



BAKER CIRCLE DOVER

必嘉坊·曦匯

by HENDERSON LAND

BAKER CIRCLE ONE
第一期「必嘉坊·曦匯」售樓說明書
SALES BROCHURE
FOR PHASE 1 "BAKER CIRCLE • DOVER"
OF "BAKER CIRCLE ONE"

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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

01 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)，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。

02 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)。

03 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¹。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。

04 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 and 內部尺寸²。售樓說明書所提供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。

05 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。

06 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。

07 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。

08 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。

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

09 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)，查閱牌照目錄。

12 委聘律師

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

適用於一手未落成住宅物業

13 預售樓花同意書

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

14 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15 預計關鍵日期及收樓日期

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

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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

其他相關聯絡資料：

消費者委員會

網址：www.consumer.org.hk
電話：2929 2222
電郵：cc@consumer.org.hk
傳真：2856 3611

地產代理監管局

網址：www.eaa.org.hk
電話：2111 2777
電郵：enquiry@eaa.org.hk
傳真：2598 9596

香港地產建設商會

電話：2826 0111
傳真：2845 2521

- 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)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 —
 - (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，樓面平面圖須述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。

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

For all first-hand residential properties

01 Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (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.

02 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.

03 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 plans¹ 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.

04 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 property². 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.

05 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;

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

- 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.

06 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.

07 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.

08 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.

09 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.

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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 date³ 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
Telephone : 2817 3313
Email : enquiry_srpa@hd.gov.hk
Fax : 2219 2220

Other useful contacts:

Consumer Council
Website : www.consumer.org.hk
Telephone : 2929 2222
Email : cc@consumer.org.hk
Fax : 2856 3611

Estate Agents Authority
Website : www.eaa.org.hk
Telephone : 2111 2777
Email : enquiry@eaa.org.hk
Fax : 2598 9596

Real Estate Developers Association of Hong Kong
Telephone : 2826 0111
Fax : 2845 2521

- 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 期數，必嘉坊·曦匯的資料

INFORMATION OF THE PHASE, BAKER CIRCLE · DOVER

發展項目的期數之名稱

必嘉坊·曦匯(「期數」)

街道名稱及門牌號數

機利士南路38號

多單位建築物 — 大廈

期數包括一座多單位建築物

樓層總數

26層

(上述樓層數目並不包括地庫2層、地庫1層、天台、高層天台1、高層天台2及頂層天台。)

樓層號數

地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓、天台、高層天台1、高層天台2及頂層天台

被略去的樓層號數

不設4樓、13樓、14樓及24樓

庇護層

不適用

Name of the Phase of the Development

Baker Circle · Dover ("The Phase")

Name of the street and street number

38 Gillies Avenue South

Multi-unit building - Tower

The Phase consists of 1 multi-unit building

Total number of storeys

26 storeys

(The above numbers of storeys have excluded Basement Level 2, Basement Level 1, Roof, Upper Roof 1, Upper Roof 2 and Top Roof)

Floor numbering

Basement Level 2, Basement Level 1, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 29/F, Roof, Upper Roof 1, Upper Roof 2 and Top Roof

Omitted floor numbers

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

Refuge floor

Not applicable

2 賣方及有參與期數的其他人的資料 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE

賣方

昌鳴有限公司、仁星有限公司及科美發展有限公司(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)

期數的認可人士

呂鄧黎建築師有限公司的黎紹堅先生
(黎紹堅先生為呂鄧黎建築師有限公司的董事)

期數的承建商

恒順建築有限公司

賣方的代表律師

中倫律師事務所有限法律責任合夥
翁余阮律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構
不適用

已為期數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

Vendors

Asia Charming Limited, Fortress Star Limited and First Mate Development Limited (also as the owners 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 Phase

Mr. Lai Siu Kin of Lu Tang Lai Architects Limited
(Mr. Lai Siu Kin is a director of Lu Tang Lai Architects Limited)

Building contractor for the Phase

Heng Shung Construction Company Limited

Vendors' solicitors

Zhong Lun Law Firm LLP
Yung, Yu, Yuen & Co.

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase

Not applicable

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

Henderson Real Estate Agency Limited

3 有參與期數的各方的關係 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

| | | |
|-----|--|-----|
| (a) | 賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人。 | 不適用 |
| (b) | 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。 | 不適用 |
| (c) | 賣方或該期數的承建商屬法團，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 |
| (d) | 賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。 | 不適用 |
| (e) | 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。 | 不適用 |
| (f) | 賣方或該期數的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。 | 否 |
| (g) | 賣方或該期數的承建商屬個人，並屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。 | 不適用 |
| (h) | 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數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) | 賣方或該期數的承建商屬法團，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期數的承建商屬私人公司，而該期數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期數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) | 賣方或該期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。 | 否 |
| (m) | 賣方或該期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。 | 不適用 |
| (n) | 賣方、賣方的控權公司或該期數的承建商屬私人公司，而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。 | 否 |
| (o) | 賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。 | 否 |
| (p) | 賣方或該期數的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。 | 否 |
| (q) | 賣方或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。 | 不適用 |
| (r) | 賣方或該期數的承建商屬法團，而該期數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 |
| (s) | 賣方或該期數的承建商屬法團，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 ¹ |

備註：

¹ 期數的承建商恒順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 有參與期數的各方的關係 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

| | | |
|-----|---|----------------|
| (a) | The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Phase. | Not applicable |
| (b) | The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person. | Not applicable |
| (c) | The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person. | No |
| (d) | The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person. | Not applicable |
| (e) | The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person. | Not applicable |
| (f) | The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person. | No |
| (g) | The vendor or a building contractor for the Phase 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 Phase. | Not applicable |
| (h) | The vendor or a building contractor for the Phase 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 Phase. | Not applicable |
| (i) | The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors. | No |
| (j) | The vendor, a holding company of the vendor, or a building contractor for the Phase, is a private company, and an authorized person for the Phase, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor. | No |

| | | |
|-----|--|------------------|
| (k) | The vendor, a holding company of the vendor, or a building contractor for the Phase, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor. | No |
| (l) | The vendor or a building contractor for the Phase is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. | No |
| (m) | The vendor or a building contractor for the Phase is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor. | Not applicable |
| (n) | The vendor, a holding company of the vendor, or a building contractor for the Phase, 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 Phase holds at least 10% of the issued shares in that vendor, holding company or contractor. | No |
| (o) | The vendor, a holding company of the vendor, or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor. | No |
| (p) | The vendor or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. | No |
| (q) | The vendor or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor. | Not applicable |
| (r) | The vendor or a building contractor for the Phase is a corporation, and the corporation of which an authorized person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor. | No |
| (s) | The vendor or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. | Yes ¹ |

Note:

¹ The building contractor for the Phase, Heng Shung Construction Company Limited, is an associate corporation of the vendors and all their holding companies.

4 期數的設計的資料 INFORMATION ON DESIGN OF THE PHASE

期數不會有構成圍封牆的一部分的非結構的預製外牆。

There are no non-structural prefabricated external walls forming part of the enclosing walls of the Phase.

期數會有構成圍封牆的一部分的幕牆。每幢建築物的幕牆的厚度為200毫米。

There are curtain walls forming part of the enclosing walls of the Phase. The thickness of curtain walls of each building is 200mm.

每個住宅物業的幕牆總面積表

Schedule of total area of the curtain walls of each residential property

| 樓層 Floor | 單位 Flat | 每個住宅物業的幕牆的總面積(平方米) Total area of curtain walls of each residential property (sq.m.) |
|--|------------|---|
| 5樓至12樓、15至23樓及 25至28樓 5/F - 12/F, 15/F - 23/F and 25/F - 28/F | A | 0.877 |
| | B | 0.660 |
| | C | - |
| | D | - |
| | E | - |
| | F | - |
| | G | 0.410 |
| | H | 1.088 |
| | J | 0.675 |
| | K | - |
| | L | - |
| | M | - |
| | N | - |
| P | - | |
| Q | - | |

| 樓層 Floor | 單位 Flat | 每個住宅物業的幕牆的總面積(平方米) Total area of curtain walls of each residential property (sq.m.) |
|-------------|------------|---|
| 29樓 29/F | A | 1.837 |
| | B | 2.269 |
| | E | 1.307 |
| | H | 2.118 |
| | J | 1.827 |
| | L | 0.871 |
| | M | 0.871 |
| | N | 0.871 |
| | P | 0.871 |

5 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT

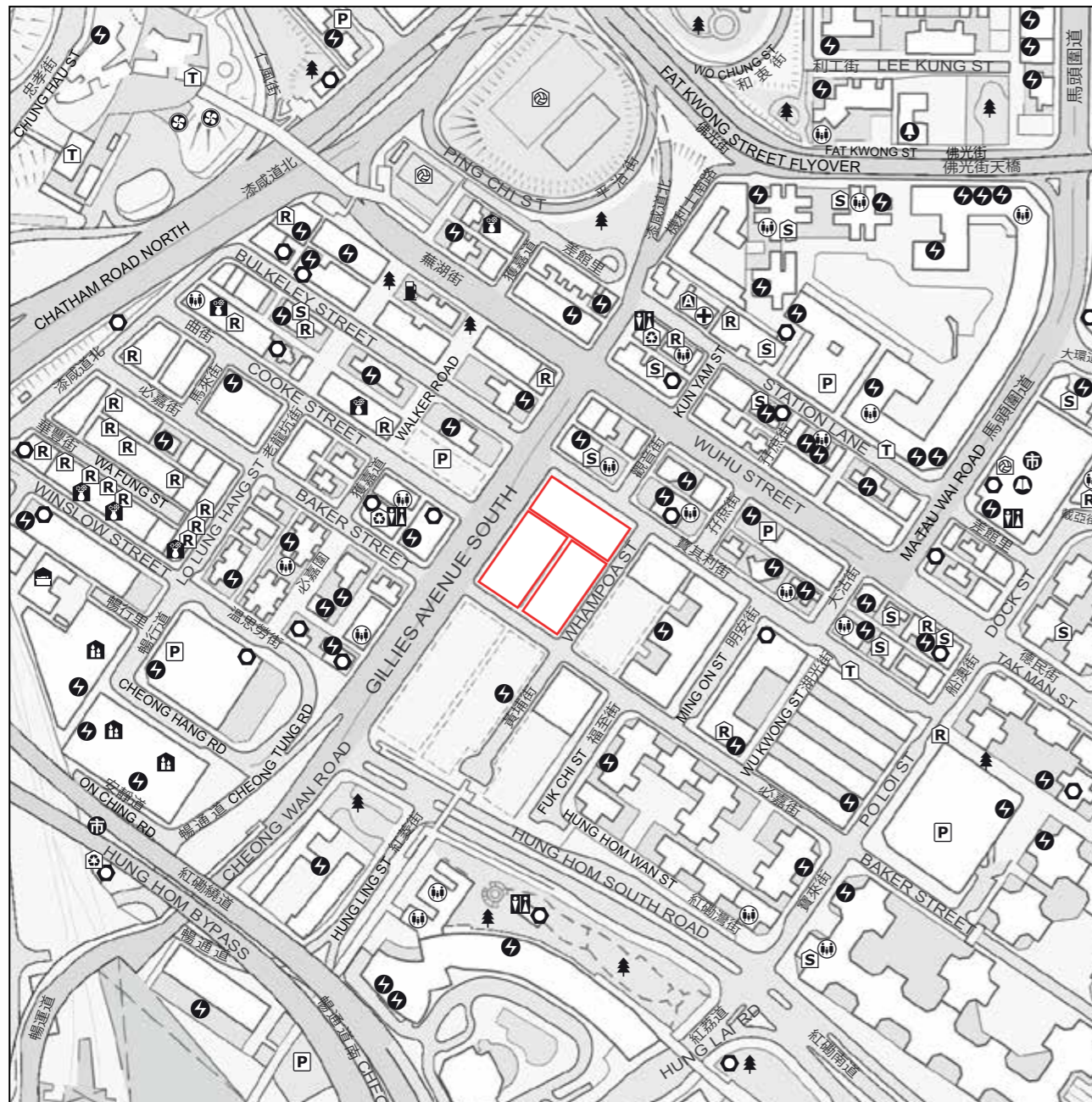
管理人

根據發展項目的已簽立的公契，尊家管業有限公司獲委任為期數的管理人。

Manager

H-Privilege Limited is appointed as the Manager of the Phase under the Deed of Mutual Covenant in respect of the development that has been executed.

6 發展項目的所在位置圖 LOCATION PLAN OF THE DEVELOPMENT



發展項目的位置
Location of the Development



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

| | | | | | |
|------|------------------------|-----|----------------|-----|-----------------|
| 必嘉圍 | BAKER COURT | 戴亞街 | DYER AVENUE | 大環道 | TAI WAN ROAD |
| 暢行里 | CHEONG HANG LANE | 馬來街 | MALACCA STREET | 大沽街 | TAKU STREET |
| 暢通道南 | CHEONG TUNG ROAD SOUTH | 孖庶街 | MARSH STREET | 仁風街 | YAN FUNG STREET |

圖例 NOTATION

- 發電廠 (包括電力分站)
Power Plant (including Electricity Sub-stations)
- 宗教場所 (包括教堂、廟宇及祠堂)
Religious Institution (including Church, Temple and Tsz Tong)
- 公用事業設施裝置
Public Utility Installation
- 學校 (包括幼稚園)
School (including Kindergarten)
- 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)
- 體育設施 (包括運動場及游泳池)
Sports Facilities (including Sports Ground and Swimming Pool)
- 公園
Public Park
- 公眾停車場 (包括貨車停泊處)
Public Carpark (including Lorry Park)
- 公廁
Public Convenience
- 公共交通總站 (包括鐵路車站)
Public Transport Terminal (including Rail Station)
- 診療所
Clinic
- 消防局
Fire Station
- 圖書館
Library
- 市場 (包括濕貨市場及批發市場)
Market (including Wet Market and Wholesale Market)
- 油站
Petrol Filling Station
- 香港鐵路的通風井
Ventilation Shaft for the Mass Transit Railway
- 戒毒院所
Addiction Treatment Centre
- 垃圾收集站
Refuse Collection Point
- 骨灰龕
Columbarium
- 殮房
Mortuary
- 殯儀館
Funeral Parlour



此位置圖是由賣方擬備並參考地政總署測繪處於2025年9月25日出版之數碼地形圖，圖幅編號T11-NW-D，有需要處經修正處理。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NW-D dated 25th September 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

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

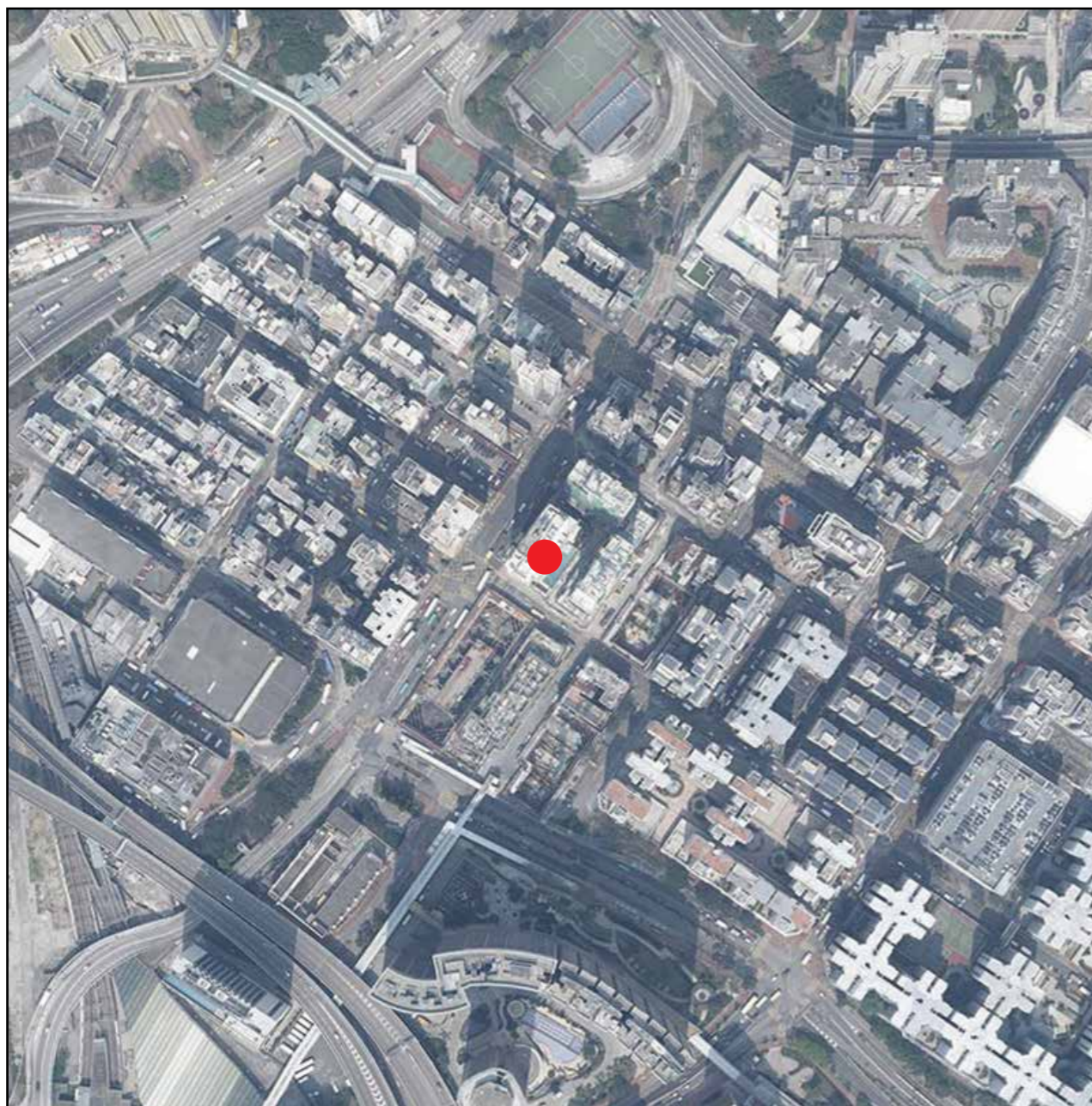
備註：1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

2. 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Notes: 1. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

2. The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

7 期數的鳥瞰照片 AERIAL PHOTOGRAPH OF THE PHASE



摘錄自地政總署測繪處於2024年3月8日在紅磡6,000呎飛行高度拍攝之鳥瞰照片，編號E218397C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet in Hung Hom. Photo No. E218397C, dated 8th March 2024.

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。

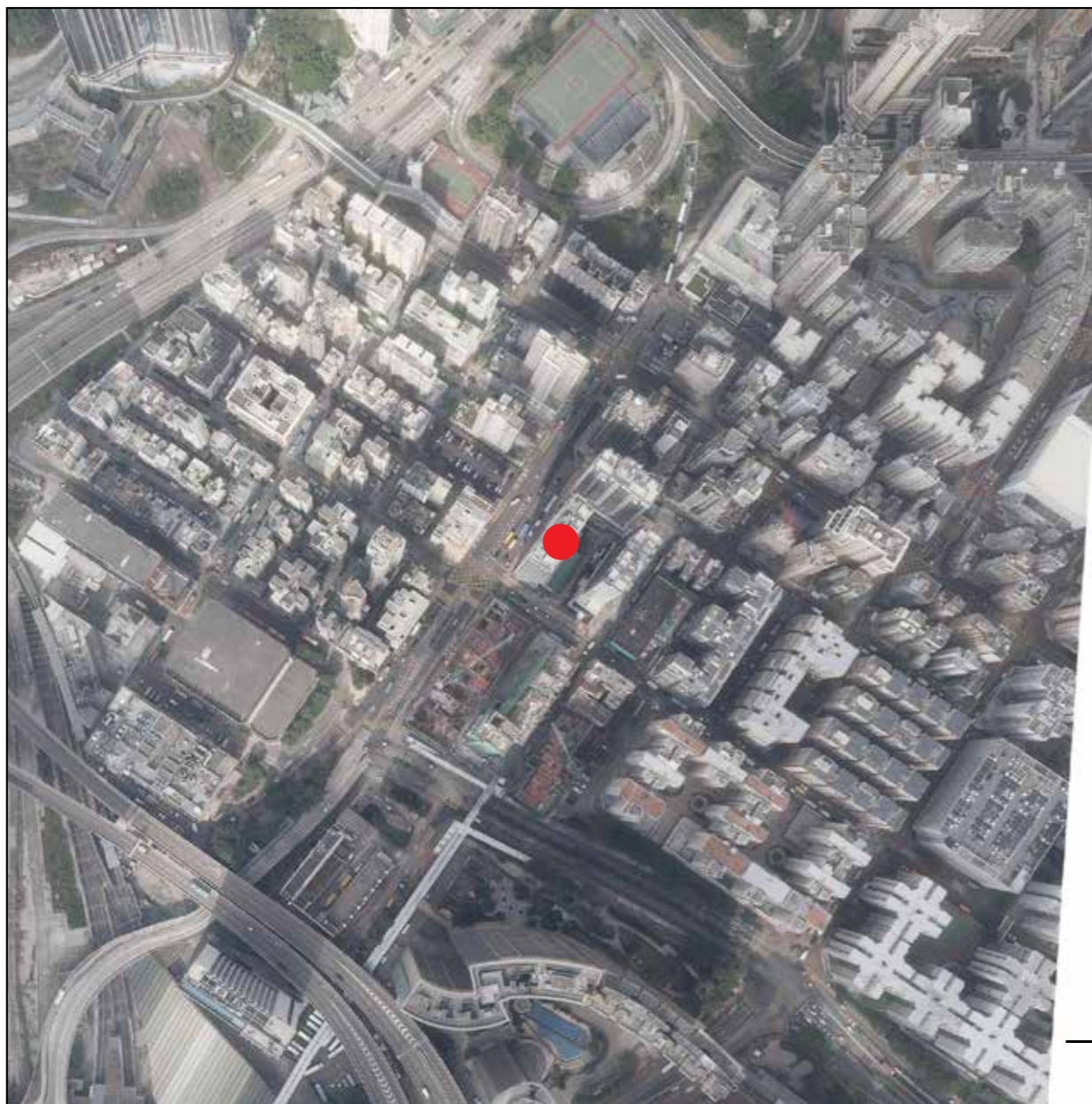
Note: Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



期數的位置
Location of the Phase

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7 期數的鳥瞰照片 AERIAL PHOTOGRAPH OF THE PHASE



摘錄自地政總署測繪處於2025年1月7日在紅磡3,000呎飛行高度拍攝之鳥瞰照片，編號E248738C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 3,000 feet in Hung Hom. Photo No. E248738C, dated 7th January 2025.

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.

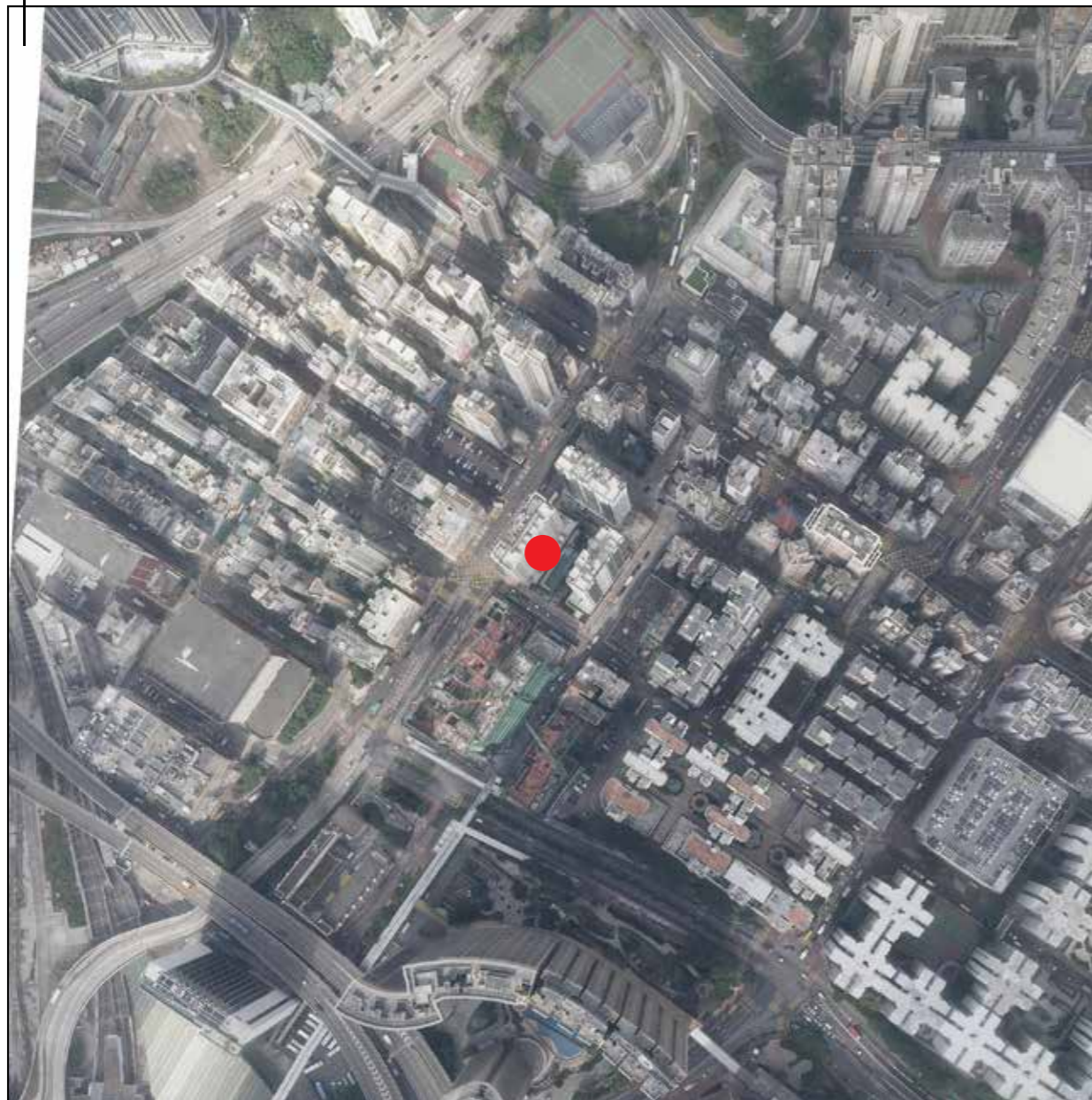
● 期數的位置
Location of the Phase

This blank area falls outside the coverage of the aerial photograph of the phase
關乎期數的鳥瞰照片並不覆蓋本空白範圍

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7 期數的鳥瞰照片 AERIAL PHOTOGRAPH OF THE PHASE

This blank area falls outside the coverage of the aerial photograph of the phase
關於期數的鳥瞰照片並不覆蓋本空白範圍



摘錄自地政總署測繪處於2025年1月7日在紅磡3,000呎飛行高度拍攝之鳥瞰照片，編號E248737C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 3,000 feet in Hung Hom. Photo No. E248737C, dated 7th January 2025.

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.

● 期數的位置
Location of the Phase

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7 期數的鳥瞰照片 AERIAL PHOTOGRAPH OF THE PHASE

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7 期數的鳥瞰照片 AERIAL PHOTOGRAPH OF THE PHASE

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

行政長官會同行政會議於2012年3月27日根據鐵路條例(第519章)批准沙田至中環綫鐵路方案，有關方案所述的鐵路顯示在這份圖則上，只供參考之用。
THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE SHATIN TO CENTRAL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 27.3.2012 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

此區的土地用途地帶見市區重建局春田街/崇志街發展計劃圖。
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY CHUN TIN STREET / SUNG CHI STREET DEVELOPMENT SCHEME PLAN.



圖例 NOTATION

- 地帶**
- 商業 C
 - 綜合發展區 CDA
 - 住宅(甲類) R(A)
 - 住宅(乙類) R(B)
 - 政府、機構或社區 G/I/C
 - 休憩用地 O
 - 其他指定用途 OU

- 交通**
- 鐵路及車站(地下)
 - 主要道路及路口
 - 高架道路

- 其他**
- 規劃範圍界線
 - 市區重建局發展計劃範圍
 - 建築物高度管制區界線
 - 最高建築物高度(在主水平基準上若干米)
 - 《註釋》內訂明最高建築物高度限制
 - 最高建築物高度(樓層數目)

ZONES

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

COMMUNICATIONS

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

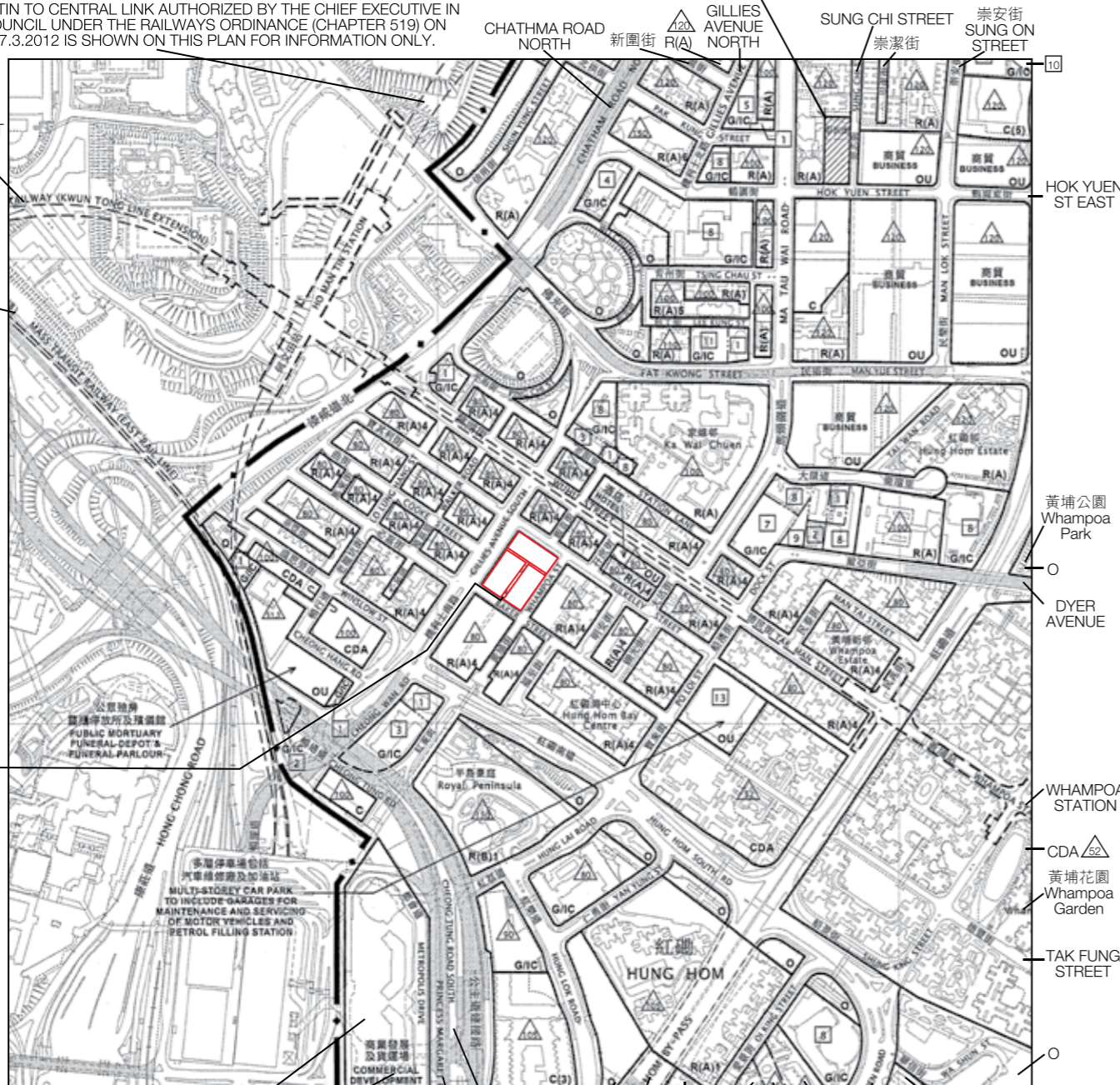
MISCELLANEOUS

- BOUNDARY OF PLANNING SCHEME
- URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA
- BUILDING HEIGHT CONTROL ZONE BOUNDARY
- MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
- MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES
- MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

比例尺 Scale 0米(m) 500米(m)

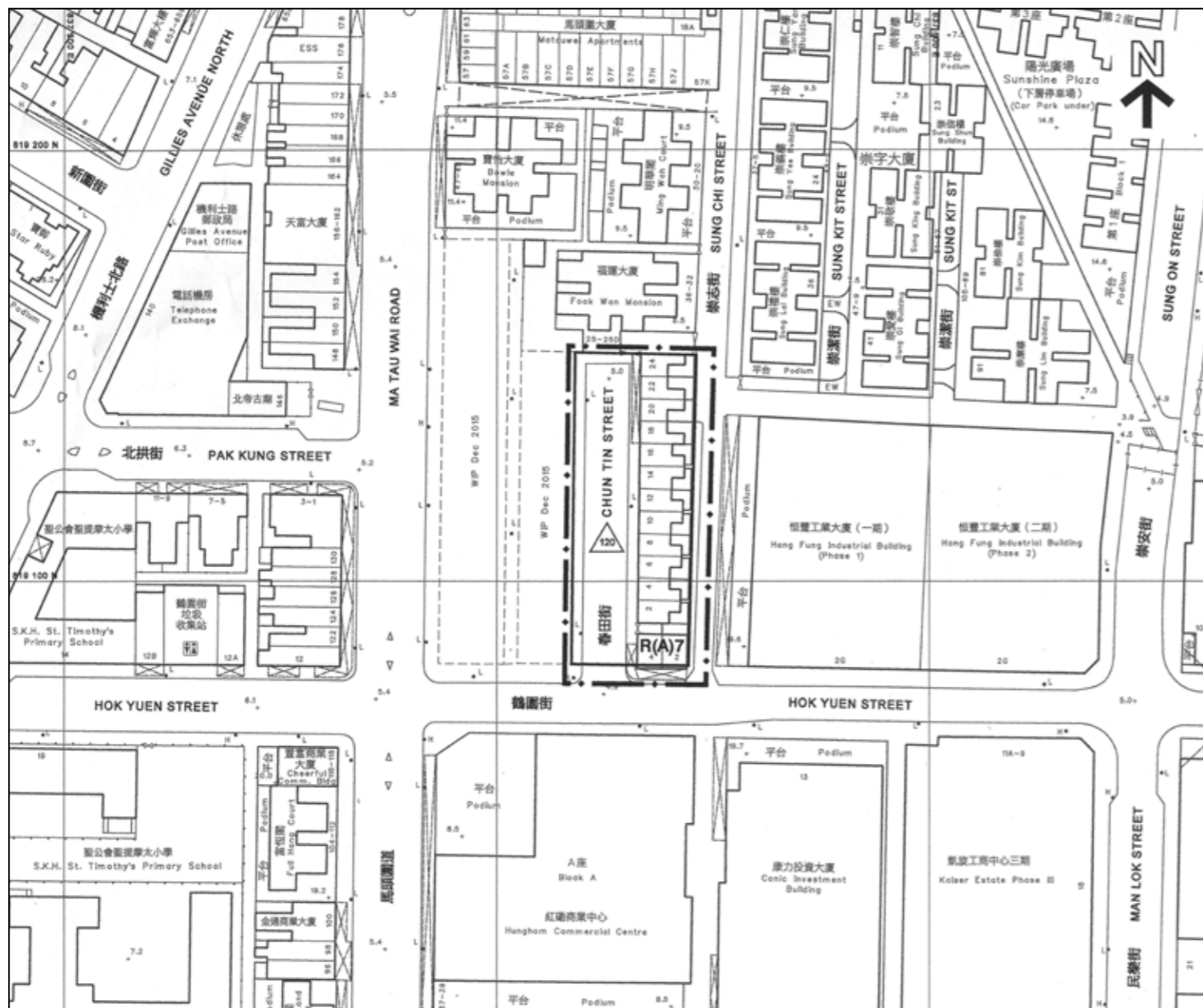
摘錄自2025年9月12日刊憲之紅磡分區計劃大綱草圖，圖則編號S/K9/29，經修正處理。
Adopted from the draft Hung Hom Outline Zoning Plan, Plan No. S/K9/29, gazetted on 12th September 2025, with adjustments where necessary.

備註：因技術性問題，此分區計劃大綱圖顯示的範圍超過《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.






發展項目的位置
Location of the Development

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



圖例 NOTATION

-  規劃範圍界線
BOUNDARY OF DEVELOPMENT SCHEME
-  住宅（甲類）7
RESIDENTIAL (GROUP A) 7
-  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)

比例尺 Scale  0米(m) 100米(m)

摘錄自2017年10月31日由行政長官會同行政會議根據城市規劃條例第9(1)(a)條核准之市區重建局春田街/崇志街發展計劃圖、編號S/K9/URA1/2。

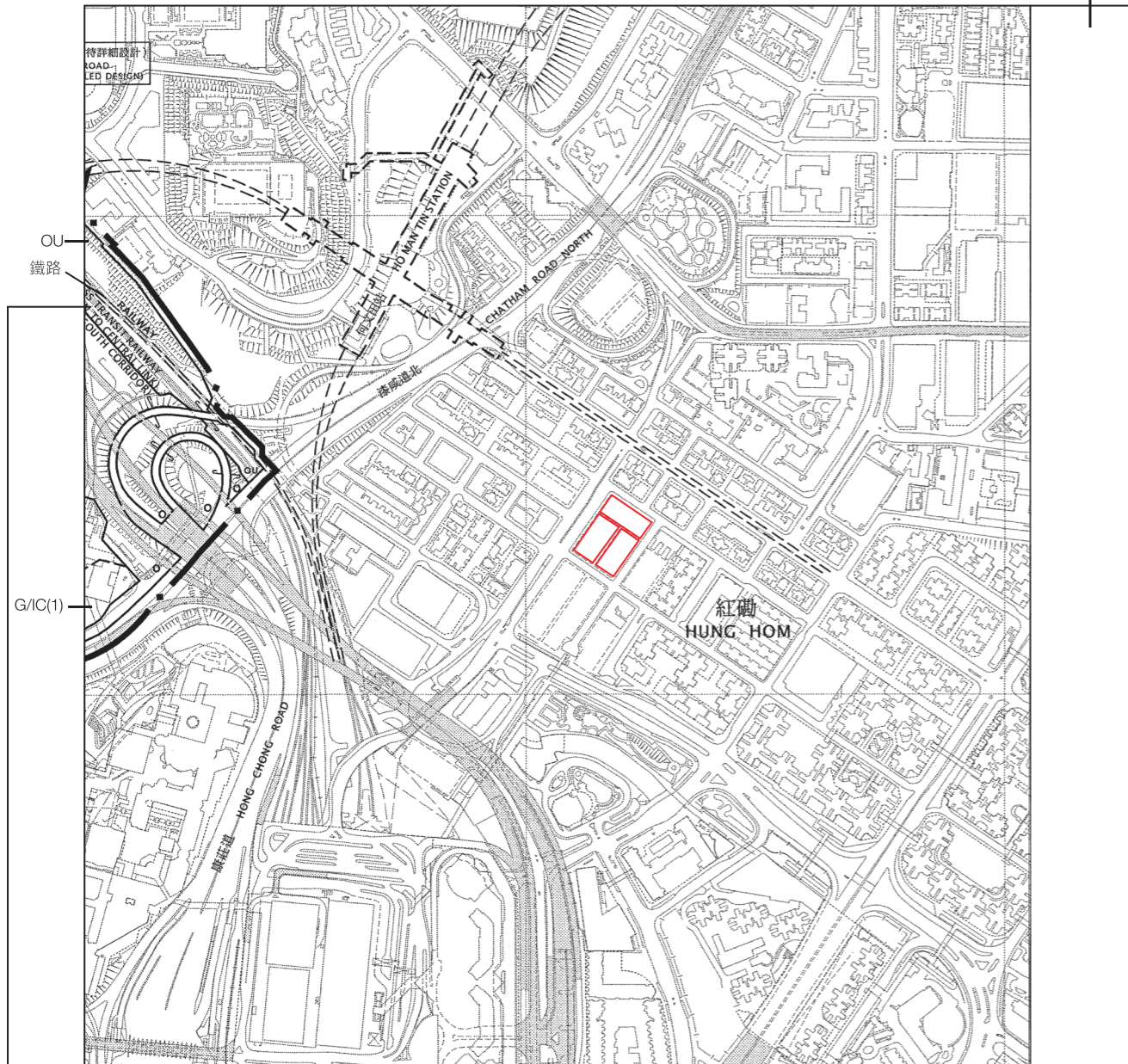
Adopted from the Urban Renewal Authority Chun Tin Street / Sung Chi Street Development Scheme Plan No. S/K9/URA1/2 approved by the Chief Executive in Council under Section 9(1)(a) of the Town Planning Ordinance on 31st October 2017.

備註：因技術性問題，此發展計劃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 development scheme 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

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



圖例 NOTATION

| | | | |
|-----------|--|-----------------------|--------------------------------------|
| 地帶 | | ZONES | |
| 政府、機構或社區 | | G/C | GOVERNMENT, INSTITUTION OR COMMUNITY |
| 休憩用地 | | O | OPEN SPACE |
| 其他指定用途 | | OU | OTHER SPECIFIED USES |
| 交通 | | COMMUNICATIONS | |
| 鐵路及車站(地下) | | STATION | RAILWAY AND STATION (UNDERGROUND) |
| 主要道路及路口 | | | MAJOR ROAD AND JUNCTION |
| 高架道路 | | | ELEVATED ROAD |
| 其他 | | MISCELLANEOUS | |
| 規劃範圍界線 | | | BOUNDARY OF PLANNING SCHEME |

比例尺 Scale 0米(m) 500米(m)

摘錄自2024年7月26日刊憲之油麻地分區計劃大綱核准圖，圖則編號S/K2/26，經修正處理。
Adopted from the approved Yau Ma Tei Outline Zoning Plan, Plan No. S/K2/26, gazetted on 26th July 2024, with adjustments where necessary.

備註：因技術性問題，此分區計劃大綱圖顯示的範圍超過《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.

發展項目的位置
Location of the Development

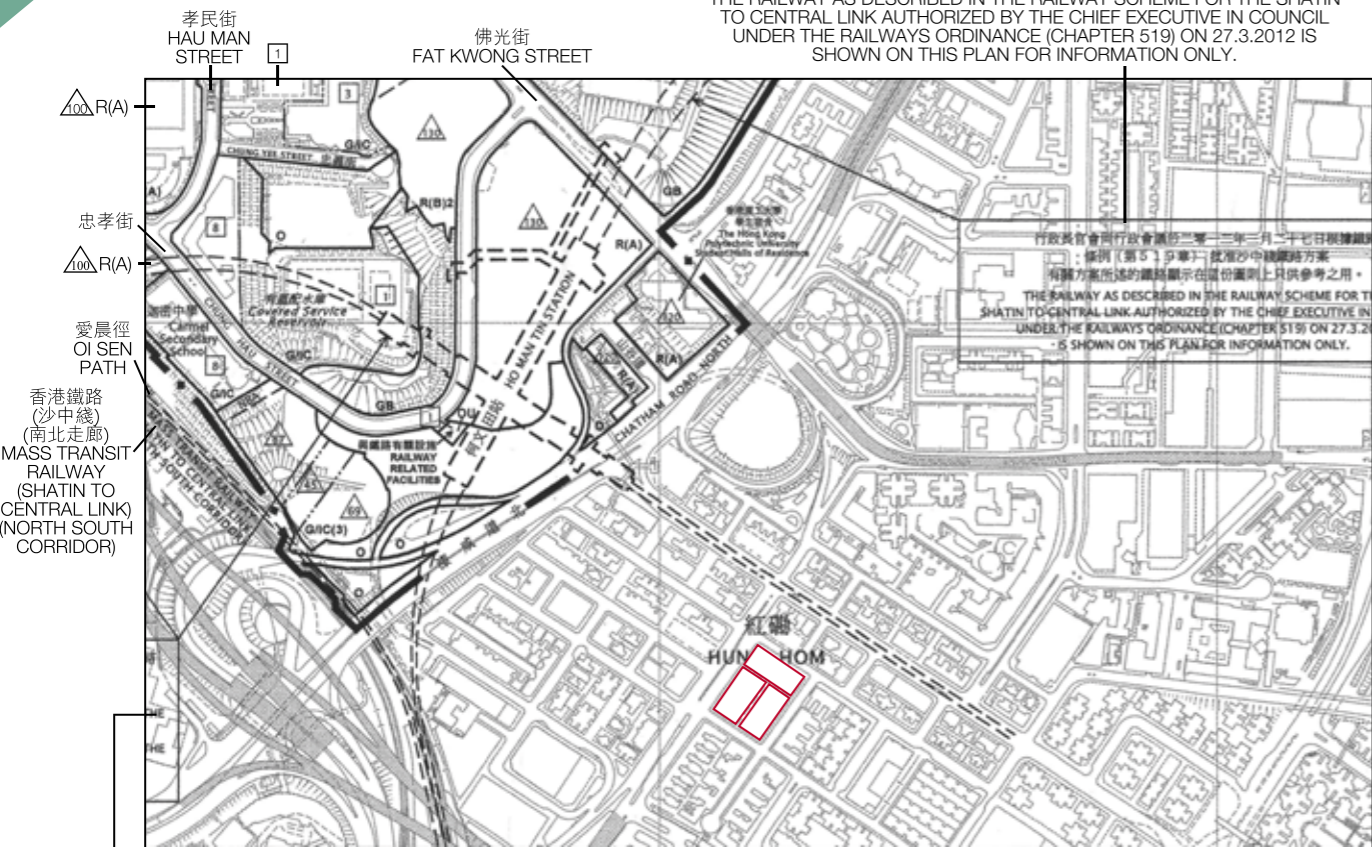
8 關於發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

行政長官會同行政會議於二零一二年三月二十七日根據鐵路條例(第519章)批准沙中綫鐵路方案，有關方案所述的鐵路顯示在這份圖則上，只供參考之用。
THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE SHATIN TO CENTRAL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 27.3.2012 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.



圖例 NOTATION

| | | | |
|-------------------------|-------|-------------------------|--|
| 地帶 | | ZONES | |
| 住宅(甲類) | R(A) | 住宅(甲類) | RESIDENTIAL (GROUP A) |
| 住宅(乙類) | R(B) | 住宅(乙類) | RESIDENTIAL (GROUP B) |
| 政府、機構或社區 | G/I/C | 政府、機構或社區 | GOVERNMENT, INSTITUTION OR COMMUNITY |
| 休憩用地 | O | 休憩用地 | OPEN SPACE |
| 其他指定用途 | OU | 其他指定用途 | OTHER SPECIFIED USES |
| 綠化地帶 | GB | 綠化地帶 | GREEN BELT |
| 交通 | | COMMUNICATIONS | |
| 鐵路及車站(地下) | | 鐵路及車站(地下) | RAILWAY AND STATION (UNDERGROUND) |
| 主要道路及路口 | | 主要道路及路口 | MAJOR ROAD AND JUNCTION |
| 高架道路 | | 高架道路 | ELEVATED ROAD |
| 其他 | | MISCELLANEOUS | |
| 規劃範圍界線 | | 規劃範圍界線 | BOUNDARY OF PLANNING SCHEME |
| 建築物高度管制區界線 | | 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) | | 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) | | 最高建築物高度(樓層數目) | MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) |
| 非建築用地 | | 非建築用地 | NON-BUILDING AREA |



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

比例尺 Scale 0米(m) 500米(m)

摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖，圖則編號S/K7/24，經修正處理。
Adopted from the approved Ho Man Tin Outline Zoning Plan, Plan No. S/K7/24, gazetted on 18th September 2015, with adjustments where necessary.

備註：因技術性問題，此分區計劃大綱核准圖顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note: Due to technical reasons, this approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

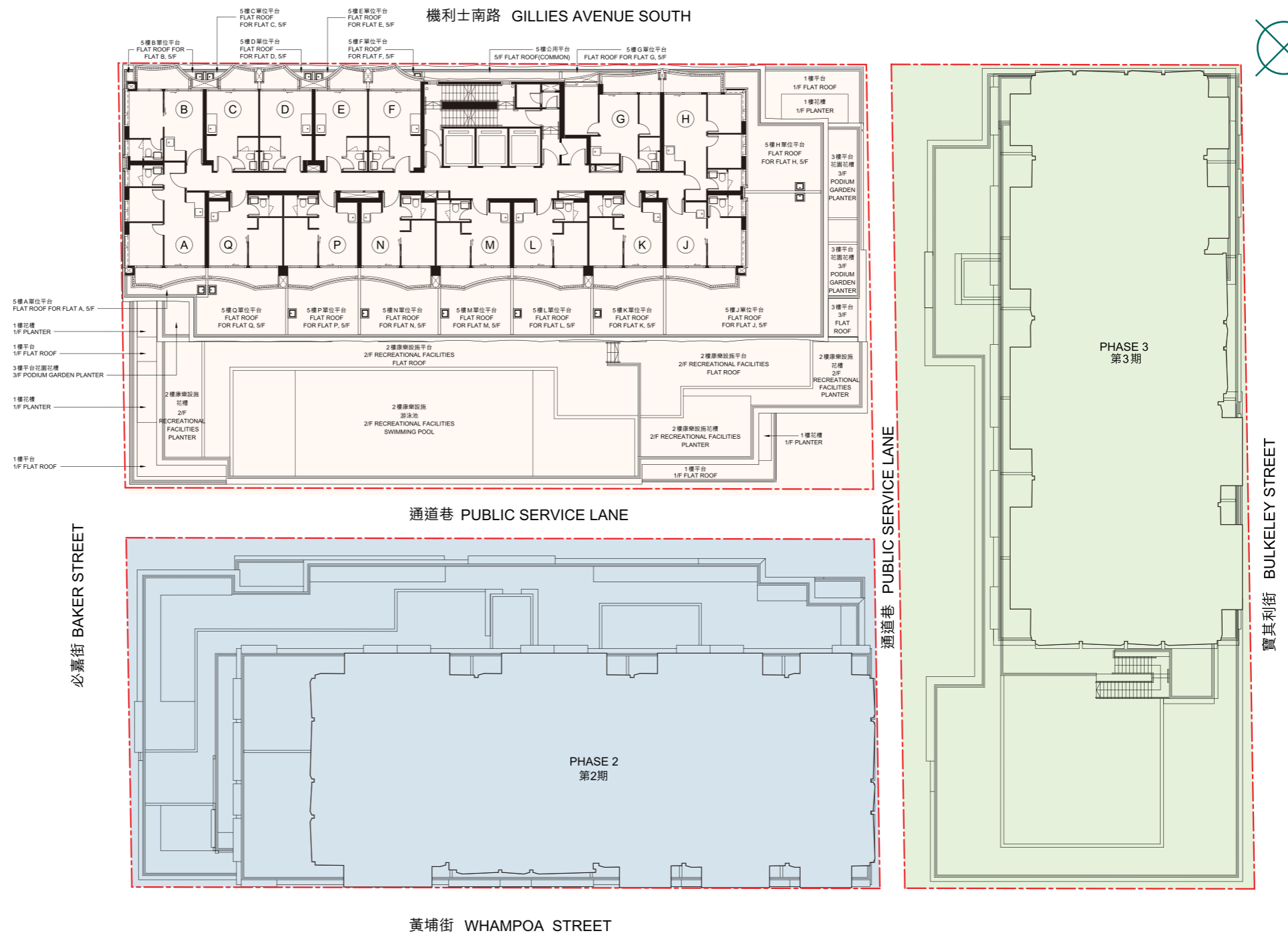
行政長官會同行政會議於二零一零年十一月三十日根據鐵路條例(第519章)批准觀塘綫延綫鐵路方案，有關方案所述的鐵路顯示在這份圖則上，只供參考之用。
THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE MASS TRANSIT RAILWAY KWUN TONG LINE EXTENSION AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 30.11.2010 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

發展項目的位置
Location of the Development

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

圖例 LEGEND

- 發展項目的界線
Boundary of the Development
- 發展項目的第1期
Phase 1 of the Development
- 發展項目的第2期
Phase 2 of the Development
- 發展項目的第3期
Phase 3 of the Development



備註：圖中所示之本期數住宅物業布局是參照適用於6樓的住宅物業的樓面平面圖製作而成。

Note: The layout of the residential properties in this Phase shown in this plan is prepared based on the floor plan of residential properties applicable to 6/F.

比例尺 Scale 0米(m) 5米(m)

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

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

備註：

1. 部分住宅物業的露台、工作平台、空調機平台、平台、天台或外牆上/附近或設有外露之公用喉管，或外牆裝飾皮內藏之公用喉管。
2. 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。
3. 部分住宅物業內或設有假陣或假天花用以安裝空調喉管及/或其他機電設備。
4. 部分住宅單位的空調機之室外機放置於指定的空調機平台或平台。該等空調機之室外機可能發出熱力及/或聲音。
5. 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洗面盆、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。

Notes:

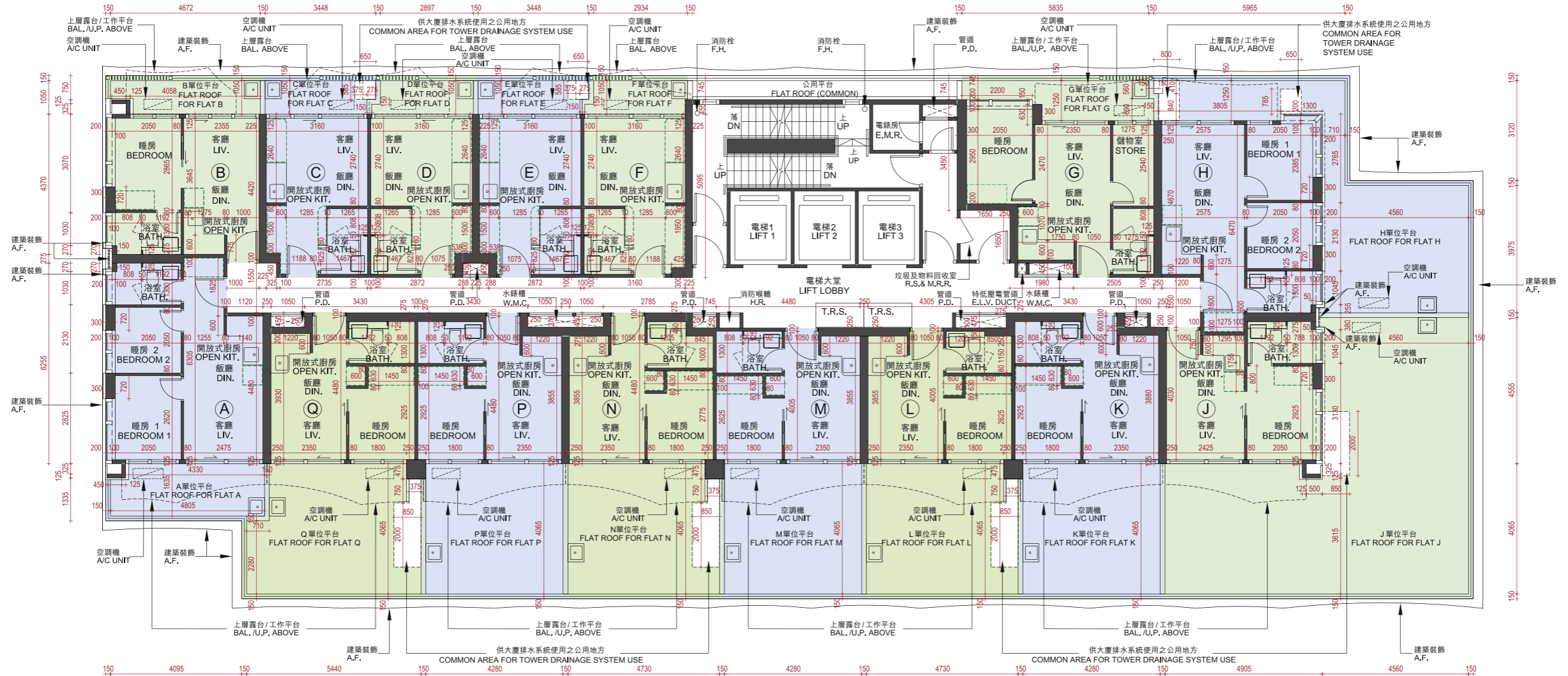
1. Common pipes exposed or enclosed in cladding may be located at / adjacent to the balcony, utility platform, air conditioning platform, flat roof, roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the 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.
3. 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.
4. The outdoor unit of air-conditioners for some residential properties are placed on the designated air-conditioning platforms or flat roof. Such outdoor unit of air-conditioners may create heat and / or noise.
5. Those icons of fittings and appliances shown on the floor plans of residential properties like wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and appliances actually provided and they are for indication and reference only.

樓面平面圖之圖例 Legends of Floor Plans

| | |
|---|---|
| A/C UNIT | = 空調機 Air Conditioning Unit |
| A/C PLATFORM | = 空調機平台 Air Conditioning Platform |
| A.F. | = 建築裝飾 Architectural Feature |
| A.F. ABOVE | = 上層建築裝飾 Architectural Feature Above |
| A.F. BELOW | = 下層建築裝飾 Architectural Feature Below |
| BATH. | = 浴室 Bathroom |
| BAL. | = 露台 Balcony |
| BAL. ABOVE | = 上層露台 Balcony Above |
| BAL./U.P. | = 露台/工作平台 Balcony/Utility Platform |
| BAL./U.P. ABOVE | = 上層露台/工作平台 Balcony/Utility Platform Above |
| C.D. | = 電纜槽 Cable Duct |
| COVER OF BAL. BELOW | = 下層露台頂蓋 Cover of Balcony Below |
| COVER OF BAL./U.P. BELOW | = 下層露台/工作平台頂蓋 Cover of Balcony/Utility Platform Below |
| DIN. | = 飯廳 Dining Room |
| DN | = 落 Down |
| E.L.V. DUCT | = 特低壓電管道 Extra-low Voltage Duct |
| E.M.R. | = 電錶房 Electrical Meter Room |
| F.H. | = 消防栓 Fire Hydrant |
| H.R. | = 消防喉轆 Hose Reel |
| LIV. | = 客廳 Living Room |
| M. BEDROOM | = 主人睡房 Master Bedroom |
| OPEN KIT. | = 開放式廚房 Open Kitchen |
| P.D. | = 管道 Pipe Duct |
| R.S.& M.R.R. | = 垃圾及物料回收室 Refuse Storage and Material Recovery Room |
| S.D. | = 遮陽裝置 Sunshade Device |
| S.D. BELOW | = 下層遮陽裝置 Sunshade Device Below |
| STORE | = 儲物室 Store Room |
| T.R.S. | = 臨時庇護處 Temporary Refuge Space |
| W.M.C. | = 水錶櫃 Water Meter Cabinet |
| W.M.R. | = 水錶房 Water Meter Room |
|  | = 隨樓附送之嵌入式裝置 Built-in fittings provided in the flats |

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

5樓
5/F



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

比例尺 Scale 0米(m) 5米(m)

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

| 每個住宅物業 Each Residential Property | 樓層 Floor | 單位 Flat | | | | | | | | | | | | | | |
|---|-------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|------------------------|------------------------|------------------------|---------------------------------|
| | | A | B | C | D | E | F | G | H | J | K | L | M | N | P | Q |
| 樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster)(mm) | 5樓 5/F | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 |
| 層與層之間的高度(毫米) Floor-to-Floor Height (mm) | | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 3050, 3150, 3325 | 3050, 3150, 3325 | 2975, 3150, 3325 | 2975, 3050, 3150, 3325 |

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

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

請參閱本售樓說明書第23頁為期數的住宅物業的樓面平面圖而設之備註和圖例。

Please refer to page 23 of this sales brochure for the notes and legends for the floor plans of residential properties in the Phase.

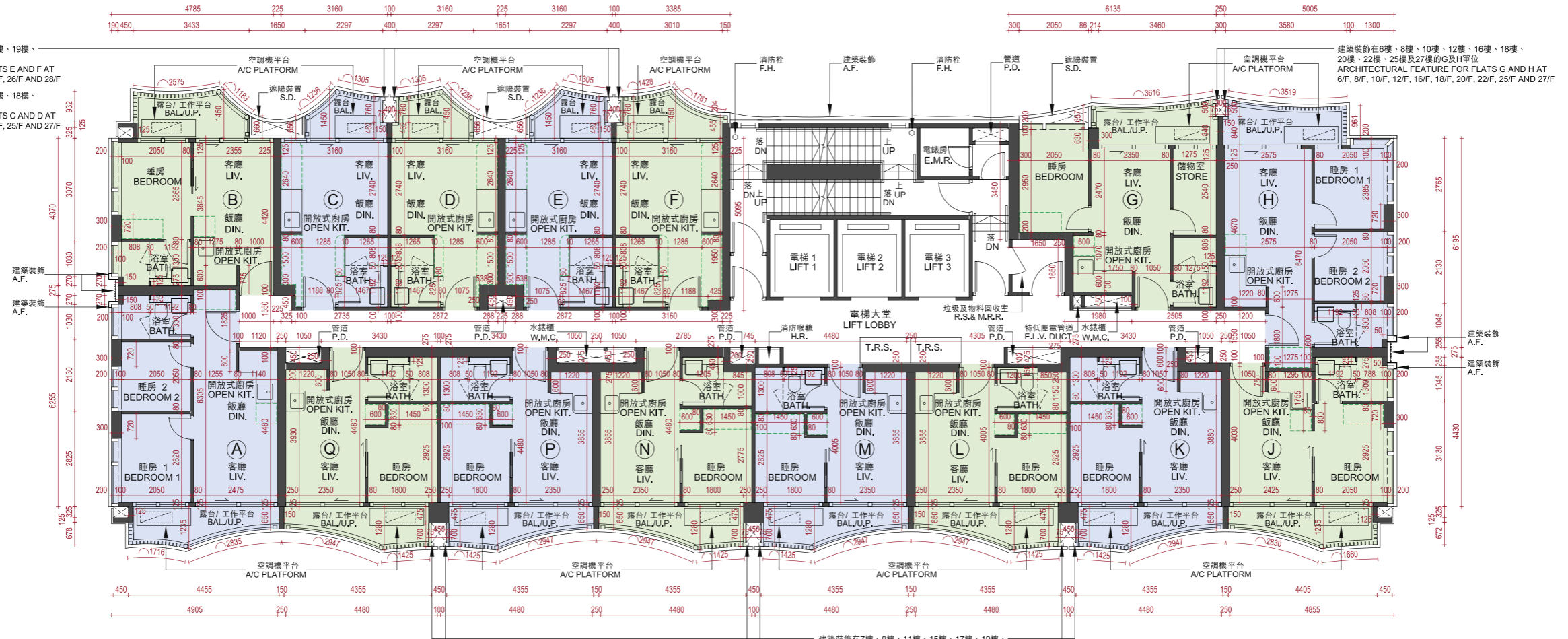
10 期數的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

6樓至12樓、15樓至23樓及25樓至28樓
6/F – 12/F, 15/F – 23/F and 25/F – 28/F



建築裝飾在7樓、9樓、11樓、15樓、17樓、19樓、
21樓、23樓、26樓及28樓的E及F單位
ARCHITECTURAL FEATURE FOR FLATS E AND F AT
7/F, 9/F, 11/F, 15/F, 17/F, 19/F, 21/F, 23/F, 26/F AND 28/F

建築裝飾在6樓、8樓、10樓、12樓、16樓、18樓、
20樓、22樓、25樓及27樓的C及D單位
ARCHITECTURAL FEATURE FOR FLATS C AND D AT
6/F, 8/F, 10/F, 12/F, 16/F, 18/F, 20/F, 22/F, 25/F AND 27/F



建築裝飾在7樓、9樓、11樓、15樓、17樓、19樓、
21樓、23樓、26樓及28樓的M及N單位
ARCHITECTURAL FEATURE FOR FLATS M AND N AT
7/F, 9/F, 11/F, 15/F, 17/F, 19/F, 21/F, 23/F, 26/F AND 28/F

建築裝飾在6樓、8樓、10樓、12樓、16樓、18樓、
20樓、22樓、25樓及27樓的K、L、P及Q單位
ARCHITECTURAL FEATURE FOR FLATS K, L, P AND Q AT
6/F, 8/F, 10/F, 12/F, 16/F, 18/F, 20/F, 22/F, 25/F AND 27/F

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



10 期數的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

| 每個住宅物業 Each Residential Property | 樓層 Floor | 單位 Flat | | | | | | | | | | | | | | |
|---|---|------------------------|------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|------------------------|---------------------------------|---------------------------------|---------------------------------|
| | | A | B | C | D | E | F | G | H | J | K | L | M | N | P | Q |
| 樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster)(mm) | 6樓至12樓、15樓至 23樓及25樓至27樓 6/F - 12/F, 15/F - 23/F and 25/F - 27/F | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 |
| 層與層之間的高度(毫米) Floor-to-Floor Height (mm) | | 2975, 3050, 3325 | 2975, 3050, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 3050, 3150, 3325 | 3050, 3150, 3325 | 2975, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 |
| 樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster)(mm) | 28樓 28/F | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 |
| 層與層之間的高度(毫米) Floor-to-Floor Height (mm) | | 3125, 3325 | 3125, 3325 | 2975, 3050, 3150, 3325 | 3050, 3325 | 2975, 3050, 3150, 3325 | 3150, 3325 | 2975, 3050, 3325 | 3125, 3325 | 3125, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 | 2975, 3050, 3150, 3325 |

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

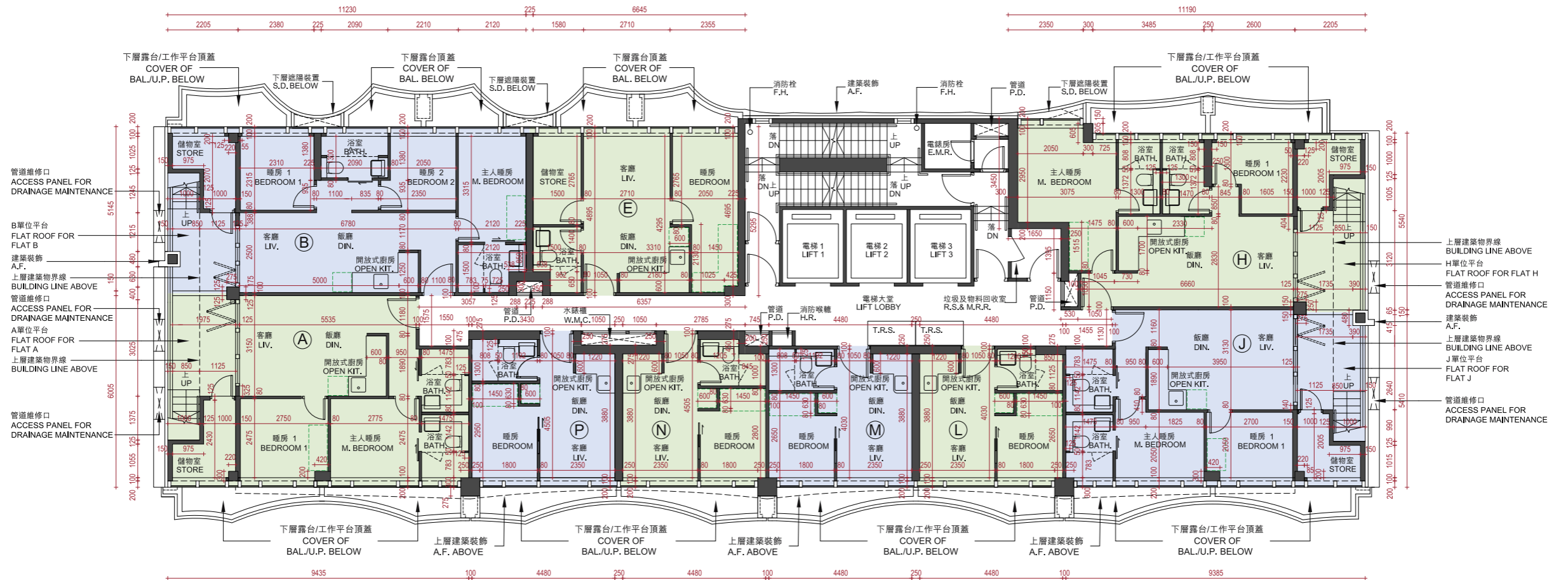
The internal areas of residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第23頁為期數的住宅物業的樓面平面圖而設之備註和圖例。

Please refer to page 23 of this sales brochure for the notes and legends for the floor plans of residential properties in the Phase.

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

29樓
29/F



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

比例尺 Scale 0米(m) 5米(m)

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

| 每個住宅物業 Each Residential Property | 樓層 Floor | 單位 Flat | | | | | | | | |
|---|-------------|------------|---------------------|------|------------|------------|------|------|------|------|
| | | A | B | E | H | J | L | M | N | P |
| 樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster)(mm) | 29樓 29/F | 160, 250 | 160, 200, 250 | 250 | 160, 250 | 160, 250 | 175 | 175 | 175 | 175 |
| 層與層之間的高度(毫米) Floor-to-Floor Height (mm) | | 3500, 3700 | 3500, 3700, 3725 | 3725 | 3500, 3700 | 3500, 3700 | 3500 | 3500 | 3500 | 3500 |

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

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

請參閱本售樓說明書第23頁為期數的住宅物業的樓面平面圖而設之備註和圖例。

Please refer to page 23 of this sales brochure for the notes and legends for the floor plans of residential properties in the Phase.

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

| 每個住宅物業 Each Residential Property | 樓層 Floor | 單位 Flat | | | | | | | | |
|---|-------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | | A | B | E | H | J | L | M | N | P |
| 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 | 不適用 Not applicable | 不適用 Not applicable | 不適用 Not applicable | 不適用 Not applicable | 不適用 Not applicable | 不適用 Not applicable | 不適用 Not applicable | 不適用 Not applicable |
| 層與層之間的高度(毫米) Floor-to-Floor Height (mm) | | 不適用 Not applicable | 不適用 Not applicable | 不適用 Not applicable | 不適用 Not applicable | 不適用 Not applicable | 不適用 Not applicable | 不適用 Not applicable | 不適用 Not applicable | 不適用 Not applicable |

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

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

請參閱本售樓說明書第23頁為期數的住宅物業的樓面平面圖而設之備註和圖例。

Please refer to page 23 of this sales brochure for the notes and legends for the floor plans of residential properties in the Phase.

11 期數中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

| 物業的描述 Description of Residential Property | | 實用面積 (包括露台、工作平台及 陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) | | | | | | | | | |
|--|------------|--|--|---------------------|----------------|-----------------|--------------|-------------------------|------------|-----------------|---------------|------------|
| 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 |
| 5樓 5/F | A | 30.139 (324) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 7.479 (81) | - | - | - | - | - | - |
| | B | 22.036 (237) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 4.438 (48) | - | - | - | - | - | - |
| | C | 16.732 (180) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 3.071 (33) | - | - | - | - | - | - |
| | D | 16.748 (180) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 3.088 (33) | - | - | - | - | - | - |
| | E | 16.748 (180) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 3.072 (33) | - | - | - | - | - | - |
| | F | 17.603 (189) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 3.104 (33) | - | - | - | - | - | - |
| | G | 27.977 (301) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 5.692 (61) | - | - | - | - | - | - |
| | H | 30.721 (331) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 25.044 (270) | - | - | - | - | - | - |

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條及附表二第2部的計算分別得出的。

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.

備註：1. 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。

2. 期數的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

2. There is no verandah in the residential properties of the Phase.

11 期數中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

| 物業的描述 Description of Residential Property | | 實用面積 (包括露台、工作平台及 陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) | | | | | | | | | |
|--|------------|--|--|---------------------|----------------|-----------------|--------------|-------------------------|------------|-----------------|---------------|------------|
| 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 |
| 5樓 5/F | J | 21.579 (232) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 57.048 (614) | - | - | - | - | - | - |
| | K | 21.622 (233) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 17.274 (186) | - | - | - | - | - | - |
| | L | 19.833 (213) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 16.853 (181) | - | - | - | - | - | - |
| | M | 19.833 (213) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 17.274 (186) | - | - | - | - | - | - |
| | N | 21.186 (228) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 16.853 (181) | - | - | - | - | - | - |
| | P | 21.516 (232) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 17.274 (186) | - | - | - | - | - | - |
| | Q | 21.516 (232) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 18.461 (199) | - | - | - | - | - | - |

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條及附表二第2部的計算分別得出的。

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.

備註：1. 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。

2. 期數的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

2. There is no verandah in the residential properties of the Phase.

11 期數中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

| 物業的描述 Description of Residential Property | | 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) | | | | | | | | | |
|---|------------|--|--|------------------|----------------|-----------------|--------------|----------------------|------------|-----------------|---------------|------------|
| 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 |
| 6樓至 12樓、15樓 至23樓及 25樓至28樓 6/F - 12/F, 15/F - 23/F, and 25/F - 28/F | A | 33.648 (362) 露台 Balcony: 2.009 (22) 工作平台 Utility Platform: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | B | 25.550 (275) 露台 Balcony: 2.014 (22) 工作平台 Utility Platform: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | C | 18.749 (202) 露台 Balcony: 2.017 (22) 工作平台 Utility Platform: - | - | - | - | - | - | - | - | - | - | - |
| | D | 18.765 (202) 露台 Balcony: 2.017 (22) 工作平台 Utility Platform: - | - | - | - | - | - | - | - | - | - | - |
| | E | 18.765 (202) 露台 Balcony: 2.017 (22) 工作平台 Utility Platform: - | - | - | - | - | - | - | - | - | - | - |
| | F | 20.236 (218) 露台 Balcony: 2.633 (28) 工作平台 Utility Platform: - | - | - | - | - | - | - | - | - | - | - |
| | G | 31.499 (339) 露台 Balcony: 2.022 (22) 工作平台 Utility Platform: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | H | 34.249 (369) 露台 Balcony: 2.028 (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條及附表二第2部的計算分別得出的。

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.

備註：1. 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。

2. 期數的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

2. There is no verandah in the residential properties of the Phase.

11 期數中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

| 物業的描述 Description of Residential Property | | 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) | | | | | | | | | |
|---|------------|--|--|------------------|----------------|-----------------|--------------|----------------------|------------|-----------------|---------------|------------|
| 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 |
| 6樓至 12樓、15樓 至23樓及 25樓至28樓 6/F - 12/F, 15/F - 23/F, and 25/F - 28/F | J | 25.080 (270) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | K | 25.128 (270) 露台 Balcony: 2.006 (22) 工作平台 Utility Platform: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | L | 23.339 (251) 露台 Balcony: 2.006 (22) 工作平台 Utility Platform: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | M | 23.339 (251) 露台 Balcony: 2.006 (22) 工作平台 Utility Platform: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | N | 24.692 (266) 露台 Balcony: 2.006 (22) 工作平台 Utility Platform: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | P | 25.022 (269) 露台 Balcony: 2.006 (22) 工作平台 Utility Platform: 1.500 (16) | - | - | - | - | - | - | - | - | - | - |
| | Q | 25.022 (269) 露台 Balcony: 2.006 (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條及附表二第2部的計算分別得出的。

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.

備註：1. 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。

2. 期數的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

2. There is no verandah in the residential properties of the Phase.

11 期數中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

| 物業的描述 Description of Residential Property | | 實用面積 (包括露台、工作平台及 陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) | | | | | | | | | |
|--|------------|--|--|---------------------|----------------|-----------------|--------------|-------------------------|-----------------|-----------------|---------------|------------|
| 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 |
| 29樓 29/F | A | 46.792 (504) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 11.048 (119) | - | - | 38.704 (417) | - | - | - |
| | B | 52.878 (569) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 9.742 (105) | - | - | 23.111 (249) | - | - | - |
| | E | 35.601 (383) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | - | - | - | 8.589 (92) | - | - | - |
| | H | 50.521 (544) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 10.749 (116) | - | - | 37.169 (400) | - | - | - |
| | J | 43.520 (468) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | 10.177 (110) | - | - | 31.576 (340) | - | - | - |

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條及附表二第2部的計算分別得出的。

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.

備註：1. 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。

2. 期數的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

2. There is no verandah in the residential properties of the Phase.

11 期數中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

| 物業的描述 Description of Residential Property | | 實用面積 (包括露台、工作平台及 陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) | | | | | | | | | |
|--|------------|--|--|---------------------|----------------|-----------------|--------------|-------------------------|-----------------|-----------------|---------------|------------|
| 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 |
| 29樓 29/F | L | 20.704 (223) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | - | - | - | 17.368 (187) | - | - | - |
| | M | 20.704 (223) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | - | - | - | 15.241 (164) | - | - | - |
| | N | 22.056 (237) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | - | - | - | 15.131 (163) | - | - | - |
| | P | 22.408 (241) 露台 Balcony: - 工作平台 Utility Platform: - | - | - | - | - | - | - | 15.214 (164) | - | - | - |

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條及附表二第2部的計算分別得出的。

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.

備註：1. 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。

2. 期數的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.


2. There is no verandah in the residential properties of the Phase.

12 期數中的停車位的樓面平面圖 FLOOR PLANS OF PARKING SPACES IN THE PHASE

地庫2層 BASEMENT LEVEL 2



圖例 LEGEND

 期數的界線
Boundary of the Phase

| 停車位類別 Type of Parking Space | 位置 Location | 數量 No. | 尺寸(長 x 闊) (米) Dimension (L x W) (m) | 每個停車位面積 (平方米) Area of each Parking Space (sq.m.) |
|--|--------------------------|--------|--|---|
|  私家車停車位* Private Car Parking Space* | 地庫2層 Basement Level 2 | 23 | 5.0 X 2.5 | 12.5 |
|  暢通易達停車位 Accessible Parking Space | | 1 | 5.0 X 3.5 | 17.5 |
|  電單車停車位 Motorcycle Parking Space | | 2 | 2.4 X 1.0 | 2.4 |


* 地庫1層及地庫2層合共有私家車停車位34個，其中5個為訪客停車位。
There are total 34 nos. of Private Car Parking Space on Basement Level 1 and Basement Level 2, including 5 nos. of Visitor's Parking Space.

12 期數中的停車位的樓面平面圖 FLOOR PLANS OF PARKING SPACES IN THE PHASE

地庫1層 BASEMENT LEVEL 1



圖例 LEGEND

 期數的界線
Boundary of the Phase

| 停車位類別 Type of Parking Space | 位置 Location | 數量 No. | 尺寸(長 x 闊) (米) Dimension (L x W) (m) | 每個停車位面積 (平方米) Area of each Parking Space (sq.m.) |
|--|--------------------------|--------|--|---|
|  私家車停車位* Private Car Parking Space* | 地庫1層 Basement Level 1 | 11 | 5.0 X 2.5 | 12.5 |
|  暢通易達停車位 Accessible Parking Space | | 1 | 5.0 X 3.5 | 17.5 |
|  貨車停車位 Lorry Parking Space | | 4 | 7.0 X 3.5 | 24.5 |
|  電單車停車位 Motorcycle Parking Space | | 3 | 2.4 X 1.0 | 2.4 |

*地庫1層及地庫2層合共有私家車停車位34個，其中5個為訪客停車位。
There are total 34 nos. of Private Car Parking Space on Basement Level 1 and Basement Level 2, including 5 nos. of Visitor's Parking Space.

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份持有。
3. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約 —
 - (i) 該臨時買賣合約即告終止；及
 - (ii) 買方支付的臨時訂金即予沒收；及
 - (iii) 賣方(擁有人)不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。

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

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

A. 發展項目的公用部分

1. 「公用地方」統指屋苑公用地方、期數公用地方、屋苑住宅公用地方、期數住宅公用地方，及副公契所指定的其他公用地方(包括但不限於，如任何期數的商業發展項目或第一期停車場的單位個別出售，有關的副公契內所定義的該期數的商業發展項目公用地方(如有)，或第一期停車場公用地方(如有))，每類公用地方在適用的情況下包括在《建築物管理條例》第2條所列出「公用部分」的定義所包含的適當及有關公用部分。
2. 「公用地方與設施」統指公用地方及公用設施。
3. 「公用設施」統指屋苑公用設施、期數公用設施、屋苑住宅公用設施、期數住宅公用設施，及副公契所指定的其他公用設施(包括但不限於，如任何期數的商業發展項目或第一期停車場的單位個別出售，有關的副公契內所定義的該期數的商業發展項目公用設施(如有)，或第一期停車場公用設施(如有))。
4. 「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其任何部分使用及享用的屋苑部分(如有)，受公契的條款所約束及所有現存的權利及通行權所規限，每位擁有人及佔用人可與所有其他屋苑的擁有人及佔用人共用該等部分，當中包括但不限於斜坡及護土牆(如有)，及該等於有關的副公契內所指定為此其後期數部分(如有)。惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《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)段的任何部分也應被上文提供之條款所涵蓋，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。
5. 「屋苑公用地方與設施」統指屋苑公用地方及屋苑公用設施(如有)。
6. 「屋苑公用設施」指所有擬供屋苑整體共用及共享而並非只供任何個別單位或其任何部分使用及享用的屋苑設施(如有)，受公契的條款所約束，每位擁有人及佔用人可與所有其他屋苑的擁有人及佔用人共用該等設施，當中包括但不限於該等於有關的副公契內所指定為此其後期數裝置及設施(如有)。
7. 「屋苑住宅公用地方」指擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位或任何個別期數的住宅發展項目使用及享用的屋苑部分，受公契的條款所約束，每位所有期數內的住宅單位的擁有人及佔用人可與所有其他所有期數內的住宅單位的擁有人及佔用人共用該等部分，包括但不限於康樂設施、第一期屋苑住宅公用地方，及該等於有關的副公契內所指定為此其後期數部分。惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《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)段的任何部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成屋苑住宅公用地方一部分。
8. 「第一期屋苑住宅公用地方」指擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位或任何個別期數的住宅發展項目使用及享用的第一期部分，受公契的條款所約束，每位所有期數內的住宅單位的擁有人及佔用人可與所有其他所有期數內的住宅單位的擁有人及佔用人共用該等部分，當中包括但不限於：
 - (a) 在附於公契的圖則上以綠色顯示(僅作識別之用)而非構成第一期內的屋苑公用地方(如有)、第一期公用地方、第一期住宅公用地方、第一期商業發展項目或第一期停車場一部分，位於3樓及以下的第一期外牆部分，以及在附於公契的圖則上以綠色加黑點顯示(僅作識別之用)第一期外牆部分的綠化範圍部分；
 - (b) 所有在附於公契的圖則上以綠色顯示(僅作識別之用)的第一期地方，以及在附於公契的圖則上以綠色加黑點顯示(僅作識別之用)位於第一期的綠化範圍部分；
 - (c) 位於第一期的康樂設施；及
 - (d) 由首位擁有人按照公契的條款可能在任何時候指定為屋苑住宅公用地方的額外第一期地方，
惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何第一期部分或(ii)《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)段的第一期部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成第一期屋苑住宅公用地方一部分。
9. 「屋苑住宅公用地方與設施」統指屋苑住宅公用地方及屋苑住宅公用設施。
10. 「第一期屋苑住宅公用地方與設施」統指第一期屋苑住宅公用地方及第一期屋苑住宅公用設施。
11. 「屋苑住宅公用設施」指所有擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位或任何個別期數的住宅發展項目使用及享用的屋苑設施，受公契的條款所約束，每位所有期數內的住宅單位的擁有人及佔用人可與所有其他所有期數內的住宅單位的擁有人及佔用人共用該等設施，當中包括但不限於第一期屋苑住宅公用設施、所有設於屋苑住宅公用地方指定的升降機、電線、電纜、導管、喉管、管道(包括但不限於便溺污水及廢水處置和雨水管)、排水渠、基於保安理由而安裝於屋苑住宅公用地方的閉路電視及其他設施及設備、位於康樂設施的運動及康樂設施、及專屬住宅發展項目整體而並非只屬任何個別期數的住宅發展項目的所有機電裝置及設備，以及該等於有關的副公契內所指定為此其後期數裝置及設施。
12. 「第一期屋苑住宅公用設施」指位於第一期的屋苑住宅公用設施。
13. 「期數公用地方」指擬供個別期數整體而並非只供任何該個別期數的個別單位公用及共享的屋苑部分，受公契的條款所約束，每位該個別期數單位的擁有人及佔用人可專有地與該個別期數單位的其他擁有人及佔用人共用該等部分，當中包括但不限於第一期公用地方及該等於有關的副公契內所指定為此其後期數部分。惟倘若情況適當，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)段的屋苑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期數公用地方一部分。
14. 「期數公用地方與設施」統指期數公用地方及期數公用設施。

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SUMMARY OF DEED OF MUTUAL COVENANT

15. 「**期數公用設施**」指提供個別期數整體而並非只供任何該個別期數的個別單位公用及共享的屋苑設施，受公契的條款所約束，每位該個別期數的單位的擁有人及佔用人可專用地與所有該個別期數的單位的其他擁有人及佔用人共用該等設施，當中包括但不限於第一期公用設施、公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道、電纜、喉管、管道(包括但不限於便溺污水及廢水處置和雨水管)、電線、導管、總沖廁水管、總食水管，基於保安理由而安裝在該個別期數的期數公用地方的閉路電視及其他設施及設備、該個別期數機械設備和其他類似的裝置、設施或服務、電力變壓房、電纜設施及為該個別期數提供電力的所有關連設施及輔助電力裝置、設備和設施、及該等於有關的副公契內所指定為此之裝置及設施。
16. 「**期數住宅公用地方**」指提供個別期數的住宅發展項目整體而並非只供任何該個別期數的個別住宅單位公用及共享的屋苑部分，受公契的條款所約束，每位該個別期數內的住宅單位的擁有人及佔用人可專用地與該個別期數內的住宅單位的其他擁有人及佔用人共用該等部分，當中包括但不限於第一期住宅公用地方及該等於有關的副公契內所指定為此之其後期數部分。惟倘若情況適當，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)段的屋苑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期數住宅公用地方一部分。
17. 「**期數住宅公用地方與設施**」統指期數住宅公用地方及期數住宅公用設施。
18. 「**期數住宅公用設施**」指提供個別期數的住宅發展項目整體而並非只供任何該個別期數內的個別住宅單位公用及共享的屋苑設施，受公契的條款所約束，每位個別期數內的住宅單位的擁有人及佔用人可專用地與所有該個別期數內的住宅單位的其他擁有人及佔用人共用該等設施，當中包括但不限於第一期住宅公用設施、所有設於該個別期數的期數住宅公用地方指定的升降機、電線、電纜、導管、喉管、管道(包括但不限於便溺污水及廢水處置和雨水管)、排水渠、基於保安理由而安裝在該個別期數的期數住宅公用地方的閉路電視及其他設施及設備，以及所有專用地提供予該個別期數的住宅發展項目的所有機械和電力裝置及設備，及該等於有關的副公契內所指定為此之裝置及設施。
19. 「**第一期公用地方**」指提供第一期整體而並非只供任何個別單位或其任何部分公用及共享的第一期部分，受公契的條款所約束及所有現存的權利及通行權所規限，每位第一期的擁有人及佔用人可專用地與所有其他第一期的擁有人及佔用人共用該等部分，當中包括但不限於：-
- (a) 不屬於或構成第一期內的屋苑公用地方(如有)、第一期住宅發展項目、第一期商業發展項目或第一期停車場一部分的該等地基、柱、樑、樓板及其他結構性支承物及元素；
 - (b) 在第一期內提供安裝或使用天線廣播分導或電訊網絡設施的地方；
 - (c) 在附於公契的圖則上以黃色顯示(僅作識別之用)而非構成第一期內的屋苑公用地方(如有)、第一期住宅發展項目、第一期商業發展項目或第一期停車場一部分的該等第一期外牆部分(包括在外牆上的玻璃幕牆及簷篷、建築鱗片及在其上的特色)；
 - (d) 所有在附於公契的圖則上以黃色顯示(僅作識別之用)的該等第一期部分，以及在附於公契的圖則上以黃色加黑點顯示(僅作識別之用)位於第一期的綠化範圍部分；
 - (e) 位於第一期地下、1樓、第一層地庫及第二層地庫的排水渠、表面溝道、沙井或進出口蓋下供第一期整體而並非只供其任何個別單位或其任何部分所用的溝槽、管道溝槽、污水管、排水渠、喉管、導管及沙井；及
 - (f) 由首位擁有人按照公契的條款在任何時候指定用作第一期公用地方的額外第一期地方。惟倘若情況適當，如(i)任何《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的第一期部分或(ii)任何《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的第一期部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成第一期公用地方一部分。
20. 「**第一期公用地方與設施**」統指第一期公用地方及第一期公用設施。
21. 「**第一期公用設施**」指提供第一期整體而並非只供其任何個別單位或其任何部分公用及共享的第一期設施，受公契的條款所約束，每位第一期的擁有人及佔用人可專用地與所有其他第一期的擁有人及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道(特別是位於第一期地下、1樓、第一層地庫及第二層地庫的排水渠、表面溝道、沙井或進出口蓋下供第一期整體而並非只供其任何個別單位或其任何部分所用的溝槽、管道溝槽、污水管、排水渠、喉管、導管及沙井)、電纜、喉管、管道(包括但不限於便溺污水及廢水處置和雨水管)、電線、導管、總沖廁水管、總食水管，基於保安理由而安裝在第一期公用地方的閉路電視及其他設施及設備、第一期的機械設備和其他類似的裝置、設施或服務、電力變壓房、電纜設施及為第一期提供電力的所有關連設施及輔助電力裝置、設備和設施、及由首位擁有人按照公契的條款在任何時候指定用作第一期公用設施的額外裝置及設施。
22. 「**第一期住宅公用地方**」指提供第一期住宅發展項目整體而並非只供任何個別第一期內的住宅單位公用及共享的第一期部分，受公契的條款所約束，每位第一期內的住宅單位的擁有人及佔用人可專用地與所有其他第一期內的住宅單位的擁有人及佔用人共用該等部分，當中包括但不限於：-
- (a) 在附於公契的圖則上以粉紅色顯示(僅作識別之用)而非構成第一期內的屋苑公用地方(如有)、第一期公用地方、第一期屋苑住宅公用地方、第一期商業發展項目或第一期停車場，位於3樓及以下的該等第一期外牆部分；
 - (b) 不構成第一期內的屋苑公用地方(如有)、第一期公用地方、第一期屋苑住宅公用地方或第一期內的住宅單位，位於3樓以上的該等第一期外牆部分，當中包括但不限於：-
 - (1) 在其上的建築鱗片及特色；
 - (2) 在其上的遮陽裝置；
 - (3) 第一期的玻璃幕牆結構，包括但不限於豎框及面版(但不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向一個第一期內的住宅單位的該等玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關第一期內的住宅單位的部分)。為免生疑問，任何構成第一期玻璃幕牆結構一部分而非完全包圍一個第一期內的住宅單位，反而伸延跨越兩個或以上第一期內的住宅單位的玻璃嵌板則構成第一期住宅公用地方一部分；及
 - (4) 位於主天台、高層天台1及高層天台2的第一期外牆，該等樓層在附於公契的圖則上以粉紅色顯示(僅作識別之用)；但不包括構成相關住宅單位的露台、工作平台、私人天台或私人平台的玻璃欄杆、金屬欄杆或欄杆；
 - (c) 管理員、看守員及管理公司職員的辦公室及/或櫃台(如有)；

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- (d) 所有在附於公契的圖則上以粉紅色顯示(僅作識別之用)的該等第一期部分；及
- (e) 由首位擁有人按照公契的條款在任何時候指定用作第一期住宅公用地方的額外第一期地方。

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

23. 「第一期住宅公用地方與設施」統指第一期住宅公用地方及第一期住宅公用設施。

24. 「第一期住宅公用設施」指擬供第一期住宅發展項目整體而並非只供任何個別的第一期內的住宅單位公用及共享的第一期設施，受公契的條款所約束，每位第一期內的住宅單位的擁有人及佔用人可專用地與所有第一期內的住宅單位的其他擁有人及佔用人共用該等設施，當中包括但不限於所有設於第一期住宅公用地方指定的升降機、電線、電纜、導管、喉管、管道(包括但不限於便溺污水及廢水處置和雨水管)、排水渠、基於保安理由而安裝在第一期住宅公用地方的閉路電視及其他設施及設備，以及所有專用地提供予第一期住宅發展項目的所有機械和電力裝置及設備，及由首位擁有人按照公契的條款在任何時候指定用作第一期住宅公用設施的額外裝置及設施。

B. 分配予期數中的每個住宅物業的不分割份數的數目

| | | 第一期 | | | | | | | |
|------------|--|-----|-----|-----|-----|-----|-----|-----|-----|
| 室 | | A | B | C | D | E | F | G | H |
| 樓層* | | | | | | | | | |
| 5/F | | 308 | 224 | 170 | 170 | 170 | 179 | 284 | 332 |
| 6/F - 28/F | | 336 | 255 | 187 | 187 | 187 | 202 | 314 | 342 |
| 29/F | | 516 | 560 | / | / | 364 | / | / | 552 |

| | | 第一期 | | | | | | | |
|------------|--|-----|-----|-----|-----|-----|-----|-----|--|
| 室 | | J | K | L | M | N | P | Q | |
| 樓層* | | | | | | | | | |
| 5/F | | 272 | 233 | 214 | 215 | 227 | 232 | 233 | |
| 6/F - 28/F | | 250 | 251 | 233 | 233 | 246 | 250 | 250 | |
| 29/F | | 476 | / | 224 | 222 | 235 | 239 | / | |

發展項目之不分割份數總數為290,000。

*不設13樓、14樓及24樓。

C. 發展項目的管理人的委任年期

管理人首屆任期由公契日期起計兩年，其後繼續留任至其委任按公契的條文終止為止。

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

每個在已落成期數內的住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案(由屋苑住宅管理預算案及期數住宅管理預算案組成)其應繳的年度開支份額的十二份之一的管理費，以分擔屋苑的管理費(包括管理人費用)。該應繳的份額比例為：(i)就屋苑住宅管理預算案而言，應與分配給其住宅單位的管理份數佔分配給已落成的期數內的所有住宅單位的總管理份數的比例相同；及(ii)就期數住宅管理預算案而言，應與分配給其住宅單位的管理份數佔分配給在同一期數內的所有住宅單位的總管理份數的比例相同。

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住宅管理預算案釐定而須繳交的三個月管理費。

F. 擁有人在期數中保留作自用的範圍(如有)

不適用。

- 註：1. 詳情請參考已簽立的公契。完整的已簽立的公契已備於售樓處，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，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

A. The common parts of the development

1. **“Common Areas”** means collectively the Estate Common Areas, the Phase Common Areas, the Estate Residential Common Areas, the Phase Residential Common Areas and other common areas to be designated as such in the Sub-Deed(s) (including but not limited to, in the event Units in the Commercial Development of any Phase or the Phase 1 Car Park are disposed of individually, such Commercial Development common areas in that Phase (if any) or Phase 1 Car Park common areas (if any) as shall be defined in the relevant Sub-Deed(s)), each of which Common Areas shall, where applicable, include those appropriate and relevant common parts covered by the definition of “common parts” set out in section 2 of the BMO.
2. **“Common Areas and Facilities”** means collectively the Common Areas and the Common Facilities.
3. **“Common Facilities”** means collectively the Estate Common Facilities, the Phase Common Facilities, the Estate Residential Common Facilities, the Phase Residential Common Facilities and other common facilities to be designated as such in the Sub-Deed(s) (including but not limited to, in the event Units in the Commercial Development of any Phase or the Phase 1 Car Park are disposed of individually, such Commercial Development common facilities in that Phase (if any) or Phase 1 Car Park common facilities (if any) as shall be defined in the relevant Sub-Deed(s)).
4. **“Estate Common Areas”** means those parts of the Estate (if any) 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 the Slopes and Retaining Walls (if any) and such areas (if any) in the Subsequent Phases to be designated as such in the relevant Sub-Deed(s) 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 BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas.
5. **“Estate Common Areas and Facilities”** means collectively the Estate Common Areas and the Estate Common Facilities, if any.
6. **“Estate Common Facilities”** means all those facilities of the Estate (if any) 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, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said facilities include but not limited to such devices and facilities (if any) in the Subsequent Phases to be designated as such in the relevant Sub-Deed(s).
7. **“Estate Residential Common Areas”** means those parts of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit or the Residential Development of any particular Phase and 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 all Phases in common with all other Owners and Occupiers of the Residential Units in all Phases and includes but not limited to the Recreational Facilities, the Estate Residential Common Areas In Phase 1 and such areas in the Subsequent Phases to be designated as such in the relevant Sub-Deed(s) 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 BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Residential Common Areas.
8. **“Estate Residential Common Areas In Phase 1”** means all those areas of Phase 1 intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit or the Residential Development of any particular Phase and 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 all Phases in common with all other Owners and Occupiers of the Residential Units in all Phases which said parts include but not limited to:-
 - (a) those parts of the external walls of Phase 1 at and below the 3rd floor not forming part of the Estate Common Areas in Phase 1 (if any), the Phase 1 Common Areas, the Phase 1 Residential Common Areas, the Phase 1 Commercial Development or the Phase 1 Car Park, and which are for the purpose of identification only shown and coloured green on the plans annexed to the Deed of Mutual Covenant and such parts of the Greenery Areas in Phase 1 which are for the purpose of identification only shown and coloured green dotted black on the plans annexed to the Deed of Mutual Covenant;
 - (b) all those areas of Phase 1 which are for the purpose of identification only shown and coloured green on the plans annexed to the Deed of Mutual Covenant and such parts of the Greenery Areas in Phase 1 which are for the purpose of identification only shown and coloured green dotted black on the plans annexed to the Deed of Mutual Covenant;
 - (c) the Recreational Facilities in Phase 1; and
 - (d) such additional areas of Phase 1 as may at any time be designated as the Estate 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 Phase 1 covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Residential Common Areas In Phase 1.
9. **“Estate Residential Common Areas and Facilities”** means collectively the Estate Residential Common Areas and the Estate Residential Common Facilities.

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SUMMARY OF DEED OF MUTUAL COVENANT

10. **“Estate Residential Common Areas and Facilities In Phase 1”** means collectively the Estate Residential Common Areas In Phase 1 and the Estate Residential Common Facilities In Phase 1.
11. **“Estate Residential Common Facilities”** means all those facilities of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit or the Residential Development of any particular Phase and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Unit in all Phases in common with all other Owners and Occupiers of the Residential Units in all Phases and includes but not limited to the Estate Residential Common Facilities In Phase 1, all lifts designated in the Estate 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 Estate Residential Common Areas for security purposes, the sports and recreational facilities in the Recreational Facilities, all mechanical and electrical installations and equipment exclusively for the Residential Development as a whole and not just the Residential Development of any particular Phase, and such devices and facilities in the Subsequent Phases to be designated as such in the relevant Sub-Deed(s).
12. **“Estate Residential Common Facilities In Phase 1”** means the Estate Residential Common Facilities located in Phase 1.
13. **“Phase Common Areas”** means those parts of the Estate intended for the common use and benefit of a particular Phase as a whole and not just any particular Unit in that particular Phase and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Units in that particular Phase in common with all other Owners and Occupiers of the Units in that particular Phase exclusively and includes but not limited to the Phase 1 Common Areas and such areas in the Subsequent Phases to be designated as such in the relevant Sub-Deed(s) 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 BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Phase Common Areas.
14. **“Phase Common Areas and Facilities”** means collectively the Phase Common Areas and the Phase Common Facilities.
15. **“Phase Common Facilities”** means all those facilities of the Estate intended for the common use and benefit of a particular Phase as a whole and not just any particular Unit in that particular Phase and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Units in that particular Phase in common with all other Owners and Occupiers of the Units in that particular Phase exclusively and includes but not limited to the Phase 1 Common Facilities, the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses, cables, pipes, pipework (including but not limited to the soil and wastewater disposal and stormwater pipe), wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Phase Common Areas of that particular Phase for security purposes, plant and machinery and other like installations, facilities or services of that particular Phase, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to that particular Phase, and such devices and facilities in the Subsequent Phases to be designated as such in the relevant Sub-Deed(s).
16. **“Phase Residential Common Areas”** means those parts of the Estate intended for the common use and benefit of the Residential Development of a particular Phase as a whole and not just any particular Residential Unit in that particular Phase and 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 that particular Phase in common with all other Owners and Occupiers of the Residential Units in that particular Phase exclusively and includes but not limited to the Phase 1 Residential Common Areas and such areas in the Subsequent Phases to be designated as such in the relevant Sub-Deed(s) 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 BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Phase Residential Common Areas.
17. **“Phase Residential Common Areas and Facilities”** means collectively the Phase Residential Common Areas and the Phase Residential Common Facilities.
18. **“Phase Residential Common Facilities”** means all those facilities of the Estate intended for the common use and benefit of the Residential Development of a particular Phase as a whole and not just any particular Residential Unit in that particular Phase and 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 a particular Phase in common with all other Owners and Occupiers of the Residential Units in that particular Phase exclusively and includes but not limited to the Phase 1 Residential Common Facilities, all lifts designated in the Phase Residential Common Areas of that particular Phase, wires, cables, ducts, pipes, pipework (including but not limited to the soil and wastewater disposal and stormwater pipe), drains, CCTV and other facilities and equipment installed in the Phase Residential Common Areas of that particular Phase for security purposes, and all mechanical and electrical installations and equipment exclusively for the Residential Development of that particular Phase and such devices and facilities in the Subsequent Phases to be designated as such in the relevant Sub-Deed(s).
19. **“Phase 1 Common Areas”** means those parts of Phase 1 intended for the common use and benefit of Phase 1 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 of Phase 1 in common with all other Owners and Occupiers of Phase 1 exclusively which said parts include but not limited to:-

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- (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Estate Common Areas in Phase 1 (if any), the Residential Development of Phase 1, the Phase 1 Commercial Development or the Phase 1 Car Park;
 - (b) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities in Phase 1;
 - (c) those parts of the external walls of Phase 1 (including the curtain walls and canopies thereof, architecture fins and features thereon) not forming part of the Estate Common Areas in Phase 1 (if any), the Residential Development of Phase 1, the Phase 1 Commercial Development or the Phase 1 Car Park, and which are for the purpose of identification only shown and coloured yellow on the plans annexed to the Deed of Mutual Covenant;
 - (d) all those areas of Phase 1 which are for the purpose of identification only shown and coloured yellow on the plans annexed to the Deed of Mutual Covenant and such parts of the Greenery Areas in Phase 1 which are for the purpose of identification only shown and coloured yellow dotted black on the plan annexed to the Deed of Mutual Covenant;
 - (e) the trenches, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain, surface channel, manhole or access covers on the ground floor, 1st floor, basement level 1 and basement level 2 of Phase 1 and serving Phase 1 as a whole and not just any particular Unit or any particular part thereof; and
 - (f) such additional areas of Phase 1 as may at any time be designated as the Phase 1 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 Phase 1 covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Phase 1 Common Areas.

20. “Phase 1 Common Areas and Facilities” means collectively the Phase 1 Common Areas and the Phase 1 Common Facilities.

21. “Phase 1 Common Facilities” means all those facilities of Phase 1 intended for the common use and benefit of Phase 1 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 of Phase 1 in common with all other Owners and Occupiers of Phase 1 exclusively and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain, surface channel, manhole or access covers on the ground floor, 1st floor, basement level 1 and basement level 2 of Phase 1 serving Phase 1 as a whole and not just any particular Unit or any particular part thereof), cables, pipes, pipework (including but not limited to the soil and wastewater disposal and stormwater pipe), wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Phase 1 Common Areas for security purposes, plant and machinery and other like installations, facilities or services of Phase 1, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to Phase 1,

and such additional devices and facilities of Phase 1 as may at any time be designated as Phase 1 Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

22. “Phase 1 Residential Common Areas” means all those areas of Phase 1 intended for the common use and benefit of the Residential Development of Phase 1 as a whole and not just any particular Residential Unit in Phase 1 and 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 Phase 1 in common with all other Owners and Occupiers of the Residential Units in Phase 1 exclusively which said parts include but not limited to:-

- (a) those parts of the external walls of Phase 1 at and below the 3rd floor not forming part of the Estate Common Areas in Phase 1 (if any), the Phase 1 Common Areas, the Estate Residential Common Areas In Phase 1, the Phase 1 Commercial Development or the Phase 1 Car Park, and which are for the purpose of identification only shown and coloured pink on the plans annexed to the Deed of Mutual Covenant;
- (b) those parts of the external walls of Phase 1 above the 3rd floor not forming part of the Estate Common Areas in Phase 1 (if any), the Phase 1 Common Areas, the Estate Residential Common Areas In Phase 1 or the Residential Units in Phase 1 including but not limited to:-
 - (1) the architecture fins and features thereon;
 - (2) the sunshade devices thereon;
 - (3) the curtain wall structures of Phase 1 including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit in Phase 1, which said openable parts and glass panels shall form parts of the relevant Residential Units in Phase 1). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of Phase 1 that does not wholly enclose a Residential Unit in Phase 1 but extends across two or more Residential Units in Phase 1 shall form part of the Phase 1 Residential Common Areas; and
 - (4) the external walls of Phase 1 at the main roof, upper roof 1 and upper roof 2 levels, which levels are for the purpose of identification only shown and coloured pink on the plan annexed to the Deed of Mutual Covenant;

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, private roofs or private flat roofs which form parts of the relevant Residential Units;

- (c) office and/or counter for caretakers, watchmen and management staff (if any);
- (d) all those areas of Phase 1 which are for the purpose of identification only shown and coloured pink on the plans annexed to the Deed of Mutual Covenant; and
- (e) such additional areas of Phase 1 as may at any time be designated as the Phase 1 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 Phase 1 covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Phase 1 Residential Common Areas.

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23. “Phase 1 Residential Common Areas and Facilities” means collectively the Phase 1 Residential Common Areas and the Phase 1 Residential Common Facilities.

24. “Phase 1 Residential Common Facilities” means all those facilities of Phase 1 intended for the common use and benefit of the Residential Development of Phase 1 as a whole and not just any particular Residential Unit in Phase 1 and 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 Phase 1 in common with all other Owners and Occupiers of the Residential Units in Phase 1 exclusively and includes but not limited to all lifts designated in the Phase 1 Residential Common Areas, wires, cables, ducts, pipes, pipework (including but not limited to the soil and wastewater disposal and stormwater pipe), drains, CCTV and other facilities and equipment installed in the Phase 1 Residential Common Areas for security purposes, and all mechanical and electrical installations and equipment exclusively for the Residential Development of Phase 1, and such additional devices and facilities of Phase 1 as may at any time be designated as the Phase 1 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 phase

| | | Phase 1 | | | | | | | |
|------------|------|---------|-----|-----|-----|-----|-----|-----|-----|
| Floor* | Flat | A | B | C | D | E | F | G | H |
| 5/F | | 308 | 224 | 170 | 170 | 170 | 179 | 284 | 332 |
| 6/F - 28/F | | 336 | 255 | 187 | 187 | 187 | 202 | 314 | 342 |
| 29/F | | 516 | 560 | / | / | 364 | / | / | 552 |

| | | Phase 1 | | | | | | | |
|------------|------|---------|-----|-----|-----|-----|-----|-----|--|
| Floor* | Flat | J | K | L | M | N | P | Q | |
| 5/F | | 272 | 233 | 214 | 215 | 227 | 232 | 233 | |
| 6/F - 28/F | | 250 | 251 | 233 | 233 | 246 | 250 | 250 | |
| 29/F | | 476 | / | 224 | 222 | 235 | 239 | / | |

The total number of Undivided Shares of the Development is 290,000.

*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 such appointment is to be continued thereafter until terminated 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

The Owner of each Residential Unit in the Completed Phases shall contribute towards the Management Charges (including the Manager's Fee) of the Estate by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget (comprising the Estate Residential Management Budget and the Phase Residential Management Budget) which due proportion shall be : (i) in so far as the Estate Residential Management Budget is concerned, the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all Residential Units in the Completed Phases; and (ii) in so far as the Phase Residential Management Budget is concerned, the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the same Phase of his Residential Unit.

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

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

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

Not applicable.

- Remarks: 1. For full details, please refer to the executed Deed of Mutual Covenant which is free for inspection during opening hours at the sales office. A copy of the executed Deed of Mutual Covenant is available upon request and payment of the necessary photocopying charges.
2. 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.