B, C, D, E, F	Siemens 西門子	CS589ABS0H	
	Built-in Refrigerator 嵌入式雪櫃	A, B, C, D, E, F	Siemens 西門子	KU15LADF0K	
	Induction Hob 電磁爐	A, B, C, D, E, F	Siemens 西門子	EH375FBB1E	
	Built-in Washer Dryer 嵌入式洗衣乾衣機	A, B, C, D, E, F	Siemens 西門子	WD14D361HK	

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

Note: 4/F, 14/F and 24/F are omitted.

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

備註：不設 4 樓、14 樓及 24 樓。



6. Appliances Schedule - 6/F - 27/F 設備說明表 - 6 樓至 27 樓					
Location 位置	Appliances 設備	Applicable Units 適用單位	Brand 品牌	Model No. 型號	
				Indoor Unit 室內機	Outdoor Unit 室外機
Dining and Living Room 飯廳及客廳	Split Type Air-Conditioning Unit 分體冷氣機	A, B, E	Daikin 大金	FTXS35LVMN	RXS35LVMN
		C, D, F	Daikin 大金	FTXS50LVMN	RXS50LVMN
	Video Door Phone 視像對講機	A, B, C, D, E, F	Urmet 歐蒙特	SIGNO 1740/40	
Bedroom 睡房	Split Type Air-Conditioning Unit 分體冷氣機	A, B, E	Daikin 大金	FTXS25LVMN	RXS25LVMN
Bathroom 浴室	Thermo Ventilator 浴室寶	C, D	Panasonic 樂聲	FV-40BE3H	
		A, B, E, F	Panasonic 樂聲	FV-30BG3H	
	Electrical Water Heater 電熱水器	A, B, C, D, E, F	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 LCD	
Open Kitchen 開放式廚房	Cooker Hood 抽油煙機	A, B, C, D, E, F	Siemens 西門子	LI67SA531B	
	Built-in Combination Steam Oven 嵌入式蒸焗爐	A, B, C, D, E, F	Siemens 西門子	CS589ABS0H	
	Built-in Refrigerator 嵌入式雪櫃	A, B, C, D, E, F	Siemens 西門子	KU15LADF0K	
	Induction Hob 電磁爐	A, B, C, D, E, F	Siemens 西門子	EH375FBB1E	
	Built-in Washer Dryer 嵌入式洗衣乾衣機	A, B, C, D, E, F	Siemens 西門子	WD14D366HK	

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

Note: 4/F, 14/F and 24/F are omitted.

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

備註：不設 4 樓、14 樓及 24 樓。



6. Appliances Schedule - 28/F 設備說明表 - 28 樓					
Location 位置	Appliances 設備	Applicable Units 適用單位	Brand 品牌	Model No. 型號	
				Indoor Unit 室內機	Outdoor Unit 室外機
Dining and Living Room 飯廳及客廳	Split Type Air-Conditioning Unit 分體冷氣機	A, B, C, D	Daikin 大金	FTXS50LVMN	RXS50LVMN
	Video Door Phone 視像對講機	A, B, C, D	Urmet 歐蒙特	SIGNO 1740/40	
Bedroom 睡房	Split Type Air-Conditioning Unit 分體冷氣機	B, C	Daikin 大金	FTXS35LVMN	RXS35LVMN
Bathroom 浴室	Thermo Ventilator 浴室寶	B, C	Panasonic 樂聲	FV-40BE3H	
		A, D	Panasonic 樂聲	FV-30BG3H	
	Electrical Water Heater 電熱水器	A, B, C, D	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 LCD	
Open Kitchen 開放式廚房	Cooker Hood 抽油煙機	A, B, C, D	Siemens 西門子	LI67SA531B	
	Built-in Combination Steam Oven 嵌入式蒸焗爐	A, B, C, D	Siemens 西門子	CS589ABS0H	
	Built-in Refrigerator 嵌入式雪櫃	A	Siemens 西門子	KU15LADF0K	
		B, C, D	Siemens 西門子	KI42LAFF0K	
	Induction Hob 電磁爐	A, B, C, D	Siemens 西門子	EH375FBB1E	
	Built-in Washer Dryer 嵌入式洗衣乾衣機	A, B, C, D	Siemens 西門子	WD14D361HK	
Electrical Water Heater 電熱水器	B, C	Stiebel Eltron 斯寶亞創	DHM 6		

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

Note: 4/F, 14/F and 24/F are omitted.

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

備註：不設 4 樓、14 樓及 24 樓。





Schedule and Location of Mechanical and Electrical Provisions of Residential Flats - 5/F-13/F, 15/F-23/F & 25/F-27/F 住宅單位機電裝置及位置數量說明表 - 5樓至13樓、15樓至23樓及25樓至27樓							
Location 位置	Description 描述	Unit 單位					
		A	B	C	D	E	F
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1
	Door Bell 門鐘	1	1	1	1	1	1
Dining and Living Room 飯廳及客廳	Data Point 數據插座	1	1	1	1	1	1
	TV and FM Outlet 電視及電台插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	/	1	1	/	1
	13A Single Socket Outlet 13 安培單位電插座	/	/	1	1	/	/
	13A Twin Socket Outlet 13 安培雙位電插座	2	2	2	2	2	2
	20A Double Pole Switch (Thermo Ventilator) 20 安培雙極電路斷路開關 (浴室竇)	/	/	1	1	/	1
	20A Double Pole Switch (Electrical Water Heater) 20 安培雙極電路斷路開關 (電熱水器)	/	/	1	1	/	1
	Video Doorphone 視像對講機	1	1	1	1	1	1
Smoke Detector 煙霧探測器	1	1	1	1	1	1	
Bedroom 睡房	Data Point 數據插座	1	1	/	/	1	/
	Telephone Outlet 電話插座	/	1	/	/	1	/
	13A Twin Socket Outlet 13 安培雙位電插座	1	1	/	/	1	/
	20A Double Pole Switch (Thermo Ventilator) 20 安培開關掣 (浴室竇)	1	1	/	/	1	/
	20A Double Pole Switch (Electrical Water Heater) 20 安培開關掣 (電熱水器)	1	1	/	/	1	/
Bathroom 浴室	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1	1	1
	13A Fuse Spur Unit (Thermo Ventilator) 13 安培熔絲接線座 (浴室竇)	1	1	1	1	1	1
	5A Fuse Spur Unit (Mirror Cabinet Lighting) 5 安培熔絲接線座 (鏡櫃燈)	1	1	1	1	1	1
	Electrical Water Heater Remote Control 電熱水器遙控器	1	1	1	1	1	1
	32A TPN Switch (Electrical Water Heater) 32 安培三相電路斷路開關 (電熱水爐)	1	1	1	1	1	1

## Note:

- The symbol "/" as shown in the above table denotes "Not applicable".
- "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential unit.
- 4/F, 14/F and 24/F are omitted.

## 附註：

- 上表「/」代表「不適用」。
- 上表「1, 2, ...」代表提供於該住宅單位內的裝置數量。
- 不設4樓、14樓及24樓。



Schedule and Location of Mechanical and Electrical Provisions of Residential Flats - 5/F-13/F, 15/F-23/F & 25/F-27/F 住宅單位機電裝置及位置數量說明表 - 5樓至13樓、15樓至23樓及25樓至27樓							
Location 位置	Description 描述	Unit 單位					
		A	B	C	D	E	F
Open Kitchen 開放式廚房	13A Twin Socket Outlet 13 安培雙位電插座	1	/	/	/	/	/
	20A Double Pole Switch (Induction Hob) 20 安培雙極電路斷路開關 (電磁爐)	1	1	1	1	1	1
	13A Socket Outlet for Washer Dryer 13 安培洗衣乾衣機電插座	1	1	1	1	1	1
	13A Socket Outlet for Cooker Hood 13 安培抽油煙機電插座	1	1	1	1	1	1
	20A Double Pole Switch (Stem Oven) 20 安培雙極電路斷路開關 (蒸焗爐)	1	1	1	1	1	1
	13A Socket Outlet for Refrigerator 13 安培雪櫃電插座	1	1	1	1	1	1
	Pop-up Socket Outlet 彈出式插座	1	1	1	1	1	1
	13A Single Socket (Kitchen Cabinet Lighting) 13 安培單位電插座 (廚櫃燈)	1	1	1	1	1	1
	Washer Dryer Connection Point (Water inlet and outlet) 洗衣乾衣機接駁點 (來水及去水)	1	1	1	1	1	1
	Distribution Board 配電箱	1	1	1	1	1	1
	Lower Sprinkler 下噴頭	1	1	1	1	1	1
Upper Sprinkler 上噴頭	1	1	1	1	1	1	
Air Conditioner Platform (6/F-13/F, 15/F-23/F & 25/F-27/F) 空調機平台 (6樓至13樓、15樓至23樓及25樓至27樓)	20A Double Pole Switch (Air Conditioner Outdoor Unit) 20 安培雙極電路斷路開關 (室外空調機)	2	2	1	1	2	1
Air Conditioner Platform (5/F) 空調機平台 (5樓)	20A Double Pole Switch (Air Conditioner Outdoor Unit) 20 安培雙極電路斷路開關 (室外空調機)	/	2	1	1	2	/
Flat Roof (5/F) 平台 (5樓)	20A Double Pole Switch (Air Conditioner Outdoor Unit) 20 安培雙極電路斷路開關 (室外空調機)	2	/	/	/	/	1

## Note:

1. The symbol "/" as shown in the above table denotes "Not applicable".
2. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential unit.
3. 4/F, 14/F and 24/F are omitted.

## 附註:

1. 上表「/」代表「不適用」。
2. 上表「1, 2, ...」代表提供於該住宅單位內的裝置數量。
3. 不設4樓、14樓及24樓。



Schedule and Location of Mechanical and Electrical Provisions of Residential Flats - 28/F 住宅單位機電裝置及位置數量說明表 - 28 樓					
Location 位置	Description 描述	Unit 單位			
		A	B	C	D
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1
	Door Bell 門鐘	1	1	1	1
Dining and Living Room 飯廳及客廳	Data Point 數據插座	1	1	1	1
	TV and FM Outlet 電視及電台插座	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1
	13A Twin Socket Outlet 13 安培雙位電插座	2	4	4	2
	20A Double Pole Switch (Thermo Ventilator) 20 安培雙極電路斷路開關 (浴室寶)	1	1	1	1
	20A Double Pole Switch (Electrical Water Heater) 20 安培雙極電路斷路開關 (電熱水器)	1	1	1	1
	Video Doorphone 視像對講機	1	1	1	1
	Distribution Board 配電箱	/	/	/	1
Bedroom 睡房	Smoke Detector 煙霧探測器	1	1	1	1
	Data Point 數據插座	/	1	1	/
	13A Single Socket Outlet 13 安培單位電插座	/	1	1	/
Bathroom 浴室	13A Twin Socket Outlet 13 安培雙位電插座	/	1	1	/
	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1
	13A Fuse Spur Unit (Thermo Ventilator) 13 安培熔絲接線座 (浴室寶)	1	1	1	1
	5A Fuse Spur Unit (Mirror Cabinet Lighting) 5 安培熔絲接線座 (鏡櫃燈)	1	1	1	1
	Electrical Water Heater Remote Control 電熱水器遙控器	1	1	1	1
	32A TPN Switch (Electrical Water Heater) 32 安培三相電路斷路開關 (電熱水爐)	1	1	1	1

**Note:**

1. The symbol "/" as shown in the above table denotes "Not applicable".
2. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential unit.
3. 4/F, 14/F and 24/F are omitted.

**附註：**

1. 上表「/」代表「不適用」。
2. 上表「1, 2, ...」代表提供於該住宅單位內的裝置數量。
3. 不設4樓、14樓及24樓。



Schedule and Location of Mechanical and Electrical Provisions of Residential Flats - 28/F 住宅單位機電裝置及位置數量說明表 - 28 樓					
Location 位置	Description 描述	Unit 單位			
		A	B	C	D
Open Kitchen 開放式廚房	20A Double Pole Switch (Induction Hob) 20 安培雙極電路斷路開關 (電磁爐)	1	1	1	1
	13A Socket Outlet for Washer Dryer 13 安培洗衣乾衣機電插座	1	1	1	1
	13A Socket Outlet for Cooker Hood 13 安培抽油煙機電插座	1	1	1	1
	20A Double Pole Switch (Stem Oven) 20 安培雙極電路斷路開關 (蒸焗爐)	1	1	1	1
	13A Socket Outlet for Refrigerator 13 安培雪櫃電插座	1	1	1	1
	32A Double Pole Switch (Electrical Water Heater) 32 安培雙極電路斷路開關 (電熱水器)	/	1	1	/
	Pop-up Socket Outlet 彈出式插座	1	1	1	1
	13A Single Socket (Kitchen Cabinet Lighting) 13 安培單位電插座 (廚櫃燈)	1	1	1	1
	Washer Dryer Connection Point (Water inlet and outlet) 洗衣乾衣機接駁點 (來水及去水)	1	1	1	1
	Distribution Board 配電箱	1	1	1	/
	Lower Sprinkler 下噴頭	1	1	1	1
	Upper Sprinkler 上噴頭	1	1	1	1
	Smoke Detector 煙霧探測器	1	1	1	1
Air Conditioner Platform 空調機平台	20A Double Pole Switch (Air Conditioner Outdoor Unit) 20 安培雙極電路斷路開關 (室外空調機)	1	2	2	1

## Note:

1. The symbol "/" as shown in the above table denotes "Not applicable".
2. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential unit.
3. 4/F, 14/F and 24/F are omitted.

## 附註：

1. 上表「/」代表「不適用」。
2. 上表「1, 2, ...」代表提供於該住宅單位內的裝置數量。
3. 不設4樓、14樓及24樓。





Potable and flushing water is supplied by Water Supplies Department.  
Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。  
電力由中華電力有限公司供應。



The Vendor is liable for the Government rent payable for the specified residential property up to and including the date of the assignment of the specified residential property.

賣方有法律責任繳付就指明住宅物業的地稅直至該指明住宅物業的業權轉讓日期為止。

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

Note:

1. On that delivery, the purchaser is liable to pay a debris removal fee to the manager of the Development.
2. No gas supply is provided to the residential properties.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：

1. 在交付時，買方須向發展項目的管理人支付清理廢料的費用。
2. 住宅物業不設氣體供應。

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 any specified residential property, remedy any defects in such property, or its fittings, finishes or appliances incorporated into such property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

凡任何指明住宅物業或於相關買賣合約列出之裝設於該物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

Not applicable.

不適用。



### Offensive trade licence

The owner is applying to the Government for offensive trades licences (the “**Licence**”) to carry out the trade or business of sugar-baker, oilman, butcher, victualler and tavern keeper (the “**Trade or Business**”) in the Development. Under the Licence, the owner is required (amongst other terms):-

1. to comply with all Ordinances, Bye-laws, Rules and Regulations affecting the Trade or Business; and
2. to indemnify and keep indemnified the Government from and against all actions arising out of the Development for the purpose of the Trade or Business.

The Licence will be deemed to be terminated in the event of any breach of or non-compliance with the terms and conditions contained in the Licence.

### Extinguishment of right of way by the Government - Kowloon Inland Lot No. 6400

The land grant of Kowloon Inland Lot No. 6400 contains the exceptions and reservations that the Government and the Lessee or Lessees of Kowloon Inland Lot No. 6401 and their tenants servants visitors workmen and other persons authorized by them in that behalf a free and uninterrupted right from time to time and at all times during the continuance of this demise for all purposes connected with the proper use and enjoyment of Kowloon Inland Lot No. 6401 to pass and repass up down on along over by and through the staircase and landings erected on that portion of the said demised premises coloured pink hatched green on the plan annexed to the land grant (the “**Right of Way**”).

By a letter from the District Lands Office to the Owners dated 27 July 2021, the District Lands Office proposed lease modification to extinguish the Right of Way reserved over the common staircase and landings under the lease conditions of Kowloon Inland Lot No. 6400. The terms and conditions as stated in the said letter were accepted by the Owners on 4 August 2021. As at the date of printing of this sales brochure, a Deed of Release in relation to the Right of Way is pending execution.

### Extinguishment of right of way by the Government - Kowloon Inland Lot No. 6401

The land grant of Kowloon Inland Lot No. 6401 contains the exceptions and reservations that the Government and the Lessee or Lessees of Kowloon Inland Lot No. 6400 and their tenants servants visitors workmen and other persons authorized by them in that behalf a free and uninterrupted right from time to time and at all times during the continuance of this demise for all purposes connected with the proper use and enjoyment of Kowloon Inland Lot No. 6400 to pass and repass up down on along over by and through the staircase and landings erected on that portion of the said demised premises coloured pink hatched green on the plan annexed to the land grant (the “**Right of Way**”).

By a letter from the District Lands Office to the Owners dated 27 July 2021, the District Lands Office proposed lease modification to extinguish the Right of Way reserved over the common staircase and landings under the lease conditions of Kowloon Inland Lot No. 6401. The terms and conditions as stated in the said letter were accepted by the Owners on 4 August 2021. As at the date of printing of this sales brochure, a Deed of Release in relation to the Right of Way is pending execution.

### Extinguishment of right of way by the Government - Kowloon Inland Lot No. 6404

The land grant of Kowloon Inland Lot No. 6404 contains the exceptions and reservations that the Government and the Lessee or Lessees of Kowloon Inland Lot No. 6405 and their tenants servants visitors workmen and other persons authorized by them in that behalf a free and uninterrupted right from time to time and at all times during the continuance of this demise for all purposes connected with the proper use and enjoyment of Kowloon Inland Lot No. 6405 to pass and repass up down on along over by and through the staircase and landings erected on that portion of the said demised premises coloured pink hatched green on the plan annexed to the land grant (the “**Right of Way**”).

By a letter from the District Lands Office to the Owners dated 27 July 2021, the District Lands Office proposed lease modification to extinguish the Right of Way reserved over the common staircase and landings under the lease conditions of Kowloon Inland Lot No. 6404. The terms and conditions as stated in the said letter were accepted by the Owners on 4 August 2021. As at the date of printing of this sales brochure, a Deed of Release in relation to the Right of Way is pending execution.

### 厭惡性行業牌照

擁有人正在向政府申請厭惡性行業牌照(「該牌照」)在發展項目內經營製糖商、油商、肉商、食物供應及客棧旅舍(「該行業或業務」)。根據該牌照，擁有人須(除了其他條款以外)：

1. 遵守所有關於該行業或業務的條例、附例、規則及規例；及
  2. 彌償政府及使政府獲得彌償因發展項目用作該行業或業務而引致的所有訴訟。
- 如有任何違反或不遵守該牌照內所載的條款及細則，該牌照將被視為終止。

### 政府終止通行權 - 九龍內地地段第 6400

九龍內地地段第 6400 的批地文件載有以下保留條款：政府及九龍內地地段第 6401 號的承租人及其租客、傭僕、訪客、工人及其他獲授權的代行人員有權在本批租年期內不時和於任何時間自由地及不受阻礙地為了適當地使用及享用九龍內地地段第 6401 號的所有目的而經越、再經越、上落、行經及通過在批地文件夾附的圖則上以粉紅色綠斜線顯示的部分的該批租的處所之上所豎設的樓梯及樓梯平台(「該通行權」)。

地政總署於日期為 2021 年 7 月 27 日致擁有人的一封信函建議一項契約修訂，將政府按照九龍內地地段第 6400 號的批地文件條款而保留的共同樓梯及樓梯平台的該通行權終止，而該信函所列出的條款及條件已於 2021 年 8 月 4 日獲擁有人接納。直至本售樓說明書的印製日期為止，有關該通行權的解除責任契據有待簽立。

### 政府終止通行權 - 九龍內地地段第 6401

九龍內地地段第 6401 的批地文件載有以下保留條款：政府及九龍內地地段第 6400 號的承租人及其租客、傭僕、訪客、工人及其他獲授權的代行人員有權在本批租年期內不時和於任何時間自由地及不受阻礙地為了適當地使用及享用九龍內地地段第 6400 號的所有目的而經越、再經越、上落、行經及通過在批地文件夾附的圖則上以粉紅色綠斜線顯示的部分的該批租的處所之上所豎設的樓梯及樓梯平台(「該通行權」)。

地政總署於日期為 2021 年 7 月 27 日致擁有人的一封信函建議一項契約修訂，將政府按照九龍內地地段第 6401 號的批地文件條款而保留的共同樓梯及樓梯平台的該通行權終止，而該信函所列出的條款及條件已於 2021 年 8 月 4 日獲擁有人接納。直至本售樓說明書的印製日期為止，有關該通行權的解除責任契據有待簽立。

### 政府終止通行權 - 九龍內地地段第 6404

九龍內地地段第 6404 的批地文件載有以下保留條款：政府及九龍內地地段第 6405 號的承租人及其租客、傭僕、訪客、工人及其他獲授權的代行人員有權在本批租年期內不時和於任何時間自由地及不受阻礙地為了適當地使用及享用九龍內地地段第 6405 號的所有目的而經越、再經越、上落、行經及通過在批地文件夾附的圖則上以粉紅色綠斜線顯示的部分的該批租的處所之上所豎設的樓梯及樓梯平台(「該通行權」)。

地政總署於日期為 2021 年 7 月 27 日致擁有人的一封信函建議一項契約修訂，將政府按照九龍內地地段第 6404 號的批地文件條款而保留的共同樓梯及樓梯平台的該通行權終止，而該信函所列出的條款及條件已於 2021 年 8 月 4 日獲擁有人接納。直至本售樓說明書的印製日期為止，有關該通行權的解除責任契據有待簽立。



### Extinguishment of right of way by the Government - Kowloon Inland Lot No. 6405

The land grant of Kowloon Inland Lot No. 6405 contains the exceptions and reservations that the Government and the Lessee or Lessees of Kowloon Inland Lot No. 6404 and their tenants servants visitors workmen and other persons authorized by them in that behalf a free and uninterrupted right from time to time and at all times during the continuance of this demise for all purposes connected with the proper use and enjoyment of Kowloon Inland Lot No. 6404 to pass and repass up down on along over by and through the staircase and landings erected on that portion of the said demised premises coloured pink hatched green on the plan annexed to the land grant (the "**Right of Way**").

By a letter from the District Lands Office to the Owners dated 27 July 2021, the District Lands Office proposed lease modification to extinguish the Right of Way reserved over the common staircase and landings under the lease conditions of Kowloon Inland Lot No. 6405. The terms and conditions as stated in the said letter were accepted by the Owners on 4 August 2021. As at the date of printing of this sales brochure, a Deed of Release in relation to the Right of Way is pending execution.

### 政府終止通行權 - 九龍內地地段第 6405

九龍內地地段第 6405 的批地文件載有以下保留條款：政府及九龍內地地段第 6404 號的承租人及其租客、傭僕、訪客、工人及其他獲授權的代行人員有權在本批租年期內不時和於任何時間自由地及不受阻礙地為了適當地使用及享用九龍內地地段第 6404 號的所有目的而經越、再經越、上落、行經及通過在批地文件夾附的圖則上以粉紅色綠斜線顯示的部分的該批租的處所之上所豎設的樓梯及樓梯平台（「該通行權」）。

地政總署於日期為 2021 年 7 月 27 日致擁有人的一封信函建議一項契約修訂，將政府按照九龍內地地段第 6405 號的批地文件條款而保留的共同樓梯及樓梯平台的該通行權終止，而該信函所列出的條款及條件已於 2021 年 8 月 4 日獲擁有人接納。直至本售樓說明書的印製日期為止，有關該通行權的解除責任契據有待簽立。



#### 1. Placing of air conditioner outdoor unit

Air conditioner outdoor unit (either serving its own residential unit or other residential unit(s)) are placed on the air-conditioner platform(s) adjacent to/adjoining some residential units or the high level or floor level of the flat roof(s) of some residential units. The placing of air conditioner outdoor unit on the air-conditioner platform(s) and flat roof(s) may affect the enjoyment of the relevant residential units of the development in terms of heat and noise or other aspects. For the locations of the air conditioner outdoor unit, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

#### 2. No Gas Supply

The Development will not be installed with gas pipes for the supply of town gas to residential properties. Flame cooking is not allowed in residential properties in the Development.

#### 3. Fire Safety Provisions

For compliance with the requirements in the Fire Safety Management Plan, owners of residential properties shall be responsible at his own costs and expenses for maintenance and annual inspection of the fire safety provisions (including sprinkler heads installed at the ceiling immediately above the open kitchens and other parts of the residential properties, cut-off sprinkler heads provided at the indoor area right adjacent to the balcony, smoke detectors and any fire services installations mentioned in the Fire Safety Management Plan) provided inside the residential units. All the fire safety provisions provided inside the residential units and/or at the lobby outside the residential properties shall be kept in good order and condition and shall not be removed, obstructed or tampered.

#### 4. Exhaust Louvers

There may be exhaust louvers connecting from different parts of the Commercial Accommodation on G/F to 2/F for exhaust from air-conditioning system and business operations (including restaurant (if any)). The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and the directions from the relevant governmental authorities. Prospective purchasers please note the possible effect (if any) of such exhaust louvers on individual residential properties.

#### 1. 放置室外空調機

室外空調機（不論是為該住宅單位或是為其他住宅單位而設）放置在毗鄰/ 附件於部份住宅單位的空調機平台上或部份住宅單位的平台的高位或樓層面。該等被放置於空調機平台上及平台的室外空調機可能對發展項目內有關的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外空調機的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

#### 2. 沒有氣體燃料供應

發展項目沒有安裝供應煤氣至住宅物業的氣體喉。發展項目中的住宅物業內不能明火煮食。

#### 3. 消防安全規定

為遵守《消防安全管理計劃》內的要求，住宅物業的業主須負責自費保養及每年檢查其住宅物業內的消防裝置（包括安裝在開放式廚房正上方的天花板上以及住宅物業其他部分的消防花灑頭、靠近露台的消防花灑頭、煙霧探測器和《消防安全管理計劃》中提到的任何消防設施）。住宅物業內部及/ 或住宅物業樓層大堂提供的所有消防安全裝置須保持良好狀態，業主不得移除、干擾或改動任何消防安全裝置。

#### 4. 排氣口

位於地下至 2 樓的商業區不同部分或會安裝排氣口以給空調系統及經營之業務（包括餐廳（如有））作出排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響（如有）。





### Breakdown of GFA Concessions Obtained for All Features

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

#### Notes:

The table below 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.

		Area (m <sup>2</sup> ) 面積 (平方米)
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b> 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1	Carpark and loading/ unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	Not applicable 不適用
2	Plant rooms and similar services 機房及相類設施	Not applicable 不適用
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	121.490
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	353.764
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	Not applicable 不適用
<b>Disregarded GFA under Regulation 23A(3) of the B(P)R</b> 根據《規劃規例》第23A(3)條不計算的總樓面面積		
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle 供人離開或到達旅館時上落汽車的地方	Not applicable 不適用
4	Supporting facilities for a hotel 旅館的輔助性設施	Not applicable 不適用

### 獲寬免總樓面面積的設施分項

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

#### 備註：

下列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。

		Area (m <sup>2</sup> ) 面積 (平方米)
<b>Green Features under Joint Practice Notes 1 and 2</b> 根據《聯合作業備考》第1及第2號提供的環保設施		
5	Balcony for residential buildings 住宅樓宇露台	86.000
6	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	82.500
7	Communal sky garden 公用空中花園	Not applicable 不適用
8	Communal podium garden for non-residential buildings 非住宅樓宇的公用平台花園	Not applicable 不適用
9	Acoustic fin 隔聲簷	Not applicable 不適用
10	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not applicable 不適用
11	Non-structural prefabricated external wall 非結構預製外牆	Not applicable 不適用
12	Utility platform 工作平台	Not applicable 不適用
13	Noise barrier 隔音屏障	Not applicable 不適用
<b>Amenity Features</b> 適意設施		
14	Counter, office, store, guard room and lavatory for watchman and management staff, Owner's Corporation Office 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	5.000



		Area (sq. m.) 面積 (平方米)
<b>Amenity Features</b> 適意設施		
15	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	Not applicable 不適用
16	Covered landscaped and play area 有上蓋的園景區及遊樂場	Not applicable 不適用
17	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道、花棚	Not applicable 不適用
18	Larger lift shaft 擴大升降機井道	92.006
19	Chimney shaft 煙囪管道	Not applicable 不適用
20	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，例如爐房、衛星電視共用天線房	Not applicable 不適用
21	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	71.718
22	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	Not applicable 不適用
23	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not applicable 不適用
24	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development 非住用發展項目中電影院、商場等的較高的淨高及前方中空	Not applicable 不適用
25	Void over main common entrance (prestige entrance) in non-domestic development 非住用發展項目的公用主要入口(尊貴入口)上方的中空	Not applicable 不適用
26	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not applicable 不適用
27	Sunshade and reflector 遮陽篷及反光罩	Not applicable 不適用
28	Minor projection such as A/C box, A/C platform, window sill and projecting window 小型伸出物，例如空調機箱、空調機平台、窗台、伸出的窗台	3.560
29	Other projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall 其他伸出物，如空調機箱或伸出外牆超過750毫米的平台	Not applicable 不適用

		Area (sq. m.) 面積 (平方米)
<b>Other Items</b> 其他項目		
30	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not applicable 不適用
31	Covered area under large projecting/overhanging feature 大型伸出/外懸設施下的有蓋面積	Not applicable 不適用
32	Public transport terminus (PTT) 公共交通總站	Not applicable 不適用
33	Party structure and common staircase 共用構築物及樓梯	Not applicable 不適用
34	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	Not applicable 不適用
35	Public passage 公眾通道	Not applicable 不適用
36	Covered set back area 因建築物後移導致的覆蓋面積	Not applicable 不適用
<b>Bonus GFA</b> 額外總樓面面積		
37	Bonus GFA 額外總樓面面積	Not applicable 不適用
<b>Additional Green Features under Joint Practice Note</b> 根據《聯合作業備考》新增的環保設施		
38	Buildings adopting Modular Integrated Construction 採用組裝合成法的建築	Not applicable 不適用

Environment Assessment of the Building

建築物的環境評估

**綠色建築認證**  
在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授/發出的綠建環評認證評級。

**暫定評級  
不予評級**

申請編號: PAU0064/21



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

**Provisional  
UNCLASSIFIED**

Application no.: PAU0064/21





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

發展項目的公用部分的預計能量表現或消耗

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

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

Part I 第 I 部分	
Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施	Energy efficient lighting fitting & high efficiency A/C units 節能照明配件和高效空調機組

### Part II: The predicted annual energy use of the proposed building / part of building<sup>(Note 1)</sup>

第 II 部分：擬興建樓宇/部份樓宇預計每年能源消耗量<sup>(註腳 1)</sup>

Location 位置	Internal Floor Area Served (m <sup>2</sup> ) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building <sup>(Note 2)</sup> 基線樓宇 <sup>(註腳 2)</sup> 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m <sup>2</sup> /annum 電力 千瓦小時/平方米/年	Town Gas/LPG Unit/m <sup>2</sup> /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m <sup>2</sup> /annum 電力 千瓦小時/平方米/年	Town Gas/LPG Unit/m <sup>2</sup> /annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation <sup>(Note 3)</sup> 有使用中央屋宇裝備裝置 <sup>(註腳 3)</sup> 的部份	2016.571	344	-	283	-

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			✓

#### Notes:

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m<sup>2</sup>/annum) and town gas/LPG consumption (unit/m<sup>2</sup>/annum), of the development by the internal floor area served, where:
  - “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
  - “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
- “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：

- 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：
  - 「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
  - 樓宇、空間或單位的「內部樓面面積」，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- 「基準樓宇」與新建樓宇 BEAM Plus 標準(現行版本)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。
- 「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。



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

賣方為施行《一手住宅物業銷售條例》第2部就該發展項目指定的互聯網網站的網址：mangrove.hk



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

發展項目及其周邊地區日後可能出現改變。



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**Examination Record (Mangrove)**  
 檢視紀錄 (曼翹)

Examination/Revision Date 檢視 / 修改日期	Revision Made (If no revision is required, please state "no revision made") 所作修改 (如無須作出修改, 請註明「並無作出修改」)	
	Page Number 頁次	Revision Made 所作修改
14th September 2021 2021年9月14日	6	Information on Vendor and Others Involved in the Development is updated. 更新賣方及有參與發展項目的其他人的資料。
	19, 22	Floor Plans of Residential Properties in the Development are updated. 更新發展項目的住宅物業的樓面平面圖。
	42, 43, 44	Information in Fittings, Finishes and Appliances is updated. 更新裝置、裝修物料及設備的資料。