

ARTISAN HOUSE

臻藝

SALES BROCHURE
售樓說明書

ARTISAN HOUSE

臻藝

Notes to purchasers of first-hand residential properties

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential 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.

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.

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5. Sales brochure

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- 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).

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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.

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 inevitably later than the former.

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.

Notes to purchasers of first-hand residential properties

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- 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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
August 2017

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一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（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。

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/ 每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸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。

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。

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5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契(或公契擬稿)。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契(或公契擬稿)的複本，供準買家免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
- 留意公契內訂明有關物業內可否飼養動物。

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 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。

Notes to purchasers of first-hand residential properties

一手住宅物業買家須知

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」必定較發展項目的預計關鍵日期遲。
- 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。

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。

Notes to purchasers of first-hand residential properties

一手住宅物業買家須知

- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
 - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

Information on the development

發展項目的資料

Name of the Development

ARTISAN HOUSE

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

1 Sai Yuen Lane

The Development consists of one multi-unit building

Total number of storeys

30 storeys (excluding transfer structure, roof, upper roof 1, upper roof 2 and top roof)

Floor numbering as provided in the approved building plans for the Development

G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 33/F

Omitted floor numbers

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

Refuge floor

Roof

發展項目名稱

臻藝

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

西源里1號

發展項目包含一幢多單位建築物

樓層總數

30層（不包括轉換結構層、天台、上層天台1、上層天台2及頂層天台）

發展項目的經批准的建築圖則所規定的樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至33樓

被略去的樓層號數

不設4樓、13樓、14樓及24樓

庇護層

天台

Information on vendor and others involved in the development

賣方及有參與發展項目的其他人的資料

Vendor Grace Sky Creation Limited	賣方 天怡創建有限公司
Holding companies of the vendor New World Development Company Limited Iconic Century Limited Kee Shing Investments Limited	賣方的控權公司 新世界發展有限公司 Iconic Century Limited 奇盛投資有限公司
Authorized person for the Development Mr. Cheung Kong Yeung	發展項目的認可人士 張廣揚先生
The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity Cheung Kong-Yeung Architects Limited	發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團 張廣揚建築師事務所有限公司
Building contractor for the Development Build King Construction Limited	發展項目的承建商 Build King Construction Limited
The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development lu, Lai & Li Mayer Brown	就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所 姚黎李律師行 孖士打律師行
Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development Not Applicable	已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構 不適用
Any other person who has made a loan for the construction of the Development New World Finance Company Limited (The loan has been settled)	已為發展項目的建造提供貸款的任何其他人 新世界金融有限公司（此貸款已結清）

Relationship between parties involved in the development

有參與發展項目的各方的關係

(a)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人	Not Applicable 不適用
(b)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人	Not Applicable 不適用
(c)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person 賣方或該項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述認可人士的家人	No 否
(d)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(e)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(f)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person 賣方或該項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述認可人士的有聯繫人士的家人	No 否
(g)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人	Not Applicable 不適用
(h)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人	Not Applicable 不適用
(i)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors 賣方或該項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述律師事務所的經營人的家人	No 否

Relationship between parties involved in the development

有參與發展項目的各方的關係

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

Information on design of the development

發展項目的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目有構成圍封牆的一部分的非結構的預製外牆。

Total Area of the Non-Structural Prefabricated External Walls of each Residential Property and Range of Thickness of the Non-Structural Prefabricated External Walls of the Block 每個住宅物業的非結構的預製外牆的總面積及建築物的非結構的預製外牆的厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	Range of Thickness 厚度範圍
Floor 樓層	Flat 單位	sq.m (平方米)	mm (毫米)
6/F - 12/F, 21/F - 23/F & 25/F - 27/F (13 storeys) 6樓至12樓、 21樓至23樓及 25樓至27樓 (13層)	A	1.192	150
	B	1.306	
	C	0.437	
	D	0.434	
	E	0.434	
	F	0.437	
	G	0.743	
	H	0.735	
	J	0.369	
	K	0.435	

Total Area of the Non-Structural Prefabricated External Walls of each Residential Property and Range of Thickness of the Non-Structural Prefabricated External Walls of the Block 每個住宅物業的非結構的預製外牆的總面積及建築物的非結構的預製外牆的厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	Range of Thickness 厚度範圍
Floor 樓層	Flat 單位	sq.m (平方米)	mm (毫米)
15/F - 20/F & 28/F - 33/F (12 storeys) 15樓至20樓及 28樓至33樓 (12層)	A	1.192	150
	B	1.312	
	C	0.437	
	D	0.434	
	E	0.434	
	F	0.437	
	G	0.737	
	H	0.735	
	J	0.369	
	K	0.435	

Remark :
13/F, 14/F & 24/F are omitted.
備註：
不設13樓、14樓及24樓。

Information on design of the development

發展項目的設計的資料

There are curtain walls forming part of the enclosing walls of the Development.
發展項目有構成圍封牆的一部分的幕牆。

Total Area of the Curtain Walls of each Residential Property and Range of Thickness of the Curtain Walls of the Building 每個住宅物業的幕牆的總面積及建築物的幕牆的厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	Range of Thickness 厚度範圍
Floor 樓層	Flat 單位	sq.m (平方米)	mm (毫米)
6/F - 12/F, 15/F - 23/F & 25/F - 33/F (25 storeys) 6樓至12樓、 15樓至23樓及 25樓至33樓 (25層)	A	1.528	300
	B	1.263	
	C	-	
	D	-	
	E	-	
	F	-	
	G	1.069	
	H	1.036	
	J	-	
	K	-	

Remark :
13/F, 14/F & 24/F are omitted.
備註：
不設13樓、14樓及24樓。

Information on property management

物業管理的資料

The Manager

New World Property Management Company Limited has been appointed as the manager of the Development under the executed deed of mutual covenant in respect of the Development.

管理人

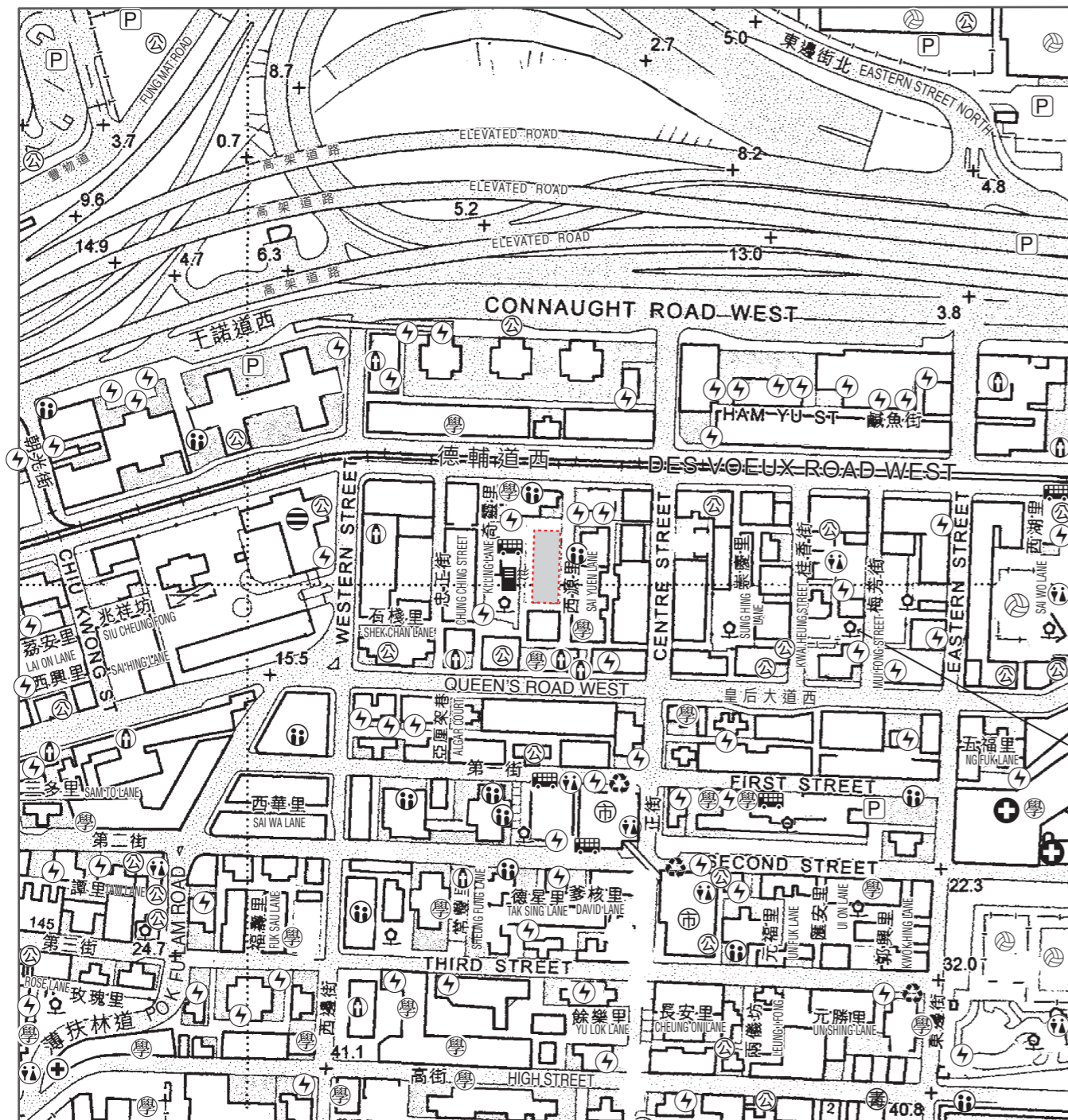
根據發展項目已簽立的公契，新世界物業管理有限公司已獲委任為發展項目的管理人。


Location plan of the development

發展項目的所在位置圖

The Location Plan is prepared based on a reproduction of Survey Sheet No. 11-SW-A dated 18 June 2019 with adjustments where necessary.

所在位置圖依據日期為2019年6月18日之測繪圖 (編號11-SW-A) 複印後擬備，有需要處經修正處理。



 Location of the Development
發展項目的位置

Legend 圖例

-  Addiction treatment centre
戒毒院所
-  Clinic
診療所
-  Hospital
醫院
-  Market (including a wet market and a wholesale market)
市場 (包括濕貨市場及批發市場)
-  Police station
警署
-  Power plant (including electricity sub-stations)
發電廠 (包括電力分站)
-  Public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處)
-  Public convenience
公廁
-  Public park
公園
-  Public utility installation
公用事業設施裝置
-  Public transport terminal (including a rail station)
公共交通總站 (包括鐵路車站)
-  Refuse collection point
垃圾收集站
-  Religious institution (including a church, a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂)
-  School (including a kindergarten)
學校 (包括幼稚園)
-  Social welfare facilities (including an elderly centre and a home for the mentally disabled)
社會福利設施 (包括老人中心及弱智人士護理院)
-  Sports facilities (including a sports ground and a swimming pool)
體育設施 (包括運動場及游泳池)
-  Ventilation shaft for the Mass Transit Railway
香港鐵路的通風井

 (Temporary closed)
(暫時關閉)

Remarks:

1. Due to technical reasons as a result of the irregular boundary of the Development, the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence No. 24/2017.
3. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註:

1. 因發展項目的不規則界線引致的技術原因，所在位置圖所顯示的範圍多《一手住宅物業銷售條例》所要求。
2. 地圖版權屬香港特別行政區政府，經地政總署准許複印，版權特許編號24/2017。
3. 賣方建議準買方到該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。

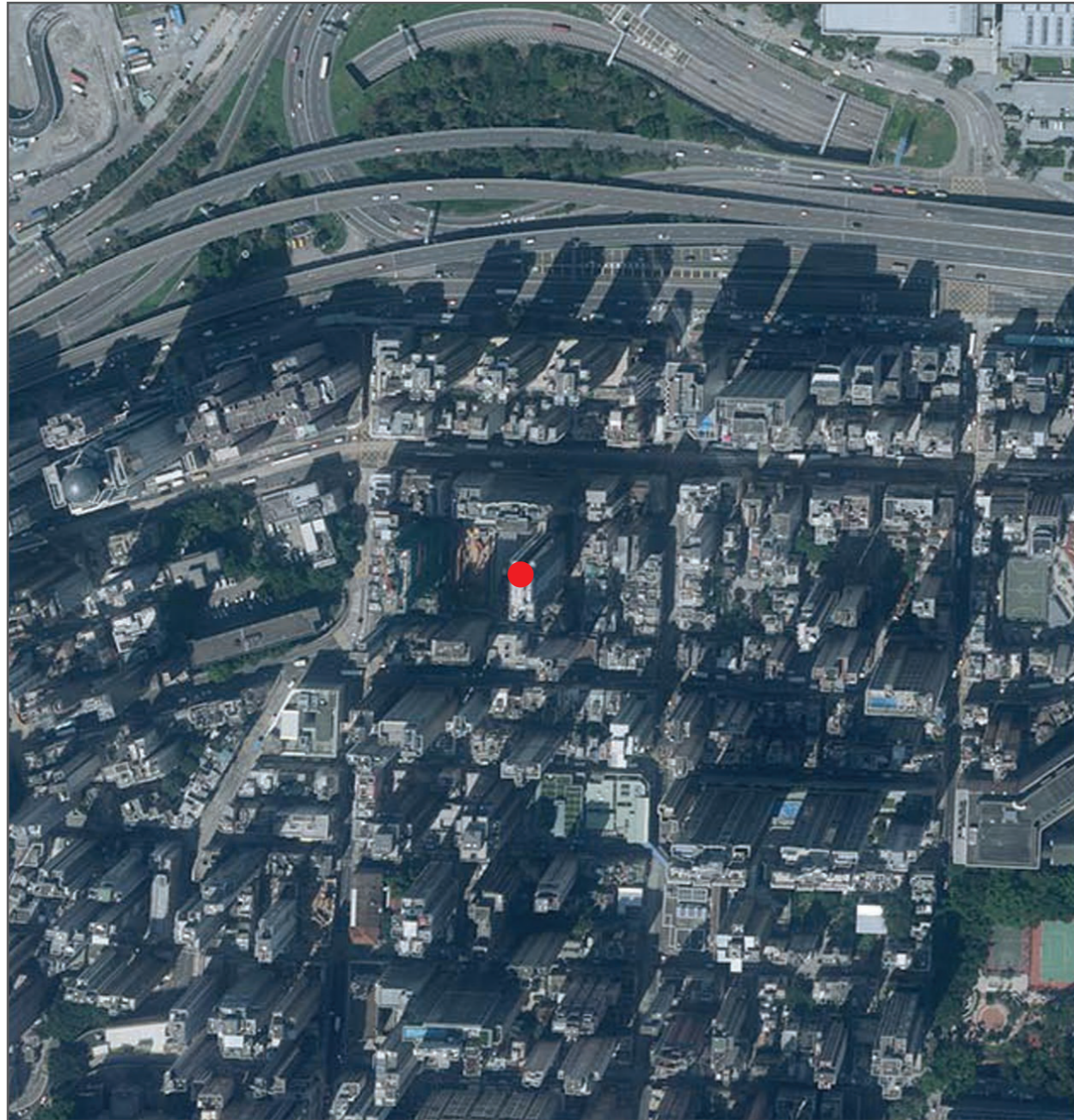


Aerial photograph of the development

發展項目的鳥瞰照片

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E047144C, dated 5 October 2018.

摘錄自地政總署測繪處於2018年10月5日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E047144C。



● Location of the Development
發展項目的位置

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香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

Remarks :

1. The aerial photograph is available for free inspection during normal office hours at the sales office.
2. Due to technical reasons as a result of the irregular boundary of the Development, the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

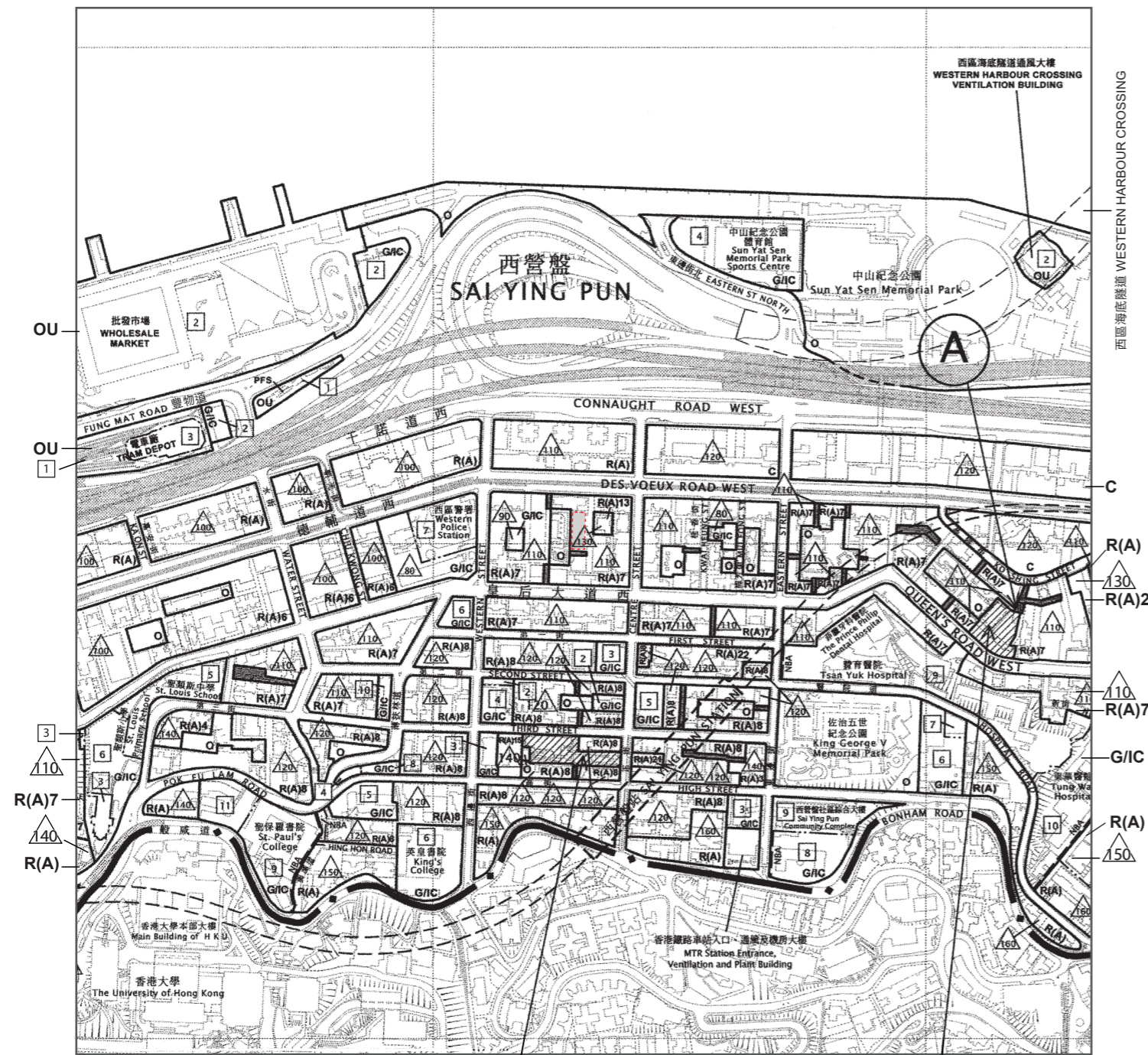
備註：

1. 該鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。
2. 因發展項目的不規則界線引致的技術原因，鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development 關乎發展項目的分區計劃大綱圖等

Part of the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan with plan No. S/H3/32 gazetted on 21 September 2018.

摘錄自2018年9月21日憲報公布之西營盤及上環分區計劃大綱草圖，圖則編號為S/H3/32。



此區的土地用途地帶見市區重建局餘樂里 / 正街發展計劃圖。
 FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY
 YU LOK LANE / CENTRE STREET DEVELOPMENT SCHEME PLAN.

此區的土地用途地帶見市區重建局皇后大道西/賢居里發展計劃圖。
 FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY
 QUEEN'S ROAD WEST / IN KU LANE DEVELOPMENT SCHEME PLAN.



Location of the Development
 發展項目的位置

Notation 圖例

Zones 地帶

- C** Commercial 商業
- CDA** Comprehensive Development Area 綜合發展區
- R(A)** Residential (Group A) 住宅 (甲類)
- R(C)** Residential (Group C) 住宅 (丙類)
- G/IC** Government, Institution or Community 政府、機構或社區
- O** Open Space 休憩用地
- OU** Other Specified Uses 其他指定用途

Communications 交通

- Railway and Station (underground) 鐵路及車站 (地下)
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路
- Pedestrian Precinct/Street 行人專用區或街道

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- Land Development Corporation/Urban Renewal Authority Development Scheme Plan Area 土地發展公司/市區重建局發展計劃圖範圍
- Building Height Control Zone Boundary 建築物高度管制區界線
- Maximum Building Height (in metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
- Maximum Building Height (in number of storeys) 最高建築物高度 (樓層數目)
- PFS** Petrol Filling Station 加油站
- Non-Building Area 非建築用地

Information on matters shown on the plan (plan No. S/H3/32):
 就圖則 (圖則編號S/H3/32) 所顯示的事項的資料:

- (A)** Amendment Item A
 Rezoning of an area at In Ku Lane from "Government, Institution or Community" ("G/IC") to area shown as 'Pedestrian Precinct/Street'
 修訂項目A項
 把位於賢居里的一塊土地，由「政府、機構或社區」地帶改劃作顯示為「行人專用區/街道」地方。

Remarks:

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

備註:

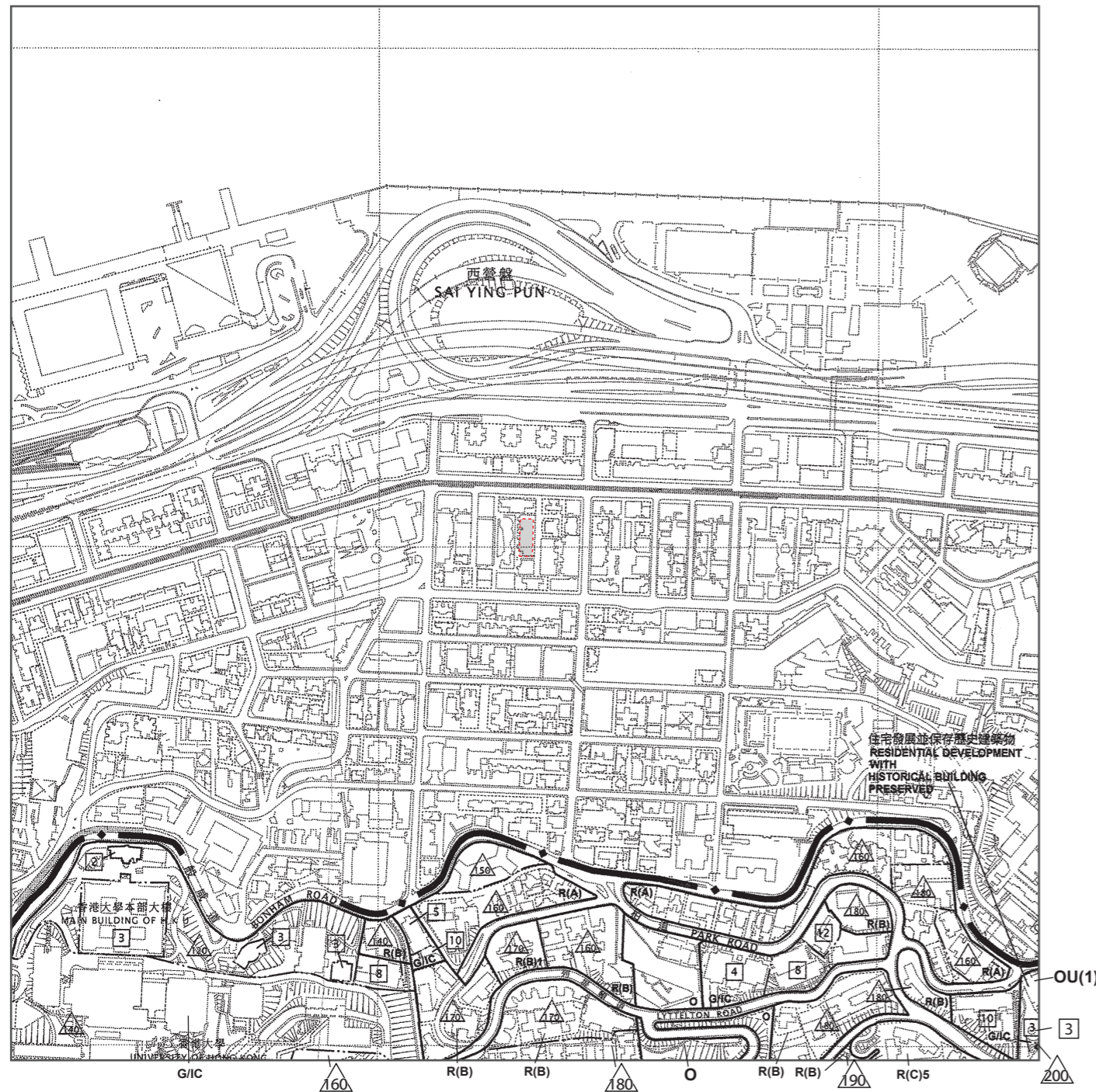
1. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
2. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
4. 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development

關乎發展項目的分區計劃大綱圖等

Part of the approved Mid-Levels West Outline Zoning Plan with plan No. S/H11/15 gazetted on 19 March 2010.

摘錄自2010年3月19日憲報公布之半山區西部分區計劃大綱核准圖，圖則編號為S/H11/15。



Location of the Development
發展項目的位置

Notation 圖例

Zones 地帶

- R(A)** Residential (Group A) 住宅 (甲類)
- R(B)** Residential (Group B) 住宅 (乙類)
- R(C)** Residential (Group C) 住宅 (丙類)
- G/C** Government, Institution or Community 政府、機構或社區
- O** Open Space 休憩用地
- OU** Other Specified Uses 其他指定用途
- GB** Green Belt 綠化地帶

Communications 交通

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

Miscellaneous 其他

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

Remarks:

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

備註:

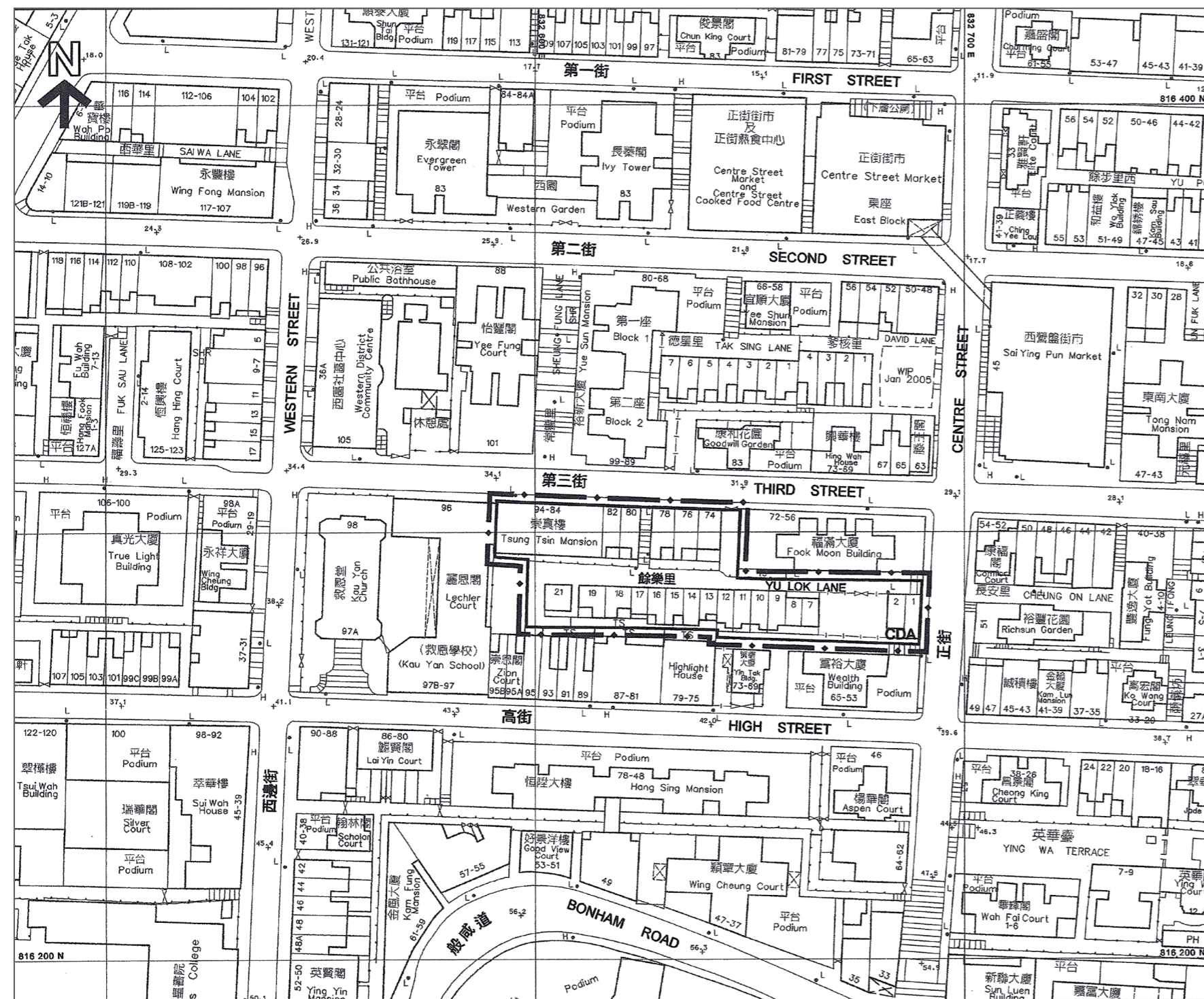
1. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
2. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
4. 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development



關於發展項目的分區計劃大綱圖等

The approved Urban Renewal Authority Yu Lok Lane/Centre Street Development Scheme Plan (Plan No. S/H3/URA2/2) gazetted on 20 April 2007.

2007年4月20日刊憲之市區重建局餘樂里/正街發展計劃核准圖 (圖則編號S/H3/URA2/2)。



Notation 圖例

-  Boundary of Planning Scheme
發展規劃範圍界線
-  Comprehensive Development Area
綜合發展區

Remarks :

1. For location of the development, please refer to the part of the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/32 shown in this section.
2. The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
3. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

1. 關於發展項目的位置，請參閱載於本章節的摘錄自西營盤及上環分區計劃大綱草圖編號S/H3/32。
2. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
3. 賣方建議準買方到該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。

Scale

比例

0 20 40 60 80 100 120 140 160 180 200m(米)

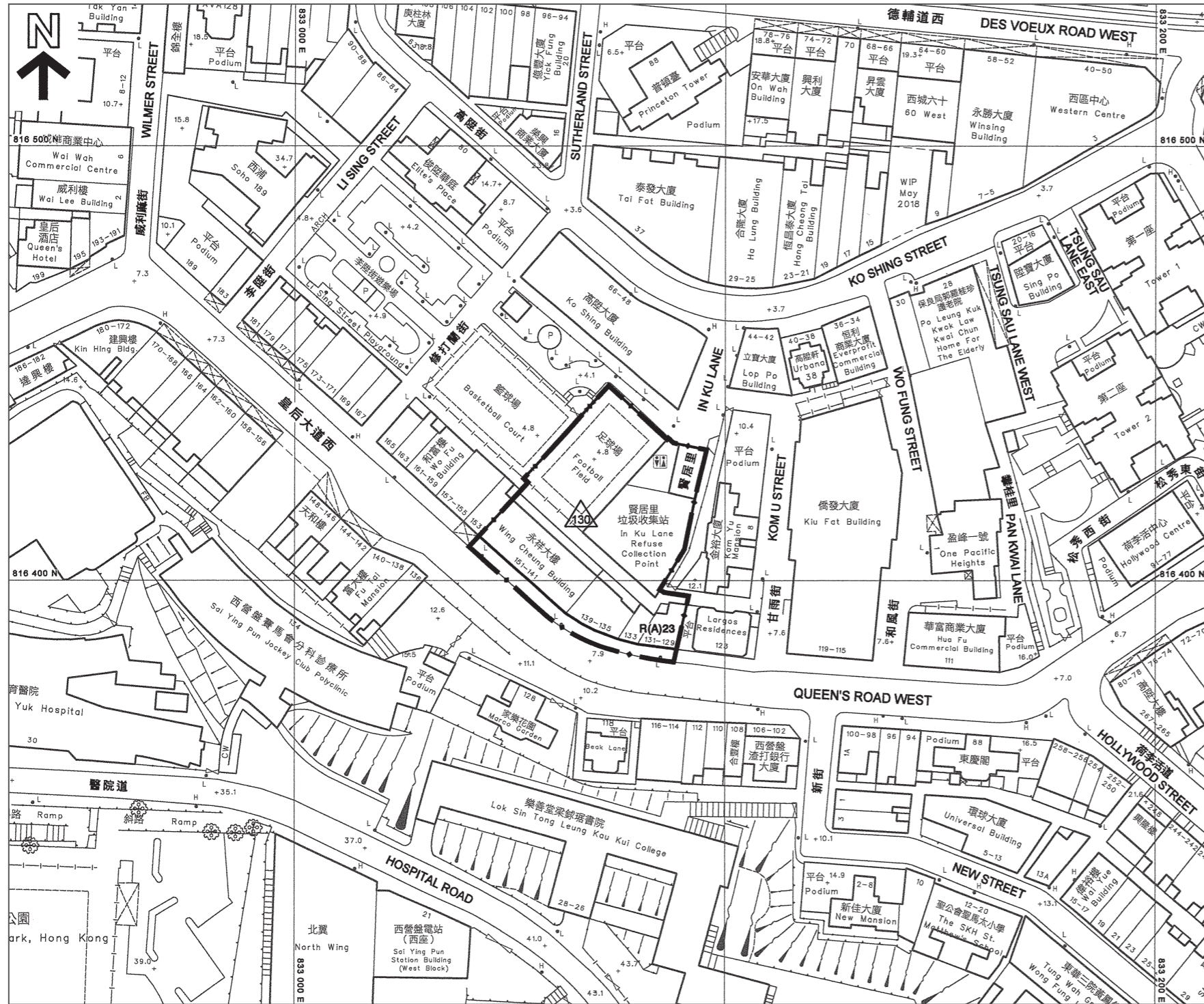


Outline zoning plan etc. relating to the development

關於發展項目的分區計劃大綱圖等

The draft Urban Renewal Authority Queen's Road West / In Ku Lane Development Scheme Plan (Plan No. S/H3/URA3/1) gazetted on 21 September 2018.

2018年9月21日刊憲之市區重建局皇后大道西 / 賢居里發展計劃草圖 (圖則編號S/H3/URA3/1)。



Notation 圖例

- Boundary of Planning Scheme
發展規劃範圍界線
- Residential (Group A) 23
住宅 (甲類) 23
- Maximum Building Height
(in metres above principal datum)
最高建築物高度 (在主水平基準上若干米)

Remarks :

1. For location of the development, please refer to the part of the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/32 shown in this section.
2. The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
3. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

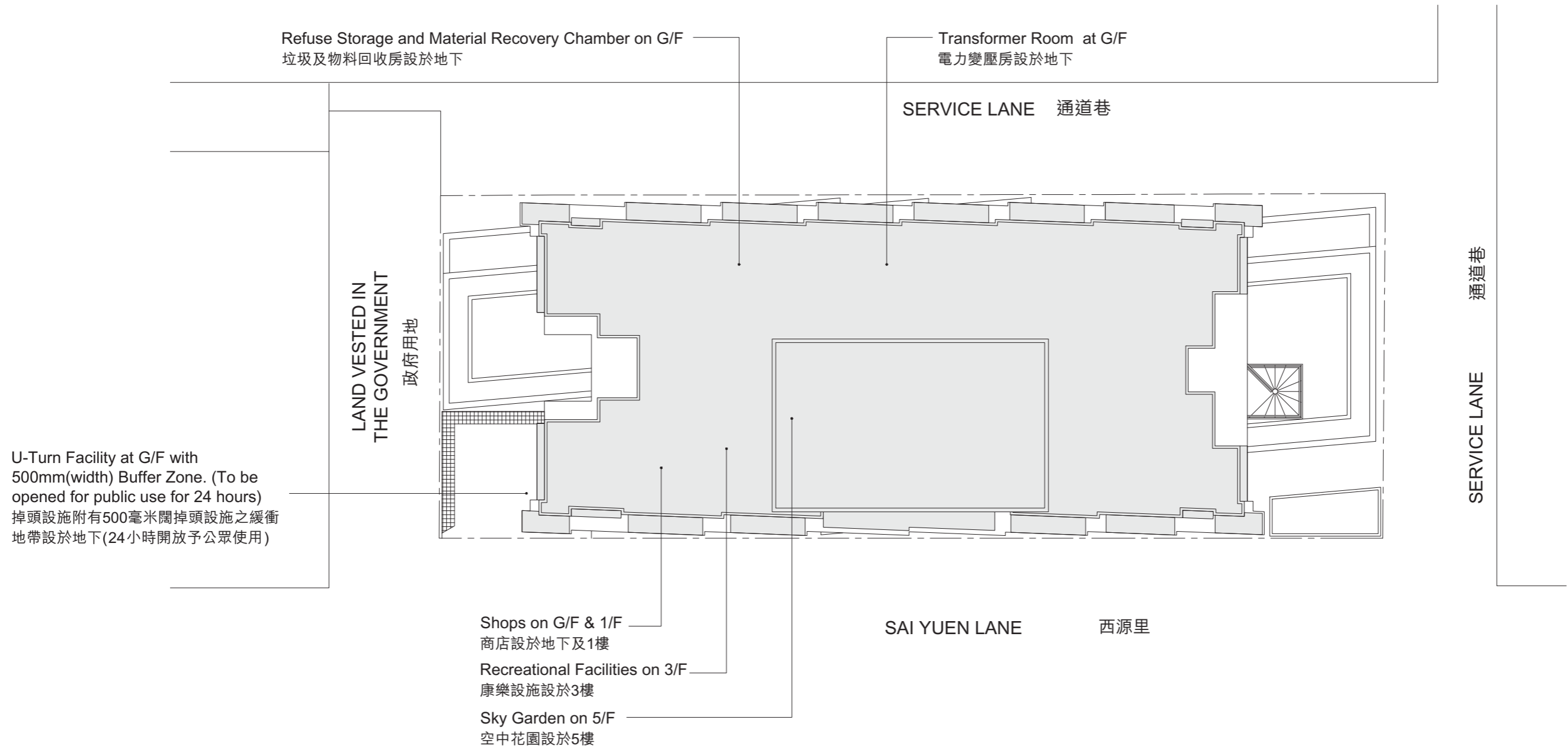
1. 關於發展項目的位置，請參閱載於本章節的摘錄自西營盤及上環分區計劃大綱草圖編號S/H3/32。
2. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

Scale
比例



Layout plan of the development

發展項目的布局圖



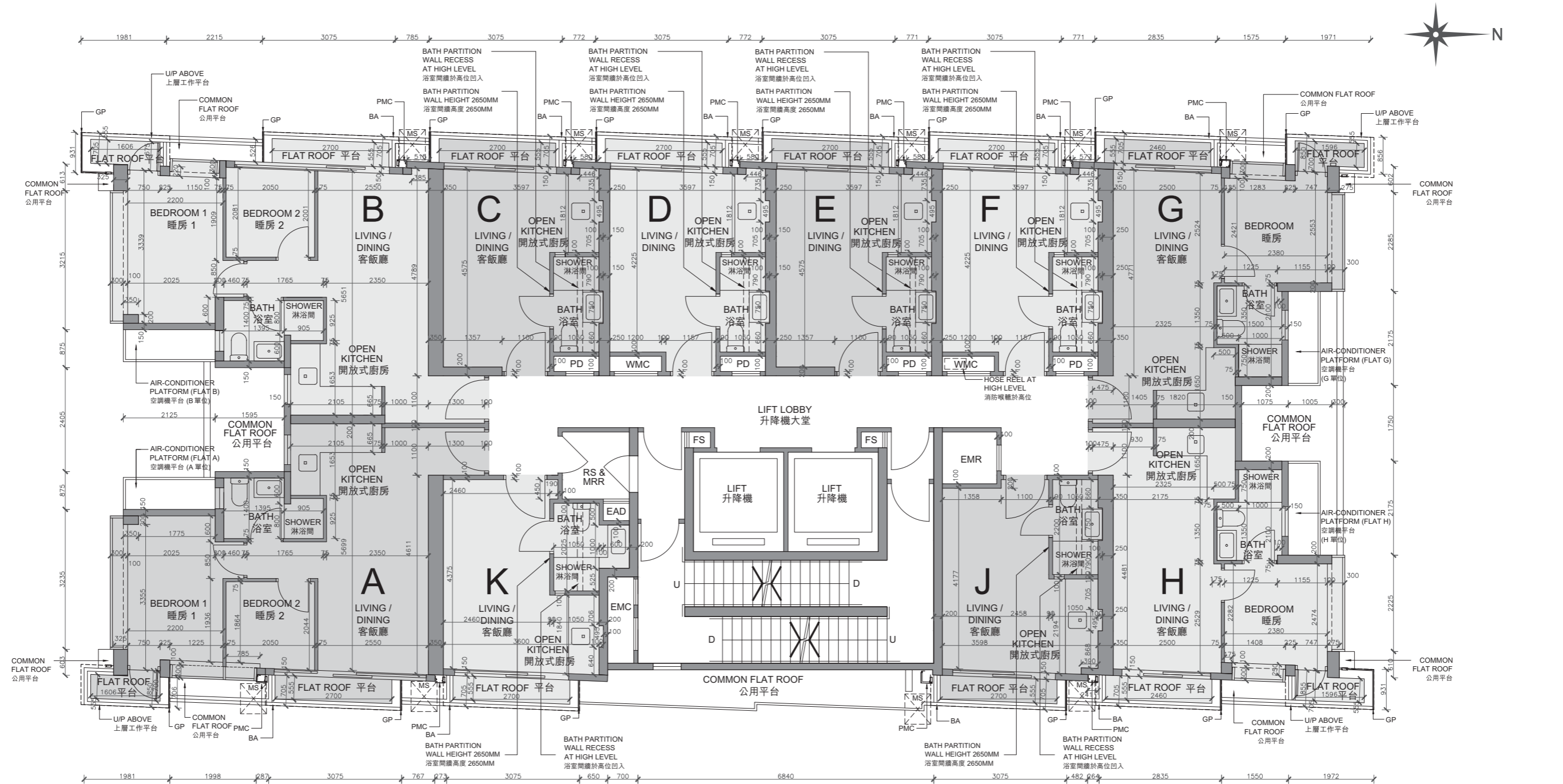
----- Boundary Line of the Development
發展項目的界線



Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

6/F
6樓



Scale 0 1 2 3 4 5M (米)
比例

Description 描述	Flat 單位									
	A	B	C	D	E	F	G	H	J	K
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	3.500			3.500			3.500		3.500	
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度(毫米)	200			150			200		150	

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

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

Remark :
The dimensions in the floor plans are all structural dimensions in millimetre.

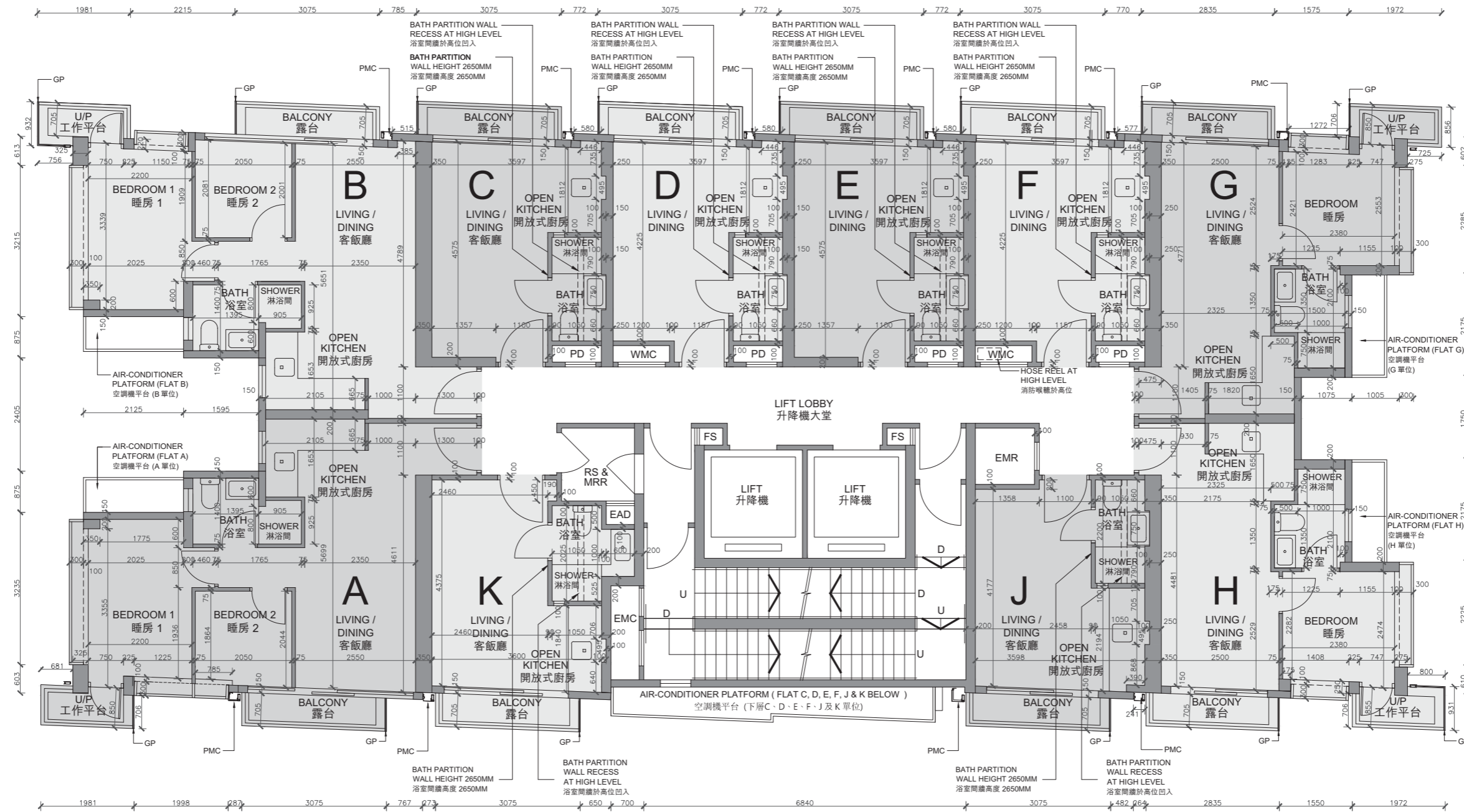
備註：
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

7/F - 12/F, 21/F - 23/F & 25/F - 27/F (13/F, 14/F & 24/F are omitted)

7樓至12樓、21樓至23樓及25樓至27樓 (不設13樓、14樓及24樓)



Scale 0 1 2 3 4 5M (米)
比例

Description 描述	Flat 單位									
	A	B	C	D	E	F	G	H	J	K
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	3.500									
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度(毫米)	200			150			200		150	

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

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

Remark :

The dimensions in the floor plans are all structural dimensions in millimetre.

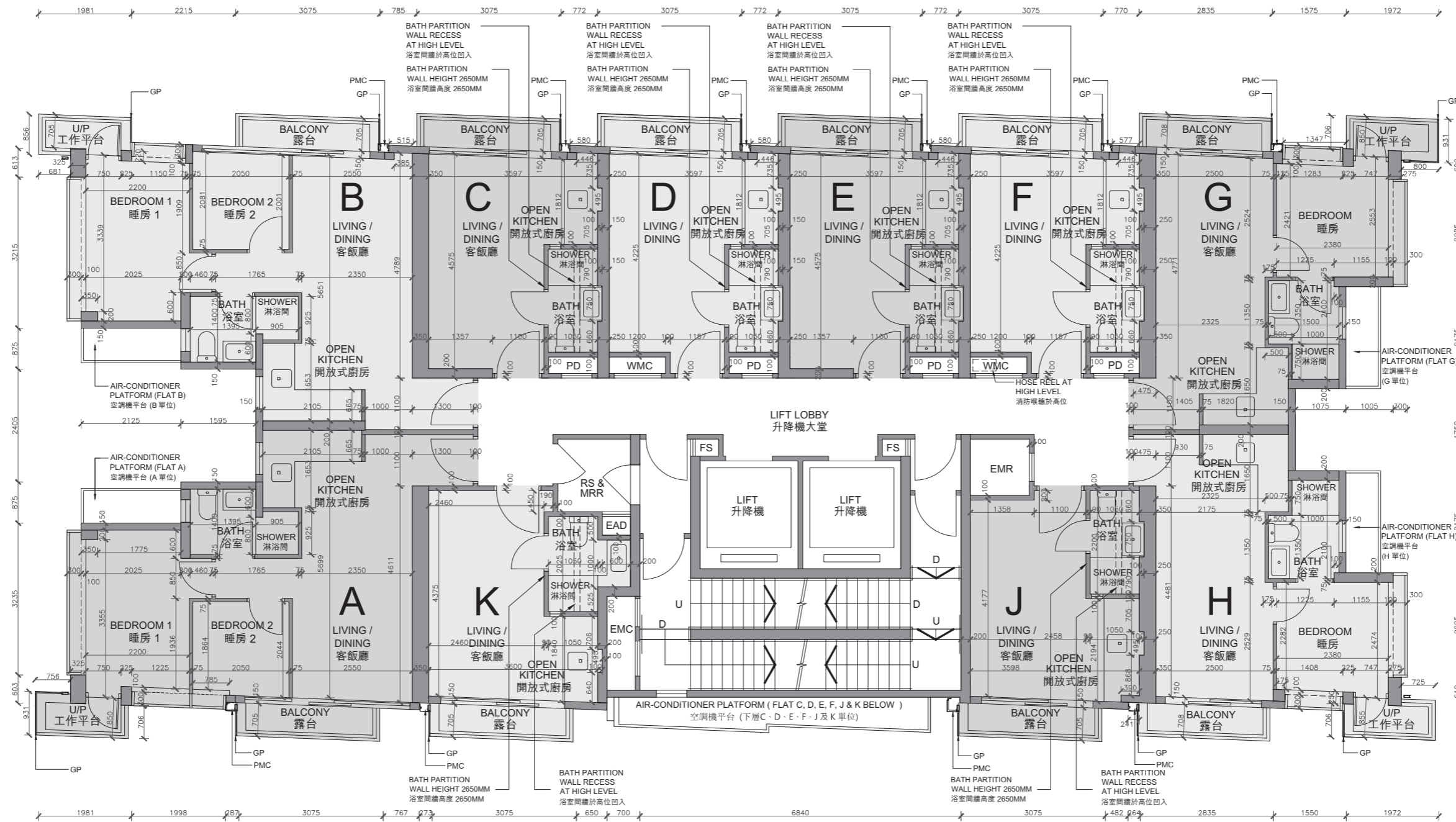
備註 :

樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

15/F - 20/F
15樓至20樓



Scale 0 1 2 3 4 5M (米)
比例

Description 描述	Flat 單位									
	A	B	C	D	E	F	G	H	J	K
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	3.500									
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度(毫米)	200			150			200		150	

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

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

Remark :

The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

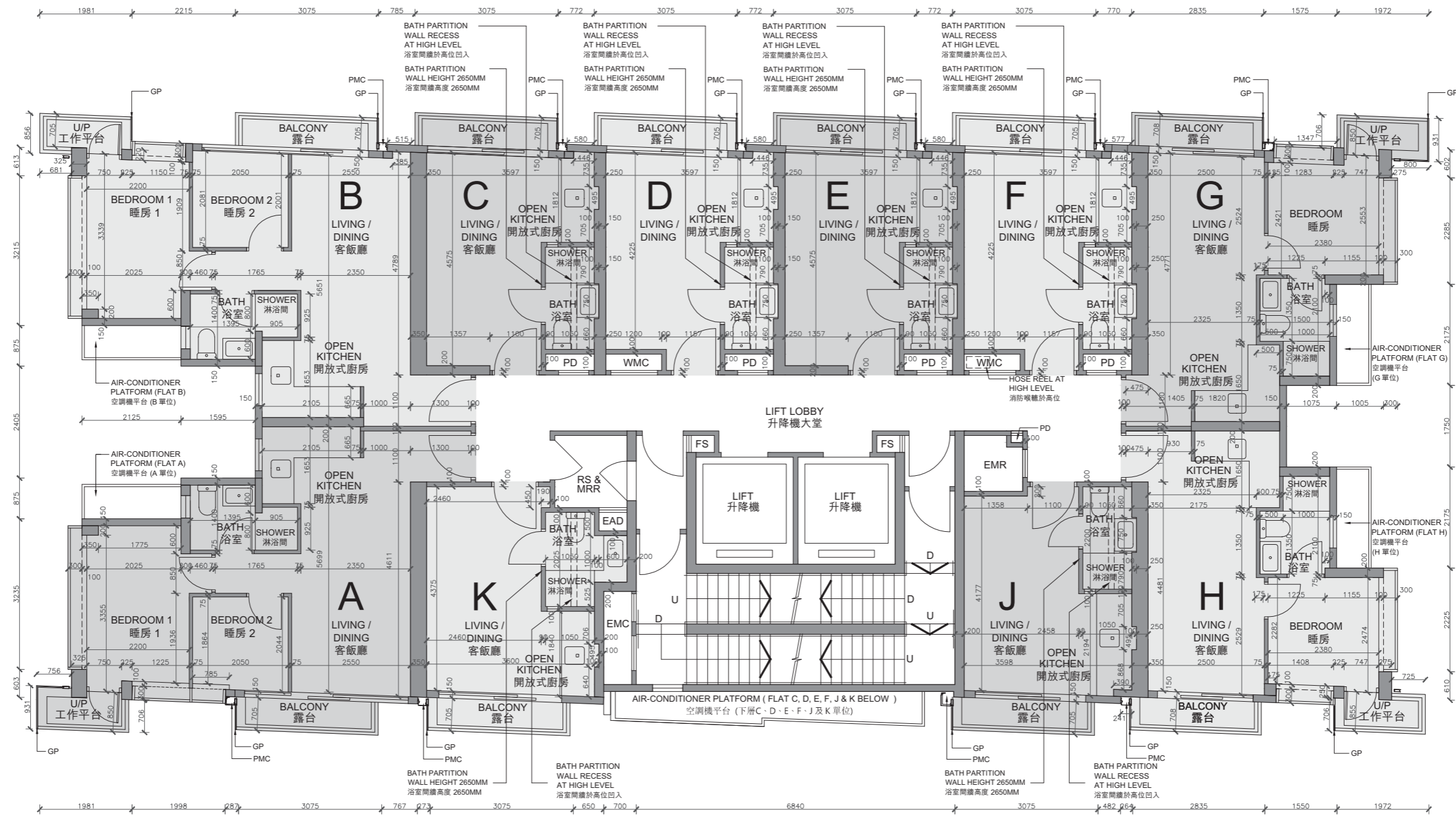
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

28/F - 33/F

28樓至33樓



Scale 0 1 2 3 4 5M (米)
比例

Description 描述	Floor 樓層	Flat 單位										
		A	B	C	D	E	F	G	H	J	K	
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	28/F - 32/F 28樓至32樓	3.500										
	33/F 33樓	3.500				3.500			3.500			3.500
		3.550				3.550			3.550			3.550
		3.670				3.670			3.670			3.670
		3.695				3.695			3.695			3.695
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度(毫米)	28/F - 32/F 28樓至32樓	200			150			200			150	
	33/F 33樓	200										

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

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

Remark :

The dimensions in the floor plans are all structural dimensions in millimetre.

備註 :

樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Remarks applicable to the floor plans in this section :

1. There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or flat roof and/or air-conditioner platform and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
3. There are sunken slabs for mechanical and electrical services and/or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some residential properties.
4. There are exposed pipes located at the upper part of some utility platforms.
5. Balconies and Utility Platforms are non-enclosed areas.
6. Symbols of fittings and fitments such as bath tub, sink, water closet, shower, sink counter, etc. in the floor plans are prepared based on the latest approved building plans and are for general indication only.

適用於本節之樓面平面圖之備註：

1. 部分樓層外牆範圍設有建築裝飾、金屬格柵及/或外露喉管，詳細資料請參考最新經批准的建築圖則及/或經批准的排水設施圖則及/或其他相關圖則。
2. 部分住宅物業的露台及/或平台及/或空調機平台及/或外牆上/附近設有外露及/或外牆裝飾板（覆蓋板）內藏之公用喉管，詳細資料請參考最新經批准的建築圖則及/或經批准的排水設施圖則及/或其他相關圖則。
3. 部分住宅物業有用以安裝機電設備的跌級樓板及/或用以裝置空調裝備及/或其他機電設備的假天花/裝飾橫樑。
4. 部分工作平台上方裝有外露喉管。
5. 露台及工作平台為不可封閉的地方。
6. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃按最新經批准的建築圖則繪製，只作一般示意用途。

Legend for floor plans of residential properties in the Development

發展項目的住宅物業的樓面平面圖圖例

- BA = Balcony Above = 上層露台
BATH = Bathroom = 浴室
D = Down = 下
EAD = Exhaust Air Duct = 抽風槽
EMR = Electrical Meter Room = 電錶房
EMC = Electrical Meter Cabinet = 電錶箱
FS = Fire Service Pipe Duct = 消防管道槽
GP = Glass Panel = 玻璃飾片
LIVING/DINING = Living/Dining Room = 客飯廳
LIFT LOBBY = 升降機大堂
MS = Maintenance Space = 維修位置
PMC = Permeable Metal Cladding = 透風金屬裝飾面板
RS & MRR = Refuse Storage and Material Recovery Room = 垃圾及物料回收室
SHOWER = Shower Cubicle = 淋浴間
WMC = Water Meter Cabinet = 水錶箱
PD = Pipe Duct = 管道槽
U = Up = 上
U/P= Utility Platform = 工作平台

Area of residential properties in the development

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
6/F 6樓	A	39.117 (421) (Balcony 露台 :- (-)) (Utility platform 工作平台 :- (-)) (Verandah 陽台 :- (-))	-	-	-	2.160 (23)	-	-	-	-	-	-
	B	39.102 (421) (Balcony 露台 :- (-)) (Utility platform 工作平台 :- (-)) (Verandah 陽台 :- (-))	-	-	-	2.141 (23)	-	-	-	-	-	-
	C	18.446 (199) (Balcony 露台 :- (-)) (Utility platform 工作平台 :- (-)) (Verandah 陽台 :- (-))	-	-	-	1.314 (14)	-	-	-	-	-	-
	D	17.663 (190) (Balcony 露台 :- (-)) (Utility platform 工作平台 :- (-)) (Verandah 陽台 :- (-))	-	-	-	1.314 (14)	-	-	-	-	-	-
	E	18.316 (197) (Balcony 露台 :- (-)) (Utility platform 工作平台 :- (-)) (Verandah 陽台 :- (-))	-	-	-	1.314 (14)	-	-	-	-	-	-
	F	17.883 (192) (Balcony 露台 :- (-)) (Utility platform 工作平台 :- (-)) (Verandah 陽台 :- (-))	-	-	-	1.314 (14)	-	-	-	-	-	-
	G	28.565 (307) (Balcony 露台 :- (-)) (Utility platform 工作平台 :- (-)) (Verandah 陽台 :- (-))	-	-	-	2.031 (22)	-	-	-	-	-	-
	H	27.860 (300) (Balcony 露台 :- (-)) (Utility platform 工作平台 :- (-)) (Verandah 陽台 :- (-))	-	-	-	2.035 (22)	-	-	-	-	-	-
	J	18.343 (197) (Balcony 露台 :- (-)) (Utility platform 工作平台 :- (-)) (Verandah 陽台 :- (-))	-	-	-	1.314 (14)	-	-	-	-	-	-
	K	18.888 (203) (Balcony 露台 :- (-)) (Utility platform 工作平台 :- (-)) (Verandah 陽台 :- (-))	-	-	-	1.314 (14)	-	-	-	-	-	-

- The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks :

- The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
- 13/F, 14/F and 24/F are omitted.

- 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
- 其他指明項目的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註 :

- 以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。
- 不設13樓、14樓及24樓。

Area of residential properties in the development

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
7/F - 12/F 21/F - 23/F & 25/F - 27/F 7樓至12樓 21樓至23樓及 25樓至27樓	A	42.894 (462) (Balcony 露台: 2.169 (23)) (Utility platform 工作平台: 1.608 (17)) (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
	B	42.929 (462) (Balcony 露台: 2.169 (23)) (Utility platform 工作平台: 1.658 (18)) (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
	C	20.615 (222) (Balcony 露台: 2.169 (23)) (Utility platform 工作平台: - (-)) (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
	D	19.832 (213) (Balcony 露台: 2.169 (23)) (Utility platform 工作平台: - (-)) (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
	E	20.485 (221) (Balcony 露台: 2.169 (23)) (Utility platform 工作平台: - (-)) (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
	F	20.052 (216) (Balcony 露台: 2.169 (23)) (Utility platform 工作平台: - (-)) (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
	G	32.173 (346) (Balcony 露台: 2.000 (22)) (Utility platform 工作平台: 1.608 (17)) (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
	H	31.543 (340) (Balcony 露台: 2.000 (22)) (Utility platform 工作平台: 1.683 (18)) (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
	J	20.512 (221) (Balcony 露台: 2.169 (23)) (Utility platform 工作平台: - (-)) (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
	K	21.057 (227) (Balcony 2.169 (23)) (Utility platform 工作平台: - (-)) (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-

- The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

- The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
- 13/F, 14/F and 24/F are omitted.

- 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
- 其他指明項目的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。
- 不設13樓、14樓及24樓。

Area of residential properties in the development

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
15/F - 20/F & 28/F - 33/F 15樓至20樓及 28樓至33樓	A	42.962 (462) (Balcony 露台 : 2.169 (23)) (Utility platform 工作平台 : 1.676 (18)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
	B	42.867 (461) (Balcony 露台 : 2.169 (23)) (Utility platform 工作平台 : 1.590 (17)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
	C	20.615 (222) (Balcony 露台 : 2.169 (23)) (Utility platform 工作平台 : - (-)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
	D	19.832 (213) (Balcony 露台 : 2.169 (23)) (Utility platform 工作平台 : - (-)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
	E	20.485 (221) (Balcony 露台 : 2.169 (23)) (Utility platform 工作平台 : - (-)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
	F	20.052 (216) (Balcony 露台 : 2.169 (23)) (Utility platform 工作平台 : - (-)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
	G	32.238 (347) (Balcony 露台 : 2.000 (22)) (Utility platform 工作平台 : 1.679 (18)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
	H	31.472 (339) (Balcony 露台 : 2.000 (22)) (Utility platform 工作平台 : 1.612 (17)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
	J	20.512 (221) (Balcony 露台 : 2.169 (23)) (Utility platform 工作平台 : - (-)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-
	K	21.057 (227) (Balcony 2.169 (23)) (Utility platform 工作平台 : - (-)) (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-

- The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks :

- The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
- 13/F, 14/F and 24/F are omitted.

- 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
- 其他指明項目的面積 (不計算入實用面積) 是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註 :

- 以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。
- 不設13樓、14樓及24樓。

Floor plans of parking spaces in the development

發展項目中的停車位的樓面平面圖

Not applicable

不適用

Summary of preliminary agreement for sale and purchase

臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
 2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
 3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement -
 - (a) that preliminary agreement is terminated;
 - (b) the preliminary deposit is forfeited; and
 - (c) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。
 2. 買方在簽署臨時買賣合約時須支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
 3. 如買方沒有於訂立該臨時合約的日期之後的5個工作日內簽立買賣合約 -
 - (a) 該臨時合約即告終止；
 - (b) 有關的臨時訂金即予沒收；及
 - (c) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

Summary of deed of mutual covenant

公契的摘要

A. The common parts of the Development

The following terms are defined in the executed deed of mutual covenant ("**DMC**") in respect of the Development :-

1. "**Common Areas**" means collectively the Development Common Areas and the Residential Common Areas and all those parts of the Development designated as common areas in any Sub-Deed (as defined in the DMC) (if any), each of which Common Areas shall, where applicable and not inconsistent with the provisions of the DMC, include those common parts specified in Schedule 1 to the Building Management Ordinance, Cap.344 of the Laws of Hong Kong ("**the BMO**") (excluding those parts of the external walls (including curtain walls) of the Development which form part of a Residential Unit or the Commercial Accommodation).
2. "**Common Facilities**" means collectively the Development Common Facilities and the Residential Common Facilities and all those facilities of the Development designated as common facilities in any Sub-Deed (as defined in the DMC).
3. "**Development Common Areas**" means all those areas or parts of the Lot and the Development the right to the use of which is designated for the common use and benefit of the Owners and Occupiers of all the Units and is not given by the DMC or otherwise to the First Owner or an Owner of any individual Unit and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which include, without limiting the generality of the foregoing:-
 - (a) external walls (including but not limited to the vertical green walls and the curtain walls) but excluding external walls forming part of Commercial Accommodation or the Residential Common Areas or a Residential Unit);
 - (b) the foundations, columns, beams and other structural supports and elements; Required Greenery Area and Planters on the Ground Floor to the Third Floor; U-Turn Facility Area; Fire Service Control Room, Refuse Storage and Material Recover Chamber, Gas Valve Cabinet, Pipe Ducts, Fire Service and Sprinkler Inlets, Fireman's Access Point, Hose Reels, Water Points, Water Meter Cabinet, Transformer Room, High Voltage Switch Room, Cable Lead in, Cable Ducts, Covered Channels, staircases on the Ground Floor (other than the staircase forming part of the Commercial Accommodation); Pipe Ducts, Cable Ducts, on the First Floor; Telecommunication Broadcast Equipment Room 1, the Fire Service Tank, the Fire Service Tank and Pump Room, Low Voltage Switch Room, Sprinkler Tank and Pump Room 2, Sprinkler Tank, Sprinkler Tank and Pump room 1, Flushing Water Tank and Pump Room, Potable Water Tank and Pump Room, Hose Reel, Water Meter Chamber, Pipe Ducts and Air-Conditioning Platform on the Second Floor (other than the Air-Conditioning Platform which forms part of the Commercial Accommodation); Telecommunication Broadcast Equipment Room 2 on the Third Floor, the lift lobby(ies) (other than lift lobbies forming part of the Residential Common Areas or the Commercial Accommodation); the staircases and flat roofs (excluding any staircase(s) and flat roof(s) forming part of any Unit(s) or forming part of the Residential Common Areas or the Commercial Accommodation), Emergency Generator Room on Upper Roof 2 Floor;
 - (c) the Slopes and Retaining Walls (if any) which are located within the Lot;
 - (d) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
 - (e) such areas within the meaning of "common parts" as defined in Section 2 of the BMO but shall exclude the Commercial Accommodation and the Residential Common Areas;

- (f) such additional areas of the Development as may at any time be designated as Development Common Areas by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the DMC;

which Development Common Areas are for the purpose of identification shown and coloured Orange and Orange Black Cross Hatching on the Plans annexed to the DMC, the accuracy of such plans is certified by and on behalf of the Authorized Person.

4. "**Development Common Facilities**" means all those facilities and installation in the Development used in common by or installed or intended for the common use and benefit of the Development as a whole as part of the amenities thereof (and not just for the exclusive benefit of any particular part thereof) and which are subject to the provisions of the DMC to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Development and includes but not limited to the sewers, drains, gutters, manholes, storm water drains, water courses, channels, water mains, cables, pipes, wires, ducts, flushing mains, fresh water mains, gas valve, fire services installations, fire warning system, fire fighting equipment, fire hydrant, hose reel system, sprinkler system, sprinkler control valve set, fire alarm system, emergency generator, emergency lighting system, portable appliances, exit signs, visual fire alarm system, security equipment and facilities, ventilation fans, lights, lightning post, lightning rods, switches, meters, sanitary fittings, refuse disposal equipment, communal aerials, equipment, cat ladder, plant and machinery and other like installations, facilities or services and such additional devices and facilities of the Development as may at any time be designated as Development Common Facilities by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the DMC.
5. "**Residential Common Areas**" means those parts of the Residential Accommodation designated for the common use and benefit of the Owners of all the Residential Units as a whole (and not just any particular Residential Unit) and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Residential Unit and is not otherwise specifically assigned to the Manager on trust for the benefit of all Owners and which, without limiting the generality of the foregoing, include but not limited to:-
 - (a) external walls of the Residential Units including the non-structural prefabricated walls and the curtain walls and the curtain wall system of the Development (except the windows and openable parts of the curtain wall system forming part of a Residential Unit and such pieces of vision panels forming part of the curtain wall system and wholly enclosing or fronting a Residential Unit, which form part of the relevant Residential Unit);
 - (b) architectural features (if any) forming part of or on such external walls and/or curtain walls;

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(c) the Domestic Entrances, Domestic Entrance Lobby, Caretaker Counter, Mail Boxes, Lavatory for watchman and management staff, Covered Channels all on the Ground Floor; AC Platforms (other than AC platforms for Commercial Accommodation) on the First and Second Floor; the Club House and Green Terraces on the Third Floor; Sky Garden, Sky Lights, all planters and Pipe Ducts and Lift Lobby on the Fifth Floor; Two (2) Lifts (designated as Lift 1 and Lift 2 respectively on the Approved Building Plans); the Staircases from Third Floor to Roof Floor (excluding any staircase forming part of any Unit or forming part of the Development Common Areas); the Maintenance Spaces for inspection and repair of drains and pipes and flat roofs on Sixth Floor; all Lift Lobbies (excluding lift lobby(ies) forming part of any Unit or forming part of the Development Common Areas), Water Meter Cabinets, Refuse Storage & Material Recovery Rooms, Air-conditioning Platforms, Exhaust Air Ducts, Electrical and Mechanical Cabinets, Fire Services, Access Panels, Pipe Ducts, Electricity Ducts, Hose Reels and architecture features on each of the Sixth Floor to Thirty-Third Floor; the flat roofs (excluding any flat roof(s) forming part of the Units or forming part of the Development Common Areas), the Potable Water Pump Room, Flushing Water Pump Room, Exhaust Air Duct, Lift Shafts, Lift Lobbies, Hose Reel, AC Platform, planters, staircases and covers of balconies and utility platforms all on the Roof Floor (Refuge Floor); Potable Water Pump Room, the Lift Machine Room 1, Flushing Water Pump Room and Lift Shaft on the Upper Roof 1 Floor; Lift Machine Room 2 on the Upper Roof 2 Floor; the Top Roof Floor; and such additional areas of the Development as may at any time be designated as Residential Common Areas by the First Owner subject to the approval by a resolution of the Owners at an Owners' meeting convened in accordance with the provisions of the DMC;

(d) such areas within the meaning of "common parts" as defined in Section 2 of the BMO but shall exclude the Development Common Areas and the Commercial Accommodation.

The Residential Common Areas are for the purpose of identification shown and coloured Green on the Plans annexed to the DMC the accuracy of which is certified by and on behalf of the Authorized Person. For the avoidance of doubt, any vision panel forming part of the curtain wall system of the Development that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas.

6. **"Residential Common Facilities"** means all those facilities and installations of the Residential Accommodation intended for the common use and benefit of the Owners of the Residential Units as a whole (and not just any particular Residential Unit) and which are subject to the provisions of the DMC to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to the Gondola System, the plant equipment and facilities for the Club House, wires, cables, meters, switches, ducts, pipes, drains, lifts and ancillary equipment, fire services installations, security installations and all mechanical and electrical installations and facilities and equipment exclusively for the Residential Common Areas and such additional devices and facilities of the Development as may be approved by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the DMC.

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

Residential Units 6/F	No. of Units	No. of Undivided Shares per Unit	Total No. of Undivided Shares
Flat A (Note 3)	1	39	39
Flat B (Note 3)	1	39	39
Flat C (Note 3)	1	19	19
Flat D (Note 3)	1	18	18
Flat E (Note 3)	1	18	18
Flat F (Note 3)	1	18	18
Flat G (Note 3)	1	29	29
Flat H (Note 3)	1	28	28
Flat J (Note 3)	1	18	18
Flat K (Note 3)	1	19	19

Residential Units 7/F - 12/F	No. of Units	No. of Undivided Shares per Unit	Total No. of Undivided Shares
Flat A (Note 2)	6	43	258
Flat B (Note 2)	6	43	258
Flat C (Note 1)	6	21	126
Flat D (Note 1)	6	20	120
Flat E (Note 1)	6	20	120
Flat F (Note 1)	6	20	120
Flat G (Note 2)	6	32	192
Flat H (Note 2)	6	32	192
Flat J (Note 1)	6	21	126
Flat K (Note 1)	6	21	126

Residential Units 15/F - 20/F	No. of Units	No. of Undivided Shares per Unit	Total No. of Undivided Shares
Flat A (Note 2)	6	43	258
Flat B (Note 2)	6	43	258
Flat C (Note 1)	6	21	126
Flat D (Note 1)	6	20	120
Flat E (Note 1)	6	20	120
Flat F (Note 1)	6	20	120
Flat G (Note 2)	6	32	192
Flat H (Note 2)	6	31	186
Flat J (Note 1)	6	21	126
Flat K (Note 1)	6	21	126

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Residential Units 21/F - 27/F	No. of Units	No. of Undivided Shares per Unit	Total No. of Undivided Shares
Flat A (Note 2)	6	43	258
Flat B (Note 2)	6	43	258
Flat C (Note 1)	6	21	126
Flat D (Note 1)	6	20	120
Flat E (Note 1)	6	20	120
Flat F (Note 1)	6	20	120
Flat G (Note 2)	6	32	192
Flat H (Note 2)	6	32	192
Flat J (Note 1)	6	21	126
Flat K (Note 1)	6	21	126

Residential Units 28/F - 33/F	No. of Units	No. of Undivided Shares per Unit	Total No. of Undivided Shares
Flat A (Note 2)	6	43	258
Flat B (Note 2)	6	43	258
Flat C (Note 1)	6	21	126
Flat D (Note 1)	6	20	120
Flat E (Note 1)	6	20	120
Flat F (Note 1)	6	20	120
Flat G (Note 2)	6	32	192
Flat H (Note 2)	6	31	186
Flat J (Note 1)	6	21	126
Flat K (Note 1)	6	21	126

Remarks : There are no 4th, 13th, 14th and 24th Floors in the Development

Note 1 : means including the balcony thereof.

Note 2 : means including the balcony and the utility platform thereof.

Note 3 : means including the flat roof(s) adjacent thereto.

C. The terms of years for which the manager of the Development is appointed

New World Property Management Company Limited has been appointed as Manager to undertake the management and maintenance of the Development for an initial term of two (2) years from the date of the DMC and to be continued thereafter until terminated in writing in accordance with the terms of the DMC.

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 shall pay the due contribution of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be 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.

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

The management fee deposit is equal to two (2) months of the monthly contribution to the Management Charges in respect of the Unit based on the first annual Management Budgets which amount shall be transferable.

F. The area in the Development retained by the vendor for the vendor's own use

Not applicable.

Note :

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

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A. 發展項目的公用部分

發展項目已簽立的公契(下稱「公契」)對下列之定義界定如下:-

1. 「公用地方」統指發展項目公用地方及住宅公用地方及任何公契分契(按公契界定)(如有)指定作為公用地方的發展項目所有該等部分。如適用和在不抵觸公契的規定下,每項公用地方包括香港法例第344章《建築物管理條例》(下稱「建築物管理條例」)第一附表指定的該等公用部分(不包括發展項目內構成住宅單位或商業樓宇之部分的外牆(包括幕牆)的該等部分)。
2. 「公用設施」統指發展項目公用設施及住宅公用設施及任何公契分契(按公契界定)指定作為公用設施的發展項目所有該等部分。
3. 「發展項目公用地方」指該地方或部分該地段及發展項目中指明為所有單位的業主及佔用人共同使用及享用的地方或其部分而並非按公契或其他規定指定給第一業主或任何個別住宅單位的業主,亦並非特別轉讓(除非給管理人以信託形式代表所有業主持有)在不限制上述一般適用範圍下,包括:-
 - (a) 外牆(包括但不限於垂直綠化牆及幕牆,但不包括構成商業樓宇或住宅公用地方或住宅單位部分的外牆);
 - (b) 地基、支柱、木樑和其他結構承托物及部件;地下至三樓之綠化地帶及花槽;在地下之U-Turn設施地區、消防控制室、垃圾存放及物料回收室、煤氣閥箱、管道槽、消防及灑水器入水口、消防員入口、消防喉轆、取水點、水錶櫃、電力變壓房、高電壓電掣房、電纜引入系統、電纜槽、有蓋水渠、在地下之樓梯(構成商業樓宇部分的樓梯除外);在一樓的管道槽、電纜槽;在二樓的電訊廣播設備室1、消防水缸、消防水缸及泵房、低電壓電掣房、灑水器水缸及泵房2、灑水器水缸、灑水器水缸及泵房1、沖廁水水缸及泵房、食水水缸及泵房、消防喉轆、水錶房、管道槽及冷氣機平台(構成商業樓宇部分的冷氣機平台除外);在三樓的電訊廣播設備室2、電梯大堂(構成住宅公用地方或商業樓宇部分的電梯大堂除外);樓梯及平台(構成任何單位部分或住宅公用地方或商業樓宇之樓梯及平台除外);在天台上層第二層之緊急發電機房;
 - (c) 位於該地段內之斜坡及護土牆(如有);
 - (d) 設置或使用天線廣播發佈或電訊網絡設備的地方;
 - (e) 符合建築物管理條例第二條「公用部分」定義之地方但不包括商業樓宇及住宅公用地方;
 - (f) 第一業主在任何時候指定並經業主在按公契規定召開的業主大會上通過決議批准作為發展項目之公用地方的該等新增地方;

發展項目公用地方在公契附錄之圖則(經認可人仕核實為準確)上用橙色及橙色附加黑色交叉線顯示,以供識別。

4. 「發展項目公用設施」指安裝作為其便利設施部分或擬供整個發展項目共同使用與享用,但並非僅供其中任何個別部分獨家享用的發展項目內的所有該等設施及裝置。發展項目設施由每個業主和佔用人與發展項目所有其他業主和佔用人共同使用,受公契條文規限,包括但不限於污水渠、排水渠、明渠、沙井、雨水排水渠、水道、渠道、總水喉、電纜、管道、電線、管槽、沖廁水總喉、食水總喉、煤氣閥、消防裝置、火警警報系統、滅火設備、消防栓、消防喉轆系統、灑水器系統、灑水器控制閥、火警鐘系統、緊急發電機、緊急照明系統、攜帶式裝置、出口標誌、圖像火警報系統、保安設備及設施、通風扇、照明、燈柱、避雷針、電掣、儀錶、衛生裝置、垃圾處理設備、公共天線、設備、貓梯、機械及機器及其他類似裝置、設施或服務及第一業主在任何時候指定並經業主在按公契規定召開的業主大會上通過決議批准作為發展項目公用設施的發展項目該等新增設備及設施。

5. 「住宅公用地方」指於住宅樓宇中指明為所有住宅單位的業主一起共同使用及享用的該等部分(並非僅供任何個別住宅單位)而並非按公契或其他規定指定給第一業主或任何個別住宅單位的業主,亦並非特別轉讓(除非給管理人以信託形式代表所有業主持有)在不限制上述一般適用範圍下,包括:-

- (a) 住宅單位的外牆,包括非結構性預設組件之牆身及幕牆及發展項目之幕牆系統(構成住宅單位部分之窗戶及可開啟之幕牆系統部分及構成住宅單位部分並覆蓋整個住宅單位或在住宅單位正面構成幕牆系統部分之觀景版除外);
- (b) 構成或在外牆及/或幕牆上之建築裝飾(如有);
- (c) 在地下的住宅入口、住宅入口大堂、管理員櫃台、郵件箱、看更及管理員廁所、在地下所有有蓋水渠;在一樓及二樓的冷氣機平台(構成商業樓宇部分的冷氣機平台除外);在三樓之會所及綠化露台;在五樓之空中花園、天窗、所有花槽及管道槽及電梯大堂;兩部電梯(於批准圖則中分別指明為電梯1及電梯2);三樓至天台之樓梯(構成其中任何單位及發展項目公用地方的樓梯除外);在六樓用作檢查及修理排水渠及管道的維修區及平台;在六樓至三十三樓所有電梯大堂(構成任何單位部分或發展項目公用地方部分之電梯大堂除外),水錶櫃,垃圾存放及物料回收室,冷氣機平台、廢氣喉、電力及機械櫃、消防設施、檢修門、管道槽、電線槽、消防喉轆及建築裝飾;在天台(庇護層)之平台(構成單位部分或發展項目公用地方部分之平台除外),食用水泵房、沖廁水泵房,廢氣喉,升降機槽、電梯大堂、消防喉轆、冷氣機平台、花槽、樓梯、露台及工作平台上蓋;在天台上層第一層之食用水泵房、電梯機房1、沖廁水泵房及升降機槽;在天台上層第二層之電梯機房2、天台頂層及第一業主在任何時候指定並經業主按公契規定召開的業主大會上通過決議批准作為住宅公用地方的住宅公用地方之新增地方;
- (d) 符合建築物管理條例第二條「公用部分」定義之地方,但發展項目公用地方及商業樓宇除外。

住宅公用地方在公契附錄之圖則(經認可人仕核實為準確)上用綠色顯示,以供識別。為避免疑慮,任何構成發展項目幕牆系統部分而並不覆蓋整個住宅單位但延伸至兩個或以上的住宅單位的觀景版當構成住宅公用地方之部分。

6. 「住宅公用設施」指擬供所有住宅單位(並非僅供任何個別住宅單位)業主共同使用與享用並在公契的規限下由每個住宅單位業主及佔用人與所有其他住宅單位業主及佔用人共同使用的住宅樓宇項目的所有該等設施及裝置,包括但不限於吊船系統、供會所使用的機械、設備及設施,供住宅公用地方專用的電線、電纜、儀錶,電掣、管槽、管道、排水渠、電梯及附加設備、消防裝置、保安裝置及一切機電裝置、設施及設備及經業主在按公契規定召開的業主大會上通過決議批准的發展項目等新增設備及設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

住宅單位 6樓	單位數目	每個單位之 不分割份數	不分割份數 之總數
單位 A (註釋 3)	1	39	39
單位 B (註釋 3)	1	39	39
單位 C (註釋 3)	1	19	19
單位 D (註釋 3)	1	18	18
單位 E (註釋 3)	1	18	18
單位 F (註釋 3)	1	18	18
單位 G (註釋 3)	1	29	29
單位 H (註釋 3)	1	28	28
單位 J (註釋 3)	1	18	18
單位 K (註釋 3)	1	19	19

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住宅單位 7樓至12樓	單位數目	每個單位之 不分割份數	不分割份數 之總數
單位 A (註釋 2)	6	43	258
單位 B (註釋 2)	6	43	258
單位 C (註釋 1)	6	21	126
單位 D (註釋 1)	6	20	120
單位 E (註釋 1)	6	20	120
單位 F (註釋 1)	6	20	120
單位 G (註釋 2)	6	32	192
單位 H (註釋 2)	6	32	192
單位 J (註釋 1)	6	21	126
單位 K (註釋 1)	6	21	126

住宅單位 15樓至20樓	單位數目	每個單位之 不分割份數	不分割份數 之總數
單位 A (註釋 2)	6	43	258
單位 B (註釋 2)	6	43	258
單位 C (註釋 1)	6	21	126
單位 D (註釋 1)	6	20	120
單位 E (註釋 1)	6	20	120
單位 F (註釋 1)	6	20	120
單位 G (註釋 2)	6	32	192
單位 H (註釋 2)	6	31	186
單位 J (註釋 1)	6	21	126
單位 K (註釋 1)	6	21	126

住宅單位 21樓至27樓	單位數目	每個單位之 不分割份數	不分割份數 之總數
單位 A (註釋 2)	6	43	258
單位 B (註釋 2)	6	43	258
單位 C (註釋 1)	6	21	126
單位 D (註釋 1)	6	20	120
單位 E (註釋 1)	6	20	120
單位 F (註釋 1)	6	20	120
單位 G (註釋 2)	6	32	192
單位 H (註釋 2)	6	32	192
單位 J (註釋 1)	6	21	126
單位 K (註釋 1)	6	21	126

住宅單位 28樓至33樓	單位數目	每個單位之 不分割份數	不分割份數 之總數
單位 A (註釋 2)	6	43	258
單位 B (註釋 2)	6	43	258
單位 C (註釋 1)	6	21	126
單位 D (註釋 1)	6	20	120
單位 E (註釋 1)	6	20	120
單位 F (註釋 1)	6	20	120
單位 G (註釋 2)	6	32	192
單位 H (註釋 2)	6	31	186
單位 J (註釋 1)	6	21	126
單位 K (註釋 1)	6	21	126

備註：發展項目不設4、13、14及24樓

註釋1：指包括其露台

註釋2：指包括其露台及工作平台

註釋3：指包括毗連之平台

C. 有關發展項目的管理人的委任期

新世界物業管理有限公司已被委任為管理人，執行發展項目之管理及維修。管理人最初任期為兩(2)年，由公契訂立之日開始，其後繼續留任，直至按公契條款規定以書面形式終止。

D. 管理開支按甚麼基準在發展項目中的住宅物業擁有人之間分擔

每個住宅單位業主須按住宅管理預算支付年度開支中的適當分擔款項，該適當分擔款項的比例與該業主的住宅單位獲分配的管理單位數目佔所有住宅單位獲分配的管理單位數目總額之比例相同。

E. 計算管理費按金的基準

管理費按金相等於該單位按首個年度管理預算應付每月管理費分擔款項之2個月款項，該款項可以轉讓。

F. 賣方在發展項目中保留作自用的範圍

不適用

備註：

如欲知全部詳情，請參閱已簽立的公契。公契之全文可在售樓處開放時間內免費查閱並繳交必要的影印費後可索取最新公契擬稿之全文影印副本。

Summary of land grant

批地文件的摘要

1. The Lot Number of the land on which the Development is situated

The Development is constructed on The Remaining Portion of Inland Lot No. 3915, The Remaining Portion of Inland Lot No. 3916, The Remaining Portion of Inland Lot No. 3917, The Remaining Portion of Inland Lot No. 3918, The Remaining Portion of Inland Lot No. 3919, The Remaining Portion of Inland Lot No. 3920, The Remaining Portion of Inland Lot No. 3921, The Remaining Portion of Inland Lot No. 3922 and The Remaining Portion of Inland Lot No. 3923 (collectively "the **Lots** ").

2. The Term of years under the lease

According to the Government Lease for Inland Lot No. 3915, the Government Lease for Inland Lot No. 3916, the Government Lease for Inland Lot No. 3917, the Government Lease for Inland Lot No. 3918, the Government Lease for Inland Lot No. 3919, the Government Lease for Inland Lot No. 3920, the Government Lease for Inland Lot No. 3921, the Government Lease for Inland Lot No. 3922 and the Government Lease for Inland Lot No. 3923 (collectively "**the Government Leases**"), the Lots are granted for a term of 999 years from 1st October 1855.

3. The user restrictions applicable to the land

(a) Pursuant to the Government Leases, the grantee shall not use the Lots or any part thereof for the trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger, or any other noisy noisome or offensive trade or business whatever, without the previous licence of the Government of the Hong Kong Special Administrative Region ("**the Government**") signified in writing by the Chief Executive or other person duly authorized in that behalf.

(b) By an offensive trade licence granted by the District Lands Officer, Hong Kong West & South dated 8th January 2015 and registered in the Land Registry by Memorial No.15012300500016 ("**the Licence**"), the Government has approved a licence to the grantee to carry out the business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper ("**the Trade or Business**") in or upon the Lots subject to the conditions therein mentioned, inter alia,

(i) Prior to the commencement of all or any of the Trade or Business on the Lots or in the unit or units of the building erected on the Lots the grantee shall at its own expense, or cause the tenant or licensee to, obtain all such licences, permits, permissions and approvals as are necessary or required, legal, statutory, contractual or otherwise, and serve all necessary notices on any person for and in connection with and prior to the commencement of all or any of the Trade or Business in or upon the Lots or any unit or units of the building erected on the Lots. The grantee shall comply or cause the tenant or licensee to comply with all provisions, conditions and requirements, expressed or otherwise, in respect of those licences, permits, permissions and approvals.

(ii) if the Lots are developed, redeveloped or used at any time solely for the purpose of a hotel or hotels, the grantee shall not, throughout the terms of the Government Leases, assign, mortgage, charge, underlet, grant licence to use or occupy, part with the possession of or otherwise dispose of the Lots or any part thereof or any building or any interest therein or part of any building thereon or enter into any agreement so to do except as a whole;

(iii) if part or parts of the Lots or any building or buildings erected thereon are developed, redeveloped or used at any time for the purpose of a hotel or hotels, the grantee :-

(1) shall delineate in a manner acceptable to Director of Lands ("**the Director**") the hotel portion or portions including such accommodation and facilities (including but not limited to any car parking space provided within the Lots and the ancillary accommodation (as defined in clause (c) below)) as the Director may consider appropriate for the operation of a hotel and shall not alter the delineation accepted by the Director without the prior written approval of the Director (which portion or portions of the Lots delineated as aforesaid are referred to as "**the said Hotel Portion**"); and

(2) shall not, throughout the term of the Government Leases, assign, mortgage, charge, underlet, grant licence to use or occupy, part with the possession of or otherwise dispose of the said Hotel Portion or any part thereof or any building or any interest therein or part of any building thereon or enter into any agreement so to do except as a whole.

(iv) the conditions as mentioned in sub-clauses (b)(ii) and (b)(iii)(2) will not apply to :-

(1) granting of licence to occupy any hotel room or rooms and to use or occupy any car parking space or spaces for a term not exceeding 12 calendar months in the aggregate including any right of renewal; and

(2) underletting or granting of licence to use or occupy any of the ancillary accommodation provided on the Lots on condition that the lease or tenancy or licence complies with the following terms and conditions :-

1. the term of the lease, tenancy or licence shall not exceed 10 years in the aggregate including any right of renewal;

2. the lease, tenancy or licence shall not commence until after the issue by the Building Authority of an occupation permit or a temporary occupation permit under the Buildings Ordinance, any regulations made thereunder and any amending legislation, covering the building or that part of the building to which the lease, tenancy or licence relates;

3. no premium, fine, key money or similar payment shall be paid by the tenant or the licensee;

4. the rent payable shall not exceed a rack rent or the licence fee payable shall not exceed the prevailing market fee;

5. no rent or licence fee shall be payable in advance for a period greater than 12 calendar months; and

6. none of the terms and conditions in the lease, tenancy agreement or licence or any agreement therefor shall contravene the Government Leases and the Licence.

(c) Ancillary accommodation shall mean retail shops, restaurants, pubs, fast food shops, entertainment facilities, business centres, facilities for fitness, health and sports, function rooms, exhibition facilities, conference facilities and automatic teller machines.

Summary of land grant

批地文件的摘要

4. The facilities that are required to be constructed and provided for the Government, or for public use :-

Not applicable

5. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the land

Not applicable

6. The Lease conditions that are onerous to a purchaser

- (a) The grantee shall and will, from time to times, and at all times during the respective terms of the Government Leases, when, where and as often as need or occasion shall be and require, at her/his/their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuages or tenements, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the Lots and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.
- (b) The grantee shall and will during the respective terms granted by the Government Leases, as often as need shall require, bear, pay and allow a reasonable share and proportions for and towards the costs and charges of making, building, repairing and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the Lots or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Government and shall be recoverable in the nature of rent in arrear.
- (c) The Government has full power to resume, enter into, and re-take possession of all or any part of the Lots if required for the improvement of Hong Kong or for any other public purpose whatsoever, three calendar months' notice being given to the grantee being so required, and a full and fair compensation for the Lots and the buildings thereon at a valuation, made by the Government.
- (d) The grantee of the Lots shall not let, underlet, mortgage, assign or otherwise part with all or any part of the Lots without at the same time registering such alienation in the Land Registry.

Summary of land grant

批地文件的摘要

1. 發展項目所位於土地的地段編號：-

發展項目建於內地段第3915號餘段，內地段第3916號餘段，內地段第3917號餘段，內地段第3918號餘段，內地段第3919號餘段，內地段第3920號餘段，內地段第3921號餘段，內地段第3922號餘段及內地段第3923號餘段(統稱「該地段」)。

2. 有關租契規定的年期：-

根據內地段第3915號的政府租契，內地段第3916號的政府租契、內地段第3917號的政府租契、內地段第3918號的政府租契、內地段第3919號的政府租契、內地段第3920號的政府租契、內地段第3921號的政府租契、內地段第3922號的政府租契及內地段第3923號的政府租契(統稱「該政府租契」)，該地段批出的年期為999年由1855年10月1日起計。

3. 適用於該土地用途限制：-

(a) 根據該政府租契規定，除非事前已得到行政長官或其他獲授權人代表香港特別行政區政府(下稱「政府」)發出的書面許可、該地段或其任何部份不得用作、經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務、或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。

(b) 根據由港島西及南區地政處於2015年1月8日發出，並已於土地註冊處註冊，摘要編號15012300500016的厭惡性行業牌照(下稱「該牌照」)，政府已批准承批人在該地段內從事製糖、油料(加油站除外)、售肉、食物供應及旅館的行業或業務(下稱「該行業或業務」)，惟須受該牌照所列的條款所限制，包括以下條款：-

(i) 承批人在該地段或在該地段上所建的建築物的單位內開始從事全部或任何該行業或業務之前，必須自費或促使其租客或獲得其許可的人士取得在法律上、法例上、合約上或其他方面必需取得或需要取得的許可証、牌照、批准書或同意書，並在該地段或在該地段上所建的樓宇的單位內開始從事全部或任何該行業或業務前，將所有必需的通知送有關人士。承批人須遵從或促使其租客或獲得其許可的人士遵從所有該等許可証、牌照、批准書及同意書內所有明示或以其他形式表示之條文、條件及規定。

(ii) 若該地段在任何時間發展、再發展或用作酒店作為唯一用途，承批人於該政府租契期內不可轉讓、按揭、押記、分租、授予許可使用或佔用、放棄管有或以其他方式處置該地段或其任何部分或該處任何建築物或任何權益或建築物當中任何部分，或訂立任何協議作出上述事宜，但如任何上述事宜是以該地段整體作出則不受此限；

(iii) 如該地段任何部分或任何建立其上的建築物於任何時間發展、再發展或用作酒店用途，承批人：-

(1) 須以地政總署署長(下稱「署長」)接受的方式劃定酒店部分，包括署長認為合適用作酒店的住房及設施(包括但不限於在該地段內提供之任何車位及附屬地方(定義見下述(c)項))，不可在有署長事前書面的批准下更改署長已接受之劃定(上述該地段已劃定酒店部分下稱「該酒店部分」)；及

(2) 於該政府租契期內不可轉讓、按揭、押記、分租、授予許可使用或佔用、放棄管有或以其他方式處置該酒店部分或其任何部分或該處任何建築物或任何權益或建築物當中任何部分，或訂立任何協議作出上述事宜，但如任何上述事宜是以該酒店部分整體作出則不受此限。

(iv) 以下情況不受上述b(ii)及b(iii)(2)項所限：-

(1) 授予許可佔用任何酒店房間及使用或佔用任何車位，而許可之期限連同續期權合共不多於12個公曆月；及

(2) 出租或授予許可使用或佔用該地段內提供之任何附屬地方，惟租契、租賃或許可須符合以下條款：-

1. 租契、租賃或許可期連同任何續期權合共不可多於10年；

2. 租契、租賃或許可不得展開直至屋宇署根據建築物條例、其下的任何規例及任何修訂的法例而發出佔用許可證或臨時佔用許可證，而前述許可或臨時佔用許可須涵蓋該租契、租賃或許可有關於建築物或部分；

3. 租戶或獲許可人不須支付任何土地補價、罰款、頂手費或其他類似的款項；

4. 租金不應多於全額租金或許可費不應多於市值金額；

5. 租金或許可費不可預繳多於12個公曆月；及

6. 租契、租賃或許可或任何為上述而訂立之協議的條款不可與該政府租契或該牌照有任何抵觸。

(c) 附屬地方須理解為零售商店，餐廳，酒吧，快餐店，娛樂設施、商務中心，健身、保健及運動設施，宴會廳，展覽設施，會議設施及自動櫃員機。

4. 按規定須興建並提供予政府或供公眾使用的設施：-

不適用

5. 有關承批人在所批土地內外鋪設、塑造或作環境美化的任何範圍、或興建或維持任何構築物或設施的責任：-

不適用

6. 對買方造成負擔的租契條件：-

(a) 承批人須於該政府租契期內不時及於任何時候、不論何時、何地需要時自費充分地及完善地修復、維持、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保持現在或將來任何時間豎立於該地段上的房屋、宅院或物業及所有其他豎立物及建築物，連同所有屬於或有關的所有牆壁、土堤、路塹、樹籬、溝渠、圍欄、照明、行人道、廁所、水槽、排水溝及水道，並以各種方式作出需要及必要的修補、清洗及修改工程，整個工程須達致政府滿意的程度。

(b) 承批人須於該政府租契期內需要時承擔及支付合理分攤的製造、興建、維修及改善於或屬於該地段或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、行人道、渠道、圍牆和共用牆、通風口、私人或公用排污渠和排水渠的支出和費用，該分攤由政府釐定，並可當為欠繳地租而作出追討。

(c) 如為改善香港或任何其他公共目的需要，政府在發出三個公曆月的通知及支付由政府經評估而作出該地段及其上的建築物的充分和公平賠償後，有全權收回、進入及重新管有該地段全部或任何部分。

(d) 承批人不可在租出、分租、按揭、轉讓或以任何方式處置該地段的全部或任何部分予他人時，而未有同時在土地註冊處登記有關的轉讓文件。

Information on public facilities and public open spaces

公共設施及公眾休憩用地的資料

A. Facilities that are required under the land grant to be constructed and provided for the Government or for public use

Not applicable.

B. Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not applicable.

C. The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not applicable.

D. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap.123 sub. leg.F)

Not applicable

A. 批地文件規定須興建並提供予政府或供公眾使用的設施

不適用。

B. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施

不適用。

C. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

不適用。

D. 發展項目所位於的土地中為施行《建築物〈規劃〉規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分

不適用。

Warning to purchasers

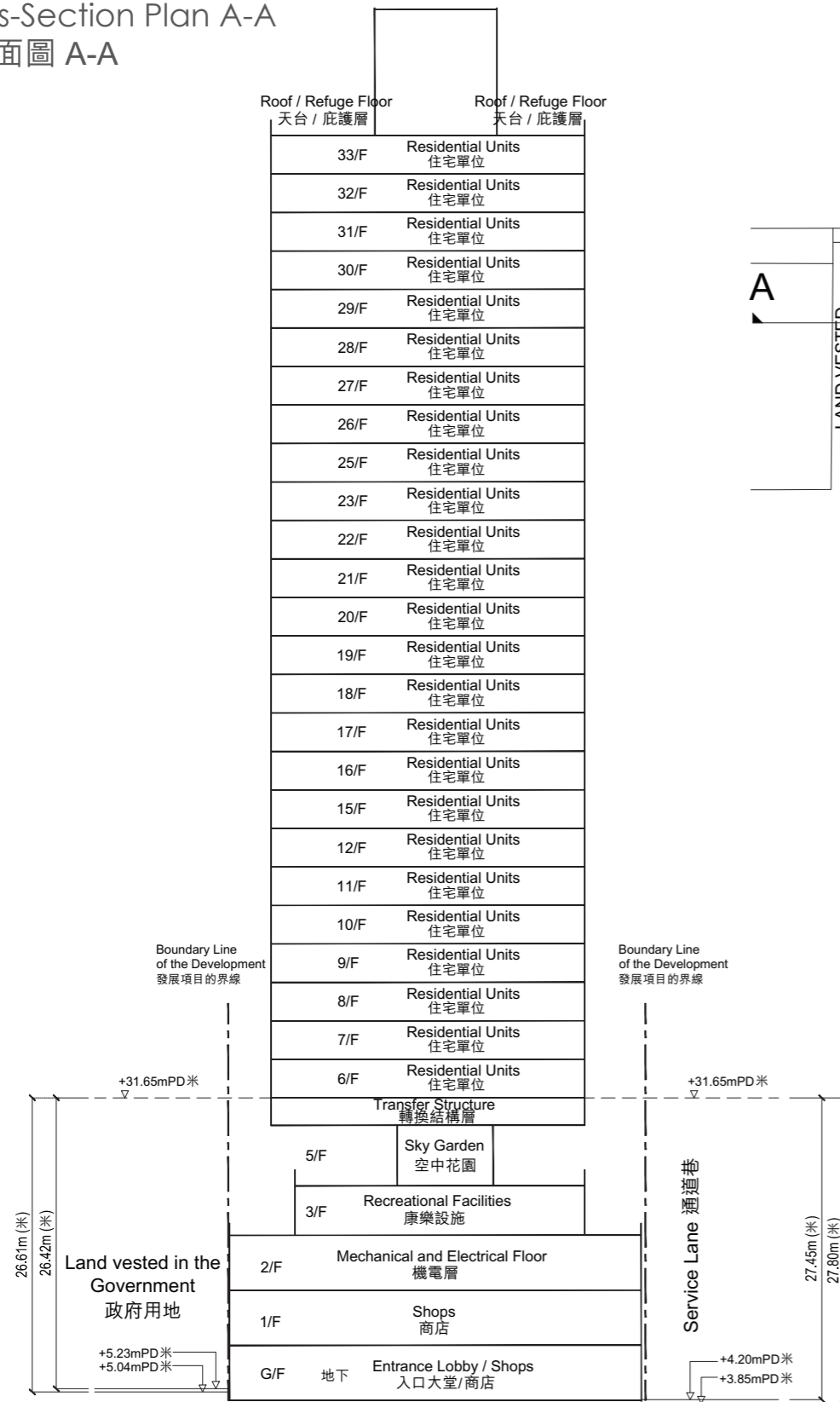
對買方的警告

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

Cross-section plan of building in the development

發展項目中的建築物的橫截面圖

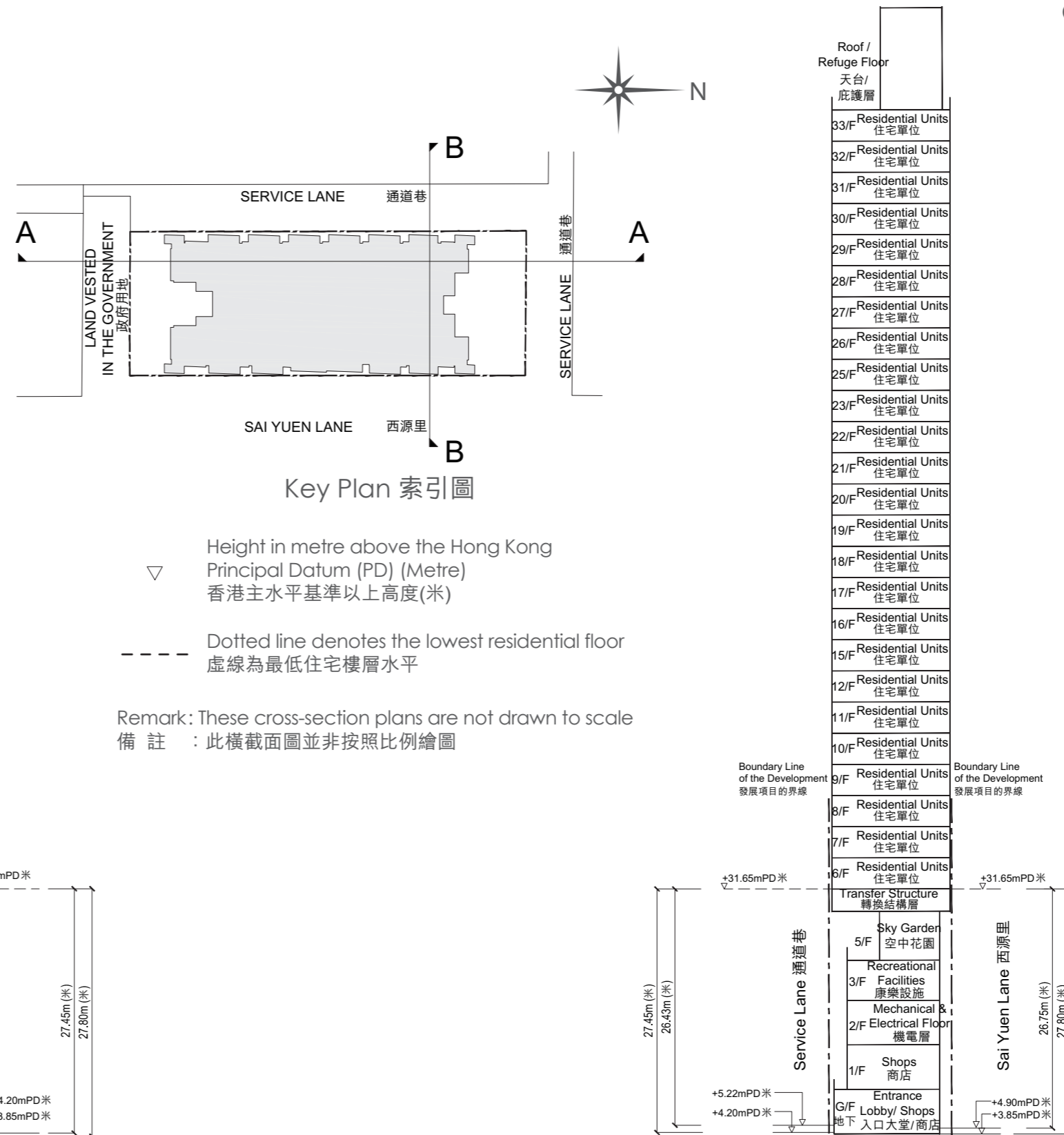
Cross-Section Plan A-A
橫截面圖 A-A



The part of Land vested in the Government adjacent to the building is 5.04 to 5.23 metres above the Hong Kong Principal Datum.
毗連建築物的一段政府用地為香港主水平基準以上 5.04至5.23米。

The part of Service Lane adjacent to the building is 3.85 to 4.20 metres above the Hong Kong Principal Datum.
毗連建築物的一段通道巷為香港主水平基準以上 3.85至4.20米。

Cross-Section Plan B-B
橫截面圖 B-B



The part of Service Lane adjacent to the building is 4.20 to 5.22 metres above the Hong Kong Principal Datum.
毗連建築物的一段通道巷為香港主水平基準以上 4.20至5.22米。

The part of Sai Yuen Lane adjacent to the building is 3.85 to 4.90 metres above the Hong Kong Principal Datum.
毗連建築物的一段西源里為香港主水平基準以上 3.85至4.90米。

Key Plan 索引圖

▽ Height in metre above the Hong Kong Principal Datum (PD) (Metre)
香港主水平基準以上高度(米)

--- Dotted line denotes the lowest residential floor
虛線為最低住宅樓層水平

Remark: These cross-section plans are not drawn to scale
備註：此橫截面圖並非按照比例繪圖

Elevation plan

立面圖

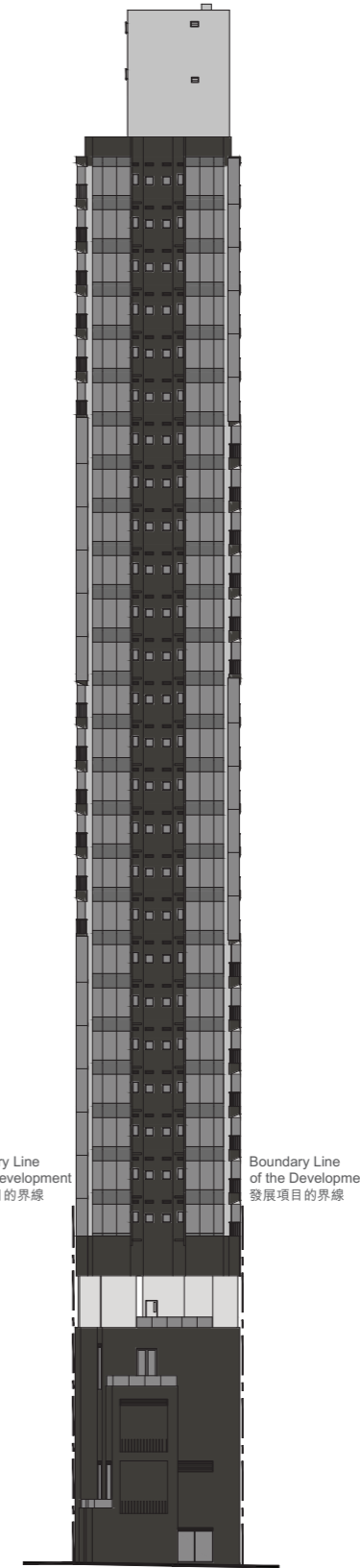
Elevation Plan A

立面圖 A



Elevation Plan B

立面圖 B



The Authorized Person for the Development has certified that the elevations shown on this plan :

1. are prepared on the basis of the approved building plans for the Development as of 18 April 2018.
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

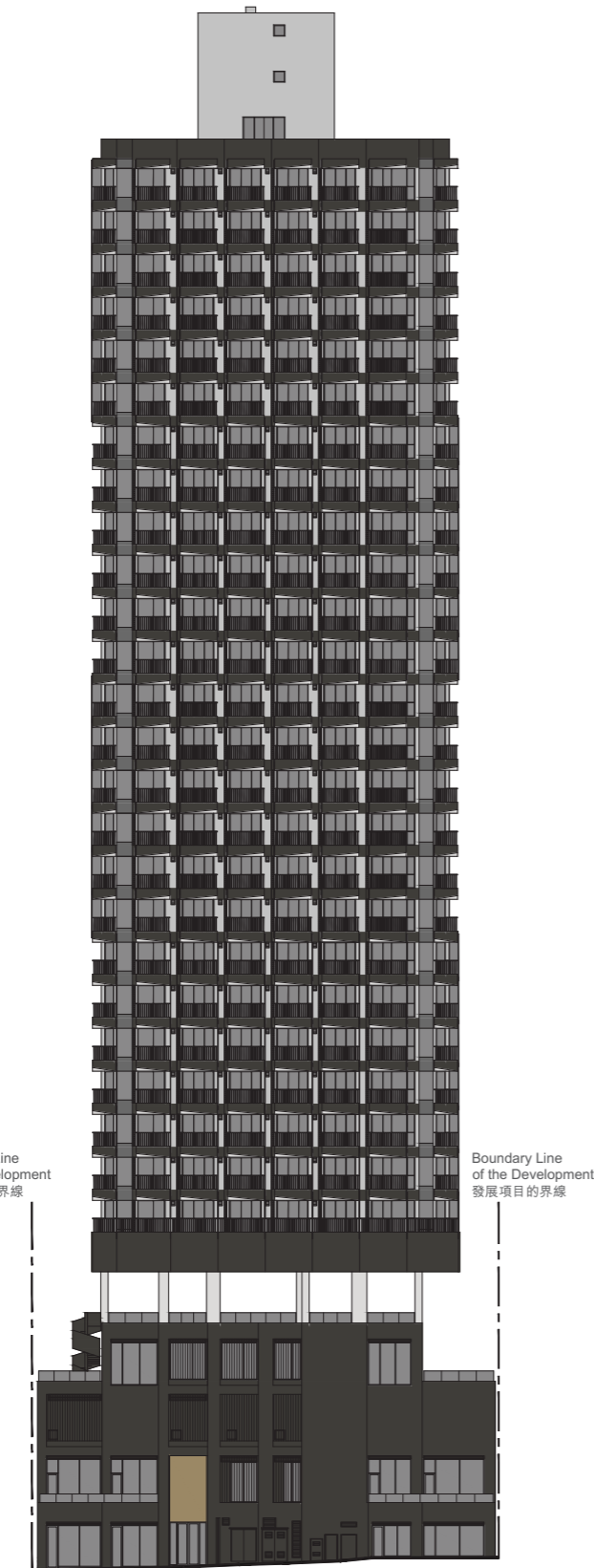
1. 以2018年4月18日的情況為準的發展項目經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目的外觀一致。

Elevation plan

立面圖

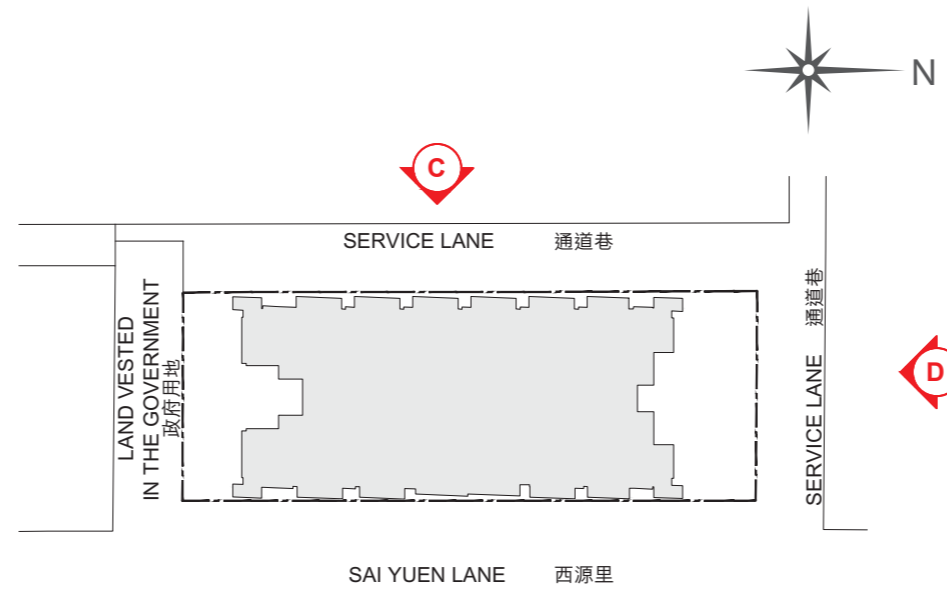
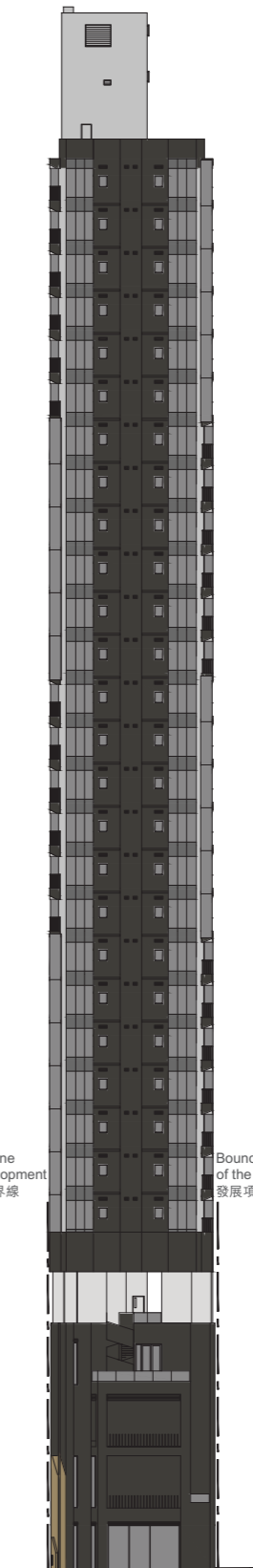
Elevation Plan C

立面圖 C



Elevation Plan D

立面圖 D



Key Plan 索引圖

The Authorized Person for the Development has certified that the elevations shown on this plan :

1. are prepared on the basis of the approved building plans for the Development as of 18 April 2018.
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2018年4月18日的情況為準的發展項目經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目的外觀一致。

Information on common facilities in the development

發展項目中的公用設施的資料

Common Facilities 公用設施		Area 面積		Total Area 總面積	
		sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	Covered 有上蓋	208.436	2,244	208.436	2,244
	Uncovered 沒有上蓋	—	—		
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Covered 有上蓋	—	—	—	—
	Uncovered 沒有上蓋	—	—		
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	Covered 有上蓋	205.904	2,216	205.904	2,216
	Uncovered 沒有上蓋	—	—		

Remarks :

- Areas in square metres as specified above are based on the latest approved building plans.
- Areas in square feet are converted from areas in square metres at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.

備註：

- 上述所列以平方米顯示之面積乃依據最新的經批准的建築圖則。
- 以平方呎顯示之面積由以平方米顯示之面積以1平方米=10.764平方呎換算，並四捨五入至整數。

Inspection of plans and deed of mutual covenant

閱覽圖則及公契

- The address of the website at which a copy of the outline zoning plan relating to the Development is available: www.ozp.tpb.gov.hk
- (a) A copy of every deed of mutual covenant in respect of the specified residential properties that has been executed is available for inspection at the place at which the specified residential properties are offered to be sold.
(b) The inspection is free of charge.

- 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk
- (a) 指明住宅物業每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。
(b) 無須為閱覽付費。

Fittings, finishes and appliances

裝置、裝修物料及設備

1. Exterior Finishes	
Item	Description
(a) External Wall	- Finished with aluminium curtain wall, window wall, ceramic tiles, stainless steel cladding, aluminium cladding, aluminium louvre, aluminium grille, metal grille, glass panel and permeable metal cladding.
(b) Window	- Aluminium window frame fitted with single glazing.
(c) Bay Window	- Not provided.
(d) Planter	- Not provided.
(e) Verandah or Balcony	- Balcony is provided with aluminium balustrade with natural stone capping. Wall is finished with ceramic tiles and aluminium cladding. Floor is finished with ceramic tiles. Metal weather proof ceiling is installed at ceiling. - Balconies are covered. - There is no verandah.
(f) Drying Facilities for Clothing	- A portable drying rack with plastic coated metal frame is provided for each residential property.

2. Interior Finishes	
Item	Description
(a) Lobby	<p>Main Entrance Lobby on Ground Floor</p> <ul style="list-style-type: none"> - Wall finished with metal cladding. - Floor finished with natural stone. - Aluminum and timber false ceiling. <p>Lift Lobby on 6/F to 12/F, 15/F to 23/F & 25/F to 33/F</p> <ul style="list-style-type: none"> - Wall finished with plastic laminate, aluminum feature and timber feature. - Floor finished with ceramic tiles. - Gypsum board false ceiling finished with emulsion paint.

1. 外部裝修物料	
細項	描述
(a) 外牆	- 鋪砌鋁幕牆、玻璃牆、瓷磚、不銹鋼面板、鋁面板、鋁百葉、鋁格柵、金屬格柵、玻璃飾片及透風金屬裝飾面板。
(b) 窗	- 鋁窗框配單片玻璃。
(c) 窗台	- 沒有提供。
(d) 花槽	- 沒有提供。
(e) 陽台或露台	- 露台裝設鋁欄杆鑲配天然石扶手。牆身鋪砌瓷磚及鋁面板。地台鋪砌瓷磚。天花安裝金屬防風天花。 - 露台有蓋。 - 沒有陽台。
(f) 乾衣設施	- 每個住宅物業配備輕便式包膠金屬框乾衣架。

2. 室內裝修物料	
細項	描述
(a) 大堂	<p>地下入口大堂</p> <ul style="list-style-type: none"> - 牆身鋪金屬面板。 - 地台鋪砌天然石材。 - 鋁質及木製假天花。 <p>6樓至12樓，15樓至23樓及25樓至33樓升降機大堂</p> <ul style="list-style-type: none"> - 牆身鋪膠板飾面，鋁製裝飾及木製裝飾。 - 地台鋪砌瓷磚。 - 石膏板假天花髹乳膠漆。

Fittings, finishes and appliances

裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(b) Internal Wall and Ceiling	<ul style="list-style-type: none"> - Internal wall of living/dining room finished with plaster with emulsion paint for Flat A, B, G & H, except area above false ceiling level and area covered by bulkhead at which there are no wall finishes. - Internal wall of living/dining room finished with plastic laminate and plaster with emulsion paint for Flat C, D, E, F, J & K, except area above false ceiling level and area covered by bulkhead at which there are no wall finishes. - Internal wall of bedrooms finished with plaster with emulsion paint. - Ceiling of living/dining room finished with plaster with emulsion paint, partly provided with gypsum board false ceiling and bulkhead, finished with emulsion paint. - Ceiling of bedroom finished with plaster with emulsion paint.
(c) Internal Floor	<ul style="list-style-type: none"> - Living/dining room and bedroom finished with engineering timber flooring and timber skirting.
(d) Bathroom	<ul style="list-style-type: none"> - Wall (except areas above false ceiling level and areas covered by vanity cabinet and mirror cabinet at which there are no wall finishes) finished with ceramic tiles. - Floor (include floor inside shower cubicle) finished with ceramic tiles. - Gypsum board false ceiling finished with emulsion paint. - Wall finishes run up to the false ceiling.
(e) Kitchen	<p>Open Kitchen</p> <ul style="list-style-type: none"> - Wall (except areas above false ceiling level and areas covered by kitchen cabinets at which there are no wall finishes) finished with stainless steel and plastic laminate and plaster with emulsion paint. - Floor (except areas covered by kitchen cabinets at which there are cement sand screeding) finished with engineered timber flooring. - Gypsum board false ceiling finished with emulsion paint. - Cooking bench top is finished with artificial stone. - Wall finishes run up to the false ceiling.

2. 室內裝修物料	
細項	描述
(b) 內牆及天花板	<ul style="list-style-type: none"> - A, B, G及H單位之客飯廳的內牆鋪批盪髹乳膠漆，但不包括假天花以上及被裝飾橫樑遮蓋之牆身，該處之牆身不設裝修物料。 - C, D, E, F, J及K單位之客飯廳的內牆鋪膠板飾面及批盪髹乳膠漆，但不包括假天花以上及被裝飾橫樑遮蓋之牆身，該處之牆身不設裝修物料。 - 睡房的內牆鋪批盪髹乳膠漆。 - 客飯廳的天花板鋪批盪髹乳膠漆，其他部分設有石膏板假天花及裝飾橫樑髹乳膠漆。 - 睡房的天花板鋪批盪髹乳膠漆。
(c) 內部地板	<ul style="list-style-type: none"> - 客飯廳及睡房內部地台鋪砌複合木地板及木腳線。
(d) 浴室	<ul style="list-style-type: none"> - 牆身鋪砌瓷磚(假天花以上、面盆櫃背及鏡櫃背牆身除外，該處之牆身不設裝修物料)。 - 地台鋪砌瓷磚(包括淋浴間內)。 - 石膏板假天花髹乳膠漆。 - 牆身飾面鋪砌至假天花高度。
(e) 廚房	<p>開放式廚房</p> <ul style="list-style-type: none"> - 牆身鋪設不銹鋼飾面，膠板飾面及批盪髹乳膠漆(假天花以上及廚櫃背牆身除外，該處之牆身不設裝修物料)。 - 地台鋪砌複合木地板(廚櫃底除外，該處之地台為灰泥批盪)。 - 石膏板假天花髹乳膠漆。 - 灶枱面為人造石材枱面。 - 牆身飾面鋪砌至假天花高度。

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(a) Doors	<p>Main Entrance of Residential Property</p> <ul style="list-style-type: none"> - Solid core fire rated timber door finished with plastic laminate. Fitted with lockset, concealed door closer, eye viewer, door guard and door stopper. <p>Bedroom</p> <ul style="list-style-type: none"> - Hollow timber door finished with plastic laminate. Fitted with lockset and door stopper for Flat A, B, G & H. There is no bedroom for Flat C, D, E, F, J & K. <p>Bathroom</p> <ul style="list-style-type: none"> - Hollow timber door finished with plastic laminate. Fitted with lockset and door stopper. <p>Balcony / Utility Platform / Flat Roof</p> <ul style="list-style-type: none"> - Aluminum frame door fitted with single pane glass and provided with lockset.
(b) Bathroom	<ul style="list-style-type: none"> - Timber vanity counter with natural stone countertop. - Timber mirror cabinet finished with plastic laminate. - Fittings and equipment include vitreous china water closet, vitreous china wash basin with powder coated cold and hot water wash basin mixer, stainless steel toilet paper holder and stainless steel towel hanging hook. - Tempered glass shower cubicle with powder coated shower mixer is provided for bathrooms. - Ventilation system is provided. - Copper pipes are used for cold and hot water supply system. - uPVC pipes are used for flushing water supply system.
(c) Kitchen	<p>Open Kitchen</p> <ul style="list-style-type: none"> - Timber kitchen cabinets finished with plastic laminate and plastic laminate timber door panel, kitchen cabinet countertop fitted with artificial stone, stainless steel sink and chrome plated sink mixer. - Copper pipes are used for cold and hot water supply system. - Fire service installation and equipment for open kitchen: Sprinkler heads installed at the false ceiling of open kitchen. Smoke detector with sounder base installed at the ceiling near open kitchen. - For appliances provision, please refer to "Appliances Schedule".
(d) Bedroom	<ul style="list-style-type: none"> - Manually operated fabric roller blind is provided.

3. 室內裝置	
細項	描述
(a) 門	<p>住宅物業大門</p> <ul style="list-style-type: none"> - 實心防火木門配膠板飾面。裝設門鎖、暗氣鼓、防盜眼、防盜扣及門擋。 <p>睡房</p> <ul style="list-style-type: none"> - A、B、G及H單位選用空心木門配膠板飾面。裝設門鎖及門擋。C、D、E、F、J及K單位沒有睡房。 <p>浴室</p> <ul style="list-style-type: none"> - 選用空心木門配膠板飾面。裝設門鎖及門擋。 <p>露台 / 工作平台 / 平台</p> <ul style="list-style-type: none"> - 鋁門框鑲配單片玻璃及裝設門鎖。
(b) 浴室	<ul style="list-style-type: none"> - 木面盆櫃配以天然石材檯面。 - 膠板飾面木鏡櫃。 - 裝置及設備包括陶瓷坐廁、陶瓷洗手盆配粉末塗層冷熱水龍頭、不銹鋼廁紙架及不銹鋼毛巾掛鉤。 - 設有強化玻璃淋浴間配粉末塗層淋浴花灑套裝。 - 裝有通風系統。 - 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。
(c) 廚房	<p>開放式廚房</p> <ul style="list-style-type: none"> - 木製廚櫃組合配以膠板飾面及膠板飾面木門，人造石材枱面，配以不銹鋼洗滌盆及鍍鉻洗滌盆龍頭。 - 冷熱水供水系統採用銅喉管。 - 開放式廚房的消防裝置及設備： 消防花灑頭安裝在開放式廚房假天花。 煙霧探測器連聲響警報基座安裝在開放式廚房附近的天花。 - 所供應之設備請參閱「設備說明表」。
(d) 睡房	<ul style="list-style-type: none"> - 設有手動布捲簾。

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(e) Telephone	<ul style="list-style-type: none"> - Telephone connection points are provided. - For location and number of connection points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties".
(f) Aerials	<ul style="list-style-type: none"> - TV/FM outlets for local TV/FM programs are provided. - For location and number of connection points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties".
(g) Electrical Installations	<ul style="list-style-type: none"> - Three-phase electricity supply with miniature circuit breaker distribution board is provided to all residential properties. - Conduits are partly concealed and partly exposed.* - For location and number of sockets and air conditioner points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties". <p>* Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.</p>
(h) Gas Supply	<ul style="list-style-type: none"> - No town gas supply is provided for all flats.
(i) Washing Machine Connection Point	<ul style="list-style-type: none"> - Drain point and water point are provided for washing machine. - For location of connection points, please refer to the "Mechanical & Electrical Provisions Plan".
(j) Water Supply	<ul style="list-style-type: none"> - Copper pipes are used for cold and hot water supply system. - uPVC pipes are used for flushing water supply system. - Water pipes are partly concealed and partly exposed.* <p>* Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.</p>

3. 室內裝置	
細項	描述
(e) 電話	<ul style="list-style-type: none"> - 裝設有電話插座。 - 有關接駁點的位置及數量，請參考「機電裝置平面圖」及「住宅物業機電裝置數量說明表」。
(f) 天線	<ul style="list-style-type: none"> - 裝設有可接收本地電視節目及電台節目的電視/ 收音機天線插座。 - 有關接駁點的位置及數量，請參考「機電裝置平面圖」及「住宅物業機電裝置數量說明表」。
(g) 電力裝置	<ul style="list-style-type: none"> - 所有住宅物業提供三相電力配電箱並裝置有微型斷路器。 - 導管是部分隱藏及部分外露。* - 有關電插座及空調機接駁點的位置及數量，請參考「機電裝置平面圖」及「住宅物業機電裝置數量說明表」。 <p>* 註釋：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花，裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。</p>
(h) 氣體供應	<ul style="list-style-type: none"> - 所有單位均不提供煤氣。
(i) 洗衣機接駁點	<ul style="list-style-type: none"> - 洗衣機配備來水及去水接駁點。 - 有關接駁點的位置，請參考「機電裝置平面圖」。
(j) 供水	<ul style="list-style-type: none"> - 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。 - 水管是部分隱藏及部分外露。* <p>* 註釋：除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。部分外露的水管以假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。</p>

Fittings, finishes and appliances

裝置、裝修物料及設備

4. Miscellaneous	
Item	Description
(a) Lifts	<ul style="list-style-type: none"> - 1 no. of "Schindler" (model no.: Schindler 7050) lift serves G/F, 2/F to R/F. (4/F, 13/F, 14/F & 24/F are omitted). - 1 no. of "Schindler" (model no.: Schindler 7050) lift serves G/F, 3/F to 33/F. (4/F, 13/F, 14/F & 24/F are omitted). - 1 no. of "Schindler" (model no.: Schindler 5500MRL) lift serves G/F to 1/F.
(b) Letter Box	- Metal letter box is provided.
(c) Refuse Collection	- Refuse storage and material recovery room is provided for storage of refuse at the common area of each residential floor. The refuse is collected and transported by cleaners to the central refuse storage and material recovery chamber provided on G/F for removal.
(d) Water Meter, Electricity Meter and Gas Meter	<ul style="list-style-type: none"> - Separate water meter for individual residential property is provided in the water meter cabinet on each residential floor. - Separate electricity meter for individual residential property is provided in the electricity meter room / electricity meter cabinet on each residential floor. - No gas meter is provided for all flats.

5. Security Facilities
Description
<ul style="list-style-type: none"> - CCTV cameras are provided at main entrance lobby on G/F, lift cars and roof. Visitor door bell and smart card reader are provided at entrance to main entrance lobby on G/F. - Each residential property is equipped with a door phone with panic alarm push button, connected to caretaker's counter at main entrance lobby.

6. Appliances
Description
- As set out in the "Appliances Schedule".

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

4. 雜項	
細項	描述
(a) 升降機	<ul style="list-style-type: none"> - 設有1部「迅達」升降機(型號: Schindler 7050)直達地下, 2樓至天台(不設4樓, 13樓, 14樓及24樓)。 - 設有1部「迅達」升降機(型號: Schindler 7050)直達地下, 3樓至33樓(不設4樓, 13樓, 14樓及24樓)。 - 設有1部「迅達」升降機(型號: Schindler 5500MRL)直達地下至1樓。
(b) 信箱	- 設置金屬信箱。
(c) 垃圾收集	- 每層住宅樓層的公用地方設有垃圾及物料回收室, 貯存垃圾。並由清潔工人收集及運送到地下之垃圾及物料回收房, 處理及運走。
(d) 水錶、電錶及氣體錶	<ul style="list-style-type: none"> - 每戶住宅物業之獨立水錶安裝於大廈每層住宅樓層之水錶箱內。 - 每戶住宅物業之獨立電錶安裝於大廈每層住宅樓層之電錶房/電錶櫃內。 - 所有單位均不設氣體錶。

5. 保安設施
描述
<ul style="list-style-type: none"> - 地下入口大堂、大廈升降機及天台均裝設有閉路電視。地下入口大堂裝有訪客門鈴及智能讀卡器。 - 每個住宅物業均配備對講機及警鐘按鈕, 接駁至入口大堂接待處。

6. 設備
描述
- 於「設備說明表」列出。

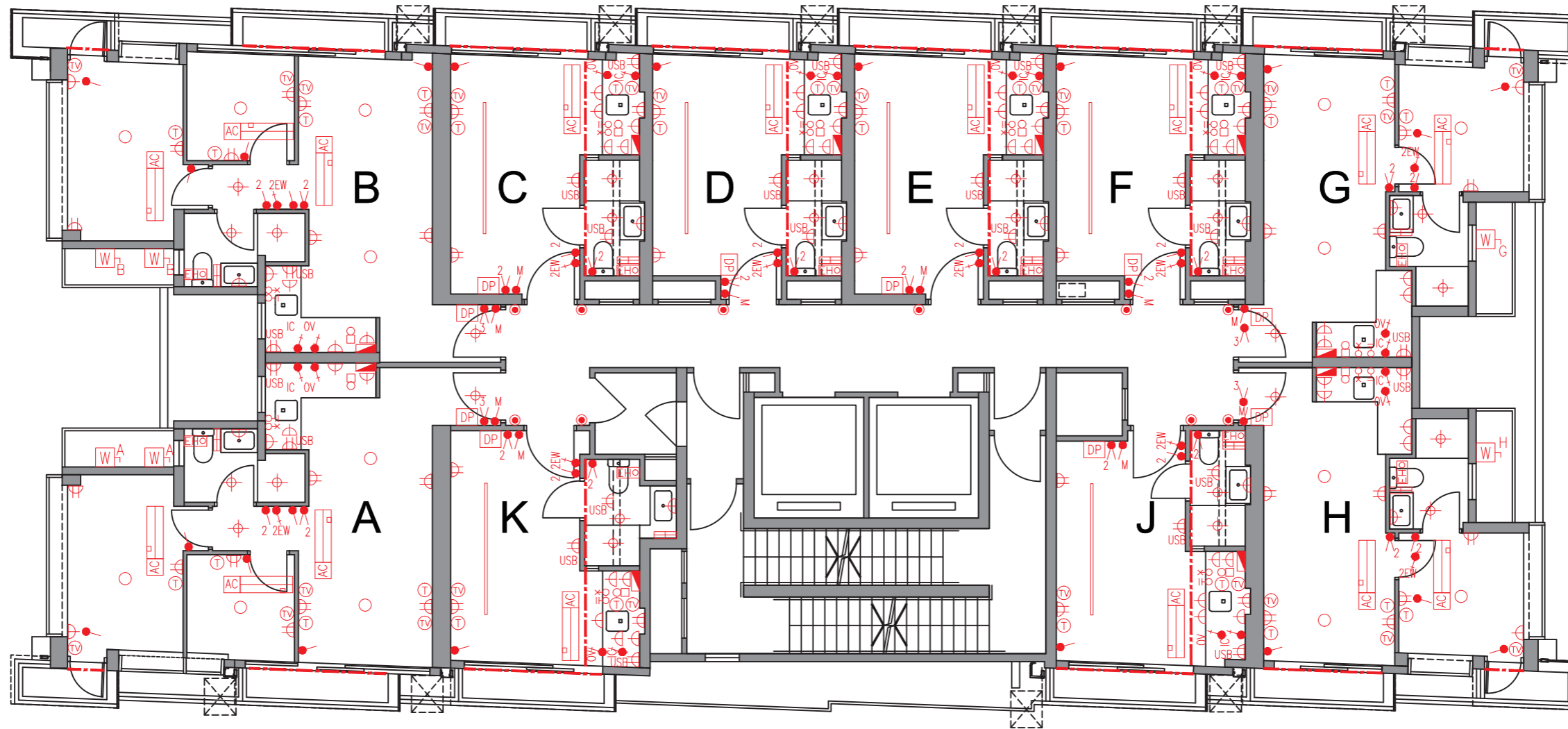
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備, 便會安裝品質相若的升降機或設備。

Fittings, finishes and appliances

裝置、裝修物料及設備

6/F
6樓

Mechanical & Electrical Provisions Plan
機電裝置平面圖



LEGEND 圖例

- | | | | | |
|---|--|--|--|--|
| <ul style="list-style-type: none"> 1-gang 1-way lighting switch
單位燈掣 1-gang 1-way master lighting switch
單位總燈掣 2-gang 1-way lighting switch
雙位燈掣 3-gang (2-gang 2-way & 1-gang 1-way) lighting switch
三位(雙位二路及單位一路)燈掣 2-gang 2-way lighting switch
雙位二路燈掣 Switch for induction hob
電磁煮食爐開關掣 | <ul style="list-style-type: none"> 2-gang switch for exhaust fan and water heater
雙位抽氣扇及熱水爐開關掣 Switch for built-in oven with microwave
嵌入式微波焗爐開關掣 Switch for indoor air-conditioner
室內空調機接線位 Isolator for outdoor air-conditioner (X Denotes unit served)
室外空調機開關掣(X代表供應單位) 13A single socket outlet
13A 單位電插座 | <ul style="list-style-type: none"> 13A Twin socket outlet
13A 雙位電插座 13A Twin socket outlet with USB outlet
13A 雙位電位插座及USB插座 Power bar
拖板 Telephone outlet
電話插座 TV / FM outlet
電視及電台接收插座 Door bell push button
門鈴按鈕 | <ul style="list-style-type: none"> Door bell
門鈴 Door phone
對講機 Lamp holder
燈位 Downlight
天花燈 Strip light
燈帶 Track light
路軌燈 | <ul style="list-style-type: none"> Electric water heater
電熱水爐 Indoor air-conditioner
室內空調機 Washing machine connection point (Water outlet)
洗衣機接駁點(去水位) Washing machine connection point (Water inlet)
洗衣機接駁點(來水位) MCB Board
總電掣箱 |
|---|--|--|--|--|

Fittings, finishes and appliances

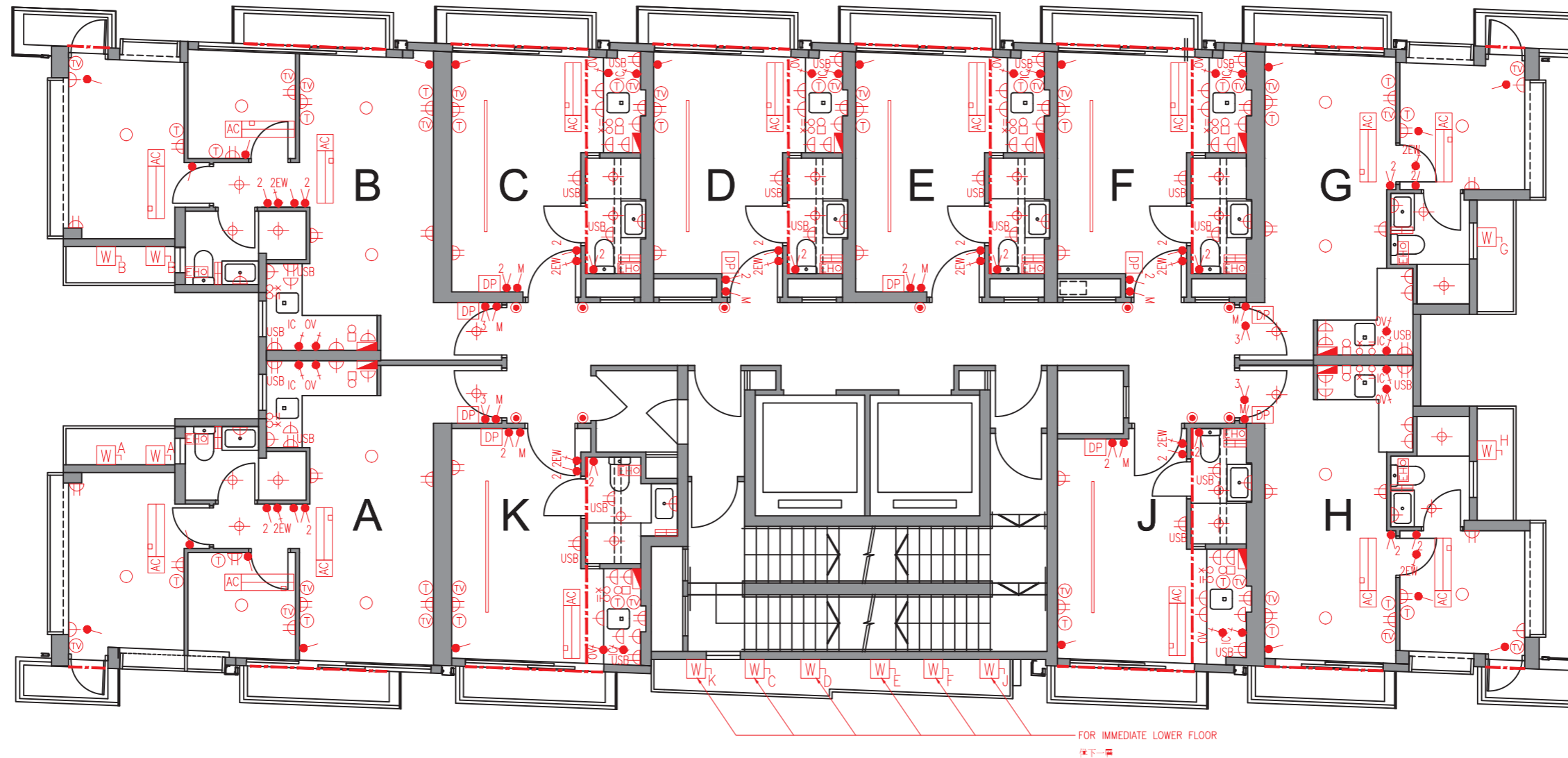
裝置、裝修物料及設備

7/F - 12/F, 21/F - 23/F & 25/F - 27/F (13/F, 14/F & 24/F are omitted)

7樓至12樓、21樓至23樓及25樓至27樓 (不設13樓、14樓及24樓)

Mechanical & Electrical Provisions Plan

機電裝置平面圖



LEGEND 圖例

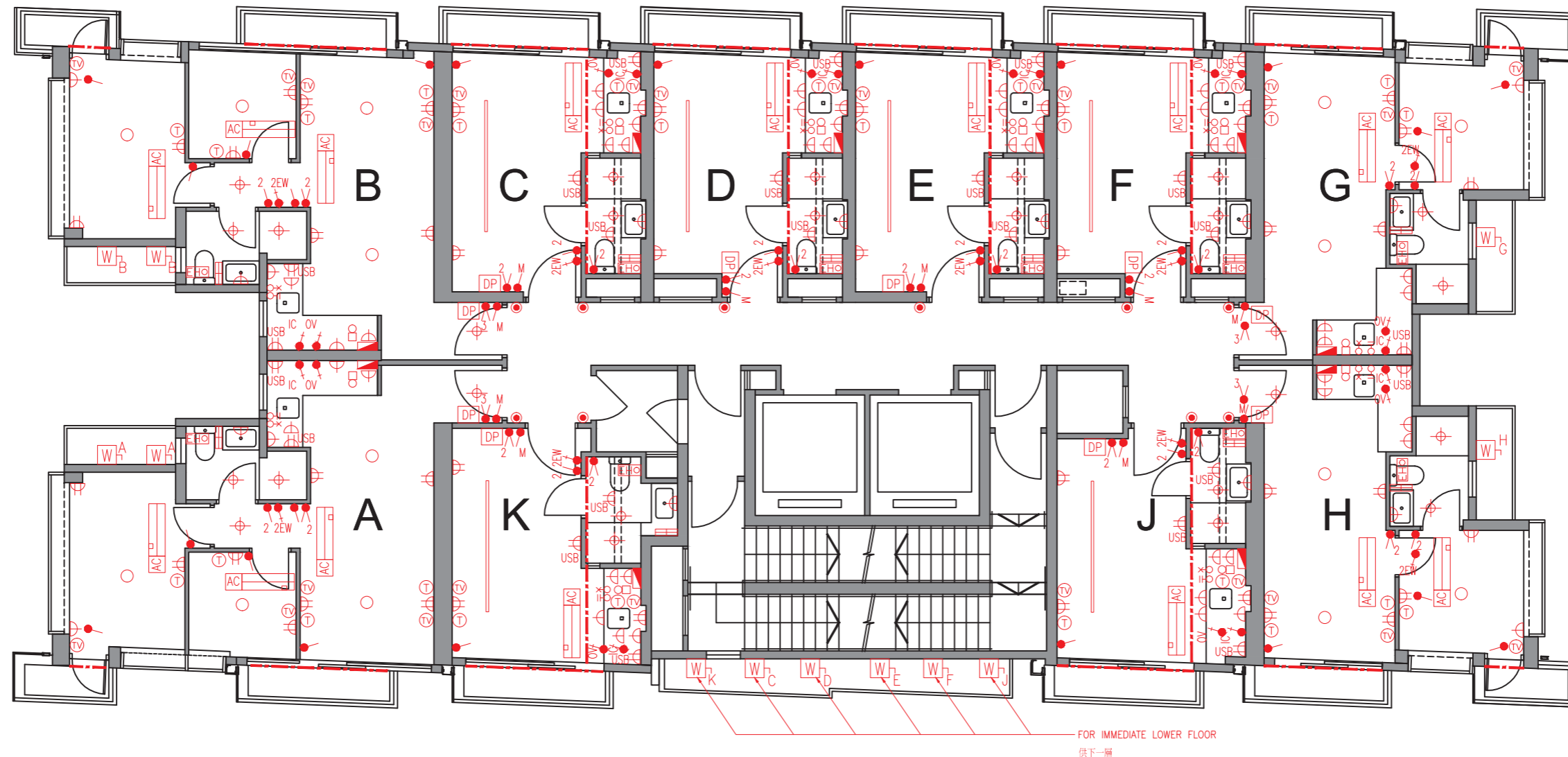
- | | | | | |
|---|--|--|--|--|
| <ul style="list-style-type: none"> 1-gang 1-way lighting switch
單位燈掣 1-gang 1-way master lighting switch
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三位(雙位二路及單位一路)燈掣 2-gang 2-way lighting switch
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電磁煮食爐開關掣 | <ul style="list-style-type: none"> 2-gang switch for exhaust fan and water heater
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拖板 Telephone outlet
電話插座 TV / FM outlet
電視及電台接收插座 Door bell push button
門鈴按鈕 | <ul style="list-style-type: none"> Door bell
門鈴 Door phone
對講機 Lamp holder
燈位 Downlight
天花燈 Strip light
燈帶 Track light
路軌燈 | <ul style="list-style-type: none"> Electric water heater
電熱水爐 Indoor air-conditioner
室內空調機 Washing machine connection point (Water outlet)
洗衣機接駁點(去水位) Washing machine connection point (Water inlet)
洗衣機接駁點(來水位) MCB Board
總電掣箱 |
|---|--|--|--|--|

Fittings, finishes and appliances

裝置、裝修物料及設備

15/F - 20/F
15樓至20樓

Mechanical & Electrical Provisions Plan
機電裝置平面圖



LEGEND 圖例

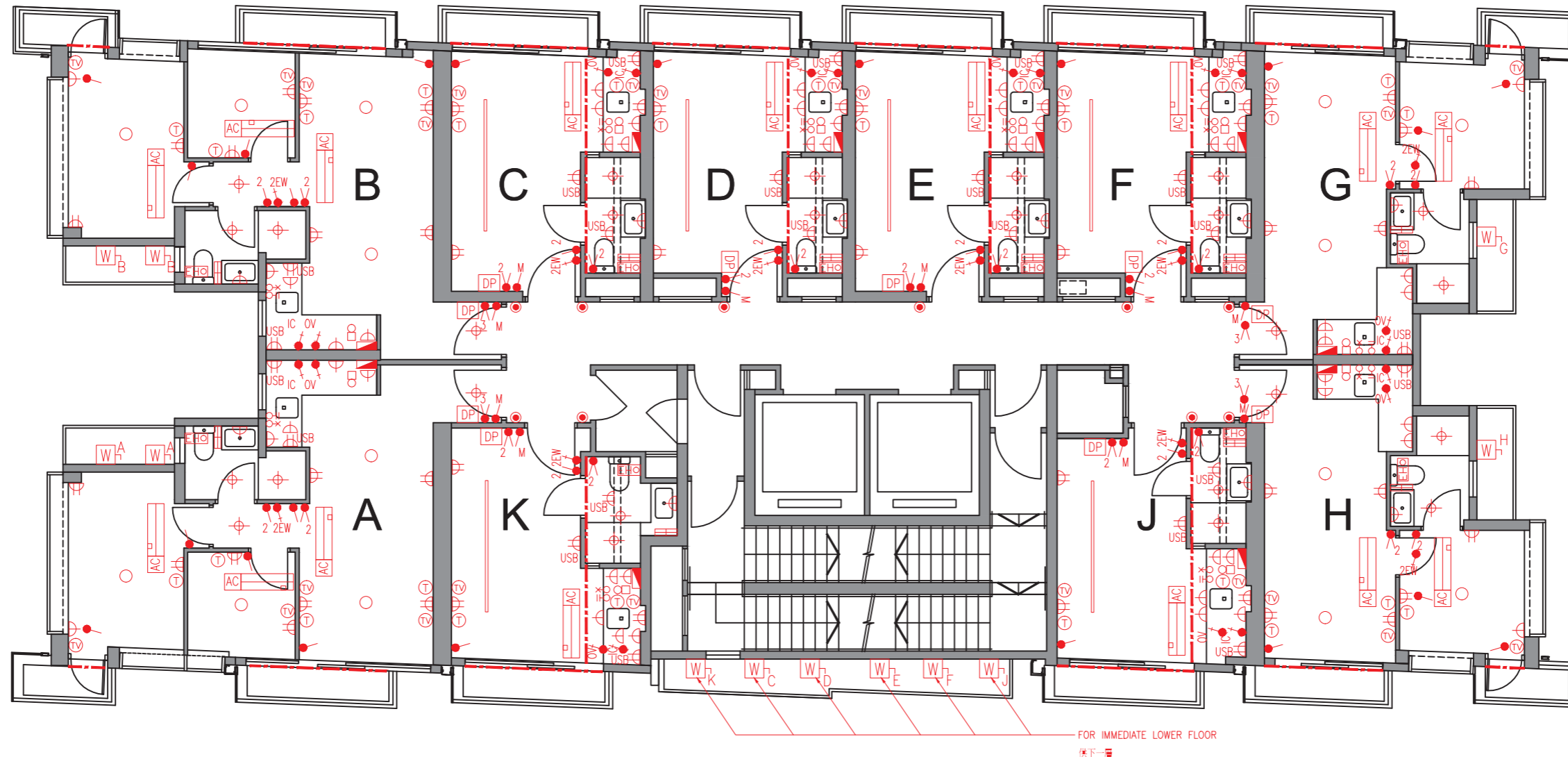
- | | | | | |
|---|--|--|--|--|
| <ul style="list-style-type: none"> 1-gang 1-way lighting switch
單位燈掣 1-gang 1-way master lighting switch
單位總燈掣 2-gang 1-way lighting switch
雙位燈掣 3-gang (2-gang 2-way & 1-gang 1-way) lighting switch
三位(雙位二路及單位一路)燈掣 2-gang 2-way lighting switch
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電磁煮食爐開關掣 | <ul style="list-style-type: none"> 2-gang switch for exhaust fan and water heater
雙位抽氣扇及熱水爐開關掣 Switch for built-in oven with microwave
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燈位 Downlight
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燈帶 Track light
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電熱水爐 Indoor air-conditioner
室內空調機 Washing machine connection point (Water outlet)
洗衣機接駁點(去水位) Washing machine connection point (Water inlet)
洗衣機接駁點(來水位) MCB Board
總電掣箱 |
|---|--|--|--|--|

Fittings, finishes and appliances

















裝置、裝修物料及設備

28/F - 33/F
28樓至33樓

Mechanical & Electrical Provisions Plan
機電裝置平面圖



LEGEND 圖例

- | | | | | |
|---|---|--|--|---|
| <ul style="list-style-type: none">  1-gang 1-way lighting switch
單位燈掣  1-gang 1-way master lighting switch
單位總燈掣  2-gang 1-way lighting switch
雙位燈掣  3-gang (2-gang 2-way & 1-gang 1-way) lighting switch
三位(雙位二路及單位一路)燈掣  2-gang 2-way lighting switch
雙位二路燈掣  Switch for induction hob
電磁煮食爐開關掣 | <ul style="list-style-type: none">  2-gang switch for exhaust fan and water heater
雙位抽氣扇及熱水爐開關掣  Switch for built-in oven with microwave
嵌入式微波焗爐開關掣  Switch for indoor air-conditioner
室內空調機接線位  Isolator for outdoor air-conditioner (X Denotes unit served)
室外空調機開關掣(X代表供應單位)  13A single socket outlet
13A 單位電插座 | <ul style="list-style-type: none">  13A Twin socket outlet
13A 雙位電插座  13A Twin socket outlet with USB outlet
13A 雙位電位插座及USB插座  Power bar
拖板  Telephone outlet
電話插座  TV / FM outlet
電視及電台接收插座  Door bell push button
門鈴按鈕 | <ul style="list-style-type: none">  Door bell
門鈴  Door phone
對講機  Lamp holder
燈位  Downlight
天花燈  Strip light
燈帶  Track light
路軌燈 | <ul style="list-style-type: none">  Electric water heater
電熱水爐  Indoor air-conditioner
室內空調機  Washing machine connection point (Water outlet)
洗衣機接駁點(去水位)  Washing machine connection point (Water inlet)
洗衣機接駁點(來水位)  MCB Board
總電掣箱 |
|---|---|--|--|---|

Fittings, finishes and appliances

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Floor 樓層	6/F - 12/F, 15/F - 23/F & 25/F - 33/F 6樓至12樓、15樓至23樓及25樓至33樓									
	Flat 單位	A	B	C	D	E	F	G	H	J	K
Living/Dining Room 客飯廳	TV/FM Outlet 電視及電台接收插座	2	2	1	1	1	1	2	2	1	1
	Telephone Outlet 電話插座	2	2	1	1	1	1	2	2	1	1
	13A Twin Socket Outlet 13A 雙位電插座	4	4	2	2	2	2	4	4	2	2
	Switch for Indoor Air-Conditioner 室內空調機接線位	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet with USB Outlet 13A 雙位電插座及USB插座	-	-	2	2	2	2	-	-	2	2
Bedroom/Bedroom 1 睡房 / 睡房 1	TV/FM Outlet 電視及電台接收插座	1	1	-	-	-	-	1	1	-	-
	Telephone Outlet 電話插座	1	1	-	-	-	-	1	1	-	-
	13A Single Socket Outlet 13A 單位電插座	1	1	-	-	-	-	1	1	-	-
	13A Twin Socket Outlet 13A 雙位電插座	2	2	-	-	-	-	2	2	-	-
	Switch for Indoor Air-Conditioner 室內空調機接線位	1	1	-	-	-	-	1	1	-	-
Bedroom 2 睡房 2	TV/FM Outlet 電視及電台接收插座	1	1	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座	1	1	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電插座	2	2	-	-	-	-	-	-	-	-
	Switch for Indoor Air-Conditioner 室內空調機接線位	1	1	-	-	-	-	-	-	-	-

Remarks :

- “1, 2,” denotes the quantity of such provision(s) provided in the residential property.
- “-” denotes “not applicable”.
- 13/F, 14/F and 24/F are omitted.

備註：

- “1, 2,” 表示提供於該住宅物業內的裝置數量。
- “-” 代表 “不適用”。
- 不設13樓、14樓及24樓。

Fittings, finishes and appliances

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Floor 樓層	6/F - 12/F, 15/F - 23/F & 25/F - 33/F 6樓至12樓、15樓至23樓及25樓至33樓									
	Flat 單位	A	B	C	D	E	F	G	H	J	K
Open Kitchen 開放式廚房	13A Single Socket Outlet 13A 單位電插座	4	4	5	5	5	5	4	4	5	5
	13A Twin Socket Outlet 13A 雙位電插座	-	-	1	1	1	1	-	-	1	1
	TV/FM Outlet 電視及電台接收插座	-	-	1	1	1	1	-	-	1	1
	Telephone Outlet 電話插座	-	-	1	1	1	1	-	-	1	1
	13A Twin Socket Outlet with USB Outlet 13A 雙位電插座及USB插座	2	2	1	1	1	1	1	1	1	1
Bathroom 浴室	13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	1	1
	Power Bar 拖板	1	1	1	1	1	1	1	1	1	1

Remarks :

1. "1, 2," denotes the quantity of such provision(s) provided in the residential property.
2. "-" denotes "not applicable".
3. 13/F, 14/F and 24/F are omitted.

備註：

1. "1, 2," 表示提供於該住宅物業內的裝置數量。
2. "-" 代表 "不適用"。
3. 不設13樓、14樓及24樓。

Fittings, finishes and appliances

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	6/F - 12/F, 15/F - 23/F & 25/F - 33/F 6樓至12樓、15樓至23樓及25樓至33樓									
				A	B	C	D	E	F	G	H	J	K
Living/Dining Room & All Bedrooms 客飯廳 及 所有睡房	Split-type Air-Conditioner (Indoor Unit) 分體空調機 (室內機)	Daikin 大金	FTXS25EVMA8	✓	✓	-	-	-	-	✓	✓	-	-
		Daikin 大金	FTXS35EVMA8	-	-	✓	✓	✓	✓	-	-	✓	✓
		Daikin 大金	FTXS60FVMA8	✓	✓	-	-	-	-	✓	✓	-	-
	Split-type Air-Conditioner (Outdoor Unit) 分體空調機 (室外機)	Daikin 大金	RXS35EBVMA	-	-	✓	✓	✓	✓	-	-	✓	✓
		Daikin 大金	RXS60FVMA	✓	✓	-	-	-	-	-	-	-	-
	Multi Split-type Air-Conditioner (Outdoor Unit) 分體多聯型空調機 (室外機)	Daikin 大金	3MXS80AA	✓	✓	-	-	-	-	✓	✓	-	-
Open Kitchen 開放式廚房	Induction Hob 電磁煮食爐	Miele	CS1212-li	-	-	✓	✓	✓	✓	✓	✓	✓	✓
		Miele	KM6115	✓	✓	-	-	-	-	-	-	-	-
	Built-in Oven with Microwave 嵌入式微波焗爐	SIEMENS 西門子	CM656GBS1B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Telescopic hood 拉趟式抽油煙機	SIEMENS 西門子	LI67SA530B	-	-	✓	✓	✓	✓	✓	✓	✓	✓
		SIEMENS 西門子	LI97SA530B	✓	✓	-	-	-	-	-	-	-	-
	Built – Under Refrigerator 櫃底式雪櫃	Gorenje	RBIU6091AW	-	-	✓	✓	✓	✓	✓	✓	✓	✓
	Built – In Refrigerator 嵌入式雪櫃	Gorenje	NRKI4181CW	✓	✓	-	-	-	-	-	-	-	-
	Fully Integrated Washer Dryer 嵌入式洗衣乾衣機	SIEMENS 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Coffee Machine 咖啡機	Nespresso	PIXIE Titan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UHD Smart TV 超高清智能電視	SAMSUNG 三星	UA40MU6300J	-	-	✓	✓	✓	✓	-	-	✓	✓	
Bathroom 浴室	Instantaneous Water Heater 即熱式電熱水器	Stiebel Eltron 斯寶亞創	DEL 21 SLi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

Remarks :

1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 13/F, 14/F and 24/F are omitted.

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

備註：

1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表 "不適用"。
3. 不設13樓、14樓及24樓。

Service agreements

服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

Government rent

地稅

The vendor is liable for the Government rent payable for the specified residential property of the Development up to and including the date of the respective assignment of the residential property to the purchaser.

賣方有法律責任就指明住宅物業繳付直至並包括有關個別住宅物業之買方簽署轉讓契之日期為止的地稅。

Miscellaneous payments by purchaser

買方的雜項付款

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

Remark :

1. On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.
2. No gas supply is provided to the residential properties.

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

備註：

1. 在交付時，買方須根據公契向管理人(而非擁有人)支付清理廢料的費用，如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。
2. 住宅物業不設氣體供應。

Defect liability warranty period

欠妥之處的保養責任期

The vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase of the residential property, remedy any defects to the residential property, or the fittings, finishes or appliances to be incorporated into the residential property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

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

Maintenance of slopes

斜坡維修

Not applicable

不適用

Modification

修訂

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

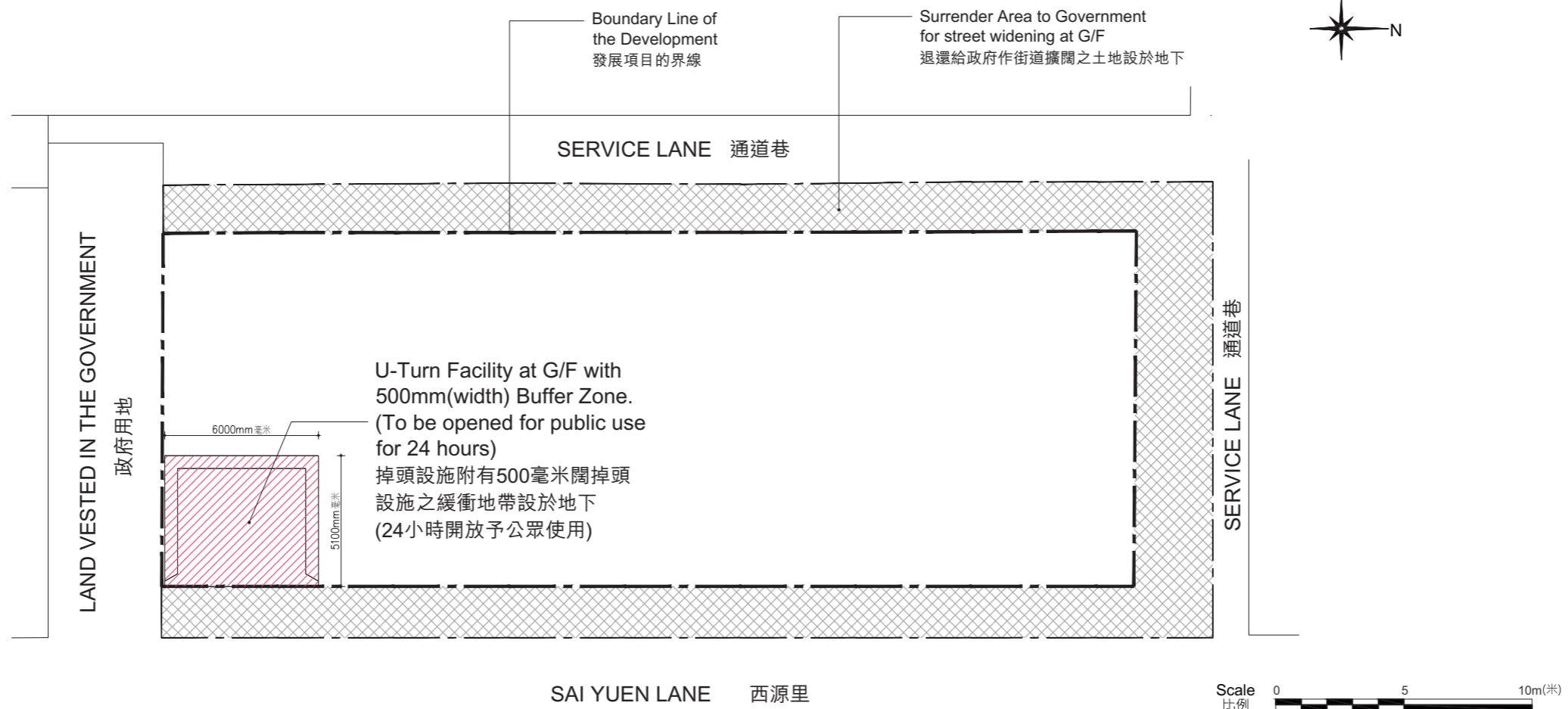
本發展項目並沒有向政府提出申請修訂批地文件。

Relevant information

有關資料

- The U-Turn Facility located on the Ground Floor of the Development will be open for use by the public 24 hours a day. The location of the U-Turn Facility is shown hatched red for identification purpose only on the plan appended hereto at the end of this section.
- Pursuant to an Agreement to Surrender ("Agreement to Surrender") entered into between the Vendor and the Government of The Hong Kong Special Administrative Region ("the Government"), the Vendor agreed to surrender to the Government all those pieces or parcels of ground adjoining the Development and registered in the Land Registry as Section B of Inland Lot No. 3915, Section B of Inland Lot No. 3916, Section C of Inland Lot No. 3916, Section B of Inland Lot No. 3917, Section C of Inland Lot No. 3917, Section B of Inland Lot No. 3918, Section C of Inland Lot No. 3918, Section B of Inland Lot No. 3919 Section C of Inland Lot No. 3919, Section B of Inland Lot No. 3920, Section C of Inland Lot No. 3920, Section B of Inland Lot No. 3921, Section C of Inland Lot No. 3921, Section B of Inland Lot No. 3922, Section C of Inland Lot No. 3922, Section B of Inland Lot No. 3923 and Section C of Inland Lot No. 3923 as shown cross hatched black for identification purpose only on the plan appended hereto at the end of this section ("Surrendered Area") when required so to do by the Director of Lands.
 - Prior to the surrender of the Surrendered Area to the Government, the Vendor is required to complete those works set out in the Fourth Schedule to the Agreement for Surrender ("Pre-Surrender Work").
 - The Vendor agrees to grant to the owners and occupiers of the Development the right to pass and repass over the Surrendered Area at all times for gaining access to and egress from the Development until the Surrendered Area shall be surrendered by the Vendor to the Government PROVIDED THAT after completion of the Pre-Surrender Work by the Vendor, the Owners of the Development shall thereafter be responsible for the costs of maintenance of the Surrendered Area until the Surrendered Area shall be surrendered by the Vendor to the Government in accordance with the Agreement to Surrender.

- 設於發展項目地下的掉頭設施將會每天24小時開放予公眾使用。該掉頭設施的位置於本部份結尾的附圖以紅色斜線顯示，以作識別。
- 根據由賣方與香港特別行政區政府(下稱「政府」)簽訂的一份退還土地協議書(下稱「退還土地協議書」)，賣方會將發展項目毗連的土地即於土地註冊處註冊之內地段第3915號B分段，內地段第3916號B分段，內地段第3916號C分段，內地段第3917號B分段，內地段第3917號C分段，內地段第3918號B分段，內地段第3918號C分段，內地段第3919號B分段，內地段第3919號C分段，內地段第3920號B分段，內地段第3920號C分段，內地段第3921號B分段，內地段第3921號C分段，內地段第3922號B分段，內地段第3922號C分段，內地段第3923號B分段及內地段第3923號C分段(下稱「退還土地」)於地政總署署長要求時將該土地退還給政府。該退還土地位置於本部份結尾的附圖以黑色交叉線顯示以作識別。
 - 將退還土地退還給政府前，賣方需完成退還土地協議書附件四所述之工程(下稱「退還土地前工程」)。
 - 賣方同意授予發展項目的業主及其佔用人通過該退還土地之權利以進出發展項目，直至賣方將退還土地退還給政府為止。惟當賣方完成政府要求之退還土地前工程後，發展項目之業主需負責保養退還土地之費用，直至賣方將退還土地根據退還土地協議書退還給政府為止。



Address of the website designated by the vendor for the development

賣方就發展項目指定的互聯網網站的網址

The address of the website designated by the vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance is: www.artisanhouse.com.hk

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址為：
www.artisanhouse.com.hk

Information in application for concession on gross floor area of building

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

獲寬免總樓面面積的設施分項

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

		Area (m ²) 面積(平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1 (#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	Not Applicable 不適用
2	Plant rooms and similar services 機房及相類似設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	81.274
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	598.205
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	Not Applicable 不適用
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3	Balcony 露台	260.000
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5	Communal sky garden 公用空中花園	205.904
6	Acoustic fin 隔聲鰭	Not Applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	163.050
9	Utility platform 工作平台	78.000
10	Noise barrier 隔音屏障	Not Applicable 不適用

Information in application for concession on gross floor area of building

申請建築物總樓面面積寬免的資料

		Area (m ²) 面積(平方米)
Amenity Features 適意設施		
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	5.000
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	208.436
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	Not Applicable 不適用
14	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	Not Applicable 不適用
15	Larger lift shaft 擴大升降機井道	55.958
16	Chimney shaft 煙囪管道	Not Applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18 (#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	66.769
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	Not Applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出物，如空調機箱及伸出外牆超過750毫米的平台	Not Applicable 不適用
Other Exempted Items 其他項目		
23 (#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
24 (#)	Other projections 其他伸出物	Not Applicable 不適用
25	Public transport terminus 公共交通總站	Not Applicable 不適用
26 (#)	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
27	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	77.575
28 (#)	Public passage 公眾通道	Not Applicable 不適用
29	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
30	Bonus GFA 額外總樓面面積	1,010.304

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

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

Information in application for concession on gross floor area of building

申請建築物總樓面面積寬免的資料

Environmental Assessment of the Building

建築物的環境評估

Green Building Certification

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

Provisional
GOLD



Application no.: PAG0025/16

綠色建築認證

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

暫定評級
金級



申請編號: PAG0025/16

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

發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures :
於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施	1. Comply with EMSD BEC 2012 Rev 1 2. Comply with BEAM PLUS V1.2 1. 符合機電工程署屋宇裝備裝置能源效益實務守則2012（第一版修訂） 2. 符合綠建環評1.2版

Part II : The predicted annual energy use of the proposed building / part of building ^(Note 1) 第II部分：擬興建樓宇/部份樓宇預計每年能源消耗量 ^(註腳1) ：					
Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇 ^(註腳2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m ² /annum 煤氣 / 石油氣 用量單位/平方米/年	Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m ² /annum 煤氣 / 石油氣 用量單位/平方米/年
Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備裝置 ^(註腳3) 的部份	830.163	306.02	Not Applicable 不適用	195.75	Not Applicable 不適用

Information in application for concession on gross floor area of building

申請建築物總樓面面積寬免的資料

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

Notes :

- In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
(a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
(b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
- "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition) (Draft).

註腳：

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量 [以耗電量 (千瓦小時/平方米/年) 及煤氣/石油氣消耗量 (用量單位/平方米/年) 計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：
(a) “每年能源消耗量”與新建樓宇BEAM Plus標準 (現行版本) 第4節及附錄8中的「年能源消耗」具有相同涵義；及
(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- “基準樓宇”與新建樓宇BEAM Plus標準 (現行版本) 第4節及附錄8中的“基準建築物模式 (零分標準)”具有相同涵義。
- “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則 (2010年2月版) (草稿)中的涵義相同。

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

Date of Printing: 24 October 2017
印製日期: 2017年10月24日

Examination Record

檢視紀錄

Examination/ Revision Date	Revision Made	
	Page Number	Revision Made
18 January 2018	11	Building contractor for the development is changed
	16	Location plan of the development is updated
	17	Aerial photograph of the development is updated
	18	Outline zoning plan relating to the development is updated
	42-43	1. Elevation plans are updated according to the latest approved building plans 2. Date of the latest approved building plans is updated
	61	Information in "Breakdown of GFA Concessions Obtained for All Features" is updated according to the latest approved building plans
12 April 2018	16	Location plan of the development is updated
	17	Aerial photograph of the development is updated
31 May 2018	10, 14-15	Status of the development is updated
	16	Location plan of the development is updated
	17	Aerial photograph of the development is updated
	21	The statement regarding the estimated date of completion of the building and facilities is deleted
	42-43	1. Elevation plans are updated according to the latest approved building plans 2. Date of the latest approved building plans is updated

檢視/修改 日期	所作修改	
	頁次	所作修改
2018年 1月18日	11	更改發展項目的承建商
	16	更新發展項目的所在位置圖
	17	更新發展項目的鳥瞰照片
	18	更新關乎發展項目的分區計劃大綱圖
	42-43	1. 根據最新經批准的建築圖則更新立面圖 2. 更新最新經批准的建築圖則的日期
	61	根據最新經批准的建築圖則更新 “獲寬免總樓面面積的設施分項”的資料
2018年 4月12日	16	更新發展項目的所在位置圖
	17	更新發展項目的鳥瞰照片
2018年 5月31日	10, 14-15	更新發展項目的狀況
	16	更新發展項目的所在位置圖
	17	更新發展項目的鳥瞰照片
	21	刪除關於建築物及設施的預計落成日期的陳述
	42-43	1. 根據最新經批准的建築圖則更新立面圖 2. 更新最新經批准的建築圖則的日期

Examination Record

檢視紀錄

Examination/ Revision Date	Revision Made	
	Page Number	Revision Made
23 August 2018	10	The heading for the "Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development" is updated
	11	Status of any other person who has made a loan for the construction of the development is updated
	16	Location plan of the development is updated
	20	Typing errors in remarks are corrected
	46	Typing error in description of interior finishes in kitchen is corrected
	47	Description of the fire service installations and equipment fitted in or near open kitchen is added as per clarification in Frequently Asked Questions and Answers issued by the Sales of First-hand Residential Properties Authority on 25 July 2018
	15 November 2018	11
15, 33, 35		Status of the deed of mutual covenant and the status of appointment of the manager of the development are updated
16		Location plan of the development is updated
18		Outline zoning plan relating to the development is updated
20		Remarks is updated
20A (Additional page)		Latest development scheme plan of outline zoning plan relating to the development is added
31, 34, 44		Status of the deed of mutual covenant is updated
24 January 2019	16	Location plan of the development is updated
11 April 2019	16	Location plan of the development is updated
	17	Aerial photograph of the development is updated
4 July 2019	16	Location plan of the development is updated

檢視/修改 日期	所作修改	
	頁次	所作修改
2018年 8月23日	10	更新“發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數”的標題
	11	更新已為發展項目的建造提供貸款的任何其他人的狀況
	16	更新發展項目的所在位置圖
	20	更正備註的打印錯字
	46	更正廚房的室內裝修物料的描述的打印錯字
	47	根據一手住宅物業銷售監管局於2018年7月25日發出的“常見問答”中澄清，增添安裝在開放式廚房內或附近的消防裝置及設備的描述
	2018年 11月15日	11
15, 33, 35		更新公契的狀況及發展項目的管理人委任狀況
16		更新發展項目的所在位置圖
18		更新關乎發展項目的分區計劃大綱圖
20		更新備註
20A (加頁)		增添關乎發展項目的最新分區計劃大綱圖的發展計劃圖
31, 34, 44		更新公契的狀況
2019年 1月24日	16	更新發展項目的所在位置圖
2019年 4月11日	16	更新發展項目的所在位置圖
	17	更新發展項目的鳥瞰照片
2019年 7月4日	16	更新發展項目的所在位置圖