

woodis

SALES BROCHURE  
售樓說明書



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# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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和內部尺寸<sup>2</sup>。售樓說明書所提供的有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置

家具，應留意這點。

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

#### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 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

- 治購地政總署「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未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等同買家的「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；

# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

- 暴動或內亂；
- 不可抗力或天災；
- 火警或其他賣方所不能控制的意外；
- 戰爭；或
- 惡劣天氣。

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

### 適用於一手已落成住宅物業

#### 16. 賣方資料表格

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

#### 17. 參觀物業

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

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

網址 : [www.srpa.gov.hk](http://www.srpa.gov.hk)  
電話 : 2817 3313  
電郵 : [enquiry\\_srp@hd.gov.hk](mailto:enquiry_srp@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

### 一手住宅物業銷售監管局

2023年3月

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- 1 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。
- 2 根據條例附表1第1部第10(2)(d)條說明，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說明以下各項—
  - (i) 每個住宅物業的外部尺寸；
  - (ii) 每個住宅物業的內部尺寸；
  - (iii) 每個住宅物業的內部間隔的厚度；
  - (iv) 每個住宅物業內個別分隔室的外部尺寸。根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須說明如此規定的該資料。
- 3 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

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

Sales of First-hand Residential Properties Authority  
March 2023

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- 1 The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.
- 2 According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
  - (i) the external dimensions of each residential property;
  - (ii) the internal dimensions of each residential property;
  - (iii) the thickness of the internal partitions of each residential property;
  - (iv) the external dimensions of individual compartments in each residential property.According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.
- 3 Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

# 1 發展項目woodis的資料 INFORMATION ON THE DEVELOPMENT, WOODIS

## 街道名稱及門牌號數

活道15號

(此臨時門牌號數有待發展項目建成時確認。)

## 樓層總數

28層(地下至31樓，不包括天台、上層天台第一層、上層天台第二層及頂層天台)

## 樓層號數

地下、1樓、3樓、庇護層、5樓-12樓、15樓-23樓、25樓-31樓、天台、上層天台第一層、上層天台第二層及頂層天台

## 被略去的樓層號數

2樓、4樓、13樓、14樓及24樓

## 庇護層

庇護層位於香港主水平基準以上22.32米

## 本發展項目屬未落成發展項目：

- (a) 由該項目的認可人士提供的該項目的預計關鍵日期為2027年2月28日。
- (b) 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。
- (c) 為買賣合約的目的，發展項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

## Name of the street and the street number

15 Wood Road

(This provisional street number is subject to confirmation when the development is completed.)

## Total number of storeys

28 storeys (G/F to 31/F, excluding Roof, Upper Roof L1, Upper Roof L2 and Top Roof)

## Floor numbering

G/F, 1/F, 3/F, Refuge floor, 5/F-12/F, 15/F-23/F, 25/F-31/F, Roof, Upper Roof L1, Upper Roof L2 and Top Roof

## Omitted floor numbers

2/F, 4/F, 13/F, 14/F and 24/F

## Refuge floor

Refuge floor at 22.32 metres above the Hong Kong Principal Datum

## This development is an uncompleted development:

- (a) The estimated material date for the development, as provided by the Authorized Person for the development is 28 February 2027.
- (b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (c) 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.

## 2 賣方及有參與發展項目的其他人的資料

### INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

#### 賣方

東滿有限公司(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited及Broadwin Int'l Limited)

#### 發展項目的認可人士

劉榮廣伍振民建築師有限公司的王明炎先生  
(王明炎先生為劉榮廣伍振民建築師有限公司的董事)

#### 發展項目的承建商

恒達建築有限公司

#### 賣方代表律師

羅文錦律師樓及翁余阮律師行

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

恒基兆業地產代理有限公司及Max-mercant Investment Limited

#### Vendor

Oriental Moon Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, MightyMark Investment Limited, Good Time Limited and Broadwin Int'l Limited)

#### Authorized person for the development

Mr. Wong Ming-Yim of DLN Architects Limited  
(Mr. Wong Ming-Yim is a director of DLN Architects Limited)

#### Building contractor for the development

Heng Tat Construction Company Limited

#### Vendor's solicitors

Lo & Lo and Yung, Yu, Yuen & Co.

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

Henderson Real Estate Agency Limited and Max-mercant Investment Limited

### 3 有參與發展項目的各方的關係

### RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

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

1. 承建商恒達建築有限公司屬於賣方及其所有控權公司的有聯繫法團

### 3 有參與發展項目的各方的關係

### RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

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

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

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

There will be non-structural prefabricated external walls forming part of the enclosing walls of the development.

每幢建築物的非結構的預製外牆的厚度為150毫米。

The thickness of the non-structural prefabricated external walls of each block is 150mm.

發展項目將會有構成圍封牆的一部分的幕牆。

There will be curtain walls forming part of the enclosing walls of the development.

每幢建築物的幕牆的厚度為200毫米。

The thickness of the curtain walls of each building is 200mm.

每個住宅物業的非結構的預製外牆及幕牆的總面積表

Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property

樓層 Floor	單位 Flat	每個住宅物業的非結構的 預製外牆的總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
3樓 3/F	A	0.297	2.112
	B	-	0.602
	C	-	1.337
	D	-	0.906
	E	-	1.186
	F	0.611	-
	G	-	0.648
5樓-12樓、 15樓-23樓及 25樓-29樓 5/F-12/F, 15/F-23/F and 25/F-29/F	A	0.412	2.262
	B	-	0.602
	C	-	1.337
	D	-	0.906
	E	-	1.186
	F	0.746	-
	G	-	0.648

備註: 在本售樓說明書中, “Unit”及“Flat”(當提及住宅物業時)這兩個詞彙可能是互換使用。

Note: In this sales brochure, the terms “Unit” and “Flat” (when referring to a residential property) may be used interchangeably.

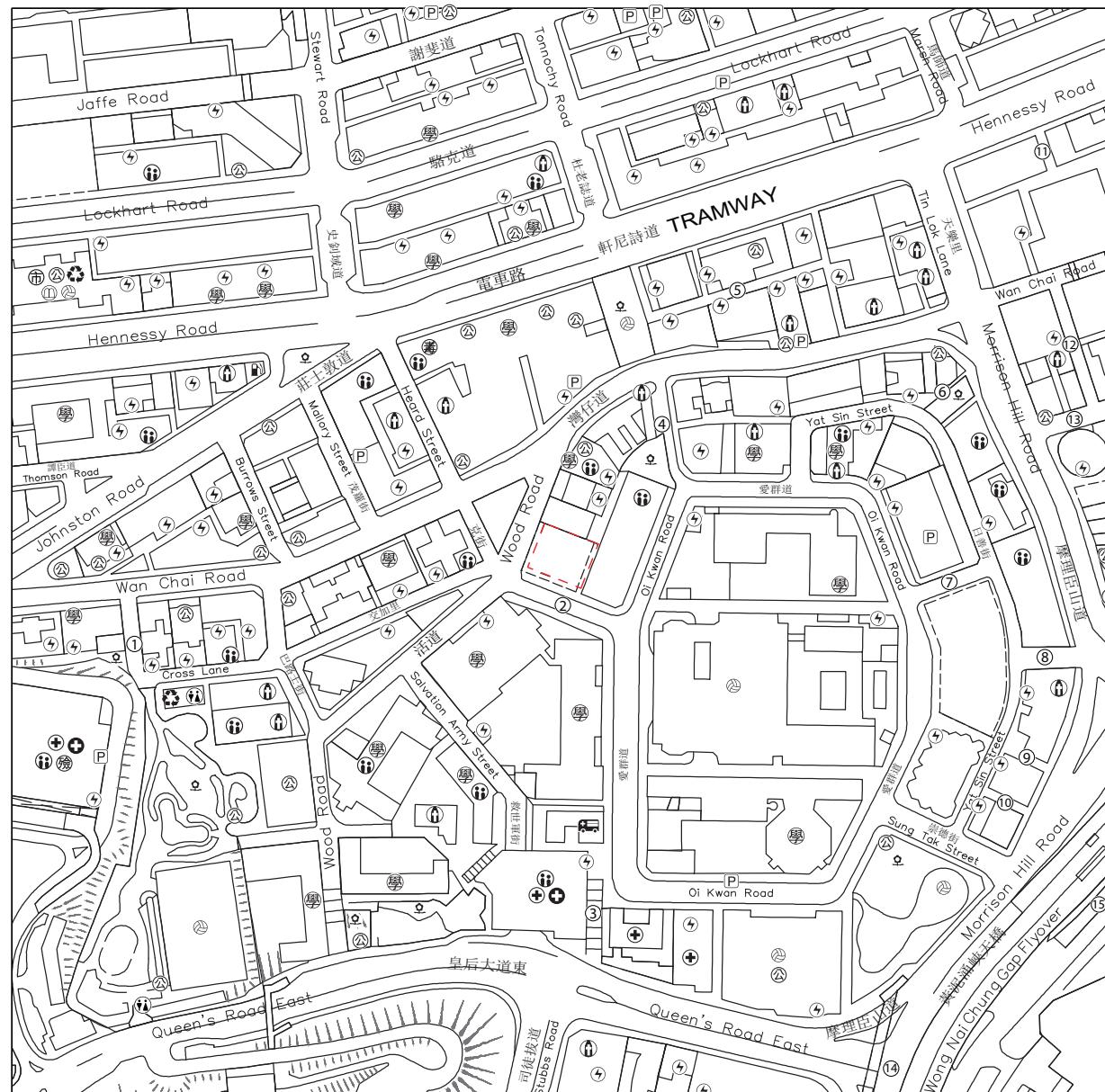
樓層 Floor	單位 Flat	每個住宅物業的非結構的 預製外牆的總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
30樓 30/F	A	0.536	2.515
	B	-	2.222
	C	0.412	2.902
31樓 31/F	A	0.536	3.200
	B	-	2.420
	C	0.412	3.632

**管理人**

根據發展項目的公契的最新擬稿，尊家管業有限公司將獲委任為發展項目的管理人。

**Manager**

H-Privilege Limited will be appointed as the Manager of the development under the latest draft deed of mutual covenant in respect of the development.



發展項目的位置  
Location of the Development

比例：0M/米  
Scale: 250M/米

備註：因技術性問題，此位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note : Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

此所在位置圖參考測繪圖編號 T11-SW-B，經修正處理。

This location plan is made with reference to Survey Sheet No. T11-SW-B with adjustments where necessary.

資料 / 地圖 / 鳥瞰照片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 Data/Map/Aerial Photograph is/are provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

#### 圖例 NOTATION

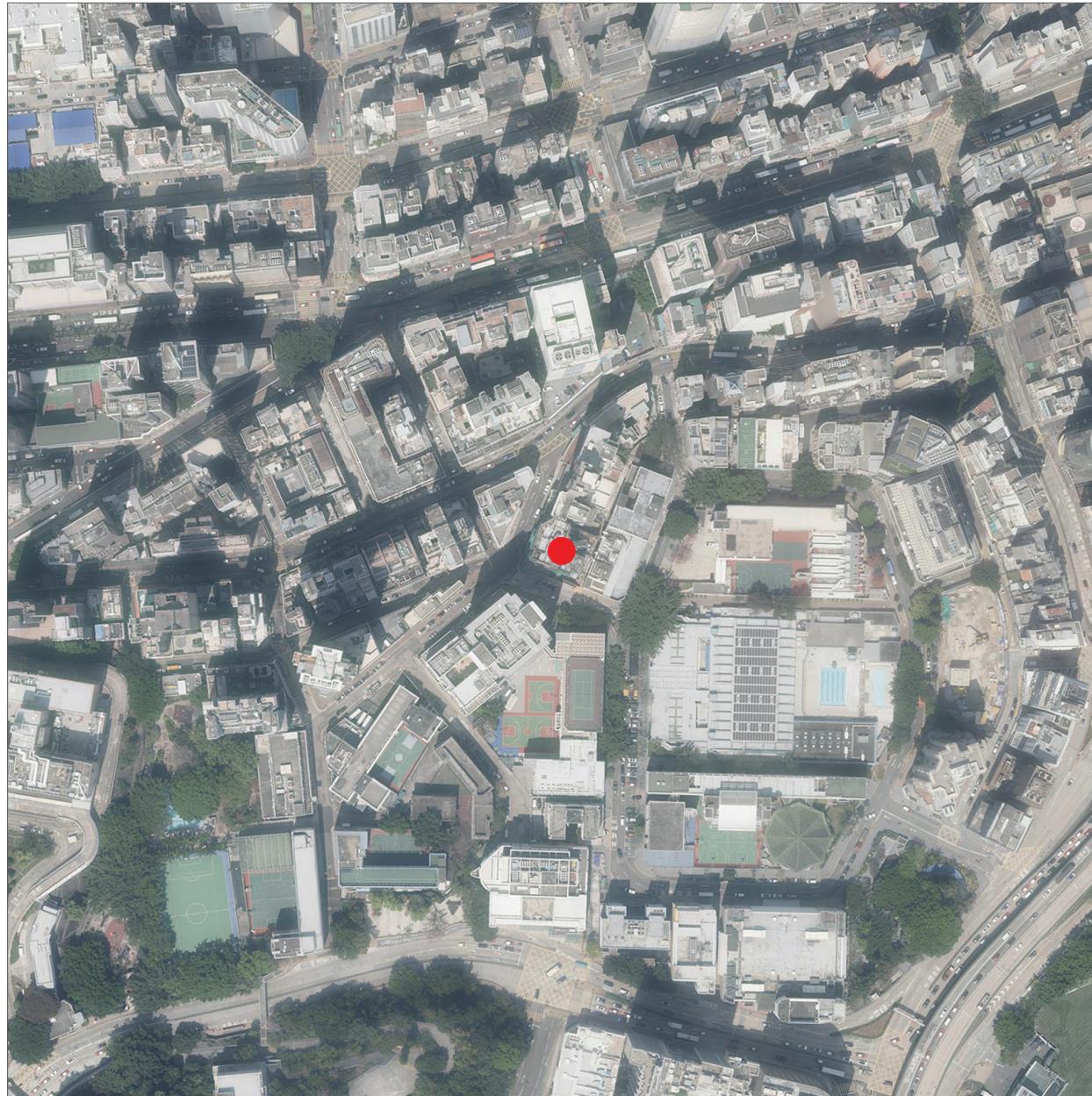
- ① 圖書館 Library
- ② 發電廠 (包括電力分站) Power plant (including electricity sub-stations)
- ③ 垃圾收集站 Refuse collection point
- ④ 市場 (包括濕貨市場及批發市場) Market (including Wet Market and Wholesale Market)
- ⑤ 公眾停車場 (包括貨車停泊處) Public carpark (including lorry park)
- ⑥ 公廁 Public convenience
- ⑦ 公用事業設施裝置 Public utility installation
- ⑧ 宗教場所 (包括教堂、廟宇及祠堂) Religious institution (including church, temple and Tsz Tong)
- ⑨ 學校 (包括幼稚園) School (including kindergarten)
- ⑩ 社會福利設施 (包括老人中心及弱智人士護理院) Social welfare facilities (including elderly centre and home for the mentally disabled)
- ⑪ 公園 Public park
- ⑫ 體育設施 (包括運動場及游泳池) Sports facilities (including sports ground and swimming pool)
- ⑬ 醫院 Hospital
- ⑭ 診療所 Clinic
- ⑮ 嫁房 Mortuary
- ⑯ 救護車站 Ambulance depot
- ⑰ 油站 Petrol filling station
- ⑱ 戒毒院所 Addiction treatment centre

於發展項目的所在位置圖未能顯示之街道的中英文全名：

Street names in Chinese and English not shown in full in the location plan of the Development:

① 普樂里 Bullock Lane	⑦ 崇賢里 Sung Yin Lane	⑯ 霽西街 Sharp Street West
② 永祥街 Wing Cheung Street	⑧ 立德里 Lap Tak Lane	⑰ 黃泥涌道 Wong Nai Chung Road
③ 肇堅里 Shiu Kin Lane	⑨ 祥德里 Cheung Tak Lane	⑮ 堅拿道天橋 Canal Road Flyover
④ 德仁街 Tak Yan Street	⑩ 仁德里 Yan Tak Lane	
⑤ 安樂里 On Lok Lane	⑪ 志成里 Chi Shing Lane	
⑥ 永寧街 Wing Ning Street	⑫ 陳東里 Chan Tong Lane	

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



● 發展項目的位置  
Location of the Development

備註：因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note : Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

資料 / 地圖 / 鳥瞰照片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。

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

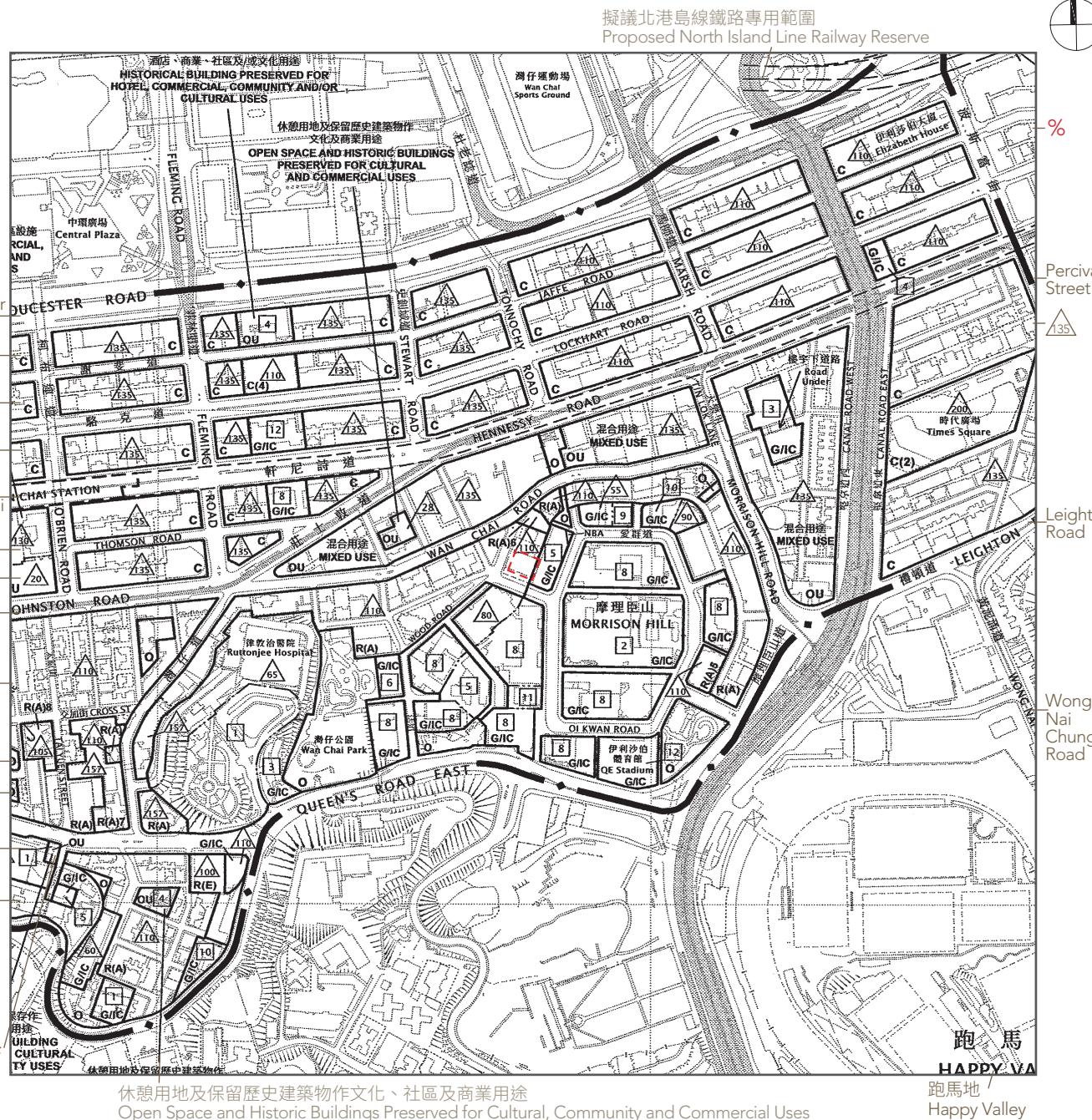
摘錄自地政總署測繪處於2025年3月22日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E255899C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E255899C, dated 22 March 2025.

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

比例 : 0M/米  
Scale :

500M/米

備註：  
Note :

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。  
Note : Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



摘錄自 2025 年 6 月 27 日刊憲之灣仔 (港島規劃區第 5 區) 分區計劃大綱草圖，圖則編號為 S/H5/32，經修正處理。  
Extracted from the draft Wan Chai (Hong Kong Planning Area No. 5) Outline Zoning Plan, Plan No. S/H5/32, gazetted on 27 June 2025, with adjustments where necessary.

## 圖例 NOTATION

## 地帶 ZONES

<b>R(A)</b>	住宅(甲類) Residential (Group A)
<b>R(B)</b>	住宅(乙類) Residential (Group B)
<b>R(E)</b>	住宅(戊類) Residential (Group E)
<b>C</b>	商業 Commercial
<b>G/IC</b>	政府、機構或社區 Government, Institution or Community
<b>O</b>	休憩用地 Open Space
<b>OU</b>	其他指定用途 Other Specified Uses

交通 COMMUNICATIONS

— — — 車站 (地下) — — —  
— — — STATION — — —

— — — 主要道路及路口 — — —  
— — — Major Road and Junction — — —

— — — 高架道路 — — —  
— — — Elevated Road — — —

— — — 鐵路專用範圍 — — —  
— — — RAILWAY RESERVE — — —

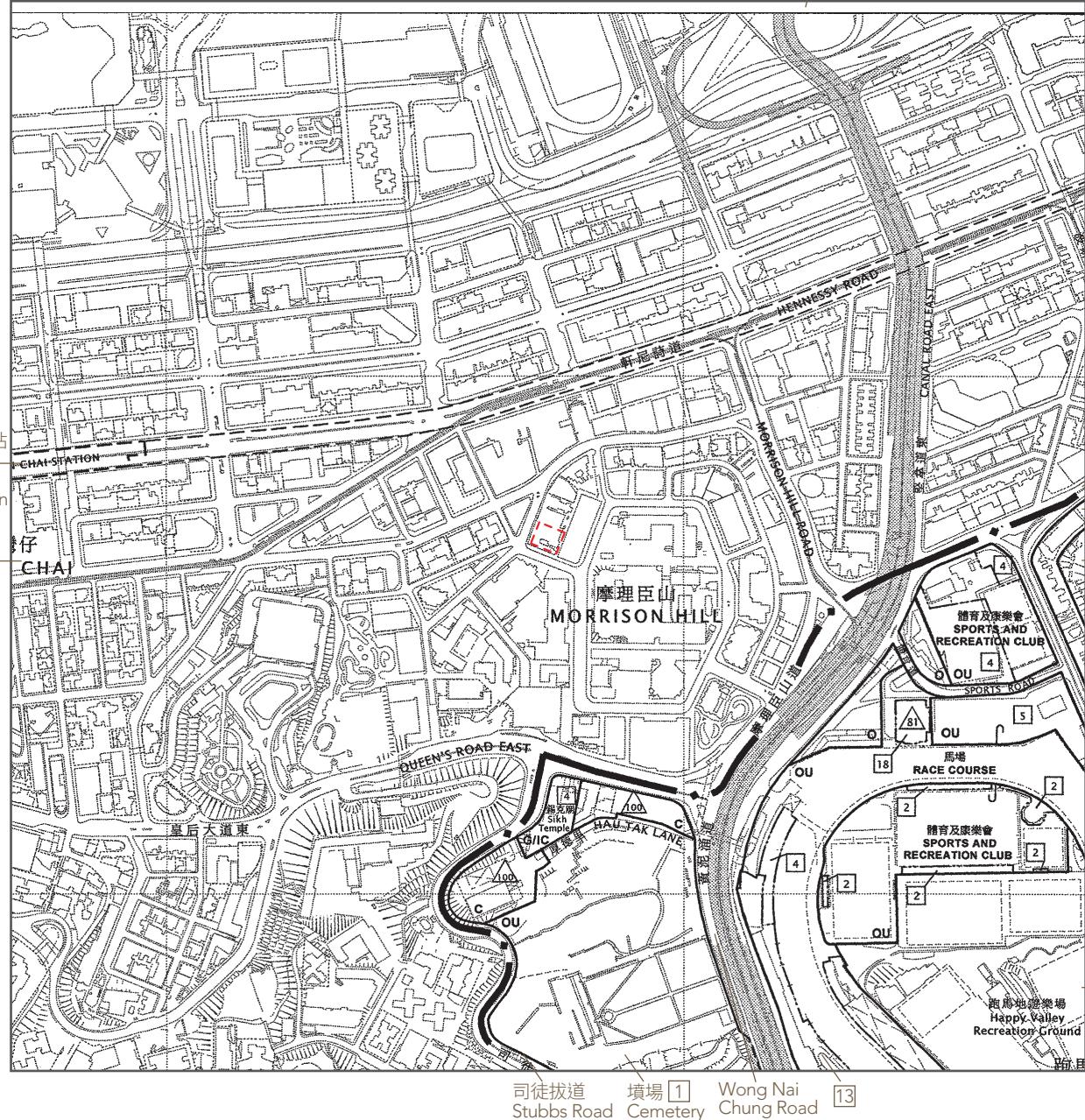
— — — 鐵路及車站 (地下) — — —  
— — — Railway and Station (Underground) — — —

## 其他 MISCELLANEOUS

	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) Maximum Building Height (In metres above Principal Datum)
	最高建築物高度(樓層數目) Maximum Building Height (In number of storeys)

- \* 住宅附連商業、政府合署及社區設施  
Residential cum Commercial, Government Offices and Community Facilities
- # 歷史建築物保存作文化及社區用途  
Historical Building Preserved for Cultural and Community Uses
- % 此區域被其他分區計劃大綱圖所覆蓋但超出發展項目的邊界500米之外。  
This area is covered by another outline zoning plan but falls outside 500 metres from the boundary of the Development.

本分區計劃大綱圖並不覆蓋本空白範圍  
This blank area falls outside the coverage of this outline zoning plan



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

比例 : 0M/米  
Scale :

500M/米



摘錄自 2020 年 12 月 4 日刊憲之黃泥涌（港島規劃區第 7 區）分區計劃大綱核准圖，圖則編號為 S/H7/21，經修正處理。

Extracted from the approved Wong Nai Chung (Hong Kong Planning Area No. 7) Outline Zoning Plan, Plan No. S/H7/21, gazetted on 4 December 2020, with adjustments where necessary.

## 圖例 NOTATION

## 地帶 ZONES

<b>R(A)</b>	住宅(甲類) Residential (Group A)
<b>C</b>	商業 Commercial
<b>G/IC</b>	政府、機構或社區 Government, Institution or Community
<b>O</b>	休憩用地 Open Space
<b>OU</b>	其他指定用途 Other Specified Uses
<b>GB</b>	綠化地帶 Green Belt

## 其他 MISCELLANEOUS

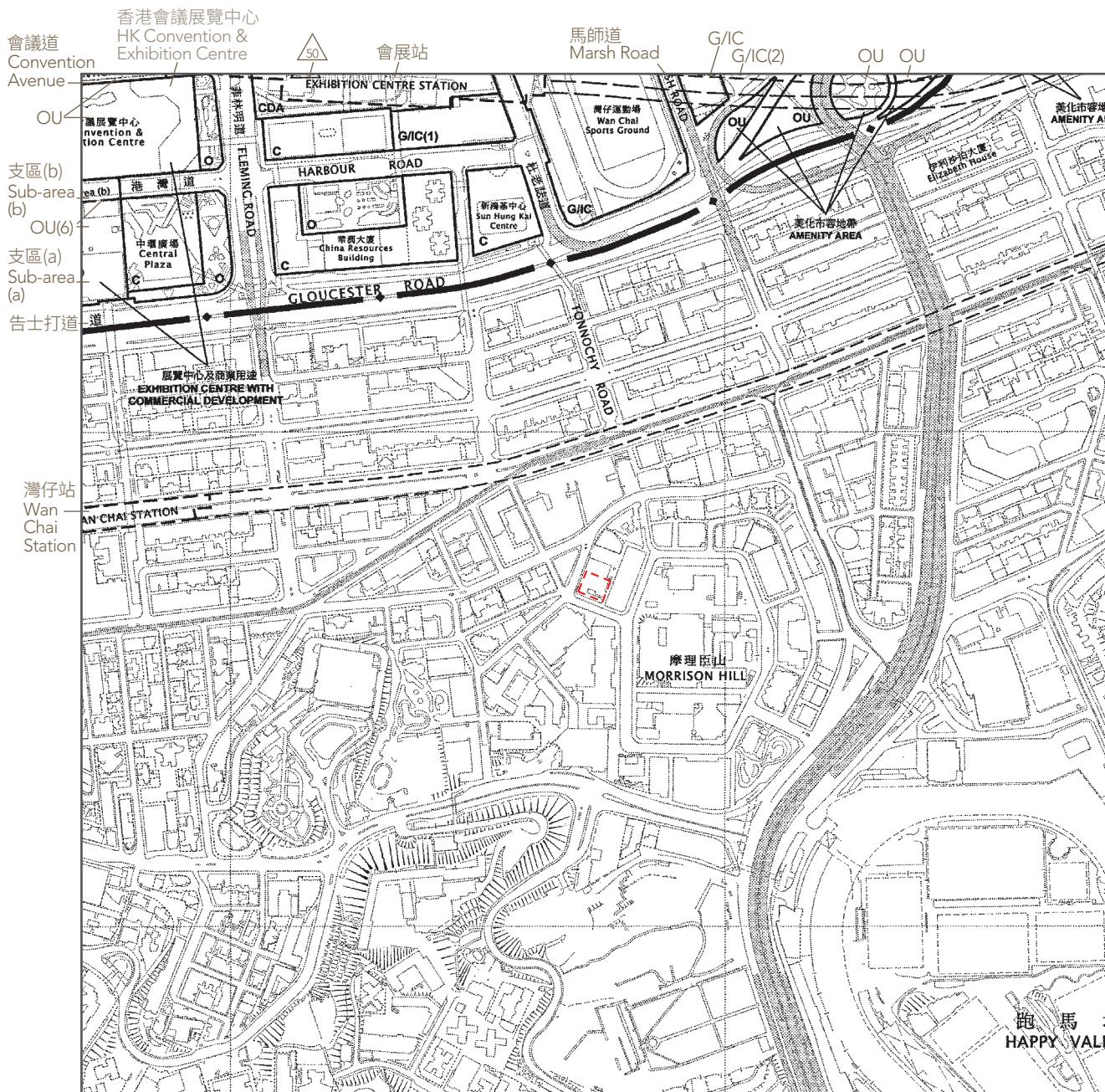
	規劃範圍界線 Boundary of Planning Scheme
	建築物高度管制區界線 Building Height Control Zone Boundary
	最高建築物高度(在主水平基準上若干米) Maximum Building Height (In metres above Principal Datum)
	最高建築物高度(樓層數目) Maximum Building Height (In number of storeys)

交通 COMMUNICATIONS

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

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。  
Note : Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



發展項目的位置  
Location of the Development

比例: 0M/米  
Scale:

500M/米

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。  
Note: Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

摘錄自 2023 年 11 月 17 日刊憲之灣仔北 ( 港島規劃區第 25 區 ) 分區計劃大綱核准圖，圖則編號為 S/H25/6，經修正處理。

Extracted from the approved Wan Chai North (Hong Kong Planning Area No. 25) Outline Zoning Plan, Plan No. S/H25/6, gazetted on 17 November 2023, with adjustments where necessary.

### 圖例 NOTATION

#### 地帶 ZONES

**C** 商業  
Commercial

**CDA** 綜合發展區  
Comprehensive Development Area

**G/IC** 政府、機構或社區  
Government, Institution or Community

**O** 休憩用地  
Open Space

**OU** 其他指定用途  
Other Specified Uses

#### 其他 MISCELLANEOUS

— · — 規劃範圍界線  
Boundary of Planning Scheme

△ 50 最高建築物高度(在主水平基準上若干米)  
Maximum Building Height (In metres above Principal Datum)

#### 交通 COMMUNICATIONS

— · — 車站 STATION 鐵路及車站 ( 地下 ) Railway and Station (Underground)

— · — 主要道路及路口 Major Road and Junction

— · — 高架道路 Elevated Road

## 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 10 月 10 日刊憲之半山區東部 (港島規劃區第 12 區) 分區計劃大綱核准圖，圖則編號為 S/H12/14，經修正處理。

Extracted from the approved Mid-Levels East (Hong Kong Planning Area No. 12) Outline Zoning Plan, Plan No. S/H12/14, gazetted on 10 October 2024, with adjustments where necessary.

#### 圖例 NOTATION

##### 地帶 ZONES

R(B) 住宅(乙類)  
Residential (Group B)

R(C) 住宅(丙類)  
Residential (Group C)

G/IC 政府、機構或社區  
Government, Institution or Community

GB 綠化地帶  
Green Belt

O 休憩用地  
Open Space

##### 交通 COMMUNICATIONS

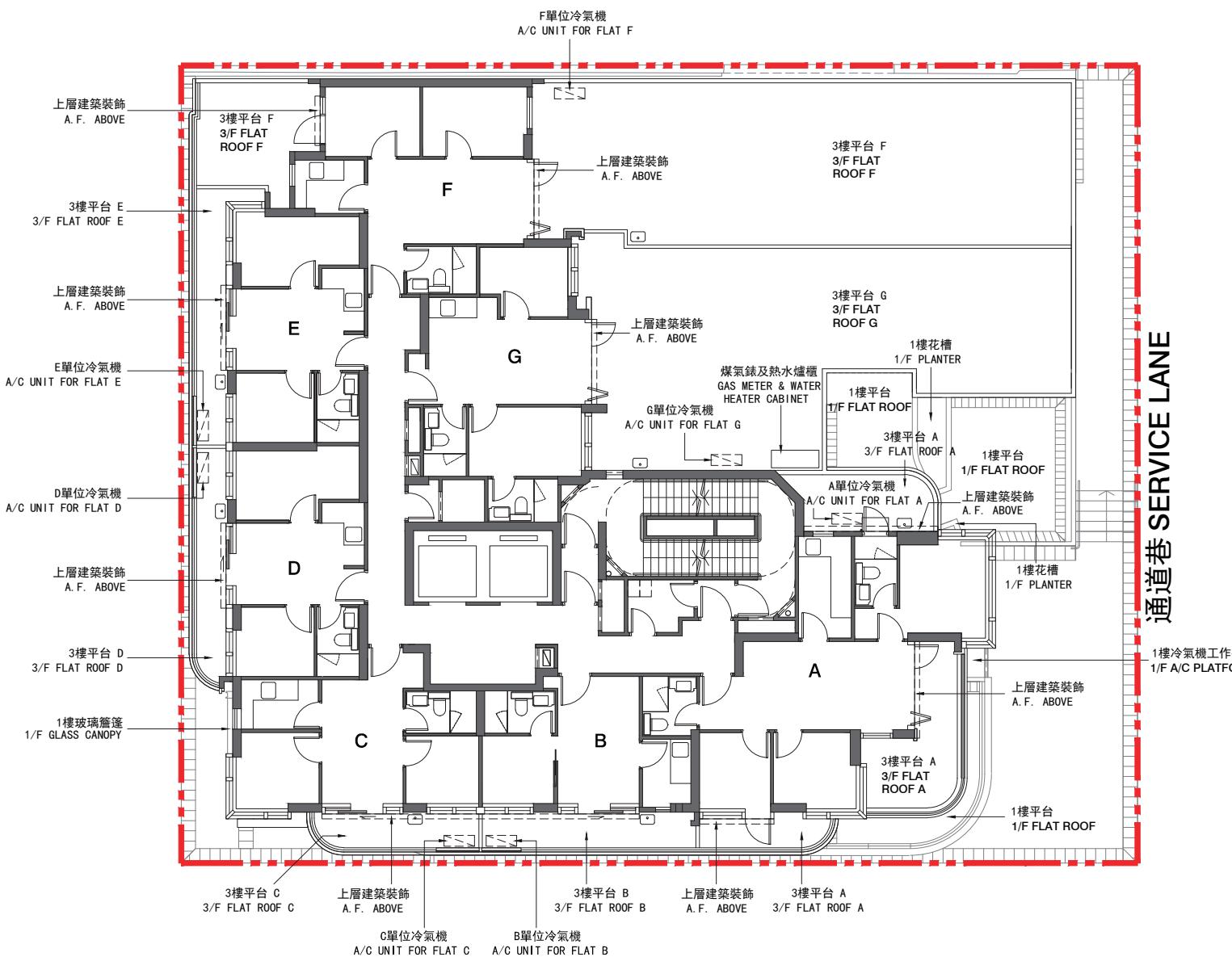
主要道路及路口 Major Road and Junction

##### 其他 MISCELLANEOUS

規劃範圍界線  
Boundary of Planning Scheme

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。  
Note: Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

## 毗鄰樓宇 ADJOINING BUILDING



一

由該項目的認可人士提供的該等建築物及設施的預計落成日期為 2027 年 2 月 28 日。

The estimated date of completion of these buildings and facilities, as provided by the authorized person for the development is 28 February 2027.

備註：圖中所示之發展項目住宅樓層布局是參照適用於 3 樓住宅樓層之平面圖。

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

## — — — — — 發展項目的界線 Boundary of the Development

A/C Platform = Air-conditioner Platform 冷氣機平台

A/C UNIT = Air-conditioning Unit 冷氣機

A.F. ABOVE = Architectural Feature Above 上層建築裝飾

永祥街 WING CHEUNG STREET

比例 Scale: 0米/M 5米/

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

The remarks and legends on this page apply to all pages of "Floor plans of residential properties in the development".

#### 樓面平面圖圖例

#### Legends of the Floor Plans

A/C Platform = Air-conditioner Platform 冷氣機平台

A/C Unit = Air-conditioning Unit 冷氣機

A.D. = Air Duct 風槽

A.F. = Architectural Feature 建築裝飾

BAL. & U.P. = Balcony and Utility Platform 露台及工作平台

BATH = Bathroom 浴室

BED RM. = Bedroom 睡房

CORR. = Corridor 走廊

DN = Down 落

DOGHOUSE = Mechanical & Electrical Services Duct connecting to the Floor Below 連接下層的機電設施管道

E.M.C. = Electric Meter Cabinet 電錶櫃

ELEC. RM. = Electricity Room 機電房

ELV ROOM = Extra Low Voltage Room 特低壓電房

F.H. = Fire Hydrant 消防栓

F.S.P.D. = Fire Services Pipe Duct 消防管道

FAN RM. = Fan Room 風機房

H.R. = Hose Reel 消防喉轆

H/L = High Level 高位

KIT. = Kitchen 廚房

LAV. = Lavatory 洗手間

LIV./DIN. = Living Room / Dining Room 客廳/飯廳

M. BATH = Master Bathroom 主人浴室

M. BED RM. = Master Bedroom 主人睡房

MAID RM. = Maid Room 傭人房

OPEN KIT. = Open Kitchen 開放式廚房

P.D. = Pipe Duct 管道

R.S.&M.R.R. = Refuse Storage and Material Recovery Room 垃圾及物料回收室

RC PLINTH = Reinforced Concrete Plinth 鋼筋混凝土底座

STORE = Store Room 儲物室

T.R.S. = Temporary Refuge Space 臨時庇護處

W.M.C. = Water Meter Cabinet 水錶櫃

 = Built-in fittings provided in the flats 隨樓附送嵌入式裝置

#### 備註：

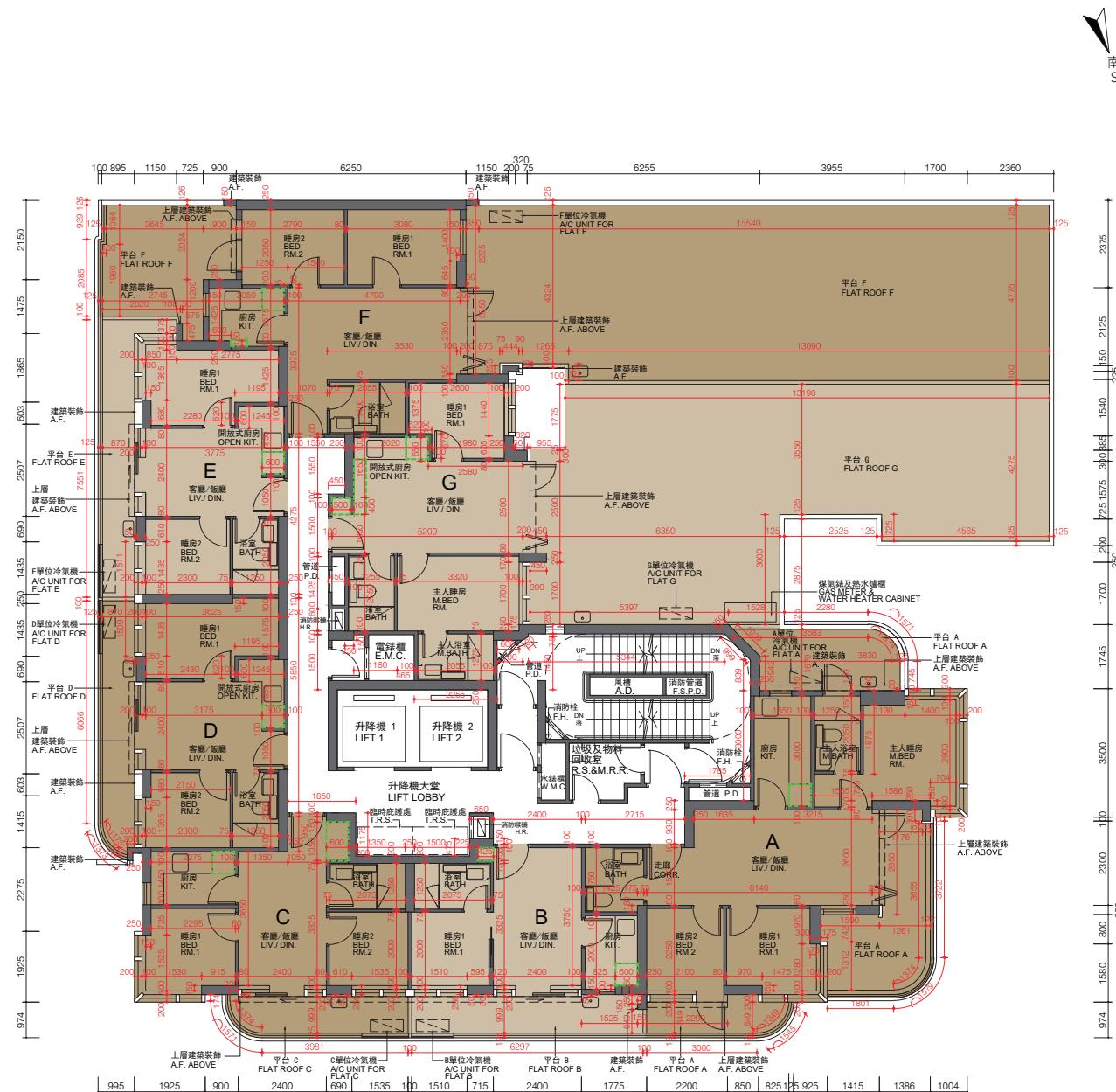
- 部分住宅物業的露台、工作平台、平台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
- 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
- 部分住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
- 平面圖所列之數字為以毫米標示之建築結構尺寸。
- 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗手盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

#### Remarks:

- Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat 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.
- The dimensions of the floor plans are all structural dimensions in millimeter.
- Those icons of fittings and fitments 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 fitments actually provided and they are for indication and reference only.

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

## 3樓平面圖 3/F Floor Plan



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。

請參閱本售樓說明書第26頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

### 備註：

1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 平台空白位置為供維修大廈設備使用的公用地方。

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.

Please refer to page 26 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

### Note:

1. The dimensions in floor plans are all structural dimensions in millimeter.
2. Blank areas on the flat roof are common areas for building facility maintenance.

每個住宅物業 Each Residential Property	單位 Flat Floor	A	B	C	D	E	F	G
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	3樓 3/F	3500	3500	3500	3500	3500	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)		160	160	160	160	160	160	160

比例 Scale: 0米/M 5米/M

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

5樓-12樓、15樓-23樓及25樓-29樓平面圖  
5/F-12/F, 15/F-23/F & 25/F-29/F Floor Plan



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。

請參閱本售樓說明書第26頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：

平面圖所列的數字為以毫米標示之建築結構尺寸。

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.

Please refer to page 26 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

Note:

The dimensions in floor plans are all structural dimensions in millimeter.

每個住宅物業 Each Residential Property	單位 Flat Floor	A	B	C	D	E	F	G
層與層之間的高 度 (毫米) Floor-to-Floor Height (mm)	5樓-12樓、 15樓-23樓及 25樓-28樓 5/F-12/F, 15/F-23/F & 25/F-28/F	3500	3500	3500	3500	3500	3500	3500
	29樓 29/F	3500, 3640, 3800, 3840	3500, 3800, 3840	3500, 3800, 3840	3500, 3840	3190, 3500, 3530, 3840	3500, 3800, 3840	3500, 3640, 3840
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-28樓 5/F-12/F, 15/F-23/F & 25/F-28/F	160	160	160	160	160	160	160
	29樓 29/F	160, 500%, 700%	160, 500%	160, 360%, 500%, 700%	160, 500%, 700%	160, 500%	160, 500%	160, 360%, 500%, 700%

% 包括結構轉換層厚度

% Inclusive of the thickness of transfer plate

## 30樓平面圖

## 30/F Floor Plan



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。

請參閱本售樓說明書第26頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

## 備註：

平面圖所列的數字為以毫米標示之建築結構尺寸。

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.

Please refer to page 26 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

## Note:

The dimensions in floor plans are all structural dimensions in millimeter.

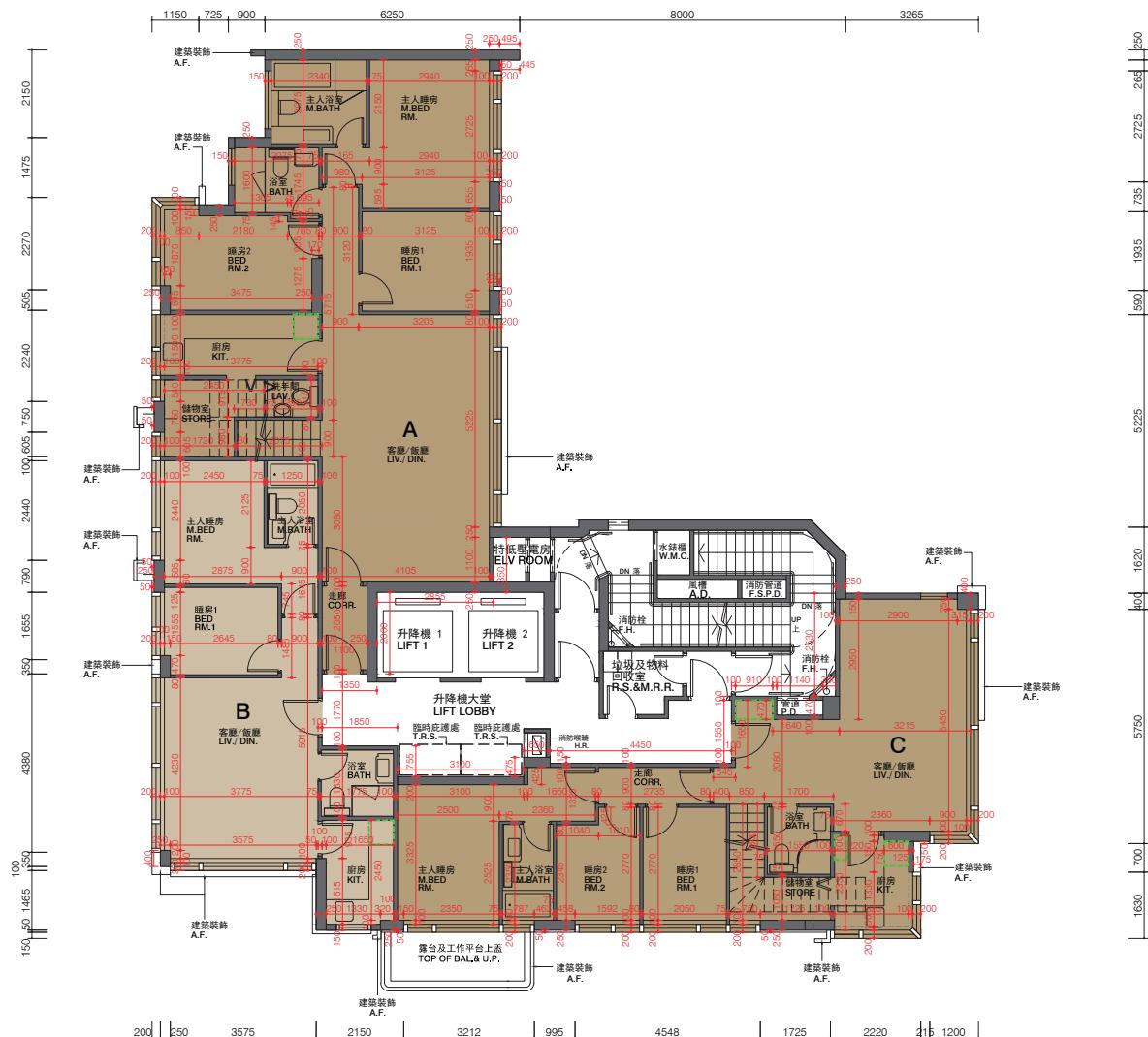


每個住宅物業 Each Residential Property	單位 Flat 樓層 Floor	A	B	C
		3160, 3500	3160, 3460, 3500	3160, 3200, 3360, 3460, 3500
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	30 樓 30/F	3160, 3500	3160, 3460, 3500	3160, 3200, 3360, 3460, 3500
		150	150	150

比例 Scale: 0米/M 5米/M

## 31樓平面圖

## 31/F Floor Plan



比例 Scale: 0米/M 5米/M

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。

請參閱本售樓說明書第26頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

備註：

平面圖所列的數字為以毫米標示之建築結構尺寸。

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.

Please refer to page 26 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

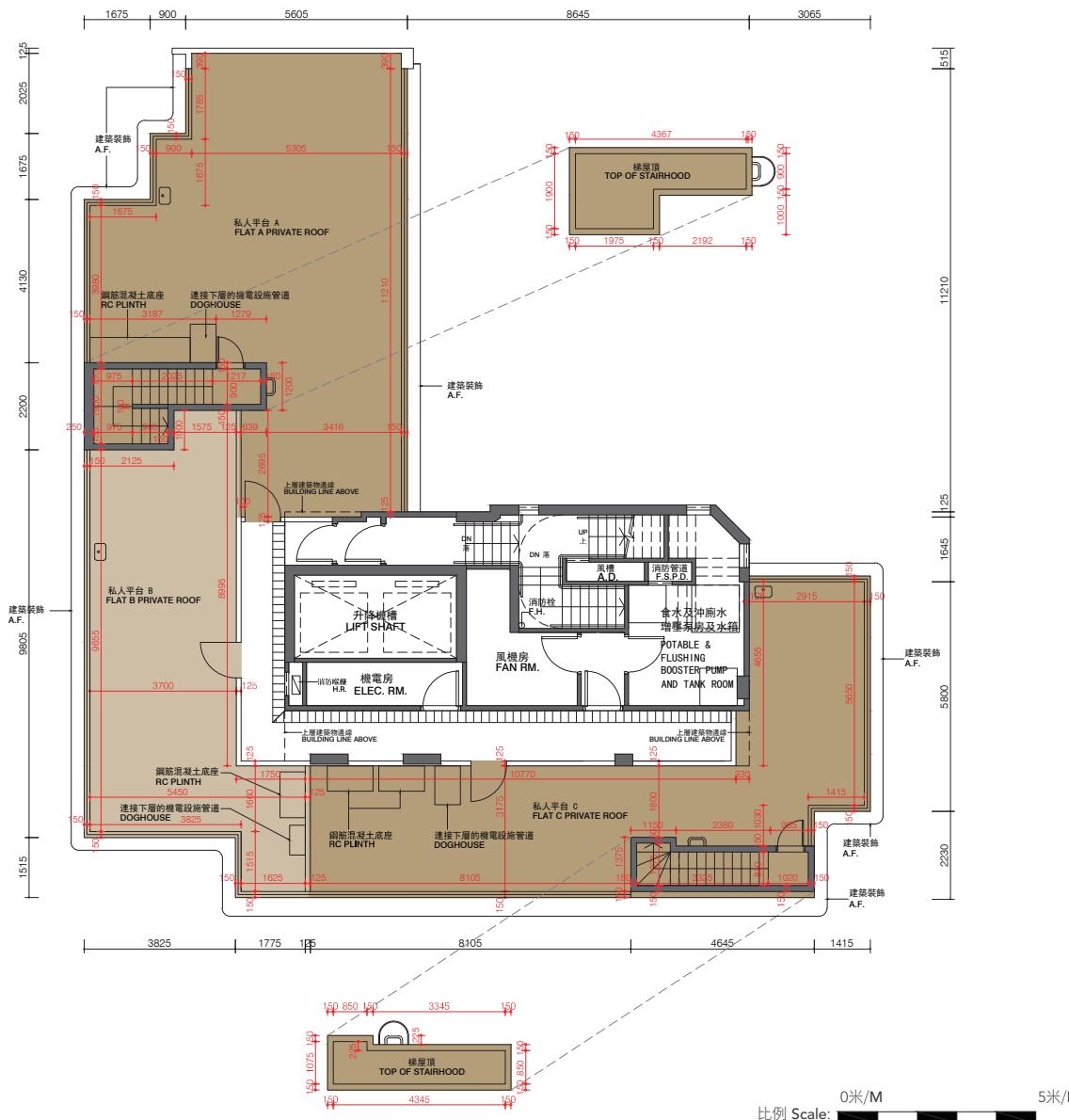
Note:

The dimensions in floor plans are all structural dimensions in millimeter.

每個住宅物業 Each Residential Property	單位 Flat 樓層 Floor	A	B	C
		31 樓 31/F	3660	3660
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		175	175	175
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)				

## 天台平面圖

## Roof Floor Plan



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。

請參閱本售樓說明書第26頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

### 備註

平面圖所列的數字為以毫米標示之建築結構尺寸。

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.

Please refer to page 26 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

## Note

The dimensions in floor plans are all structural dimensions in millimeter.

每個住宅物業 Each Residential Property	單位 Flat 樓層 Floor	A	B	C
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)				
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	天台 Roof		不適用 Not Applicable	

11 發展項目中的住宅物業的面積  
AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

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
woodis	3樓 3/F	A	52.063 (560) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	18.788 (202)	-	-	-	-	-	-
		B	22.660 (244) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	6.377 (69)	-	-	-	-	-	-
		C	31.481 (339) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	4.733 (51)	-	-	-	-	-	-
		D	28.320 (305) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.872 (63)	-	-	-	-	-	-
		E	28.644 (308) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	7.035 (76)	-	-	-	-	-	-
		F	36.515 (393) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	85.124 (916)	-	-	-	-	-	-
		G	36.066 (388) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	72.111 (776)	-	-	-	-	-	-

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。

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。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes: Areas in square metre as specified in the 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 發展項目中的住宅物業的面積 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

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
woodis	5樓-12樓、 15樓-23樓 及 25樓-29樓 5/F-12/F, 15/F-23/F and 25/F-29/F	A	55.562 (598) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-
		B	26.160 (282) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-
		C	34.981 (377) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-
		D	31.820 (343) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-
		E	32.144 (346) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-
		F	40.015 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-
		G	39.566 (426) 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。

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。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes: Areas in square metre as specified in the 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 發展項目中的住宅物業的面積  
AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

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
woodis	30樓 30/F	A	94.344 (1,016) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	11.664 (126)	-	-	-	-	-	-
		B	50.153 (540) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	4.704 (51)	-	-	-	-	-	-
		C	77.095 (830) 露台 Balcony: 1.790 (19) 工作平台 Utility Platform: 1.500 (16)	-	-	-	5.694 (61)	-	-	-	-	-	-
	31樓 31/F	A	94.345 (1,016) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	68.193 (734)	5.669 (61)	-	-
		B	50.153 (540) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	42.665 (459)	-	-	-
		C	73.805 (794) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	-	-	-	50.016 (538)	3.884 (42)	-	-

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。

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。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes: Areas in square metre as specified in the 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.

不適用

Not applicable

## 13 臨時買賣合約的摘要

## SUMMARY OF 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分持有。
- 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 sign 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.

## A. 發展項目的公用部分

「公用地方與設施」統指公用地方及公用設施。

「公用地方」統指屋苑公用地方及住宅公用地方，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商業發展的公用地方。

「公用設施」統指屋苑公用設施及住宅公用設施，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。

「屋苑公用地方及設施」統指屋苑公用地方及屋苑公用設施。

「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屋苑部份，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民共用該等部份，該等部份包括但不限於：-

- (a) 於不屬於或構成商業發展或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(如有的話)；
- (c) 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，但構成商業發展或住宅公用地方一部份的地方除外；
- (d) 屋苑公用地方(通行權)；
- (e) 外牆排水管，以及為着檢查及維修該外牆排水管所需的通道及工作空間(如有的話)；
- (f) 所有位於屋苑地下的渠道及排水渠及其沙井蓋，並於公契所夾附的圖則以黃色顯示(僅作識別之用)；
- (g) 所有並非構成商業發展或住宅發展部分的屋苑外牆部分、玻璃幕牆、簷蓬、建築特色、百葉窗板及欄杆(如有的話)並於公契所夾附的圖則以黃色顯示(僅作識別之用)；
- (h) 所有在公契所夾附的圖則以黃色及黃色加藍斜線顯示(僅作識別之用)的部分及地方；及
- (i) 由首位擁有人在任何時候按照公契條款指定作為屋苑公用地方的額外屋苑地方；

但(為免存疑)並不包括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) 段所包含的屋苑部分或 (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屋苑公用地方一部分。

「屋苑公用地方(通行權)」指所有在公契所夾附的圖則以黃色加藍斜線顯示(僅作識別之用)的屋苑部分及地方。

「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屋苑內所有設施，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民共用該等設施，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、閉路電視及其他基於保安理由而安裝於屋苑公用地方的設施及設備、機器及機械和位於屋苑內的其他類似的裝置、設施

或服務、變壓房、電纜設備及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屋苑公用設施的該等供屋苑整體使用的額外裝置及設施。

「住宅公用地方與設施」統指住宅公用地方及住宅公用設施。

「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民共用該等部份，該等部份包括但不限於：

- (a) 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或屋苑公用地方一部份的地方除外；
- (b) 康樂地方及設施；
- (c) 平台花園；
- (d) 保養及維修通道；
- (e) 於屋苑 2 樓以下的外牆部份、玻璃幕牆、簷蓬、建築特色、百葉窗板及欄杆(如有的話)並於公契所夾附的圖則以綠色顯示(僅作識別之用)；
- (f) 於屋苑 2 樓及以上並非構成住宅單位或屋苑公用地方的之外牆部份，包括但不限於：
  - (1) 在其上的建築鱗片及特色；
  - (2) 屋苑的玻璃幕牆結構包括但不限於豎框及面板(除卻 (i) 玻璃幕牆結構可開啟的部份；及 (ii) 完全包圍或面向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住宅單位的部份)。而為免存疑，任何構成屋苑的玻璃幕牆結構一部份而並非完全包圍一個住宅單位而是申延跨越兩個或多個住宅單位的玻璃嵌板，將構成住宅公用地方的一部份；

但不包括：

構成相關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；

(g) 所有在公契所夾附的圖則上以綠色、綠色加黑斜線及綠色加黑點顯示(僅作識別之用)的部分及地方；及

(h) 由首位擁有人在任何時候按照公契條款指定作為住宅公用地方的額外住宅公用地方；

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) 段所包含的住宅發展部份或 (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住宅公用地方一部分。

「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民共用該等設施，當中包括但不限於所有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、閉路電視及其他基於保安理由而安裝於住宅公用地方的設施及設備、位於康樂地方及設施的運動及康樂設施及所有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住宅公用設施的該等供住宅發展整體使用的額外裝置及設施。

# 14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

## B. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層*	單位						
	A	B	C	D	E	F	G
3樓	538	232	318	288	293	450	432
5樓 -29樓	555	261	349	318	321	400	395
30樓	954	505	775				
31樓	1068	543	826				

\*備註：不設 4樓、13樓、14樓及 24樓。

## C. 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。

## D. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

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，分擔發展項目的管理費（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。

此外，按照一份由管理人就專為開放式廚房單位而實施及履行的有關消防安全管理計劃和消防系統的各種計劃而編製的獨立管理預算案，每個開放式廚房單位的擁有人須就有關的估算開支，每月向管理人繳付按照分配給其單位的管理份數比例而應繳的份額，以實施及履行有關消防安全管理計劃和消防系統的各種計劃。

## E. 計算管理費按金的基準

管理費按金的金額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交的三個月管理費。

## F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

註：

- 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。
- 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。

## A. The common parts of the development

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

**"Common Areas"** means the Estate Common Areas and the Residential Common Areas, 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 Estate Common Facilities and the Residential Common Facilities 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 and Facilities"** means collectively the Estate Common Areas and the Estate Common Facilities

**"Estate Common Areas"** means those parts of the Estate 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 that do not belong to or form part of the Commercial Development or the Residential Development;
- (b) the Slopes and Retaining Walls (if any);
- (c) the areas 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 Residential Common Areas;
- (d) the Estate Common Areas (Right of Way);
- (e) the External Drainage Pipes together with the access and working space (if any) for inspection and maintenance thereof;
- (f) all those channels and drainage and their cover on the ground floor of the Estate, which for the purpose of identification only are shown and coloured yellow on the plan annexed to the Deed of Mutual Covenant;
- (g) all those parts of the external walls of the Estate, curtain walls, canopy, architectural features, louvers and railings, if any, not forming part of the Commercial Development or the Residential Development and for the purpose of identification only as shown and coloured yellow on the plans annexed to the Deed of Mutual Covenant;
- (h) all those parts and areas of the Estate which for the purpose of identification only are shown and coloured yellow and yellow hatched blue on the plans annexed to the Deed of Mutual Covenant; and
- (i) such additional areas of and within the Estate as may at any time be designated as Estate Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant;

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BUT (for the avoidance of doubt) excluding the Residential Common Areas 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 the Estate 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.

**"Estate Common Areas (Right of Way)"** means all those parts and areas of the Estate which for the purpose of identification only are shown coloured yellow hatched blue on the plan annexed to the Deed of Mutual Covenant.

**"Estate Common Facilities"** means all those facilities in the Estate 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 for security purposes, plant and machinery and other like installations, facilities or services of the Estate, transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities situated within the Estate for the supply of electricity to the Estate and such additional devices and facilities of the Estate serving the Estate as a whole as may at any time be designated as Estate Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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

**"Residential Common Areas"** means those parts of the Residential Development 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 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;
- (b) the Recreational Areas and Facilities;
- (c) the podium garden;
- (d) the Maintenance and Repair Access;
- (e) those parts of the external walls, curtain walls, canopy, architectural features, louvers and railings, if any, below the 2nd floor of the Estate which for the purpose of identification only as shown and coloured green on the plans annexed to the Deed of Mutual Covenant;

(f) those parts of the external walls at and above the 2nd floor of the Estate not forming part of the Residential Units or the Estate Common Areas including but not limited to ; -

- (1) the architecture fins and features thereon;
- (2) the curtain wall structures of the Estate 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, which said openable parts and glass panels shall form parts of the relevant Residential Units). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas;

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 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;

(g) all those parts and areas for the purpose of identification only as shown and coloured green, green hatched black and green stippled black on the plans annexed to the Deed of Mutual Covenant; and;

(h) such additional areas as may at any time be designated as Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant,

PROVIDED THAT, where appropriate, if (i) any parts of the Residential Development 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.

**"Residential Common Facilities"** means all those facilities 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, wires, cables, ducts, pipes, pipe works (including but not limited to the soil and wastewater disposal and stormwater pipes), drains, CCTV and other facilities and equipment installed in the Residential Common Areas for security purposes, the sports and recreational facilities in the Recreational Areas and Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development and such additional devices and facilities of the Residential Development as may at any time be designated as Residential Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

**B. The number of undivided shares assigned to each residential property in the development**

Floor*	Flat						
	A	B	C	D	E	F	G
3/F	538	232	318	288	293	450	432
5/F-29/F	555	261	349	318	321	400	395
30/F	954	505	775				
31/F	1068	543	826				

\* 4/F, 13/F, 14/F and 24/F are omitted.

**C. 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

**D. The 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 Charges (including Manager's Fee) 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.

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

**E. 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.

**F. The area (if any) in the development retained by the owner for that owner's own use**

Not applicable.

## Remarks:

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 upon request and payment of the necessary photocopying charges.

## 15 批地文件的摘要 SUMMARY OF LAND GRANT

1. 發展項目位處於內地段第444號A段餘段、內地段第444號B段餘段、內地段第444號餘段、內地段第446號B段餘段及內地段第446號餘段（統稱「該地段」）。
2. 該地段是根據2份政府租契持有，即(i)日期為1875年7月26日的內地段第444號政府租契；及(ii)日期為1875年7月26日的內地段第446號政府租契（統稱「租契」）。每份租契的批租年期由1860年12月26日開始999年。
3. 租契規定如非事先獲得陛下、其世襲繼承人、繼承人或受讓人或其他為此獲授權人士的許可，該地段不得被用作經營或從事銅工、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、淘糞、垃圾清理的行業或業務，或當中任何或其中的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。根據一份日期為2024年1月24日並登記於土地註冊處註冊摘要編號為24052300310046的厭惡性行業牌照，政府經已批准該地段的註冊業主在該地段上經營或從事製糖、油料（加油站除外）、售肉、食物供應及旅館的行業或業務，但須受該牌照施加的條件所規限。
4. 租契規定承租人須及會在1861年12月25日前，自費在特此予以批租之土地的某部分上，以良好、堅固及熟練的方式搭建、建造及將之完全裝修至可用，一個或多個良好、堅固及安全的磚塊或石材構建的設物及建築物，並須配備適當的圍欄、牆壁、污水渠、排水渠以及所有其他慣常或必要的附屬設施，並須及會在上述1861年12月25日前，對此再進一步花費最少六百六十元，而所述的設物及建築物的建築、立面、特徵及描述應保持一致的標準，亦須與同一街道上毗鄰的設物及建築物有一致的座向和排列方式。一切工程須進行以達致陛下、其世襲繼承人、繼任人或受讓人的測量師滿意。如上述要求的設物及建築物未能於上述1861年12月25日前完成，承租人則須及會在其後的六個月內，根據陛下、其世襲繼承人、繼任人或受讓人、或其委任人的要求，自費在其後的六個月內完成該些要求，以達致陛下、其世襲繼承人、繼任人或受讓人的測量師滿意。<sup>\*</sup>  
(\* 註: 此段所列明之租契內的建築規約已無效，並不適用於發展項目。)
5. 租契規定承租人此後不時及無論何時，在該地段上之宅院或物業單位及所有豎設物及建築物完成後，於該文協定的餘下批租年期內及每當有需要時或情況要求時，必須及將會自費妥善地及足夠地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存該宅院或物業單位及所有豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的修葺、清洗及修改工程，以達致令陛下、其世襲繼承人、繼承人或受讓人的測量師滿意。
6. 租契規定承租人此後不時及無論何時於該文協定的批租年期內，將會不時按需要承擔、支付及准許以合理份數和比例計算的費用及收費，以支付建造、建築、修葺及修改在該地段或該地段的任何部分所需的、或於其內的、或屬於其的並與鄰近或毗鄰處所共用的所有或任何道路、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由陛下、其世襲繼承人、繼承人或受讓人的測量師釐定及確定，並可當作欠繳地租的性質追討。
7. 租契規定陛下、其世襲繼承人、繼承人及受讓人保留所有政府就其為香港殖民地的道路、公共建築或其他公共目的所需，在該地段之內、之下或之上的礦產、礦物及石礦、及所有現時或其後於在批租的持續期內於在該地段或其任何部分之下或之上的土壤、泥土、泥灰岩、黏土、白堊、磚土、礫石、砂、石頭及石堆、及其他土料或材料；陛下、其世襲繼承人、繼承人及受讓人、其代理人、傭人及工人有權於在批租的持續期內於合理時間內自由進出及穿越在該地段或其任何部分，不論是否連同馬匹、馬車、車輛及其他必需之事物，以視察、挖掘、轉用及移走上述保留之礦物、石頭、土料及其他事物或其任何部分，惟須對承租人造成盡可能少的損害；陛下、其世襲繼承人、繼承人及受讓人亦有全權於該地段內、穿過、或於其之下加置及接駁所有及任何公共或公用排污渠、排水渠或水道。
8. 租契規定陛下、其世襲繼承人、繼承人或受讓人有合法權利透過其測量師或獲指派代表等的其他人在該批租年期內，每年兩次或多次在日間的所有合理時間內進入該地段及任何時候興建在該地段之任何宅院或物業單位從而視察、搜查及觀看其狀況。每當視察時發現有任何頽敗、損壞及需要維修及修正的地方時，須在該地段留下書面通知或警告予以及要求承租人在三個曆月內，就上述問題進行維修及修正。在每個書面通知或警告按上述方式發出或留下後，承租人向陛下、其世襲繼承人、繼承人及受讓人契諾、承諾及同意於其後三個曆月內就該些頽敗、損壞及需要維修及修正的地方進行維修及修正。
9. 租契規定如因應改善香港殖民地，或不論任何其他公共目的所需，陛下、其世襲繼承人、繼承人及受讓人有全權可向佔用者在發出三個曆月的通知後，並且根據陛下、其世襲繼承人、繼承人或受讓人的測量師公平客觀地估值該地段及在其上面的建築物，並向承租人作出全面合理的賠償，從而收回及佔管在該地段的所有或任何部分。

註：

1. 詳情請參考政府租契。政府租契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用後獲取副本。
2. 除非本售樓說明書另有規定，本批地文件摘要內所採用的詞彙與該詞彙在有關政府租契內的意思相同。

## 15 批地文件的摘要 SUMMARY OF LAND GRANT

1. The development is situated on The Remaining Portion of Section A of Inland Lot No.444, The Remaining Portion of Section B of Inland Lot No.444, The Remaining Portion of Inland Lot No.444, The Remaining Portion of Section B of Inland Lot No.446 and The Remaining Portion of Inland Lot No.446 (collectively the "Lots").
2. The Lots are respectively held under two Government Leases, namely, (i) the Government Lease of Inland Lot No.444 dated 26th July 1875 and (ii) the Government Lease of Inland Lot No.446 dated 26th July 1875 (collectively "the Leases"). Each of the Lots is held for a term of 999 years commencing from 26th December 1860.
3. The Leases stipulate that the Lots shall not be used for the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any or either of them, or any other noisy, noisome or offensive trade or business whatever, without the previous license of Her said Majesty, Her Heirs, Successors or Assigns, signified by the Governor of the said Colony of Hongkong, or other person duly authorized in that behalf. By an Offensive Trade Licence dated 24th January 2024 and registered in the Land Registry by Memorial No.24052300310046, the Government has granted a licence to the registered owner of the Lots to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper in or upon the Lots subject to the conditions therein.
4. The Leases require the lessee shall and will, before 25th December 1861, at his and their own proper costs and charges, in a good, substantial and workman-like manner erect, build and completely finish fit for use, one or more good, substantial and safe brick or stone messuage or tenement, messuages or tenements, upon some part of the ground thereby demised, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances, and shall and will before 25th December 1861 lay out and expend thereon the further sum of six hundred and sixty dollars and upwards, which said messuage or tenement, messuages or tenements, shall be of the same rate of building, elevation, character and description, and shall front and range in an uniform manner with the messuages or tenements in the same Street, and the whole to be done to the satisfaction of the Surveyor of Her said Majesty, Her Heirs, Successors or Assigns. And also that in case the said messuage or tenement shall not have so as aforesaid been built and completely finished with such additions and appurtenances as aforesaid before 25th December 1861, according to the covenant next thereinbefore contained then that the lessee shall and will, before the expiration of six calendar months next after the said Surveyor of Her said Majesty, Her Heirs, Successors or Assigns, or such other person as the Governor shall in that behalf appoint, shall have required him so to do, at his and their own proper costs and charges, to complete the aforesaid requirements to the satisfaction of the Surveyor of Her said Majesty, Her Heirs, Successors or Assigns, within the expiration of such six calendar months;\*
5. The Leases require the lessee shall and will, from time to time, and at all times from and after the said messuage or tenement, erections and buildings on the Lots shall be respectively completed and finished, during the remainder of the said term thereby granted, when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, erections and buildings, and all the Walls, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in any wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of Her said Majesty, Her Heirs, Successors or Assigns.
6. The Leases require the lessee shall and will, during the term thereby 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, pavement, channels, fences and part-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the Lots, or any part thereof, in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the Surveyor of Her said Majesty, Her Heirs, Successors or Assigns, and shall be recoverable in the nature of rent in arrear.
7. The Leases except and reserved unto Her said Majesty, Her Heirs, Successors and Assigns, all Mines, Minerals, and Quarries of Stone in, under and upon the Lots, and all such Earth, Soil, Marl, Clay, Chalk, Brick-earth, Gravel, Sand, Stone and Stones, and other Earths or Materials, which now are or thereafter during the continuance of the demise, shall be under or upon the Lots, or any part or parts thereof, as Her said Majesty, Her Heirs, Successors and Assigns may require for the Roads, Public Buildings, or other Public Purposes of the said Colony of Hongkong; with fully liberty of Ingress, Egress and Recess, to and for Her said Majesty, Her Heirs, Successors and Assigns, and Her and their Agents, servants and workmen, at reasonable times in the year during the continuance of the demise, with or without horses, carts, carriages and all other necessary things into, upon, from and out of all or any part or parts of the Lots, to view, dig for, convert and carry away, the said excepted Minerals, Stone, Earths and other things respectively, or any part or parts thereof respectively, thereby doing as little damage as possible to the lessee; and save and except also full power to make and conduct in, through and under the Lots, all and any public or common sewers, drains or watercourses.
8. The Leases provide that it shall and may be lawful to and for Her said Majesty, Her Heirs, Successors or Assigns, by Her or their Surveyor, or other persons deputed to act for Her or them, twice or oftener in every year during the said term, at all reasonable times in the day, to enter and come into and upon the Lots, and into any messuages or tenements, which may at any time be built thereon, to view, search and see the condition of the same, and of all decays, defects and wants of reparation and amendment, which upon every such view or views shall be found, to give or leave notice or warning in writing, at or upon the Lots, unto or for the lessee to repair and amend the same within Three Calendar Months then next following, within which said time or space of Three Calendar Months, after every such notice or warning shall be so given, or left as aforesaid, the lessee thereby covenant, promise and agree with Her said Majesty, Her Heirs, Successors and Assigns, to repair and amend all such decays, defects and wants of reparation and amendment accordingly.
9. The Leases further except and reserve unto Her said Majesty, Her Heirs, Successors and Assigns, full power to resume and take possession of all or any part of the Lots, if required for the improvement of the said

## 15 批地文件的摘要 SUMMARY OF LAND GRANT

Colony of Hongkong, or for any other public purpose whatsoever, Three Calendar Months' notice being given to the Occupant thereof of its being so required, and a full and fair compensation for the Lots and the Buildings thereon, being paid to the lessee at a valuation to be fairly and impartially made by the Surveyor of Her said Majesty, Her Heirs, Successors or Assigns.

Notes:

1. For full details, please refer to the Government Leases. Full script of the Government Leases are available for free inspection upon request at the sales office during opening hours and copies of the Government Leases can be obtained upon paying necessary photocopying charges.
2. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the Government Leases.

不適用

Not applicable

17 對買方的警告  
WARNING TO PURCHASERS

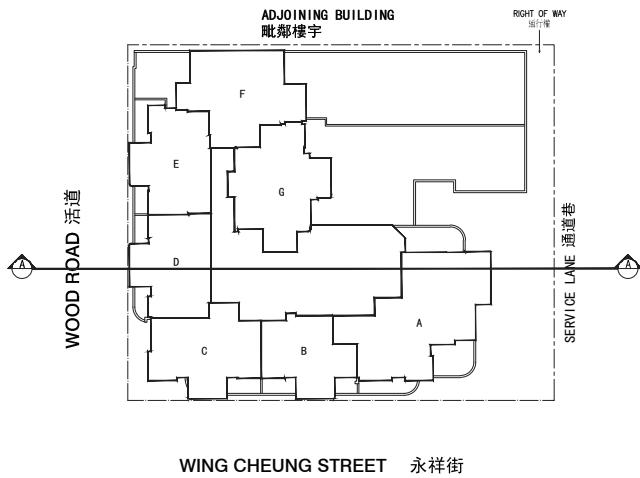
1. 此提示建議你聘用一間獨立的律師事務所 (代表擁有人行事者除外) , 以在交易中代表你行事。
2. 如你聘用上述的獨立的律師事務所 , 以在交易中代表你行事 , 該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事 , 而擁有人與你之間出現利益衝突:
  - (i) 該律師事務所可能不能夠保障你的利益 ; 及
  - (ii) 你可能要聘用一間獨立的律師事務所 。
4. 如屬 3(ii)段的情況 , 你須支付的律師費用總數 , 可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

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 發展項目中的建築物的橫截面圖

## CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

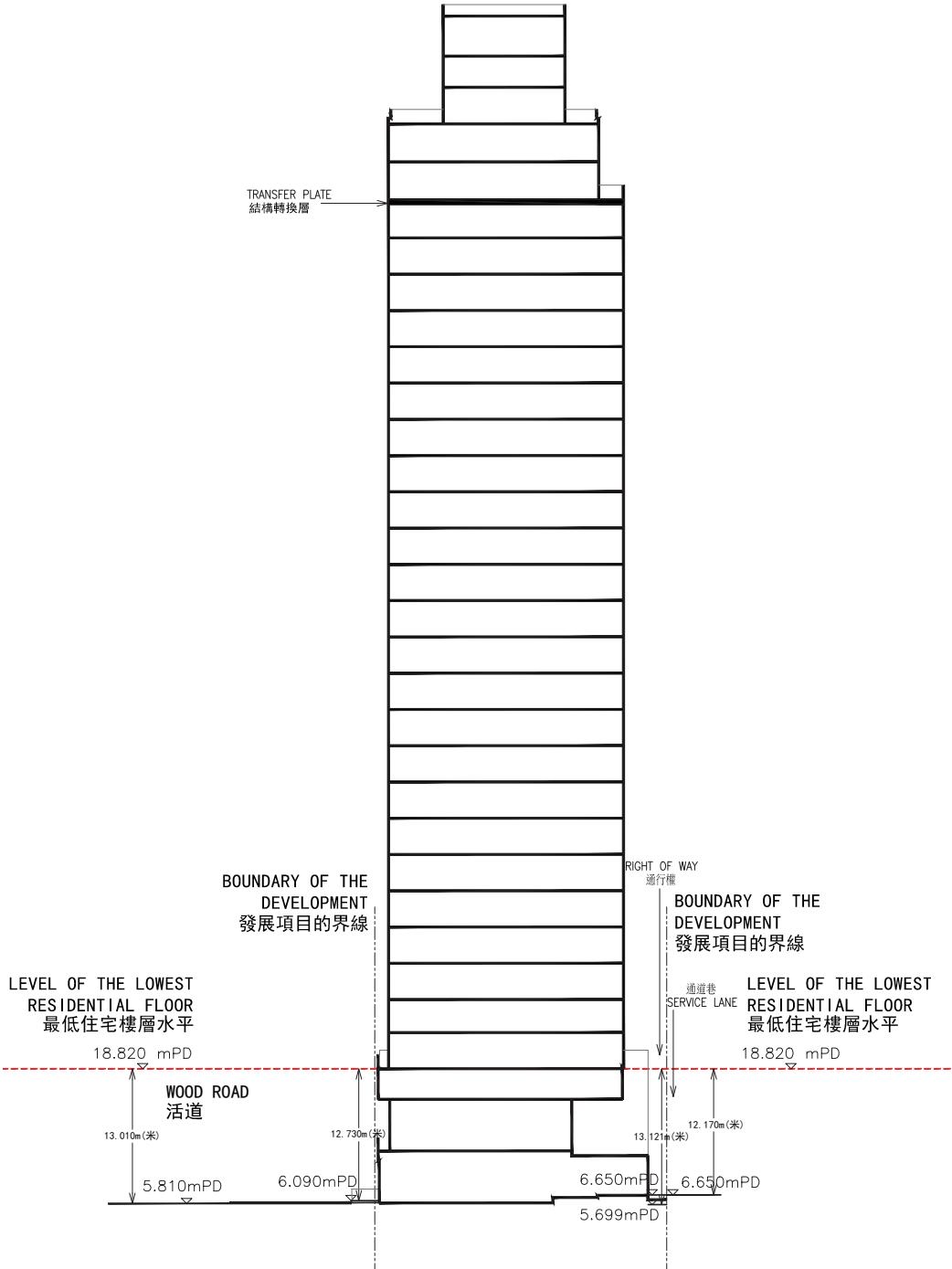
橫截面圖 A-A  
Cross-Section A-A



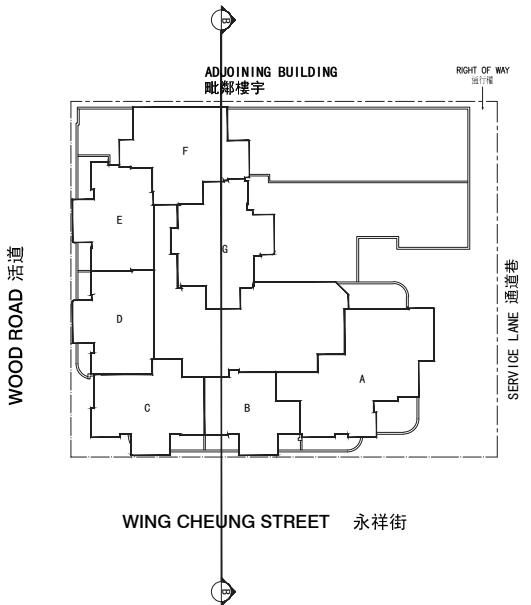
索引圖  
Key Plan

- 毗鄰建築物的一段活道為香港主水平基準以上5.810至6.090米。
- 毗鄰建築物的一段通行權為香港主水平基準以上5.699至6.650米。
- 毗鄰建築物的一段通道巷為香港主水平基準以上6.650米。
- 紅色虛線為最低住宅樓層水平。

- The part of Wood Road adjacent to the building is 5.810 to 6.090 metres above the Hong Kong Principal Datum (m.P.D.).
- The part of Right of Way adjacent to the building is 5.699 to 6.650 metres above the Hong Kong Principal Datum (m.P.D.).
- The part of Service Lane adjacent to the building is 6.650 metres above the Hong Kong Principal Datum (m.P.D.).
- Red dotted line denotes the lowest residential floor.

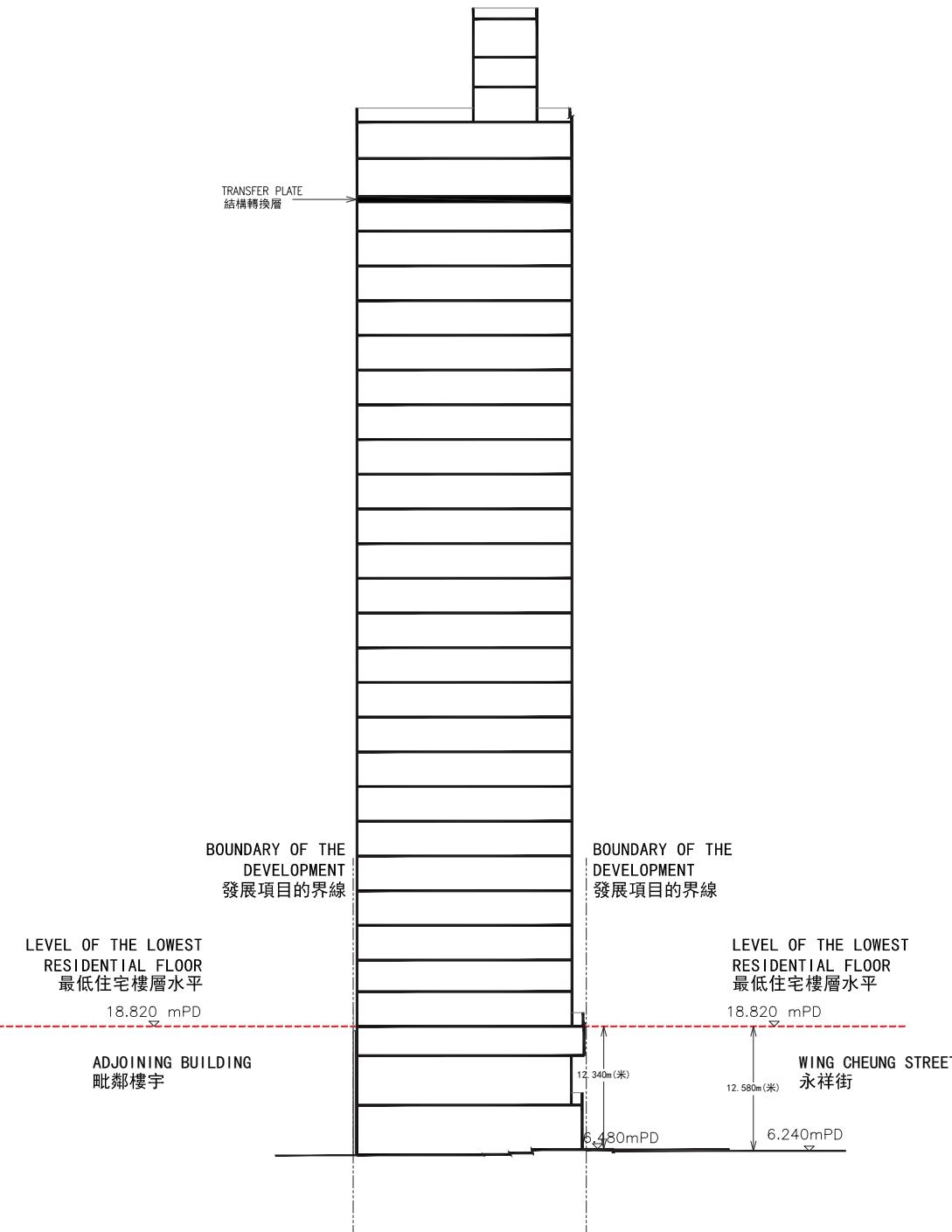


TOP ROOF	頂層天台
UPPER ROOF L2 PLANT ROOMS	上層天台第二層 機電房
UPPER ROOF L1 PLANT ROOMS	上層天台第一層 機電房
ROOF PLANT ROOMS	天台 機電房
31/F RESIDENTIAL UNITS	31樓 住宅單位
30/F RESIDENTIAL UNITS	30樓 住宅單位
29/F RESIDENTIAL UNITS	29樓 住宅單位
28/F RESIDENTIAL UNITS	28樓 住宅單位
27/F RESIDENTIAL UNITS	27樓 住宅單位
26/F RESIDENTIAL UNITS	26樓 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
REFUGE FLOOR	庇護層
3/F RESIDENTIAL UNITS	3樓 住宅單位
TRANSFER PLATE / PLANT ROOMS	結構轉換層 / 機電房
RESIDENTIAL RECREATIONAL FACILITIES / COVERED LANDSCAPE / PLANT ROOMS	住宅康樂設施 / 有上蓋的園景區 / 機電房
1/F RETAIL / RESIDENTIAL ENTRANCE LOBBY	商舖 / 地下 住宅入口大堂

橫截面圖 B-B  
Cross-Section B-B索引圖  
Key Plan

- 毗鄰建築物的一段永祥街為香港主水平基準以上6.240至6.480米。
- 紅色虛線為最低住宅樓層水平。

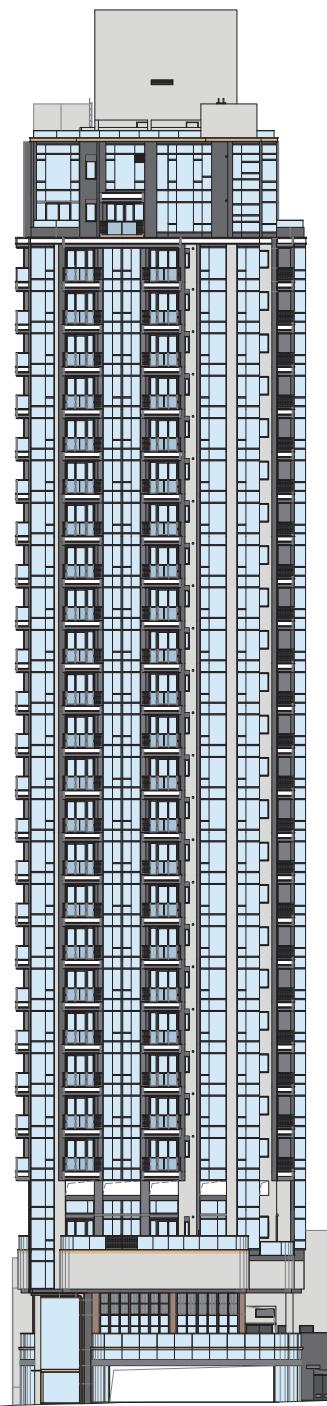
- The part of Wing Cheung Street adjacent to the building is 6.240 to 6.480 metres above the Hong Kong Principal Datum (m.P.D.).
- Red dotted line denotes the lowest residential floor.



TOP ROOF	頂層天台
UPPER ROOF L2 PLANT ROOMS	上層天台第二層 機電房
UPPER ROOF L1 PLANT ROOMS	上層天台第一層 機電房
ROOF PLANT ROOMS	天台 機電房
31/F RESIDENTIAL UNITS	31樓 住宅單位
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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
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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
REFUGE FLOOR	庇護層
3/F RESIDENTIAL UNITS	3樓 住宅單位
TRANSFER PLATE / PLANT ROOMS	結構轉換層 / 機電房
RESIDENTIAL RECREATIONAL FACILITIES / COVERED LANDSCAPE / PLANT ROOMS	住宅康樂設施 / 有上蓋的園景區 / 機電房
1/F RETAILS / RESIDENTIAL	1樓 商舖 / 住宅
G/F ENTRANCE LOBBY	地下 住宅入口大堂



西立面圖  
West Elevation



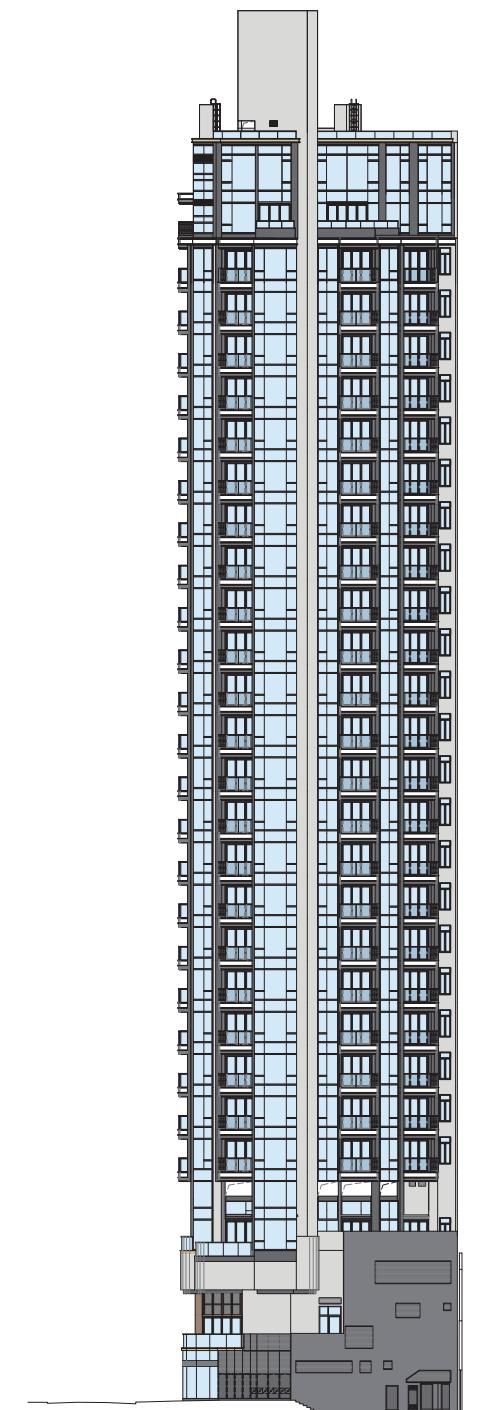
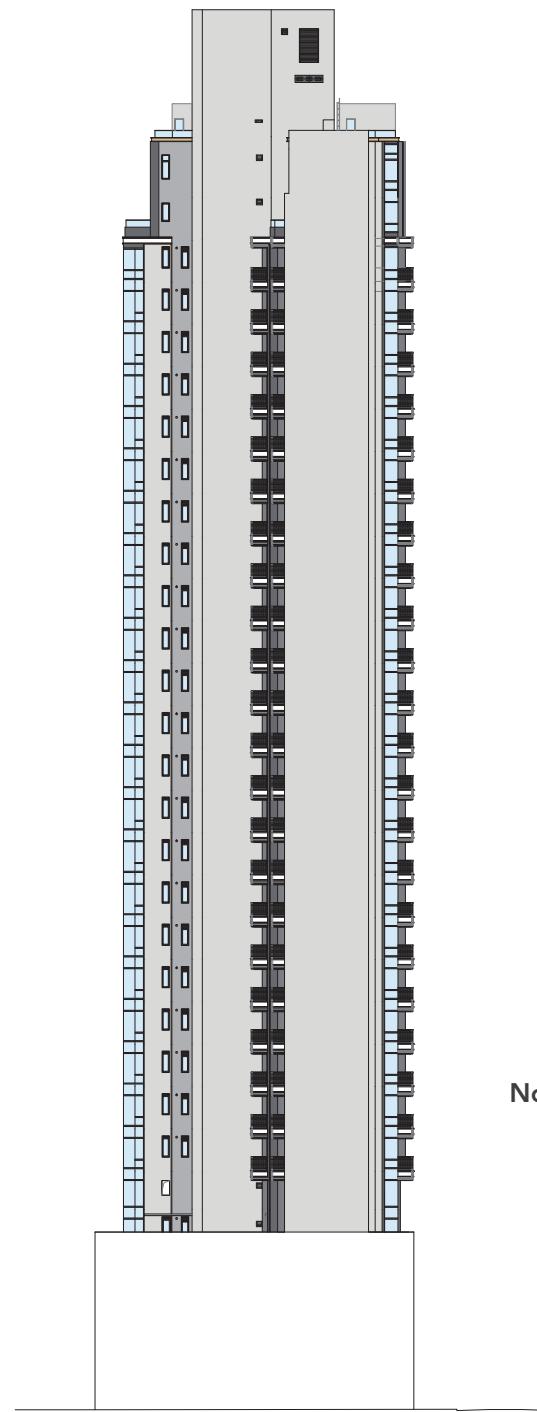
南立面圖  
South Elevation

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2025年11月14日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。

Authorized Person for the development certified that the elevations shown on these elevation plans:

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



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公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered Area	沒有上蓋遮蓋面積 Uncovered Area
a) 住客會所(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	1樓 1/F	229.379 平方米 sq. m. 2,469 平方呎 sq. ft.	18.131 平方米 sq. m. 195 平方呎 sq. ft.
b) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱) A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise)	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
c) 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) A communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise)	1樓 1/F	73.309 平方米 sq. m. 789 平方呎 sq. ft.	14.019 平方米 sq. m. 151 平方呎 sq. ft.

備註：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 square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

## 21 閱覽圖則及公契

### INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

- 備有關乎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)。
- (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 -  
本住宅物業的每一公契在將本住宅物業提供出售的日期的最新擬稿。  
(b) 無須為閱覽付費。
1. Copies of outline zoning plans relating to the development are available for inspection at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).
- (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold -  
the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold.  
(b) The inspection is free of charge.

# 22 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

### 1. 外部裝修物料

(a)	外牆	裝修物料的類型	基座: 玻璃外牆、鋁質飾板、鋁質百葉、瓷磚及外牆漆 住宅大樓: 玻璃幕牆、鋁質飾板、鋁質百葉、瓷磚及外牆漆
(b)	窗	框的用料	聚偏二氟乙烯噴塗鋁窗框
		玻璃的用料	雙層中空玻璃裝設於30樓-31樓所有單位客廳/飯廳、所有睡房(除3樓、5樓-12樓、15樓-23樓、25樓-29樓F單位外)、30樓-31樓A及C單位廚房、30樓-31樓C單位主人浴室、30樓C單位、31樓A及C單位之儲物室及30樓A單位傭人房之窗戶 有色玻璃裝設於3樓、5樓-12樓、15樓-23樓、25樓-29樓A單位及30樓-31樓C單位客廳/飯廳、3樓、5樓-12樓、15樓-23樓、25樓-29樓F單位睡房1及2、3樓、5樓-12樓、15樓-23樓、25樓-29樓A、B、C及F單位及30樓-31樓B單位廚房之窗戶 有色夾層玻璃裝設於5樓-12樓、15樓-23樓、25樓-31樓A單位主人浴室及30樓-31樓A單位浴室之窗戶
(c)	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	裝修物料的類型	露台: 裝有夾層玻璃欄河及鋁質頂欄 地台: 瓷磚及環保合成木板地台 牆身: 瓷磚及鋁質飾板 天花: 裝有鋁質假天花
		是否有蓋	露台設有上蓋
		陽台	不適用
(f)	乾衣設施	類型	不適用
		用料	不適用

### 2. 室內裝修物料

		牆壁	地板	天花板
(a)	大堂	地下住宅入口大堂的裝修物料的類型	外露牆身鋪砌木飾板及鏡飾面	天然石
		住宅樓層升降機大堂的裝修物料的類型	外露牆身鋪砌木飾板及膠板飾面	瓷磚
(b)	內牆及天花板	牆壁		天花板
		客廳的裝修物料的類型	(a) 乳膠漆、鏡及膠板飾面 (除3樓、5樓-12樓、15樓-23樓及25樓-31樓A單位、3樓、5樓-12樓、15樓-23樓及25樓-29樓B、C及F單位外) (b) 乳膠漆及牆紙 (適用於3樓、5樓-12樓、15樓-21樓、23樓、25樓-29樓A單位) (c) 乳膠漆、鏡、膠板飾面及牆紙 (適用於3樓、5樓-12樓、15樓-23樓及25樓-29樓B、C及F單位)	(a) 乳膠漆及膠板飾面 (除22樓及31樓A單位、3樓、5樓-12樓、15樓-23樓、25樓-31樓B單位外) (b) 乳膠漆 (適用於31樓A單位及3樓、5樓-12樓、15樓-23樓、25樓-31樓B單位) (c) 石膏板假天花髹特色油漆 (適用於22樓A單位)
		飯廳的裝修物料的類型	(d) 乳膠漆、膠板飾面及石 (適用於30樓A單位) (e) 乳膠漆及膠板飾面 (適用於31樓A單位) (f) 天然石、牆紙、木皮飾面、不銹鋼飾條及特色玻璃 (適用於22樓A單位)	
		睡房的裝修物料的類型	(a) 乳膠漆 (除22樓A單位外) (b) 牆紙及布料 (適用於22樓A單位之主人睡房) (c) 特色油漆 (適用於22樓A單位之睡房1)	(a) 乳膠漆 (除22樓A單位外) (b) 石膏板假天花髹特色油漆 (適用於22樓A單位)

# 22 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

### 2. 室內裝修物料

(b)	內牆及天花板	牆壁	天花板
	睡房的裝修物料的類型	(d) 牆紙及不銹鋼飾條 (適用於22樓A單位之睡房2)	
(c)	內部地板	地板	牆腳線
	客廳的用料	(a) 瓷磚 (除22樓A單位及30樓-31樓所有單位外)	(a) 木腳線 (除22樓A單位外)
	飯廳的用料	(b) 天然石 (適用於22樓A單位及30樓-31樓所有單位)	(b) 不銹鋼腳線 (適用於22樓A單位)
	睡房的用料	(a) 瓷磚 (除22樓A單位及30樓-31樓所有單位外) (b) 天然石 (適用於22樓A單位之主人睡房及30樓-31樓所有單位) (c) 複合木地板 (適用於22樓A單位之睡房1及睡房2)	(a) 木腳線 (除22樓A單位外) (b) 不銹鋼腳線 (適用於22樓A單位)
(d)	浴室	牆壁	地板
	(i) 裝修物料的類型	(a) 外露牆身鋪砌瓷磚 (除30樓-31樓所有單位外) (b) 外露牆身鋪砌瓷磚及天然石 (適用於30樓-31樓所有單位)	外露地台鋪砌天然石
	(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底	石膏板假天花髹乳膠漆
(e)	廚房	牆壁	地板
	(i) 裝修物料的類型	外露牆身鋪砌瓷磚	外露地台鋪砌瓷磚
	(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底	石膏板假天花髹乳膠漆
			人造石

### 3. 室內裝置

		用料	裝修物料	配件
(a)	門	單位大門	防火實心木掩門	電子門鎖、防盜眼、門鼓及門擋
		露台及工作平台門 (適用於5樓-12樓、15樓-23樓、25樓-29樓A、F及G單位)	鋁框摺門配掩門	門鎖
		露台及工作平台門 (適用於5樓-12樓、15樓-23樓、25樓-29樓B、C、D及E單位及30樓C單位)	鋁框趟門	門鎖
		平台門 (適用於3樓A、F及G單位)	鋁框摺門配掩門	門鎖
		平台門 (適用於3樓A及F單位)	鋁框掩門	門鎖
		平台門 (適用於3樓B、C、D及E單位及30樓B單位)	鋁框趟門	門鎖
		平台門 (適用於30樓A及C單位)	鋁框摺門	門鎖
		走廊門	實心木掩門	門鎖及門擋
		主人睡房門、睡房1門及睡房2門 (除3樓、5樓-12樓、15樓-23樓、25樓-29樓B單位之睡房1及22樓A單位外)	鑽孔實心木掩門	門鎖及門擋
		主人睡房門 (適用於22樓A單位)	中空木掩門	牆紙、不銹鋼及天然石
		睡房1門 (適用於3樓、5樓-12樓、15樓-23樓、25樓-29樓B單位)	實心木趟門	合成漆
		睡房1及睡房2門 (適用於22樓A單位)	中空木掩門	不銹鋼、天然石及木皮飾面
		主人浴室門及浴室門 (除22樓A單位外)	鑽孔實心木掩門	門鎖及門擋

3. 室內裝置

		用料	裝修物料	配件	
(a) 門	主人浴室門 (適用於22樓A單位)	中空木掩門	油漆	門鎖及門擋	
	浴室門 (適用於22樓A單位)	中空木掩門	鏡及不銹鋼	門鎖及門擋	
	廚房門	防火實心木掩門配防火玻璃視窗	(a) 合成漆 (除22樓A單位、3樓、5樓-12樓、15樓-23樓及25樓-29樓F單位及30樓A單位外) (b) 膠板飾面 (適用於3樓、5樓-12樓、15樓-23樓及25樓-29樓F單位及30樓A單位) (c) 牆紙、不銹鋼及天然石 (適用於22樓A單位)	門鼓及門擋	
	儲物室門	鋁框摺門	聚偏二氟乙烯塗層	門鎖	
	傭人房門	鋁框摺門	玻璃及聚偏二氟乙烯塗層	門鎖	
	洗手間門	鋁框摺門	玻璃、聚偏二氟乙烯塗層及百葉	門鎖	
	室內樓梯通往天台門	鋁框掩門	玻璃	門鎖	
	天台門	鋁框掩門	玻璃	門鎖	
(b) 浴室	裝置及設備		類型	用料	
	(i) 裝置及設備的類型及用料	櫃	洗手盆櫃檯面	人造石	
			洗手盆櫃	(a) 木製櫃配膠板飾面及金屬 (除30樓-31樓A單位之主人浴室外) (b) 木製櫃配膠板飾面 (適用於30樓-31樓A單位之主人浴室)	
			鏡櫃	木製櫃配鏡及金屬	
			儲物櫃及層架	木製櫃配膠板飾面	
	(ii) 供水系統的類型及用料	潔具	洗手盆水龍頭	粉末塗層	
			洗手盆	人造石	
			座廁	搪瓷	
			掛鉤	粉末塗層	
			廁紙架	粉末塗層	
			淋浴間	玻璃	
	浴室設備		隨樓附送之設備及品牌，請參閱「設備說明」		
	(iii) 沐浴設施 (包括花灑或浴缸，(如適用的話))		冷水喉	銅喉	
			熱水喉	隔熱絕緣保護之銅喉	
	(iv) 浴缸大小 (如適用的話)	花灑	花灑套裝	粉末塗層	
		浴缸 (適用於30樓-31樓所有單位之主人浴室)	浴缸水龍頭套裝	粉末塗層	
			浴缸	搪瓷鑄鋼	

3. 室內裝置

(c)	廚房	用料		
		(i) 洗滌盆	不銹鋼	
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
		用料	裝修物料	
		(iii) 廚櫃	木製廚櫃配木製門板 木製儲物櫃配木製層板及門板 (適用於3樓、5樓-12樓、15樓-23樓、25樓-29樓F單位) 木製儲物櫃配木製門板 (適用於30樓-31樓C單位) 木製吊櫃配金屬框門板 (適用於30樓-31樓所有單位)	膠板飾面 膠板飾面 膠板飾面 玻璃
		(iv) 所有其他裝置及設備的類型	消防裝置及設備 其他裝置 其他設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭 (適用於3樓、5樓-12樓、15樓-23樓、25樓-29樓D、E及G單位) 鍍鉻洗滌盆水龍頭及鋁製廚房用具掛架 隨樓附送之設備及品牌, 請參閱「設備說明」
		裝置	類型	用料
		裝置(包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃	衣櫃 (a) 木製衣櫃配油漆及不銹鋼 (適用於22樓A單位之主人睡房) (b) 木製衣櫃配不銹鋼、天然石及油漆 (適用於22樓A單位之主人睡房) (c) 木製衣櫃配木皮飾面、特色玻璃及不銹鋼 (適用於22樓A單位之睡房1)
		其他裝置		不適用
(e)	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」	
(f)	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」	
(g)	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供電掣及插座之面板
			安全裝置	(a) 單相電力並裝妥微型斷路器配電箱 (所有單位, 除3樓D及E單位、30樓-31樓A及C單位外) (b) 三相電力並裝妥微型斷路器配電箱 (適用於3樓D及E單位、30樓-31樓A及C單位)
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 <sup>1</sup>	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」	
(h)	氣體供應	類型	煤氣	
		系統	所有單位(除3樓D及E單位外)之煤氣喉接駁煤氣煮食爐及煤氣熱水爐	
		位置	請參閱「住宅單位機電裝置位置及數量說明表」	
(i)	洗衣機接駁點	位置	請參閱「住宅單位機電裝置位置及數量說明表」	
		設計	設有洗衣機來、去水接駁喉位	

## 22 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES

### 3. 室內裝置

(j)	供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 <sup>2</sup>
		(iii) 有否熱水供應	開放式廚房、廚房、浴室及洗手間供應熱水

備註：

- 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或掩藏。
- 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或掩藏。

### 4. 雜項

				住宅升降機
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	通力
			產品型號	NMX 18
		(ii) 升降機的數目及到達的樓層	升降機的數目	2
			到達的樓層	1號升降機: 地下、1樓、3樓、5樓-12樓、15樓-23樓、25樓-31樓 2號升降機: 地下、1樓、3樓、庇護層、5樓-12樓、15樓-23樓、25樓-31樓
(b)	信箱	用料	不銹鋼	
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾	
		(ii) 垃圾房的位置	各住宅層之公用地方設有垃圾及物料回收室，地下設有中央垃圾房	
(d)	水錶、電錶及氣體錶		水錶	電錶
		(i) 位置	每層之公用水錶櫃 (適用於3樓、5樓-12樓、15樓-23樓、25樓-29樓所有單位) 31樓的公用水錶櫃 (適用於30樓-31樓所有單位)	每層之公用電錶櫃 (適用於3樓、5樓-12樓、15樓-23樓、25樓-29樓所有單位) 每層之特低壓電房 (適用於30樓-31樓所有單位)
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立
				平台 (適用於3樓G單位) 露台 (適用於5樓-12樓、15樓-23樓、25樓-29樓D、E及G單位) 廚房 (適用於3樓、5樓-12樓、15樓-23樓、25樓-29樓A、B、C及F單位及30樓-31樓A及B單位) 儲物室 (適用於30樓-31樓C單位)

賣方承諾如該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。

### 5. 保安設施

保安系統及設備	入口通道控制及保安系統	地下住宅入口大堂設有對講機系統、智能讀卡機及密碼門鎖。住宅升降機內設有智能讀卡機
	閉路電視	地下升降機大堂、地下住宅入口大堂、所有升降機內及會所均設有閉路電視系統，直接連接地下之管理處
嵌入式的裝備的細節	各住宅單位均設有對講機並連接地下之管理處	
嵌入式裝備的位置	請參閱「住宅單位機電裝置位置及數量說明表」	

# 22 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

### 1. Exterior finishes

(a)	External wall	Type of finishes	Podium: Glass wall, aluminium cladding, aluminium louvre, tile and external paint Residential tower: Curtain wall, aluminium cladding, aluminium louvre, tile and external paint
(b)	Window	Material of frame	PVDF coating aluminium frame
		Material of glass	Insulated-glass-unit (IGU) for windows in Living Room / Dining Room of all flats on 30/F-31/F, all bedrooms (except Flat F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F), Kitchen of Flats A and C on 30/F-31/F, Master Bathroom of Flat C on 30/F-31/F, Store Room of Flat C on 30/F, Flats A and C on 31/F and Maid Room of Flat A on 30/F Tinted glass for windows in Living Room / Dining Room of Flat A on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F and Flat C on 30/F-31/F, Bedroom 1 and 2 of Flat F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F and Kitchen of Flats A, B, C and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F and Flat B on 30/F-31/F Tinted laminated glass for windows in Master Bathroom of Flat A on 5/F-12/F, 15/F-23/F and 25/F-31/F and Bathroom of Flat A on 30/F-31/F
(c)	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	Type of finishes	Balcony: Installed with laminated glass balustrade and aluminium top rail Floor: Tiles and wood plastic composite deck Wall: Tiles and aluminium cladding Ceiling: Finished with aluminium false ceiling
		Whether it is covered	Balcony is covered
		Verandah	Not applicable
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

### 2. Interior finishes

			Wall	Floor	Ceiling
(a)	Lobby	G/F residential entrance lobby finishes	Timber panel and mirror finishes to the exposed surface	Natural stone	Emulsion paint, timber ceiling with plastic laminate, stainless steel panel and aluminium feature
		Lift lobby finishes for residential floors	Timber panel and plastic laminate to the exposed surface	Porcelain tiles	Glass fibre reinforced concrete, gypsum board false ceiling with emulsion paint and aluminium false ceiling
(b)	Internal wall and ceiling	Wall			Ceiling
		Living room finishes	(a) Emulsion paint, mirror and plastic laminate (Except Flat A on 3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F, Flats B, C and F on 3/F, 5/F-12/F, 15/F-23/F and 25/F-29/F) (b) Emulsion paint and wallpaper (For Flat A on 3/F, 5/F-12/F, 15/F-21/F, 23/F, 25/F-29/F) (c) Emulsion paint, mirror, plastic laminate and wallpaper (For Flats B, C and F on 3/F, 5/F-12/F, 15/F-23/F and 25/F-29/F) (d) Emulsion paint, plastic laminate and stone (For Flat A on 30/F) (e) Emulsion paint and plastic laminate (For Flat A on 31/F) (f) Natural stone, wallpaper, wood veneer, stainless steel trim and feature glass (For Flat A on 22/F)		
		Dining room finishes	(a) Emulsion paint and plastic laminate (Except Flat A on 22/F and 31/F, Flat B on 3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F) (b) Emulsion paint (For Flat A on 31/F and Flat B on 3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F) (c) Gypsum board false ceiling with special paint (For Flat A on 22/F)		
		Bedroom finishes	(a) Emulsion paint (Except Flat A on 22/F) (b) Wallpaper and fabric (For Master Bedroom of Flat A on 22/F) (c) Special paint (For Bedroom 1 of Flat A on 22/F) (d) Wallpaper and stainless steel trim (For Bedroom 2 of Flat A on 22/F)		

# 22 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

### 2. Interior finishes

(c)	Internal floor	Floor	Skirting					
Material for living room		(a) Porcelain tile (Except Flat A on 22/F and all flats on 30/F-31/F) (b) Natural stone (For Flat A on 22/F and all flats on 30/F-31/F)			(a) Timber skirting (Except Flat A on 22/F) (b) Stainless steel skirting (For Flat A on 22/F)			
Material for dining room		(a) Porcelain tile (Except Flat A on 22/F and all flats on 30/F-31/F) (b) Natural stone (For Master Bedroom of Flat A on 22/F and all flats on 30/F-31/F) (c) Engineered timber flooring (For Bedroom 1 and Bedroom 2 of Flat A on 22/F)			(a) Timber skirting (Except Flat A on 22/F) (b) Stainless steel skirting (For Flat A on 22/F)			
(d)	Bathroom	Wall	Floor	Ceiling				
(i) Type of finishes		(a) Porcelain tile to the exposed surface (Except all flats on 30/F-31/F) (b) Porcelain tile and natural stone to the exposed surface (For all flats on 30/F-31/F)		Natural stone to the exposed surface Gypsum board false ceiling with emulsion paint				
(ii) Whether the wall finishes run up to the ceiling		Up to the bottom level of false ceiling						
(e)	Kitchen	Wall	Floor	Ceiling	Cooking Bench			
(i) Type of finishes		Porcelain tile to the exposed surface		Porcelain tile to the exposed surface	Gypsum board false ceiling with emulsion paint			
(ii) Whether the wall finishes run up to the ceiling		Up to the bottom level of false ceiling						

### 3. Interior fittings

		Material	Finishes	Accessories
(a)	Doors	Main entrance door	Fire-rated solid core timber swing door	Plastic laminate Digital lockset, eye viewer, door closer and door stopper
		Balcony and utility platform door (For Flats A, F and G on 5/F-12/F, 15/F-23/F, 25/F-29/F)	Aluminium frame folding door with swing door	Glass Lockset
		Balcony and utility platform door (For Flats B, C, D and E on 5/F-12/F, 15/F-23/F, 25/F-29/F and Flat C on 30/F)	Aluminium frame sliding door	Glass Lockset
		Flat roof door (For Flats A, F and G on 3/F)	Aluminium frame folding door with swing door	Glass Lockset
		Flat roof door (For Flats A and F on 3/F)	Aluminium frame swing door	Glass Lockset
		Flat roof door (For Flats B, C, D and E on 3/F and Flat B on 30/F)	Aluminium frame sliding door	Glass Lockset
		Flat roof door (For Flats A and C on 30/F)	Aluminium frame folding door	Glass Lockset
		Corridor door	Solid core timber swing door	Glass Lockset and door stopper
		Master bedroom, bedroom 1 and bedroom 2 door (Except Flat A on 22/F, Bedroom 1 of Flat B on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F)	Perforated solid core timber swing door	Plastic laminate Lockset and door stopper
		Master bedroom door (For Flat A on 22/F)	Hollow core timber swing door	Wallpaper, stainless steel and natural stone Lockset and door stopper
		Bedroom 1 door (For Flat B on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F)	Solid core timber sliding door	Synthetic paint Lockset and sliding track

22 裝置、裝修物料及設備  
FITTINGS, FINISHES AND APPLIANCES

3. Interior fittings

		Material	Finishes	Accessories
(a)	Doors	Bedroom 1 and bedroom 2 door (For Flat A on 22/F)	Hollow core timber swing door	Stainless steel, natural stone and wood veneer
		Master bathroom and bathroom door (Except Flat A on 22/F)	Perforated solid core timber swing door	Plastic laminate and louvre
		Master bathroom door (For Flat A on 22/F)	Hollow core timber swing door	Paint
		Bathroom door (For Flat A on 22/F)	Hollow core timber swing door	Mirror and stainless steel
		Kitchen door	Fire-rated solid core timber swing door with fire-rated glass vision panel	(a) Synthetic paint (Except Flat A on 22/F, Flat F on 3/F, 5/F-12/F, 15/F-23/F and 25/F-29/F and Flat A on 30/F) (b) Plastic laminate (For Flat F on 3/F, 5/F-12/F, 15/F-23/F and 25/F-29/F and Flat A on 30/F) (c) Wallpaper, stainless steel and natural stone (For Flat A on 22/F)
		Store room door	Aluminium frame folding door	PVDF
		Maid room door	Aluminium frame folding door	Glass and PVDF
		Lavatory door	Aluminium frame folding door	Glass, PVDF and louvre
		Internal staircase door to roof	Aluminium frame swing door	Glass
		Roof door	Aluminium frame swing door	Glass
(b)	Bathroom	Fittings & Equipment		Material
		(i) Type and material of fittings and equipment	Cabinet	Basin countertop
				Reconstituted stone
				(a) Timber cabinet with plastic laminate and metal (Except Master Bathroom of Flat A on 30/F-31/F) (b) Timber cabinet with plastic laminate (For Master Bathroom of Flat A on 30/F-31/F)
				Mirror cabinet
				Timber cabinet with mirror and metal
				Storage cabinet and shelf
			Bathroom fittings	Powder coated
				Wash basin
				Reconstituted stone
(b)	Bathroom	(ii) Type and material of water supply system		Water closet
				Vitreous china
				Robe hook
				Powder coated
				Paper holder
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower compartment
				Glass
			Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule"
				Cold water supply
				Copper water pipes
				Hot water supply
				Copper water pipes with thermal insulation
			Shower	Shower set
				Powder coated
			Bath tub (For Master Bathroom of all flats on 30/F-31/F)	Bath tub mixer set
				Powder coated
				Bath tub
				Enameled steel

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FITTINGS, FINISHES AND APPLIANCES

3. Interior fittings

(b)	Bathroom	(iv) Size of bath tub, if applicable		1200 mm (length) x 700 mm (width) x 375 mm (depth)			
(c)	Kitchen		Material				
		(i) Sink unit	Stainless steel				
		(ii) Water supply system	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply				
		(iii) Kitchen cabinet	Material				
			Timber cabinet with timber door panel				
			Timber storage cabinet with timber shelf and door panel (For Flat F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F)				
			Timber storage cabinet with timber door panel (For Flat C on 30/F-31/F)				
			Timber hanging cabinet with metal frame door panel (All flats on 30/F-31/F)				
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen (For Flats D, E and G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F)			
			Other fittings	Chrome plated sink mixer and aluminium kitchen utensils hanging rack			
			Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule"			
(d)	Bedroom		Fittings	Type			
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Wardrobe			
				(a) Timber wardrobe with paint and stainless steel (For Master Bedroom of Flat A on 22/F) (b) Timber wardrobe with stainless steel, natural stone and paint (For Master Bedroom of Flat A on 22/F) (c) Timber wardrobe with wood veneer, feature glass and stainless steel (For Bedroom 1 of Flat A on 22/F)			
		Other fittings	Not applicable				
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"				
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"				
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets			
			Safety devices	(a) Single phase electricity supply with miniature circuit breaker distribution board (All flats except Flats D and E on 3/F, Flats A and C on 30/F-31/F) (b) Three phase electricity supply with miniature circuit breaker distribution board (For Flats D and E on 3/F, Flats A and C on 30/F-31/F)			
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed <sup>1</sup>				
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"				
(h)	Gas supply	Type	Town Gas				
		System	Gas supply pipe is provided and connected to gas hob and gas water heater of all units except Flats D and E on 3/F				
		Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"				
(i)	Washing machine connection point	Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"				
		Design	Drain point and water point are provided for washing machine				

# 22 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

### 3. Interior fittings

(j)	Water supply	(i) Material of water pipes	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed <sup>2</sup>
		(iii) Whether hot water is available	Hot water supply is provided to the open kitchen, kitchen, bathroom and lavatory

Notes: 1. Other than those parts of the conduits concealed within the 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 pipes ducts or other materials.

2. Other than those parts of the water pipes concealed within the 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 pipes ducts or other materials.

### 4. Miscellaneous

			Residential Lift	
(a)	Lifts	(i) Brand name and model number	Brand Name	KONE
			Model Number	NMX 18
		(ii) Number and floors served by them	Number of lifts	2
			Floors served by the lifts	Lift no. 1: G/F, 1/F, 3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F Lift no. 2: G/F, 1/F, 3/F, Refuge floor, 5/F-12/F, 15/F-23/F, 25/F-31/F
(b)	Letter box	Material	Stainless steel	
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners	
		(ii) Location of refuse room	Refuse storage and material recovery room is provided in the common area of each residential floor. Refuse storage and material recovery chamber is provided on G/F	
(d)	Water meter, electricity meter and gas meter	Water Meter	Electricity Meter	Gas Meter
		(i) Location	Common water meter cabinet on each floor (For all flats on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F) Common water meter cabinet on 31/F (For all flats on 30/F-31/F)	Common electric meter cabinet on each floor (For all flats on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F) Extra Low Voltage Room on each floor (For all flats on 30/F-31/F)
				Flat roof (For Flat G on 3/F) Balcony (For Flats D, E and G on 5/F-12/F, 15/F-23/F, 25/F-29/F) Kitchen (For Flats A, B, C and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F and Flats A and B on 30/F-31/F) Store room (For Flat C on 30/F-31/F)
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter

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

### 5. Security facilities

Security system and equipment	Access Control and Security System	Visitor panel, smart card reader and security control door are installed at G/F residential entrance lobby. Smart card reader is installed inside the residential lifts
	CCTV	CCTVs are installed at G/F lift lobby, G/F residential entrance lobby, all lifts and clubhouse connecting directly to the caretaker's counter on G/F
Details of built-in provisions	Door phone in each residential unit is connected to the caretaker's counter on G/F	
Location of built-in provisions	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units"	

# 22 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

### 6. 設備說明 Appliances Schedule

位置 Location	設備 Appliance	品牌 Brand	型號 (如有) Model No. (if any)	3樓 3/F							5樓-12樓、15樓-23樓、25樓-29樓 5/F-12/F, 15/F-23/F, 25/F-29/F							30樓 30/F			31樓 31/F				
				單位 Flat																					
				A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	A	B	C		
客廳 / 飯廳 Living Room / Dining Room	可變冷媒流量空調系統 (室內機) VRV Type Air Conditioning Indoor Unit	東芝 Toshiba	MMK-UP0181HP-E	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	-	2	2	-	2		
			MMK-UP0241HP-E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1	-	-		
			MMK-UP0091HP-E	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-		
			MMK-UP0121HP-E	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	1	-	1	1		
			MMK-UP0181HP-E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1	-	-		
			MMK-UP0091HP-E	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
			MMK-UP0091HP-E	1	-	1	1	1	1	-	1	-	1	1	1	1	-	1	-	1	1	-	1	-	
			MMK-UP0091HP-E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-		
			MMK-UP0091HP-E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-		
			MMK-UP0091HP-E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-		
			MCY-MHP0606HT-HK	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-		
			MCY-MHP0405HT-HK	-	-	-	-	-	-	-	-	1	1	1	1	1	1	-	-	2	-	-	-		
			MCY-MHP0606HT-HK	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
			MCY-MHP0506HT-HK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
			MCY-MHP0405HT-HK	-	1	1	1	1	1	1	-	-	-	-	-	-	-	-	1	-	-	-	-		
			MCY-MHP0405HT-HK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
			MCY-MHP0506HT-HK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1		
			MCY-MHP0606HT-HK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
平台 Flat Roof	可變冷媒流量空調系統 (室外機) VRV Type Air Conditioning Outdoor Unit																								
天台 Roof	可變冷媒流量空調系統 (室外機) VRV Type Air Conditioning Outdoor Unit																								

賣方承諾如該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。

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

6. 設備說明 Appliances Schedule

位置 Location	設備 Appliance	適用單位 Flats apply	品牌 Brand	型號 (如有) Model No. (if any)
客廳/飯廳 Living Room / Dining Room	嵌入式微波爐 Built in Microwave	3樓、5樓-12樓、15樓-23樓、25樓-29樓D、E及G單位 Flats D, E and G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F	西門子 Siemens	BE525LMS0H
	雪櫃 Refrigerator	3樓、5樓-12樓、15樓-23樓、25樓-29樓G單位 Flat G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F	西門子 Siemens	KI86NHFD0K
		3樓、5樓-12樓、15樓-23樓、25樓-29樓D及E單位 Flats D and E on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F		KI42LADD1K
廚房/開放式廚房 Kitchen / Open Kitchen	洗衣乾衣機 Washer Dryer	所有單位 All flats	西門子 Siemens	WK14S251HK
	嵌入式微波爐 Built in Microwave	所有單位，除3樓、5樓-12樓、15樓-23樓、25樓-29樓A、D、E及G單位外 All flats, except Flats A, D, E and G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F	西門子 Siemens	BE525LMS0H
	嵌入式煤氣煮食爐 Built in Gas Hob	所有單位，除3樓D及E單位外 All flats except for Flats D and E on 3/F	Mia Cucina	MYB32CT
		3樓、5樓-12樓、15樓-23樓、25樓-29樓A單位 Flat A on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F		MYB31CT
		30樓及31樓所有單位 All flats on 30/F and 31/F	Miele	CS 1018G, CS1013-1
	嵌入式電磁爐 Built in Induction Cooker	3樓D及E單位 Flats D and E on 3/F	西門子 Siemens	EH375FBB1E
	雪櫃 Refrigerator	3樓、5樓-12樓、15樓-23樓、25樓-29樓B單位 Flat B on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F	西門子 Siemens	KI42LADD1K
		3樓、5樓-12樓、15樓-23樓、25樓-29樓A、C及F單位 Flats A, C and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F 30樓及31樓所有單位 All flats on 30/F and 31/F		KI86NHFD0K
	抽油煙機 Telescopic Hood	所有單位，除30樓及31樓單位外 All flats, except flats on 30/F and 31/F	Mia Cucina	MY60
		30樓及31樓所有單位 All flats on 30/F and 31/F	西門子 Siemens	LI97SA531B
	嵌入式蒸焗爐 Built in Compact Oven with Steam Function	3樓、5樓-12樓、15樓-23樓、25樓-29樓A單位 Flat A on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F	西門子 Siemens	CS589ABS0H
		30樓及31樓所有單位 All flats on 30/F and 31/F	Miele	DGC 7440 HC PRO
	煤氣熱水爐 Gas Water Heater	3樓、5樓-12樓、15樓-23樓、25樓-29樓B、C及F單位 Flats B, C and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F	TGC	TRJW162TFL
		3樓A單位、5樓-12樓、15樓-23樓、25樓-31樓A單位、30樓及31樓B及C單位 Flat A on 3/F, Flat A on 5/F-12/F, 15/F-23/F, 25/F-31/F, Flats B and C on 30/F and 31/F		TRJW222TFQL
	電熱水爐 Electric Water Heater	3樓、5樓-12樓、15樓-23樓、25樓-29樓G單位 Flat G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F	斯寶亞創 Stiebel Eltron	DHM 6
	抽氣扇 Exhaust Fan	3樓、5樓-12樓、15樓-23樓、25樓-29樓A、B、C、F單位、30樓及31樓所有單位 Flats A, B, C and F on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F, all flats on 30/F and 31/F	Systemair	CBF125M
	酒櫃 Wine Cellar	30樓A及C單位及31樓A單位 Flats A and C on 30/F and Flat A on 31/F	Vinvautz	VZ23SSUG
		31樓C單位 Flat C on 31/F		VZ20SSUG

賣方承諾如該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。

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

## 6. 設備說明 Appliances Schedule

位置 Location	設備 Appliance	適用單位 Flats apply	品牌 Brand	型號 (如有) Model No. (if any)
主人浴室 Master Bathroom	浴室寶 Thermo Ventilator	3樓、5樓-12樓、15樓-23樓、25樓-29樓A及G單位及30樓及31樓所有單位 Flats A and G on 3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F and all flats on 30/F and 31/F	樂聲牌 Panasonic	FV-30BG3H
浴室 Bathroom	浴室寶 Thermo Ventilator	所有單位 All flats	樂聲牌 Panasonic	FV-30BG3H
	電熱水爐 Electric Water Heater	3樓D及E單位 Flats D and E on 3/F	斯寶亞創 Stiebel Eltron	DHB 18/21/24 ST Trend
露台及工作平台 Balcony and Utility Platform	煤氣熱水爐 Gas Water Heater	5樓-12樓、15樓-23樓、25樓-29樓D單位 Flat D on 5/F-12/F, 15/F-23/F, 25/F-29/F	TGC	RBOX16L
		5樓-12樓、15樓-23樓、25樓-29樓E單位 Flat E on 5/F-12/F, 15/F-23/F, 25/F-29/F		RBOX16R
		5樓-12樓、15樓-23樓、25樓-29樓G單位 Flat G on 5/F-12/F, 15/F-23/F, 25/F-29/F		RBOX16QL
平台 Flat Roof	煤氣熱水爐 Gas Water Heater	3樓G單位 Flat G on 3/F	TGC	TRJW222TFQL

賣方承諾如該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。

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

22 裝置、裝修物料及設備  
FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置位置及數量說明表

Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units

位置 Location	描述 Description	3樓 3/F							5樓-12樓、15樓-23樓、25樓-29樓 5/F-12/F, 15/F-23/F, 25/F-29/F						
		A	B	C	D	E	F	G	A	B	C	D	E	F	G
客廳/飯廳 Living Room / Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	1	-	-	-	-	-	-	1	-	-	-	-	-	-
	單位電插座附USB接口 Single Socket Outlet with USB port	-	1	1	-	-	-	1	-	1	1	-	-	-	1
	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	視象對講機 Video Door Phone	-	1	1	1	1	1	1	-	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breaker Distribution Board	-	1	1	-	-	-	1	-	1	1	-	-	-	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1
走廊 Corridor	視象對講機 Video Door Phone	1	-	-	-	-	-	-	1	-	-	-	-	-	-
廚房 Kitchen	單位電插座 Single Socket Outlet	1	-	-	-	-	-	-	1	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	1	1	-	-	1	-	1	1	1	-	-	-	1
	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	1	1	1	-	-	1	-	1	1	1	-	-	-	1
	煤氣接駁點 Gas Connection Point	1	1	1	-	-	1	-	1	1	1	-	-	-	1
	微型斷路器配電箱 Miniature Circuit Breaker Distribution Board	1	-	-	-	-	1	-	1	-	-	-	-	-	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	-	-	1	-	1	1	1	-	-	-	1
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	-	-	-	1	1	-	1	-	-	-	1	1	-	1
	電熱水爐接線位 Fused Spur Unit For Electric Water Heater	-	-	-	-	-	-	1	-	-	-	-	-	-	1
	煤氣接駁點 Gas Connection Point	-	-	-	-	-	-	1	-	-	-	1	1	-	1
	微型斷路器配電箱 Miniature Circuit Breaker Distribution Board	-	-	-	1	1	-	-	-	-	-	1	1	-	-
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	-	-	-	1	1	-	1	-	-	-	1	1	-	1
主人睡房 Master Bedroom	電話插座 Telephone Outlet	1	-	-	-	-	-	1	1	-	-	-	-	-	1
	雙位電插座 Twin Socket Outlet	1	-	-	-	-	-	1	1	-	-	-	-	-	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-	1	1	-	-	-	-	-	1

22 裝置、裝修物料及設備  
FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置位置及數量說明表

Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units

位置 Location	描述 Description	3樓 3/F							5樓-12樓、15樓-23樓、25樓-29樓 5/F-12/F, 15/F-23/F, 25/F-29/F						
		A	B	C	D	E	F	G	A	B	C	D	E	F	G
睡房 1 Bedroom 1	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1
睡房 2 Bedroom 2	電話插座 Telephone Outlet	1	-	1	1	1	1	-	1	-	1	1	1	1	-
	雙位電插座 Twin Socket Outlet	1	-	1	1	1	1	-	1	-	1	1	1	1	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	1	1	1	1	-	1	-	1	1	1	1	-
主人浴室 Master Bathroom	單位電插座 Single Socket Outlet	1	-	-	-	-	-	1	1	-	-	-	-	-	1
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電熱水爐接線位 Fused Spur Unit For Electric Water Heater	-	-	-	1	1	-	-	-	-	-	-	-	-	-
露台及工作平台 Balcony and Utility Platform	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	-	-	-	-	-	-	-	-	-	-	1	1	-	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	-	-	-	-	-	-	1	1	1	1	1	1	1
平台 Flat Roof	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	1	1	1	1	1	1	-	-	-	-	-	-	-	-

22 裝置、裝修物料及設備  
FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置位置及數量說明表

Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units

位置 Location	描述 Description	30樓 30/F			31樓 31/F		
		A	B	C	A	B	C
客廳/飯廳 Living Room / Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1
	數據插座 Data Outlet	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	-	1	-	-	1	-
	單位電插座附USB接口 Single Socket Outlet with USB port	-	-	1	-	-	-
	雙位電插座 Twin Socket Outlet	5	2	3	3	2	3
	視象對講機 Video Door Phone	1	1	1	1	1	1
走廊 Corridor	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	2	1	2	2	1	2
	單位電插座 Single Socket Outlet	1	-	-	1	-	-
廚房 Kitchen	單位電插座 Single Socket Outlet	1	-	1	1	-	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1
	煤氣熱水爐接線位 Fused Spur Unit For Gas Water Heater	1	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breaker Distribution Board	-	1	-	-	1	-
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1
睡房 1 Bedroom 1	電話插座 Telephone Outlet	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1
睡房 2 Bedroom 2	電話插座 Telephone Outlet	1	-	1	1	-	1
	雙位電插座 Twin Socket Outlet	1	-	1	1	-	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	1	1	-	1

22 裝置、裝修物料及設備  
FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置位置及數量說明表

Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units

位置 Location	描述 Description	30樓 30/F			31樓 31/F		
		A	B	C	A	B	C
主人浴室 Master Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1
傭人房 Maid Room	雙位電插座 Twin Socket Outlet	1	-	-	-	-	-
	微型斷路器配電箱 Miniature Circuit Breaker Distribution Board	1	-	-	-	-	-
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	1	-	-	-	-	-
儲物室 Store Room	雙位電插座 Twin Socket Outlet	-	-	1	1	-	1
	微型斷路器配電箱 Miniature Circuit Breaker Distribution Board	-	-	1	1	-	1
	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	-	-	1	1	-	1
冷氣機平台 A/C Platform	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	-	2	-	-	-
平台 Flat Roof	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	2	1	-	-	-	-
	防水單位電插座 Weatherproof Type Single Socket Outlet	1	1	1	-	-	-
天台 Roof	室外冷氣機接駁點 Connection Point for A/C Outdoor Unit	-	-	-	2	1	2
	防水單位電插座 Weatherproof Type Single Socket Outlet	-	-	-	1	1	1
梯屋 Stairhood	室內冷氣機接駁點 Connection Point for A/C Indoor Unit	-	-	-	1	-	1

## 23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

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

## 24 地稅 GOVERNMENT RENT

賣方(擁有人)有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日(包括該日)為止。

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

## 25 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.
3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

備註：  
買方須向發展項目管理人及不須向賣方(擁有人)繳付水、電力及氣體的按金及清理廢料的費用。

Note:

The purchaser should pay to the manager and not the vendor (the owner) of the development the deposits for water, electricity and gas and the debris removal fee.

## 26 欠妥之處的保養責任期 DEFECT LIABILITY WARRANTY PERIOD

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

As provided in the agreement for sale and purchase, 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, remedy any defects to the property sold, or the fittings, finishes or appliances incorporated into the property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

27 斜坡維修  
MAINTENANCE OF SLOPES

不適用

Not applicable

28 修訂  
MODIFICATION

本發展項目現時並沒有向政府提出申請修訂批地文件。

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

## 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。

		面積(平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1	停車場及上落客貨地方 (公共交通總站除外)	不適用
2	機房及相類設施	
2.1(#)	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》(《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(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	144.162
2.2(#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由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	554.390
2.3(#)	非強制性或非必要機房，例如空調機房、送風櫃房等	5.759
根據聯合作業備考第1及第2號提供的環保設施		
3(#)	露台	168.895
4	加闊的公用走廊及升降機大堂	不適用
5	公用空中花園	不適用
6	隔聲牆	不適用
7	翼牆、捕風器及風斗	不適用
8(#)	非結構預製外牆	28.280
9(#)	工作平台	126.750
10	隔音屏障	不適用
適意設施		
11(#)	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	10.095
12(#)	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	229.379
13(#)	有蓋園景區及遊樂場地	73.309
14	橫向屏障 / 有蓋人行道及花棚	不適用
15(#)	擴大升降機槽	41.368
16	煙囪管道	不適用
17	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用

18(#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	76.521
19	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空空間	不適用
22	遮陽篷及反光罩	不適用
23(#)	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	123.200
24	《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	不適用
其他項目		
25(#)	庇護層，包括庇護層兼空中花園	304.392
26	大型伸出 / 外懸設施下的有蓋地方	不適用
27	公共交通總站	不適用
28	共用構築物及公用樓梯	不適用
29(#)	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	51.035
30	公眾通道	不適用
31	有蓋的後移部分	不適用
額外總樓面面積		
32(#)	額外總樓面面積	675.535
根據聯合作業備考(第8號)提供的額外環保設施		
33	採用「組裝合成」建築法的樓宇	不適用

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

有關建築物的環境評估

### 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  
金級



申請編號: PAG0196/25

發展項目的公用部份的預計能量表現或消耗

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

第I部份		提供中央空調		否		
提供具能源效益的設施				是		
擬安裝的具能源效益的設施				變冷媒流量中央空調系統、LED燈及高效能馬達		
第II部份：擬興建樓宇/部分樓宇預計每年能源消耗量 <sup>(註腳 1)</sup> ：-						
發展項目類型	位置	使用有關裝置的內部樓面面積(平方米)	基線樓宇 <sup>(註腳 2)</sup> 每年能源消耗量		擬興建樓宇每年能源消耗量	
			電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
住用發展項目 (不包括酒店)	中央屋宇裝備裝置 <sup>(註腳 3)</sup>	2032.759	73.83	不適用	50.51	不適用
非住用發展項目 <sup>(註腳 4)</sup> (包括酒店)	平台 (非中央屋宇裝備裝置)	806.351	202.51	不適用	191.04	不適用

註腳:

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

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

(a) “每年能源消耗量”與新建樓宇BEAM Plus標準(現行版本)中的「年能源消耗」具有相同涵義；及

(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2. “基準樓宇”與新建樓宇BEAM Plus標準(現行版本)中的“基準建築物模式(零分標準)”具有相同涵義。

3. “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

4. 平台一般指發展項目最低的部分，通常為發展項目最低1.5米的部分及地庫 (如適用)，用途與上層的塔樓不同。如發展項目無明確劃分平台與塔樓，整個項目應視為塔樓。

第III部份：以下裝置乃按機電工程署公布的相關實務守則設計：-

裝置類型		電力裝置	是
照明裝置	是	升降機及自動梯的裝置	是
空調裝置	是	以總能源為本的方法	不適用

## 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.

		Area (m <sup>2</sup> )
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b>		
1	Carpark and loading/unloading area excluding public transport terminus	Not Applicable
2	Plant rooms and similar services	
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, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc	144.162
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.	554.390
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	5.759
<b>Green Features under Joint Practice Notes 1 and 2</b>		
3(#)	Balcony	168.895
4	Wider common corridor and lift lobby	Not Applicable
5	Communal sky garden	Not Applicable
6	Acoustic fin	Not Applicable
7	Wing wall, wind catcher and funnel	Not Applicable
8(#)	Non-structural prefabricated external wall	28.280
9(#)	Utility platform	126.750
10	Noise barrier	Not Applicable
<b>Amenity Features</b>		
11(#)	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	10.095
12(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	229.379
13(#)	Covered landscaped and play area	73.309
14	Horizontal screen / covered walkway and trellis	Not Applicable
15(#)	Larger lift shaft	41.368
16	Chimney shaft	Not Applicable
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	76.521
19	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21	Void in duplex domestic flat and house	Not Applicable
22	Sunshade and reflector	Not Applicable
23(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	123.200
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	Not Applicable
<b>Other Exempted Items</b>		
25(#)	Refuge floor including refuge floor cum sky garden	304.392
26	Covered area under large projecting / overhanging feature	Not Applicable
27	Public transport terminus	Not Applicable
28	Party structure and common staircase	Not Applicable
29(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	51.035
30	Public passage	Not Applicable
31	Covered set back area	Not Applicable
<b>Bonus GFA</b>		
30(#)	Bonus GFA	675.535
<b>Additional Green Features under Joint Practice Note (No. 8)</b>		
33	Buildings adopting Modular Integrated Construction	Not Applicable

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

## The Environmental Assessment of the Building

## 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  
GOLD**



Application no.: PAG0196/25

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

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:

Part I						
Provision of Central Air Conditioning			No			
Provision of Energy Efficient Features			Yes			
Energy Efficient Features proposed			VRV air conditioning system, LED lighting and high efficiency motor			
Part II : The predicted annual energy use of the proposed building/part of building <sup>(Note 1):-</sup>						
Type of Development	Location	Internal Floor Area Served (m <sup>2</sup> )	Annual Energy Use of Baseline Building <sup>(Note 2)</sup>		Annual Energy Use of Proposed Building	
			Electricity kWh / m <sup>2</sup> / annum	Town Gas / LPG unit / m <sup>2</sup> / annum	Electricity kWh / m <sup>2</sup> / annum	Town Gas / LPG unit / m <sup>2</sup> / annum
Domestic Development (excluding Hotel)	Central building services installation <sup>(Note 3)</sup>	2032.759	73.83	Not applicable	50.51	Not applicable
Non-domestic Development <sup>(Note 4)</sup> (including Hotel)	Podium (non-central building services installation)	806.351	202.51	Not applicable	191.04	Not applicable

## 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" in the BEAM Plus 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)" in the BEAM Plus New Buildings (current version).
- "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.
- Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations		Electrical Installations	Yes
Lighting Installations	Yes	Lift & Escalator Installations	Yes
Air Conditioning Installations	Yes	Performance-based Approach	Not applicable

**1. 放置室外冷氣機**

部分室外冷氣機(不論是為該住宅單位而設或是為其他住宅單位而設)放置在(i)構成住宅單位一部分的露台及工作平台上; (ii) 私人平台上; 及(iii)私人天台上，並供放置冷氣機之用的範圍。室外冷氣機的放置可能對發展項目內的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，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. 建築裝飾**

發展項目部分住宅單位外設有建築裝飾。此等建築裝飾可能對部分住宅單位的景觀造成影響。有關建築裝飾的位置，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」。

**3. 喉管**

發展項目部分住宅單位的私人平台及 / 或露台及工作平台的外牆或毗鄰私人平台及 / 或露台及工作平台的外牆裝有喉管，部分住宅單位的景觀可能因此受到影響。有關喉管的位置，請參閱發展項目最新批准建築圖則。

**4. 大廈保養系統操作**

1. 在管理人安排為發展項目的外牆 (包括構成住宅單位一部份的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台) 及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾的期間，大廈保養系統包括但不限於吊船或其他類似裝置(不論是永久或臨時裝置)可能會安裝及 / 或停泊在住宅單位的私人平台及 / 或私人天台(如有的話)上，並在住宅單位的私人平台及 / 或私人天台(如有的話)上空操作，以及在住宅單位的窗外、露台及工作平台外操作。

2. 根據公契，管理人有權在給予合理通知(緊急情況除外)後進入在發展項目建有私人平台及 / 或私人天台(如有的話)的住宅單位(不論是否連同管理人的代理、工人及職員，及是否攜帶用具、工具及物料)以操作大廈保養系統，包括但不限於在毗鄰構成住宅單位一部分的私人平台及 / 或私人天台(如有的話)的發展項目公用地方與設施周邊外牆的托架錨固吊船或其他類似裝置(不論該等錨或托架是否位於毗鄰構成住宅單位一部分的私人平台及 / 或私人天台(如有的話)圍邊內部表面)及 / 或於構成住宅單位一部分的私人平台及 / 或私人天台(如有的話)停泊吊船或其他類似裝置，以便清潔、保養及 / 或維修發展項目的外牆、玻璃幕牆及公用地方與設施。

**5. 將交回的土地**

位於發展項目地界外並在屋宇署於 2023 年 7 月 6 日批准的一般建築圖則 (參考編號 BD 2/3016/20) 顯示為「交叉線」的一幅土地將根據政府可能訂明的條款及條件交回予政府作擴闊街道用途。一切與該擴闊街道有關的工程可能對發展項目的享用，包括但不限於進出發展項目，以及周圍環境造成影響。僅為識別目的，該土地的位置以藍色斜線顯示在本部分最後的圖則上。

**6. 屋苑公用地方 (通行權)**

現時發展項目毗鄰物業的擁有人及佔用人擁有某位處於發展項目地下的範圍之通行權。根據發展項目的公契，該範圍構成「屋苑公用地方 (通行權)」一部分及受制於發展項目毗鄰物業的擁有人及佔用人免費及無阻礙的通行權。僅為識別目的，該「屋苑公用地方 (通行權)」以黃色交叉斜線顯示在本部分最後的圖則上。

**7. 內地段第 446 號 D 段**

賣方，即東滿有限公司，為內地段第 446 號 D 段之註冊擁有人。該內地段第 446 號 D 段僅為一幅共用牆。它或將會於毗鄰現有於活道 3-5 號的大廈拆卸時及於政府要求時，交回予政府。僅為識別目的，內地段第 446 號 D 段的位置以綠色加綠點顯示在本部分最後的圖則上。

註：除非本售樓說明書另有規定，本有關資料內所採用的詞彙與該詞彙在公契內的意思相同。

#### 1. Placement of outdoor air-conditioning units

Some outdoor air-conditioning units (either serving its own residential unit or other residential unit(s)) are placed on the areas provided on or within (i) the balconies and utility platforms forming part of residential units; (ii) the private flat roofs; and (iii) the private roofs. The placement of the outdoor air-conditioning units may affect the enjoyment of the residential units of the Development in terms of heat and noise or other aspects. For the locations of the outdoor air-conditioning units, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

#### 2. Architectural features

Some architectural features are installed outside some residential units of the development. The views of some residential units may be affected by these architectural features. For the locations of the architectural features, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

#### 3. Pipes

Some pipes are located on the external walls at or adjacent to the private flat roofs and/or balconies and utility platforms of some residential units of the development. It is possible that the views of some residential units may be affected by these pipes. For the locations of the pipes, please refer to the latest approved building plans of the development.

#### 4. Operation of Building Maintenance System

1. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities of the development as arranged by the Manager, the building maintenance system including but not limited to gondola(s) or likewise equipment (whether its installation is permanent or temporary) may be installed and/or parked on the private flat roof(s) and/or private roof(s) (if any) and operated in air space directly above the private flat roofs and/or private roofs (if any) as well as outside the windows, the balconies and the utility platforms of the residential units.
2. Under the Deed of Mutual Covenant, the Manager shall have the right upon reasonable notice (except in an emergency), to access into those residential units in the development consisting of private flat roof(s) and/or private roof(s) (if any) (with or without the Manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the building maintenance system, including but not limited to the anchoring of the gondola or likewise equipment at the brackets located at the building perimeter along such part of the Common Areas and Facilities of the development adjacent to the private flat roof(s) and/or private roof(s) (if any) forming part of a residential unit (whether or not such anchors or brackets are located at the internal surface of the kerb abutting on the private flat roof and/or private roof (if any) forming part of a residential unit) and/or the resting of the gondola or likewise equipment on the private flat roofs and/or private roofs (if any) forming part of any residential unit, for cleaning, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities of the development.

#### 5. Area to be Surrendered

An area outside the lot boundary of the development and marked cross-hatched in the General Building Plans (Ref No.BD 2/3016/20) as approved by the Building Authority on 6 July 2023 will be surrendered to the Government in accordance with such terms and conditions as may be imposed by the Government for the street widening purpose. All the works in connection with the street widening as aforesaid may affect the enjoyment of the development including but not limited to the access to and egress from the development and the surrounding environment hereof. For the purpose of identification only, the location of such area is shown and coloured hatched blue on the plan at the end of this Section.

#### 6. Estate Common Areas (Right of Way)

There is existing right of way for the owners and occupiers for the time being of the adjoining properties of the development over and along an area on the ground floor of the development. Under the Deed of Mutual Covenant of the development, such area forms part of the Estate Common Areas (Right of Way) and shall be subject to the free and uninterrupted right of way for the owners and occupiers for the time being of the adjoining properties to go pass and repass over and along. For the purpose of identification only, the location of the Estate Common Areas (Right of Way) is shown and coloured cross-hatched yellow on the plan at the end of this Section.

#### 7. Section D of Inland Lot No.446

The vendor, Oriental Moon Limited, is the registered owner of Section D of Inland Lot No.446, which comprises exclusively a party wall. It may be surrendered to the Government upon demolition of the adjacent existing building at 3-5 Wood Road and upon request by the Government. For the purpose of identification only, the location of Section D of Inland Lot No.446 is shown and coloured green stippled green on the plan at the end of this section.

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Relevant Information shall have the same meaning of such terms in the Deed of Mutual Covenant.



- 發展項目的界線  
Boundary of the Development
- 將交回的土地  
Area to be surrendered
- 屋苑公用地方(通行權)  
Estate Common Areas (Rights of Way)
- 內地段第446號D段  
Section D of Inland Lot No. 446

以上圖則僅供識別用途及並非按比例製作。  
The above plan is for identification purpose only and is not drawn to scale.

賣方就該項目指定的互聯網網站的網址：

**The Address Of The Website Designated By The Vendor For The Development:**

[www.woodis.com.hk](http://www.woodis.com.hk)

1. 發展項目及其周邊地區日後可能出現改變
2. 本售樓說明書印製日期：2025年9月29日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 29 September 2025

## EXAMINATION RECORD

## 檢視記錄

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2025年10月21日 21 October 2025	25	更新發展項目的布局圖 Update layout plan of the development
	27, 29	更新發展項目的住宅物業的樓面平面圖 Update floor plans of residential properties in the development
2025年12月9日 9 December 2025	14	更新發展項目的設計的資料 Update information on design of the development
	16	更新發展項目的所在位置圖 Update location plan of the development
	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	18-20	刪除發展項目的鳥瞰照片 Delete aerial photograph of the development
	25	更新發展項目的布局圖 Update layout plan of the development
	27-31	更新發展項目的住宅物業的樓面平面圖 Update floor plans of residential properties in the development
	46-47	更新立面圖 Update elevation plan
	48	更新發展項目中的公用設施的資料 Update information on common facilities in the development
	69, 71	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building

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