



HOUSE MUSE 臻博

SALES BROCHURE
售樓說明書

HOUSE MUSE
臻博

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor’s right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

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12. Appointment of solicitor

- Consider appointing your own solicitor to protect your interests. If the solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.
- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

For first-hand uncompleted residential properties and completed residential properties pending compliance

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands’ Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor’s control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

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.

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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
March 2023

Notes to purchasers of first-hand residential properties

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、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

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。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則 (如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的**14**日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人 (即賣方) 支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日** (工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子) 之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金 (即樓價的**5%**) 會被沒收，而擁有人 (即賣方) 不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人 (即賣方) 必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

Notes to purchasers of first-hand residential properties

一手住宅物業買家須知

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。

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

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。

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

一手住宅物業銷售監管局
2023 年 3 月

Information on the development

發展項目的資料

Name of the Development HOUSE MUSE	發展項目的名稱 臻博
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 (provisional) 3 Nga Tsin Long Road Remark: The above provisional street number is subject to confirmation when the Development is completed.	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(臨時) 衙前壟道3號 備註:上述臨時門牌號數有待發展項目建成時確認。
The Development consists of one multi-unit building Total number of storeys 23 storeys (excluding transfer plate, roof, upper roof and top roof).	發展項目包含一幢多單位建築物 樓層總數 23層 (不包括結構轉換層、天台、上層天台及頂層天台)。
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, 25/F to 26/F, roof, upper roof and top roof.	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、25樓至26樓、天台、上層天台及頂層天台。
Omitted floor numbers 4/F, 13/F, 14/F and 24/F are omitted.	被略去的樓層號數 不設4樓、13樓、14樓及24樓。
Refuge floor No refuge floor.	庇護層 不設庇護層。
The Development is an uncompleted development <ul style="list-style-type: none">The estimated material date for the Development as provided by the authorized person for the Development is 30 September 2027.The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.Under the land grant, the consent of the Director of Lands is not required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, the Development is deemed to be completed on the date on which an occupation permit for every building in the Development is issued.	本發展項目屬未落成發展項目 <ul style="list-style-type: none">由發展項目的認可人士提供該發展項目的預計關鍵日期為2027年9月30日。預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。根據批地文件，進行該項買賣，不需獲地政總署署長同意。為買賣合約的目的，該項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

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	
<p>Vendor TOP LEADER CREATION LIMITED</p>	<p>賣方 領昇創建有限公司</p>
<p>Holding companies of the Vendor New World Development Company Limited CORAL BUSINESS INC. * CENTRAL KEY INVESTMENTS LIMITED * FLOURISH GLORY GLOBAL LIMITED *</p>	<p>賣方的控權公司 新世界發展有限公司 CORAL BUSINESS INC. * CENTRAL KEY INVESTMENTS LIMITED * 興榮環球有限公司*</p>
<p>Authorized Person for the Development Ms. Lee Ming Yen Jennifer</p>	<p>發展項目的認可人士 李明嫻女士</p>
<p>The firm or corporation of which the authorized person is a proprietor, director or employee in his or her professional capacity P&T Architects Limited</p>	<p>發展項目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 巴馬丹拿建築師有限公司</p>
<p>Building contractor for the Development Hien Lee Engineering Company Limited</p>	<p>發展項目的承建商 顯利工程有限公司</p>
<p>The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development Howse Williams</p>	<p>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 何韋律師行</p>
<p>Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development United Overseas Bank Limited</p>	<p>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 大華銀行有限公司</p>
<p>Any other person who has made a loan for the construction of the Development FLOURISH GLORY GLOBAL LIMITED *</p>	<p>已為發展項目的建造提供貸款的任何其他人 興榮環球有限公司*</p>
<p>Remark : * CORAL BUSINESS INC, CENTRAL KEY INVESTMENTS LIMITED and FLOURISH GLORY GLOBAL LIMITED are companies incorporated in the British Virgin Islands with limited liability.</p>	<p>備註: * CORAL BUSINESS INC, CENTRAL KEY INVESTMENTS LIMITED 及興榮環球有限公司均為英屬處女群島成立之有限法律責任的公司。</p>

Relationship between parties involved in the development

有參與發展項目的各方的關係

(a)	<div>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</div> <div>賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人</div>	<div>Not Applicable</div> <div>不適用</div>
(b)	<div>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</div> <div>賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人</div>	<div>Not Applicable</div> <div>不適用</div>
(c)	<div>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</div> <div>賣方或該發展項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述認可人士的家人</div>	<div>No</div> <div>否</div>
(d)	<div>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</div> <div>賣方或該發展項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人</div>	<div>Not Applicable</div> <div>不適用</div>
(e)	<div>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</div> <div>賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人</div>	<div>Not Applicable</div> <div>不適用</div>
(f)	<div>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</div> <div>賣方或該發展項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述認可人士的有聯繫人士的家人</div>	<div>No</div> <div>否</div>
(g)	<div>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</div> <div>賣方或該發展項目的承建商屬個人，並屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人</div>	<div>Not Applicable</div> <div>不適用</div>
(h)	<div>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</div> <div>賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人</div>	<div>Not Applicable</div> <div>不適用</div>
(i)	<div>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</div> <div>賣方或該發展項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述律師事務所的經營人的家人</div>	<div>No</div> <div>否</div>
(j)	<div>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</div> <div>賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該發展項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份</div>	<div>No</div> <div>否</div>

Relationship between parties involved in the development

有參與發展項目的各方的關係

(k)	<div>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</div> <div>賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份</div>	No 否
(l)	<div>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</div> <div>賣方或該發展項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書</div>	No 否
(m)	<div>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</div> <div>賣方或該發展項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員</div>	Not Applicable 不適用
(n)	<div>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</div> <div>賣方、賣方的控權公司或該發展項目的承建商屬私人公司，而就該發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份</div>	No 否
(o)	<div>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</div> <div>賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份</div>	No 否
(p)	<div>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</div> <div>賣方或該發展項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書</div>	No 否
(q)	<div>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</div> <div>賣方或該發展項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員</div>	Not Applicable 不適用
(r)	<div>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</div> <div>賣方或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團</div>	No 否
(s)	<div>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</div> <div>賣方或該發展項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團</div>	No 否

Information on design of the development

發展項目的設計的資料

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

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 住宅物業的描述		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
3/F, 5/F-12/F, 15/F-23/F & 25/F-26/F 3樓、5樓至12樓、 15樓至23樓及 25樓至26樓 (20 Storeys) (20層)	A	1.613	150
	B	0.285	
	C	0.311	
	D	0.266	
	E	1.416	
	F	0.597	

Remark :
4/F, 13/F, 14/F and 24/F are omitted.

備註：
不設4樓、13樓、14樓及24樓。

There will be curtain walls forming part of the enclosing walls of the Development.
發展項目將會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 住宅物業的描述		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
3/F, 5/F-12/F, 15/F-23/F & 25/F-26/F 3樓、5樓至12樓、 15樓至23樓及 25樓至26樓 (20 Storeys) (20層)	A	2.132	200
	B	0.842	
	C	0.270	
	D	0.937	
	E	1.889	
	F	0.690	

Remark :
4/F, 13/F, 14/F and 24/F are omitted.

備註：
不設4樓、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 will be appointed as the manager of the Development under the latest draft deed of mutual covenant in respect of the Development.

管理人

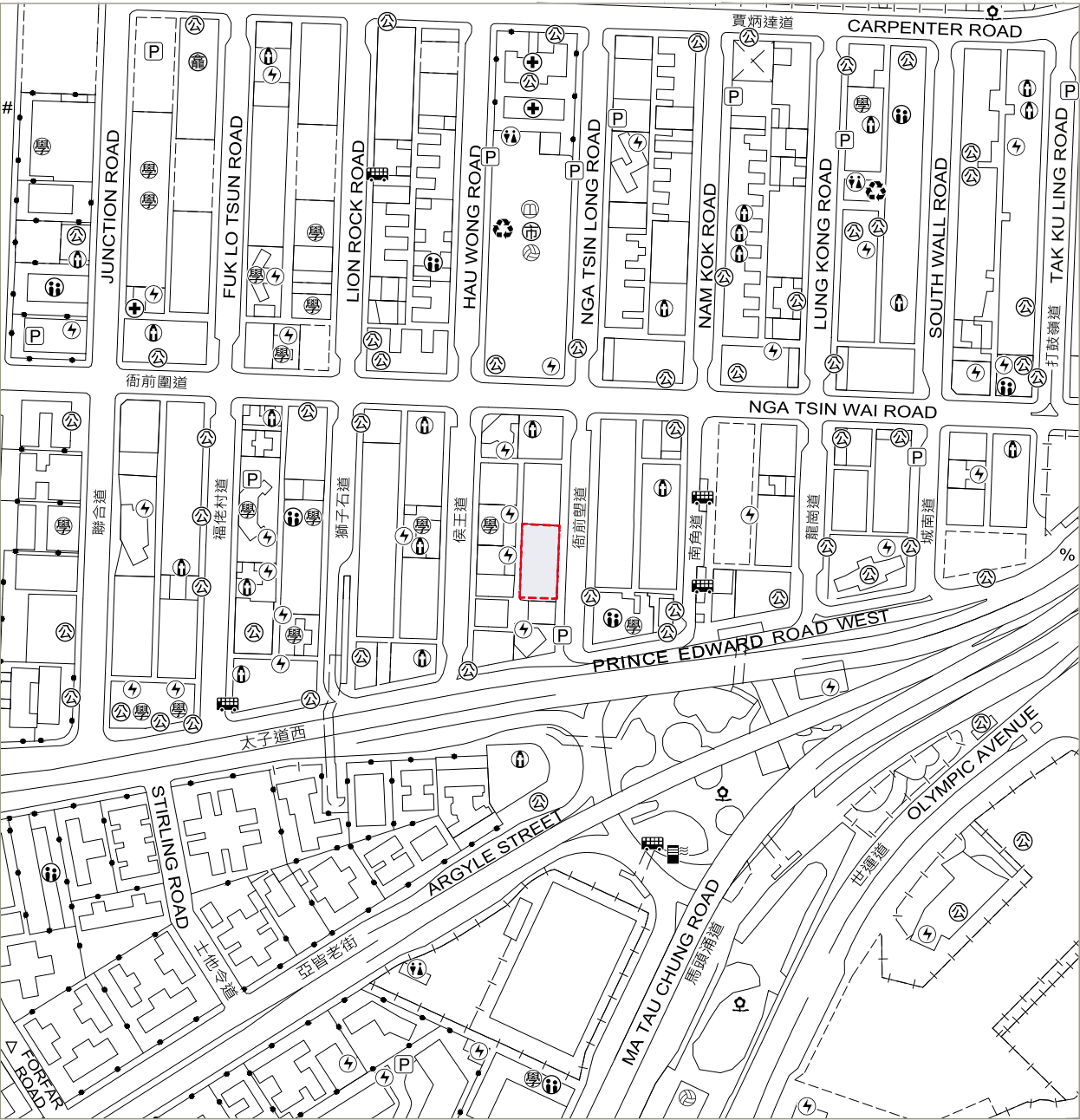
根據發展項目公契的最新擬稿，新世界物業管理有限公司將獲委任為發展項目的管理人。

Location plan of the development

發展項目的所在位置圖

This location plan is prepared with reference to the Digital Topographic Map Nos. T11-NE-A, T11-NW-B, T11-NE-C and T11-NW-D dated 14 August 2025, from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

所在位置圖依據日期為地政總署測繪處於2025年8月14日出版之數碼地形圖(圖幅編號T11-NE-A、T11-NW-B、T11-NE-C及T11-NW-D)擬備，有需要處經修正處理。



Scale 0 50 100 150 200 250M(米)

比例

Location of the Development
發展項目的位置



Legend 圖例

- | | | | |
|---|--|--|---|
|  | Columbarium
骨灰龕 |  | Public transport terminal (including a rail station)
公共交通總站 (包括鐵路車站) |
|  | Ventilation shaft for the Mass Transit Railway
香港鐵路的通風井 |  | Public utility installation
公用事業設施裝置 |
|  | Library
圖書館 |  | Religious institution (including a church, a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂) |
|  | Power plant (including electricity sub-stations)
發電廠 (包括電力分站) |  | School (including a kindergarten)
學校 (包括幼稚園) |
|  | Clinic
診療所 |  | 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) |
|  | Refuse collection point
垃圾收集站 |  | Sports facilities (including a sports ground and a swimming pool)
體育設施 (包括運動場及游泳池) |
|  | Market (including a wet market and a wholesale market)
市場 (包括濕貨市場及批發市場) |  | Public park
公園 |
|  | Public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處) | | |
|  | Public convenience
公廁 | | |

Street name(s) not shown in full on the Location Plan of the Development:

於發展項目的所在位置圖未能顯示之街道全名:

- | | | |
|-------------------------|----------------------|-----------------------------------|
| # GRAMPIAN ROAD
嘉林邊道 | ▽ FORFAR ROAD
科發道 | % PRINCE EDWARD ROAD EAST
太子道東 |
|-------------------------|----------------------|-----------------------------------|

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 is provided by the Common Spatial Data Infrastructure (CSDI) Portal and the intellectual property rights are owned by the Government of the HKSAR.
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：

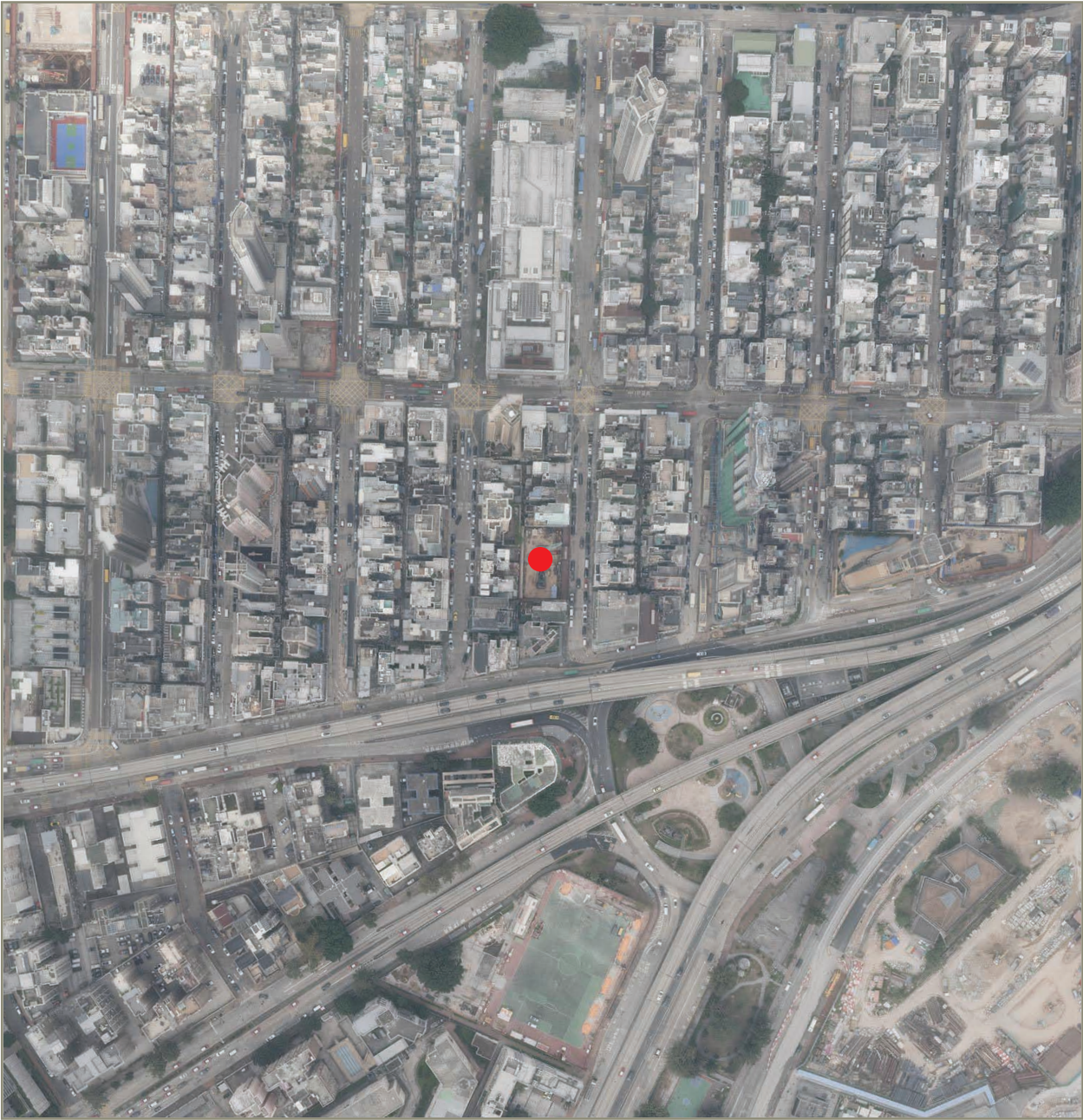
1. 因發展項目的不規則界線引致的技術原因，所在位置圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
2. 地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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 3,000 feet, photo No. E248428C, dated 7 January 2025.

摘錄自地政總署測繪處於2025年1月7日在3,000呎飛行高度拍攝之鳥瞰照片，編號為E248428C。



● Location of the Development
發展項目的位置

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

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.

香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得翻印。

備註：

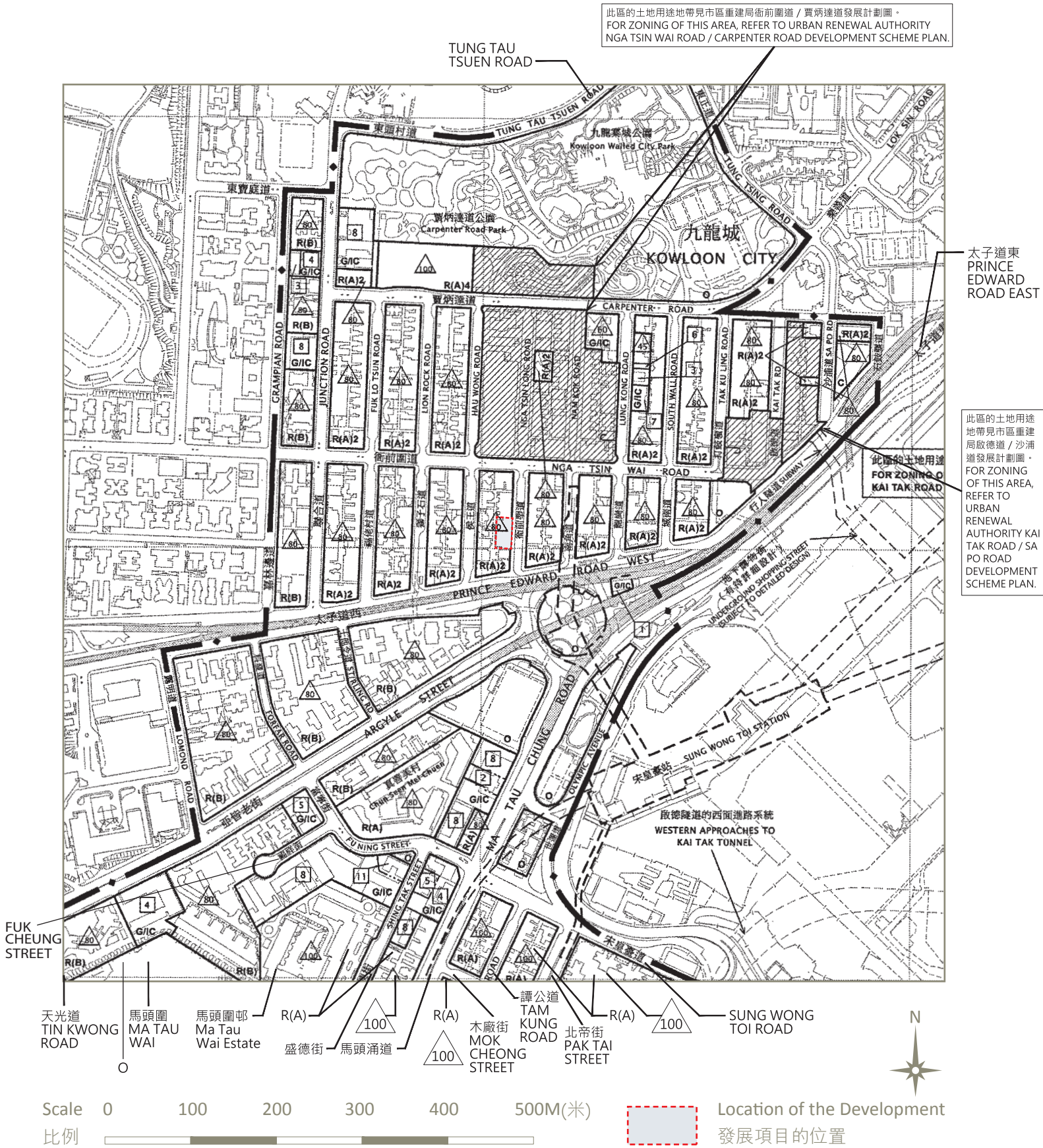
- 1. 該鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。
- 2. 因發展項目的不規則界線引致的技術原因，鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求。

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 approved Ma Tau Kok Outline Zoning Plan with plan No. S/K10/30 gazetted on 8 September 2023.

摘錄自2023年9月8日憲報公布之馬頭角分區計劃大綱核准圖，圖則編號為S/K10/30。



Notation 圖例

Zones 地帶

C	Commercial 商業
R(A)	Residential (Group A) 住宅 (甲類)
R(B)	Residential (Group B) 住宅 (乙類)
G/I/C	Government, Institution Or Community 政府、機構或社區
O	Open Space 休憩用地

Communications 交通

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

Miscellaneous 其他

Boundary Of Planning Scheme	規劃範圍界線
Urban Renewal Authority Development Scheme Plan Area	市區重建局發展計劃圖範圍
Building Height Control Zone Boundary	建築物高度管制區界線
Maximum Building Height (In Metres Above Principal Datum)	最高建築物高度 (在主水平基準上若干米)
Maximum Building Height (In Number Of Storeys)	最高建築物高度 (樓層數目)

Remarks :

- 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.
- 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.
- 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.
- 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：

- 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。
- 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。
- 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。
- 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。

關乎發展項目的分區計劃大綱圖等

摘錄自2017年12月15日憲報公布之九龍塘分區計劃大綱核准圖，圖則編號為S/K18/21。

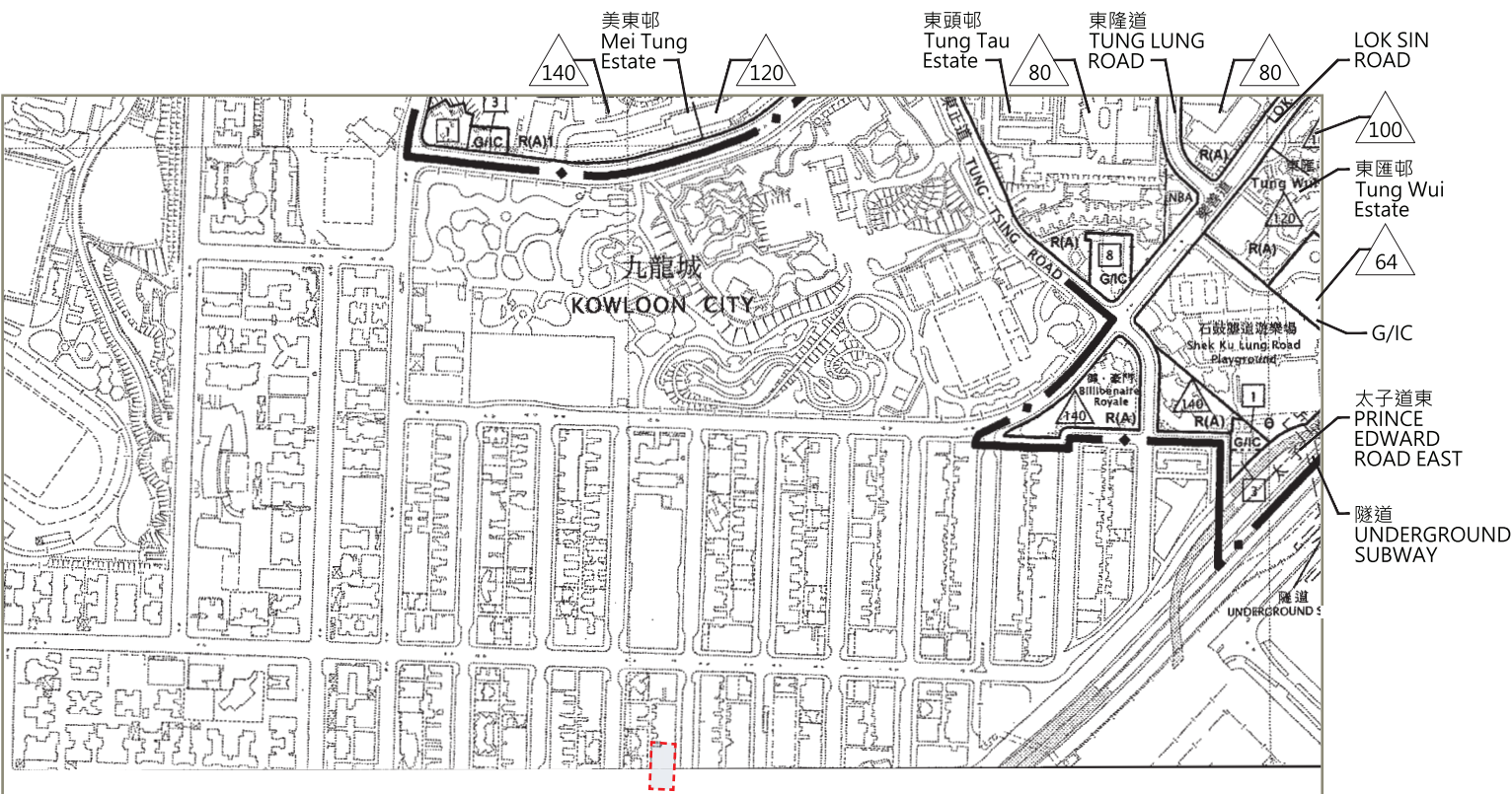


1. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
2. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
4. 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

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 Wang Tau Hom & Tung Tau Outline Zoning Plan with plan No. S/K8/25 gazetted on 5 May 2023.
摘錄自2023年5月5日憲報公布之橫頭磡及東頭分區計劃大綱核准圖，圖則編號為S/K8/25。



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

Scale 0 100 200 300 400 500M(米)
比例



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)
- G/IC** Government, Institution Or Community 政府、機構或社區
- O** Open Space 休憩用地

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 :

- 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.
- 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.
- 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.
- 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 :

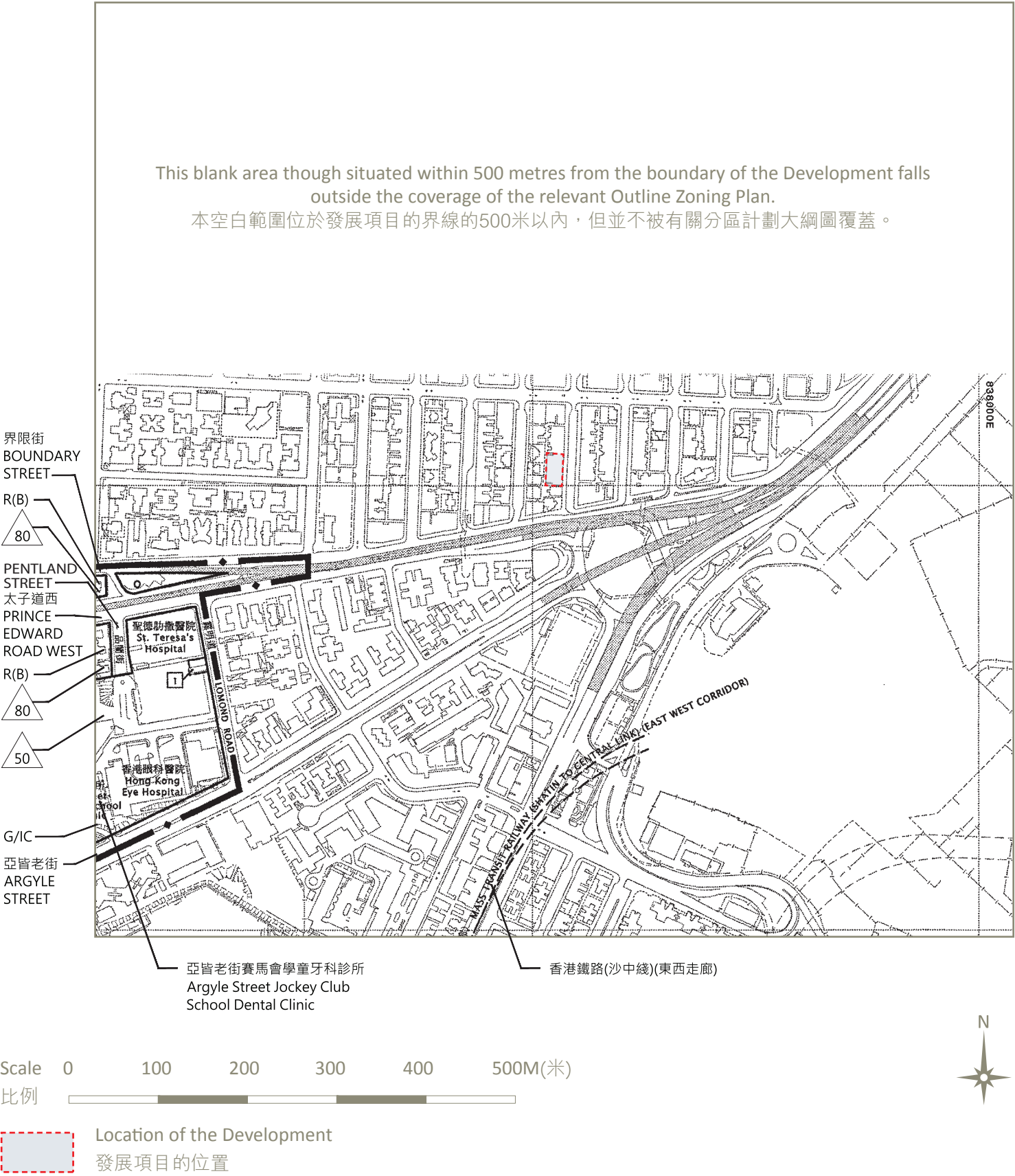
- 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
- 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
- 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development

關於發展項目的分區計劃大綱圖等

Part of the approved Ho Man Tin Outline Zoning Plan with plan No. S/K7/24 gazetted on 18 September 2015.

摘錄自2015年9月18日憲報公布之何文田分區計劃大綱核准圖，圖則編號為S/K7/24。



Notation 圖例

Zones 地帶

R(B)	Residential (Group B) 住宅 (乙類)
G/IC	Government, Institution Or Community 政府、機構或社區
O	Open Space 休憩用地

Communications 交通

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

Miscellaneous 其他

	Boundary Of Planning Scheme 規劃範圍界線
	Building Height Control Zone Boundary 建築物高度管制區界線
100	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)
8	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.

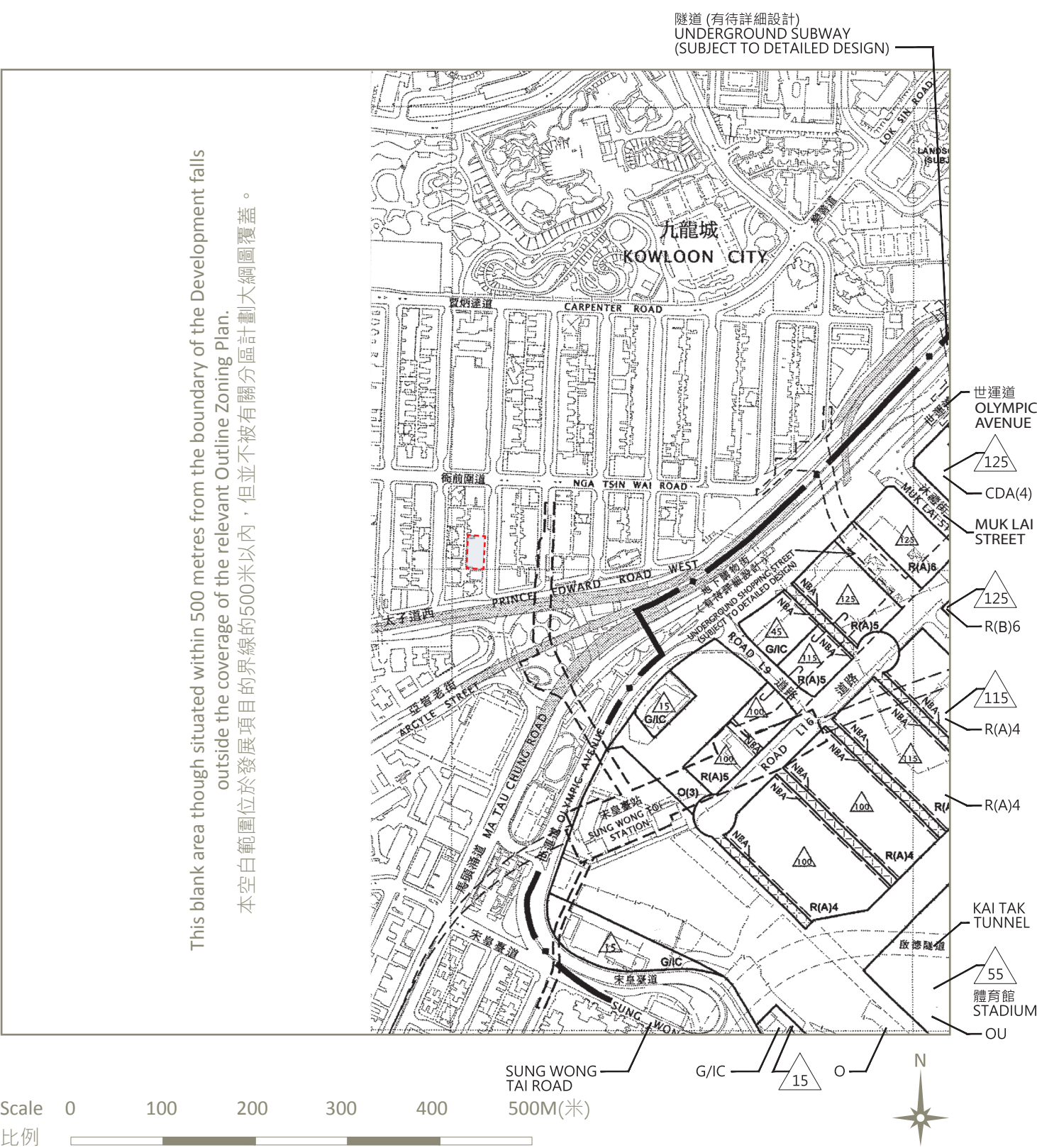
備註：

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

關乎發展項目的分區計劃大綱圖等

Part of the approved Kai Tak Outline Zoning Plan with plan No. S/K22/8 gazetted on 28 October 2022.
摘錄自2022年10月28日憲報公布之啟德分區計劃大綱核准圖，圖則編號為S/K22/8。



Notation 圖例

Zones 地帶

CDA	Comprehensive Development Area 綜合發展區
R(A)	Residential (Group A) 住宅 (甲類)
R(B)	Residential (Group B) 住宅 (乙類)
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

— [Station] —	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
△ 15	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)
- - - NBA - - -	Non- Building Area 非建築用地

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 :

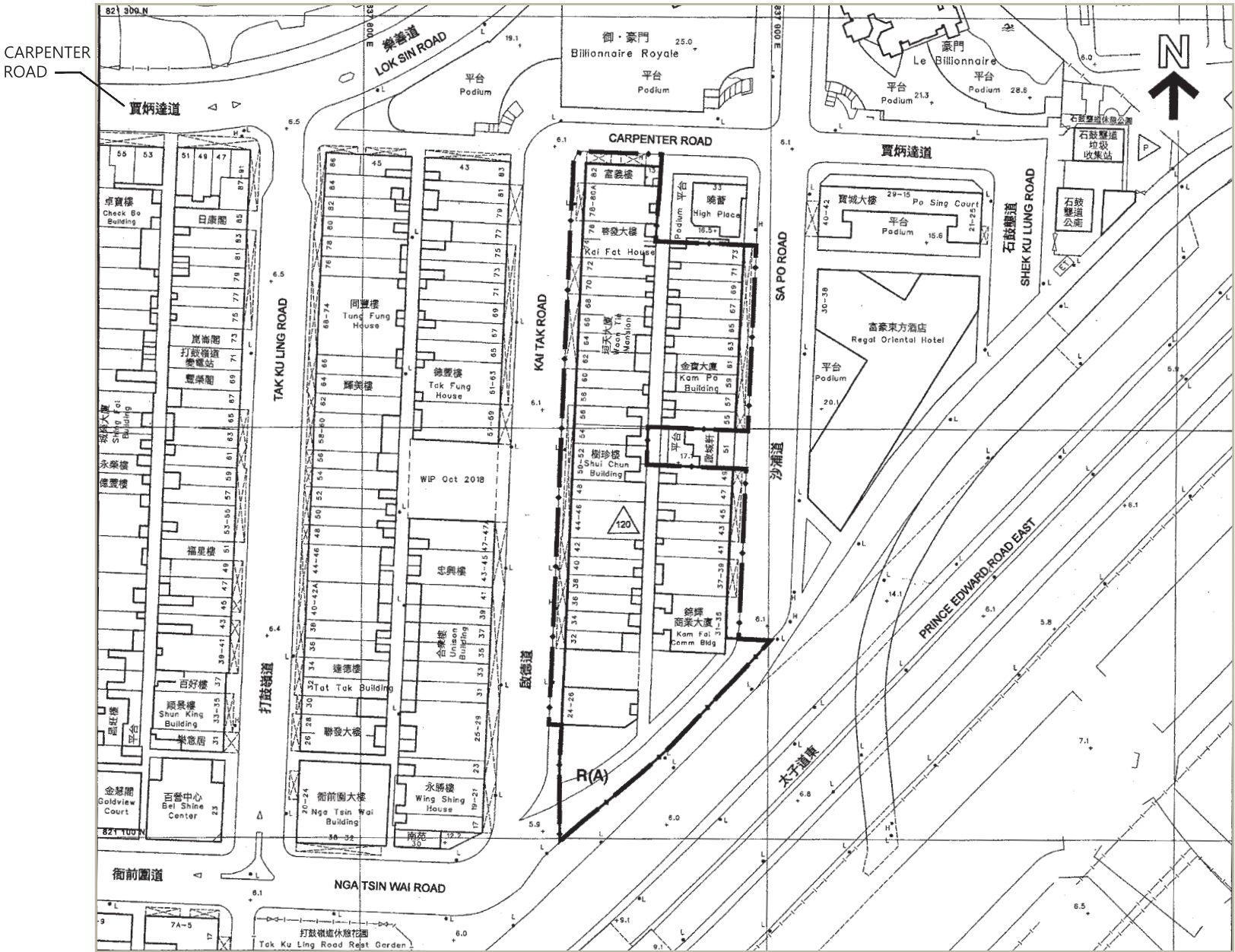
1. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
2. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
4. 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

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 Kai Tak Road / Sa Po Road - Development Scheme Plan with plan No. S/K10/URA1/2 gazetted on 9 October 2020.

2020年10月9日憲報公布之市區重建局啟德道 / 沙浦道發展計劃核准圖，圖則編號為S/K10/URA1/2。



Notation 圖例

- R(A)** Residential (Group A) 住宅 (甲類)
- Boundary Of Development Scheme 發展計劃範圍界線
- △120 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 :
- The last updated version of the Development Scheme 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.
 - For location of the Development, please refer to the approved Ma Tau Kok Outline Zoning Plan No. S/K10/30 shown in this section.
 - 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.
 - 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.

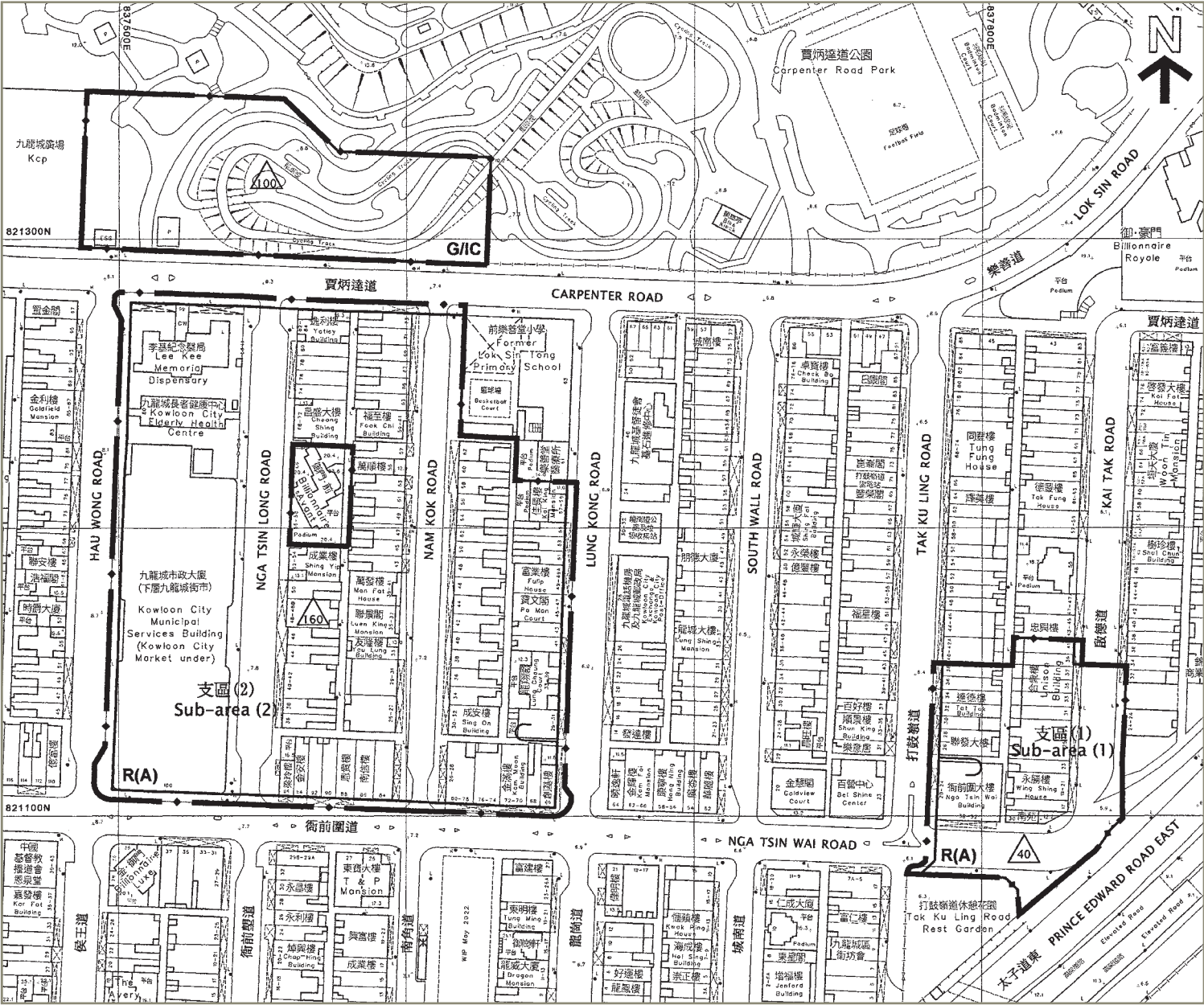
- 備註：
- 在印製售樓說明書當日適用的最近更新版本發展計劃圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
 - 關於發展項目的位置，請參閱載於本章節的摘錄自馬頭角分區計劃大綱核准圖編號 S/K10/30。
 - 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
 - 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

Outline zoning plan etc. relating to the development

關乎發展項目的分區計劃大綱圖等

The approved Urban Renewal Authority Nga Tsin Wai Road / Carpenter Road Development Scheme Plan with plan No. S/K10/URA3/2 gazetted on 8 September 2023.

2023年9月8日憲報公布之市區重建局衙前圍道 / 賈炳達道發展計劃核准圖，圖則編號為S/K10/URA3/2。



Scale 0 30 60 90 120 150M(米)
比例

Notation 圖例

- R(A)** Residential (Group A) 住宅 (甲類)
- G/I/C** Government, Institution Or Community 政府、機構或社區
- Major Road And Junction 主要道路及路口
- Boundary Of Development Scheme 發展計劃範圍界線
- Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)

Remarks :

- The last updated version of the Development Scheme 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.
- For location of the Development, please refer to the approved Ma Tau Kok Outline Zoning Plan No. S/K10/30 shown in this section.
- 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.
- 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：

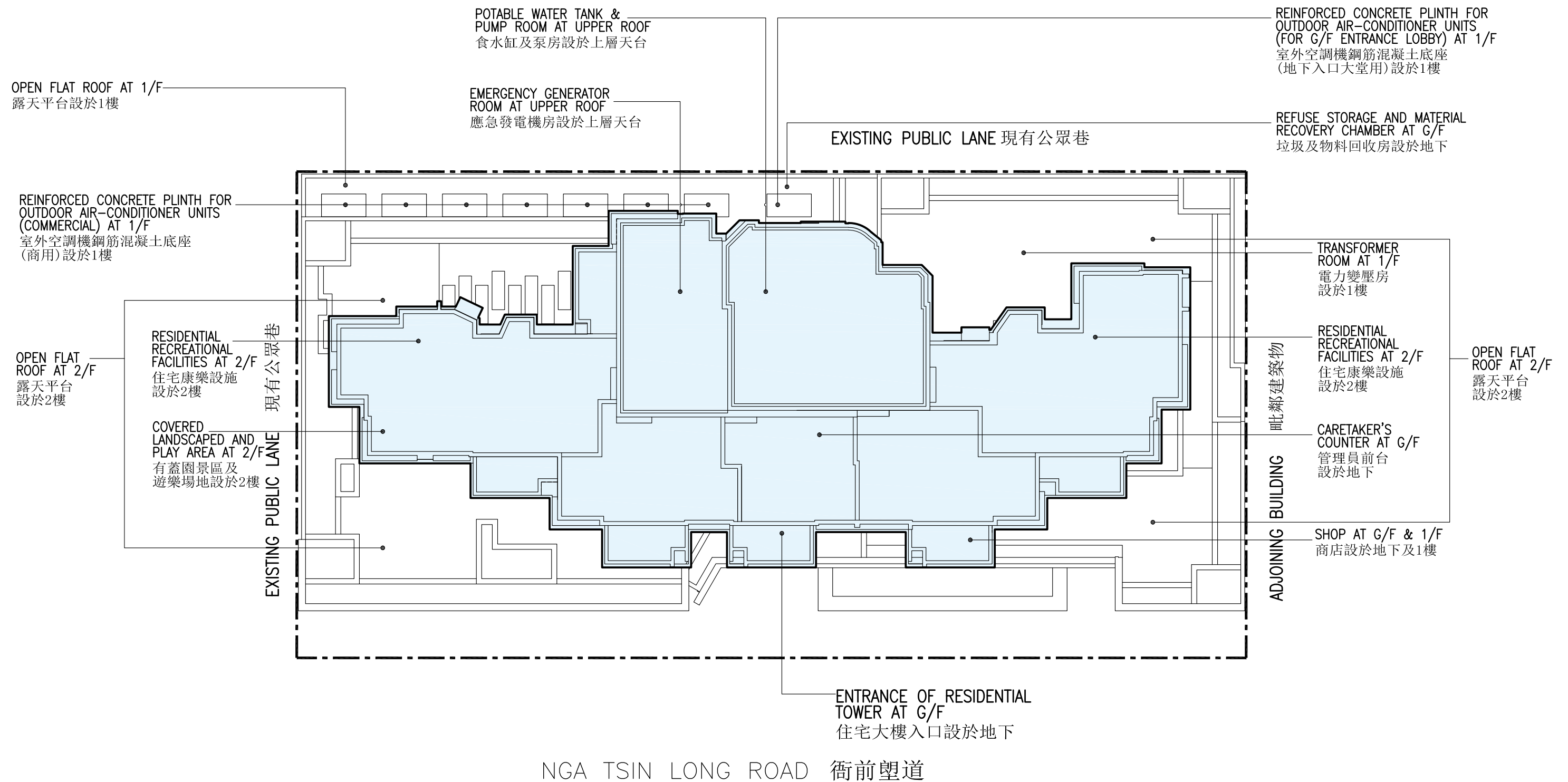
- 在印製售樓說明書當日適用的最近更新版本發展計劃圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
- 關於發展項目的位置，請參閱載於本章節的摘錄自馬頭角分區計劃大綱核准圖編號 S/K10/30。
- 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
- 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

Layout plan of the development

發展項目的布局圖

The estimated date of completion of the buildings and facilities, as provided by the Authorized Person for the Development, is 30 September 2027.

由發展項目的認可人士提供的建築物及設施的預計落成日期為2027年9月30日。



Boundary Line of the Development
發展項目的界線

Scale 0 10M(米)
比例

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 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 may be exposed pipes installed in some store room and bathrooms / lavatories.
5.

There are pipes enclosed by the fittings and finishes in some residential properties. For details, please refer to the latest approved drainage plans and/or other relevant plans.
6.

There may be exposed pipes located at the upper part of some balconies, utility platforms and air-conditioner platforms.
7.

Balconies, utility platforms and air-conditioner platforms are non-enclosed areas.
8.

There may be non-structural prefabricated external walls and curtain walls in some residential properties. The saleable area as defined in the formal Agreement for Sale and Purchase of a residential property has included the non-structural prefabricated external walls and curtain walls and is measured from the exterior of such non-structural prefabricated external walls and curtain walls.
9.

The ceiling height of some residential properties may vary due to structural, architectural and/or decoration design variations.
10.

During the necessary maintenance of the external walls of tower arranged by Manager of the Development, suspended working platform will be operating in the airspace outside windows and/or above flat roof / roof of the residential properties of such tower.
11.

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. Their shapes, dimensions and scales may differ from the fittings and fitments actually provided.
12.

The air-conditioner (outdoor unit) at air-conditioner platform, space for air-conditioner and air-conditioning hood may emit heat and/or sound.

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.

部分儲物室及浴室 / 洗手間內可能裝有外露喉管。
5.

部分住宅物業於裝置及裝修物料內設有喉管。詳細資料請參考最新經批准的排水設施圖則及/或其他相關圖則。
6.

部分露台、工作平台及空調機平台上方可能裝有外露喉管。
7.

露台、工作平台及空調機平台為不可封閉的地方。
8.

部分住宅物業可能裝有非結構預製外牆及幕牆。住宅物業之正式買賣合約之實用面積之計算包括非結構預製外牆及牆，並由非結構預製外牆及幕牆之外圍起計。
9.

部分住宅物業之天花高度將會因應結構、建築設計及/或裝修設計上的需要有差異。
10.

在發展項目管理人安排於大廈外牆之必要維修進行期間，吊船將在該大廈的住宅物業之窗戶外及/或平台 / 天台之空間運作。
11.

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的經批准的建築圖則繪製，只作一般示意用途。其形狀、尺寸、比例或與實際提供的裝置及設備存在差異。
12.

空調機 (室外機) 於空調機平台、空調機位置及空調機遮簷可能發出熱力及/或聲音。

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

A/C HOOD = Air-conditioning Hood 空調機遮簷

A.C.P. = Air-conditioner Platform 空調機平台

BATH = Bathroom 浴室

BAL. = Balcony 露台

BR. = Bedroom 睡房

COMMON LIFT LOBBY = Common Lift Lobby 公用升降機大堂

COVER OF A/C HOOD = Cover of Air-conditioning Hood 空調機遮簷頂

COVER OF BAL. / U.P. / A.C.P. = Cover of Balcony / Utility Platform / Air-conditioner Platform

露台 / 工作平台 / 空調機平台頂

ELV. DUCT = = Extra Low Voltage Duct 弱電電線管道

ELECT. METER RM. = Electrical Meter Room 電錶房

F.H. = FIRE HYDRANT 消防栓

FLUSHING WATER TANK = Flushing Water Tank 沖廁水缸

FLUSHING WATER TANK & PUMP RM. = Flushing Water Tank & Pump Room 沖廁水缸及泵房

H/L H.R. = High Level Hose Reel 高位消防喉轆

H.R. AT H/L. = Hose Reel at High Level 消防喉轆在高位

KIT. = Kitchen 廚房

LAV. = Lavatory 洗手間

LIFT = Lift 升降機

LIFT LOBBY = Lift Lobby 升降機大堂

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

M. BATH = Master Bathroom 主人房浴室

M.BR. = Master Bedroom 主人睡房

METAL A.F. = Metal Architectural Feature 金屬建築裝飾

OPEN KIT. = Open Kitchen 開放式廚房

P.D. = Pipe Duct 管道槽

POTABLE WATER TANK RM. = Potable Water Tank Room 飲用水水缸房

ROOF (PRIVATE) = Private Roof 私人天台

R.C. A.F. = Reinforced Concrete Metal Architectural Feature 鋼筋混凝土建築裝飾

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

STORE = Store Room 儲物室

UP = Up 上

U.P. = Utility Platform 工作平台

V.D. = Ventilation Duct 通風管道

W.M.C. = Water Meter Cabinet 水錶櫃

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

3/F
3樓

Description 描述		Flat 單位					
		A	B	C	D	E	F
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/F 3樓	3.500 3.500☆ 3.500⊕	3.500 3.500☆ 3.500◎ 3.500⊕	3.500 3.500☆ 3.500⊕	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)		150 200	150 175			150 200	

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.

(This statement does not apply to the residential properties in the Development because the design of the Development is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal areas of those residential properties.)

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。

(不適用於發展項目內的住宅物業，因為發展項目的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業的內部面積。)

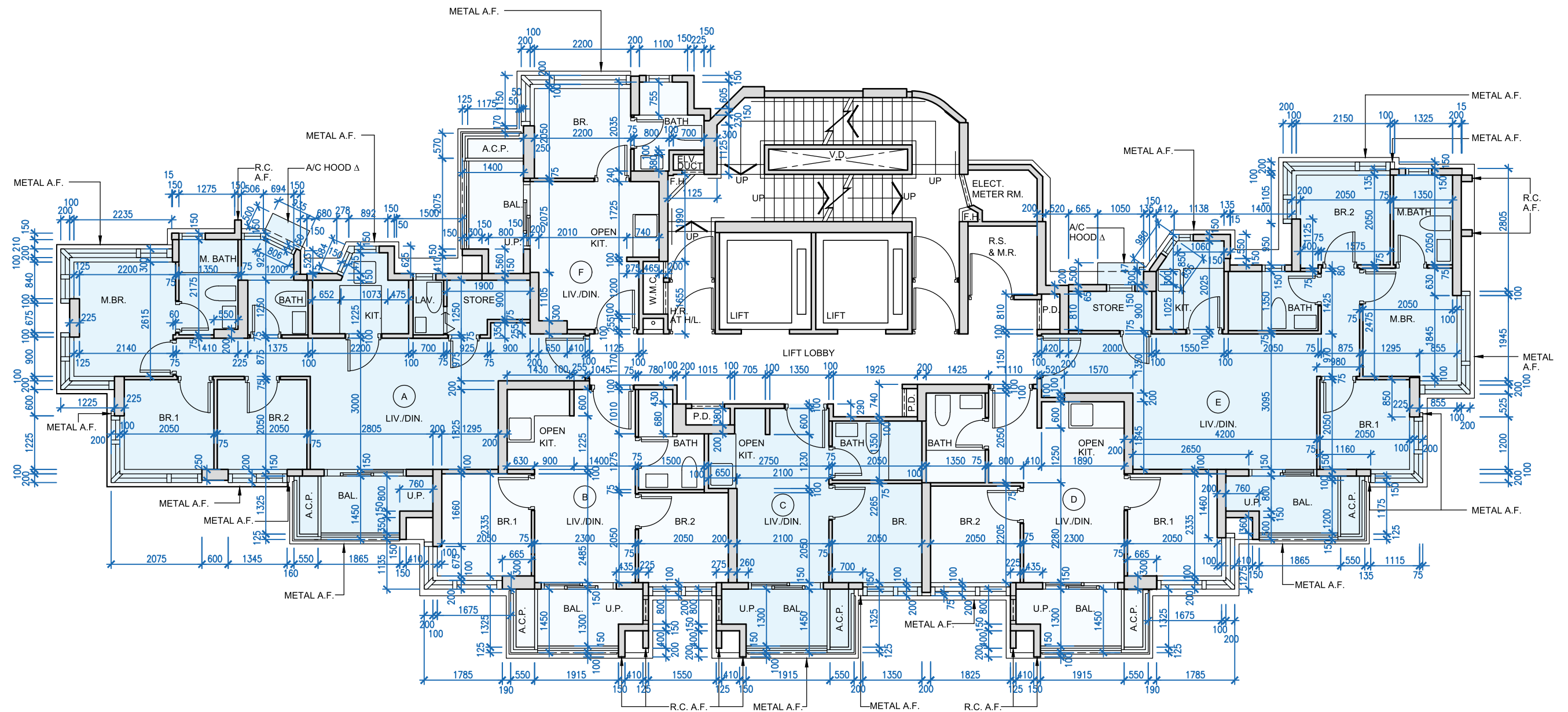
- Remarks:
- The dimensions in the floor plans are all structural dimensions in millimetre.
 - The floor-to-floor height (i.e. the height between the top surface of the structural slab of that floor and the top surface of the structured slab of its immediate upper floor) includes, without limitation:
(☆) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.050m);
(◎) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.250m);
(⊕) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.350m), those sunken slabs located partly on the structural slab of that floor or its immediate upper floor.
 - Please refer to page 25 of this sales brochure for legend of the terms and abbreviations shown on the floor plan.
 - Fixed glass will be installed at the location of air-conditioning hood indicated with Δ in the floor plan. Please refer to the “Relevant Information” section in this sales brochure for details.

- 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。
 - 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)包括但不限於：
(☆) 當中在該樓層跌級樓板為**0.050**米的跌級高度；
(◎) 當中在該樓層跌級樓板為**0.250**米的跌級高度；
(⊕) 當中在該樓層跌級樓板為**0.350**米的跌級高度，該等跌級樓板有部分位於該樓層或上一層之石屎地台面。
 - 樓面平面圖中顯示之名詞及簡稱之圖例，請參閱本售樓說明書第25頁。
 - 梗玻璃將設在樓面平面圖中以Δ標示之空調機遮簷位置，詳情請參閱本售樓說明書的「有關資料」章節。

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

3/F
3樓



Scale 0

比例



5M(米)

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

5/F -12/F, 15/F-23/F & 25/F - 26/F (4/F, 13/F, 14/F & 24/F are omitted)
5樓至12樓、15樓至23樓及25樓至26樓 (不設4樓、13樓、14樓及24樓)

Description 描述		Flat 單位					
		A	B	C	D	E	F
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)	5/F-12/F, 15/F-23/F and 25/F 5樓至12樓、 15樓至23樓 及25樓	3.500 3.500☆ 3.500⊕	3.500 3.500☆ 3.500◎ 3.500⊕	3.500 3.500☆ 3.500⊕	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)		150 200	150 175			150 200	
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)	26/F 26樓	4.000 4.050☆ 4.350⊕	4.000 4.050☆ 4.250◎ 4.350⊕	4.000 4.050☆ 4.350⊕	4.000 4.050☆ 4.250◎ 4.350⊕		
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					

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.
(This statement does not apply to the residential properties in the Development because the design of the Development is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal areas of those residential properties.)

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。
(不適用於發展項目內的住宅物業，因為發展項目的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業的內部面積。)

- Remarks:
- The dimensions in the floor plans are all structural dimensions in millimetre.
 - The floor-to-floor height (i.e. the height between the top surface of the structural slab of that floor and the top surface of the structured slab of its immediate upper floor) includes, without limitation:
(☆) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.050m);
(◎) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.250m);
(⊕) Inclusive of the sunken depth of the sunken slab on the floor of that floor (0.350m), those sunken slabs located partly on the structural slab of that floor or its immediate upper floor.
 - Please refer to page 25 of this sales brochure for legend of the terms and abbreviations shown on the floor plan.
 - Fixed glass will be installed at the location of air-conditioning hood indicated with Δ in the floor plan. Please refer to the “Relevant Information” section in this sales brochure for details.

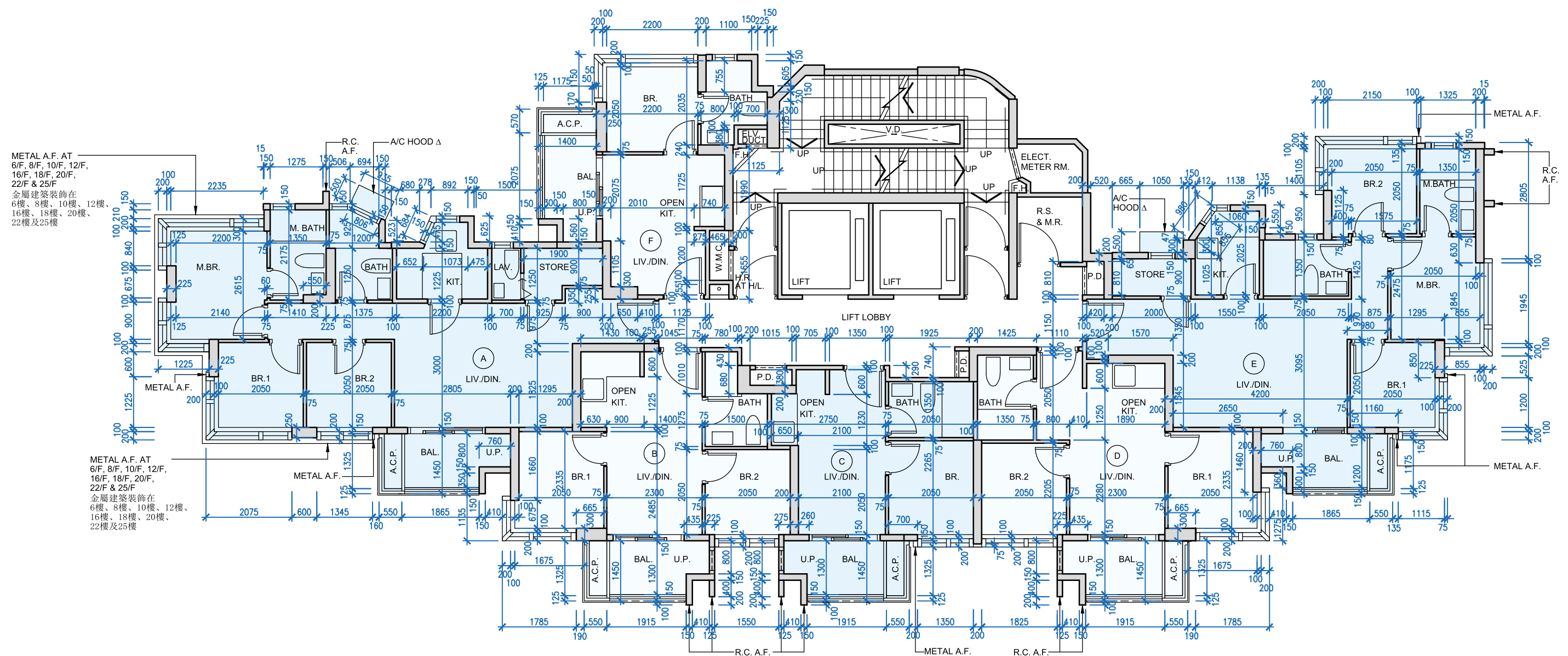
- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
 - 層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)包括但不限於：
(☆) 當中在該樓層跌級樓板為**0.050**米的跌級高度；
(◎) 當中在該樓層跌級樓板為**0.250**米的跌級高度；
(⊕) 當中在該樓層跌級樓板為**0.350**米的跌級高度，該等跌級樓板有部分位於該樓層或上一層之石屎地台面。
 - 樓面平面圖中顯示之名詞及簡稱之圖例，請參閱本售樓說明書第25頁。
 - 梗玻璃將設在樓面平面圖中以Δ標示之空調機遮簷位置，詳情請參閱本售樓說明書的「有關資料」章節。

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

5/F -12/F, 15/F-23/F & 25/F - 26/F (4/F, 13/F, 14/F & 24/F are omitted)

5樓至12樓、15樓至23樓及25樓至26樓（不設4樓、13樓、14樓及24樓）



Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Roof

天台

Description 描述	Flat 單位					
	A	B	C	D	E	F
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)	Not Applicable 不適用					
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)						

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.
(This statement does not apply to the residential properties in the Development because the design of the Development is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal areas of those residential properties.)

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。
(不適用於發展項目內的住宅物業，因為發展項目的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業的內部面積。)

- Remarks:
1. The dimensions in the floor plans are all structural dimensions in millimetre.

2. Please refer to page 25 of this sales brochure for legend of the terms and abbreviations shown on the floor plan.

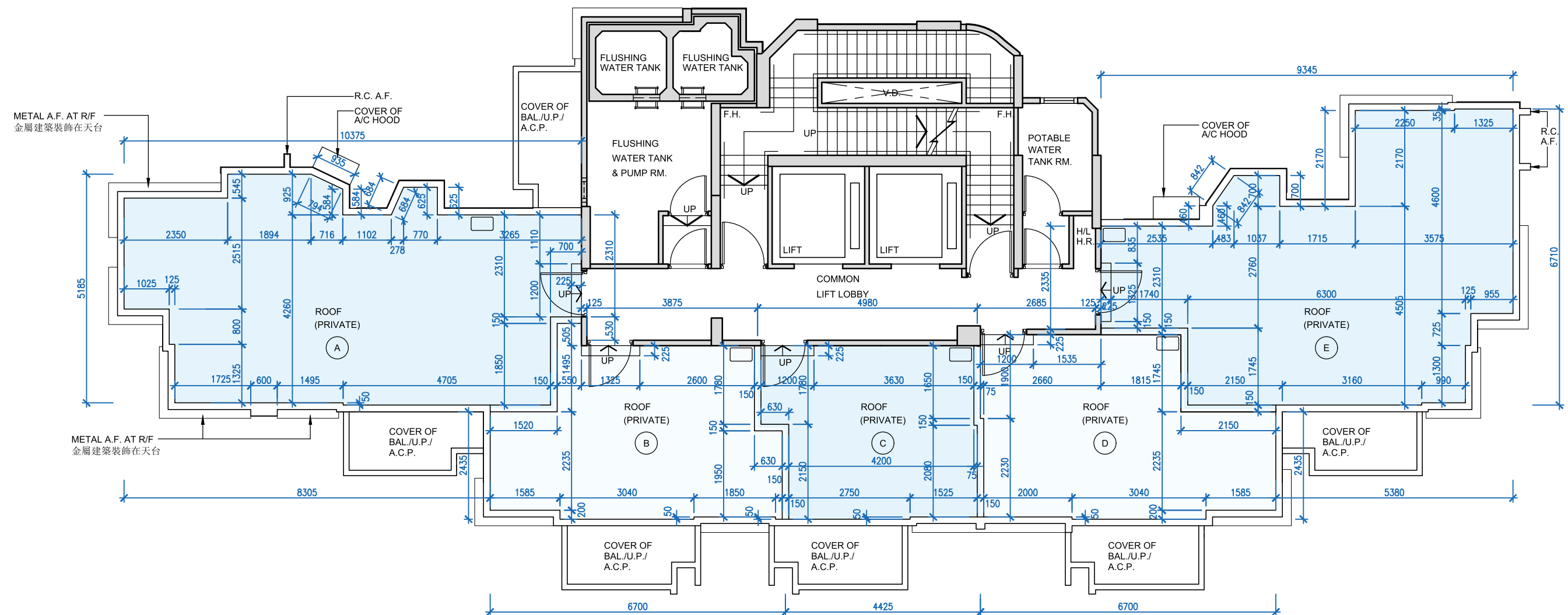
- 備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

2. 樓面平面圖中顯示之名詞及簡稱之圖例，請參閱本售樓說明書第25頁。

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Roof 天台



Scale 0 5M(米)
比例

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)									
Block Name 大廈名稱	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	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
HOUSE MUSE 臻博	3/F, 5/F-12/F, 15/F-23/F & 25/F 3樓、 5樓至12樓、 15樓至23樓及 25樓	A	56.362 (607) Balcony 露台: 2.001 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	30.638 (330) Balcony 露台:2.003 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	22.680 (244) Balcony 露台: 2.003 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	31.137 (335) Balcony 露台: 2.003 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	53.913 (580) Balcony 露台: 2.001 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	23.375 (252) Balcony 露台: 2.005 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

1.

The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2.

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.
3.

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 :

1.

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.

2.

4/F, 13/F, 14/F & 24/F are omitted.

1.

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。
2.

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。
3.

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：

1.

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。

2.

不設4樓、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)									
Block Name 大廈名稱	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	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
HOUSE MUSE 臻博	26/F 26樓	A	56.362 (607) Balcony 露台: 2.001 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	43.362 (467)	-	-	-
		B	30.638 (330) Balcony 露台: 2.003 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	21.643 (233)	-	-	-
		C	22.680 (244) Balcony 露台: 2.003 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	17.097 (184)	-	-	-
		D	31.137 (335) Balcony 露台: 2.003 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	22.910 (247)	-	-	-
		E	53.913 (580) Balcony 露台: 2.001 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	42.875 (462)	-	-	-
		F	23.375 (252) Balcony 露台: 2.005 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

2. 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.

3. 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 :

1. 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.

2. 4/F, 13/F, 14/F & 24/F are omitted.
1. 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。

2. 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。

3. 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：

1. 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。

2. 不設4樓、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.

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。
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.

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. 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.

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的申索。

Summary of deed of mutual covenant

公契的摘要

A. The common parts of the Development:

According to the latest draft Deed of Mutual Covenant and Management Agreement ("**DMC**") in respect of the Development:-

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

"**Development Common Areas and Facilities**" means and includes :-

- (a) the Development Common Setback Areas;
- (b) water meter room, telecommunications ducts (TEL. DUCT), gas cabinets (GAS CAB.), pipe ducts (P.D.), refuse storage and material recovery chambers (R.S.M.R.C.), hose reel (H.R.), fire service inlets (F.S.I.), sprinkler inlets (SPRK. I.), fire service control panel (F.S. Ctrl. Panel), sprinkler control valve rooms, transformer rooms, fire services and sprinkler water tank and pump rooms, fire services water tanks, sprinkler water tanks, check meter cabinet (Check M.C.), water meter cabinet (Water M.C.), extra low voltage duct (ELV D. / ELV. DUCT), electrical duct (E.D. / ELECT. DUCT), cable riser ducts, main switch rooms, potable water tanks, flushing water tanks, potable and flushing water tank and pump room, flushing water tank and pump room, smoke lobbies (S.L.), temporary refuge space (T.R.S.), emergency generator room, maintenance path, lift lobbies, electrical meter room (ELECT. METER RM.), open flat roofs, foundations, columns, beams and other structural supports and elements of the Building, staircases, stairways, telecommunications and broadcasting (T.B.E.) room which are (if and where capable of being shown on plans) for the identification purposes only shown coloured Orange on the DMC Plans;
- (c) such parts of the external walls of the Building (excluding the external walls of the podium of the Building and the glass panels, louvre and signage area of the Commercial Units and those forming part of (i) the Residential Units; (ii) the Commercial Units; and (iii) the Residential Common Areas and Facilities) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Orange on the DMC Plans;
- (d) such other areas, systems, devices, services and facilities of and in the Land and the Building as may be designated as Development Common Areas and Facilities by the First Owner in accordance with this Deed or by the relevant Owners in any Sub-Deed; and
- (e) to the extent not specifically provided in paragraphs (a), (b), (c) and (d) above, such other parts of the Land and the Building as may fall within the definition of "common parts" as defined in the Building Management Ordinance (Cap. 344) ("**BMO**"),

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

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

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

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

"**Development Common Setback Areas**" means the parts on the Ground Floor of the Building which are for the purposes of identification only shown and coloured Orange Strip Hatched Black on the DMC Plans and shall form part of the Development Common Areas and Facilities.

"**Residential Common Areas and Facilities**" means and includes :-

- (a) the Residential Common Setback Areas;
- (b) the Recreational Facilities, the Caretaker's Counter, the Covered Landscaped and Play Areas, accessible lifts (ACC. LIFT), accessible lavatories (ACC. LAV.), lifts, fireman's lift lobbies, lift lobbies, hose reel (H.R.), nozzle for hose reel, smoke lobbies (S.L.), planters (P.), canopies, pipe ducts (P.D.), refuse storage and material recovery rooms (R.S. & M.R.), temporary refuge space (T.R.S.), water meter cabinets (W.M.C.), covers of balconies / utility platforms / air-conditioner platform, cover of air-conditioning hood, areas for air-conditioning, inaccessible flat roofs, open flat roofs, potable water tank and pump rooms, potable water tank rooms, potable water tanks, corridors, common corridors, electrical ducts, extra low voltage duct (ELV. DUCT), vent duct (V.D.), hose reel cabinets, lift shafts, staircases, stairways, lift lobby, common lift lobby, common areas on flat roofs not forming parts of Residential Units and such of the lifts, fireman's lift, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Common Areas and Facilities and all the Residential Units as a whole and not just any particular Residential Unit, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, mail boxes, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system, eaves, wind guard and the backup automatic activated emergency lighting system which are (if and where capable of being shown on plans) for identification purposes only shown coloured Green and Green Star Hatched Black on the DMC Plans;
- (c) such parts of the external walls of the Building (including the external walls of the podium of the Building but excluding the windows, sliding door, French door and balustrades of the Residential Units and those external walls of the Building forming part of the Residential Units, the Commercial Units and the Development Common Areas and Facilities) which are (if and where capable of being shown on plans) for identification purposes only shown coloured Green on the DMC Plans;
- (d) such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the common use and benefit of all the Residential Units as a whole and not just any particular Residential Unit; and
- (e) such other areas, systems, devices, services and facilities of and in the Land and the Building as may be designated as Residential Common Areas and Facilities by the First Owner in accordance with this Deed or by the relevant Owners in any Sub-Deed (if any),

Summary of deed of mutual covenant

公契的摘要

but excludes :-

- (f) the openable parts of the curtain wall system wholly enclosing or fronting 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 said openable parts and vision panels shall form part of the relevant Residential Unit; and
- (g) the Development Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner.

"Residential Common Setback Areas" means the parts on the Ground Floor of the Building which are for the purposes of identification only shown and coloured Green Strip Hatched Black on the DMC Plans and shall form part of the Residential Common Areas and Facilities.

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

Residential Units		Undivided Shares Per Residential Unit	Management Shares Per Residential Unit
Floor	Flat		
3/F - 25/F (19 storeys)	Flat A (including balcony and utility platform thereof and air-conditioner platform and air-conditioning hood thereof)	56	56
	Flat B (including balcony and utility platform thereof and air-conditioner platform thereof)	31	31
	Flat C (including balcony and utility platform thereof and air-conditioner platform thereof)	23	23
	Flat D (including balcony and utility platform thereof and air-conditioner platform thereof)	31	31
	Flat E (including balcony and utility platform thereof and air-conditioner platform and air-conditioning hood thereof)	54	54
	Flat F (including balcony and utility platform thereof and air-conditioner platform thereof)	23	23
26/F (1 storey)	Flat A (including balcony and utility platform thereof and air-conditioner platform and air-conditioning hood thereof and roof (private) thereabove)	61	61
	Flat B (including balcony and utility platform thereof and air-conditioner platform thereof and roof (private) thereabove)	33	33
	Flat C (including balcony and utility platform thereof and air-conditioner platform thereof and roof (private) thereabove)	24	24
	Flat D (including balcony and utility platform thereof and air-conditioner platform thereof and roof (private) thereabove)	34	34
	Flat E (including balcony and utility platform thereof and air-conditioner platform and air-conditioning hood thereof and roof (private) thereabove)	58	58
	Flat F (including balcony and utility platform thereof and air-conditioner platform thereof)	23	23
	Total	4,375	4,375

Notes

In the numbering of floors, 4/F, 13/F, 14/F and 24/F are omitted.

Summary of deed of mutual covenant

公契的摘要

C. The term of years for which the manager of the Development is appointed :-

Subject to the provisions of the BMO, the Manager will be appointed for an initial term of two (2) years from the date of the DMC and such appointment shall continue until terminated as provided in the DMC.

D. The basis on which the management expenses are shared among the owners of the residential properties in the Development :-

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

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

A sum as security equivalent to 3/12th of the first year's budgeted management expenses payable by each owner in respect of the Residential Unit and such security amount shall be non-interest bearing and non-refundable but transferable.

F. The area (if any) in the Development retained by the owner for that owner's own use :-

Not applicable.

Notes:

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

Summary of deed of mutual covenant

公契的摘要

A. 發展項目的公用部分

根據最新擬稿之發展項目的公契及管理協議(「公契」):

「**公用地方及設施**」統指發展項目公用地方及設施、住宅公用地方及設施及第一業主根據公契的規定或相關業主在任何副公契(如有)中指定為公用地方及設施的大廈的所有部分及區域和設施(如有)。

「**發展項目公用地方及設施**」指及包括：

- (a) 發展項目公共後縮區域；
- (b) 水錶室、電訊管道槽(TEL. DUCT)、煤氣櫃(GAS CAB.)、管道槽(P.D.)、垃圾及物料回收房(R.S.M.R.C.)、喉輓(H.R.)、消防進水口(F.S.I.)、花灑進水口(SPRK.I.)、消防控制面板(F.S. Ctrl. Panel)、花灑控制閥室、變壓器室、消防和花灑水箱及泵房、消防水箱、花灑水箱、檢查錶櫃(Check M.C.)、水錶櫃(Water M.C.)、超低壓電纜槽(ELV D. / ELV. DUCT)、電氣槽(E. D. / ELECT. DUCT)、電纜立管槽、主電掣房、飲用水箱、沖廁水箱、飲用水及沖廁水箱及泵房、沖廁水箱及泵房、防煙廊(S.L.)、臨時垃圾堆放區(T.R.S.)、緊急發電機房、維修通道、升降機大堂、電錶房(ELECT. METER RM.)、露天平台、大廈的地基、柱子、橫樑和其他結構支撐和元件、樓梯、樓台、電訊及廣播(T.B.E.)室，(如果可以在圖則上顯示)在公契圖則上以橙色顯示，僅供識別；
- (c) 大廈的外牆部分(不包括大廈裙樓外牆、商業單位的玻璃板、百葉窗和標誌區域以及構成(i)住宅單位；(ii)商業單位；及(iii)住宅公用地方及設施一部分的外牆部分)，(如果可以在圖則上顯示)在公契圖則上以橙色顯示，僅供識別；
- (d) 第一業主根據公契的規定或相關業主在任何副公契中指定為發展項目公用地方及設施的該土地及大廈內的其他區域、系統、設備、服務和設施；及
- (e) 如果未在上述第(a)、(b)、(c)及(d)段中明確規定，該土地及大廈中符合《建築物管理條例》(第344章)所定義的「公用部分」的其他部分，

但不包括住宅公用地方及設施及大廈內只賦予任何特定業主持有、使用、佔用和享用的專有權利及特權的地方及大廈內只為任何特定業主服務的設施，惟倘若情況適當，如

- (i) 《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的大廈任何部分；及/或
- (ii) 《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的任何部分，

也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成發展項目公用地方及設施一部分；

「**發展項目公共後縮區域**」指在公契圖則上以橙色條紋間黑斜線顯示(僅供識別)大廈地下的部分，並構成發展項目公用地方及設施的一部分。

「**住宅公用地方及設施**」指及包括：

- (a) 住宅公共後縮區域；
- (b) 康樂設施、管理員櫃檯、有蓋園景及遊樂區、暢通易達升降機(ACC. LIFT)、暢通易達洗手間(ACC. LAV.)、升降機、消防員升降機大堂、升降機大堂、喉輓(H.R.)、喉輓管嘴、防煙廊(S.L.)、花棚(P.)、簷篷、管道槽(P.D.)、垃圾及物料回收室(R.S.及M.R.)、臨時垃圾堆放區(T.R.S.)、水錶櫃(W.M.C.)、露台/工作平台/空調機平台上蓋、空調罩上蓋、空調區域、不可進入平台、露天平台、飲用水箱及泵房、飲用水箱房、飲用水箱、走廊、公共走廊、電氣管道槽、超低壓管道槽(ELV. DUCT)、通風管道(V.D.)、消防喉輓櫃、升降機槽、樓梯、梯台、升降機大堂、公共升降機大堂、不屬於住宅單位一部分的平台公共區域以及升降機、消防員升降機、照明、排水渠、水渠、污水渠、鹹水及淡水進水口及總喉管、電線、電纜、空調和通風系統以及其他設施(不論是否通過管道輸送淡水或鹹水、污水、煤氣、電力及其他服務至住宅公用地方及設施及所有住宅單位而非任何特定住宅單位)、水泵、水箱、衛生設備、電氣裝置、配件、設備和器具、郵箱、消防及滅火設備和器具、保安系統和器具、通風系統、屋簷、防風罩和備用自動啟動應急照明系統，(如果可以在圖則上顯示)在公契圖則上以綠色和綠色星形間黑斜線顯示，僅供識別；
- (c) 大廈的外牆部分(包括大廈裙樓外牆，但不包括住宅單位的窗戶、滑動門、落地玻璃門和欄桿，以及構成住宅單位、商業單位及發展項目公用地方及設施一部分的外牆部分)，(如果可以在圖則上顯示)在公契圖則上以綠色顯示，僅供識別；
- (d) 大廈內提供或安裝供所有住宅單位共同使用與享用而非任何特定住宅單位獨用的其他區域及任何其他系統、服務、設備和設施；及
- (e) 第一業主根據公契的規定或相關業主在任何副公契(如有)中指定為住宅公用地方及設施的該土地及大廈內的其他區域、系統、設備、服務和設施，

但不包括：

- (f) 完全圍繞或面向住宅單位的幕牆系統的可開啟部分及構成幕牆系統一部分並完全圍繞或面向住宅單位的觀看窗，該等可開啟部分和觀看窗應構成相關住宅單位的一部分；及
- (g) 發展項目公用地方及設施及大廈內只賦予任何特定業主持有、使用、佔用和享用的專有權利及特權的地方及大廈內只為任何特定業主服務的設施，

「**住宅公共後縮區域**」指在公契圖則上以綠色條紋間黑斜線顯示(僅供識別)大廈地下的部分，並構成住宅公用地方及設施的一部分。

Summary of deed of mutual covenant

公契的摘要

B. 分配予發展項目中每個住宅物業的不分割份數數目

住宅單位		每個住宅單位的不分割份數	每個住宅單位的管理份數
樓層	單位		
3樓至25樓 (19層)	A單位 (包括其露台、工作平台、空調機平台及空調機罩)	56	56
	B單位 (包括其露台、工作平台及空調機平台)	31	31
	C單位 (包括其露台、工作平台及空調機平台)	23	23
	D單位 (包括其露台、工作平台及空調機平台)	31	31
	E單位 (包括其露台、工作平台、空調機平台及空調機罩)	54	54
	F單位 (包括其露台、工作平台及空調機平台)	23	23
26樓 (1層)	A單位 (包括其露台、工作平台、空調機平台、空調機罩及其上方(私人)天台)	61	61
	B單位 (包括其露台、工作平台、空調機平台及其上方(私人)天台)	33	33
	C單位 (包括其露台、工作平台、空調機平台及其上方(私人)天台)	24	24
	D單位 (包括其露台、工作平台、空調機平台及其上方(私人)天台)	34	34
	E單位 (包括其露台、工作平台、空調機平台、空調機罩及其上方(私人)天台)	58	58
	F單位 (包括其露台、工作平台及空調機平台)	23	23
	總計	4,375	4,375

附註：
樓層編號不設4樓、13樓、14樓及24樓。

C. 有關發展項目管理人的委任年期

受限於《建築物管理條例》，管理人的初期任期為公契之日起的兩(2)年，此後繼續任職直至按照公契規定終止委任。

D. 在發展項目的住宅物業的業主之間分擔管理開支的基準

每個住宅單位業主應按照公契中規定的方式、金額和比例，參照他的住宅單位獲分配的不分割份數和公契中規定的原則，分擔大廈(定義見公契)的管理費用(以管理人編制的預算為基準)。

E. 計算管理費按金的基準

相當於每位業主就該住宅單位應付的第一年預算管理開支的3/12的保證金，該保證金不計利息、不可退還，但可以轉讓。

F. 業主在發展項目中保留作為業主自用的地方(如有)

不適用

附註：

- 1 除非本售樓說明書另有定義，否則公契的摘要中使用的詞彙與公契中的詞彙具有相同的涵義。
- 2 請參閱公契以了解全部詳情。公契全文可在售樓處的辦公時間內免費查閱並在要求與支付必要的影印費後索取其副本。

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 New Kowloon Inland Lot No. 1949, The Remaining Portion of New Kowloon Inland Lot No. 1983, The Remaining Portion of New Kowloon Inland Lot No. 2332, The Remaining Portion of New Kowloon Inland Lot No. 2333, The Remaining Portion of New Kowloon Inland Lot No. 2349, The Remaining Portion of New Kowloon Inland Lot No. 2350 and The Remaining Portion of New Kowloon Inland Lot No. 2351.

2. The term of years under the lease :-

- (a) The Remaining Portion of New Kowloon Inland Lot No. 1949 is granted under the new Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 1949 deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap. 40) for a further term of 24 years less the last three days thereof commencing from 1 July 1973 (the said further term has been extended to 30 June 2047 by virtue of the New Territories Leases (Extension) Ordinance (Cap. 150)) immediately after the expiration of the original term of 75 years created by the old Government Lease of New Kowloon Inland Lot No. 1949 dated 20 September 1934 (the "**Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 1949**").
- (b) The Remaining Portion of New Kowloon Inland Lot No. 1983 is granted under the new Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 1983 deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap. 40) for a further term of 24 years less the last three days thereof commencing from 1 July 1973 (the said further term has been extended to 30 June 2047 by virtue of the New Territories Leases (Extension) Ordinance (Cap. 150)) immediately after the expiration of the original term of 75 years created by the old Government Lease of New Kowloon Inland Lot No. 1983 dated 14 August 1936 (the "**Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 1983**").
- (c) The Remaining Portion of New Kowloon Inland Lot No. 2332 is granted under the new Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 2332 deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap. 40) for a further term of 24 years less the last three days thereof commencing from 1 July 1973 (the said further term has been extended to 30 June 2047 by virtue of the New Territories Leases (Extension) Ordinance (Cap. 150)) immediately after the expiration of the original term of 75 years created by the old Government Lease of New Kowloon Inland Lot No. 2332 dated 20 September 1934 (the "**Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 2332**").
- (d) The Remaining Portion of New Kowloon Inland Lot No. 2333 is granted under the new Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 2333 deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap. 40) for a further term of 24 years less the last three days thereof commencing from 1 July 1973 (the said further term has been extended to 30 June 2047 by virtue of the New Territories Leases (Extension) Ordinance (Cap. 150)) immediately after the expiration of the original term of 75 years created by the old Government Lease of New Kowloon Inland Lot No. 2333 dated 19 October 1934 (the "**Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 2333**").
- (e) The Remaining Portion of New Kowloon Inland Lot No. 2349 is granted under the new Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 2349 deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap. 40) for a further term of 24 years less the last three days thereof commencing from 1 July 1973 (the said further term has been extended to 30 June 2047 by virtue of the New Territories Leases (Extension) Ordinance (Cap. 150)) immediately after the expiration of

the original term of 75 years created by the old Government Lease of New Kowloon Inland Lot No. 2349 dated 7 January 1938 (the "**Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 2349**").

- (f) The Remaining Portion of New Kowloon Inland Lot No. 2350 is granted under the new Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 2350 deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap. 40) for a further term of 24 years less the last three days thereof commencing from 1 July 1973 (the said further term has been extended to 30 June 2047 by virtue of the New Territories Leases (Extension) Ordinance (Cap. 150)) immediately after the expiration of the original term of 75 years created by the old Government Lease of New Kowloon Inland Lot No. 2350 dated 7 January 1938 (the "**Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 2350**").
- (g) The Remaining Portion of New Kowloon Inland Lot No. 2351 is granted under the new Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 2351 deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap. 40) for a further term of 24 years less the last three days thereof commencing from 1 July 1973 (the said further term has been extended to 30 June 2047 by virtue of the New Territories Leases (Extension) Ordinance (Cap. 150)) immediately after the expiration of the original term of 75 years created by the old Government Lease of New Kowloon Inland Lot No. 2351 dated 26 May 1937 (the "**Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 2351**").
- (h) The Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 1949, the Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 1983, the Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 2332, the Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 2333, the Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 2349, the Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 2350 and the Government Lease of The Remaining Portion of New Kowloon Inland Lot No. 2351 are herein referred to as, collectively, the "**Land Grant**".

3. The user restrictions applicable to that land :-

- (a) The Land Grant provides that the Lessees of the relevant lots or any other person or persons shall not nor will during the continuance of the Land Grant use exercise or follow in or upon the relevant lots or any part thereof the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of the Government signified in writing by the Chief Executive of Hong Kong or other person duly authorized in that behalf.
- (b) A licence to carry out the trade or business of sugar baker, oilman (excluding petrol filling station), butcher, victualler and tavern keeper was granted by the Government under an Offensive Trade Licence dated the 25th day of July 2025 and registered in the Land Registry by Memorial No. 25081301060099.

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

Not applicable.

Summary of land grant

批地文件的摘要

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

- (a) The Land Grant provides that the Lessees of the relevant lots shall and will from time to time and at all times when where and as often as need or occasion shall be and require at his her or their own proper costs and charges well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time standing upon the relevant lot(s) and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the then Director of Public Works.
- (b) The said messuage or tenement messuages or tenements erections buildings and premises so being well and sufficiently repaired sustained and amended at the end or sooner determination of the term granted will peaceably and quietly deliver up to the Government.
- (c) The Lessees of the relevant lots will during the term granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the relevant lot(s) or any party thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear.
- (d) It shall and may be lawful to and for the Government by the said Director or other persons deputed to act for it twice or oftener in every year during the term at all reasonable times in the day to enter into and upon the relevant lot(s) to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the said lot(s) or some part thereof unto or for the said Lessee to repair and amend the same within three calendar months then next following within which time the said Lessee will repair and amend the same accordingly.

6. The lease conditions that are onerous to a purchaser :-

- (a) The Land Grant provides that in case the yearly rent or any part thereof reserved or any part thereof shall be in arrear and unpaid by the space of twenty-one days next after any of the said days whereon the same ought to be paid as aforesaid (whether lawfully demanded or not) or in case of the breach or non-performance of any of the covenants and conditions therein contained and by or on the part of the Lessees of the relevant lots to be performed then and in either of the said cases it shall be lawful for the Government or other person duly authorized in that behalf into and upon the relevant lot(s) or any part thereof in the name of the whole to re-enter and the same to have again repossess and enjoy as in the Government's estate.
- (b) The Government shall have full power to resume enter into and re-take possession of all or any part of the relevant lot(s) if required for, inter alia, any other public purpose whatsoever three calendar months notice being given to the Lessees of the relevant lots of their respective being so required and a full and fair compensation for the relevant lot(s) and building(s) thereon being paid to the said Lessees at a valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate thereby created shall respectively cease determine and be void.

- (c) The Lessees of the relevant lots will not let underlet mortgage assign or otherwise part with all or any part of the relevant lots for all or any part of the term granted without at the same time registering such alienation in the Land Office or in such other office as may hereafter be instituted for the purposes of Registration in Hong Kong and paying the prescribed fees therefor.
- (d) It is excepted and reserved into the Government all mines minerals mineral oils and quarries of stone in under and upon the relevant lot and all such earth soil marl clay chalk brick-earth gravel sand stone and stones and other earths or materials which now are or hereafter during the continuance of the Land Grant shall be under or upon the relevant lot or any part or parts thereof as the Government may require for the roads public buildings or other public purposes of Hong Kong with full liberty of ingress egress and regress to and for the Government her agents servants and workmen at reasonable times in the day during the continuance of the Land Grant with or without horses carts carriages and all other necessary things into upon from and out of all or any part of parts of the relevant lots to view dig for convert and carry away the said excepted minerals stone earths and other things respectively or any part or parts thereof respectively thereby doing as little damage as possible to the Lessees of the relevant lots and also save and except full power to the Government to make and conduct in through and under the relevant lot all and any public or common sewers drains or watercourses.

Note:

1. The “Lessees” as mentioned in this section means collectively the "Lessee" under the respective Land Grant and where the context so admits or requires includes its successors and assigns.
2. Please refer to the Land Grant for full details. Full set of copies of the Land Grant is available for free inspection free of charge in the sales office upon request and copies will be provided on payment of photocopying charges.

Summary of land grant

批地文件的摘要

1. 發展項目所位於的土地的地段編號 :-

發展項目興建於新九龍內地段第**1949**號餘段、新九龍內地段第**1983**號餘段、新九龍內地段第**2332**號餘段、新九龍內地段第**2333**號餘段、新九龍內地段第**2349**號餘段、新九龍內地段第**2350**號餘段及新九龍內地段第**2351**號餘段。

2. 有關租契規定的年期 :-

- (a) 新九龍內地段第**1949**號餘段是根據新九龍內地段第**1949**號餘段的新政府租契批出。該新政府租契根據及憑藉香港法例第**40**章《政府租契條例》被當作已批出。續租期由**1973年7月1**日起計，緊接日期為**1934年9月20**日的新九龍內地段第**1949**號的舊政府租契原訂的**75**年租期到期日，可續期**24**年少**3**日(上述續租期已憑藉香港法例第**150**章《新界土地契約(續期)條例》續期至**2047年6月30**日)(「**新九龍內地段第1949號餘段地契**」)。
- (b) 新九龍內地段第**1983**號餘段是根據新九龍內地段第**1983**號餘段的新政府租契批出。該新政府租契根據及憑藉香港法例第**40**章《政府租契條例》被當作已批出。續租期由**1973年7月1**日起計，緊接日期為**1936年8月14**日的新九龍內地段第**1983**號的舊政府租契原訂的**75**年租期到期日，可續期**24**年少**3**日(上述續租期已憑藉香港法例第**150**章《新界土地契約(續期)條例》續期至**2047年6月30**日)(「**新九龍內地段第1983號餘段地契**」)。
- (c) 新九龍內地段第**2332**號餘段是根據新九龍內地段第**2332**號餘段的新政府租契批出。該新政府租契根據及憑藉香港法例第**40**章《政府租契條例》被當作已批出。續租期由**1973年7月1**日起計，緊接日期為**1934年9月20**日的新九龍內地段第**2332**號的舊政府租契原訂的**75**年租期到期日，可續期**24**年少**3**日(上述續租期已憑藉香港法例第**150**章《新界土地契約(續期)條例》續期至**2047年6月30**日)(「**新九龍內地段第2332號餘段地契**」)。
- (d) 新九龍內地段第**2333**號餘段是根據新九龍內地段第**2333**號餘段的新政府租契批出。該新政府租契根據及憑藉香港法例第**40**章《政府租契條例》被當作已批出。續租期由**1973年7月1**日起計，緊接日期為**1934年10月19**日的新九龍內地段第**2333**號的舊政府租契原訂的**75**年租期到期日，可續期**24**年少**3**日(上述續租期已憑藉香港法例第**150**章《新界土地契約(續期)條例》續期至**2047年6月30**日)(「**新九龍內地段第2333號餘段地契**」)。
- (e) 新九龍內地段第**2349**號餘段是根據新九龍內地段第**2349**號餘段的新政府租契批出。該新政府租契根據及憑藉香港法例第**40**章《政府租契條例》被當作已批出。續租期由**1973年7月1**日起計，緊接日期為**1938年1月7**日的新九龍內地段第**2349**號的舊政府租契原訂的**75**年租期到期日，可續期**24**年少**3**日(上述續租期已憑藉香港法例第**150**章《新界土地契約(續期)條例》續期至**2047年6月30**日)(「**新九龍內地段第2349號餘段地契**」)。
- (f) 新九龍內地段第**2350**號餘段是根據新九龍內地段第**2350**號餘段的新政府租契批出。該新政府租契根據及憑藉香港法例第**40**章《政府租契條例》被當作已批出。續租期由**1973年7月1**日起計，緊接日期為**1938年1月7**日的新九龍內地段第**2350**號的舊政府租契原訂的**75**年租期到期日，可續期**24**年少**3**日(上述續租期已憑藉香港法例第**150**章《新界土地契約(續期)條例》續期至**2047年6月30**日)(「**新九龍內地段第2350號餘段地契**」)。
- (g) 新九龍內地段第**2351**號餘段是根據新九龍內地段第**2351**號餘段的新政府租契批出。該新政府租契根據及憑藉香港法例第**40**章《政府租契條例》被當作已批出。續租期由**1973年7月1**日起計，緊接日期為**1937年5月26**日的新九龍內地段第**2351**號的舊政府租契原訂的**75**年租期到期日，可續期**24**年少**3**日(上述續租期已憑藉香港法例第**150**章《新界土地契約(續期)條例》續期至**2047年6月30**日)(「**新九龍內地段第2351號餘段地契**」)。

- (h) 新九龍內地段第**1949**號餘段地契、新九龍內地段第**1983**號餘段地契、新九龍內地段第**2332**號餘段地契、新九龍內地段第**2333**號餘段地契、新九龍內地段第**2349**號餘段地契、新九龍內地段第**2350**號餘段地契及新九龍內地段第**2351**號餘段地契下統稱「**地契**」。

3. 適用於該土地的用途限制 :-

- (a) 地契規定相關地段之承租人或任何其他人士)或任何人士未經香港行政長官或其他獲正式授權人士以書面簽發牌照許可，不得亦不會在相關地段或其上或其任何部分利用、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、掏糞、垃圾清理的行業或業務，或利用、經營或從事任何其他發出噪音、惡臭或令人厭惡的行業或業務。
- (b) 政府發出一份日期為**2025年7月25**日並於土地註冊處以註冊摘要編號**25081301060099**號註冊的厭惡性行業牌照，准許經營製糖、油料(加油站除外)、售肉、食物供應及旅館的行業或業務。

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

- (a) 地契規定相關地段之承租人此後不時及無論何時及在每當有需要時或情況要求時，承租人將會自費和妥善地及足夠地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存現時或此後任何時間位於相關地段上之宅院或房屋及所有其他豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行有需要及必要的修葺、清洗及修改工程，以達致當時的工務司署署長滿意為止。
- (b) 上述宅院或房屋、豎設物、建築物及處所經妥善及足夠地修葺、維持及修改的狀態下，將於批租期屆滿或提前終止時和平及寧靜地交還予政府。
- (c) 相關地段之承租人在批租期期間，須不時按需要而所要求承擔、支付及准許以合理份數和比例計算費用及收費，以支付建造、建築、修葺及修改相關地段或其任何部分所需的、或於其內的、或屬於其的並與毗鄰處所共用的所有或任何道路、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由工務司署署長釐定及確定，並可當作欠繳地租的性質追討。
- (d) 由政府之上述署長或獲指派代表他的其他人有合法權在批租期內，每年兩次或多次在日間的合理時間內進入相關地段視察、搜查及觀看該處的狀況，及每當視察時發現有任何頹敗、損壞及需要維修及修正的地方時，向上述承租人發出並在該地段或其部分留下書面通知，要求上述承租人在三個曆月內就上述問題進行維修及修正。上述承租人須於其後三個曆月內就上述問題進行維修及修正。

6. 對買方造成負擔的租用條件 :-

- (a) 地契規定倘若地租 / 地稅或其任何預留部分或其任何部分於地契指定的任何到期付款日(不論是否依法通知繳款亦然)後二十一天逾時欠交及未付，或倘若相關地段之承租人違反或不執行其中所載須履行的任何契諾及條款，在上述任何一種情況下，政府或就此獲正式授權的其他人士均可合法地以整體名義重收並重新佔管及享用相關地段或任何部分。

批地文件的摘要

- (b) 如因應不論任何其他公共目的所需，政府擁有全權向相關地段之承租人在發出三個曆月的通知後，並根據上述署長公平客觀地估值相關地段及其上的建築物向上述承租人作出全面合理的賠償後，收回、進入及再佔管相關地段的所有部份或其任何部分。此項權利一旦行使，地契所訂的年期及產業權將分別終止、終結及無效。
- (c) 相關地段之承租人不可在地契授出的年期的全部或任何部份時間內轉讓、按揭、押記、分租或以任何方式讓與本文件明示批租的該處所的全部或任何部份，而沒有同時在田土註冊處或殖民地此後為註冊之目的而設立的其他辦事處登記上述讓與手續及為此支付規定的費用。
- (d) 保留予政府所有就其為香港的道路、公共建築物或其他公共目的所需，在相關地段之內、之下或之上的礦產、礦物、礦物油及石礦，及所有現時或其後在地契的持續期內於相關地段或其任何一或多部分之下或之上的土料、泥土、泥灰岩、黏土、白堊、製磚土、礫石、砂、石頭及石堆、及其他土料或材料；政府及其代理人、傭人及工人有權於在地契的持續期內於日內的合理時間內自由進出及穿越特此表明予以批租的相關地段的所有或其任何一或多部分，不論是否連同馬匹、馬車、車輛及其他必需之事物，以視察、挖掘、轉用及移走上述保留之礦物、石料、土料及其他事物或其任何一或多部分，惟須對上述承租人造成盡可能少的損害；亦保留政府全權於該處所內、穿過及於其之下加置及接駁所有及任何公共或公用排污渠、排水渠或水道。

附註：

1. 本節所載的「承租人」統指各「地契」訂明的「承租人」，如上下文意允許或規定則包括其繼承人及受讓人。
2. 請查閱地契以了解全部詳情。整套地契的副本可於售樓處免費參閱，並可在支付所需的影印費後索取其副本。

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	A. 根據批地文件規定須興建並提供予政府或公眾使用的設施
Not applicable.	不適用。
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	B. 根據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
Not applicable.	不適用。
C. 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	C. 根據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休憩用地
Not applicable.	不適用。
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)	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
Not applicable.	不適用。

Warning to purchasers

對買方的警告

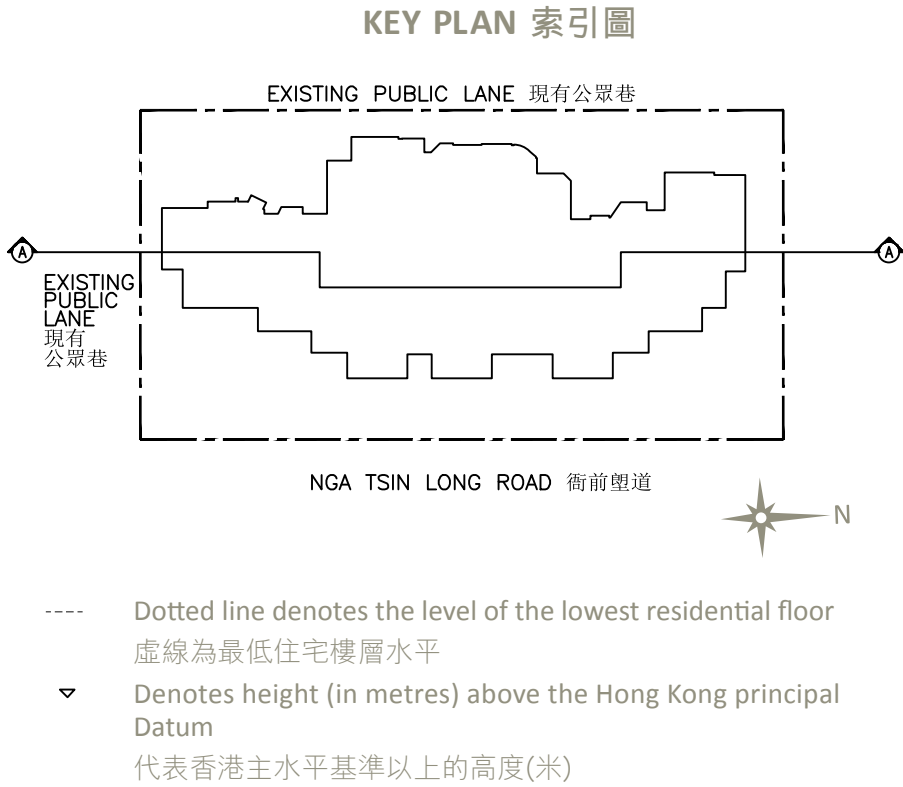
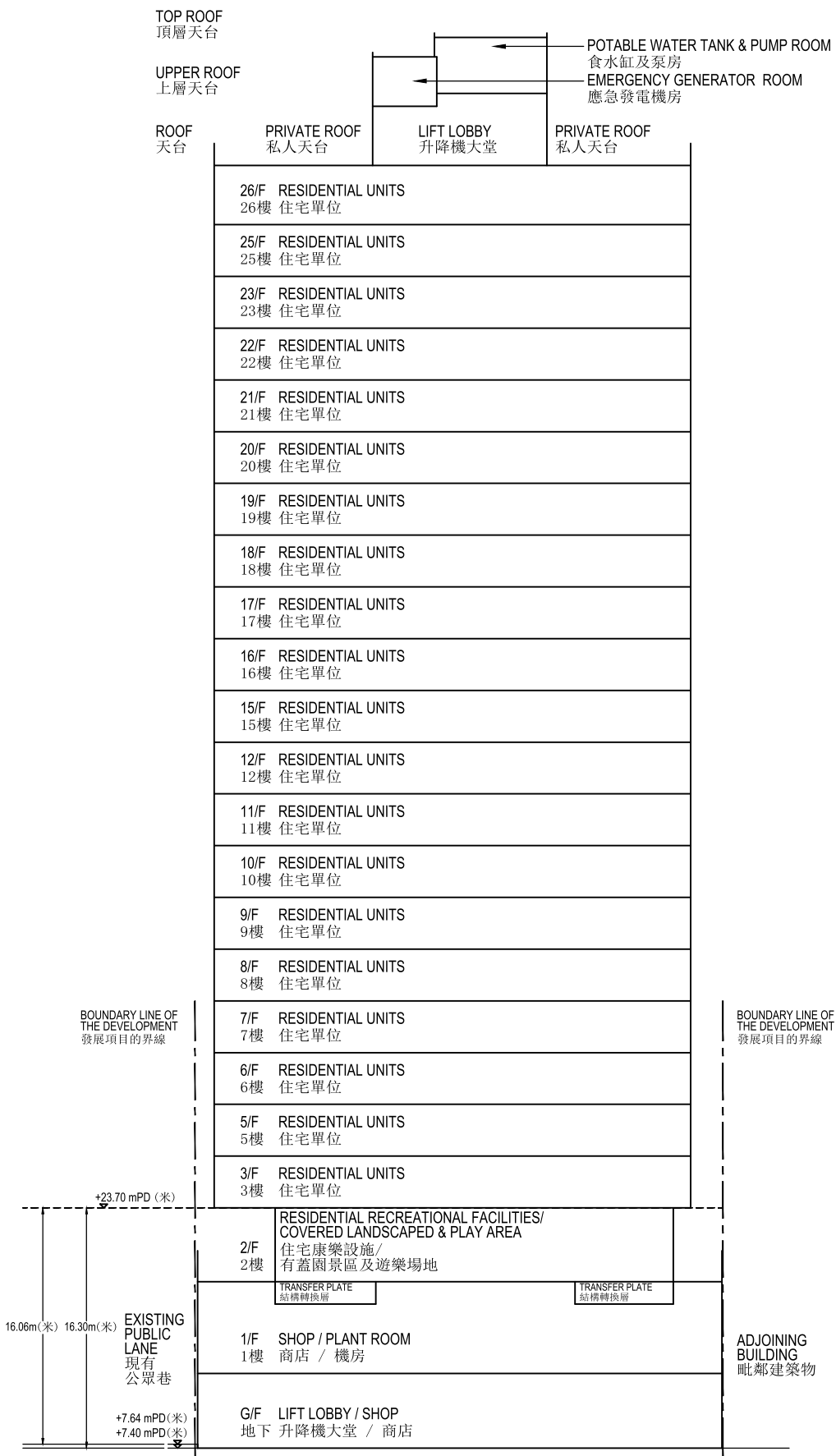
- | | |
|---|---|
| <p>(a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.</p> <p>(b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.</p> <p>(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 -</p> <p style="margin-left: 20px;">(i) that firm may not be able to protect the purchaser's interests ; and</p> <p style="margin-left: 20px;">(ii) the purchaser may have to instruct a separate firm of solicitors.</p> <p>(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.</p> | <p>(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。</p> <p>(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。</p> <p>(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 -</p> <p style="margin-left: 20px;">(i) 該律師事務所可能不能夠保障買方的利益；及</p> <p style="margin-left: 20px;">(ii) 買方可能要聘用一間獨立的律師事務所。</p> <p>(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。</p> |
|---|---|

Cross-section plan of building in the development

發展項目中的建築物的橫截面圖

Cross-Section A-A
橫截面圖 A-A

The part of Existing Public Lane adjacent to the building is 7.40 to 7.64 metres above the Hong Kong Principal Datum.
毗連建築物的一段現有公眾巷為香港主水平基準以上7.40至7.64米。



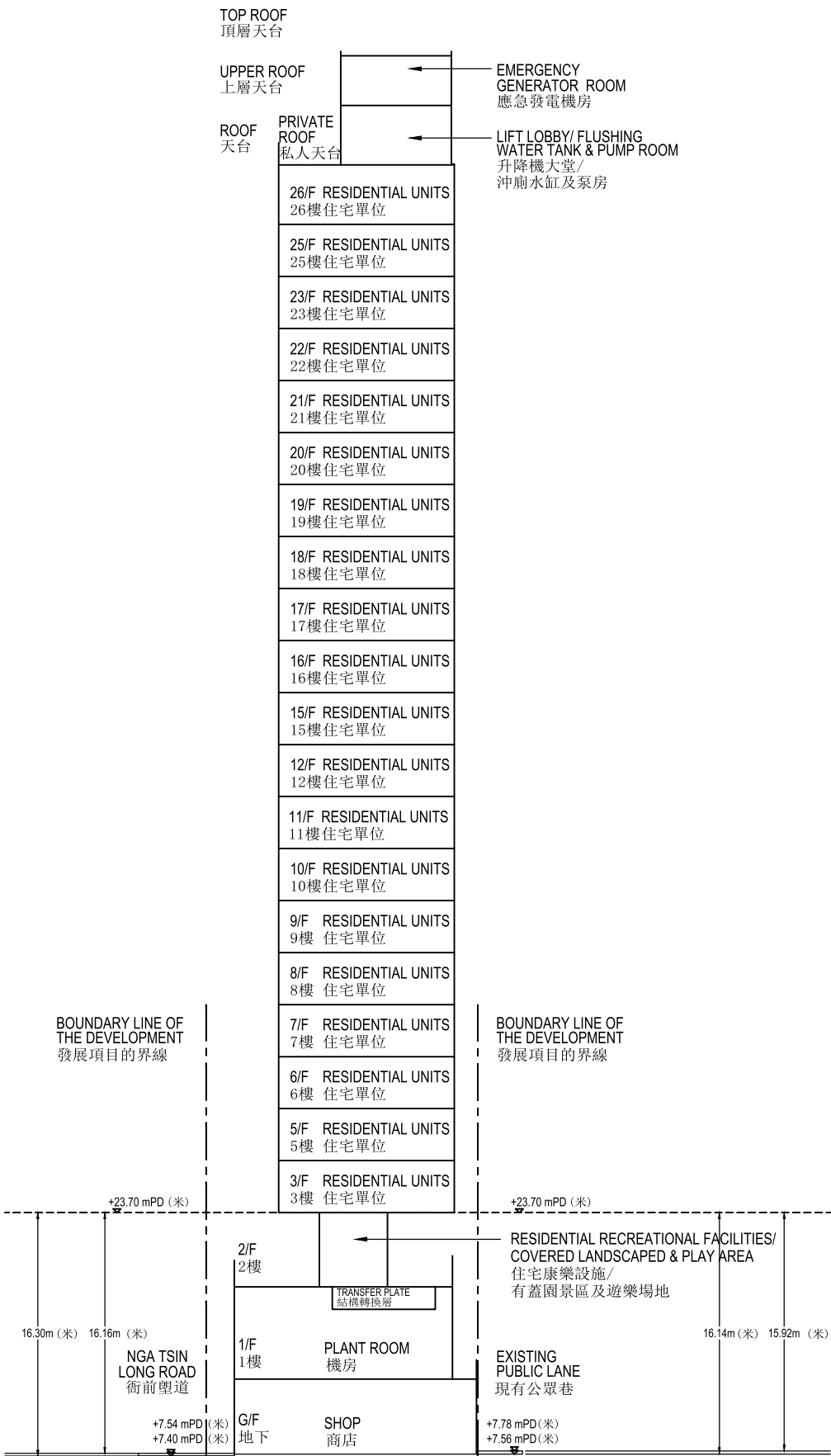
Remark : This cross-section plan is not drawn to scale.
備註:此橫截面圖並非按照比例繪畫。

Cross-section plan of building in the development

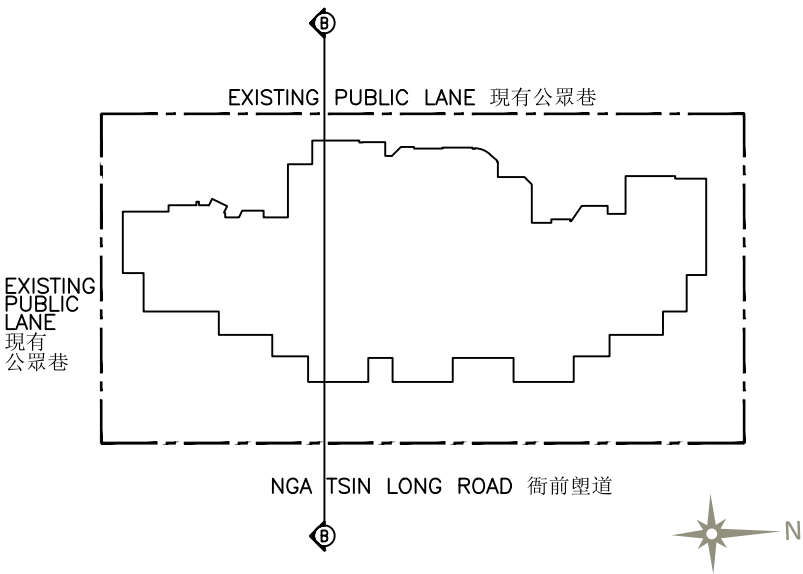
發展項目中的建築物的橫截面圖

Cross-Section B-B

橫截面圖 B-B



KEY PLAN 索引圖



- Dotted line denotes the level of the lowest residential floor
虛線為最低住宅樓層水平
- ▼ Denotes height (in metres) above the Hong Kong principal Datum
代表香港主水平基準以上的高度(米)

Remark : This cross-section plan is not drawn to scale.
備註:此橫截面圖並非按照比例繪畫。

The part of Nga Tsin Long Road adjacent to the building is 7.40 to 7.54 metres above the Hong Kong Principal Datum.
毗連建築物的一段衙前壟道為香港主水平基準以上7.40至7.54米。

The part of Existing Public Lane adjacent to the building is 7.56 to 7.78 metres above the Hong Kong Principal Datum.
毗連建築物的一段現有公眾巷為香港主水平基準以上7.56至7.78米。

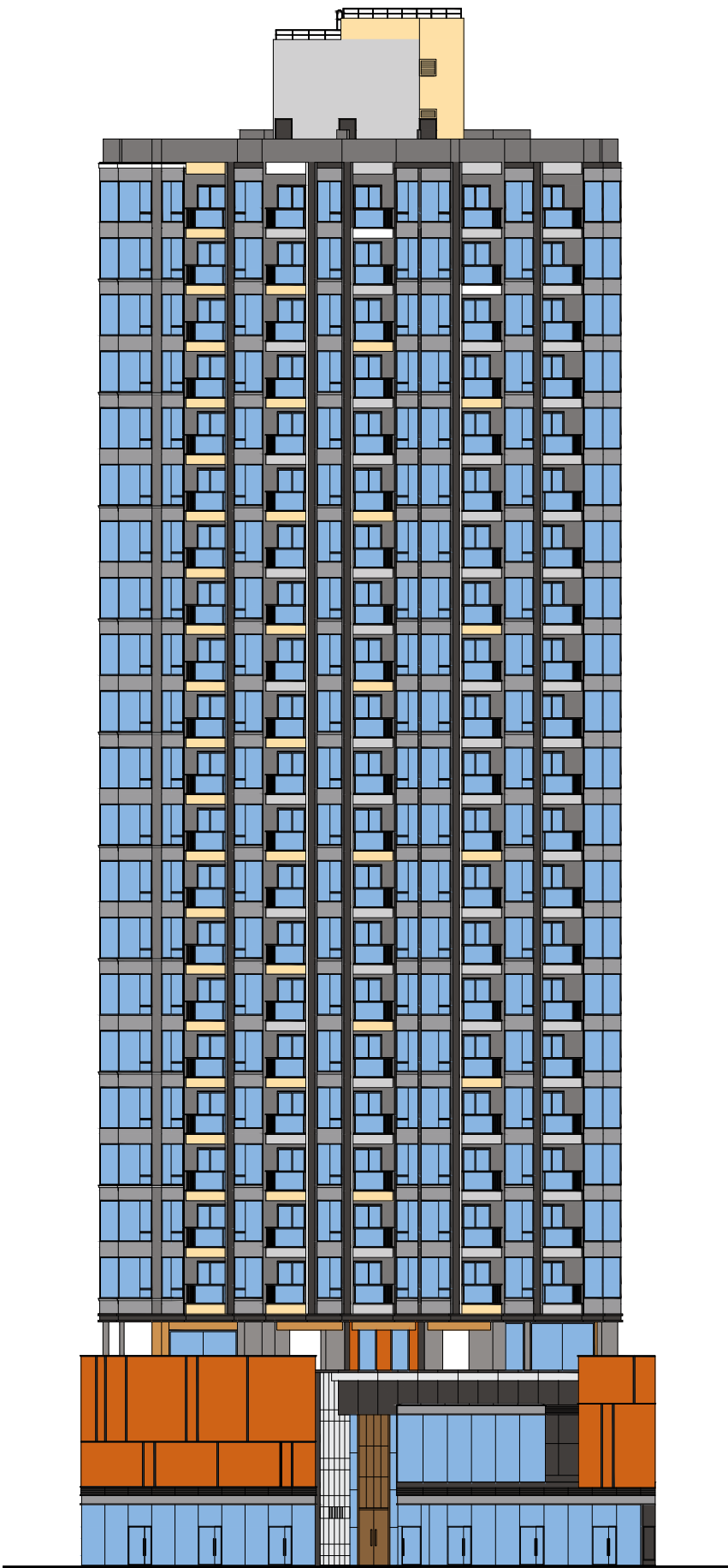
Elevation plan

立面圖

Elevation Plan
立面圖

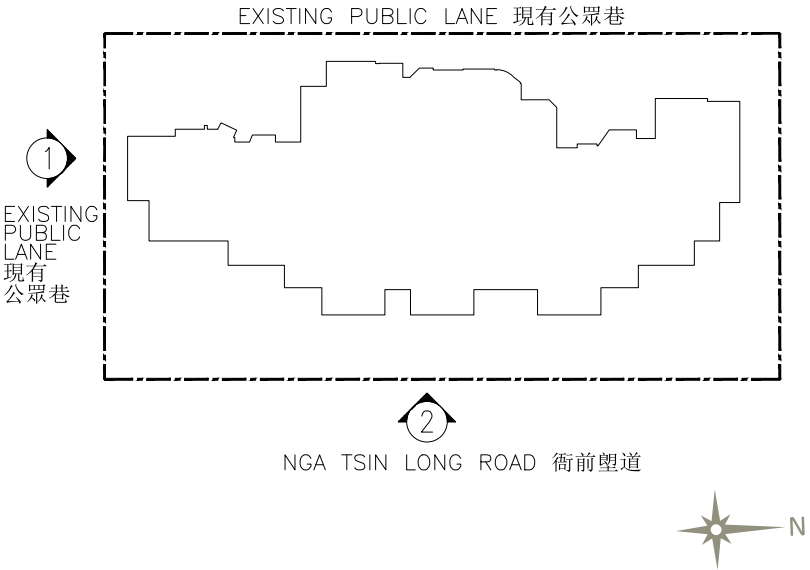


Elevation Plan 1
立面圖 1



Elevation Plan 2
立面圖 2

KEY PLAN 索引圖



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

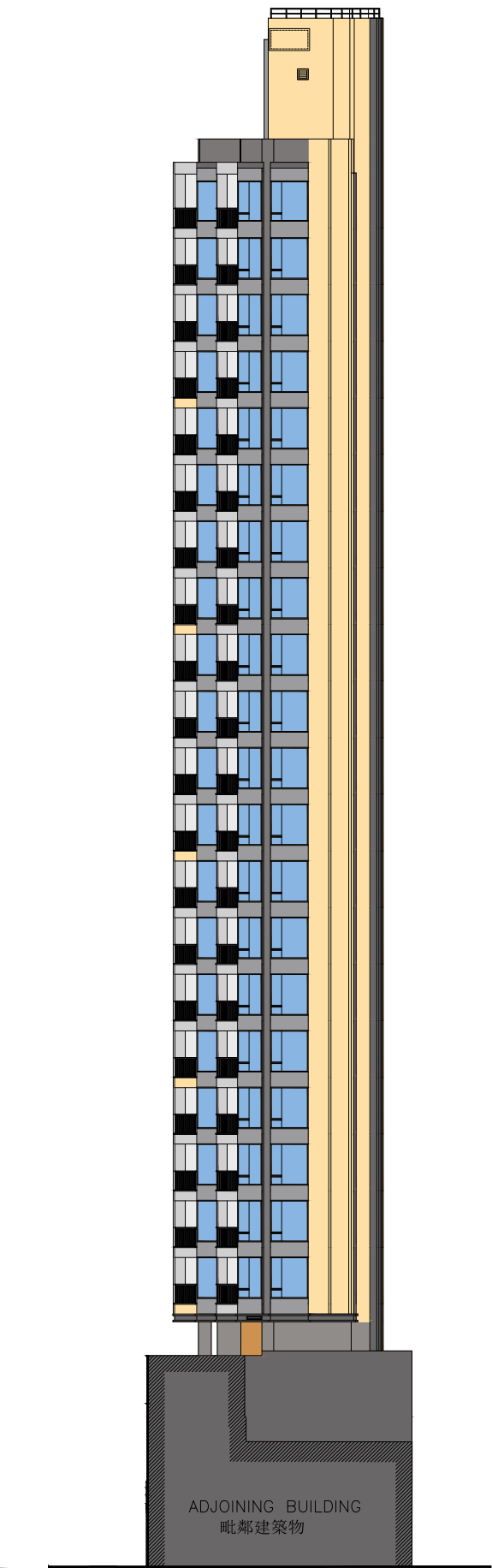
1. are prepared on the basis of the approved building plans for the Development as of 15 August 2025; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

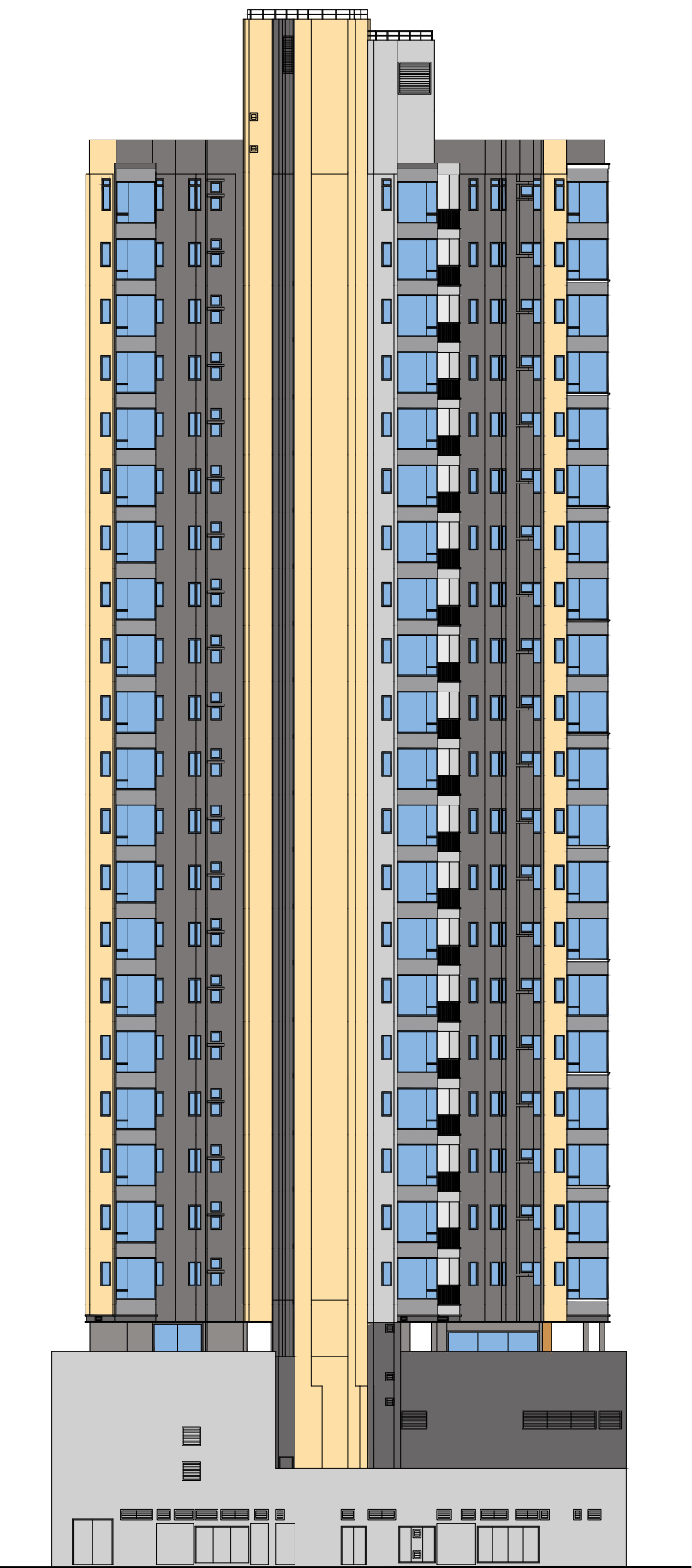
1. 以2025年8月15日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

Elevation plan
立面圖

Elevation Plan
立面圖

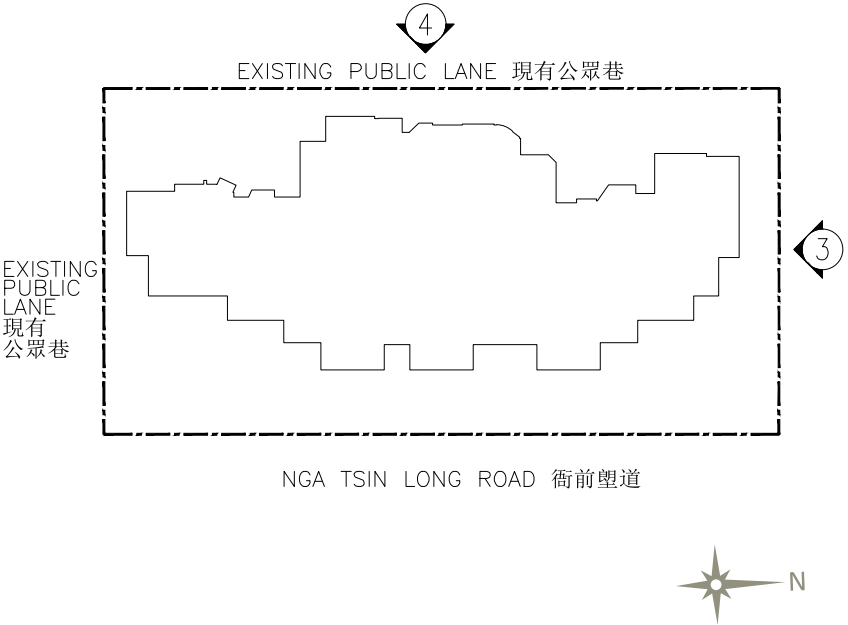


Elevation Plan 3
立面圖 3



Elevation Plan 4
立面圖 4

KEY PLAN 索引圖



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

1. are prepared on the basis of the approved building plans for the Development as of 15 August 2025; and
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2025年8月15日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

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	85.293	918	85.293	918
	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	141.660	1,525	375.203	4,039
	Uncovered 沒有上蓋	233.543	2,514		

Remarks :
1. Areas in square metres as specified above are based on the latest approved building plans.
2. 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:
1. 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。
2. 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

1. The address of the website on which a copy of the outline zoning plan relating to the Development is available :
www.ozp.tpb.gov.hk

2. (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.
(b) The inspection is free of charge.
1. 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：
www.ozp.tpb.gov.hk

2. (a) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿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	Descriptions
(a) External wall	Finished with aluminium framed curtain wall, aluminium framed window, tiles, aluminium cladding, metal louvre, metal balustrade, glass balustrade and external paint.
(b) Window	<div><div>-</div><div>Curtain wall with aluminium window frames fitted with insulated glazing unit (IGU) with low-e coating is provided for bedroom and master bedroom.</div><div>-</div><div>Aluminium window frames fitted with opaque single pane glass for master bathroom, bathroom, store room and lavatory with window (If window is provided).</div><div>-</div><div>Aluminium window frames fitted with single pane glass for kitchen with window.</div></div>
(c) Bay window	Not provided.
(d) Planter	Not provided.
(e) Verandah or Balcony	<div><div>-</div><div>Balcony provided with laminated tempered glass balustrade and aluminium balustrade with aluminium top rail.</div><div>-</div><div>Wall finished with tiles.</div><div>-</div><div>Floor finished with tiles.</div><div>-</div><div>Ceiling finished with external paint.</div><div>-</div><div>Balconies are covered.</div><div>-</div><div>There is no verandah.</div></div>
(f) Drying facilities for clothing	Aluminium clothes drying rods are provided.

1. 外部裝修物料	
細項	描述
(a) 外牆	鋪砌鋁框玻璃幕牆、鋁窗框、瓷磚、鋁飾面板、金屬百葉、金屬圍欄、玻璃圍欄及室外油漆。
(b) 窗	<div><div>-</div><div>睡房及主人睡房選用鋁框玻璃幕牆，配雙層中空玻璃配低輻射鍍膜。</div><div>-</div><div>主人房浴室、浴室、儲物室和洗手間選用鋁質窗框配單層半透明玻璃(如有窗)。</div><div>-</div><div>廚房選用鋁質窗框配單層玻璃。</div></div>
(c) 窗台	沒有提供。
(d) 花槽	沒有提供。
(e) 陽台或露台	<div><div>-</div><div>露台設有夾層鋼化玻璃圍欄及鋁圍欄連鋁扶手。</div><div>-</div><div>牆壁鋪砌瓷磚。</div><div>-</div><div>地板鋪砌瓷磚。</div><div>-</div><div>天花髹室外油漆。</div><div>-</div><div>露台有蓋。</div><div>-</div><div>沒有陽台。</div></div>
(f) 乾衣設施	設有鋁質晾衣桿。

Fittings, finishes and appliances

裝置、裝修物料及設備

2. Interior Finishes	
Item	Descriptions
(a) Lobby	<p>Lift Lobbies on G/F and 2/F</p> <ul style="list-style-type: none">- Wall finished with timber veneer, plastic laminate, artificial stone and metal feature.- Floor finished with tiles.- Timber false ceiling finished with timber veneer and emulsion paint. <p>Lift Lobby on 1/F</p> <ul style="list-style-type: none">- Wall finished with emulsion paint, plastic laminate and metal feature.- Floor finished with tiles.- Bulkhead finished with emulsion paint. <p>Lift Lobbies on 3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 26/F</p> <ul style="list-style-type: none">- Wall finished with composite board, plastic laminate and metal feature.- Floor finished with tiles.- Gypsum board false ceiling finished with emulsion paint. <p>Lift Lobby on Roof</p> <ul style="list-style-type: none">- Wall finished with plastic laminate and metal feature.- Floor finished with tiles.- Gypsum board false ceiling finished with emulsion paint. <p>(4/F, 13/F, 14/F & 24/F are omitted.)</p>
(b) Internal wall and ceiling	<ul style="list-style-type: none">- Internal wall of living room/dining room, master bedroom and bedroom finished with and emulsion paint, except areas above false ceiling level and areas covered by bulkhead at which there are no wall finishes, except the internal wall of the living room/dining room in the following residential properties finished with emulsion paint and partly provided with plastic laminate: (i) Flat A, 18/F except areas above false ceiling level and areas covered by bulkhead at which there are no wall finishes.- Ceiling of living room/dining room, master bedroom and bedroom are finished with emulsion paint where exposed; other parts provided with gypsum board false ceiling and bulkhead, finished with emulsion paint.

2. 室內裝修物料	
細項	描述
(a) 大堂	<p>地下及2樓升降機大堂</p> <ul style="list-style-type: none">- 牆壁鋪砌木飾面、膠板飾面、人造石材及金屬裝飾。- 地板鋪砌瓷磚。- 木製假天花鋪砌木飾面及髹乳膠漆。 <p>1樓升降機大堂</p> <ul style="list-style-type: none">- 牆壁髹乳膠漆、鋪砌膠板飾面及金屬裝飾。- 地板鋪砌瓷磚。- 橫樑髹乳膠漆。 <p>3樓、5樓至12樓、15樓至23樓及25樓至26樓升降機大堂</p> <ul style="list-style-type: none">- 牆壁鋪砌複合板、膠板飾面及金屬裝飾。- 地板鋪砌瓷磚。- 石膏板假天花髹乳膠漆。 <p>天台升降機大堂</p> <ul style="list-style-type: none">- 牆壁鋪砌膠板飾面及金屬裝飾。- 地板鋪砌瓷磚。- 石膏板假天花髹乳膠漆。 <p>(不設4樓、13樓、14樓及24樓。)</p>
(b) 內牆及天花板	<ul style="list-style-type: none">- 客廳/飯廳、主人睡房及睡房的內牆髹乳膠漆，但不包括假天花以上之處及被裝飾橫樑遮蓋之處，該處之牆壁不設裝修物料。除以下住宅物業客廳/飯廳的內牆髹乳膠漆，部分設有膠板飾面： (i) 18樓A單位 但不包括假天花以上及裝飾橫樑遮蓋之牆壁，該處之牆壁不設裝修物料。- 客廳/飯廳、主人睡房及睡房外露的天花板髹乳膠漆；其他部分設有石膏板假天花及裝飾橫樑髹乳膠漆。

Fittings, finishes and appliances

裝置、裝修物料及設備

2. Interior Finishes	
Item	Descriptions
(c) Internal Floor	Living room / dining room, master bedroom and bedroom are finished with tiles and timber skirting.
(d) Bathroom	<ul style="list-style-type: none">- Wall finished with tiles where exposed, except areas covered by bulkhead, false ceiling, vanity counter and mirror cabinet at which there are no wall finishes.- Floor finished with tiles and metal trimming.- Gypsum board false ceiling finished with emulsion paint.- Wall finishes run up to the level of false ceiling.
(e) Kitchen	<p>Open Kitchen</p> <ul style="list-style-type: none">- Wall finished with sintered stone tiles, plastic laminate and emulsion paint where exposed.- Floor finished with tiles, except those areas covered by kitchen cabinet at which there are cement sand screeding.- Gypsum board false ceiling and bulkhead finished with emulsion paint.- Cooking bench top is finished with acrylic solid surface.- Wall finishes run up to the level of false ceiling. <p>Kitchen</p> <ul style="list-style-type: none">- Wall finished with tiles and sintered stone tiles; except areas above false ceiling and areas covered by bulkhead at which there are no wall finishes.- Floor finished with tiles; except areas covered by kitchen cabinet, at which there is cement sand screeding.- Gypsum board false ceiling finished with emulsion paint.- Cooking bench top is finished with acrylic solid surface.- Wall finishes run up to the level of false ceiling.

2. 室內裝修物料	
細項	描述
(c) 內部地板	客廳/飯廳、主人睡房及睡房鋪砌瓷磚及木牆腳線。
(d) 浴室	<ul style="list-style-type: none">- 牆壁外露部分鋪砌瓷磚，但不包括裝飾橫樑、假天花、面盆櫃及鏡櫃遮蓋之處，該處之牆壁不設裝修物料。- 地板鋪砌瓷磚及金屬飾條。- 石膏板假天花髹乳膠漆。- 牆壁飾面鋪砌至假天花底。
(e) 廚房	<p>開放式廚房</p> <ul style="list-style-type: none">- 牆壁外露部分鋪砌岩板磚、膠板飾面及髹乳膠漆。- 地板鋪砌瓷磚，但不包括廚櫃遮蓋之處，該處之地板為灰泥批盪。- 石膏板假天花及裝飾橫樑髹乳膠漆。- 灶台面為人造石檯面。- 牆壁飾面鋪砌至假天花底。 <p>廚房</p> <ul style="list-style-type: none">- 牆壁鋪砌瓷磚及岩板磚；但不包括假天花以上及裝飾橫樑遮蓋的位置，該處之牆壁不設裝修物料。- 地板鋪砌瓷磚；但不包括廚櫃遮蓋的位置，該處之地板為灰泥批盪。- 石膏板假天花髹乳膠漆。- 灶台面為人造石檯面。- 牆壁飾面鋪砌至假天花底。

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings		3. 室內裝置	
Item	Descriptions	細項	描述
(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, door closer, security door chain, eye viewer and door stopper. <p>Kitchen</p> <ul style="list-style-type: none">- Solid core fire rated timber door finished with plastic laminate and fire-rated glass panel, fitted with door closer, door handle and door stopper , except the following residential properties without door stopper: (i) Flat A, 3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 26/F <p>Master Bedroom and Bedroom</p> <ul style="list-style-type: none">- Hollow core timber door finished with plastic laminate, fitted with lockset and door stopper. <p>Master Bathroom</p> <ul style="list-style-type: none">- Hollow core timber door finished with plastic laminate, fitted with lockset and door stopper. <p>Bathroom</p> <ul style="list-style-type: none">- Hollow core timber door finished with plastic laminate, fitted with lockset and door stopper, except the following residential properties provide hollow core timber door, finished with plastic laminate, fitted with timber louvre, lockset and door stopper: (i) Flats B, C, D & E, 3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 26/F <p>Store Room</p> <ul style="list-style-type: none">- Hollow core timber door finished with plastic laminate, fitted with lockset. <p>Lavatory</p> <ul style="list-style-type: none">- Aluminium frame door fitted with obscured glass and lockset. <p>Balcony and Utility Platform</p> <ul style="list-style-type: none">- Glass door with aluminium door frame fitted with single pane glass and lockset. <p>Private Roof</p> <ul style="list-style-type: none">- Metal door with lockset.	(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、氣鼓、防盜鏈、防盜眼及門擋。 <p>廚房</p> <ul style="list-style-type: none">- 實心防火木門配膠板飾面及防火玻璃，裝設氣鼓、門抽及門擋，除以下住宅物業沒有提供門擋: (i) 3樓、5樓至12樓、15樓至23樓及25樓至26樓A單位 <p>主人睡房及睡房</p> <ul style="list-style-type: none">- 空心木門配膠板飾面，裝設門鎖及門擋。 <p>主人房浴室</p> <ul style="list-style-type: none">- 空心木門配膠板飾面，裝設門鎖及門擋。 <p>浴室</p> <ul style="list-style-type: none">- 空心木門配膠板飾面，裝設門鎖及門擋，除以下住宅物業提供空心木門配膠板飾面，裝設木百葉、門鎖及門擋： (i) 3樓、5樓至12 樓、15 樓至23樓及25樓至26 樓B、C、D及E單位 <p>儲物室</p> <ul style="list-style-type: none">- 空心木門配膠板飾面，裝設門鎖。 <p>洗手間</p> <ul style="list-style-type: none">- 鋁框門裝設磨砂玻璃及門鎖。 <p>露台及工作平台</p> <ul style="list-style-type: none">- 玻璃門裝有鋁門框，配單層玻璃及門鎖。 <p>私人天台</p> <ul style="list-style-type: none">- 金屬門，裝設門鎖。

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Descriptions
(b) Bathroom	<div><ul style="list-style-type: none">- Timber vanity counter finished with plastic laminate, metal and acrylic solid surface countertop.- Timber mirror cabinet finished with plastic laminate and metal.- Vitreous china water closet.- Vitreous china wash basin with metal cold and hot water wash basin mixer.- Metal toilet paper holder.- Metal towel rail and metal towel hook.- Tempered glass shower cubicle and metal shower mixer set.- Ventilation system is provided.- Copper pipes are used for cold and hot water supply system.- uPVC pipes are used for flushing water supply system.</div>
(c) Kitchen	<div><p>Open Kitchen</p><ul style="list-style-type: none">- Stainless steel sink with metal sink mixer.- Timber kitchen cabinet finished with plastic laminate, acrylic solid surface countertop and metal, fitted with plastic laminate timber door panels and metal handles.- Copper pipes are used for cold and hot water supply system.- Fire service installations and equipment for open kitchen: Sprinkler heads installed in or near open kitchen. Smoke detector with sounder base installed at the ceiling near open kitchen.- For appliances provision, please refer to the “Appliances Schedule”.<p>Kitchen</p><ul style="list-style-type: none">- Stainless steel sink with metal sink mixer.- Timber kitchen cabinet finished with plastic laminate, acrylic solid surface countertop and metal, fitted with plastic laminate timber door panels and metal handles.- Ventilation system is provided.- Copper pipes are used for cold and hot water supply system.- For appliances provision, please refer to the “Appliances Schedule”.</div>
(d) Bedroom	<div><ul style="list-style-type: none">- Manually operated fabric curtain is provided in master bedroom, bedroom 1 & bedroom 2 at Flat A, 18/F.- Acrylic shelves are provided in master bedroom at Flat A, 18/F.</div>
(e) Telephone	Not provided.

3. 室內裝置	
細項	描述
(b) 浴室	<div><ul style="list-style-type: none">- 木面盆櫃配膠板飾面、金屬及人造石檯面。- 木鏡櫃配膠板飾面及金屬。- 陶瓷座廁。- 陶瓷洗手盆配金屬冷熱水龍頭。- 金屬廁紙架。- 金屬毛巾桿及金屬毛巾掛勾。- 強化玻璃淋浴間隔及金屬淋浴花灑套裝。- 設有通風系統。- 冷熱水供水系統採用銅喉管。- 沖廁供水系統採用膠喉管。</div>
(c) 廚房	<div><p>開放式廚房</p><ul style="list-style-type: none">- 不銹鋼洗滌盆配金屬洗滌盆水龍頭。- 木製廚櫃組合配膠板飾面、人造石檯面及金屬，另配膠板飾面木門板配金屬拉手。- 冷熱供水系統均採用銅喉管。- 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內或附近。 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。- 有關供應之設備，請參閱「設備說明表」。<p>廚房</p><ul style="list-style-type: none">- 不銹鋼洗滌盆配金屬洗滌盆水龍頭。- 木製廚櫃組合配膠板飾面、人造石檯面及金屬，另配膠板飾面木門板配金屬拉手。- 設有通風系統。- 冷熱供水系統均採用銅喉管。- 有關供應之設備，請參閱「設備說明表」。</div>
(d) 睡房	<div><ul style="list-style-type: none">- 手動操作布窗簾設於18樓A單位之主人睡房、睡房1及睡房2。- 阿加力膠層架設於18樓A單位之主人睡房。</div>
(e) 電話	沒有提供。

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Descriptions
(f) Aerials	<div><div>- TV/FM outlets for local TV/FM radio programmes are provided.</div><div>- For location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”.</div></div>
(g) Electrical Installations	<div><div>- Three-phase electricity supply with miniature circuit breaker distribution board is provided to all residential properties, except single-phase electricity supply with miniature circuit breaker distribution board is provided to the following residential properties :<div>(i) Flats B, C, D & F, 3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 26/F</div></div><div>- Conduit are partly concealed and partly exposed*.</div><div>- For location and number of switches and sockets and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Properties".</div><div><div>*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.</div><div>(4/F, 13/F, 14/F & 24/F are omitted.)</div></div></div>

3. 室內裝置	
細項	描述
(f) 天線	<div><div>- 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。</div><div>- 有關接駁點的位置及數量，請參考「住宅物業機電裝置數量說明表」。</div></div>
(g) 電力裝置	<div><div>- 所有住宅物業提供三相電力配電箱並裝置有微型斷路器，除以下住宅物業單位提供單相電力配電箱並裝置有微型斷路器：<div>(i) 3樓、5樓至12樓、15樓至23樓及25樓至26樓B、C、D及F單位</div></div><div>- 導管是部分隱藏及部分外露*。</div><div>- 有關開關掣、電插座及空調機接駁點的位置及數目，請參考「住宅物業機電裝置數量說明表」。</div><div><div>*備註：除部分隱藏於混凝土內之導管外，其他部分的導管皆為外露。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、管道槽或其他物料所覆蓋或掩藏，並不容易看見。</div><div>(不設 4樓、13樓、14樓及24樓。)</div></div></div>

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Descriptions
(h) Gas Supply	<div><div><div>- Town gas supply pipes are connected to gas water heater in all residential properties, except the town gas supply pipes are connected to gas water heater and gas cooker hob in the following residential properties : (i) Flats A & E, 3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 26/F</div><div>- Separate town gas meter is provided in the balcony and utility platform.</div><div>- For the location of gas supply, please refer to the "Appliances Schedule" and "Schedule of Mechanical & Electrical Provisions for Residential Properties".</div></div><div>(4/F, 13/F, 14/F & 24/F are omitted.)</div></div>
(i) Washing Machine Connection Point	<div><div><div>- Water connection point and drainage connection point are provided for washing machine. Water supply point of a design of 15mm diameter and drainage point of a design of 40mm diameter.</div><div>- For location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties".</div></div></div>
(j) Water Supply	<div><div><div>- Hot water is available.</div><div>- Copper pipes are used for cold and hot water supply system.</div><div>- uPVC pipes are used for flushing water supply system.</div><div>- Water pipes are partly concealed and partly exposed*.</div></div><div><div>*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.</div></div></div>

3. 室內裝置	
細項	描述
(h) 氣體供應	<div><div><div>- 煤氣喉管安裝並接駁到全部住宅物業之煤氣熱水爐，除以下住宅物業之煤氣喉管安裝並接駁到煤氣熱水爐及煤氣煮食爐： (i) 3樓、5樓至12樓、15樓至23樓及25樓至26樓A及E單位</div><div>- 獨立煤氣錶安裝於露台及工作平台內。</div><div>- 有關氣體供應的位置，請參閱「設備說明表」及「住宅物業機電裝置數量說明表」。</div></div><div>(不設 4樓、13樓、14樓及24樓。)</div></div>
(i) 洗衣機接駁點	<div><div><div>- 設有洗衣機來去水接駁點。設計直徑為15毫米來水接駁喉位及設計直徑為40毫米去水接駁喉位。</div><div>- 有關接駁點的位置及數量，請參考「住宅物業機電裝置數量說明表」。</div></div></div>
(j) 供水	<div><div><div>- 有熱水供應。</div><div>- 冷熱水供水系統採用銅喉管。</div><div>- 沖廁供水系統採用膠喉管。</div><div>- 水管是部分隱藏及部分外露*。</div></div><div><div>*備註:除部分隱藏於混凝土內之水管外，其他部分的水管皆為外露。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。</div></div></div>

Fittings, finishes and appliances

裝置、裝修物料及設備

4. Miscellaneous	
Item	Descriptions
(a) Lifts	<div>- 2 nos. of "HITACHI" (model no.: LCA-900-CO150) lifts serve G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 26/F & Roof.</div> <div>(4/F, 13/F, 14/F & 24/F are omitted.)</div>
(b) Letter box	<div>- Metal letter box is provided.</div>
(c) Refuse collection	<div>- Refuse storage and material recovery room is located at common area of each residential floor.</div> <div>- Refuse storage and material recovery chamber is located at G/F for collection and removal of refuse by cleaners.</div>
(d) Water Meter, Electrical Meter and Gas Meter	<div>- Separate electric meters for individual residential properties are provided in electrical meter room on each residential floor.</div> <div>- Separate water meters for individual residential properties are provided in water meter cabinet on each residential floor.</div> <div>- Separate town gas meters for individual residential properties are provided in the balcony and utility platform of each unit.</div>

5. Security Facilities
Descriptions
<div>- CCTV cameras are provided at main entrance lobby on G/F, lift cars, clubhouse and roof. Visitor panel and smart card reader are provided at entrance at main entrance lobby on G/F, with intercom connected to caretaker's counter at main entrance lobby.</div>

6. Appliances
Descriptions
<div>- As set out in the “Appliances Schedule”.</div>

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	<div>- 設有2部「日立」升降機（型號:LCA-900-CO150）直達地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至26樓及天台。</div> <div>(不設 4樓、13樓、14樓及24樓。)</div>
(b) 信箱	<div>- 設置金屬信箱。</div>
(c) 垃圾收集	<div>- 垃圾及物料回收室位於每層住宅樓層之公用地方。</div> <div>- 垃圾及物料回收房設於地下，並由清潔工人收集及運走垃圾。</div>
(d) 水錶、電錶及氣體錶	<div>- 每戶住宅物業的獨立電錶設於每層住宅樓層的電錶房內。</div> <div>- 每戶住宅物業的獨立水錶設於每層住宅樓層的水錶櫃內。</div> <div>- 每戶住宅物業單位的獨立煤氣錶安裝於每個單位的露台及工作平台內。</div>

5. 保安設施
描述
<div>- 地下入口大堂、大廈升降機、會所及天台均裝設有閉路電視。地下大堂入口裝有訪客對講機及智能讀卡器，對講機接駁至入口大堂管理員前台。</div>

6. 設備
描述
<div>- 於「設備說明表」列出。</div>

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

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand 品牌	Model Number 型號	3/F, 5/F -12/F, 15/F-23/F & 25/F - 26/F 3樓、5樓至12樓、15樓至23樓及25樓至26樓					
				A	B	C	D	E	F
Living Room/Dining Room 客廳/飯廳	VRF Multi-split Air-conditioner 變頻多聯分體式空調	Mitsubishi Electric 三菱電機	PKFY-P63VKM-PA	✓	-	-	-	✓	-
	Multi Split-Type Air-conditioner 小型變頻多聯分體式空調		MSZ-GE50VA-E1	-	✓	-	✓	-	-
			MSZ-GE35VA-E1	-	-	✓	-	-	✓
	Built-in 1 Door Refrigerator 嵌入式單門雪櫃	SIEMENS 西門子	KI42LADD1K	-	-	-	-	-	✓
	Built-in 2 Door Refrigerator 嵌入式雙門雪櫃		KI86NHFD0K	-	✓	-	✓	-	-
Master Bedroom 主人睡房	Single-Type Air-conditioner 分體式空調	Mitsubishi Electric 三菱電機	MSZ-GS09VF	✓	-	-	-	✓	-
Master Bathroom 主人房浴室	Thermo Ventilator 換氣暖風機	Mitsubishi Electric 三菱電機	V-251BZ-HK	✓	-	-	-	✓	-
	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	✓	-	-	-	-	-
Bedroom / Bedroom 1 / Bedroom 2 睡房 / 睡房 1 / 睡房2	VRF Multi-split Air-conditioner 變頻多聯分體式空調	Mitsubishi Electric 三菱電機	PKFY-P25VLM-E	✓	-	-	-	✓	-
	Multi Split-Type Air-conditioner 小型變頻多聯分體式空調		MSZ-GE25VA-E1	-	✓	✓	✓	-	✓
Bathroom 浴室	Thermo Ventilator 換氣暖風機	Mitsubishi Electric 三菱電機	V-251BZ-HK	✓	✓	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	-	-	-	-	✓
			TRJW222TFL	✓	-	-	-	-	-

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.

Notes :

1. “✓”means such appliance(s) is / are provided and / or installed in the residential property.

2. “–”denotes “not applicable”.

3. 4/F, 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4樓、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 品牌	Model Number 型號	3/F, 5/F -12/F, 15/F-23/F & 25/F - 26/F 3樓、5樓至12樓、15樓至23樓及25樓至26樓					
				A	B	C	D	E	F
Kitchen 廚房	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	-	-	-	-	✓	-
	Exhaust Fan 抽氣扇	systemair 系統風	CBF160M	✓	-	-	-	✓	-
	Telescopic Cooker Hood 拉趟式抽油煙機	SIEMENS 西門子	LI97SA531B	✓	-	-	-	✓	-
	Town Gas Wok Burner 單頭煤氣煮食爐		ER3A6AB70X	✓	-	-	-	✓	-
	Town Gas Double Burner 雙頭煤氣煮食爐		ER3A6BB70X	✓	-	-	-	✓	-
	Built-in Combination Steam Oven 嵌入式蒸焗爐		CS589ABS0H	✓	-	-	-	✓	-
	Built-in 2 Door Refrigerator 嵌入式雙門雪櫃		KI86NHFD0K	✓	-	-	-	✓	-
Open Kitchen 開放式廚房	Telescopic Cooker Hood 拉趟式抽油煙機	SIEMENS 西門子	LI67SA531B	-	✓	✓	✓	-	✓
	2-zone Induction Hob 嵌入式電磁爐		EH375FBB1E	-	✓	✓	✓	-	✓
	Built-in Combination Steam Oven 嵌入式蒸焗爐		CS589ABS0H	-	✓	✓	✓	-	✓
	Built-in 1 Door Refrigerator 嵌入式單門雪櫃		KI42LADD1K	-	-	✓	-	-	-
Store Room 儲物室	VRF Multi-split Air-conditioner 變頻多聯分體式空調	Mitsubishi Electric 三菱電機	PKFY-P15VLM-E	✓	-	-	-	✓	-
Balcony & Utility Platform 露台及工作平台	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFQL	-	✓	✓	✓	-	-
	Washer Dryer 洗衣乾衣機	ZANUSSI 金章牌	ZWD81402PW	✓	✓	✓	✓	✓	✓
Air-conditioner Platform 空調機平台	Multi Split-Type Air-conditioner 小型變頻多聯分體式空調	Mitsubishi Electric 三菱電機	MXZ-5E102VA	-	✓	-	✓	-	-
			MXZ-3E68VA	-	-	✓	-	-	✓
	VRF Multi-split Air-conditioner 變頻多聯分體式空調		PUMY-SP125VKM2	✓	-	-	-	✓	-
Air-conditioning Hood 空調機遮簷	Split Type Air-Conditioner Outdoor Unit 分體式空調(室外機)	Mitsubishi Electric 三菱電機	MUZ-GS09VF	✓	-	-	-	✓	-

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.

Notes :

1. “✓”means such appliance(s) is / are provided and / or installed in the residential property.

2. “-”denotes “not applicable”.

3. 4/F, 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4樓、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	Description 描述	3/F, 5/F -12/F, 15/F-23/F & 25/F - 26/F 3樓、5樓至12樓、15樓至23樓及25樓至26樓					
		A	B	C	D	E	F
Main Entrance 大門入口	Door Bell Call Button 門鈴按鈕	1	1	1	1	1	1
Living Room/Dining Room 客廳/飯廳	Door Bell 門鈴	1	1	1	1	1	1
	Lighting Switch 燈掣	13	6	6	6	12	6
	Lighting Point 燈位	5	2	2	2	5	2
	Fused Connection Unit for Shoe Cabinet Light 鞋櫃燈接線位連保險絲	1	1	1	1	1	1
	Double Pole Switch for Gas Water Heater 煤氣熱水爐雙極開關掣	1	1	1	1	1	-
	Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣	1	-	-	-	1	-
	13A Single Socket Outlet with USB Outlet 13A 單位電插座配USB插座	1	1	1	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座	3	3	3	3	3	3
	13A Single Socket Outlet for Built-in Refrigerator 13A 單位電插座供嵌入式雪櫃	-	1	-	1	-	1
	TV/FM Outlet 電視/電台插座	2	2	2	2	2	2
	Switch for Air-conditioner Indoor Unit 室內空調機開關掣	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1

Notes :

- “1, 2,” denotes the quantity of such provision(s) provided in the residential property.
- “-” denotes “not applicable”.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
- 4/F, 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”。
- 說明表所顯示的燈掣數量是表示燈掣開 / 關的數量。
- 不設4樓、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	Description 描述	3/F, 5/F -12/F, 15/F-23/F & 25/F - 26/F 3樓、5樓至12樓、15樓至23樓及25樓至26樓					
		A	B	C	D	E	F
Master Bedroom 主人睡房	Lighting Switch 燈掣	3	-	-	-	3	-
	Lighting Point 燈位	1	-	-	-	1	-
	Double Pole Switch for Gas Water Heater 煤氣熱水爐雙極開關掣	1	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電插座	2	-	-	-	2	-
	TV/FM Outlet 電視/電台插座	1	-	-	-	1	-
	Switch for Air-conditioner Indoor Unit 室內空調機開關掣	1	-	-	-	1	-
Master Bathroom 主人房浴室	Lighting Point 燈位	3	-	-	-	3	-
	Fused Connection Unit for Mirror Cabinet Light 鏡櫃燈接線位連保險絲	1	-	-	-	1	-
	Fused Switch Connection Unit for Thermo Ventilator 換氣暖風機開關連保險絲	1	-	-	-	1	-
	Gas Water Heater Controller 煤氣熱水爐控制器	1	-	-	-	1	-
	Fused Switch Connection Unit For Gas Water Heater 煤氣熱水爐接線開關連保險絲	1	-	-	-	-	-
	13A Twin Socket Outlet with twin USB Outlet 13A 雙位電插座配雙位USB插座	1	-	-	-	1	-

Notes :

1. “1, 2,” denotes the quantity of such provision(s) provided in the residential property.

2. “-” denotes “not applicable”.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).

4. 4/F, 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. 說明表所顯示的燈掣數量是表示燈掣開 / 關的數量。

4. 不設4樓、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	Description 描述	3/F, 5/F -12/F, 15/F-23/F & 25/F - 26/F 3樓、5樓至12樓、15樓至23樓及25樓至26樓					
		A	B	C	D	E	F
Bedroom 睡房	Lighting Switch 燈掣	-	-	1	-	-	3
	Lighting Point 燈位	-	-	1	-	-	1
	Double Pole Switch for Gas Water Heater 煤氣熱水爐雙極開關掣	-	-	-	-	-	1
	13A Twin Socket Outlet 13A 雙位電插座	-	-	1	-	-	1
	13A Single Socket Outlet 13A 單位電插座	-	-	1	-	-	1
	TV/FM Outlet 電視/電台插座	-	-	1	-	-	1
	Switch for Air-conditioner Indoor Unit 室內空調機開關掣	-	-	1	-	-	1
Bedroom 1 睡房 1	Lighting Switch 燈掣	1	1	-	1	1	-
	Lighting Point 燈位	1	1	-	1	1	-
	13A Twin Socket Outlet 13A 雙位電插座	1	1	-	1	1	-
	13A Single Socket Outlet 13A 單位電插座	1	1	-	1	1	-
	TV/FM Outlet 電視/電台插座	1	1	-	1	1	-
	Switch for Air-conditioner Indoor Unit 室內空調機開關掣	1	1	-	1	1	-

Notes :

1. “1, 2,” denotes the quantity of such provision(s) provided in the residential property.

2. “-” denotes “not applicable”.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).

4. 4/F, 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. 說明表所顯示的燈掣數量是表示燈掣開 / 關的數量。

4. 不設4樓、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	Description 描述	3/F, 5/F -12/F, 15/F-23/F & 25/F - 26/F 3樓、5樓至12樓、15樓至23樓及25樓至26樓					
		A	B	C	D	E	F
Bedroom 2 睡房 2	Lighting Switch 燈掣	1	1	-	1	1	-
	Lighting Point 燈位	1	1	-	1	1	-
	13A Twin Socket Outlet 13A 雙位電插座	1	1	-	1	1	-
	13A Single Socket Outlet 13A 單位電插座	1	1	-	1	1	-
	TV/FM Outlet 電視/電台插座	1	1	-	1	1	-
	Switch for Air-conditioner Indoor Unit 室內空調機開關掣	1	1	-	1	1	-
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3
	Fused Connection Unit for Mirror Cabinet Light 鏡櫃燈接線位連保險絲	1	1	1	1	1	1
	Gas Water Heater Controller 煤氣熱水爐控制器	1	1	1	1	1	1
	Fused Switch Connection Unit for Thermo Ventilator 換氣暖風機開關連保險絲	1	1	1	1	1	1
	Fused Switch Connection Unit for Gas Water Heater 煤氣熱水爐接線開關連保險絲	1	-	-	-	-	1
	13A Twin Socket Outlet with twin USB Outlet 13A 雙位電插座配雙位USB插座	1	1	1	1	1	1

Notes :

1. “1, 2,” denotes the quantity of such provision(s) provided in the residential property.

2. “-” denotes “not applicable”.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).

4. 4/F, 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. 說明表所顯示的燈掣數量是表示燈掣開 / 關的數量。

4. 不設4樓、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	Description 描述	3/F, 5/F -12/F, 15/F-23/F & 25/F - 26/F 3樓、5樓至12樓、15樓至23樓及25樓至26樓					
		A	B	C	D	E	F
Kitchen 廚房	Lighting Point 燈位	2	-	-	-	2	-
	Fused Connection Point for Kitchen Cabinet Lighting 廚房櫃燈接線位連保險絲	1	-	-	-	1	-
	Fused Connection Unit for Exhaust Fan 抽氣扇接線位連保險絲	1	-	-	-	1	-
	Fused Switch Connection Unit for Gas Water Heater 煤氣熱水爐接線開關連保險絲	-	-	-	-	1	-
	13A Single Socket Outlet for Built-in Refrigerator 13A 單位電插座供嵌入式雪櫃	1	-	-	-	1	-
	Fused Switch Connection Unit for Cooker Hood 抽油煙機開關連保險絲	1	-	-	-	1	-
	Double Pole Switch for Steam Oven 蒸焗爐雙極開關掣	1	-	-	-	1	-
	Cable Connection Unit for Steam Oven 蒸焗爐接線位	1	-	-	-	1	-
	Double Pole Switch for Induction Hob 電磁爐雙極開關掣	1	-	-	-	1	-
	Cable Connection Unit for Induction Hob 電磁爐接線位	1	-	-	-	1	-
	13A Twin Socket Outlet with twin USB Outlet 13A 雙位電插座配雙位USB插座	2	-	-	-	2	-

Notes :

1. “1, 2,” denotes the quantity of such provision(s) provided in the residential property.

2. “-” denotes “not applicable”.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).

4. 4/F, 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. 說明表所顯示的燈掣數量是表示燈掣開 / 關的數量。

4. 不設4樓、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	Description 描述	3/F, 5/F -12/F, 15/F-23/F & 25/F - 26/F 3樓、5樓至12樓、15樓至23樓及25樓至26樓					
		A	B	C	D	E	F
Open Kitchen 開放式廚房	Fused Connection Point for Kitchen Cabinet Lighting 廚房櫃燈接線位連保險絲	-	1	1	1	-	1
	Fused Switch Connection Unit for Cooker Hood 抽油煙機開關連保險絲	-	1	1	1	-	1
	Double Pole Switch for Steam Oven 蒸焗爐雙極開關掣	-	1	1	1	-	1
	Cable Connection Unit for Steam Oven 蒸焗爐接線位	-	1	1	1	-	1
	Double Pole Switch for Induction Hob 電磁爐雙極開關掣	-	1	1	1	-	1
	Cable Connection Unit for Induction Hob 電磁爐接線位	-	1	1	1	-	1
	13A Twin Socket Outlet with twin USB Outlet 13A 雙位電插座配雙位USB插座	-	1	1	1	-	1
	13A Single Socket Outlet for Built-in Refrigerator 13A 單位電插座供嵌入式雪櫃	-	-	1	-	-	-
Store Room 儲物室	Lighting Switch 燈掣	2	-	-	-	1	-
	Lighting Point 燈位	1	-	-	-	1	-
	13A Single Socket Outlet 13A 單位電插座	1	-	-	-	1	-
	Switch for Air-conditioner Indoor Unit 室內空調機開關掣	1	-	-	-	1	-

Notes :

1. “1, 2,” denotes the quantity of such provision(s) provided in the residential property.

2. “-” denotes “not applicable”.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).

4. 4/F, 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. 說明表所顯示的燈掣數量是表示燈掣開 / 關的數量。

4. 不設4樓、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	Description 描述	3/F, 5/F -12/F, 15/F-23/F & 25/F - 26/F 3樓、5樓至12樓、15樓至23樓及25樓至26樓					
		A	B	C	D	E	F
Lavatory 洗手間	Lighting Point 燈位	1	-	-	-	-	-
Balcony & Utility Platform 露台及工作平台	Lighting Point 燈位	1	1	1	1	1	1
	Fused Connection Point for Cabinet Lighting 櫃燈接線位連保險絲	1	1	1	1	1	1
	13A Weatherproof Socket Outlet 13A 防水插座	1	1	1	1	1	1
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	1	1	1	1	1	1
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	1	1	1	1	1	1
	13A Weatherproof Socket Outlet for Washing Washer Dryer 13A 防水插座供洗衣乾衣機	1	1	1	1	1	1
	Fused Connection Unit for Gas Water Heater 煤氣熱水爐接線位連保險絲	-	1	1	1	-	-
Air-conditioner Platform 空調機平台	Isolator for Air-conditioner Outdoor Unit 室外空調機開關掣	1	1	1	1	1	1
Air-conditioning Hood 空調機遮簷	Isolator for Air-conditioner Outdoor Unit 室外空調機開關掣	1	-	-	-	1	-
Private Roof 私人天台	13A Weatherproof socket outlet 13A 防水插座	1	1	1	1	1	-
	Lighting Point 燈位	6	4	4	4	6	-
	Weatherproof Lighting Switch 防水燈掣	1	1	1	1	1	-
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	-

Notes :

1. “1, 2, ……” denotes the quantity of such provision(s) provided in the residential property.

2. “-” denotes “not applicable”.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).

4. 4/F, 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. 說明表所顯示的燈掣數量是表示燈掣開 / 關的數量。

4. 不設4樓、13樓、14樓及24樓。

Service agreements

服務協議

Potable and flushing water is supplied by Water Supplies Department.	食水及沖廁水由水務署供應。
Electricity is supplied by CLP Power Hong Kong Limited.	電力由中華電力有限公司供應。
Town gas is supplied by The Hong Kong and China Gas Company Limited.	煤氣由香港中華煤氣有限公司供應。

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.	賣方有法律責任就發展項目的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。
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Miscellaneous payments by purchaser

買方的雜項付款

<div>1. On 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, electricity and gas.</div> <div>2. On that delivery, the purchaser is not liable to pay to the Owner a debris removal fee.</div>	<div><div>1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。</div><div>2. 在交付時，買方不須向擁有人支付清理廢料的費用。</div></div> <div><div>備註：</div><div>在交付時，買方須根據公契向發展項目的管理人（而非擁有人）支付清理廢料的費用，而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。</div></div>
<div>Remarks :</div> <div>On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Owner) of the Development under the deed of the mutual covenant, and where the Owner has paid that debris removal fee, the purchaser shall reimburse the Owner for the same.</div>	

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 that property, or the fittings, finishes or appliances 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物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內盡快自費作出補救。

Maintenance of slopes	
斜坡維修	
Not applicable.	不適用。

Modification	
修訂	
Not applicable.	不適用。

Relevant information

有關資料

Fixed glass for air-conditioner outdoor unit maintenance

Fixed Glass for maintenance access to outdoor air-conditioning units installed at air-conditioning hoods will be provided on internal wall in the following residential properties:

空調機遮簷的用作維修室外空調機之梗玻璃

梗玻璃將設於以下住宅物業的內牆牆身用作通往維修安裝在空調機遮簷之室外空調機的維修生口：

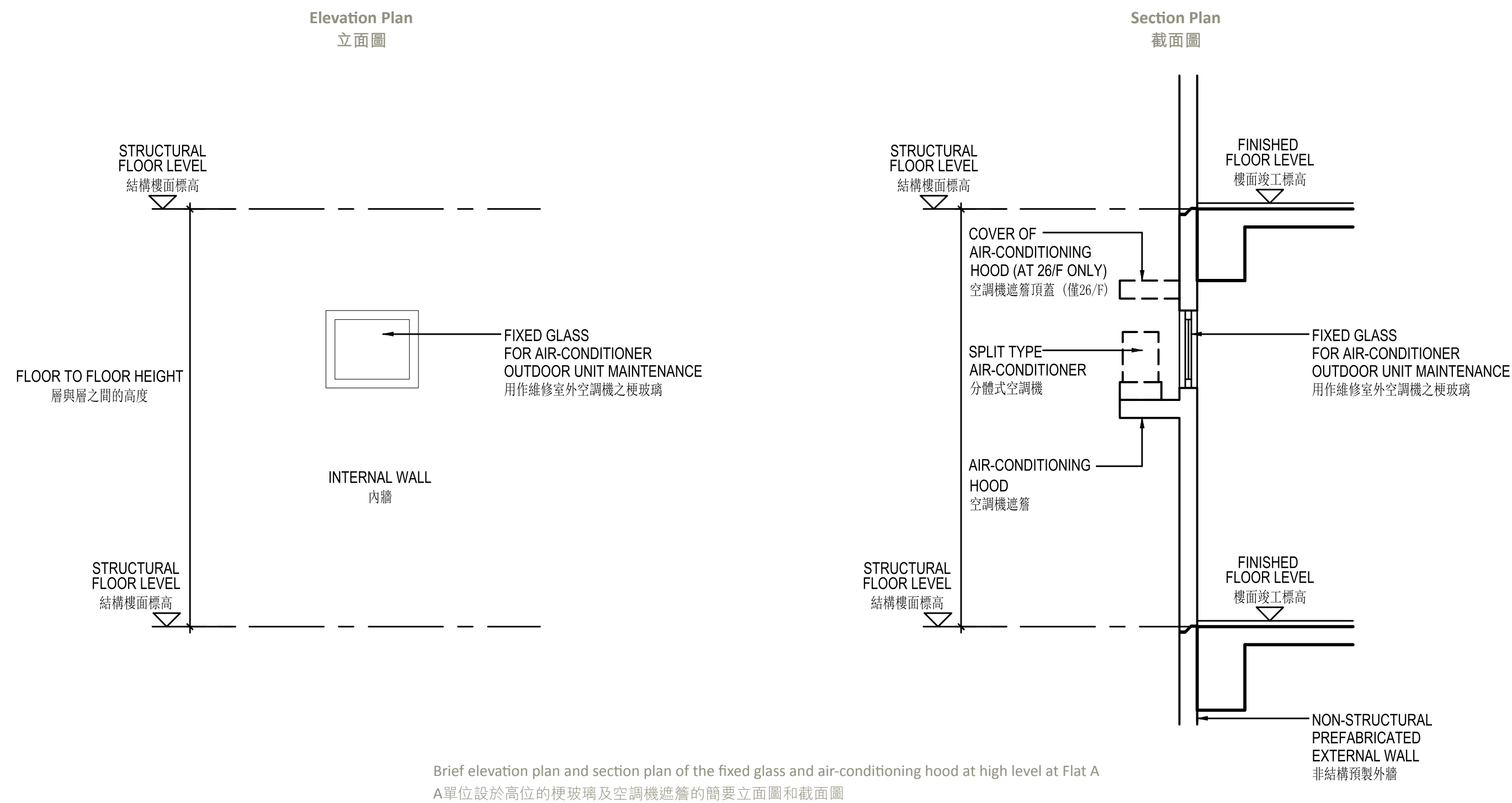
Block Name 大廈名稱	Floor 樓層	Flat 單位	Location 位置
HOUSE MUSE 臻博	3/F, 5/F-12/F, 15/F-23/F & 25/F-26/F 3樓、5樓至12樓、15樓至23樓及25樓至26樓	A	Bathroom 浴室
	3/F, 5/F-12/F, 15/F-23/F & 25/F-26/F 3樓、5樓至12樓、15樓至23樓及25樓至26樓	E	Store Room 儲物室

Remark:
4/F, 13/F, 14/F & 24/F are omitted.

備註：
不設4樓、13樓、14樓及24樓。

Relevant information
有關資料

The brief elevation plan and section plan of the fixed glass and air-conditioning hood are, for identification purpose only shown below:
梗玻璃及空調機遮簷的簡要立面圖和截面圖展示如下，僅供識別之用：

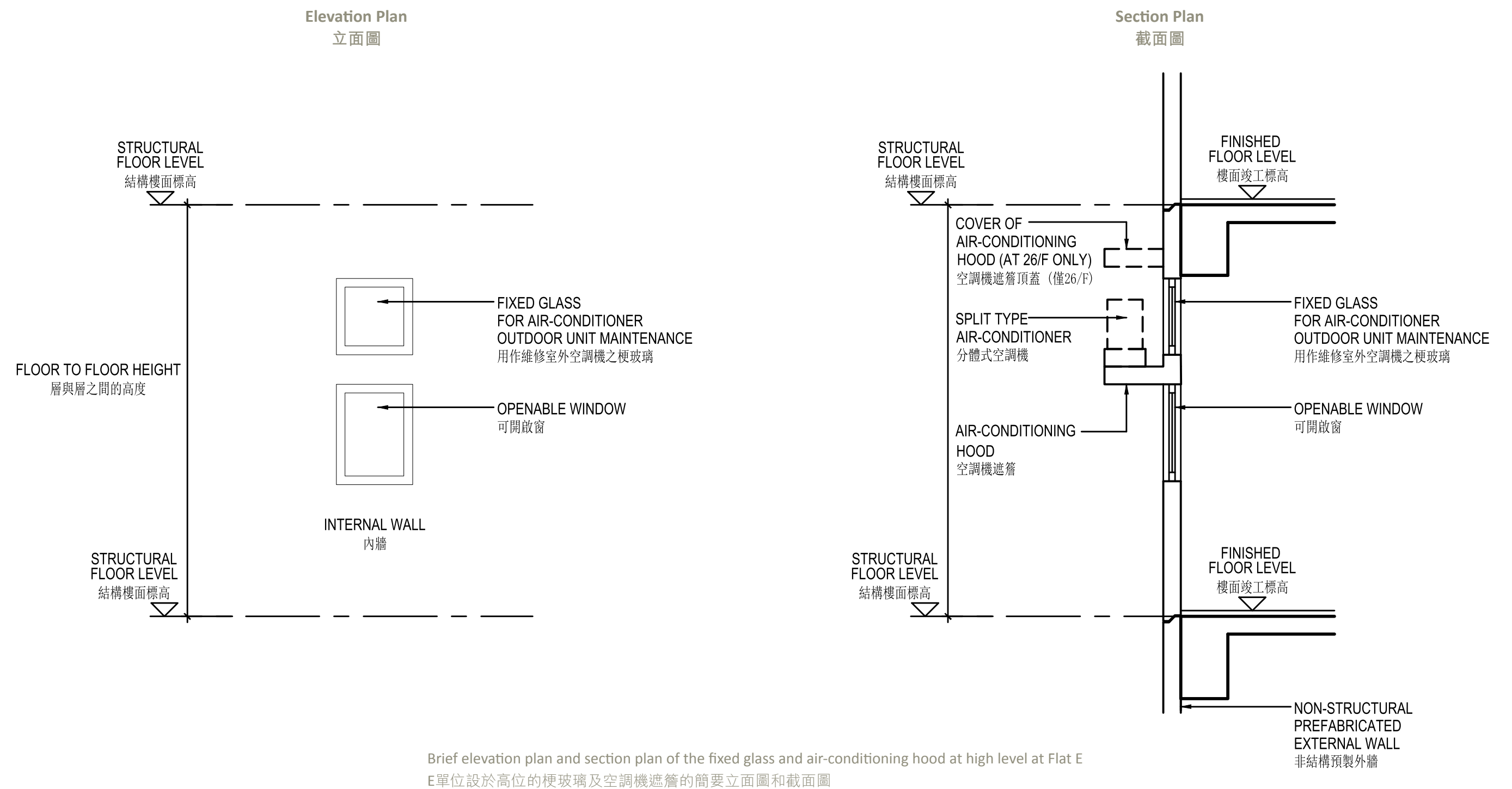


These elevation plan and section plan are not drawn to scale and are for identification purpose only. These plans are showing the general design and layout of the fixed glass and air-conditioning hood and do not represent the actual condition of each residential property upon handover.
此立面圖和截面圖並非按照比例繪圖及只供識別之用。此立面圖和截面圖只顯示梗玻璃及空調機遮簷的一般設計及布局，並不反映住宅物業交樓時的實際狀況。

Relevant information

有關資料

The brief elevation plan and section plan of the fixed glass and air-conditioning hood are, for identification purpose only shown below:
梗玻璃及空調機遮簷的簡要立面圖和截面圖展示如下，僅供識別之用：



These elevation plan and section plan are not drawn to scale and are for identification purpose only. These plans are showing the general design and layout of the fixed glass and air-conditioning hood and do not represent the actual condition of each residential property upon handover.
此立面圖和截面圖並非按照比例繪圖及只供識別之用。此立面圖和截面圖只顯示梗玻璃及空調機遮簷的一般設計及布局，並不反映住宅物業交樓時的實際狀況。

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:

www.housemuse.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:

www.housemuse.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, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage 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》（《作業備考》）或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	127.158
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《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	581.705
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	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	120.000
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	Not Applicable 不適用
6.	Acoustic fin 隔音鰭	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	100.660
9.(#)	Utility platform 工作平台	90.000
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. (#)	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	4.550
12. (#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	85.293
13. (#)	Covered landscaped and play area 有蓋園景區及遊樂場地	109.609
14. (#)	Horizontal screen / covered walkway and trellis 橫向屏障 / 有蓋人行道及花棚	Not Applicable 不適用
15. (#)	Larger lift shaft 擴大升降機井道	89.306
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 and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	26.013
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及氣槽	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空間	Not Applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23. (#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	115.620
24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	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）
Other Exempted Items 其他項目		
25. (#)	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
26. (#)	Covered area under large projecting / overhanging feature 大型伸出 / 外懸設施下的有蓋地方	3.693
27.	Public transport terminus 公共交通總站	Not Applicable 不適用
28.	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	Not Applicable 不適用
30.	Public passage 公眾通道	Not Applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8號)提供的額外環保設施		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

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

The 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 brochure or its addenda.

Provisional
GOLD



PROVISIONAL
GOLD
NB V2.0 2025
HKGBC
BEAM Plus

Application no.: PAG0191/25

綠色建築認證

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

暫定評級
金級



暫定
金級
NB V2.0 2025
HKGBC
BEAM Plus

申請編號: PAG0191/25

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部份			
Provision of Central Air Conditioning 提供中央空調		Yes 是	
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. High efficient air conditioning units 2. High efficient lighting system	1. 高效能空調機 2. 高效能照明系統

Part II: The predicted annual energy use of the proposed building / part of building ^(Note1) 第II 部分: 擬興建樓宇 / 部分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 ^(Note2) 基線樓宇 ^(註腳2) 每年源消耗量		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	1224.09	95.23	-	75.88	-

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	Not Applicable 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” in the BEAM Plus New Buildings (current version); and
(b) “internal floor area”, in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

備註:

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

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

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