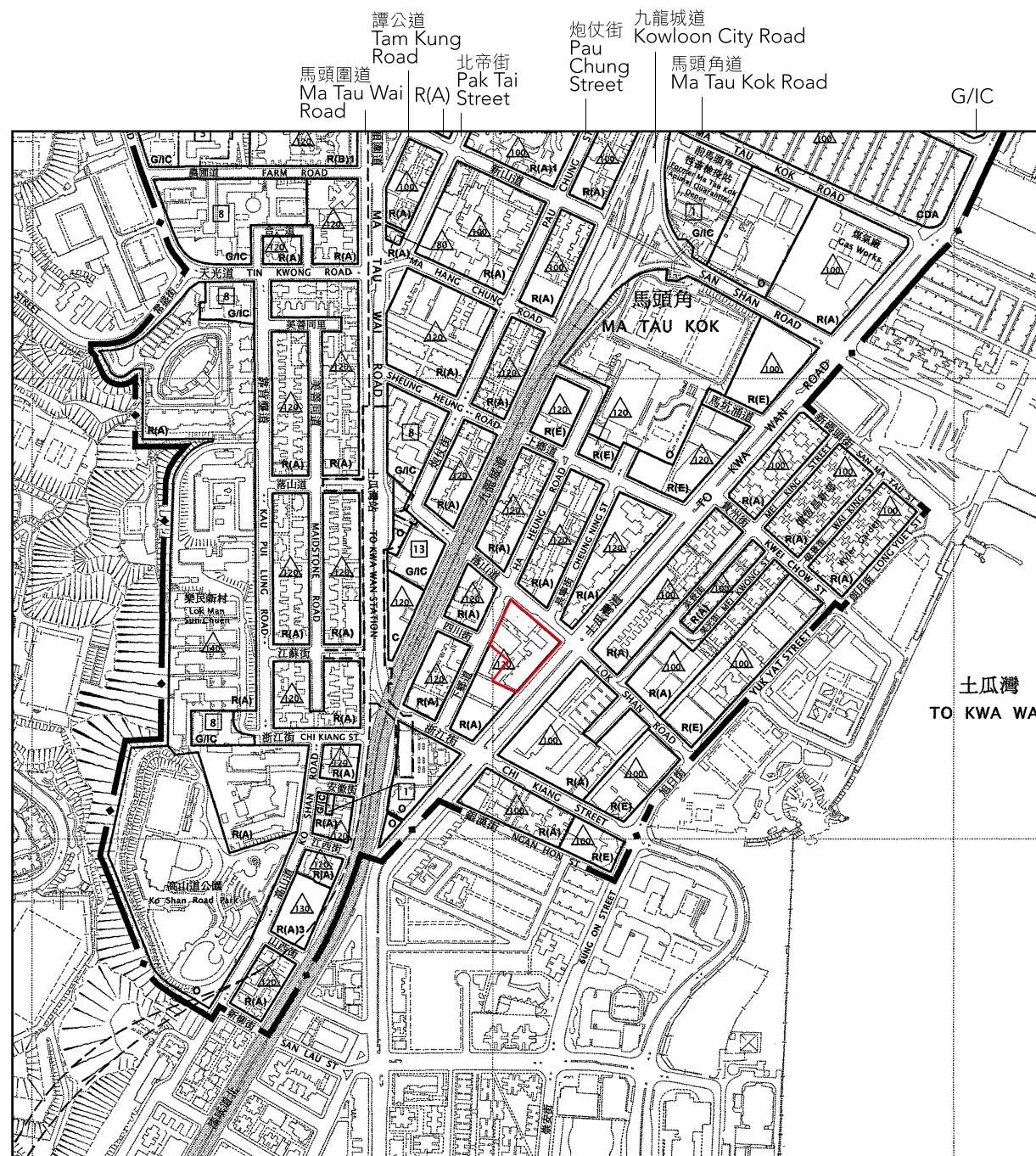


8 關乎發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



圖例 NOTATION

地帶
商業
綜合發展區
住宅(甲類)
住宅(乙類)
住宅(戊類)
政府、機構或社區
休憩用地
其他指定用途

C
CDA
R(A)
R(B)
R(E)
G/I/C
O
OU

ZONES

COMMERCIAL
COMPREHENSIVE DEVELOPMENT AREA
RESIDENTIAL (GROUP A)
RESIDENTIAL (GROUP B)
RESIDENTIAL (GROUP E)
GOVERNMENT, INSTITUTION OR COMMUNITY
OPEN SPACE
OTHER SPECIFIED USES

交通

鐵路及車站(地下)
主要道路及路口
高架道路

STATION
MAJOR ROAD AND JUNCTION
ELEVATED ROAD

COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)
MAJOR ROAD AND JUNCTION
ELEVATED ROAD

其他

規劃範圍界線
市區重建局發展計劃範圍
建築物高度管制區界線
最高建築物高度
(在主水平基準上若干米)
最高建築物高度
(樓層數目)

BOUNDARY OF PLANNING SCHEME
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA
BUILDING HEIGHT CONTROL ZONE BOUNDARY
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
MAXIMUM BUILDING HEIGHT (IN NUMBER STOREYS)

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME
URBAN RENEWAL AUTHORITY
DEVELOPMENT SCHEME PLAN AREA
BUILDING HEIGHT CONTROL ZONE BOUNDARY
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
MAXIMUM BUILDING HEIGHT
(IN NUMBER STOREYS)

比例尺 Scale 0米(m) 500米(m)

摘錄自2023年9月8日刊憲之九龍規劃區第10區馬頭角分區計劃大綱核准圖，圖則編號為S/K10/30。
Adopted from Kowloon Planning Area No. 10 Approved Ma Tau Kok Outline Zoning Plan, Plan No. S/K10/30, gazetted on 8 September 2023.

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

備註:

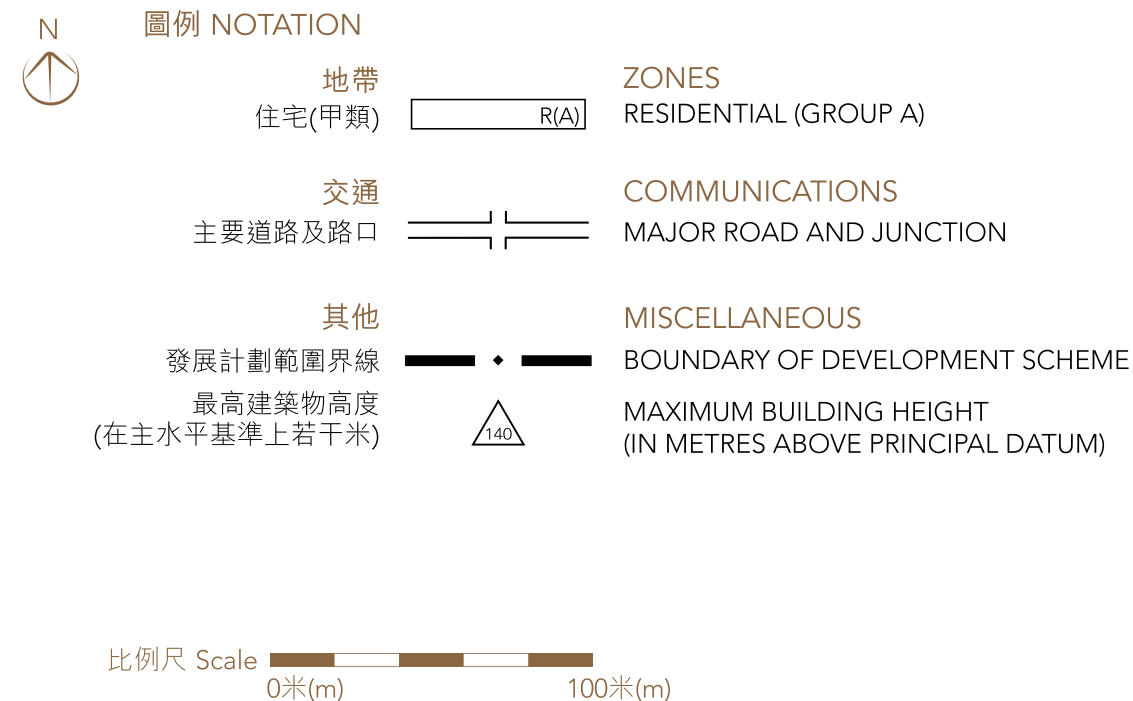
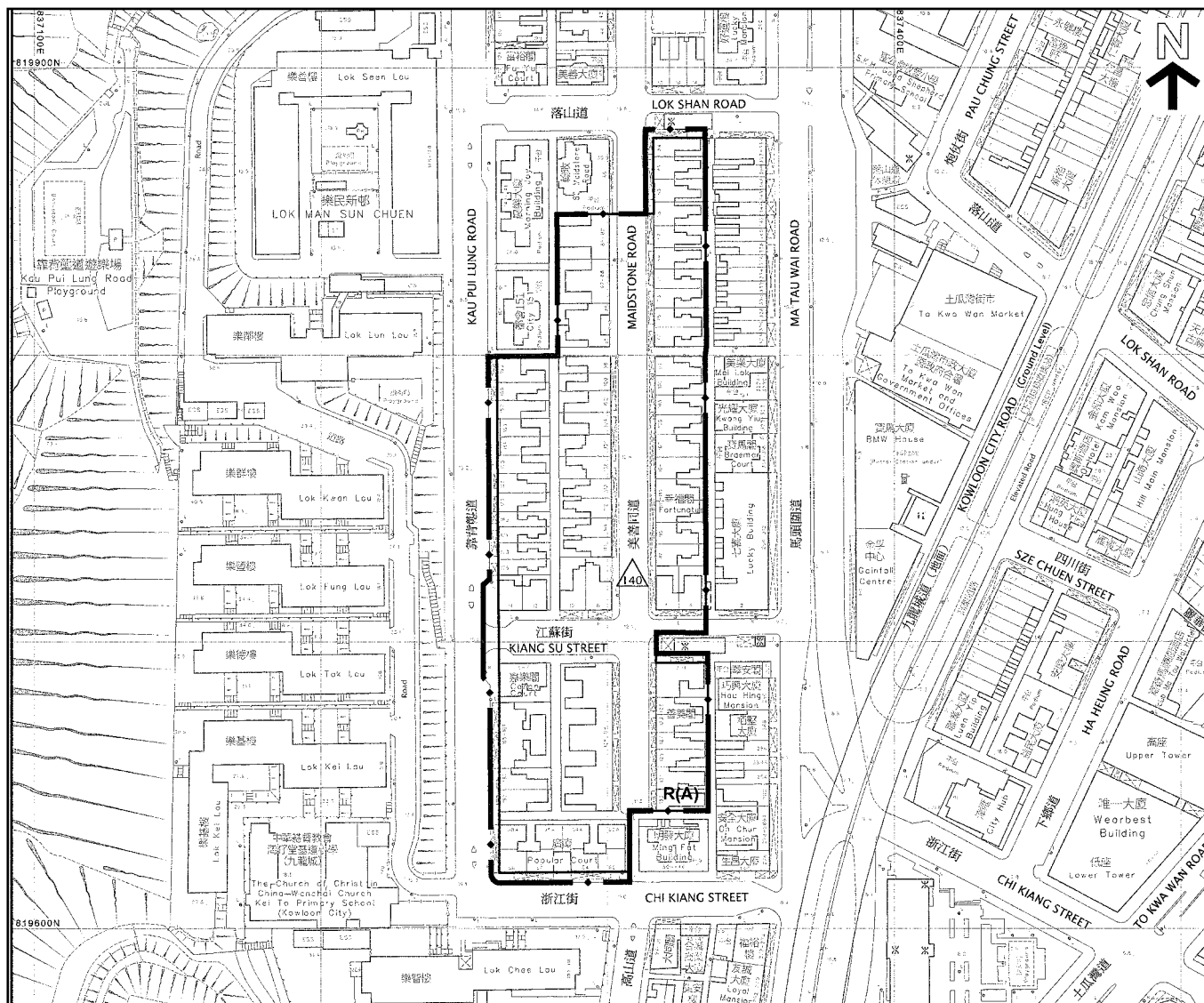
- 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
- 賣方建議準買家到發展項目作實地考察，以對發展項目、其周圍地區環境及附近的公共設施有較佳了解。

Notes:

- Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

發展項目的位置
Location of the Development

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



摘錄自2024年2月23日刊憲之市區重建局靠背壟道/浙江街發展計劃核准圖，圖則編號為S/K10/URA2/2。

Adopted from Approved Urban Renewal Authority Kau Pui Lung Road / Chi Kiang Street Development Scheme Plan, Plan No. S/K10/URA2/2, gazetted on 23 February 2024.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

The Map is provided by the CSDI Portal and the intellectual property rights are owned by the Government of the HKSAR.

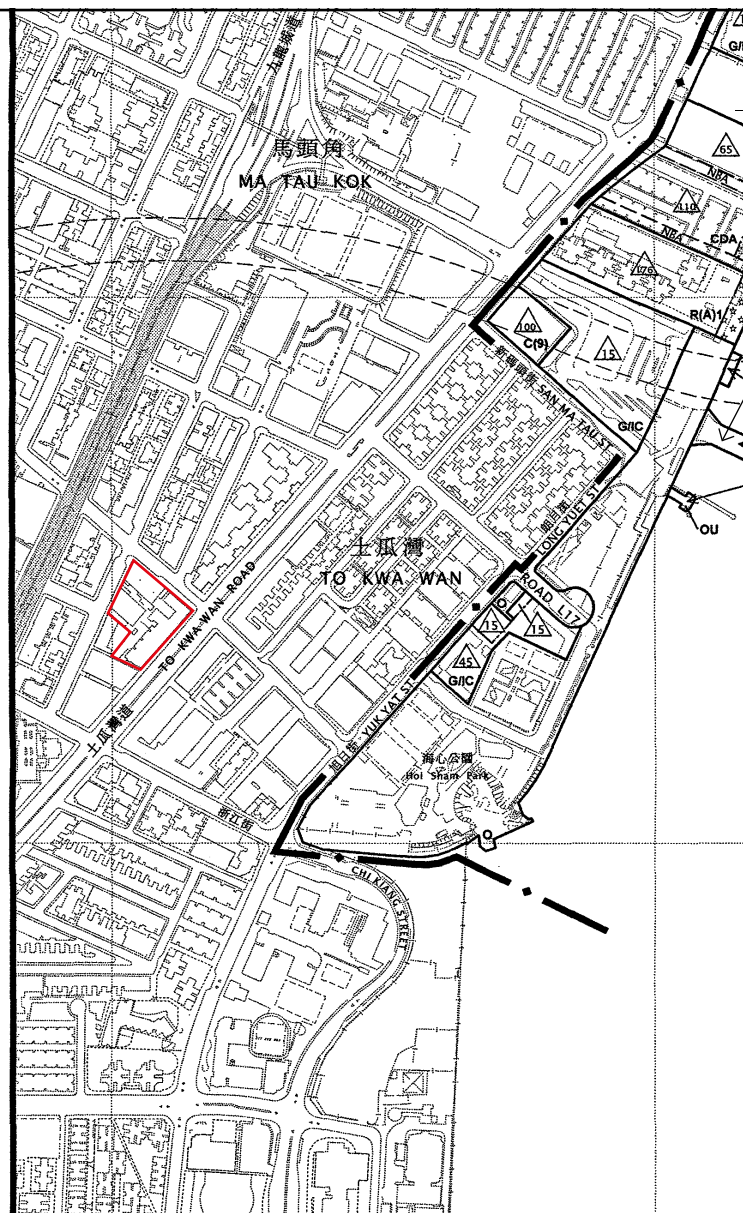
備註:

1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周圍地區環境及附近的公共設施有較佳了解。

Notes:

1. Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

本空白範圍位於發展項目的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。
This blank area though situated within 500 metres from the boundary of the development falls outside the coverage of the relevant outline zoning plan.



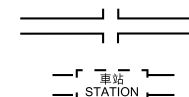
圖例 NOTATION

地帶
商業
綜合發展區
住宅(甲類)
政府、機構或社區
休憩用地
其他指定用途

C	COMMERCIAL
CDA	COMPREHENSIVE DEVELOPMENT AREA
R(A)	RESIDENTIAL (GROUP A)
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY
O	OPEN SPACE
OU	OTHER SPECIFIED USES

交通

主要道路及路口
鐵路及車站(地下)



其他

規劃範圍界線
指定為「海濱長廊」的地區
建築物高度管制區界線
最高建築物高度
(在主水平基準上若干米)
非建築用地
只限於指定為
「商店及服務行業」和
「食肆」用途的地區



ZONES

COMMERCIAL
COMPREHENSIVE DEVELOPMENT AREA
RESIDENTIAL (GROUP A)
GOVERNMENT, INSTITUTION OR COMMUNITY
OPEN SPACE
OTHER SPECIFIED USES

COMMUNICATIONS

MAJOR ROAD AND JUNCTION
RAILWAY AND STATION (UNDERGROUND)

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME
AREA DESIGNATED FOR 'WATERFRONT PROMENADE'
BUILDING HEIGHT CONTROL ZONE BOUNDARY
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
NON-BUILDING AREA
AREA DESIGNATED FOR 'SHOP AND SERVICES' AND
'EATING PLACE' USES ONLY

比例尺 Scale 0米(m) 500米(m)

摘錄自2022年10月28日刊憲之九龍規劃區第22區啟德分區計劃大綱核准圖，圖則編號為S/K22/8。
Adopted from Kowloon Planning Area No. 22 Approved Kai Tak Outline Zoning Plan, Plan No. S/K22/8, gazetted on 28 October 2022.

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

發展項目的位置
Location of the Development

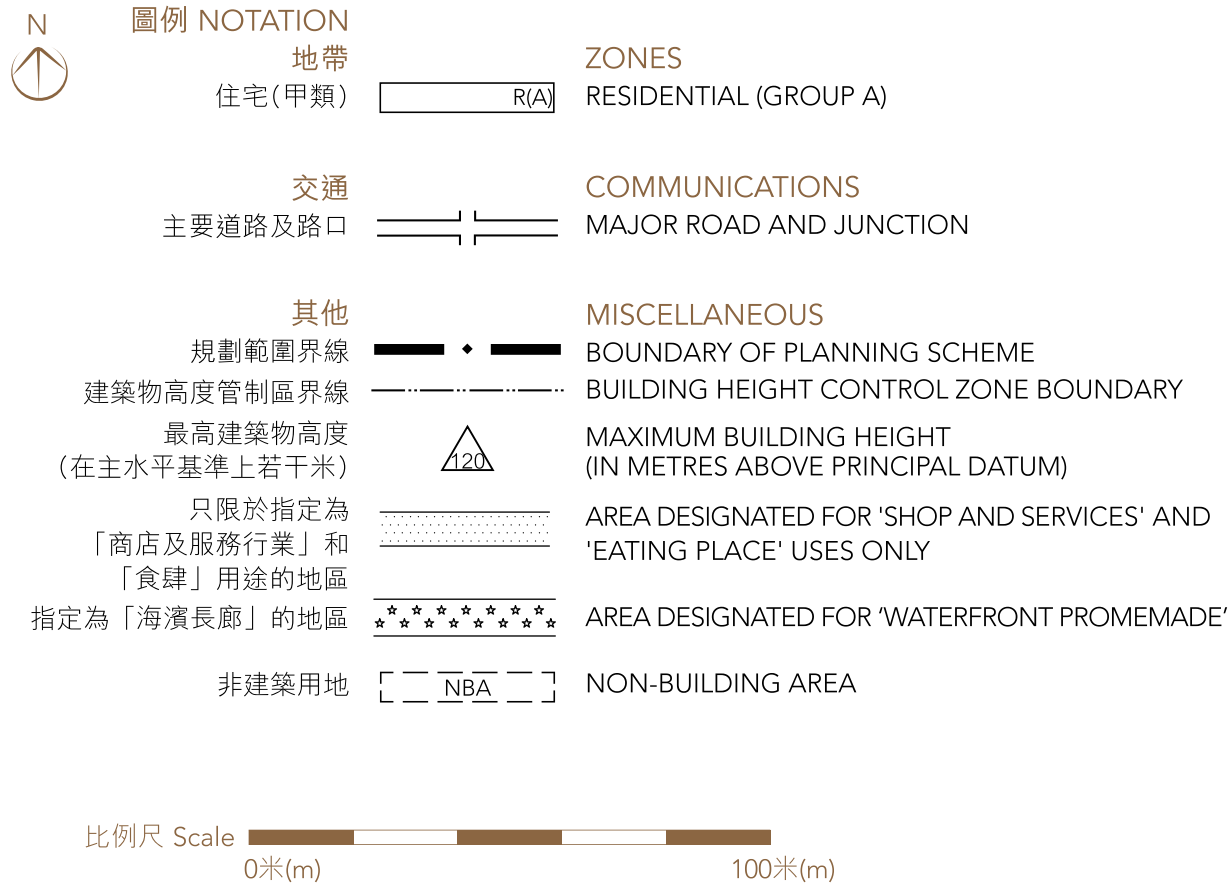
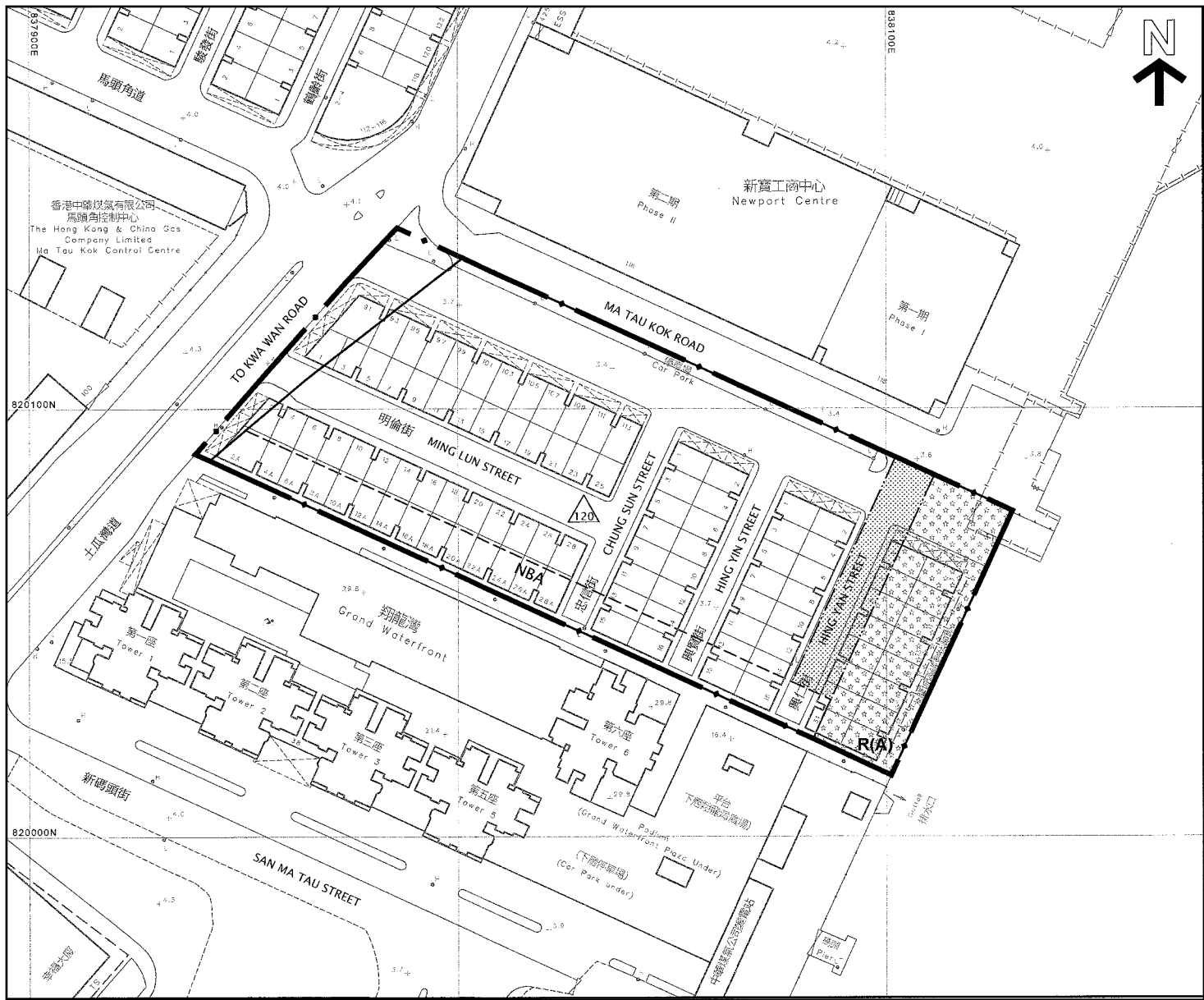
備註:

1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周圍地區環境及附近的公共設施有較佳了解。

Notes:

1. Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

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

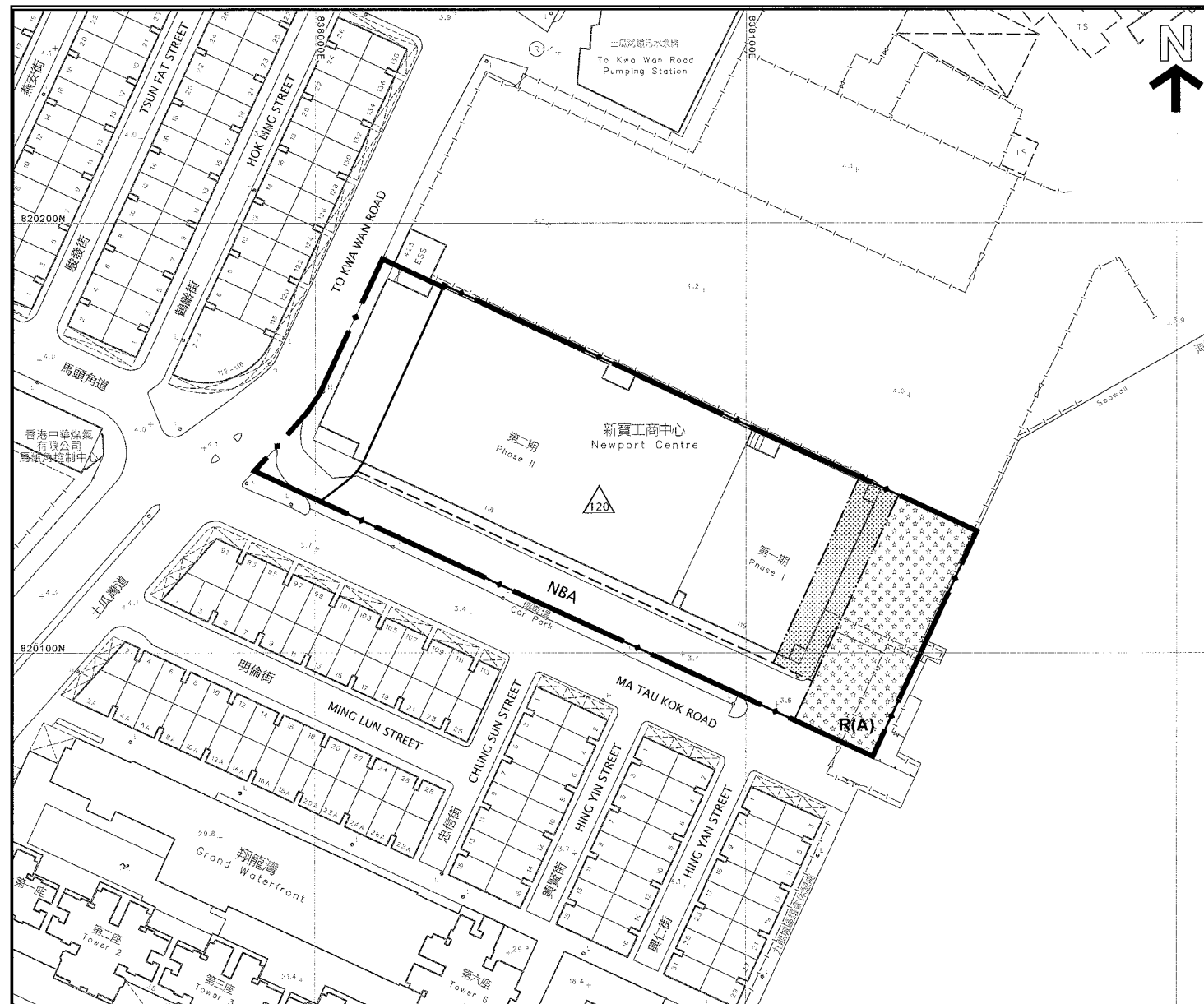


摘錄自2024年6月7日刊憲之市區重建局土瓜灣道/馬頭角道發展計劃核准圖，圖則編號為S/K22/URA1/2。
Adopted from Approved Urban Renewal Authority To Kwa Wan Road / Ma Tau Kok Road Development Scheme Plan, Plan No. S/K22/URA1/2, gazetted on 7 June 2024.

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

- 備註:
1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
 2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周圍地區環境及附近的公共設施有較佳了解。

- Notes:
1. Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.



圖例 NOTATION

地帶

住宅(甲類)

R(A)

交通

主要道路及路口

MAJOR ROAD AND JUNCTION

其他

規劃範圍界線

BOUNDARY OF PLANNING SCHEME

建築物高度管制區界線

BUILDING HEIGHT CONTROL ZONE BOUNDARY

最高建築物高度
(在主水平基準上若干米)

120

MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

只限於指定為
「商店及服務行業」和
「食肆」用途的地區

AREA DESIGNATED FOR 'SHOP AND SERVICES' AND
'EATING PLACE' USES ONLY

指定為「海濱長廊」的地區

AREA DESIGNATED FOR 'WATERFRONT PROMENADE'

非建築用地

NBA

NON-BUILDING AREA

比例尺 Scale

0米(m)

100米(m)

摘錄自2024年6月7日刊憲之市區重建局土瓜灣道/馬頭角道發展計劃核准圖，圖則編號為S/K22/URA2/2。

Adopted from Approved Urban Renewal Authority To Kwa Wan Road / Ma Tau Kok Road Development Scheme Plan, Plan No. S/K22/URA2/2, gazetted on 7 June 2024.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

The Map is provided by the CSDI Portal and the intellectual property rights are owned by the Government of the HKSAR.

備註:

1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周圍地區環境及附近的公共設施有較佳了解。

Notes:

1. Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

9 發展項目的布局圖 LAYOUT PLAN OF THE DEVELOPMENT

圖例 Legend

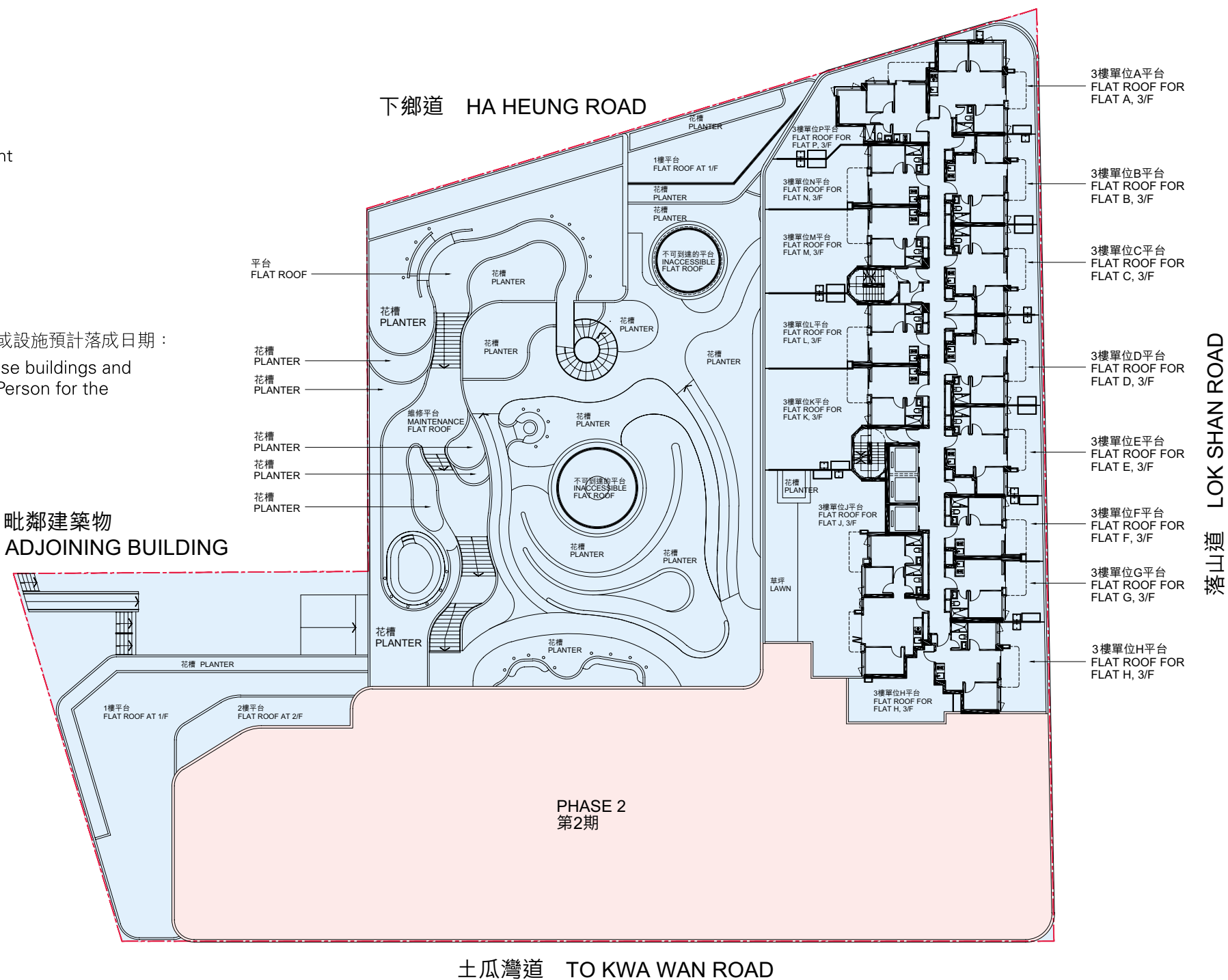
- 發展項目的界線
Boundary of the Development
- 發展項目的第1期
Phase 1 of the Development
- 發展項目的第2期
Phase 2 of the Development

由發展項目的認可人士提供的該等建築物或設施預計落成日期：
The estimated date of completion of these buildings and facilities, as provided by the Authorized Person for the development :

第1期：2027年5月31日
Phase 1 : 31st May 2027

第2期：2027年7月31日
Phase 2 : 31st July 2027

毗鄰建築物
ADJOINING BUILDING



備註：圖中所示之住宅物業布局是參照適用於3樓的住宅物業的樓面平面圖製作而成。

Note : The layout of the residential properties shown in this plan is prepared based on the floor plan of residential properties applicable to 3/F.

比例尺 Scale 0米(m) 10米(m)

期數的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

3樓
3/F



Note: The dimensions of floor plans are all structural dimensions in millimeter.

5米(m)

10

期數的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座 Tower 1															
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat													
		A	B	C	D	E	F	G	H	J	K	L	M	N	P
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	3樓 3/F	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3300	3300	3300	3300	3300	3300	3300	3300	2950, 3125, 3300	3300	3300	3300	3300	3300

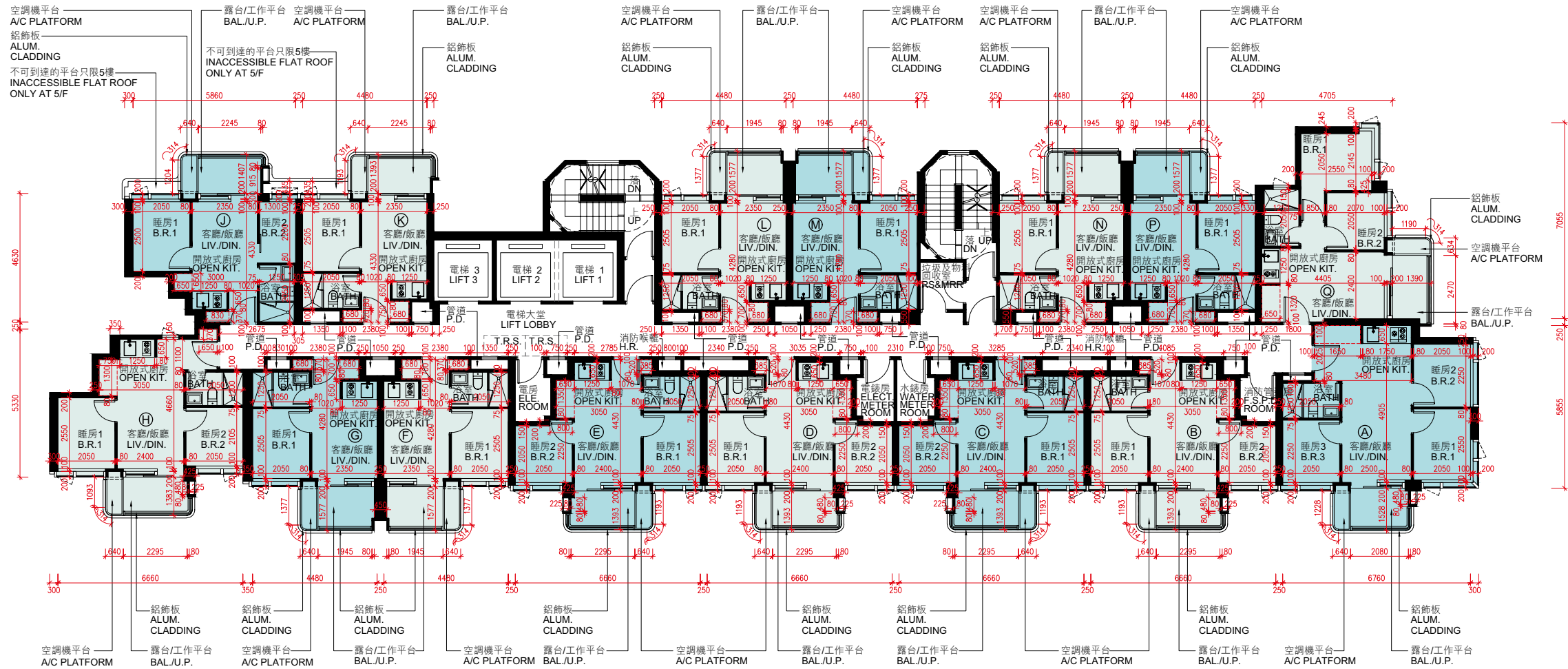
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第39頁為期數的住宅物業樓面平面圖而設之備註和圖例。
Please refer to page 39 of this sales brochure for the notes and legends for the floor plans of residential properties in the Phase.

10 期數的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座
TOWER 1

5樓 - 12樓、15樓 - 23樓及25樓 - 32樓
5/F - 12/F, 15/F - 23/F & 25/F - 32/F



備註：平面圖所列數字為以毫米標示之建築結構尺寸。

Note : The dimensions of floor plans are all structural dimensions in millimeter.

比例尺 Scale 0米(m) 5米(m)

10期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座 Tower 1																
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat														
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	5樓 - 12樓、 15樓 - 23樓及 25樓 - 31樓 (不設13樓、 14樓及24樓)	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300

第1座 Tower 1																
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat														
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	32樓 32/F	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160	125, 160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3300	3150, 3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3150, 3500	3150, 3250, 3500	3150, 3300

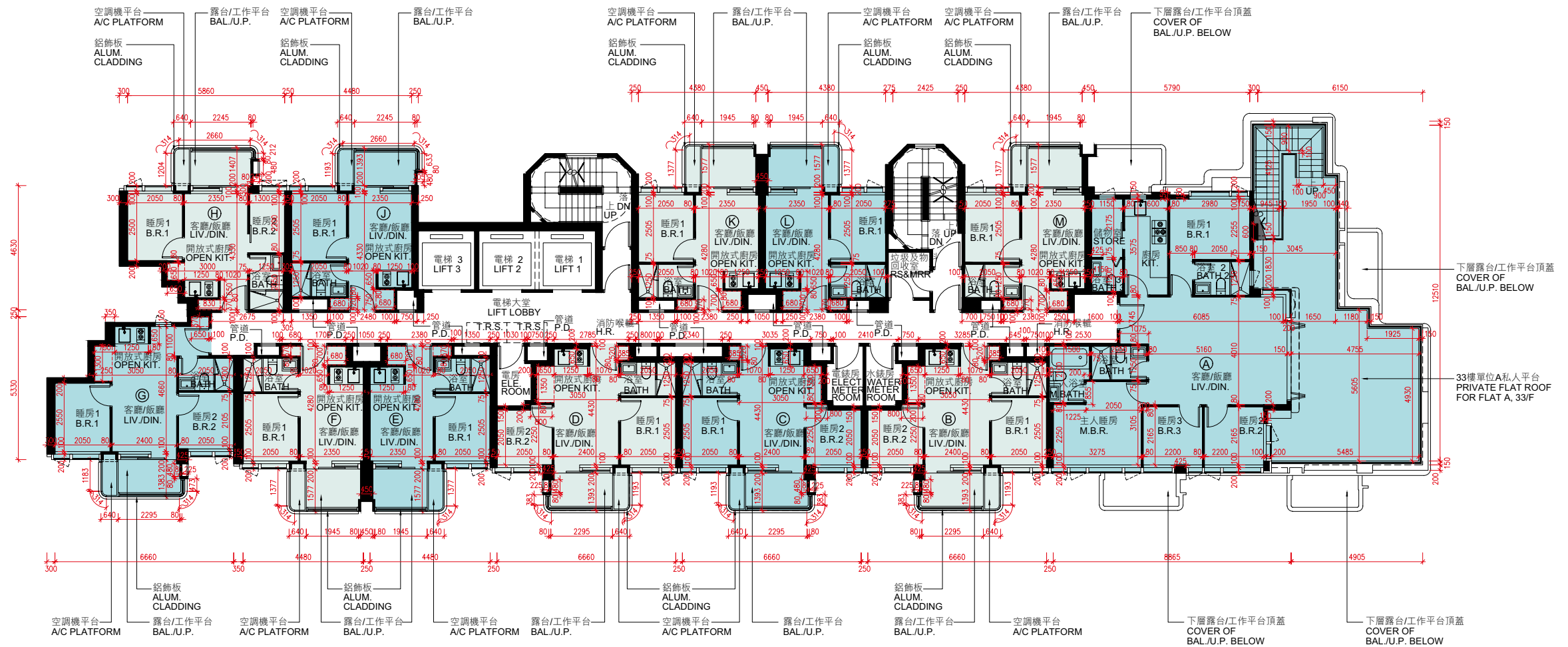
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第39頁為期數的住宅物業樓面平面圖而設之備註和圖例。
Please refer to page 39 of this sales brochure for the notes and legends for the floor plans of residential properties in the Phase.

10 期數的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座
TOWER 1

33樓
33/F



備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note : The dimensions of floor plans are all structural dimensions in millimeter.

比例尺 Scale 0米(m) 5米(m)

10

期數的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座 Tower 1													
每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat											
		A	B	C	D	E	F	G	H	J	K	L	M
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	33樓 33/F	200	125, 200	125, 200	125, 200	125, 200	125, 200	125, 200	125, 200	125, 200	125, 200	125, 200	125, 200
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500

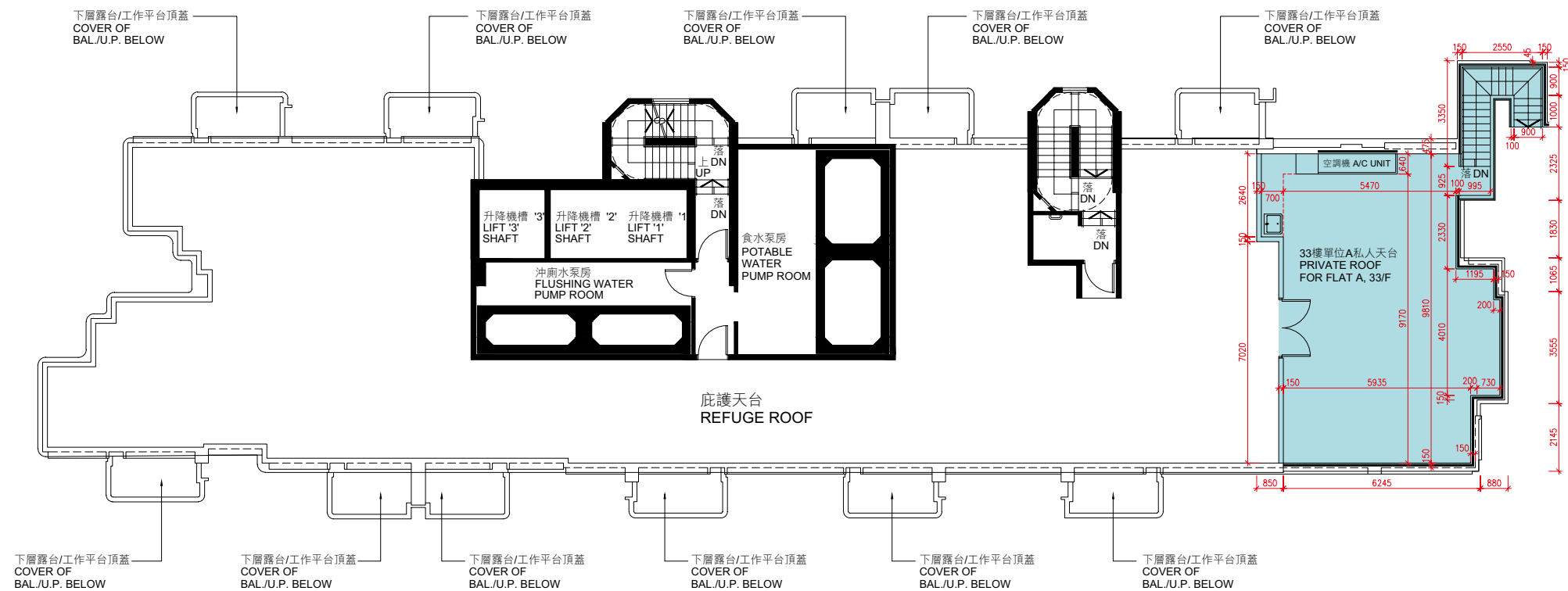
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第39頁為期數的住宅物業樓面平面圖而設之備註和圖例。
Please refer to page 39 of this sales brochure for the notes and legends for the floor plans of residential properties in the Phase.

10 期數的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

第1座
TOWER 1

天台
Roof



備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note: The dimensions of floor plans are all structural dimensions in millimeter.

比例尺 Scale 0米(m) 5米(m)

10

期數的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

在本頁上之備註和圖例適用於全部的「期數的住宅物業的樓面平面圖」頁數。
The notes and legends on this page apply to all pages of "Floor plans of residential properties in the Phase".

樓面平面圖圖例

Legends of the Floor Plans

A/C PLATFORM	=	空調機平台 Air Conditioning Platform
A/C UNIT	=	空調機 Air Conditioning Unit
ALUM. CLADDING	=	鋁飾板 Aluminium Cladding
A.F.	=	建築裝飾 Architectural Features
BAL./U.P.	=	露台 / 工作平台 Balcony / Utility Platform
BAL./U.P. ABOVE	=	上層露台 / 工作平台 Balcony / Utility Platform Above
BATH	=	浴室 Bathroom
BATH 1	=	浴室 1 Bathroom 1
BATH 2	=	浴室 2 Bathroom 2
BATH 3	=	浴室 3 Bathroom 3
B.R.1	=	睡房 1 Bedroom 1
B.R.2	=	睡房 2 Bedroom 2
B.R.3	=	睡房 3 Bedroom 3
COVER OF BAL./U.P. BELOW	=	下層露台 / 工作平台頂蓋 Cover of Balcony / Utility Platform Below
DIN.	=	飯廳 Dining room
DN	=	落 Down
ELE. ROOM	=	電房 Electrical Room
ELECT. METER ROOM	=	電錶房 Electrical Meter Room
FLUSHING WATER PUMP ROOM	=	沖廁水泵房 Flushing Water Pump Room
F.S.P.D. ROOM	=	消防管道房 Fire Services Pipe Duct Room
H.R.	=	消防喉轆 Hose Reel
KIT.	=	廚房 Kitchen
LIV.	=	客廳 Living Room
M.BATH	=	主人浴室 Master Bathroom
M.B.R.	=	主人睡房 Master Bedroom
OPEN KIT.	=	開放式廚房 Open Kitchen
P.D.	=	管道 Pipe Duct
POTABLE WATER PUMP ROOM	=	食水泵房 Potable Water Pump Room
R.C. PLINTH FOR A/C	=	空調機鋼筋混凝土底座 Reinforced Concrete Plinth for Air-Conditioner
RS & MRR	=	垃圾及物料回收室 Refuse Storage and Material Recovery Room
STORE	=	儲物室 Store Room
T.R.S.	=	臨時庇護處 Temporary Refuge Space
UP	=	上 Up
[=]	=	隨樓附送之嵌入式裝置 Built-in fittings provided in the flats

備註：

- 部分住宅物業的露台、工作平台、平台、私人平台、私人天台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
- 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
- 部分住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
- 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、淋浴間、洗滌盤、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。
- 部分樓層外牆設有建築裝飾及/ 或遮陽裝置。詳細資料請參考最新批准的建築圖則。
- 根據發展項目的公契的最新擬稿，公共平台及外牆為公用地方。詳細資料請參考最新批准的建築圖則。
- 部份住宅單位天花高度將會因應結構、建築設計及/ 或裝修設計上的需要而有差異。
- 露台、工作平台及空調機平台為不可封閉的地方。
- 平面圖所列之數字為以毫米標示之建築結構尺寸。
- 部份單位有非結構預製外牆。買賣合約之實用面積之計算，包括非結構預製外牆，並由非結構預製外牆之外圍起計。

Notes:

- Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof, private flat roof, private roof or external wall of some residential properties.
- There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
- There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
- Those icons of fittings and appliances shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and appliances actually provided and they are for indication and reference only.
- There may be architectural features and sunshade on external walls of some floors. For details, please refer to the latest approved building plans.
- Common flat roof and external walls are common areas under the latest draft Deed of Mutual Covenant of the Development.
- The internal ceiling height within some residential units may vary due to structural, architectural and/or decoration design variations.
- Balconies, Utility Platforms and Air Conditioning Platform are non-enclosed area.
- The dimensions of the floor plans are all structural dimensions in millimeter.
- There are non-structural prefabricated external walls in some residential properties. The Saleable Area as defined in the formal agreement for sale and purchase of a residential property has included the non-structural prefabricated external walls and is measured form the exterior of such non-structural prefabricated external walls.

11

期數中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) 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) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	3樓 3/F	A	39.808 (428) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	17.709 (191)	-	-	-	-	-	-
		B	28.962 (312) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	14.44 (155)	-	-	-	-	-	-
		C	28.962 (312) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	15.311 (165)	-	-	-	-	-	-
		D	28.962 (312) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	16.181 (174)	-	-	-	-	-	-
		E	28.972 (312) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	17.052 (184)	-	-	-	-	-	-
		F	21.508 (232) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.613 (136)	-	-	-	-	-	-
		G	21.481 (231) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	13.513 (145)	-	-	-	-	-	-
		H	31.886 (343) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	51.797 (558)	-	-	-	-	-	-
		J	49.814 (536) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	113.288 (1219)	-	-	-	-	-	-
		K	21.808 (235) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	56.588 (609)	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。
The saleable area and area of other specified items of the residential property are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。
Note：Areas in metres specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

11

期數中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) 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) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	3樓 3/F	L	21.791 (235) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	42.534 (458)	-	-	-	-	-	-
		M	21.748 (234) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	46.935 (505)	-	-	-	-	-	-
		N	21.353 (230) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	31.063 (334)	-	-	-	-	-	-
		P	30.487 (328) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	33.764 (363)	-	-	-	-	-	-
	5樓 - 12樓、 15樓 - 23樓及 25樓 - 32樓 (不設13樓、 14樓及24樓) 5/F - 12/F, 15/F - 23/F & 25/F - 32/F (13/F, 14/F & 24/F omitted)	A	43.162 (465) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	32.462 (349) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	32.462 (349) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	32.462 (349) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	32.472 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	25.008 (269) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。
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備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。
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期數中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) 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) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	5樓 - 12樓、 15樓 - 23樓及 25樓 - 32樓 (不設13樓、 14樓及24樓) 5/F - 12/F, 15/F - 23/F & 25/F - 32/F (13/F, 14/F & 24/F omitted)	G	24.981 (269) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		H	35.234 (379) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		J	29.714 (320) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		K	25.018 (269) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		L	25.308 (272) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		M	25.291 (272) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		N	25.248 (272) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		P	24.853 (268) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		Q	34.132 (367) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。
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11 期數中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) 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) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	33樓 33/F	A	77.302 (832) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	38.619 (416)	-	-	68.156 (734)	-	-	-
		B	32.334 (348) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	32.462 (349) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	32.472 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	25.008 (269) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	24.981 (269) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		G	35.234 (379) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		H	29.714 (320) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		J	25.018 (269) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。
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期數中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) 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) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	33樓 33/F	K	25.308 (272) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		L	25.291 (272) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		M	25.219 (271) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。
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備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。
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12 期數中的停車位的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE PHASE

不適用

Not Applicable

13 臨時買賣合約的摘要

SUMMARY OF THE PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 買方在簽立臨時買賣合約時向賣方(擁有人)繳付相等於樓價5%之臨時訂金。
2. 買方在簽署臨時買賣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. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約 —
 - (i) 該臨時買賣合約即告終止；及
 - (ii) 買方支付的臨時訂金即予沒收；及
 - (iii) 賣方(擁有人)不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。

1. A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.
2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase –
 - (i) that preliminary agreement for sale and purchase is terminated; and
 - (ii) the preliminary deposit paid by the purchaser is forfeited; and
 - (iii) the vendor (the owner) does not have any further claim against the purchaser for the failure.

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

1. 發展項目的公用部份

「公用地方」統指第一期公用地方及在任何時候按有關的副公契所指定作為第二期公用地方的該等位於第二期內的地方。

「公用地方與設施」統指公用地方及公用設施。

「第一期公用地方與設施」統指第一期公用地方及第一期公用設施。

「第一期公用地方」統指第一期屋苑公用地方及第一期住宅公用地方，及如商業發展內的單位個別出售，將包括有關商業發展的副公契內所定義為於商業發展的公用地方。

「公用設施」統指第一期公用設施及在任何時候按有關的副公契所指定作為第二期公用設施的該等位於第二期內的設施。

「第一期公用設施」統指第一期屋苑公用設施及第一期住宅公用設施，及如商業發展內的單位個別出售，將包括有關商業發展的副公契內所定義為商業發展的公用設施。

「屋苑公用地方」統指第一期屋苑公用地方及在任何時候按有關的副公契所指定作為第二期屋苑公用地方的該等位於第二期內的地方。

「屋苑公用地方及設施」統指屋苑公用地方及屋苑公用設施。

「第一期屋苑公用地方及設施」統指第一期屋苑公用地方及第一期屋苑公用設施。

「第一期屋苑公用地方」指擬供屋苑整體共用及共享而並非只供任何個別單位或個別部份使用及享用的第一期部份，受制於公契條款及所有現存的權利及通行權，每一位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等部份，該等部份包括但不限於：-

- (a) 於第一期不屬於或構成商業發展或第一期內住宅發展一部份的地基、柱、樑、樓板及其他結構性支承物及元素；
- (b) 斜坡及護土牆部份(如有)；
- (c) 於第一期屋苑整體內提供共用而安裝或使用天線廣播分導或電訊網絡設施的地方及發電機房，但構成商業發展或第一期住宅公用地方一部份的地方除外；
- (d) 所有並非構成商業發展或第一期住宅發展部分的第一期外牆範圍(包括其上的玻璃幕牆及簷蓬，如有，百葉窗板、建築鱗片及特色)並於公契所夾附的圖則以〔黃色〕顯示（僅作識別之用）；
- (e) 所有於第一期內所屬範圍並於公契所夾附的圖則以〔黃色〕顯示（僅作識別之用）的屋苑地方；
- (f) 垂直綠化範圍並於公契所夾附的圖則以〔黃色加黑斜線〕顯示（僅作識別之用）；
- (g) 由首位擁有人在任何時候按照公契條款指定作為第一期屋苑公用地方的額外第一期的地方；

但（為免存疑）並不包括第一期住宅公用地方及如商業發展內的單位個別出售，有關商業發展的副公契內所定義為於商業發展的公用地方及倘若情況適當，如 (i) 任何《建築物管理條例》第2條所列出「公用部分」的定義之 (a) 段所包含的第一期部分或 (ii) 任何《建築物管理條例》附表1 所指明並包含於《建築物管理條例》第 2 條所列出「公用部分」的定義之 (b) 段的部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成第一期屋苑公用地方一部分。

「屋苑公用設施」統指第一期屋苑公用設施及在任何時候按有關的副公契所指定作為第二期屋苑公用設施的該等位於第二期內而提供屋苑整體使用的設施。

「第一期屋苑公用設施」指擬供屋苑整體共用及共享而並非只供任何個別單位或個別部份使用及享用的第一期內所有設施，受制於公契條款，每一位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等設施，當中包括但不限於共用天線、所有訊號接收器、污水管、排水渠、雨水渠、水道、電纜、水管、管道（包括但不限於便溺污水及廢水處置和雨水管）、電線、管槽、總沖廁水管、總食水管、基於保安理由而安裝於第一期屋苑公用地方的閉路電視及其他設施及設備、機器及機械和位於第一期內屋苑其他類似的裝置、設施或服務、變壓房、電纜設備及位於第一期內為屋苑提供電力的相關設施及輔助電力裝置及設施及首位擁有人在任何時候按照公契條款所指定作為第一期屋苑公用設施的該等位於第一期內供屋苑整體使用的額外裝置及設施。

「住宅公用地方」統指第一期住宅公用地方及在任何時候按有關的副公契指定作為第二期住宅公用地方的該等位於第二期內的地方。

「住宅公用地方與設施」統指住宅公用地方及住宅公用設施。

「第一期住宅公用地方與設施」統指第一期住宅公用地方及第一期住宅公用設施。

「第一期住宅公用地方」指擬供住宅發展整體共用及共享而並非只供任何個別住宅單位使用及享用的第一期內住宅發展部份，受制於公契條款及所有現存的權利及通行權，每一住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等部份，該等部份包括：-

- (a) 第一期內提供安裝或使用天線廣播分導或電訊網絡設施的地方但構成商業發展及第一期屋苑公用地方一部份的地方除外；
- (b) 康樂地方及設施；
- (c) 有蓋園景區；
- (d) 綠化範圍部份並於公契夾附的圖則以〔綠色加黑點〕及〔綠色加黑斜線〕顯示(僅作識別之用)；
- (e) 於第一期3樓供保養和維修住宅公用設施(第一期外部排水管)的通道於公契所夾附的圖則以〔綠色加交叉黑斜線〕顯示(僅作識別之用)；
- (f) 於屋苑地面層提供予管理員、看守員及管理公司職員，如有，的辦公室及或櫃檯、士多、看守員房間及洗手間；
- (g) 於第一期2樓及以下並非構成商業發展或第一期屋苑公用地方的第一期外牆部份(包括在外牆的玻璃幕牆及簷蓬(如有)，百葉窗板、建築鱗片及在其上的特色)並於公契所夾附的圖則以〔綠色〕顯示(僅作識別之用)；

(h) 於第一期3樓及以上並非構成第一期內住宅單位或第一期屋苑公用地方的之外牆部份(包括該等主天台層以上鄰接第一期屋苑公用地方的該等外牆部份)，包括但不限於：-

- (1) 在其上的建築鱗片及特色；
- (2) 第一期內座的玻璃幕牆結構包括但不限於豎框及面版(除卻(i)玻璃幕牆結構可開啟的部份；及(ii)完全包圍或面向第一期內住宅單位的玻璃嵌板，而上述可開啟部份及玻璃嵌板屬於有關第一期內住宅單位的部份)。而為免存疑，任何構成第一期內座的玻璃幕牆結構一部份而並非完全包圍一個第一期內住宅單位而是申延跨越兩個或多個第一期內住宅單位的玻璃嵌板，將構成第一期住宅公用地方的一部份；

但不包括：-

構成相關第一期內住宅單位一部份的露台、工作平台、安放冷氣機地方、私人平台或私人天台的玻璃欄杆、金屬欄杆或欄杆及構成和連接相關第一期內相關住宅單位一部份，毗鄰位於露台及/或工作平台假天花的鋁製格柵；

- (i) 所有在公契所夾附的圖則上以〔綠色〕顯示(僅作識別之用)於第一期內的所有地方；
- (j) 第一期住宅單位覆蓋露台及工作平台玻璃欄杆底部的鋁製蓋子；及
- (k) 由首位擁有人在任何時候按照公契條款指定作為第一期住宅公用地方的額外第一期及其內之地方，

但(為免存疑)並不包括第一期屋苑公用地方及倘若情況適當，如(i)任何《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的第一期內住宅發展部分或(ii)任何《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成第一期住宅公用地方一部分。

「住宅公用設施」統指第一期住宅公用設施及在任何時候按有關的副公契所指定作為供住宅發展整體使用的該等位於第二期內的設施。

「第一期住宅公用設施」指擬供住宅發展整體共用及共享而並非只供任何個別住宅單位使用及享用的第一期所有設施，受制於公契條款，每一住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人共用該等設施，當中包括但不限於所有於第一期住宅公用地方指定的所有升降機、電線、電纜、管槽、水管、管道(包括但不限於便溺污水及廢水處置和雨水管)、排水渠、第一期住宅公用設施(外在排水管)、基於保安理由而安裝於第一期住宅公用地方的閉路電視及其他設施及設備、位於第一期內之康樂地方及設施的運動及康樂設施及所有位於第一期內專屬住宅發展的機電裝置及設備，以及由首位擁有人在任何時候按照公契條款所指定作為第一期住宅公用設施的該等位於第一期內供住宅發展整體使用的額外裝置及設施。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

座數	樓層	單位	每個單位獲分配的不可分割份數的數目
第1座	3樓	A	415
		B	303
		C	304
		D	305
		E	306
		F	227
		G	227
		H	369
		J	611
		K	274
		L	259
		M	263
		N	244
	5樓 - 12樓、 15樓 - 23樓及 25樓 - 32樓 (不設13樓、 14樓及24樓)	P	337
		A	431
		B	324
		C	324
		D	324
		E	324
		F	250
		G	249
		H	352
		J	297
		K	250
		L	253
		M	252
		N	252
		P	248
		Q	341

發展項目的不分割份數總數為 329000

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SUMMARY OF DEED OF MUTUAL COVENANT

座數	樓層	單位	每個單位獲分配的不可分割份數的數目
第1座	33樓	A	879
		B	323
		C	324
		D	324
		E	250
		F	249
		G	352
		H	297
		J	250
		K	253
		L	252
		M	252

發展項目的不分割份數總數為 329000

3. 有關發展項目的管理人的委任年期
 管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止管理人的委任為止。
4. 管理開支按什麼基準在期數中的住宅物業的擁有人之間分擔
 每名住宅單位擁有人應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訂明的準則，分擔期數的管理費(包括管理人費用)。分配予每個住宅單位的管理份數的數目與上述第2段列出的住宅單位的不分割份數的數目相同。
5. 計算管理費按金的基準
 管理費按金相等於擁有人就其住宅單位按首個年度管理預算案釐定而須繳的三個月管理費用。
6. 擁有人在期數中保留作自用的範圍(如有的話)
 不適用。
- 註：

1. 除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契中的涵義相同。

2. 詳情請參考公契最新擬稿。公契最新擬稿已備於售樓處，在開放時間可供免費查閱，並且可在支付必要的影印費用後獲取副本。

1. The common parts of the development

"Common Areas" means collectively the Common Areas In Phase 1 and those areas within Phase 2 as may from time to time be designated as common areas in Phase 2 in the relevant Sub-Deed(s).

"Common Areas and Facilities" means collectively the Common Areas and the Common Facilities.

"Common Areas and Facilities In Phase 1" means collectively the Common Areas In Phase 1 and the Common Facilities In Phase 1.

"Common Areas In Phase 1" means the Estate Common Areas In Phase 1 and the Residential Common Areas In Phase 1, and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common areas as shall be defined in the relevant Sub-Deed(s) in respect of the Commercial Development.

"Common Facilities" means collectively the Common Facilities In Phase 1 and those facilities situated within Phase 2 as may from time to time be designated as common facilities in Phase 2 in the relevant Sub-Deed(s).

"Common Facilities In Phase 1" means collectively the Estate Common Facilities In Phase 1 and the Residential Common Facilities In Phase 1 and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common facilities as shall be defined in the relevant Sub-Deed(s) in respect of the Commercial Development.

"Estate Common Areas" means collectively the Estate Common Areas In Phase 1 and those areas within Phase 2 as may from time to time be designated as Estate Common Areas in Phase 2 in the relevant Sub-Deed(s).

"Estate Common Areas and Facilities" means collectively the Estate Common Areas and the Estate Common Facilities.

"Estate Common Areas and Facilities In Phase 1" means collectively the Estate Common Areas In Phase 1 and the Estate Common Facilities In Phase 1.

"Estate Common Areas In Phase 1" means those parts in Phase 1 intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to :-

- (a) such foundations, columns, beams, slabs and other structural supports and elements in Phase 1 that do not belong to or form part of the Commercial Development or the Residential Development in Phase 1;
- (b) the Slopes and Retaining Walls (if any);
- (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities and the electricity meter rooms (EMR) in Phase 1 for use by the Estate as a whole save and except those of such areas which form part of the Commercial Development or the Residential Common Areas In Phase 1;

- (d) all those portions of the external walls of Phase 1 (including the curtain walls and canopies thereof, if any, louvers, architecture fins and features thereon) not forming part of the Commercial Development or the Residential Development in Phase 1 and for the purpose of identification only as shown and coloured yellow on the plans annexed to the Deed of Mutual Covenant;
- (e) all those areas in Phase 1 which for the purpose of identification only are shown and coloured yellow on the plans annexed to the Deed of Mutual Covenant;
- (f) vertical greenery areas and for the purpose of identification only as shown and coloured yellow hatched black on the plans annexed to the Deed of Mutual Covenant;
- (g) such additional areas of and within Phase 1 as may at any time be designated as Estate Common Areas in Phase 1 by the First Owner in accordance with the provisions of the Deed of Mutual Covenant;

BUT (for the avoidance of doubt) excluding the Residential Common Areas In Phase 1 and in the event Units in the Commercial Development are disposed of individually, such Commercial Development common areas as shall be defined in the relevant Sub-Deed(s) in respect of the Commercial Development PROVIDED THAT, where appropriate, if (i) any parts of Phase 1 covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance, or (ii) any parts specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance 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 Estate Common Areas In Phase 1.

"Estate Common Facilities" means collectively the Estate Common Facilities In Phase 1 and those facilities situated within Phase 2 serving the Estate as a whole as may from time to time be designated as Estate Common Facilities in Phase 2 in the relevant Sub-Deed(s).

"Estate Common Facilities In Phase 1" means all those facilities in Phase 1 intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses, cables, pipes, pipe works (including but not limited to the soil and wastewater disposal and stormwater pipes), wires, ducts, flushing mains, fresh water mains, close-circuit television ("CCTV") and other facilities and equipment installed in the Estate Common Areas In Phase 1 for security purposes, plant and machinery and other like installations, facilities or services of the Estate within Phase 1, transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities situated within Phase 1 for the supply of electricity to the Estate and such additional devices and facilities of the Estate situated within Phase 1 serving the Estate as a whole as may at any time be designated as Estate Common Facilities In Phase 1 by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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SUMMARY OF DEED OF MUTUAL COVENANT

"Residential Common Areas" means collectively the Residential Common Areas In Phase 1 and those areas within Phase 2 as may from time to time be designated as Residential Common Areas in Phase 2 in the relevant Sub-Deed(s).

"Residential Common Areas and Facilities" means collectively the Residential Common Areas and the Residential Common Facilities.

"Residential Common Areas and Facilities In Phase 1" means collectively the Residential Common Areas In Phase 1 and the Residential Common Facilities In Phase 1.

"Residential Common Areas In Phase 1" means those parts of the Residential Development in Phase 1 intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to :-

- (a) such areas within Phase 1 for the installation or use of aerial broadcast distribution or telecommunications network facilities save and except those of such areas which form part of the Commercial Development or the Estate Common Areas in Phase 1;
- (b) the Recreational Areas and Facilities;
- (c) the Covered Landscaped Areas;
- (d) those parts of the Greenery Areas which for purpose of identification only are shown and coloured green stippled black and green hatched black on the plans annexed to the Deed of Mutual Covenant;
- (e) the areas for maintenance and repair access to Residential Common Facilities (External Drainage Pipes In Phase 1) on 3rd floor of Phase 1 which for the purposes of identification only are shown and coloured green double hatched black on the plan annexed to the Deed of Mutual Covenant;
- (f) office(s) and/or counter(s), store(s), guard room(s) and lavatories for caretakers, watchmen and management staffs, if any, on the ground floor of the Estate;
- (g) those parts of the external walls of Phase 1 at and below the 2nd floor of Phase 1 not forming part of the Commercial Development or the Estate Common Areas In Phase 1 (including the curtain walls and canopies thereof, if any, louvers architecture fins and features thereon) for the purpose of identification only as shown and coloured green on the plans annexed to the Deed of Mutual Covenant;
- (h) those parts of the external walls (including those of such parts of the external walls abutting the Estate Common Areas In Phase 1 above the main roof level) at and above the 3rd floor of Phase 1 not forming part of the Residential Units in Phase 1 or the Estate Common Areas In Phase 1 including but not limited to :-
 - (1) the architecture fins and features thereon;
 - (2) the curtain wall structures of the Tower in Phase 1 including but not limited to the mullions and cladding (except (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit in Phase 1, which said openable parts and glass panels shall form parts of the relevant Residential Units in Phase 1). For the avoidance of

doubt, any glass panel forming part of the curtain wall structures of the Tower in Phase 1 that does not wholly enclose a Residential Unit in Phase 1 but extends across two or more Residential Units in Phase 1 shall form part of the Residential Common Areas In Phase 1;

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, areas for air-conditioner(s), private flat roofs or private roofs which form parts of the relevant Residential Units in Phase 1 and the aluminium grilles adjoining the false ceiling at the balconies and/or utility platforms held with and form part of the relevant Residential Units in Phase 1;

- (i) all those areas in Phase 1 for the purpose of identification only as shown and coloured green on the plans annexed to the Deed of Mutual Covenant; and
- (j) aluminium covers on both sides of and for supporting the base of glass balustrades of the balconies and utility platforms of the Residential Units in Phase 1; and
- (k) such additional areas of and within Phase 1 as may at any time be designated as Residential Common Areas In Phase 1 by the First Owner in accordance with the provisions of the Deed of Mutual Covenant,

BUT (for the avoidance of doubt) excluding the Estate Common Areas In Phase 1 and PROVIDED THAT, where appropriate, if (i) any parts of the Residential Development in Phase 1 covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance, or (ii) any parts specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance 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 Residential Common Areas In Phase 1.

"Residential Common Facilities" means collectively the Residential Common Facilities In Phase 1 and those facilities situated within Phase 2 serving the Residential Development as a whole as may from time to time be designated as such in the relevant Sub-Deed(s).

"Residential Common Facilities In Phase 1" means all those facilities in Phase 1 intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to all lifts designated in the Residential Common Areas In Phase 1, wires, cables, ducts, pipes, pipe works (including but not limited to the soil and wastewater disposal and stormwater pipes), drains, the Residential Common Facilities (External Drainage Pipes) In Phase 1, CCTV and other facilities and equipment installed in the Residential Common Areas In Phase 1 for security purposes, the sports and recreational facilities in the Recreational Areas and Facilities situated within Phase 1 and all mechanical and electrical installations and equipment situated within Phase 1 exclusively for the Residential Development and such additional devices and facilities of the Residential Development situated within Phase 1 serving the Residential Development as a whole as may at any time be designated as Residential Common Facilities In Phase 1 by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

2. The number of undivided shares assigned to each residential property in the Phase

Tower	Floor	Flat	No. of Undivided Shares allocated to each Flat
Tower 1	3/F	A	415
		B	303
		C	304
		D	305
		E	306
		F	227
		G	227
		H	369
		J	611
		K	274
		L	259
		M	263
		N	244
		P	337
	5/F - 12/F, 15/F -23/F & 25/F - 32/F (13/F, 14/F & 24/F omitted)	A	431
		B	324
		C	324
		D	324
		E	324
		F	250
		G	249
		H	352
		J	297
		K	250
		L	253
		M	252
		N	252
		P	248
		Q	341

Tower	Floor	Flat	No. of Undivided Shares allocated to each Flat
Tower 1	33/F	A	879
		B	323
		C	324
		D	324
		E	250
		F	249
		G	352
		H	297
		J	250
		K	253
		L	252
		M	252

The total number of Undivided Shares of the Development is 329000.

3. The term of years for which the manager of the Development is appointed

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until termination of the Manager’s appointment in accordance with the provisions thereof.

4. The basis on which the management expenses are shared among the owners of the residential properties in the Phase

Each Owner of a Residential Unit shall contribute towards the Management Charges (including Manager’s Fee) of the Phase in such manner, amount and proportion as provided in the Deed of Mutual Covenant by reference to the Management Units allocated to his Residential Unit and the principles provided in the Deed of Mutual Covenant. The number of Management Units allocated to a Residential Unit is the same as the number of Undivided Shares as set out in paragraph 2 above.

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

5. The basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months' management contribution based on the first annual Management Budget payable by the Owner in respect of his Residential Unit.

6. The area (if any) in the Phase retained by the vendor for its own use

Not applicable.

Notes:

1. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.
2. For full details, please refer to the latest draft Deed of Mutual Covenant which is free for inspection during opening hours at the sales office. A copy of the latest draft Deed of Mutual Covenant is available for inspection upon request and copies of the Deed of Mutual Covenant can be obtained upon payment of the necessary photocopying charges.

15 批地文件的摘要

SUMMARY OF LAND GRANT

1. 期數位於九龍內地段第4148號A段第1小分段、九龍內地段第4148號A段餘段、九龍內地段第4148號B段、九龍內地段第4148號D段及九龍內地段第4148號餘段(統稱「該地段」)。
2. 該地段是根據訂立於1939年6月26日的賣地條件並於土地註冊處註冊為第3945號的賣地條件(「賣地條件」)，批地年期為1939年6月26日起之75年並可續期75年(「批地文件」)。
3. 賣地條件一般條款第(9)條規定，該地段的買方須由接受該地段的出售日起24個公曆月完結前，以工務司批准的物料於該地段相當部份，建築一幢或多幢修葺良好及熟練之良好及常設建築物，並於其他各方面根據當時或未來於殖民地生效的關於建築或衛生的所有條例、附例和規例，並完成以至適宜佔用，且須為此花費不少於\$ 40,000.00於可評定的改進上。但是儘管買方有任何未能履行本條款的過失及儘管官方代表接受任何官地稅或差餉或其他任何付款，工務司可行使他的酌情權，並無論買方同意與否，在任何時候或不時釐定任何完成興建上述建築物的延期，以代替上述24個公曆月，因此買方完成興建該建築物的責任將被視為參照該代替時期，並對根據該等條款保留的重回該地段的權力將在該代替時段未能完成該建築物時產生，好似原本時段情況。但是該時段只會在將特別情況下並受制於政府可徵收的款項或其他條件下延期。[見備註]
4. 賣地條件一般條款第(10)條規定，污水或廢水不能被准許由該地段流向任何由官方或其他私人擁有的毗鄰土地上或任何腐爛性，高噪音性，有害性，排洩物性或其他廢棄物被准許沉積在該地段任何部份上，及於該地段上進行任何挖掘工程，挖掘土不能沈積於該地段上或(當准許)於毗隣官地上，其方式令挖掘土坡暴露於被天雨水侵蝕及沖刷，且所有該等土坡必須用草皮適當地覆蓋及，如必要，以矮砌石牆穩妥。買方須確認所有廢棄物每日已適當地從處所清理。
5. 賣地條件一般條款第(13)條規定，任何塑造之通道後巷須以無須代價歸還予政府。
6. 賣地條件特別條款第(2)條規定，在該地段興建的建築物連接土瓜灣道的表面，須受制於工務司的特別批准。
7. 賣地條件特別條款第(3)條規定，在賣地圖則以紅色及綠色顯示的整幅範圍須由買方自費於賣地日期12個月內按工務司批准的有關水平塑造。以綠色顯示的範圍將於成交時無代價交予政府。[見備註]
8. 賣地條件特別條款第(5)條規定，倘來自己挖掘地盤或瓦礫地盤受該地段發展項目影響的其他範圍的廢石被侵蝕及沖刷到明渠，買方須負上責任及須應要求向殖民地庫房支付政府所要求作為清理廢石或對明渠或其他政府資產做成損失的費用。
9. 賣地條件特別條款第(6)條規定，任何由買方、其工人或代理人引至的任何明渠或水道的任何損害或妨礙，將由政府處理，費用由買方負責，及須應要求支付。
10. 賣地條件特別條款第(8)條規定買方必須按殖民地庫房要求支付工務司認為須要移除的有關任何總水管、供氣主管或供氣分喉、電纜、電報或電話線、污水渠或排水管的移除的費用。

備註：此項條款已獲履行並不適用於現有的重建項目。

附註：

1. 批地文件提及的「買方」指批地文件下的獲批租人，在上下文義允許或要求之下，包括他的遺囑執行人、遺產管理人及受讓人，而如果是法人團體，則包括他的繼承人及受讓人。
2. 詳情請參考批地文件。批地文件全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費後獲取批地文件副本。

1. The Phase is situated on Subsection 1 of Section A of Kowloon Inland Lot No.4148, The Remaining Portion of Section A of Kowloon Inland Lot No.4148, Section B of Kowloon Inland Lot No.4148, Section D of Kowloon Inland Lot No.4148 and The Remaining Portion of Kowloon Inland Lot No.4148 (collectively the“lot”).
2. The lots are held under the Conditions of Sale dated the 26th day of June 1939 and registered in the Land Registry as Conditions of Sale No.3945 (the“Conditions of Sale”) for a term of 75 years commencing from the 26th day of June 1939 with a right of renewal for a further term of 75 years (the“Land Grant”).
3. General Condition No.9 of the Conditions of Sale stipulates that the Purchaser of the lot shall build and finish, fit for occupation, before the expiration of 24 calendar months from the date of sale in a good, substantial and workmanlike manner, one or more good and permanent buildings upon some part of the lot with such materials as may be approved by the Director of Public Works, and in other respects in accordance with the provisions of all Ordinances, Byelaws and Regulations relating to Buildings or Sanitation as shall or may at any time be in force in the Colony and shall expend thereon a sum of not less than \$40,000.00 in rateable improvements. Provided that notwithstanding any default by the Purchaser in complying with this condition, and notwithstanding the acceptance on behalf of the Crown of any Crown rent or rates, or other payment whatever, the Director of Public Works may in his discretion, and whether the Purchaser consent or not, fix at any time and from time to time any extended period for the completion of the said buildings in substitution for the said period of 24 months, and thereupon the obligation hereunder of the Purchaser in question to complete the said buildings shall be taken to refer to such substituted period, and the right of re-entry reserved in these conditions shall arise upon default of completion within such substituted period as if it had been the period originally provided. Provided also that the period will be extended only in special circumstances and subject to such conditions as to payment or otherwise as Government may impose. [See Remark]
4. General Condition No.10 of the Conditions of Sale stipulates that no sewage or refuse water will be allowed to flow from the lot on to any of the adjoining lands whether belonging to the Crown or to private persons, neither shall any decaying, noisome, noxious, excrementitious, or other refuse matter be deposited, on any portion of the lot and in carrying out any works of excavation on the lot no excavated earth shall be deposited on the lot or (with permission) on Crown Land adjoining in such manner as shall expose the slopes of such excavated earth to be eroded and washed down by the rains, and all such slopes shall be properly turfed and, if necessary, secured in place by means of masonry toe walls. The Purchaser shall see that all refuse matters are properly removed daily from off the premises.
5. General Condition No.13 of the Conditions of Sale stipulates that any scavenging lanes formed to be handed over to Government free of cost.
6. Special Condition No.(2) of the Conditions of Sale stipulates that the facade of any building to be erected on the lot abutting on To Kwa Wan Road shall be subject to the special approval of the Director of Public Works.
7. Special Condition No.(3) of the Conditions of Sale stipulates that the whole of the areas coloured red and green on sale plan shall be formed by the purchaser at his own expense to such level as the Director of Public Works may approve within 12 months from the day of sale. The area coloured green shall be handed over to the Government free of cost on completion. [See Remark]
8. Special Condition No.(5) of the Conditions of Sale stipulates that in the event of spoil from the excavated site or spoil sites or other areas affected by the development of the lot being eroded and washed down into the nullahs, the purchaser shall be held responsible and shall pay into the Colonial Treasury on demand such sum as may be demanded by Government to cover the cost of removal of spoil from or damage to the nullahs or other Government properties.
9. Special Condition No.(6) of the Conditions of Sale stipulates that if any damage or obstruction is caused to the nullah or the waterway thereof by the purchaser, his servants or agents, the same shall be made good by Government at the cost of the purchaser payable on demand.
10. Special Condition No.(8) of the Conditions of Sale stipulates that the purchaser shall pay into the Colonial Treasury, on demand, the cost of removing any water main, gas main or service pipe, cable, telegraph or telephone line, sewer or culvert, which the Director of Public Works may consider it necessary to have removed.

Remark: This condition was complied with and did not apply to the current redevelopment.

Notes:

1. The reference to the “purchaser” in the Land Grant means the purchaser under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in the case of a corporation its successors and assigns.
2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection at the sales office during opening hours and copy of the Land Grant can be obtained upon paying necessary photocopying charges.

不適用。

Not applicable.

17 對買方的警告

WARNING TO PURCHASERS

1. 此提示建議你聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表你行事。
2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突 –
 - (i) 該律師事務所可能不能夠保障你的利益；及
 - (ii) 你可能要聘用一間獨立的律師事務所。
4. 如屬3.(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.
2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.
3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you –
 - (i) that firm may not be able to protect your interests; and
 - (ii) you may have to instruct a separate firm of solicitors.
4. In the case of paragraph 3.(ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

18 期數中的建築物的橫截面圖
CROSS-SECTION PLAN OF BUILDING IN THE PHASE

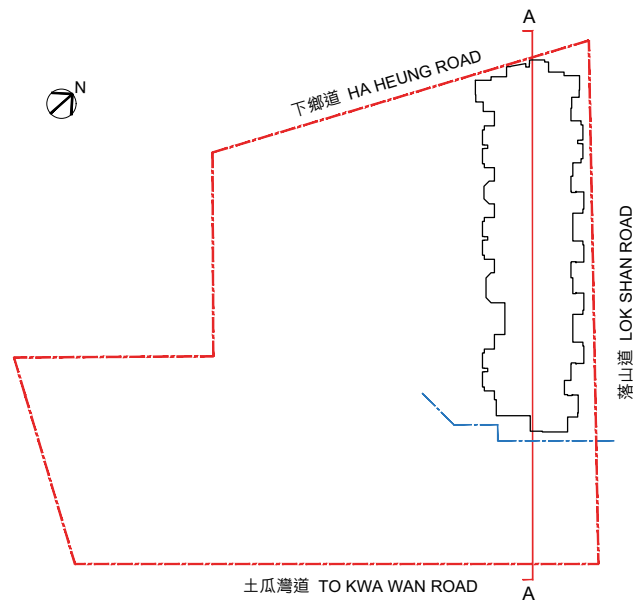
橫截面圖 A-A

- 1. 毗鄰建築物的一段土瓜灣道為香港主水平基準以上5.060米至5.400米。
- 2. 毗鄰建築物的一段下鄉道為香港主水平基準以上7.200米至7.250米。

CROSS-SECTION PLAN A-A

- 1. The part of To Kwa Wan Road adjacent to the building is 5.060 to 5.400 metres above the Hong Kong Principal Datum.
- 2. The part of Ha Heung Road adjacent to the building is 7.200 to 7.250 metres above the Hong Kong Principal Datum.

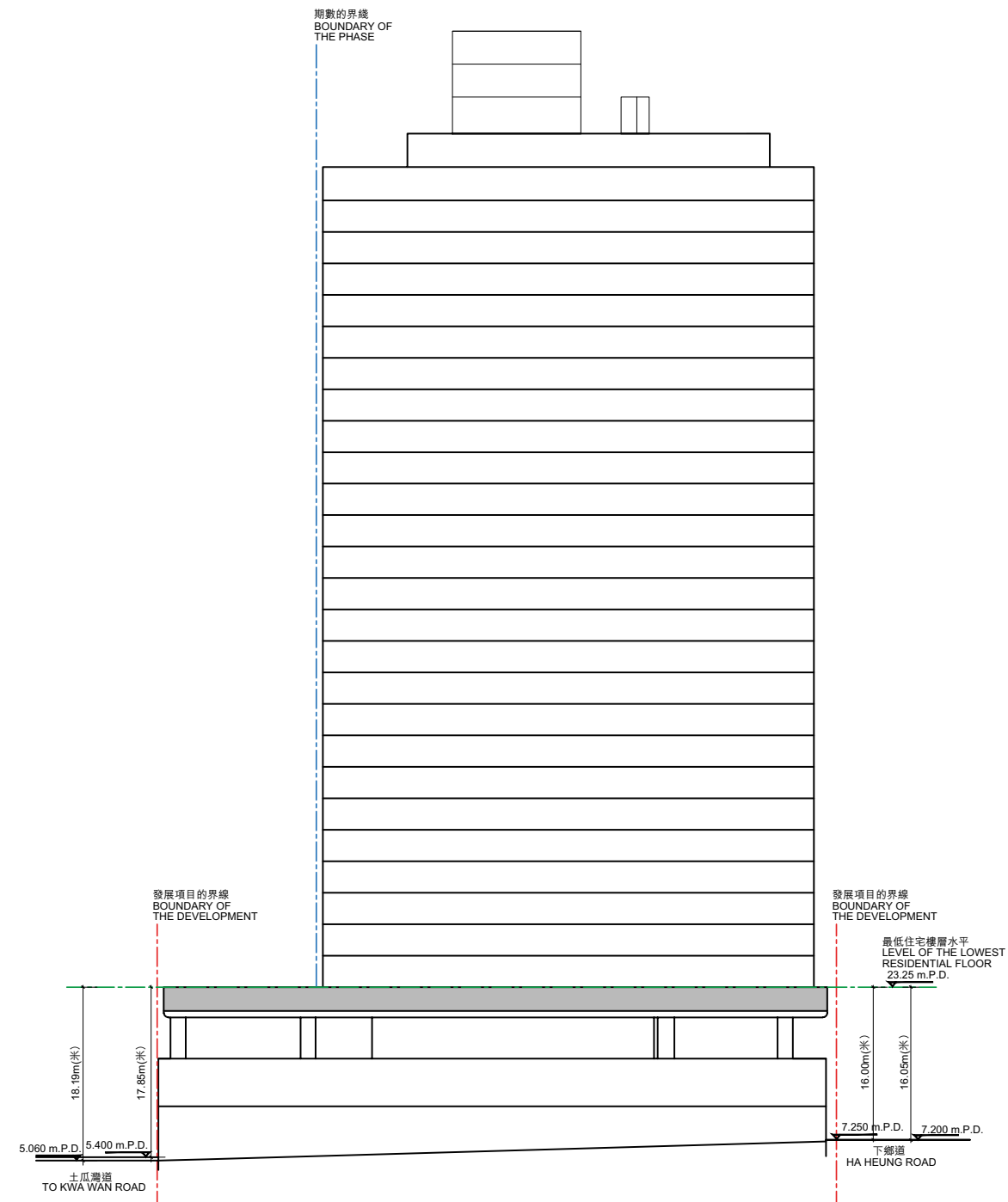
索引圖 KEY PLAN



圖例 Legend

- 發展項目的邊界線
Boundary of the Development
- 期數的邊界線
Boundary of the Phase
- 香港主水平基準以上高度(米)
Height in metres above the Hong Kong Principal Datum (m.P.D.)
- 虛線為該建築物最低住宅水平
Dotted line denotes the level of the lowest residential floor of the building

UPPER ROOF	頂層天台
EMERGENCY GENERATOR ROOM	緊急發電機房
LIFT MACHINE ROOM	升降機機房
ROOF	PRIVATE ROOF / REFUGE ROOF
天台	私人天台 / 庇護天台
33/F	RESIDENTIAL UNITS
33樓	住宅單位
32/F	RESIDENTIAL UNITS
32樓	住宅單位
31/F	RESIDENTIAL UNITS
31樓	住宅單位
30/F	RESIDENTIAL UNITS
30樓	住宅單位
29/F	RESIDENTIAL UNITS
29樓	住宅單位
28/F	RESIDENTIAL UNITS
28樓	住宅單位
27/F	RESIDENTIAL UNITS
27樓	住宅單位
26/F	RESIDENTIAL UNITS
26樓	住宅單位
25/F	RESIDENTIAL UNITS
25樓	住宅單位
23/F	RESIDENTIAL UNITS
23樓	住宅單位
22/F	RESIDENTIAL UNITS
22樓	住宅單位
21/F	RESIDENTIAL UNITS
21樓	住宅單位
20/F	RESIDENTIAL UNITS
20樓	住宅單位
19/F	RESIDENTIAL UNITS
19樓	住宅單位
18/F	RESIDENTIAL UNITS
18樓	住宅單位
17/F	RESIDENTIAL UNITS
17樓	住宅單位
16/F	RESIDENTIAL UNITS
16樓	住宅單位
15/F	RESIDENTIAL UNITS
15樓	住宅單位
12/F	RESIDENTIAL UNITS
12樓	住宅單位
11/F	RESIDENTIAL UNITS
11樓	住宅單位
10/F	RESIDENTIAL UNITS
10樓	住宅單位
9/F	RESIDENTIAL UNITS
9樓	住宅單位
8/F	RESIDENTIAL UNITS
8樓	住宅單位
7/F	RESIDENTIAL UNITS
7樓	住宅單位
6/F	RESIDENTIAL UNITS
6樓	住宅單位
5/F	RESIDENTIAL UNITS
5樓	住宅單位
3/F	RESIDENTIAL UNITS
3樓	住宅單位
TRANSFER PLATE	結構轉接層
2/F	COVERED LANDSCAPE / RESIDENTIAL RECREATIONAL FACILITIES / PLANT ROOM
2樓	有蓋綠化園景區 住宅康樂設施 / 機房
1/F	SHOPS / RESTAURANTS
1樓	商舖 / 食肆
G/F	SHOPS / RESTAURANTS / ENTRANCE LOBBY
地下	商舖 / 食肆 / 入口大堂



18

期數中的建築物的橫截面圖
CROSS-SECTION PLAN OF BUILDING IN THE PHASE

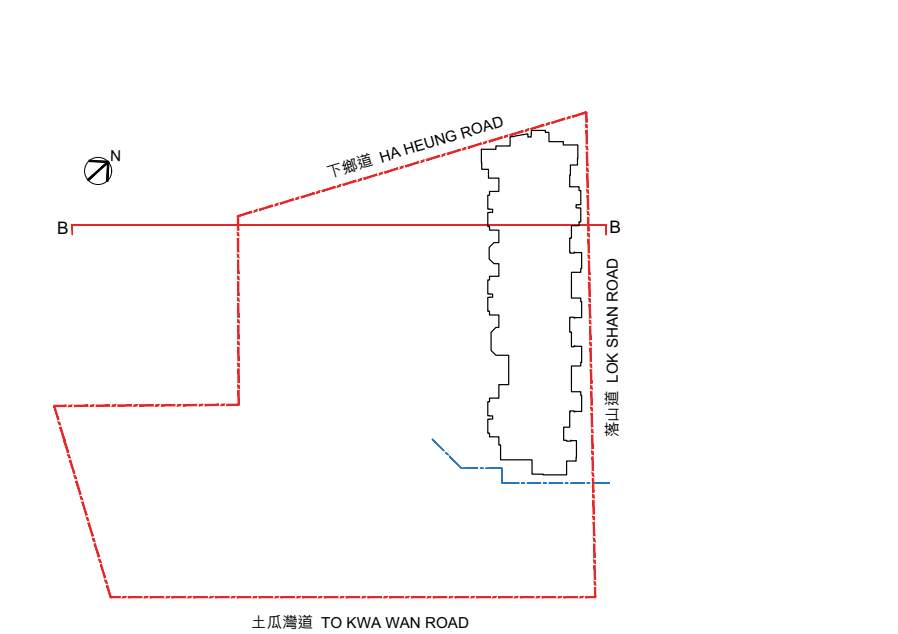
橫截面圖 B-B

1. 毗鄰建築物的一段落山道為香港主水平基準以上5.060米至7.160米。

CROSS-SECTION PLAN B-B

1. The part of Lok Shan Road adjacent to the building is 5.060 to 7.160 metres above the Hong Kong Principal Datum.

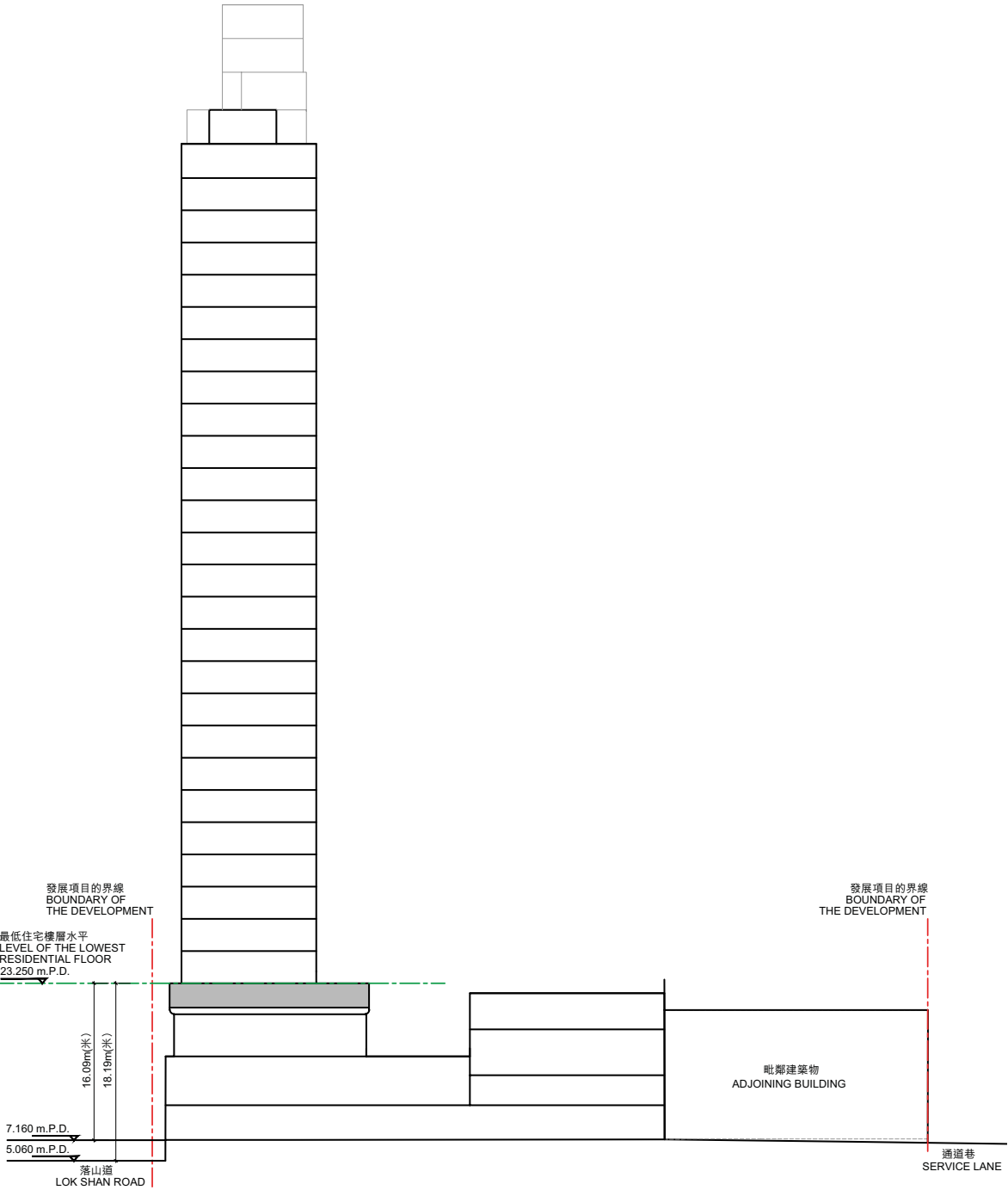
索引圖 KEY PLAN



圖例 Legend

- 發展項目的邊界線
Boundary of the Development
- 期數的邊界線
Boundary of the Phase
- 香港主水平基準以上高度(米)
Height in metres above the Hong Kong Principal Datum (m.P.D.)
- 虛線為該建築物最低住宅水平
Dotted line denotes the level of the lowest residential floor of the building

UPPER ROOF 頂層天台	
EMERGENCY GENERATOR ROOM 緊急發電機房	
LIFT MACHINE ROOM 升降機機房	
ROOF PRIVATE ROOF / REFUGE ROOF 天台 私人天台 / 庇護天台	
33/F 33樓	RESIDENTIAL UNITS 住宅單位
32/F 32樓	RESIDENTIAL UNITS 住宅單位
31/F 31樓	RESIDENTIAL UNITS 住宅單位
30/F 30樓	RESIDENTIAL UNITS 住宅單位
29/F 29樓	RESIDENTIAL UNITS 住宅單位
28/F 28樓	RESIDENTIAL UNITS 住宅單位
27/F 27樓	RESIDENTIAL UNITS 住宅單位
26/F 26樓	RESIDENTIAL UNITS 住宅單位
25/F 25樓	RESIDENTIAL UNITS 住宅單位
23/F 23樓	RESIDENTIAL UNITS 住宅單位
22/F 22樓	RESIDENTIAL UNITS 住宅單位
21/F 21樓	RESIDENTIAL UNITS 住宅單位
20/F 20樓	RESIDENTIAL UNITS 住宅單位
19/F 19樓	RESIDENTIAL UNITS 住宅單位
18/F 18樓	RESIDENTIAL UNITS 住宅單位
17/F 17樓	RESIDENTIAL UNITS 住宅單位
16/F 16樓	RESIDENTIAL UNITS 住宅單位
15/F 15樓	RESIDENTIAL UNITS 住宅單位
12/F 12樓	RESIDENTIAL UNITS 住宅單位
11/F 11樓	RESIDENTIAL UNITS 住宅單位
10/F 10樓	RESIDENTIAL UNITS 住宅單位
9/F 9樓	RESIDENTIAL UNITS 住宅單位
8/F 8樓	RESIDENTIAL UNITS 住宅單位
7/F 7樓	RESIDENTIAL UNITS 住宅單位
6/F 6樓	RESIDENTIAL UNITS 住宅單位
5/F 5樓	RESIDENTIAL UNITS 住宅單位
3/F 3樓	RESIDENTIAL UNITS 住宅單位
TRANSFER PLATE 結構轉接層	
2/F 2樓	COVERED LANDSCAPE / RESIDENTIAL RECREATIONAL FACILITIES / PLANT ROOM 有蓋綠化園景區 住宅康樂設施 / 機房
1/F 1樓	SHOPS / RESTAURANTS 商舖 / 食肆
G/F 地下	SHOPS / RESTAURANTS / ENTRANCE LOBBY 商舖 / 食肆 / 入口大堂



19 立面圖 ELEVATION PLAN

第1座

期數的認可人士已證明本圖所顯示的立面：

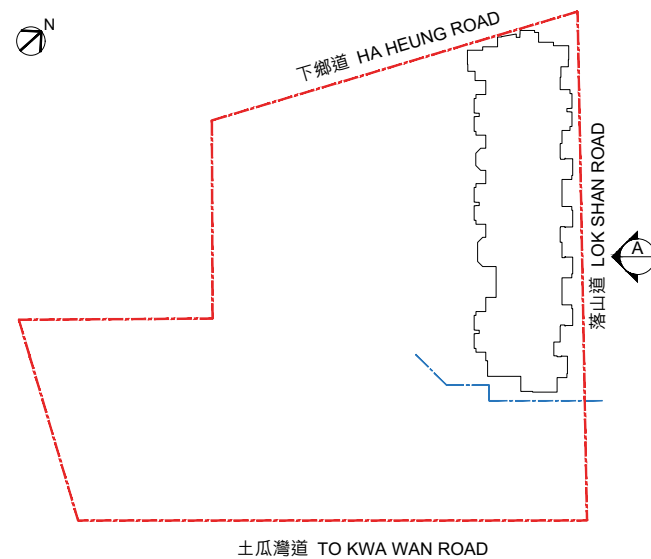
1. 以2025年7月14日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

Tower 1

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

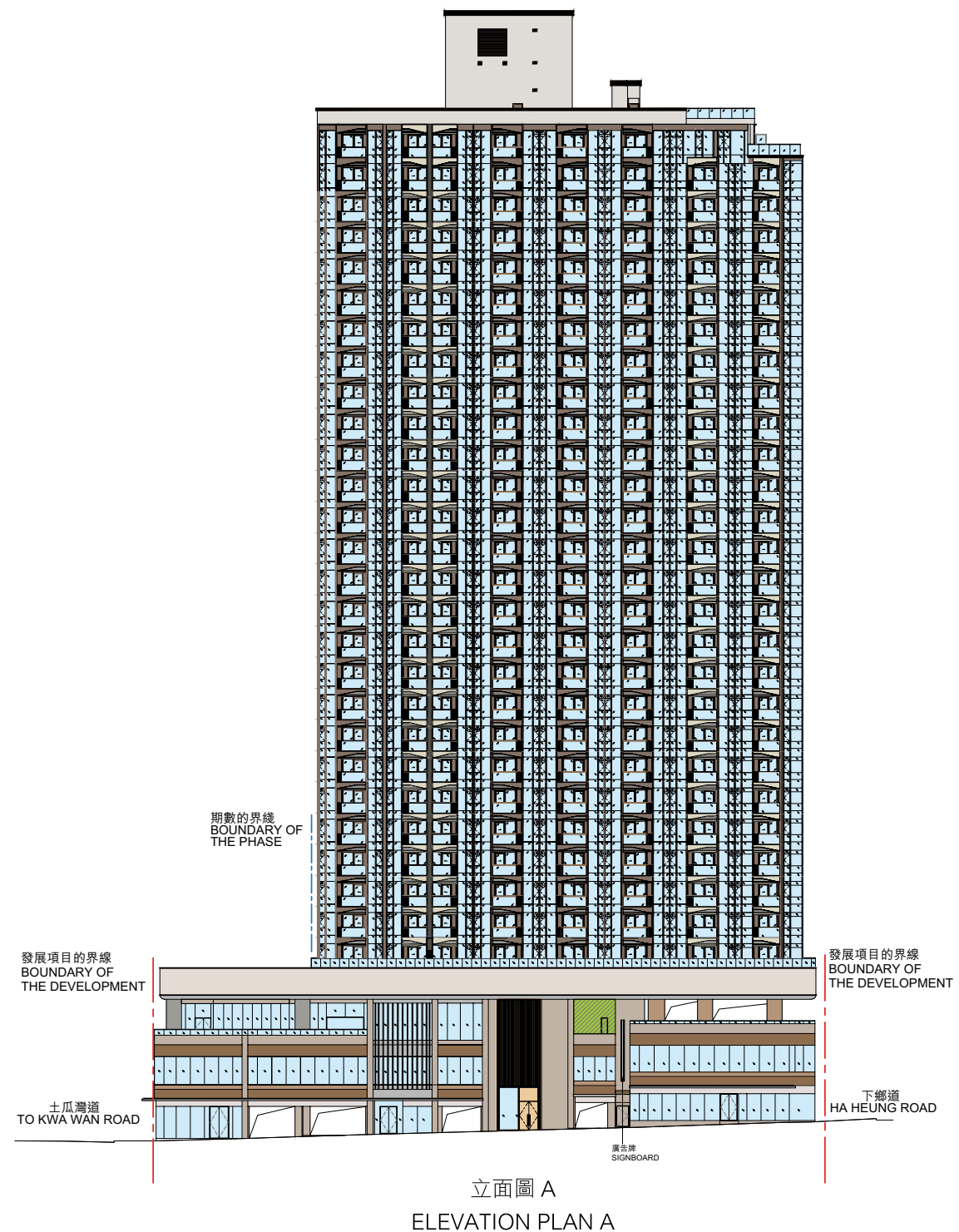
1. are prepared on the basis of the approved building plans for the Phase as of 14th July 2025; and
2. are in general accordance with the outward appearance of the Phase.

索引圖 KEY PLAN



圖例 Legend

- 發展項目的邊界線
Boundary of the Development
- 期數的邊界線
Boundary of the Phase



19 立面圖 ELEVATION PLAN

第1座

期數的認可人士已證明本圖所顯示的立面：

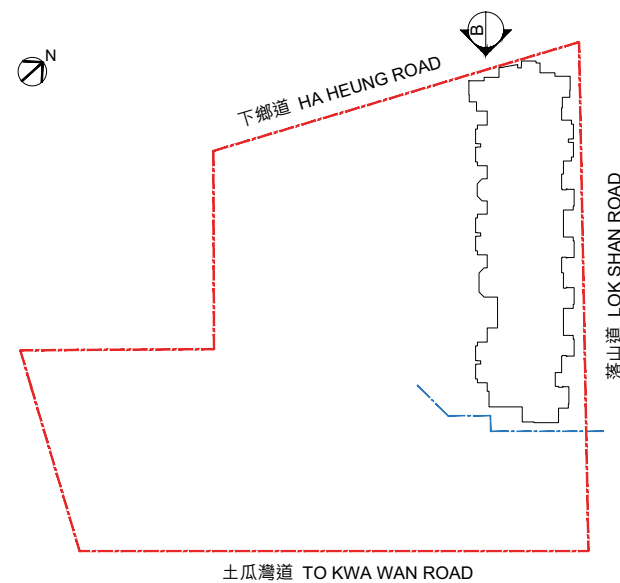
1. 以2025年7月14日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

Tower 1

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

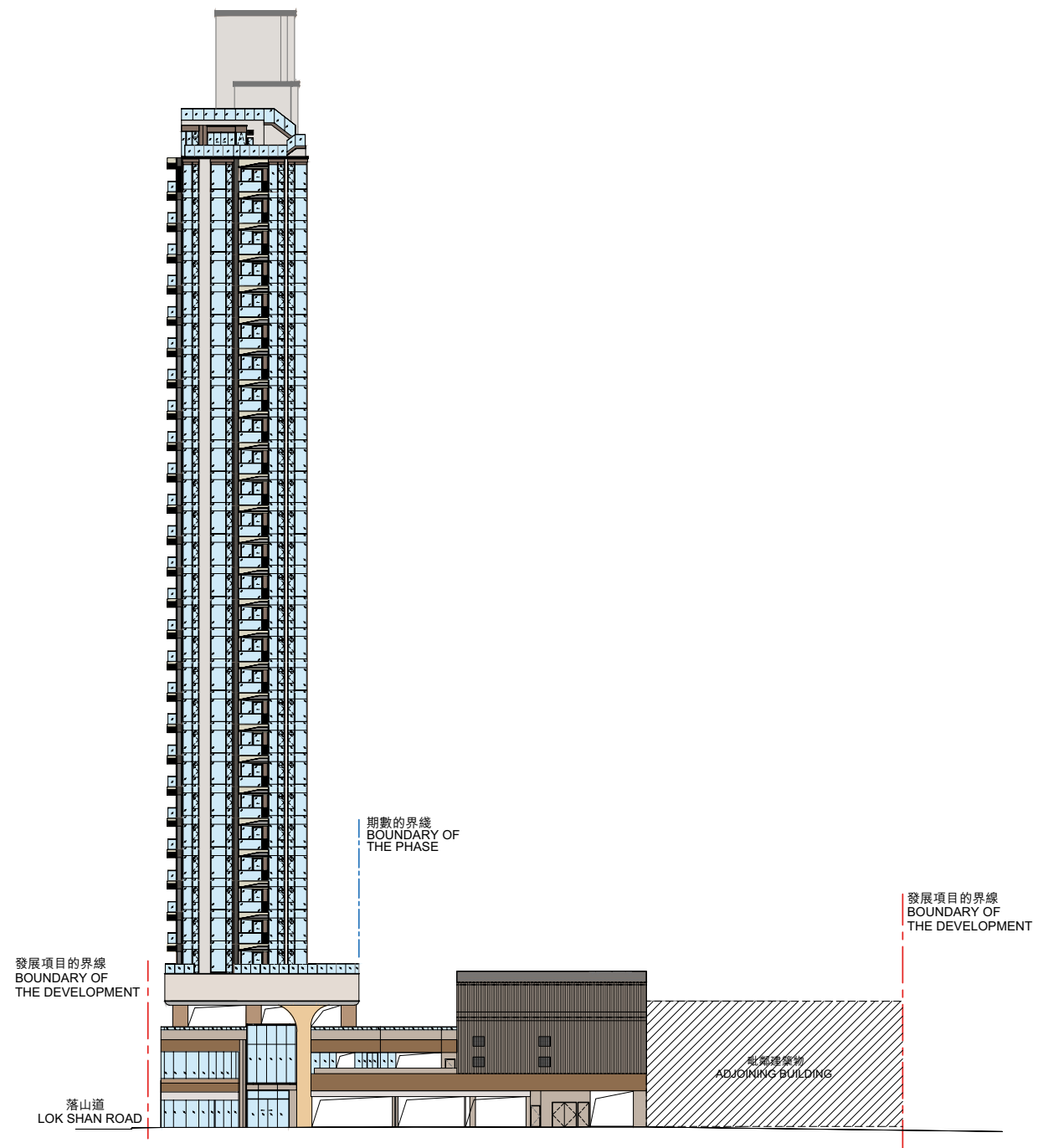
1. are prepared on the basis of the approved building plans for the Phase as of 14th July 2025; and
2. are in general accordance with the outward appearance of the Phase.

索引圖 KEY PLAN



圖例 Legend

- 發展項目的邊界線
Boundary of the Development
- 期數的邊界線
Boundary of the Phase



立面圖 B
ELEVATION PLAN B