

售樓說明書 | SALES BROCHURE

# Residence





**yoo**  
*Residence*

## 一手住宅物業買家須知

### 1. 決定購買一手住宅物業前，你應該：

- 謹記購買「樓花」和已落成的住宅物業有所不同；

### 費用、貸款、樓價

- 計算買樓的總開支，如律師費、按揭費用、保險費及釐印費等；
- 向銀行查詢能否獲得所需的按揭貸款、選擇合適你的付款方法、計算按揭貸款額及確保貸款額在你的還款能力之內；
- 查閱同類物業最近成交價格，以作比較；

### 單位面積及鄰近環境

- 實地了解物業的鄰近環境(包括交通和社區設施等)，及查明有否影響物業的城市規劃建議和決定；
- 仔細留意售樓說明書及價單中各項面積的資料。統一的「實用面積」定義已於2008年10月10日起正式生效。倘若物業屬於地政總署在該日或以後批出的預售樓花申請項目，留意「實用面積」的新定義：
  - 單位的「實用面積」(saleable area)指單位的主體面積，包括露台和工作平台(如有)的面積。其他地方的面積，例如平台、天台、花園、閣樓、天井、台階、窗台、冷氣機房等地方的面積，則會逐項列出，但不包括在實用面積之內；倘若物業屬於地政總署於2008年10月10日前批出的預售樓花申請項目，其售樓說明書及價單仍可採用舊有的表述方式：
  - 留意單位的「實用面積」是否包括露台、平台、天台、花園、閣樓、天井、台階、窗台、工作平台、冷氣機房及結構牆身預製組件等地方；
- 在計算單位呎價時，應清楚明白是以「實用面積」或「建築面積」計算。如對有關資料有任何疑問，應諮詢測量師或律師，及向發展商查詢；

### 「售樓說明書」其他內容

- 了解：
  - 室外及室內的建築材料及設備；
  - 預計竣工日期；
  - 管理費包括的項目(如是否包括上網費用及會所費用等)；
  - 業主可否於物業內飼養動物；及
  - 業主是否需要分擔管理、營運及維修保養屋苑範圍內或外的公眾設施或公眾休憩用地的費用，以及有關公眾設施或公眾休憩用地的位置；

### 政府租契及大廈公契

- 參閱政府租契及大廈公契(或其草稿)，例如，大廈公契會列明天台及外牆業權的擁有權。發展商應在售樓處提供足夠數量的政府租契及大廈公契(或其草稿)副本供準買家免費查閱；

### 臨時買賣合約

- 確保發展商職員或其他人士曾向你解釋或保證的重要事項(1)於臨時及正式買賣合約中書面列明，成為合約條款；或(2)在另一份書面合約列明；
- 明白臨時買賣合約為有法律約束力的文件。如你簽署後欲取消該合約，而(1)有關物業屬於「預售樓花同意書」下的單位，你可能被沒收訂金(以樓價10%為上限)；或(2)有關單位不屬於「預售樓花同意書」下的單位，發展商可能採取法律行動要求你履行有關合約，或因你違反合約而沒收訂金及要求作出賠償。

### 2. 委託地產代理介紹樓盤前，你應該：

- 了解該代理是否只代表你(如該代理同時代表發展商，發生利益衝突時，他未必能夠保障你的利益)；
- 確定是否需要支付佣金予代理，其金額和支付的時間(均可以由代理與你自行協議)；
- 注意祇有持牌的地產代理或營業員方可接受你的委託。如有懷疑，你可以要求該地產代理或營業員出示「地產代理證」，或瀏覽地產代理監管局的網頁<http://www.eaa.org.hk>，查閱牌照目錄；
- 留意有些發展商會直接向公眾售賣樓宇，你可決定是否委託地產代理。

### 3. 購買「預售樓花同意書」下的「樓花」前，你應該：

- 向發展商確定是否已獲得地政總署批出「預售樓花同意書」；
- 留意發展商及地產代理不可以在發展商獲發「預售樓花同意書」前，收取任何訂金或「留位費」；
- 注意訂金應支付給負責託管買家款項的律師行。

### 4. 委託律師前，你應該：

- 考慮自行委託律師，以保障你的利益(如律師同時代表發展商，發生利益衝突時，他未必能夠保障你的利益)；
- 比較不同律師的收費。

你可透過以下專線，就物業銷售安排或代理執業手法作出投訴或表達意見：

	電話	傳真
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
運輸及房屋局	2186 8323	2509 3770
香港地產建設商會	2826 0111	2845 2521

## Notes to purchasers of first-hand residential properties

### 1. Before you decide to purchase a first-hand residential property, you should:

- note that buying an uncompleted flat is not the same as acquiring a completed property;

### 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;

### Property area and its surroundings

- visit the development site and get to know the surroundings of the property (including transportation and community facilities), and check town planning proposals and decisions which may affect the property;
- pay attention to all types of area information in the sales brochure and price list. A standardized definition of "saleable area" was adopted on 10 October 2008. For uncompleted residential flats approved for pre-sale by the Lands Department from that day onwards, be aware of the following new definition of "saleable area":
  - The "saleable area" of the flat means the area of the flat (inclusive of the area of any balcony and utility platform). Other areas, such as flat-roof, roof, garden, cockloft, yard, terrace, bay window, airconditioning plant room, etc., will be listed item by item, but will not be included as part of the "saleable area";

For uncompleted residential flats approved for pre-sale by the Lands Department before 10 October 2008, the sales brochure and price list may still use the old definition of "saleable area". For these flats,

- check whether the "saleable area" of the flat includes the balcony, flat-roof, roof, garden, cockloft, yard, terrace, bay window, utility platform, air-conditioning plant room, prefabricated structural wall, etc.;
- when calculating the per-square-foot price, you should fully understand whether the calculation is based on the "saleable area" or the "gross floor area" of the flat. If in doubt, consult a surveyor or lawyer, and enquire with the developer;

### Other information in the sales brochure

- check the following:
  - interior and exterior fittings and finishes
  - expected completion date
  - management fees (e.g. whether items such as Internet fees and club house fees are included)
  - whether animals can be kept in the unit
  - whether owners 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;

### Government lease and Deed of Mutual Covenant (DMC)

- read the Government lease and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The developer should provide sufficient copies of the Government lease and the DMC (or the draft DMC) at the sales office for free inspection by prospective purchasers;

### Provisional Agreement for Sale and Purchase

- ensure that any important matters explained or guaranteed to you by the developer's staff or other persons are written into (1) both the provisional and formal Agreements for Sale and Purchase as part of the contractual terms; or (2) a separate written agreement;
- understand that the provisional Agreement for Sale and Purchase is a legally binding agreement. If you withdraw from it after signing and (1) if the flat is under the Consent Scheme, your deposit of up to 10% of the property price may be forfeited; or (2) if the flat is not under the Consent Scheme, the developer may take proceedings to enforce specific performance of the agreement or retain your deposit and claim for damages for breach of the agreement.

### 2. 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 developer, he may not be able to protect your interests in the event of a conflict of interest);
- find out whether any commission is payable to the agent and, if so, its amount and the time of payment (all of these to be agreed between the agent and you);
- 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 Estate Agent Card, or check the Licence List on the Estate Agents Authority website: <http://www.eaa.org.hk>;
- note that some developers handle sales themselves and you can decide whether to appoint an estate agent.

### 3. Before you purchase an uncompleted flat under the Consent Scheme, you should:

- seek confirmation from the developer whether a "Consent to Sell" has been issued by the Lands Department;
- note that the developer and estate agent are not allowed to receive any deposit or "reservation fee" before the developer has obtained the "Consent to Sell";
- note that the deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the development.

### 4. Before you engage a solicitor, you should:

- consider engaging your own solicitor to protect your interests (if the solicitor also acts for the Developer, he may not be able to protect your interests in the event of a conflict of interest);
- compare the charges of different solicitors.

You may express your views or make a complaint with regard to the sales arrangements or the practice of estate agents by calling or faxing the following numbers:

	Telephone	Fax
Consumer Council	2929 2222	2590 6271
Estate Agents Authority	2111 2777	2598 9596
Transport and Housing Bureau	2186 8323	2509 3770
Real Estate Developers Association of Hong Kong	2826 0111	2845 2521

## 發展項目的資料

物業名稱	: yoo Residence
地址	: 香港銅鑼灣道33號
地段	: 內地段第1580號A分段第1小分段C分段第1小分段、內地段第1580號A分段第1小分段C分段餘段、內地段第1580號A分段第1小分段餘段、內地段第1580號A分段第2小分段B分段第1小分段、內地段第1580號A分段第2小分段B分段餘段及內地段第1580號A分段第2小分段餘段
地契用途限制	: 不可用作厭惡性行業
年期	: 75年(始於1900年1月29日)連同再續期75年的權利
物業座數	: 共1座
物業樓層及樓層總數	: 住宅樓層由5樓至33樓(共26層) 物業低層地下B1及B2為停車場 地下為大廈入口大堂及商舖 1樓為商舖 2樓為住客會所 3樓為露天花園 17樓為避火層 不設4、13、14及24樓
住宅總數	: 共144個
車位數目	: 13個私家車位，每個約2.5米闊，5米長 1個小型貨車車位，約3.5米闊，7米長 1個傷健人士私家車位，約3.5米闊，5米長
入口大堂天花高度	: 約3.8米至7米
單位樓面至樓面高度(以批准圖則為準)*	: 約3.1米**

\* 指該樓層之石屎地台面與上一層石屎地台面之高度距離

\*\* 17樓之石屎地台面與上一層石屎地台面之高度距離: 約3.1米  
30樓至33樓之石屎地台面與上一層石屎地台面之高度距離: 約3.4米

- 主要設施 : 停車場、住客會所及露天花園  
住客會所設施包括室外游泳池、健身室、桑拿室、多用途室、閱讀間及綠化區
- 本發展項目屬未落成發展項目
- (1) 由本項目的認可人士提供的項目的預計完成日期為2015年6月30日(即就本項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期)。
  - (2) 本項目的認可人士可根據買賣合約的有關條文所訂明的情況下延長該項目的預計關鍵日期。
  - (3) 為買賣合約的目的(根據批地文件，進行該項買賣，不需獲地政總署署長同意)，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。

住宅面積 : 「請參閱平面圖及面積表」

單位面積定義(按正式買賣合約):

「實用面積」為: 由牆壁圍起的單位的樓面面積(包括任何露台、工作平台及陽台的樓面面積，但不包括「其他面積」)，其面積(包括任何由牆壁圍起的露台、工作平台或陽台)由圍繞著該單位、露台、工作平台或陽台(視屬何情況而定)的牆壁外圍起計，但如該牆壁分隔兩個毗連單位、露台、工作平台或陽台(視屬何情況而定)，則須由牆壁的中央起計，量度並包括單位、露台、工作平台或陽台(視屬何情況而定)的內部間隔牆及支柱，但不包括圍繞著該單位、露台、工作平台或陽台(視屬何情況而定)之牆壁外的公用部份。露台、工作平台或陽台的樓面面積亦不包括鄰接單位之牆壁或邊界的整個厚度。如任何圍牆鄰接公用地方，則包括該圍牆的整個厚度。如露台、工作平台或陽台不是被圍牆圍起，其露台、工作平台或陽台的面積則由露台、工作平台或陽台的外界起計。

「其他面積」為: 任何閣樓之面積，其面積由閣樓圍牆內圍起計，並包括閣樓的內部間隔及支柱；

任何窗台之面積，其面積由窗台圍牆外圍或窗台的玻璃窗外圍起計，及由窗台與垂直至樓面的牆壁相接之處起計，但並不包括該牆壁之厚度；

任何車位之面積，其面積由車位劃定之界線的中間或圍牆內圍起計(視屬何情況而定)；

任何天井、大陽台、花園、平台、天台及冷氣機房之面積，其面積由分界線的內圍起計。如以牆壁為分界，則由牆壁內圍起計。

賣方保留修改物業範圍內所有公用設施用途之權利，有關物業之發展規劃如有更改，將以政府最後批准之修改圖則為準。

## Information on the development

RESIDENTIAL DEVELOPMENT	: yoo Residence
ADDRESS	: No. 33 Tung Lo Wan Road, Causeway Bay, Hong Kong
LOT NO.	: IL 1580 s.A ss.1 s.C ss.1, IL 1580 s.A ss.1 s.C RP, IL 1580 s.A ss.1 RP, IL 1580 s.A ss.2 s.B ss.1, IL 1580 s.A ss.2 s.B RP and IL 1580 s.A ss.2 RP
USER RESTRICTIONS	: Offensive trades not allowed
LEASE TERM	: 75 years from 29 January 1900 with a right of renewal for a further term of 75 years
NO. OF TOWER	: 1 Tower
THE TOTAL NO. OF STOREYS	: Residential storeys from 5/F to 33/F (Total: 26 storeys) Basement 1 & 2 are carparks G/F is entrance lobby & shops 1/F is shops 2/F is club house 3/F is sky garden 17/F is refuge floor 4/F, 13/F, 14/F & 24/F are omitted
NO. OF RESIDENTIAL UNITS AVAILABLE FOR SALE	: 144 units
CARPARKS	: 13 private car parking space Dimension of each space – Approx. 2.5m x 5m 1 LGV parking space Dimension of space – Approx. 3.5m x 7m 1 disabled private car parking space Dimension of space – Approx. 3.5m x 5m
CEILING HEIGHT OF ENTRANCE LOBBY	: Approx. 3.8 m to 7m
FLOOR-TO-FLOOR HEIGHT OF UNITS* (based on the approved building plans)	: Approx. 3.1 m **
* refer 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	
** The floor-to-floor height for 17/F is approx. 3.1 m The floor-to-floor height for 30/F – 33/F is approx. 3.4 m	
FACILITIES	: Carpark, club house & sky garden Club house facilities include: Outdoor Swimming Pool, Gymnasium, Sauna, Function Room, Reading Area and Landscaped Areas

### The development is an uncompleted development

- (1) The estimated date for completion of the development as provided by the Authorized Person for the development is 30th June 2015 (on which the development is completed in all respects in compliance with the approval building plans).
- (2) The estimated date for completion of the development is subject to any extension of time that may be granted by the Authorized Person in accordance with the relevant provisions of the Agreement for Sale and Purchase.
- (3) For the purpose of 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, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

RESIDENTIAL AREA: (Please refer to floor plan and area schedule)

FLOOR AREA OF A UNIT (as defined in the Formal Agreement for Sale and Purchase) means:

“SALEABLE AREA” MEANS:

The floor area of a unit enclosed by walls (inclusive of the floor area of any balconies, utility platforms and verandahs but exclusive of the Other Areas), which area (including any balcony, utility platform or verandah enclosed by walls) shall be measured from the exterior of the enclosing walls of such unit, balconies, utility platforms or verandahs (as the case may be) except where such enclosing walls separate two adjoining units, balconies, utility platforms or verandahs (as the case may be), in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, balconies, utility platforms or verandahs (as the case may be); but shall exclude the common parts outside the enclosing walls of such unit, balconies, utility platforms or verandahs (as the case may be), and for balconies, utility platforms or verandahs, shall exclude the whole thickness of the enclosing walls or boundary which abut onto the unit provided that if any of the enclosing walls abut onto a common area, then the whole thickness of the enclosing walls which so abut shall be included. Where a balcony, utility platform or verandah is not enclosed by a solid wall, the floor area of such balcony, utility platform or verandah shall be measured from the external boundary of the said balcony, utility platform or verandah.

“OTHER AREAS” MEANS:

The area of any cockloft which shall be measured from the interior of the enclosing walls and shall include the internal partitions and columns within such cockloft;

The area of any bay window which shall be measured from the exterior of the enclosing walls or glass windows of such bay window and from the point where the bay window meets the wall dropping to the floor level of a unit excluding the thickness of such wall;

The area of any car parking space which shall be measured to the centre of its demarcating lines or the interior face of its enclosing walls, as the case may be;

The area of any yard, terrace, garden, flat roof, roof and air-conditioning plant room which shall be measured from the interior of their boundary lines, and where boundary consists of a wall, then it shall be measured from the interior of such wall.

The Vendor reserves the right to change the use of all common facilities within the Development and the right to make modifications and changes to building design, specifications, features and floor plans without notice. Any changes to the Development shall be subject to the final approved plan.

## 賣方及有參與發展項目的其他人的資料 Information on vendor and others involved in the development

<b>賣方</b>	: 堡捷國際有限公司 展裕有限公司 捷毅投資有限公司	<b>VENDOR</b>	: Fortress Jet International Limited Pine Cheer Limited Sino Able Investments Limited
<b>賣方之控股公司</b>	: 尚家生活有限公司(資本策略地產有限公司之全資附屬公司) 德祥地產集團有限公司	<b>HOLDING COMPANY OF THE VENDOR</b>	: Couture Homes Limited (wholly owned subsidiary of CSI Properties Limited) ITC Properties Group Limited
<b>認可人士</b>	: 賴志良先生	<b>AUTHORIZED PERSON</b>	: Mr. Lai Chi Leung Henry
<b>認可人士所屬公司</b>	: 亞設貝佳國際(香港)有限公司	<b>THE FIRM TO WHICH THE AUTHORIZED PERSON BELONGS</b>	: Archiplus International (HK) Limited
<b>總承建商</b>	: 保華建造有限公司	<b>MAIN SUPERSTRUCTURE CONTRACTOR</b>	: Paul Y. Builders Limited
<b>賣方律師*</b>	: 張葉司徒陳律師事務所 香港中環畢打街1-3號 中建大廈11樓 電話: 2523 5022 傳真: 2537 1628	<b>VENDOR'S SOLICITORS*</b>	: Vincent T.K. Cheung, Yap & Co. 11/F Central Building, 1-3 Pedder Street, Central, Hong Kong Tel: 2523 5022 Fax: 2537 1628
<b>香港律師公會</b>	: 香港中環德輔道中71號 永安集團大廈3樓 電話: 2846 0500 傳真: 2845 0387 網址: www.hklawsoc.org.hk		* Purchasers can appoint their own solicitors and should carefully read the attached bilingual "Warning to Purchasers" Notice
<b>已為發展項目的建造提供貸款的認可機構</b>	: 東亞銀行有限公司	<b>THE LAW SOCIETY OF HONG KONG:</b>	3/F, Wing On House, 71 Des Voeux Road Central, Hong Kong Tel: 2846 0500 Fax: 2845 0387 Website: www.hklawsoc.org.hk
<b>已為發展項目的建造提供貸款的任何其他人</b>	: Vastness Investment Limited	<b>AUTHORIZED INSTITUTION THAT HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT</b>	: The Bank of East Asia, Limited
		<b>ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT</b>	: Vastness Investment Limited

## 有參與發展項目的各方的關係 Relationship between parties involved in the development

不存在此情況

Non-existence of such circumstance

## 發展項目的設計的資料 Information on design of the development

住宅單位有非結構的預製外牆構成圍封牆的一部份。

There will be non-structural prefabricated external walls forming part of the enclosing walls of a residential property.

每幢大廈的非結構的預製外牆的厚度的範圍

THE RANGE OF THICKNESS OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH TOWER:

非結構的預製外牆的厚度範圍(毫米) The range of thickness of the non-structural prefabricated external walls (mm)
150 - 200

每個住宅物業的非結構的預製外牆的總面積\*:

SCHEDULE OF TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH RESIDENTIAL PROPERTY\*:

單位 UNIT	樓層 FLOOR	非結構的預製外牆的總面積(平方米) Total Area of Non-Structural Prefabricated External Walls (m <sup>2</sup> )
B	5/F - 29/F	10.860
C	5/F - 29/F	16.863
E	5/F - 29/F	18.438
F	5/F - 29/F	10.560
B	30/F	0.543
F	30/F	0.528
A	31/F	0.871
A	31/F	3.874

註: 住宅樓層由5樓開始, 不設4樓、13樓、14樓及24樓, 17樓為避火層。

Notes: Residential storeys start from 5/F; 4/F, 13/F, 14/F & 24/F are omitted; 17/F is refuge floor.

\* 總面積包括: 1. 非結構的預製外牆及 2. 預製石屎窗台  
Total Area includes: 1. Non-structural prefabricated external wall and 2. Prefabricated bay window

## 物業管理的資料

### Information on property management

#### 物業管理：

1. 經理人：J Plus Hospitality Limited，為賣方之附屬管理公司，根據大廈公契的最新擬稿將獲委任的經理人。
2. 經理人任期：獲任命之經理人任期由大廈公契日期起計為期兩年。酬金為不超過物業管理開支百分之十。
3. 預算管理費用：依據物業管理公司之管理費用預算而平均分配計算，每戶業主需按其單位/車位之管理份數(以須攤分管理費之樓面面積計算)按比例繳交管理費用。  
住宅單位每平方呎每月約港幣2.81元。  
私家車位每個每月約港幣500元。  
管理費用需上期繳付。
4. 保險安排：管理公司會為物業之公共地方及全部單位投購原有建築結構及用料之保險，而此一保單應已符合一般按揭銀行慣常要求業主投購其單位之火險，因此單位業主通常可獲按揭銀行豁免投購其單位之火險，但最終將視乎個別按揭契約之條款。  
住戶另需注意設置在天台上之電訊設施/天線。
6. 上述資料僅供參考。詳情請參閱公契最新草稿。

#### PROPERTY MANAGEMENT:

1. The Manager: J Plus Hospitality Limited, a subsidiary management company of the vendor, will be appointed as the Manager of the Development under the latest draft deed of mutual covenant in respect of the Development.
2. Term of Appointment: The Manager shall be appointed for a term of two years commencing from the date of DMC. The Manager's Remuneration shall not exceed 10% of the total management expenditure.
3. Estimated Management Fees: Based on the Management Budget prepared by the Manager, each Owner shall contribute towards the management expenses pro rata to the Management Shares (derived from floor areas accountable for management expenses) of his unit / car parking space.  
Residential Units: approximately HK\$2.81 per sq. ft. per month  
Parking space for private car: approximately HK\$500 per space per month  
Management fees shall be paid monthly in advance
4. Insurance Arrangement: The Manager will arrange a master insurance for the original building fabric, fittings and finishes of the whole Development including common and private areas. This kind of insurance is generally accepted by mortgagee as a valid fire insurance. The individual owner / mortgagor may thereby be exempted from being requested to buy a separate fire insurance subject to the individual mortgage agreement.  
Owners are made aware that telecommunication facilities / aerial antennae are to be located at the roof.
5. The licensed telecom operators will have the rights of passage and the rights to install telecommunication equipment (or facilities) to and from the adjoining neighbour land / in the premises through the use of service facilities passing along, through, over, upon, under or in the lot.
6. The above information is for reference only. Please refer to the latest draft of deed of mutual covenant.

## 發展項目的所在位置圖

### Location plan of the development

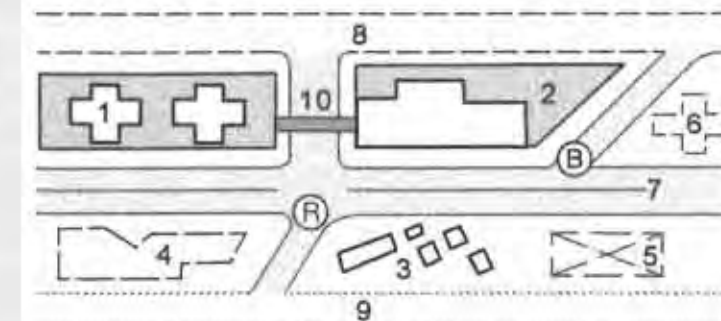


#### yoo Residence

摘錄自位置圖(組別)HP5C/編號11-SE-A(最近更新2013年1月3日)。  
Excerpt from part of the Location Map (series) HP5C/Sheet Number 11-SE-A (last updated on 3<sup>rd</sup> Jan, 2013).

地圖/航空攝影照片版權屬香港特區政府，經地政總署准許複印，版權特許編號95/2012。  
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#### 圖例 NOTATION:



- 1 建築物 Building
- 2 平台 Podium
- 3 鄉村屋 Village Type House
- 4 寮屋 Temporary Structure
- 5 寮蓋 Open-sided Structure
- 6 擬建建築物 Proposed Building
- 7 道路分隔欄 Road Divider
- 8 建築中道路 Road under Construction
- 9 擬建道路 Proposed Road
- 10 行人天橋 Elevated Walkway
- ⓑ 路障 Barred Access
- ⓓ 限制通道 Restricted Access

#### 圖例 NOTATION:

	塘 Pond		大石 / 外露岩石 Boulder / Rock Outcrop		醫院 / 診療所 Hospital / Clinic		祠堂 / 廟宇 Tsz Tong / Temple
	水道 Watercourses		峭壁 / 石礦場 Cliff / Quarry		消防局 / 警署或警崗 Fire Station / Police Station or Police Post		教堂 / 清真寺 Church / Mosque
	沼澤 Marsh / Swamp		岩地 Rocky Area		政府合署 / 民政事務處 Government Offices / District Office		小學 / 中學 Primary / Secondary School
	沼林 Mangrove		梯級 Steps		市政大廈 / 圖書館 Municipal Services Building / Library		幼稚園 / 特殊學校 Kindergarten / Special School
	耕地 Cultivation		泥路、小徑 Track, Footpath		郵政局 / 廁所 Post Office / Toilet		航標或燈標 (航海 / 航空) Beacon or Light (Nautical / Aeronautical)
	沙灘 Sand / Beach		人工斜坡 Artificial Slope		熟食檔 / 市場或市集 Cooked Food Stall / Market or Bazaar		港鐵進出口 / 輕鐵站 MTR Access / Light Rail Stop
	壩 Dam		電纜、塔架 Power Line, Pylon		社區中心 / 劇院或戲院 Community Centre / Theatre or Cinema		巴士總站 / 專線小巴總站 Bus / Green Minibus Terminus
	墳場 Cemetery		柵、牆 Fence, Wall		酒店 / 綜合商業中心或商場 Hotel / Commercial Centre or Complex		油站 / 石油氣加氣站 Petrol / LPG Filling Station
					停車場 / 配水庫 Car Park / Service Reservoir		單車徑 / 直升機坪 Cycling Track / Helicopter Landing Pad
					運動場 / 室內運動場 Sports Ground / Indoor Games Hall		博物館 / 法定古蹟 Museum / Declared Monument
					遊樂場 / 泳池 Playground / Swimming Pool		亭 / 電力變壓站 Pavilion / Electricity Substation
					公園 / 郊野公園管理站 Park / Country Park Management Centre		訊號站 / 地面衛星通訊站 Signal Station / Earth Satellite Station
					香港旅遊發展局旅客諮詢及服務中心 HKTIB Visitor Information and Services Centre		

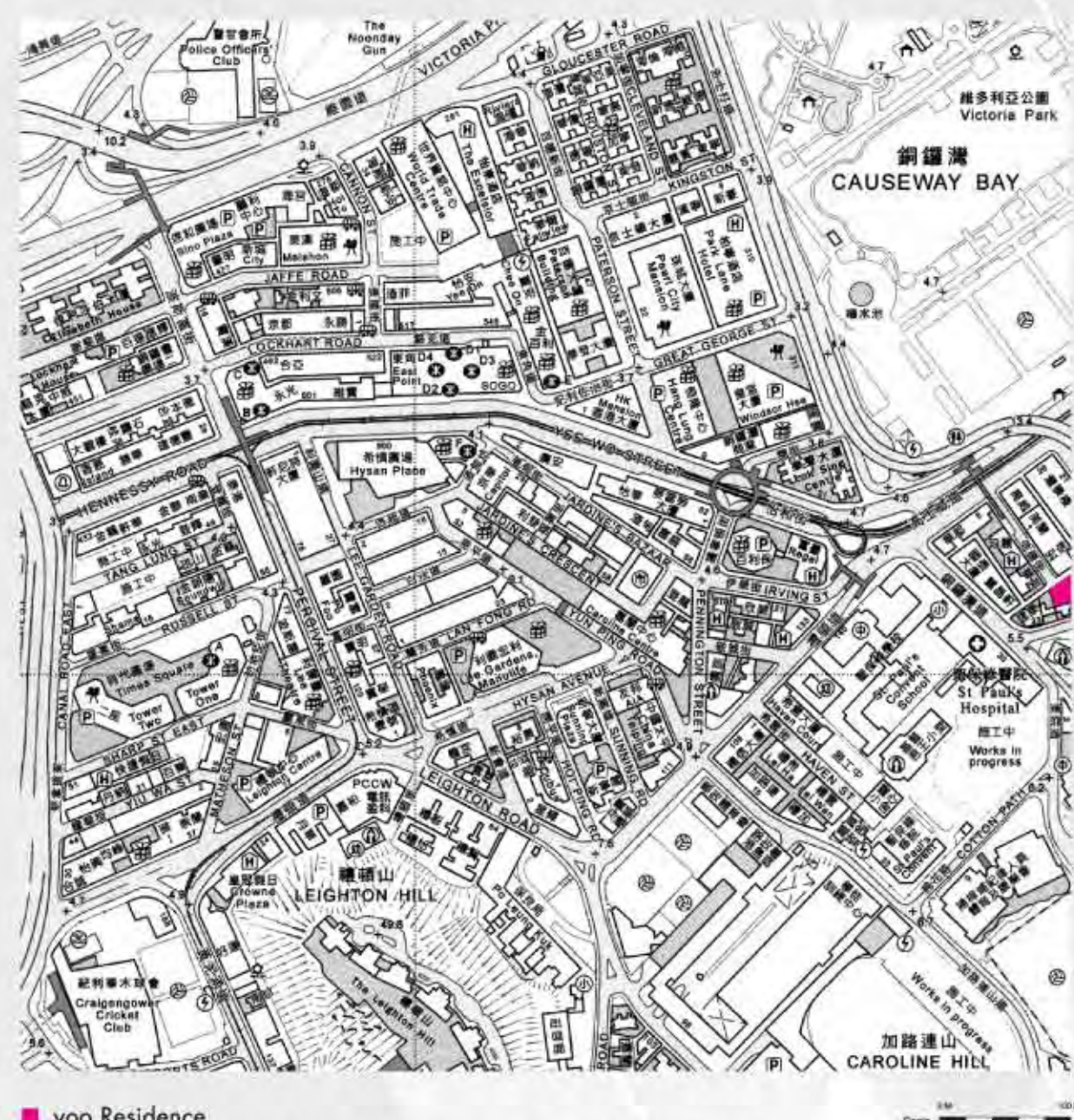
#### 註 (Remarks):

1. 上述編號圖之副本均可於開放時間於售樓處免費查閱。  
Copies of above mentioned Sheet Numbers are available for free inspection during opening hours at the sales office.
2. 整體發展計劃及周圍地區及環境可能會作出修改而有所改變。  
The overall development scheme of the Development site and the surrounding areas and environment are subject to change or modification.
3. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及其周圍地區的公眾設施及環境較佳的瞭解。  
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

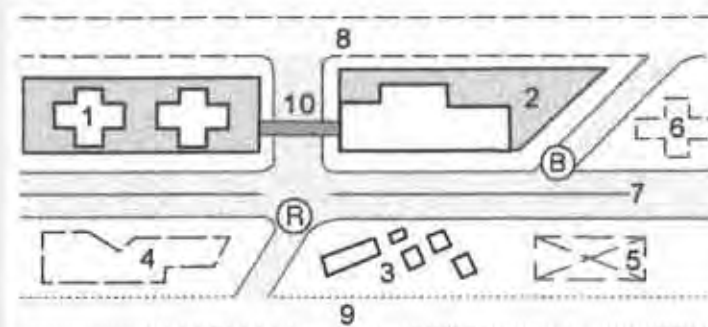
中英文版本如有歧義，以英文版本為準。  
Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.

## 發展項目的所在位置圖

### Location plan of the development



#### 圖例 NOTATION:



- 1 建築物 Building
- 2 平台 Podium
- 3 鄉村屋 Village Type House
- 4 寮屋 Temporary Structure
- 5 寮蓋 Open-sided Structure
- 6 擬建建築物 Proposed Building
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- 8 建築中道路 Road under Construction
- 9 擬建道路 Proposed Road
- 10 行人天橋 Elevated Walkway
- (B) 路障 Barred Access
- (R) 限制通道 Restricted Access

#### yoo Residence

摘錄自位置圖(組別)HP5C/編號11-SW-B(最近更新2013年1月22日)。  
Excerpt from part of the Location Map (series) HP5C/Sheet Number 11-SW-B (last updated on 22<sup>nd</sup> Jan, 2013).

地圖/航空攝影照片版權屬香港特區政府，經地政總署准許複印，版權特許編號95/2012。

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## 發展項目的鳥瞰照片

### Aerial photograph of the development



#### yoo Residence

上述物業航空攝影照片於2012年6月7日在6000呎飛行高度拍攝，編號CS36397，經修正處理。  
The above aerial photo was taken at a flying height of 6000 feet on 7th June 2012, No.CS36397, adjustment to be made when necessary.

地圖/航空攝影照片版權屬香港特區政府，經地政總署准許複印，版權特許編號95/2012。  
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#### 註:

1. 整體發展計劃及周圍地區及環境可能會作出修改而有所改變。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及其周圍地區的公眾設施及環境較佳的了解。

#### Remarks:

1. The overall development scheme of the Development site and the surrounding areas and environment are subject to change or modification.
2. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

#### 圖例 NOTATION:

	塘 Pond		大石 / 外露岩石 Boulder / Rock Outcrop		醫院 / 診療所 Hospital / Clinic		祠堂 / 廟宇 Tsz Tong / Temple
	水道 Watercourses		峭壁 / 石礦場 Cliff / Quarry		消防局 / 警署或警崗 Fire Station / Police Station or Police Post		教堂 / 清真寺 Church / Mosque
	沼澤 Marsh / Swamp		岩地 Rocky Area		政府合署 / 民政事務處 Government Offices / District Office		小學 / 中學 Primary / Secondary School
	沼林 Mangrove		梯級 Steps		市政大廈 / 圖書館 Municipal Services Building / Library		幼稚園 / 特殊學校 Kindergarten / Special School
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	墳場 Cemetery		柵、牆 Fence, Wall		酒店 / 綜合商業中心或商場 Hotel / Commercial Centre or Complex		油站 / 石油氣加氣站 Petrol / LPG Filling Station
					停車場 / 配水庫 Car Park / Service Reservoir		單車徑 / 直升機坪 Cycling Track / Helicopter Landing Pad
					運動場 / 室內運動場 Sports Ground / Indoor Games Hall		博物館 / 法定古蹟 Museum / Declared Monument
					遊樂場 / 泳池 Playground / Swimming Pool		亭 / 電力變壓站 Pavilion / Electricity Substation
					公園 / 郊野公園管理站 Park / Country Park Management Centre		訊號站 / 地面衛星通訊站 Signal Station / Earth Satellite Station
					香港旅遊發展局旅客諮詢及服務中心 HKTB Visitor Information and Services Centre		

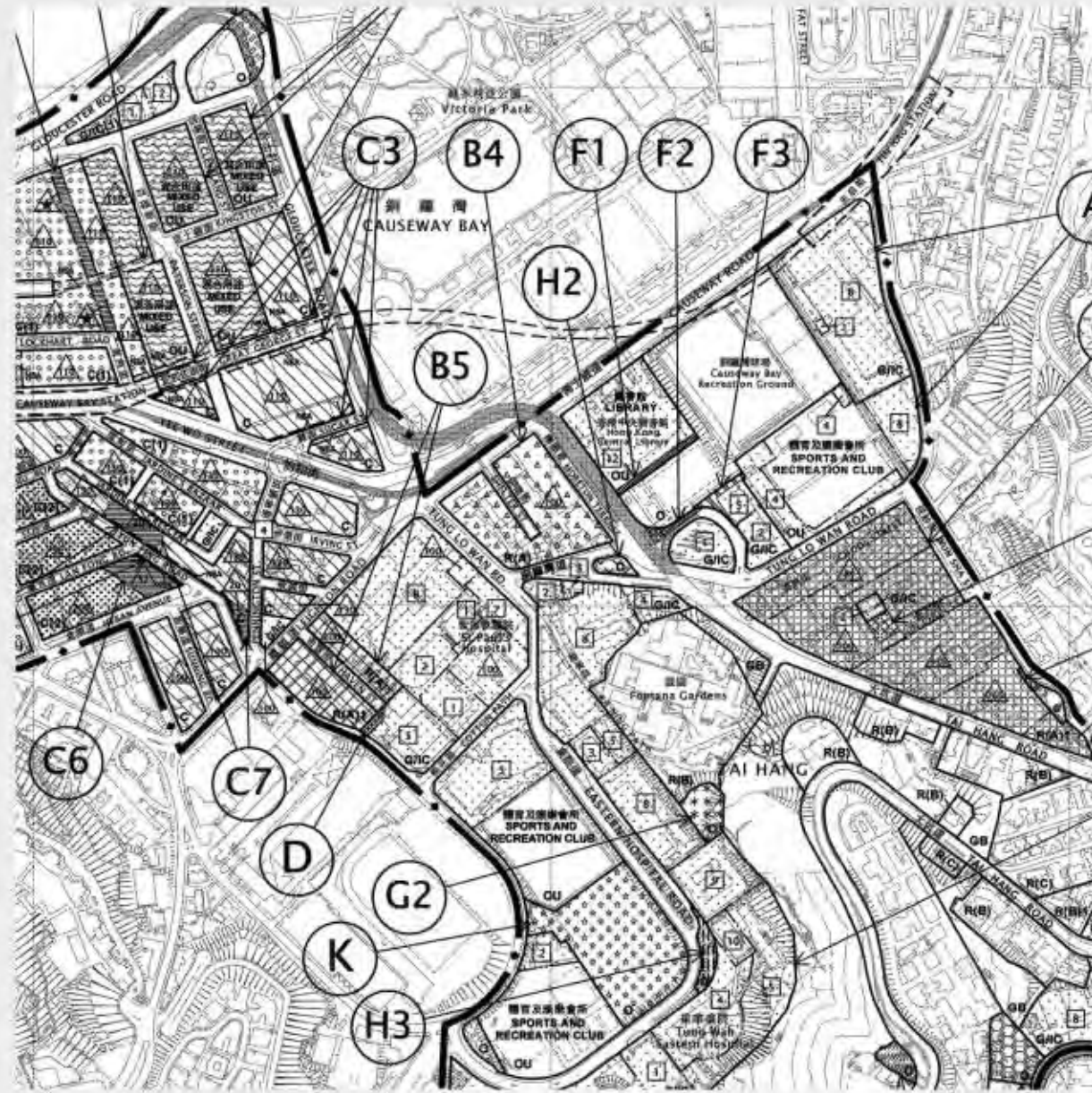
#### 註 (Remarks):

1. 上述編號圖之副本均可於開放時間於售樓處免費查閱。  
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中英文版本如有歧義，以英文版為準。  
Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.

關於發展項目的分區計劃大綱圖

Outline zoning plan relating to the development



核准圖編號S/H6/14的修訂  
AMENDMENTS TO APPROVED PLAN No. S/H6/14

按照城市規劃條例第5條展示的修訂  
AMENDMENTS EXHIBITED UNDER SECTION 5 OF  
THE TOWN PLANNING ORDINANCE

- 修訂項目A項 AMENDMENT ITEM A
- 修訂項目B4項 AMENDMENT ITEM B4
- 修訂項目B5項 AMENDMENT ITEM B5
- 修訂項目C3項 AMENDMENT ITEM C3
- 修訂項目C6至C7項 AMENDMENT ITEM C6-C7
- 修訂項目D項 AMENDMENT ITEM D
- 修訂項目F1項 AMENDMENT ITEM F1
- 修訂項目F2項 AMENDMENT ITEM F2
- 修訂項目F3項 AMENDMENT ITEM F3
- 修訂項目G2項 AMENDMENT ITEM G2
- 修訂項目H2項 AMENDMENT ITEM H2
- 修訂項目H3項 AMENDMENT ITEM H3
- 修訂項目K項 AMENDMENT ITEM K

摘錄自2010年9月17日之銅鑼灣分區大綱草圖編號S/H6/15。  
Excerpt from part of the Draft Causeway Bay Outline Zoning Plan No. S/H6/15 dated 17th Sep, 2010.  
地圖/航空攝影照片版權屬香港特區政府，經地政總署准許複印，版權特許編號95/2012。  
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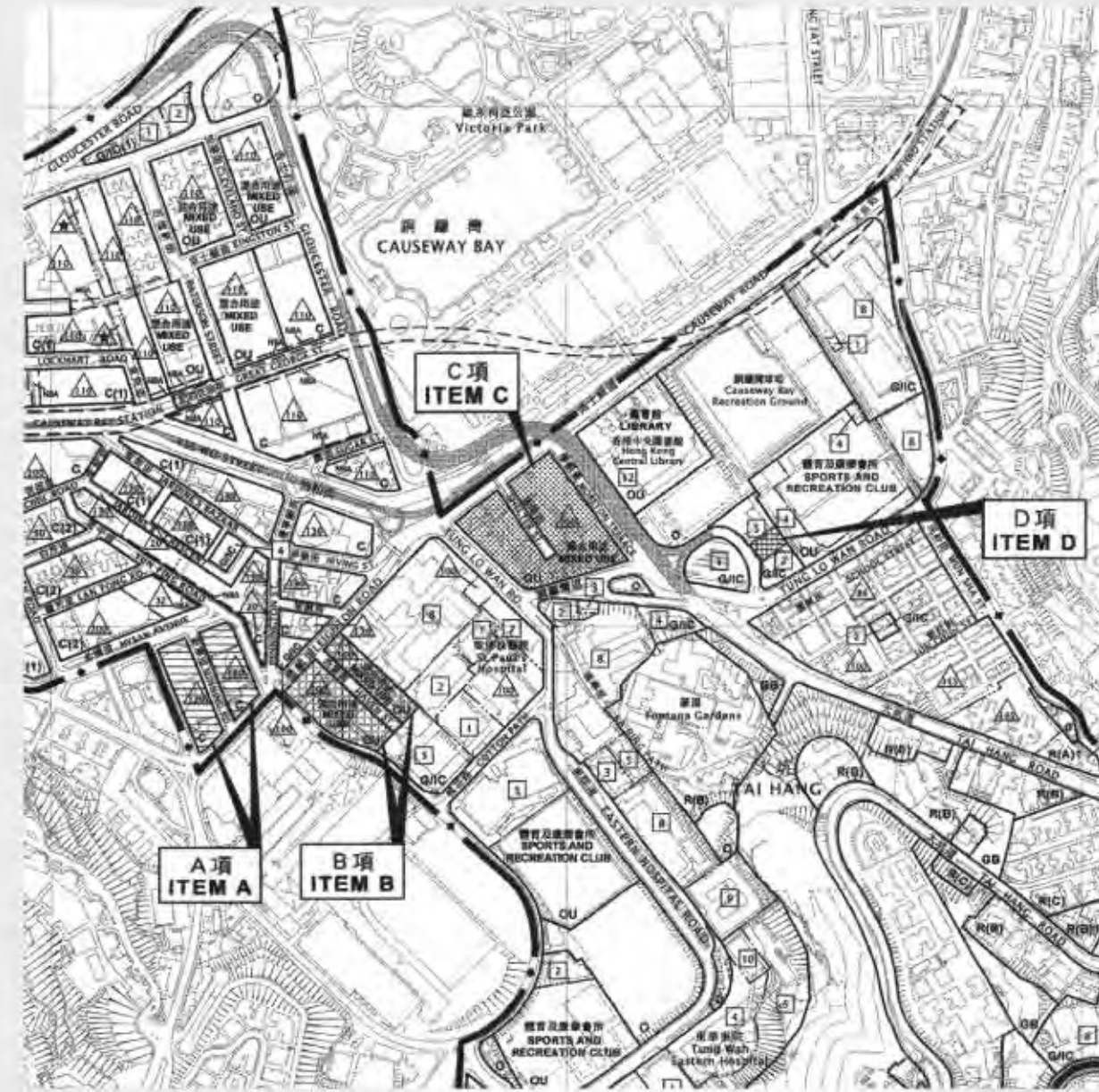
圖例 NOTATION:

<b>地帶:</b>	<b>ZONES:</b>	<b>其他:</b>	<b>MISCELLANEOUS:</b>
商業	COMMERCIAL	規劃範圍界限	BOUNDARY OF PLANNING SCHEME
住宅(甲類)	RESIDENTIAL (GROUP A)	建築物高度管制區界線	BUILDING HEIGHT CONTROL ZONE BOUNDARY
住宅(乙類)	RESIDENTIAL (GROUP B)	最高建築物高度(在主水平基準上若干米)	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
住宅(丙類)	RESIDENTIAL (GROUP C)	《註釋》內訂明建築物之間的空隙限制	BUILDING GAP RESTRICTION AS STIPULATED ON THE NOTES
政府、機構或社區	GOVERNMENT, INSTITUTION OR COMMUNITY	最高建築物高度(樓層數目)	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
休憩用地	OPEN SPACE	非建築用地	NON-BUILDING AREA
其他指定用途	OTHER SPECIFIED USES		
綠化地帶	GREEN BELT		
<b>交通:</b>	<b>COMMUNICATIONS:</b>		
鐵路及車站(地下)	RAILWAY AND STATION (UNDERGROUND)		
主要道路及路口	MAJOR ROAD AND JUNCTION		
高架道路	ELEVATED ROAD		

- 註 (Remarks):**
- 上述分區計劃大綱圖之副本均可於開放時間於售樓處免費查閱。  
Copies of above mentioned outline zoning plan are available for free inspection during opening hours at the sales office.
  - 整體發展計劃及周圍地區及環境可能會作出修改而有所改變。  
The overall development scheme of the Development site and the surrounding areas and environment are subject to change or modification.
  - 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及其周圍地區的公眾設施及環境較佳的瞭解。  
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

關於發展項目的分區計劃大綱圖

Outline zoning plan relating to the development



草圖編號S/H6/15的修訂  
AMENDMENTS TO DRAFT PLAN No. S/H6/15

根據城市規劃條例第6F(8)條及第6G條作出的修訂  
AMENDMENTS MADE UNDER SECTION 6F(8) AND  
SECTION 6G OF THE TOWN PLANNING ORDINANCE

- A項 ITEM A  
最高建築物高度由主水平基準以上100米改為主水平基準以上130米  
MAXIMUM BUILDING HEIGHT AMENDED FROM 100 mPD TO 130 mPD
- B項 ITEM B  
由「住宅(甲類)1」地帶改劃為「其他指定用途」註明「混合用途」地帶  
REZONING FROM "RESIDENTIAL (GROUP A) 1" TO "OTHER SPECIFIED USES" ANNOTATED "MIXED USE"
- C項 ITEM C  
由「住宅(甲類)」地帶改劃為「其他指定用途」註明「混合用途」地帶  
REZONING FROM "RESIDENTIAL (GROUP A)" TO "OTHER SPECIFIED USES" ANNOTATED "MIXED USE"
- D項 ITEM D  
最高建築物高度由2層修改為5層  
MAXIMUM BUILDING HEIGHT AMENDED FROM 2 STOREYS TO 5 STOREYS

摘錄自2011年6月24日之銅鑼灣分區大綱草圖編號R/S/H6/15-A2。  
Excerpt from part of the Draft Causeway Bay Outline Zoning Plan No. R/S/H6/15-A2 dated 24th Jun 2011.  
地圖/航空攝影照片版權屬香港特區政府，經地政總署准許複印，版權特許編號95/2012。  
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圖例 NOTATION:

<b>地帶:</b>	<b>ZONES:</b>	<b>其他:</b>	<b>MISCELLANEOUS:</b>
商業	COMMERCIAL	規劃範圍界限	BOUNDARY OF PLANNING SCHEME
住宅(甲類)	RESIDENTIAL (GROUP A)	建築物高度管制區界線	BUILDING HEIGHT CONTROL ZONE BOUNDARY
住宅(乙類)	RESIDENTIAL (GROUP B)	最高建築物高度(在主水平基準上若干米)	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
住宅(丙類)	RESIDENTIAL (GROUP C)	《註釋》內訂明建築物之間的空隙限制	BUILDING GAP RESTRICTION AS STIPULATED ON THE NOTES
政府、機構或社區	GOVERNMENT, INSTITUTION OR COMMUNITY	最高建築物高度(樓層數目)	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
休憩用地	OPEN SPACE	非建築用地	NON-BUILDING AREA
其他指定用途	OTHER SPECIFIED USES		
綠化地帶	GREEN BELT		
<b>交通:</b>	<b>COMMUNICATIONS:</b>		
鐵路及車站(地下)	RAILWAY AND STATION (UNDERGROUND)		
主要道路及路口	MAJOR ROAD AND JUNCTION		
高架道路	ELEVATED ROAD		

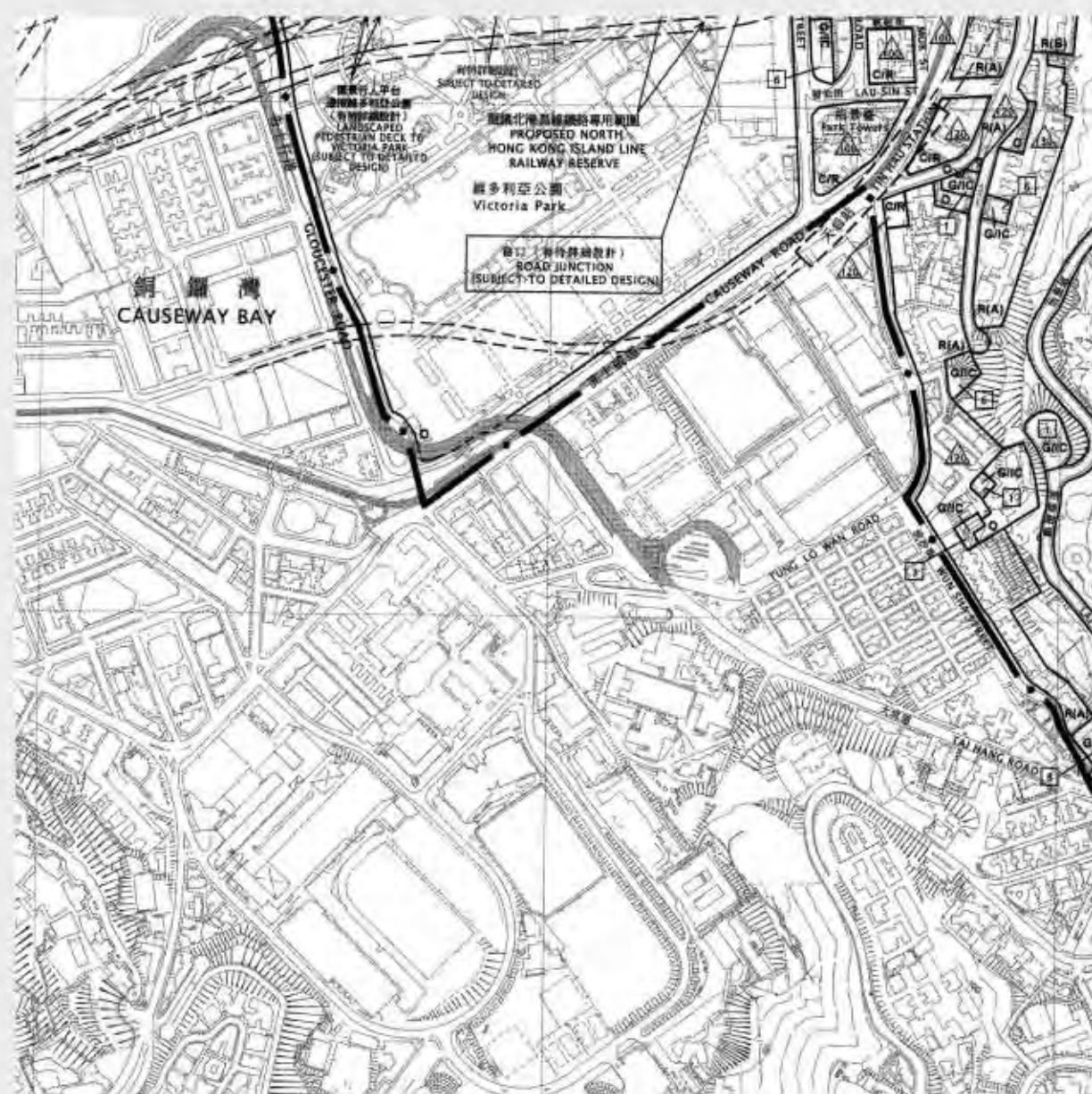
- 註 (Remarks):**
- 上述分區計劃大綱圖之副本均可於開放時間於售樓處免費查閱。  
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  - 整體發展計劃及周圍地區及環境可能會作出修改而有所改變。  
The overall development scheme of the Development site and the surrounding areas and environment are subject to change or modification.
  - 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及其周圍地區的公眾設施及環境較佳的瞭解。  
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

中英文版本如有歧義，以英文版本為準。  
Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.



關於發展項目的分區計劃大綱圖

Outline zoning plan relating to the development



摘錄自2010年11月30日之北角分區大綱草圖編號S/H8/24。  
Excerpt from part of the Draft North Point Outline Zoning Plan No. S/H8/24 dated 30th Nov, 2010.  
地圖/航空攝影照片版權屬香港特區政府，經地政總署准許複印，版權特許編號95/2012。  
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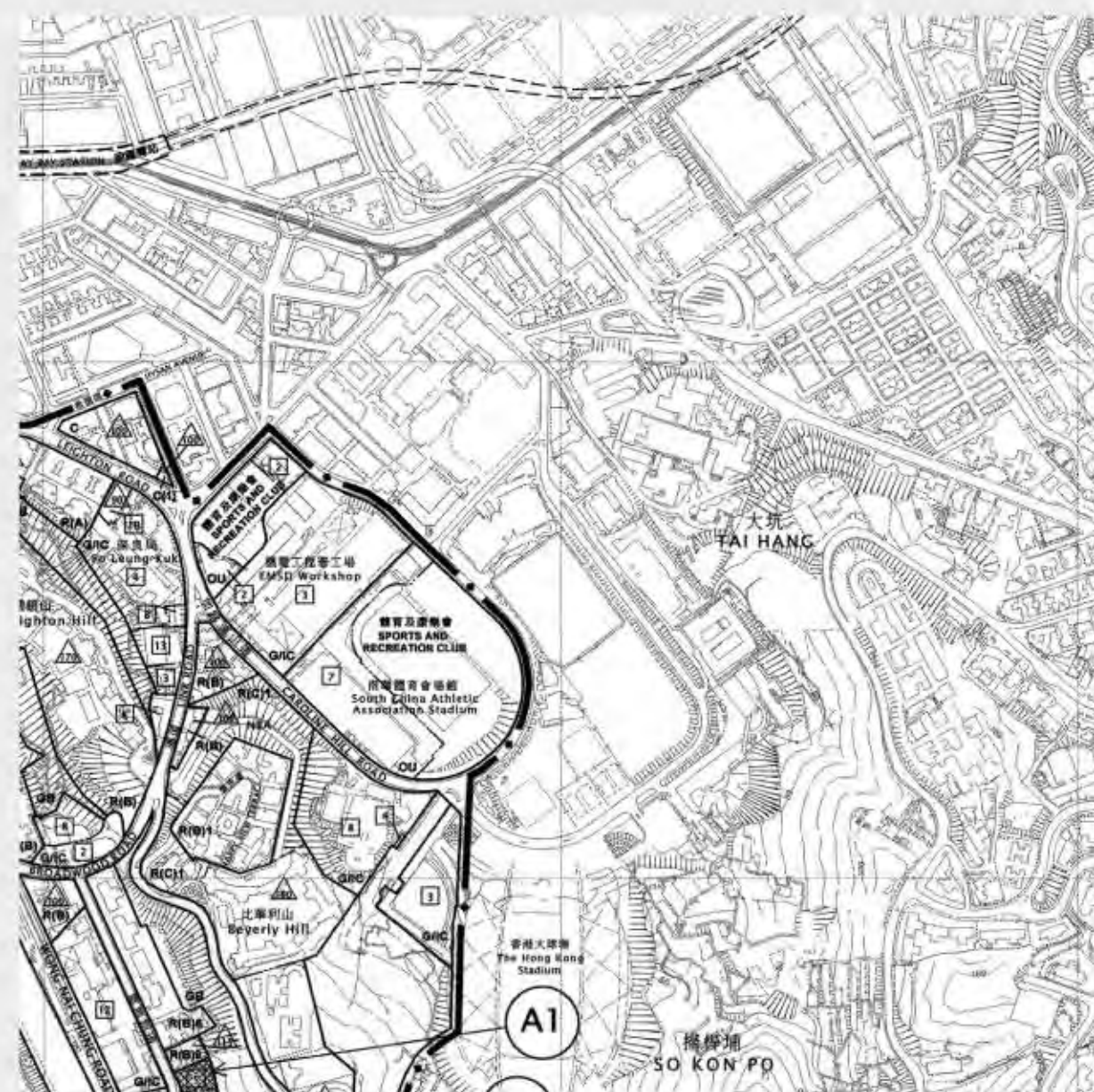
圖例 NOTATION:

<b>地帶:</b>	<b>ZONES:</b>	<b>其他:</b>	<b>MISCELLANEOUS:</b>
商業	COMMERCIAL	規劃範圍界限	BOUNDARY OF PLANNING SCHEME
綜合發展區	COMPREHENSIVE DEVELOPMENT AREA	郊野公園界線	BOUNDARY OF COUNTRY PARK
商業/住宅	COMMERCIAL / RESIDENTIAL	建築物高度管制區界線	BUILDING HEIGHT CONTROL ZONE BOUNDARY
住宅(甲類)	RESIDENTIAL (GROUP A)	最高建築物高度(在主水平基準上若干米)	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
住宅(乙類)	RESIDENTIAL (GROUP B)	最高建築物高度(樓層數目)	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
住宅(丙類)	RESIDENTIAL (GROUP C)	非建築用地	NON-BUILDING AREA
住宅(戊類)	RESIDENTIAL (GROUP E)		
政府、機構或社區	GOVERNMENT, INSTITUTION OR COMMUNITY		
休憩用地	OPEN SPACE		
其他指定用途	OTHER SPECIFIED USES		
綠化地帶	GREEN BELT		
<b>交通:</b>	<b>COMMUNICATIONS:</b>		
鐵路及車站(地下)	RAILWAY AND STATION (UNDERGROUND)		
主要道路及路口	MAJOR ROAD AND JUNCTION		
高架道路	ELEVATED ROAD		
鐵路專用範圍	RAILWAY RESERVE		

- 註 (Remarks):**
- 上述分區計劃大綱圖之副本均可於開放時間於售樓處免費查閱。  
Copies of above mentioned outline zoning plan are available for free inspection during opening hours at the sales office.
  - 整體發展計劃及周圍地區及環境可能會作出修改而有所改變。  
The overall development scheme of the Development site and the surrounding areas and environment are subject to change or modification.
  - 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及其周圍地區的公眾設施及環境較佳的瞭解。  
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

關於發展項目的分區計劃大綱圖

Outline zoning plan relating to the development



摘錄自2011年8月26日之黃泥涌分區大綱草圖編號S/H7/16。  
Excerpt from part of the Draft Wong Nai Chung Outline Zoning Plan No. S/H7/16 dated 26th Aug, 2011.  
地圖/航空攝影照片版權屬香港特區政府，經地政總署准許複印，版權特許編號95/2012。  
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草圖編號S/H7/15的修訂  
AMENDMENTS TO DRAFT PLAN No. S/H7/15  
按照城市規劃條例第7條展示的修訂  
AMENDMENTS EXHIBITED UNDER SECTION 7 OF  
THE TOWN PLANNING ORDINANCE  
修訂項目A1項  
AMENDMENT ITEM A1

圖例 NOTATION:

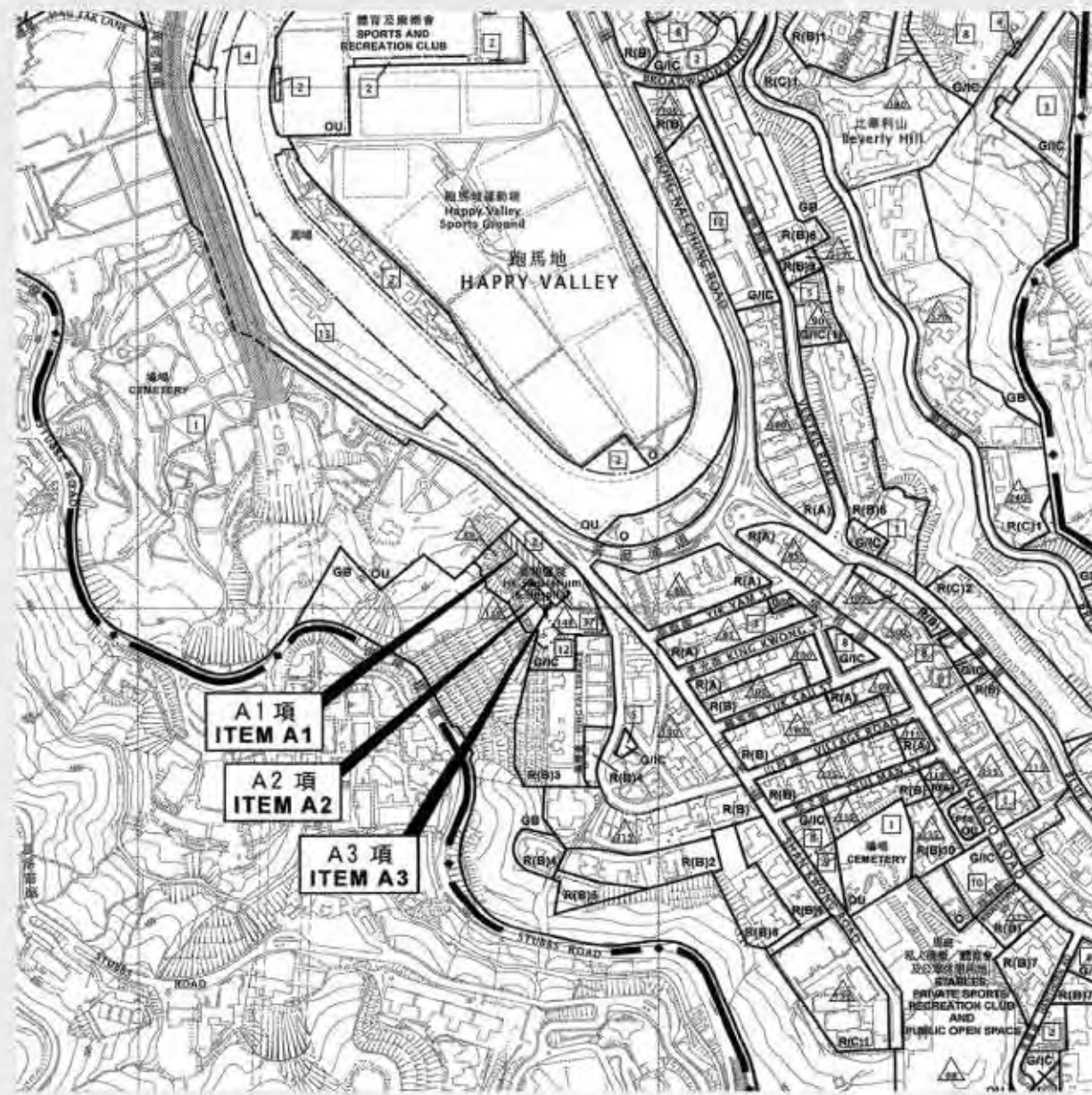
<b>地帶:</b>	<b>ZONES:</b>	<b>其他:</b>	<b>MISCELLANEOUS:</b>
商業	COMMERCIAL	規劃範圍界限	BOUNDARY OF PLANNING SCHEME
住宅(甲類)	RESIDENTIAL (GROUP A)	建築物高度管制區界線	BUILDING HEIGHT CONTROL ZONE BOUNDARY
住宅(乙類)	RESIDENTIAL (GROUP B)	最高建築物高度(在主水平基準上若干米)	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
住宅(丙類)	RESIDENTIAL (GROUP C)	最高建築物高度(樓層數目)	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
政府、機構或社區	GOVERNMENT, INSTITUTION OR COMMUNITY	加油站	PETROL FILLING STATION
休憩用地	OPEN SPACE	非建築用地	NON-BUILDING AREA
其他指定用途	OTHER SPECIFIED USES		
綠化地帶	GREEN BELT		
<b>交通:</b>	<b>COMMUNICATIONS:</b>		
鐵路及車站(地下)	RAILWAY AND STATION (UNDERGROUND)		
主要道路及路口	MAJOR ROAD AND JUNCTION		
高架道路	ELEVATED ROAD		

- 註 (Remarks):**
- 上述分區計劃大綱圖之副本均可於開放時間於售樓處免費查閱。  
Copies of above mentioned outline zoning plan are available for free inspection during opening hours at the sales office.
  - 整體發展計劃及周圍地區及環境可能會作出修改而有所改變。  
The overall development scheme of the Development site and the surrounding areas and environment are subject to change or modification.
  - 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及其周圍地區的公眾設施及環境較佳的瞭解。  
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

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Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.

關於發展項目的分區計劃大綱圖

Outline zoning plan relating to the development



摘錄自2012年12月14日之黃泥涌分區大綱草圖編號R/S/H7/15-A2。  
Excerpt from part of the Draft Wong Nai Chung Outline Zoning Plan No. R/S/H7/15A2 dated 14th Dec, 2012.  
地圖/航空攝影照片版權屬香港特區政府，經地政總署准許複印，版權特許編號95/2012。  
The map/aerial photo reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 95/2012.

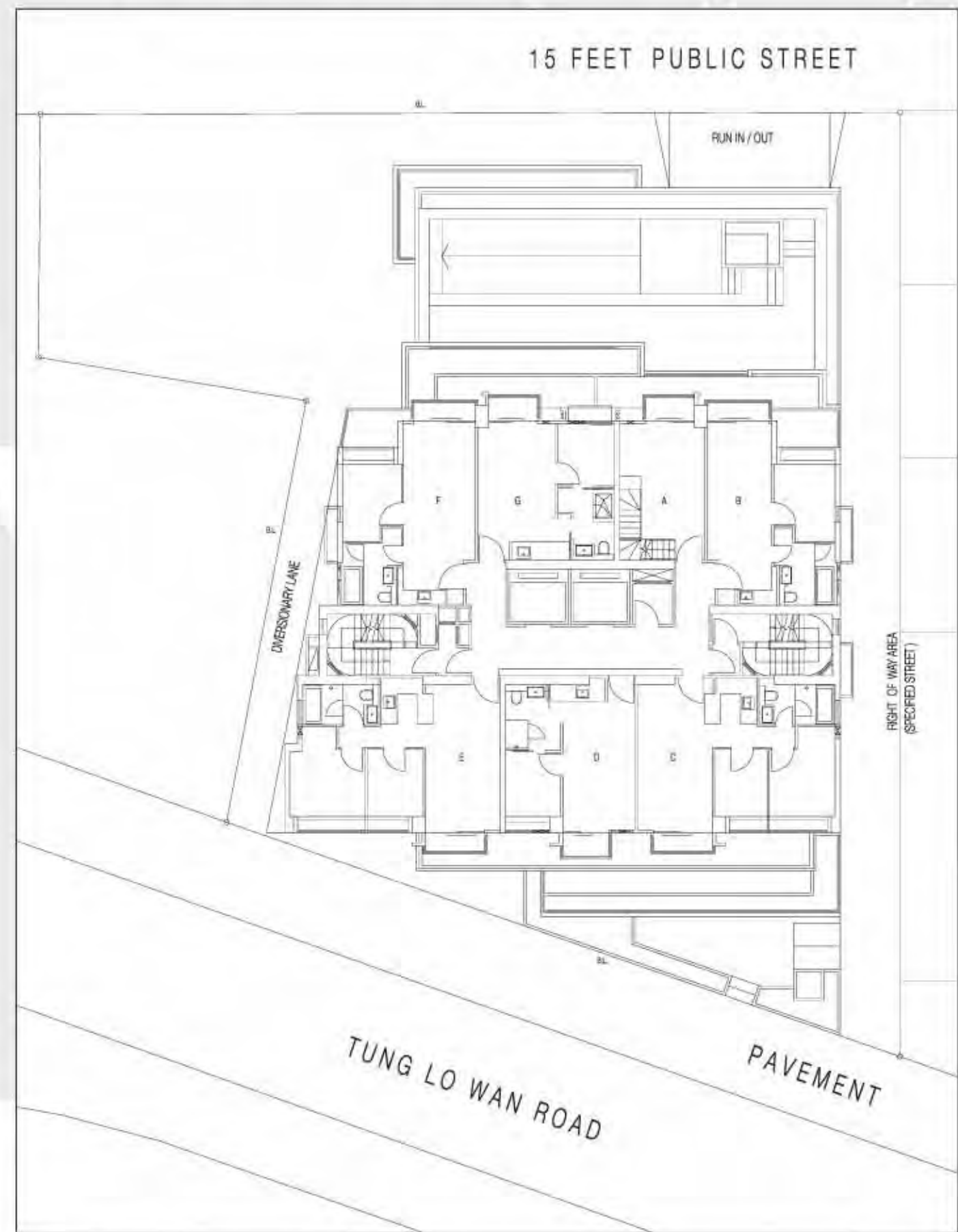
圖例 NOTATION:

<b>地帶:</b>	<b>ZONES:</b>	<b>其他:</b>	<b>MISCELLANEOUS:</b>
商業	COMMERCIAL	規劃範圍界限	BOUNDARY OF PLANNING SCHEME
住宅(甲類)	RESIDENTIAL (GROUP A)	建築物高度管制區界線	BUILDING HEIGHT CONTROL ZONE BOUNDARY
住宅(乙類)	RESIDENTIAL (GROUP B)	最高建築物高度(在主水平基準上若干米)	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
住宅(丙類)	RESIDENTIAL (GROUP C)	最高建築物高度(樓層數目)	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
政府、機構或社區	GOVERNMENT, INSTITUTION OR COMMUNITY	加油站	P F S PETROL FILLING STATION
休憩用地	OPEN SPACE	非建築用地	NON-BUILDING AREA
其他指定用途	OTHER SPECIFIED USES		
綠化地帶	GREEN BELT		
<b>交通:</b>	<b>COMMUNICATIONS:</b>		
鐵路及車站(地下)	RAILWAY AND STATION (UNDERGROUND)		
主要道路及路口	MAJOR ROAD AND JUNCTION		
高架道路	ELEVATED ROAD		

- 註 (Remarks):**
- 上述分區計劃大綱圖之副本均可於開放時間於售樓處免費查閱。  
Copies of above mentioned outline zoning plan are available for free inspection during opening hours at the sales office.
  - 整體發展計劃及周圍地區及環境可能會作出修改或有所改變。  
The overall development scheme of the Development site and the surrounding areas and environment are subject to change or modification.
  - 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及其周圍地區的公眾設施及環境較佳的瞭解。  
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

發展項目的布局圖

Master layout plan of the development



發展項目的認可人士提供的建築物或設施的預計完成日期#: 2015年6月30日  
ESTIMATED DATE FOR COMPLETION OF THE BUILDING OR FACILITIES PROVIDED BY THE AUTHORIZED PERSON #: 30<sup>th</sup> June, 2015

# 認可人士可根據買賣合約中所訂明之情況下延長該日期。  
SUBJECT TO EXTENSION OF TIME THAT MAY BE GRANTED BY AUTHORIZED PERSON IN CIRCUMSTANCE SPECIFIED IN THE AGREEMENT FOR SALE AND PURCHASE.

附註 (Remarks):

詳細訂正圖則以相關政府部門最後批准之計劃及圖則為準。  
圖則上所有室內及戶外之間隔、裝飾、設計、擺設及設備僅供參考，並以入伙時所提供為準。  
上圖內物業以外環境之設計及用途，以政府有關部門最後批准之圖則為準。

The above plan is subject to final approval by the relevant Government departments and authorities.  
All layouts, interior and exterior design, fittings and finishes shown in the plan are subject to final adjustment upon completion and are shown for reference purposes only.  
The design and the image of the surrounding of the property shown in the plan are subject to the final approval by the relevant Government departments.

中英文版本如有歧義，以英文版本為準。  
Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.

發展項目的住宅物業的樓面平面圖  
Floor plans of residential properties in the development

5樓平面圖 | 5/F Plan



附註 (Remarks):

每個住宅物業的樓板(不包括灰泥)的厚度: 約150毫米 – 200毫米  
每個住宅物業的層與層之間的高度: 約3.1米  
平面圖之尺規所列數字為以毫米標示之建築結構尺寸, 僅供參考。

The thickness of the floor slabs (excluding plaster) of each residential property: approx. 150mm – 200mm  
The floor-to-floor height of each residential property: approx. 3.1m  
The dimensions of the floor plans are all structural dimensions in millimeter and are for reference only.

面積表 AREA SCHEDULE

樓層: 5樓

Floor: 5/F

單位 Unit	實用面積 (包括露台及 工作平台) Saleable Area (including balcony and utility platform)	(露台) (Balcony)	(工作平台) (Utility Platform)	另 Plus 窗台 Bay Window	單位有蓋面積 Unit Covered Area	單位所分攤的 公用地方面積 Apportioned Share of Common Area	建築面積 Gross Floor Area	其他面積 Other Areas		冷氣機平台 Air Conditioning Platform
								平台 Flat Roof	天台 Main Roof	
A (複式 Duplex)	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	443	-	22	-	443	164	607	10	-	11
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
B	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	370	-	-	-	370	137	507	71	-	12
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
C	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	520	21	-	20	540	192	732	-	-	6
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
D	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	349	21	-	12	361	134	495	-	-	-
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
E	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	539	21	-	23	562	199	761	-	-	8
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
F	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	383	-	-	-	383	143	526	66	-	12
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
G	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	334	-	-	-	334	124	458	10	-	10
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.

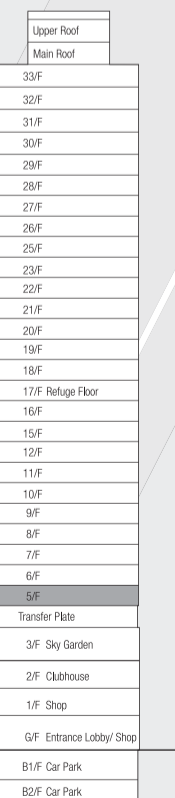
- 實用面積包括露台及工作平台面積, 但不包括其他面積或冷氣機平台面積。Saleable Area includes areas of balcony and utility platform but does not include Other Areas or area of air-conditioning platform.
- 單位有蓋面積包括實用面積及窗台面積。Unit Covered Area includes the Saleable Area and areas of bay window.
- 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等(如有把面積計算在內)。Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 上述所列之平方呎面積是以1平方米 = 10.7639平方呎換算並以四捨入法調整至整數平方呎, 住宅單位之面積根據買賣合約所訂定為準。The areas shown in square feet above have been converted from areas in square meter based on a rate of 1 square meter = 10.7639 square feet and rounded to the nearest whole square foot, which shall be subject to the terms of the Formal Agreement for Sale and Purchase.

附註 (Remarks):

- 請參考第34頁之附註。Please refer to the remarks on P.34.

A/C = 冷氣機平台  
B.W. = 窗台  
Balcony = 露台  
Bath. = 浴室  
Bedroom = 睡房  
Dn. = 落  
Dining Room = 飯廳  
E.M.C. = 電錶槽  
Flat Roof/Roof = 平台 / 天台  
H.R. = 消防喉轆  
Kit. = 廚房  
Lav. = 洗手間

Lift = 電梯  
Lift Lobby = 電梯大堂  
Living Room = 客廳  
Master Bedroom = 主人睡房  
P.D. = 管道槽  
Refuge Roof = 避火層  
RS&MMR = 垃圾房  
Store = 儲物房  
U.P. = 工作平台  
Up = 上  
W.M.C. = 水錶箱



樓層示意圖 FLOOR DIAGRAM

中英文版本如有歧義, 以英文版本為準。  
Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.

6樓、8樓、10樓、12樓、16樓、19樓、21樓、23樓、26樓及28樓平面圖  
6/F, 8/F, 10/F, 12/F, 16/F, 19/F, 21/F, 23/F, 26/F & 28/F Plan



**附註 (Remarks):**

每個住宅物業的樓板(不包括灰泥)的厚度: 約150毫米 – 200毫米  
每個住宅物業的層與層之間的高度: 約3.1米  
平面圖之尺規所列數字為以毫米標示之建築結構尺寸, 僅供參考。

The thickness of the floor slabs (excluding plaster) of each residential property: approx. 150mm – 200mm  
The floor-to-floor height of each residential property: approx. 3.1m  
The dimensions of the floor plans are all structural dimensions in millimeter and are for reference only.

面積表 AREA SCHEDULE

樓層: 6樓、8樓、10樓、12樓、16樓、19樓、21樓、23樓、26樓及28樓  
Floor: 6/F, 8/F, 10/F, 12/F, 16/F, 19/F, 21/F, 23/F, 26/F & 28/F

單位 Unit	實用面積 (包括露台及 工作平台) Saleable Area (including balcony and utility platform)	(露台) (Balcony)	(工作平台) (Utility Platform)	另 Plus		單位所分攤的 公用地方面積 Apportioned Share of Common Area	建築面積 Gross Floor Area	其他面積 Other Areas		冷氣機平台 Air Conditioning Platform
				窗台 Bay Window	單位有蓋面積 Unit Covered Area			平台 Flat Roof	天台 Main Roof	
B	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	441	22	-	11	453	162	615	-	-	12
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
C	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	520	21	-	20	540	192	732	-	-	6
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
D	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	349	21	-	12	361	134	495	-	-	-
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
E	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	539	21	-	23	562	199	761	-	-	8
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
F	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	411	22	-	11	421	153	574	-	-	12
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
G	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	355	22	-	-	355	131	486	-	-	10
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
	32.987	2.000	-	-	32.987	12.201	45.188	-	-	0.963

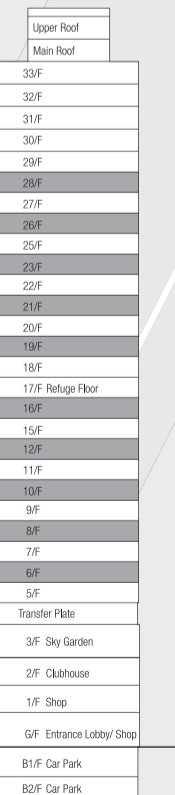
- 實用面積包括露台及工作平台面積, 但不包括其他面積或冷氣機平台面積。Saleable Area includes areas of balcony and utility platform but does not include Other Areas or area of air-conditioning platform.
- 單位有蓋面積包括實用面積及窗台面積。Unit Covered Area includes the Saleable Area and areas of bay window.
- 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等(如有把面積計算在內)。Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 上述所列之平方呎面積是以1平方米 = 10.7639平方呎換算並以四捨入法調整至整數平方呎, 住宅單位之面積根據買賣合約所訂定為準。The areas shown in square feet above have been converted from areas in square meter based on a rate of 1 square meter = 10.7639 square feet and rounded to the nearest whole square foot, which shall be subject to the terms of the Formal Agreement for Sale and Purchase.

**附註 (Remarks):**

- 請參考第34頁之附註。Please refer to the remarks on P.34.
- 上述樓層的A單位為5樓、7樓、9樓、11樓、15樓、18樓、20樓、22樓、25樓及27樓A複式單位的上層部份。有關面積已計入該等A複式單位內。Units A of the above floors form the upper parts of Duplex Units A on 5/F, 7/F, 9/F, 11/F, 15/F, 18/F, 20/F, 22/F, 25/F and 27/F. Their areas have been included in the said Duplex Units A.

A/C = 冷氣機平台  
B.W. = 窗台  
Balcony = 露台  
Bath. = 浴室  
Bedroom = 睡房  
Dn. = 落  
Dining Room = 飯廳  
E.M.C. = 電錶槽  
Flat Roof/Roof = 平台 / 天台  
H.R. = 消防喉轆  
Kit. = 廚房  
Lav. = 洗手間

Lift = 電梯  
Lift Lobby = 電梯大堂  
Living Room = 客廳  
Master Bedroom = 主人睡房  
P.D. = 管道槽  
Refuge Roof = 避火層  
RS&MMR = 垃圾房  
Store = 儲物房  
U.P. = 工作平台  
Up = 上  
W.M.C. = 水錶箱



樓層示意圖 FLOOR DIAGRAM

中英文版本如有歧義, 以英文版本為準。  
Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.

7樓、9樓、11樓、15樓、18樓、20樓、22樓、25樓、27樓及29樓平面圖  
7/F, 9/F, 11/F, 15/F, 18/F, 20/F, 22/F, 25/F, 27/F & 29/F Plan



**附註 (Remarks):**

每個住宅物業的樓板(不包括灰泥)的厚度: 約150毫米 – 200毫米  
每個住宅物業的層與層之間的高度: 約3.1米  
平面圖之尺規所列數字為以毫米標示之建築結構尺寸, 僅供參考。

The thickness of the floor slabs (excluding plaster) of each residential property: approx. 150mm – 200mm  
The floor-to-floor height of each residential property: approx. 3.1m  
The dimensions of the floor plans are all structural dimensions in millimeter and are for reference only.

面積表 AREA SCHEDULE

樓層: 7樓、9樓、11樓、15樓、18樓、20樓、22樓、25樓、27樓及29樓  
Floor: 7/F, 9/F, 11/F, 15/F, 18/F, 20/F, 22/F, 25/F, 27/F & 29/F

單位 Unit	實用面積 (包括露台及 工作平台) Saleable Area (including balcony and utility platform)	(露台) (Balcony)	(工作平台) (Utility Platform)	另 Plus		單位所分攤的 公用地方面積 Apportioned Share of Common Area	建築面積 Gross Floor Area	其他面積 Other Areas		冷氣機平台 Air Conditioning Platform
				窗台 Bay Window	單位有蓋面積 Unit Covered Area			平台 Flat Roof	天台 Main Roof	
A (複式 Duplex)	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	464	22	22	–	464	172	636	–	–	11
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
B	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	397	22	–	11	409	146	555	–	–	12
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
C	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	520	21	–	20	540	192	732	–	–	6
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
D	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	349	21	–	12	361	134	495	–	–	–
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
E	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	539	21	–	23	562	199	761	–	–	8
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
F	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	411	22	–	11	421	153	574	–	–	12
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
G	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	355	22	–	–	355	131	486	–	–	10
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
G	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	32.987	2.000	–	–	32.987	12.201	45.188	–	–	0.963
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.

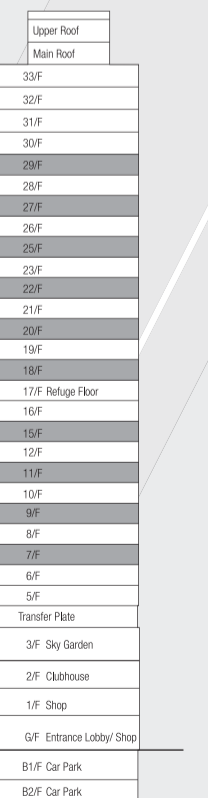
- 實用面積包括露台及工作平台面積, 但不包括其他面積或冷氣機平台面積。Saleable Area includes areas of balcony and utility platform but does not include Other Areas or area of air-conditioning platform.
- 單位有蓋面積包括實用面積及窗台面積。Unit Covered Area includes the Saleable Area and areas of bay window.
- 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等(如有把面積計算在內)。Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 上述所列之平方呎面積是以1平方米 = 10.7639平方呎換算並以四捨入法調整至整數平方呎, 住宅單位之面積根據買賣合約所訂定為準。The areas shown in square feet above have been converted from areas in square meter based on a rate of 1 square meter = 10.7639 square feet and rounded to the nearest whole square foot, which shall be subject to the terms of the Formal Agreement for Sale and Purchase.

**附註 (Remarks):**

- 請參考第34頁之附註。Please refer to the remarks on P.34.

A/C = 冷氣機平台  
B.W. = 窗台  
Balcony = 露台  
Bath. = 浴室  
Bedroom = 睡房  
Dn. = 落  
Dining Room = 飯廳  
E.M.C. = 電錶槽  
Flat Roof/Roof = 平台/天台  
H.R. = 消防喉轆  
Kit. = 廚房  
Lav. = 洗手間

Lift = 電梯  
Lift Lobby = 電梯大堂  
Living Room = 客廳  
Master Bedroom = 主人睡房  
P.D. = 管道槽  
Refuge Roof = 避火層  
RS&MMR = 垃圾房  
Store = 儲物房  
U.P. = 工作平台  
Up = 上  
W.M.C. = 水錶箱



樓層示意圖 FLOOR DIAGRAM

中英文版本如有歧義, 以英文版本為準。  
Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.

30樓平面圖 | 30/F Plan



**附註 (Remarks):**

每個住宅物業的樓板(不包括灰泥)的厚度: 約150毫米 – 200毫米  
 每個住宅物業的層與層之間的高度: 約3.4米  
 平面圖之尺規所列數字為以毫米標示之建築結構尺寸, 僅供參考。

The thickness of the floor slabs (excluding plaster) of each residential property: approx. 150mm – 200mm  
 The floor-to-floor height of each residential property: approx. 3.4m  
 The dimensions of the floor plans are all structural dimensions in millimeter and are for reference only.

面積表 AREA SCHEDULE  
 樓層 Floor: 30樓 30/F

單位 Unit	實用面積 (包括露台及 工作平台) Saleable Area (including balcony and utility platform)	(露台) (Balcony)	(工作平台) (Utility Platform)	另 Plus		單位有蓋面積 Unit Covered Area	單位所分攤的 公用地方面積 Apportioned Share of Common Area	建築面積 Gross Floor Area	其他面積 Other Areas		冷氣機平台 Air Conditioning Platform
				露台 Bay Window					平台 Flat Roof	天台 Main Roof	
B	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	441	22	-	11	453	162	615	-	-	12	
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
C (複式 Duplex)	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	1397	32	-	-	1397	515	1912	-	-	11	
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
E (複式 Duplex)	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	1286	32	-	-	1286	477	1763	-	-	17	
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
F	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	411	22	-	11	421	153	574	-	-	12	
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
G	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	355	22	-	-	355	131	486	-	-	10	
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.

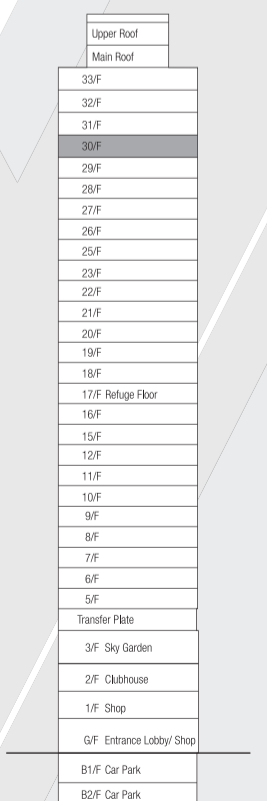
- 實用面積包括露台及工作平台面積, 但不包括其他面積或冷氣機平台面積。Saleable Area includes areas of balcony and utility platform but does not include Other Areas or area of air-conditioning platform.
- 單位有蓋面積包括實用面積及露台面積。Unit Covered Area includes the Saleable Area and areas of bay window.
- 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等(如有把面積計算在內)。Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 上述所列之平方呎面積是以1平方米 = 10.7639平方呎換算並以四捨入法調整至整數平方呎, 住宅單位之面積根據買賣合約所訂定為準。The areas shown in square feet above have been converted from areas in square meter based on a rate of 1 square meter = 10.7639 square feet and rounded to the nearest whole square foot, which shall be subject to the terms of the Formal Agreement for Sale and Purchase.

**附註 (Remarks):**

- 請參考第34頁之附註。Please refer to the remarks on P.34.
- 上述30樓A單位為29樓A複式單位的上層部份。有關面積已計入該A複式單位內。  
Unit A on 30/F forms the upper part of Duplex Unit A on 29/F. Its area has been included in the said Duplex Unit A.

- A/C = 冷氣機平台
- B.W. = 露台
- Balcony = 露台
- Bath. = 浴室
- Bedroom = 睡房
- Dn. = 落
- Dining Room = 飯廳
- E.M.C. = 電錶槽
- Flat Roof / Roof = 平台 / 天台
- H.R. = 消防喉轆
- Kit. = 廚房
- Lav. = 洗手間

- Lift = 電梯
- Lift Lobby = 電梯大堂
- Living Room = 客廳
- Master Bedroom = 主人睡房
- P.D. = 管道槽
- Refuge Roof = 避火層
- RS&MMR = 垃圾房
- Store = 儲物房
- U.P. = 工作平台
- Up = 上
- W.M.C. = 水錶箱



樓層示意圖 FLOOR DIAGRAM

中英文版本如有歧義, 以英文版本為準。  
 Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.

# 31樓平面圖 | 31/F Plan



### 附註 (Remarks):

每個住宅物業的樓板(不包括灰泥)的厚度: 約150毫米 – 200毫米  
 每個住宅物業的層與層之間的高度: 約3.4米  
 平面圖之尺規所列數字為以毫米標示之建築結構尺寸, 僅供參考。  
 The thickness of the floor slabs (excluding plaster) of each residential property: approx. 150mm – 200mm  
 The floor-to-floor height of each residential property: approx. 3.4m  
 The dimensions of the floor plans are all structural dimensions in millimeter and are for reference only.

## 面積表 AREA SCHEDULE 樓層 Floor: 31樓 31/F

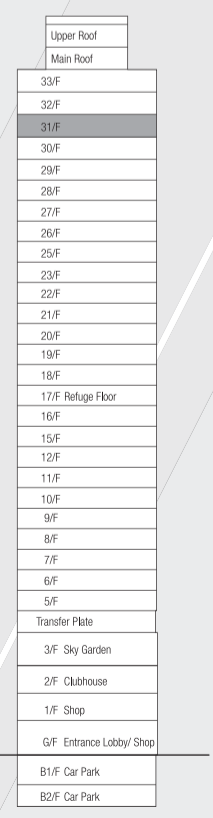
單位 Unit	實用面積 (包括露台及工作平台) Saleable Area (including balcony and utility platform)	(露台) (Balcony)	(工作平台) (Utility Platform)	另 Plus	單位有蓋面積 Unit Covered Area	單位所分攤的公用地方面積 Apportioned Share of Common Area	建築面積 Gross Floor Area	其他面積 Other Areas		冷氣機平台 Air Conditioning Platform
				露台 Bay Window				平台 Flat Roof	天台 Main Roof	
A	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	1396	-	-	24	1420	508	1928	-	-	24
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
	129.707	-	-	2.250	131.957	47.138	179.095	-	-	2.200

- 實用面積包括露台及工作平台面積, 但不包括其他面積或冷氣機平台面積。Saleable Area includes areas of balcony and utility platform but does not include Other Areas or area of air-conditioning platform.
- 單位有蓋面積包括實用面積及露台面積。Unit Covered Area includes the Saleable Area and areas of bay window.
- 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等(如有把面積計算在內)。Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 上述所列之平方呎面積是以1平方米 = 10.7639平方呎換算並以四捨入法調整至整數平方呎, 住宅單位之面積根據買賣合約所訂定為準。The areas shown in square feet above have been converted from areas in square meter based on a rate of 1 square meter = 10.7639 square feet and rounded to the nearest whole square foot, which shall be subject to the terms of the Formal Agreement for Sale and Purchase.

### 附註 (Remarks):

- 請參考第34頁之附註。Please refer to the remarks on P.34.
- 上述31樓C及E單位為30樓C及E複式單位的上層部份。有關面積已計入該等C及E複式單位內。Units C and E on 31/F form the upper parts of Duplex Units C and E on 30/F. Their areas have been included in the said Duplex Units C and E.

- A/C = 冷氣機平台
- B.W. = 露台
- Balcony = 露台
- Bath. = 浴室
- Bedroom = 睡房
- Dn. = 落
- Dining Room = 飯廳
- E.M.C. = 電錶槽
- Flat Roof / Roof = 平台 / 天台
- H.R. = 消防喉轆
- Kit. = 廚房
- Lav. = 洗手間
- Lift = 電梯
- Lift Lobby = 電梯大堂
- Living Room = 客廳
- Master Bedroom = 主人睡房
- P.D. = 管道槽
- Refuge Roof = 避火層
- RS&MMR = 垃圾房
- Store = 儲物房
- U.P. = 工作平台
- Up = 上
- W.M.C. = 水錶箱



樓層示意圖 FLOOR DIAGRAM

中英文版本如有歧義, 以英文版本為準。  
 Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.

## 32樓複式單位下層平面圖 | 32/F Lower Duplex Plan



### 附註 (Remarks):

每個住宅物業的樓板(不包括灰泥)的厚度: 約150毫米 – 200毫米  
 每個住宅物業的層與層之間的高度: 約3.4米  
 平面圖之尺規所列數字為以毫米標示之建築結構尺寸, 僅供參考。

The thickness of the floor slabs (excluding plaster) of each residential property: approx. 150mm – 200mm  
 The floor-to-floor height of each residential property: approx. 3.4m  
 The dimensions of the floor plans are all structural dimensions in millimeter and are for reference only.

## 面積表 AREA SCHEDULE 樓層 Floor: 32樓及33樓 32/F & 33/F

單位 Unit	實用面積 (包括露台及 工作平台) Saleable Area (including balcony and utility platform)	(露台) (Balcony)	(工作平台) (Utility Platform)	另 Plus		單位有蓋面積 Unit Covered Area	單位所分攤的 公用地方面積 AppORTIONED Share of Common Area	建築面積 Gross Floor Area	其他面積 Other Areas		冷氣機平台 Air Conditioning Platform
				露台 Bay Window					平台 Flat Roof	天台 Main Roof	
A (複式 Duplex)	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	5191	–	–	24	5215	2000	7216	440	1969	–	
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
	482.283	–	–	2.250	484.533	185.811	670.344	40.914	182.965	–	

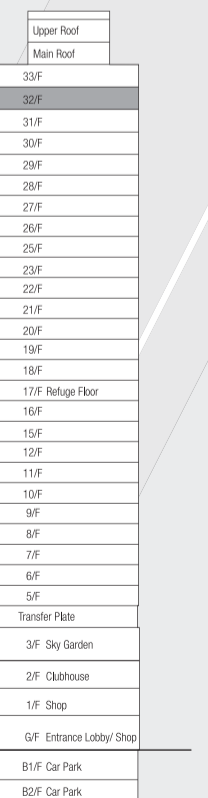
- 實用面積包括露台及工作平台面積, 但不包括其他面積或冷氣機平台面積。Saleable Area includes areas of balcony and utility platform but does not include Other Areas or area of air-conditioning platform.
- 單位有蓋面積包括實用面積及露台面積。Unit Covered Area includes the Saleable Area and areas of bay window.
- 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等(如有把面積計算在內)。AppORTIONED Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of AppORTIONED Share of Common Area of the unit).
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。Gross Floor Area includes the Unit Covered Area and the AppORTIONED Share of Common Area of the unit.
- 上述所列之平方呎面積是以1平方米 = 10.7639平方呎換算並以四捨入法調整至整數平方呎, 住宅單位之面積根據買賣合約所訂定為準。The areas shown in square feet above have been converted from areas in square meter based on a rate of 1 square meter = 10.7639 square feet and rounded to the nearest whole square foot, which shall be subject to the terms of the Formal Agreement for Sale and Purchase.

### 附註 (Remarks):

- 請參考第34頁之附註。Please refer to the remarks on P.34.
- 上述面積為32樓複式單位之總面積, 此面積包括32樓、33樓以及天台之面積。The area listed above is the total area for 32/F duplex A which includes the total area of 32/F, 33/F and roof.

A/C = 冷氣機平台  
 B.W. = 窗台  
 Balcony = 露台  
 Bath. = 浴室  
 Bedroom = 睡房  
 Dn. = 落  
 Dining Room = 飯廳  
 E.M.C. = 電錶槽  
 Flat Roof / Roof = 平台 / 天台  
 H.R. = 消防喉轆  
 Kit. = 廚房  
 Lav. = 洗手間

Lift = 電梯  
 Lift Lobby = 電梯大堂  
 Living Room = 客廳  
 Master Bedroom = 主人睡房  
 P.D. = 管道槽  
 Refuge Roof = 避火層  
 RS&MMR = 垃圾房  
 Store = 儲物房  
 U.P. = 工作平台  
 Up = 上  
 W.M.C. = 水錶箱



樓層示意圖 FLOOR DIAGRAM



## 33樓複式單位上層平面圖 | 33/F Upper Duplex Plan



### 附註 (Remarks):

每個住宅物業的樓板(不包括灰泥)的厚度: 約150毫米 – 200毫米  
 每個住宅物業的層與層之間的高度: 約3.4米  
 平面圖之尺規所列數字為以毫米標示之建築結構尺寸, 僅供參考。

The thickness of the floor slabs (excluding plaster) of each residential property: approx. 150mm – 200mm  
 The floor-to-floor height of each residential property: approx. 3.4m  
 The dimensions of the floor plans are all structural dimensions in millimeter and are for reference only.

## 面積表 AREA SCHEDULE 樓層 Floor: 32樓及33樓 32/F & 33/F

單位 Unit	實用面積 (包括露台及 工作平台) Saleable Area (including balcony and utility platform)	(露台) (Balcony)	(工作平台) (Utility Platform)	另 Plus		單位有蓋面積 Unit Covered Area	單位所分攤的 公用地方面積 AppORTIONED Share of Common Area	其他面積 Other Areas		冷氣機平台 Air Conditioning Platform	
				露台 Bay Window				平台 Flat Roof	天台 Main Roof		
A (複式 Duplex)	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.		平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	
	5191	–	–	24		5215	2000	7216	440	1969	–
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.		平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
	482.283	–	–	2.250		484.533	185.811	670.344	40.914	182.965	–

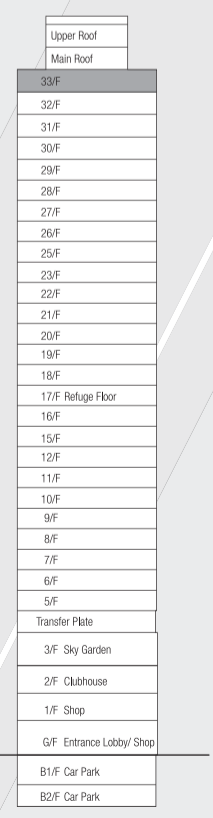
- 實用面積包括露台及工作平台面積, 但不包括其他面積或冷氣機平台面積。Saleable Area includes areas of balcony and utility platform but does not include Other Areas or area of air-conditioning platform.
- 單位有蓋面積包括實用面積及窗台面積。Unit Covered Area includes the Saleable Area and areas of bay window.
- 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等(如有把面積計算在內)。AppORTIONED Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of AppORTIONED Share of Common Area of the unit).
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。Gross Floor Area includes the Unit Covered Area and the AppORTIONED Share of Common Area of the unit.
- 上述所列之平方呎面積是以1平方米 = 10.7639平方呎換算並以四捨入法調整至整數平方呎, 住宅單位之面積根據買賣合約所訂定為準。The areas shown in square feet above have been converted from areas in square meter based on a rate of 1 square meter = 10.7639 square feet and rounded to the nearest whole square foot, which shall be subject to the terms of the Formal Agreement for Sale and Purchase.

### 附註 (Remarks):

- 請參考第34頁之附註。Please refer to the remarks on P.34.
- 上述面積為32樓複式單位之總面積, 此面積包括32樓、33樓以及天台之面積。The area listed above is the total area for 32/F duplex A which includes the total area of 32/F, 33/F and roof.

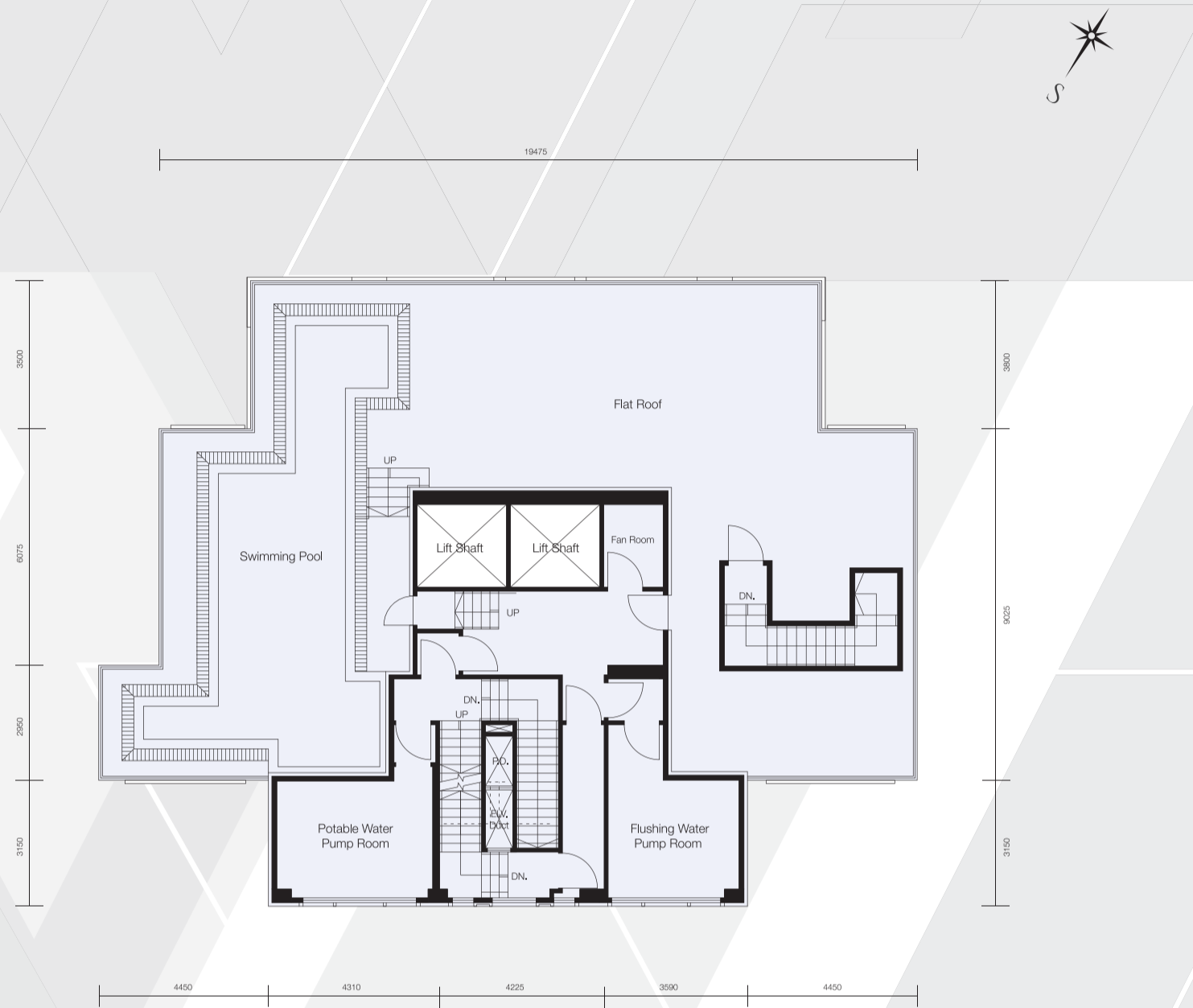
- A/C = 冷氣機平台
- B.W. = 窗台
- Balcony = 露台
- Bath. = 浴室
- Bedroom = 睡房
- Dn. = 落
- Dining Room = 飯廳
- E.M.C. = 電錶槽
- Flat Roof / Roof = 平台 / 天台
- H.R. = 消防喉轆
- Kit. = 廚房
- Lav. = 洗手間

- Lift = 電梯
- Lift Lobby = 電梯大堂
- Living Room = 客廳
- Master Bedroom = 主人睡房
- P.D. = 管道槽
- Refuge Roof = 避火層
- RS&MMR = 垃圾房
- Store = 儲物房
- U.P. = 工作平台
- Up = 上
- W.M.C. = 水錶箱



樓層示意圖 FLOOR DIAGRAM

天台平面圖 | Roof Plan



**附註 (Remarks):**

每個住宅物業的樓板(不包括灰泥)的厚度: 約150毫米 – 200毫米  
 平面圖之尺規所列數字為以毫米標示之建築結構呎吋, 僅供參考。

The thickness of the floor slabs (excluding plaster) of each residential property: approx. 150mm – 200mm  
 The dimensions of the floor plans are all structural dimensions in millimeter and are for reference only.

面積表 AREA SCHEDULE  
 樓層 Floor : 32樓及33樓 32/F & 33/F

單位 Unit	實用面積 (包括露台及 工作平台) Saleable Area (including balcony and utility platform)	(露台) (Balcony)	(工作平台) (Utility Platform)	另 Plus	單位有蓋面積 Unit Covered Area	單位所分攤的 公用地方面積 Apportioned Share of Common Area	建築面積 Gross Floor Area	其他面積 Other Areas		冷氣機平台 Air Conditioning Platform
				窗台 Bay Window				平台 Flat Roof (於32樓及 33樓 At 32/F & 33/F)	天台* Main Roof* (33樓之上 Above 33/F)	
A (複式 Duplex)	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	5191	–	–	24	5215	2000	7216	440	1969	–
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
	482.283	–	–	2.250	484.533	185.811	670.344	40.914	182.965	–

- 實用面積包括露台及工作平台面積, 但不包括其他面積或冷氣機平台面積。Saleable Area includes areas of balcony and utility platform but does not include Other Areas or area of air-conditioning platform.
- 單位有蓋面積包括實用面積及窗台面積。Unit Covered Area includes the Saleable Area and areas of bay window.
- 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等(如有把面積計算在內)。Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 上述所列之平方呎面積是以1平方米 = 10.7639平方呎換算並以四捨入法調整至整數平方呎, 住宅單位之面積根據買賣合約所訂定為準。The areas shown in square feet above have been converted from areas in square meter based on a rate of 1 square meter = 10.7639 square feet and rounded to the nearest whole square foot, which shall be subject to the terms of the Formal Agreement for Sale and Purchase.

**附註 (Remarks):**

- 請參考第34頁之附註。Please refer to the remarks on P.34.
- 上述面積為32樓複式單位之總面積, 此面積包括32樓、33樓以及天台之面積。The area listed above is the total area for 32/F duplex A which includes the total area of 32/F, 33/F and roof.

\* 此面積包括游泳池面積。This area includes swimming pool area.

- Dn. = 落
- Fan Room = 風扇房
- Filtration Plant Room = 電機房
- Flat Roof / Roof = 平台 / 天台
- Flushing Water Pump Rm. = 沖廁水泵房
- H.R. = 消防喉轆
- Lift Shaft = 電梯槽
- P.D. = 管道槽
- Potable & Flushing Water Pump Room = 食用水及沖廁水泵房
- Swimming Pool = 泳池
- Up = 上



樓層示意圖 FLOOR DIAGRAM

中英文版本如有歧義, 以英文版本為準。  
 Where there is discrepancy in the meaning between the English and Chinese versions,  
 the English version shall prevail.

## 附註 (Remarks):

- 露台及工作平台為不可封閉之地方。
- 住宅樓層由5樓開始，不設4樓、13樓、14樓及24樓，17樓為避火層。
- 有關之建築圖則、分區計劃大綱圖、批地條款及已/待批之大廈公契或附屬公契(如有)各項文件之副本，均可向售樓處免費查閱。
- 單位樓面至樓面高度(以批准圖則為準)\*：約3.1米(30樓-33樓約3.4米)  
\*指該樓層之石屎地台面與上一層石屎地台面之高度距離
- 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。
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
- 有關本發展項目之公共空間及公共設施之管理及維修責任(如有)，請參閱發展商提供之售樓說明書內所載批地條款、公用契約/承諾(如有)及大廈公契或附屬公契(如有)之相關條款。
- 買方須注意，在部份露台、工作平台或單位的平台內可能有外露之喉管，售樓處職員可提供有關露台、工作平台或單位的平台的平面圖作參考，外露之喉管的大約位置將會被展示在該平面圖上，但買方保留更改該等圖則的權利，並以有關政府部門最後批准為準。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房之裝飾橫樑內裝置冷氣喉管及/或其他機電設備。
- 單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。

- Balcony and Utility Platform are Non-enclosed Areas.
- Residential storeys start from 5/F; 4/F, 13/F, 14/F & 24/F are omitted; 17/F is refuge floor.
- Copies of the related building plans, Outline Zoning Plan, Land Grant Conditions and the approved / draft Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) are available for free inspection at the sales office(s).
- FLOOR-TO-FLOOR HEIGHT (based on the approved building plans)\*: Approx. 3.1m (Approx. 3.4m for 30/F - 33/F)  
\* refer 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. The internal ceiling height within residential units may vary due to structural, architectural and / or decoration design variation.
- 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.
- All plans are subject to final approval by the relevant Government Authorities.
- For details of the management and maintenance responsibilities of the public open space and the public facilities of the development (if any), please refer to the relevant Land Grant Conditions, Deed of Dedication/Undertaking (if any) and Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) stated in the sales brochure provided by the developer.
- Purchasers should note that there may be exposed pipes and ducts on the balconies, utility platforms, flat roofs and roof. Floor plans of such balconies, utility platforms, flat roofs and roof indicating the approximate positions of such exposed pipes and ducts will be available at the sales office for reference. The Vendor reserves its right to amend such plans subject to the approval by the relevant Government departments and authorities.
- There are ceiling bulkheads at living/dining room, bedrooms, corridor and/or kitchen of some residential units for the air-conditioning system and/or M&E services.
- There are non-structural prefabricated external walls in the residential units. The Saleable Area as defined in the formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.

## 發展項目中的住宅物業的面積 Area of residential properties in the development

### 面積表 AREA SCHEDULE

樓層：5樓

Floor: 5/F

單位 Unit	實用面積 (包括露台及工作平台) Saleable Area (including balcony and utility platform)	(露台) (Balcony)	(工作平台) (Utility Platform)	另 Plus		單位有蓋面積 Unit Covered Area	單位所分攤的公用地方面積 Apportioned Share of Common Area	建築面積 Gross Floor Area	其他面積 Other Areas		冷氣機平台 Air Conditioning Platform
				露台 Bay Window					平台 Flat Roof	天台 Main Roof	
A (複式 Duplex)	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.		平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	443	-	22	-		443	164	607	10	-	11
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.		平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
	41.135	-	2.000	-		41.135	15.214	56.349	0.950	-	1.062
B	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.		平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	370	-	-	-		370	137	507	71	-	12
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.		平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
	34.371	-	-	-		34.371	12.713	47.084	6.550	-	1.100
C	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.		平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	520	21	-	20		540	192	732	-	-	6
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.		平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
	48.278	1.950	-	1.863		50.141	17.856	66.997	-	-	0.531
D	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.		平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	349	21	-	12		361	134	495	-	-	-
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.		平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
	32.396	1.950	-	1.121		33.517	12.447	45.964	-	-	-
E	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.		平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	539	21	-	23		562	199	761	-	-	8
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.		平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
	50.058	1.950	-	2.113		52.171	18.515	70.686	-	-	0.788
F	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.		平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	383	-	-	-		383	143	526	66	-	12
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.		平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
	35.620	-	-	-		35.620	13.267	48.887	6.143	-	1.100
G	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.		平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	334	-	-	-		334	124	458	10	-	10
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.		平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
	30.987	-	-	-		30.987	11.554	42.541	0.950	-	0.963

- 實用面積包括露台及工作平台面積，但不包括其他面積或冷氣機平台面積。Saleable Area includes areas of balcony and utility platform but does not include Other Areas or area of air-conditioning platform.
- 單位有蓋面積包括實用面積及露台面積。Unit Covered Area includes the Saleable Area and areas of bay window.
- 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等(如有把面積計算在內)。Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 上述所列之平方呎面積是以1平方米=10.7639平方呎換算並以四捨入法調整至整數平方呎，住宅單位之面積根據買賣合約所訂定為準。The areas shown in square feet above have been converted from areas in square meter based on a rate of 1 square meter = 10.7639 square feet and rounded to the nearest whole square foot, which shall be subject to the terms of the Formal Agreement for Sale and Purchase.

### 附註 (Remarks):

- 露台及工作平台為不可封閉之地方。  
Balcony and Utility Platform are Non-enclosed Areas.
- 住宅樓層由5樓開始，不設4樓、13樓、14樓及24樓，17樓為避火層。  
Residential storeys start from 5/F; 4/F, 13/F, 14/F & 24/F are omitted; 17/F is refuge floor.
- 有關之建築圖則、分區計劃大綱圖、批地條款及已/待批之大廈公契或附屬公契(如有)各項文件之副本，均可向售樓處免費查閱。  
Copies of the related building plans, Outline Zoning Plan, Land Grant Conditions and the approved / draft Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) are available for free inspection at the sales office(s).
- 單位樓面至樓面高度(以批准圖則為準)\*：約3.1米(30樓-33樓約3.4米)  
FLOOR-TO-FLOOR HEIGHT (based on the approved building plans)\*: Approx. 3.1m (Approx. 3.4m for 30/F - 33/F)  
\*指該樓層之石屎地台面與上一層石屎地台面之高度距離  
\* refer 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. The internal ceiling height within residential units may vary due to structural, architectural and / or decoration design variation.
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the Upper floors.
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。  
All plans are subject to final approval by the relevant Government Authorities.
- 有關本發展項目之公共空間及公共設施之管理及維修責任(如有)，請參閱發展商提供之售樓說明書內所載批地條款、公用契約/承諾(如有)及大廈公契或附屬公契(如有)之相關條款。  
For details of the management and maintenance responsibilities of the public open space and the public facilities of the development (if any), please refer to the relevant Land Grant Conditions, Deed of Dedication/Undertaking (if any) and Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) stated in the sales brochure provided by the developer.
- 買方須注意，在部份露台、工作平台或單位的平台內可能有外露之喉管，售樓處職員可提供有關露台、工作平台或單位的平台的平面圖作參考，外露之喉管的大約位置將會被展示在該平面圖上，但買方保留更改該等圖則的權利，並以有關政府部門最後批准為準。  
Purchasers should note that there may be exposed pipes and ducts on the balconies, utility platforms, flat roofs and roof. Floor plans of such balconies, utility platforms, flat roofs and roof indicating the approximate positions of such exposed pipes and ducts will be available at the sales office for reference. The Vendor reserves its right to amend such plans subject to the approval by the relevant Government departments and authorities.
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房之裝飾橫樑內裝置冷氣喉管及/或其他機電設備。  
There are ceiling bulkheads at living/dining room, bedrooms, corridor and/or kitchen of some residential units for the air-conditioning system and/or M&E services.
- 單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。  
There are non-structural prefabricated external walls in the residential units. The Saleable Area as defined in the formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.

中英文版本如有歧義，以英文版為準。

Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.



## 發展項目中的住宅物業的面積 Area of residential properties in the development

面積表 AREA SCHEDULE

樓層 Floor: 30樓 30/F

單位 Unit	實用面積 (包括露台及 工作平台) Saleable Area (including balcony and utility platform)	(露台) (Balcony)	(工作平台) (Utility Platform)	另 Plus 窗台 Bay Window	單位有蓋面積 Unit Covered Area	單位所分攤的 公用地方面積 Apportioned Share of Common Area	總樓面積 Gross Floor Area	其他面積 Other Areas		冷氣機平台 Air Conditioning Platform
								平台 Flat Roof	天台 Main Roof	
B	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	441	22	-	11	453	162	615	-	-	12
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
C (複式 Duplex)	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	1397	32	-	-	1397	515	1912	-	-	11
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
E (複式 Duplex)	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	1286	32	-	-	1286	477	1763	-	-	17
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
F	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	411	22	-	11	421	153	574	-	-	12
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
G	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	355	22	-	-	355	131	486	-	-	10
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
	32.987	2.000	-	-	32.987	12.201	45.188	-	-	0.963

樓層 Floor: 31樓 31/F

A	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	1396	-	-	24	1420	508	1928	-	-	24
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
	129.707	-	-	2.250	131.957	47.138	179.095	-	-	2.200

樓層 Floor: 32樓 32/F

A (複式 Duplex)	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.	平方呎 sq. ft.
	5191	-	-	24	5215	2000	7216	440	1969	-
	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.	平方米 sq. m.
	482.283	-	-	2.250	484.533	185.811	670.344	40.914	182.965	-

- 實用面積包括露台及工作平台面積，但不包括其他面積或冷氣機平台面積。Saleable Area includes areas of balcony and utility platform but does not include Other Areas or area of air-conditioning platform.
- 單位有蓋面積包括實用面積及窗台面積。Unit Covered Area includes the Saleable Area and areas of bay window.
- 單位所分攤的公用地方面積包括住宅之各種層之電梯大堂、電梯機、機電房、會所面積等等(如有把面積計算在內)。Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
- 總樓面積包括單位有蓋面積及單位所分攤的公用地方面積。Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 上述所列之平方呎面積是以1平方米 = 10.7639平方呎換算並以四捨入法調整至整數平方呎，住宅單位之面積根據買賣合約所訂定為準。The areas shown in square feet above have been converted from areas in square meter based on a rate of 1 square meter = 10.7639 square feet and rounded to the nearest whole square foot, which shall be subject to the terms of the Formal Agreement for Sale and Purchase.

附註:

- 上述30樓A單位為29樓A複式單位的上層部份，有關面積已計入該A複式單位內。
- 上述31樓C及E單位為30樓C及E複式單位的上層部份，有關面積已計入該等C及E複式單位內。
- 上述32樓面積為32樓複式單位之總面積，此面積包括32樓、33樓以及天台之面積。
- 露台及工作平台為不可封閉之地方。
- 住宅樓層由5樓開始，不設4樓、13樓、14樓及24樓，17樓為避火層。
- 有關之建築圖則、分區計劃大綱圖、批地條款及/或已批之大廈公契或附屬公契(如有)各項文件之副本，均可向售樓處免費索閱。
- 單位樓面至樓面高度(以批准圖則為準)\*: 約3.1米(30樓 - 33樓約3.4米)\* 指該樓層之石屎地面與上一層石屎地面之高度距離。
- 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。
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
- 有關本發展項目之公共空間及公共設施之管理及維修責任(如有)，請參閱發展商提供之售樓說明書內所載批地條款、公用契約/承諾(如有)及大廈公契或附屬公契(如有)之相關條款。
- 買方須注意，在部份露台、工作平台或單位的平台內可能有外牆之喉管，售樓處職員可提供有關露台、工作平台或單位的平台之平面圖作參考，外牆之喉管的大約位置將會被展示在該平面圖上，但買方保留更改該等圖則的權利，並以有關政府部門最後批准為準。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房的裝飾牆內裝置冷氣喉管及/或其他機電設備。
- 單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。

Remarks:

- Unit A on 30/F forms the upper part of Duplex Unit A on 29/F. Its area has been included in the said Duplex Unit A on 29/F. Their areas have been included in the said Duplex Units C and E. 3. The area of 32/F listed above is the total area for 32/F duplex A which includes the total area of 32/F, 33/F and roof. 4. Balcony and Utility Platform are Non-enclosed Areas. 5. Residential storeys start from 5/F; 4/F, 13/F, 14/F & 24/F are omitted; 17/F is refuge floor. 6. Copies of the related building plans, Outline Zoning Plan, Land Grant Conditions and the approved / draft Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) are available for free inspection at the sales office(s). 7. FLOOR-TO-FLOOR HEIGHT (based on the approved building plans) \*: Approx. 3.1m (Approx. 3.4m for 30/F - 33/F) \* refer 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. The internal ceiling height within residential units may vary due to structural, architectural and / or decoration design variation. 8. 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. 9. All plans are subject to final approval by the relevant Government Authorities. 10. For details of the management and maintenance responsibilities of the public open space and the public facilities of the development (if any), please refer to the relevant Land Grant Conditions, Deed of Dedication/Undertaking (if any) and Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) stated in the sales brochure provided by the developer. 11. Purchasers should note that there may be exposed pipes and ducts on the balconies, utility platforms, flat roofs and roof. Floor plans of such balconies, utility platforms, flat roofs and roof indicating the approximate positions of such exposed pipes and ducts will be available at the sales office for reference. The Vendor reserves its right to amend such plans subject to the approval by the relevant Government departments and authorities. 12. There are ceiling bulkheads at living/dining room, bedrooms, corridor and/or kitchen of some residential units for the air-conditioning system and/or M&E services. 13. There are non-structural prefabricated external walls in the residential units. The Saleable Area as defined in the formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.

## 發展項目中的停車位的樓面平面圖

## Floor plans of parking spaces in the development

低層地下B1停車場 | Basement 1 Car Park

低層地下B2停車場 | Basement 2 Car Park



Scale 0 M 5 M

### 車位數目及單位面積 Numbers and Area of Parking Spaces

車位類別 Category of car parking space	位置 Location	數目 Nos.	尺寸(長 x 闊)(米) Dimension (L x W) (m)	每個單位面積(平方米) Area per each Space (sq. m.)
私家車位 Private car parking space	B1	6	5.0 x 2.5	12.5
	B2	7		
小型貨車車位 LGV car parking space	B1	1	7.0 x 3.5	24.5
暢通易達停車位 Accessible car parking space	B2	1	5.0 x 3.5	17.5

註 (Remarks):

- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。These plans are subject to final approval by the relevant Government Authorities.
- 賣方保留權利修訂及更改車位的數目及佈局而不須另行通知。車位平面圖僅供參考之用。The Vendor reserves the right to make modifications and changes to the number and layout of the car parks without prior notice. The above car park plan is provided for reference only.

## 臨時買賣合約的摘要

### Summary of preliminary agreement for sale and purchase

#### 臨時定金及樓款之處理及臨時買賣合約事項

1. 在簽署臨時合約(“該臨時合約”)時須支付款額為5%的臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表賣方行事的律師事務所以保證金保存人的身份持有。
3. 如買方沒有於簽署臨時合約的日期之後5個工作日之內簽立正式買賣合約(“正式買賣合約”) -
  - (i) 該臨時合約即告終止；
  - (ii) 有關的臨時訂金即予沒收；及
  - (iii) 賣方不得就買方沒有簽立正式買賣合約而針對買方提出進一步申索。
4. 就該臨時合約、正式買賣合約及日後的轉讓契須支付的從價印花稅由買方承擔。
5. 就該臨時合約、正式買賣合約及日後的轉讓契須支付的買家印花稅及額外印花稅(如有)由買方承擔。
6. 買方需確定和接受賣方有權向公眾及/或政府供獻、自願移後或以其他方式處理移後範圍(以附於土地註冊處登記由馮福雄作出的法定聲明中作為禮物的大廈公契擬稿內界定)，以使政府及公眾人士有權於任何時候(無論日夜)可免費暢通無阻地來回通過移後範圍作所有合法的用途。
7. 買方需不可撤銷地承諾和同意在賣方要求時按政府及/或政府機構需要簽立有關以上供獻、自願移後或以其他方式處理移後範圍的文件。如買方在賣方以書面通知的14日內(就此而言，時間是重要要素)未能簽立以上文件，便會構成嚴重違約。

#### 額外資料

##### 取消合約

賣方有權接受或拒絕買方要求簽署取消正式買賣合約文件或達致取消正式買賣合約之安排，若賣方同意取消買賣交易，賣方有權從買方已交之定金中扣除相等於該單位(及任何車位)樓價10%之金額，及買方必須繳付就取消是項交易所需之律師費及其他費用及開支如釐印費等。

#### MATTERS RELATING TO THE PURCHASE PRICE AND PRELIMINARY DEPOSITS AND PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. A preliminary deposit of 5% is payable on the signing of the Preliminary Agreement (“Preliminary Agreement”);
2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the Vendor, as stakeholders;
3. If the purchaser fails to execute the formal agreement for sale and purchase (“ASP”) within 5 working days after the date on which the purchaser signs the Preliminary Agreement -
  - (i) the Preliminary Agreement is terminated;
  - (ii) the preliminary deposit is forfeited; and
  - (iii) the Vendor does not have any further claim against the purchaser for the failure.
4. The ad valorem stamp duty, if any, payable on the Preliminary Agreement, the ASP and the subsequent Assignment shall be borne by the purchaser.
5. The buyer’s stamp duty and special stamp duty, if any, payable on the Preliminary Agreement, the ASP and the subsequent Assignment shall be borne by the purchaser.
6. The Purchaser is required to acknowledge and accept that the Vendor shall have the right to dedicate, voluntary setback or otherwise deal with the Setback Area (as defined in the draft DMC exhibited to the Statutory Declaration of Fung Wan Yiu Agnes registered in the Land Registry) to the public and/or the Government to the effect that the Government and public pedestrian traffic at all times during the day and night shall have the right to enter upon, pass and repass the Setback Area for all lawful purposes free of cost and payment.
7. The Purchaser is required to irrevocably undertake and agree to execute such document(s) as required by the Government and/or the governing authorities regarding the said dedication, voluntary setback or otherwise dealing with the Setback Area upon the request of the Vendor. If the Purchaser shall fail to execute the said document(s) within 14 days of notice in writing by the Vendor (in this respect time shall be of the essence), such failure shall constitute a fundamental breach of contract.

#### ADDITIONAL INFORMATION

##### CANCELLATION OF AGREEMENT

If the Vendor, at the request of the purchaser, agreeing (at his own discretion) to cancel the sale and purchase by way of Cancellation Agreement or any other means which has the effect of cancelling the ASP or the obligations of the purchaser under the ASP after it has been signed, the Vendor will keep the sum of 10% of the purchase price of the Unit (and any parking space) and the purchaser must pay to the Vendor all legal costs, charges, disbursements (including stamp duty, if any) in connection with the cancellation of the sale and purchase.

## 公契的摘要

#### 大廈公共契約暨管理合約(“大廈公契”)重要條款：

1. “公用地方”是指物業公用地方、停車場公用地方、住宅公用地方及在任何公契分契中所有被指定為公用地方的發展項目的部分。
2. “保留地方”是指於大廈公契所夾附的立面圖以紅色顯示的發展項目外牆部份，將預留作廣告和其他合法用途。
3. “露台”是指作為住宅單位組成部分的不可封閉的露台，為有關住宅單位的業主所擁有。“工作平台”是指作為住宅單位組成部分的不可封閉的工作平台，為有關住宅單位的業主所擁有。露台及/或工作平台的業主不得：
  - (a) 在使用其露台及/或工作平台時違反佔用許可證(即入伙紙)及任何香港法例、附屬法例或規例；或
  - (b) 對其住宅單位(包括露台及/或工作平台)作出任何工程或改動以致其住宅單位的露台或工作平台被封圍；或
  - (c) 導致、允許、容受或准予任何露台或工作平台被任何種類或性質的物料封圍至超過安全矮牆的高度(根據發展項目的核准建築圖則進行封圍者除外)；尤其不可在露台或工作平台裝設、展示、固定、建造或附加任何欄、篷子、鐵門、花格、構築物或東西；並且要自費維修及保養其單位的露台或工作平台，使其性能及修葺良好堅固，並保持發展項目的核准建築圖則所批准的設計及佈局；或
  - (d) 更改根據核准建築圖則建造的露台或工作平台的設計及位置；或
  - (e) 在露台及/或工作平台裝置(或允許或容受他人裝置)任何收音機、電視或電訊的天線或廣告招牌或貯存(或允許或容受他人貯存)任何器具或物品；或
  - (f) 存放、晾掛或展示(或允許或容受他人存放、晾掛或展示)任何衣物或難看物件於露台。
4. 除以下所訂情況外，不得把狗、貓、寵物、牲畜、活家禽、雀鳥或其他動物帶進或飼養或窩藏於發展項目的任何部分：
  - (i) 狗、貓、寵物、牲畜、活家禽、雀鳥或其他動物可於住宅單位內作為寵物飼養，除非有不少于於發展項目(任何部分)的兩位業主或住戶已經因此作出合理的投訴；或
  - (ii) 有鏈索拴住的曾受訓的導盲犬引領視力殘障人士進入發展項目的任何部分；或
  - (iii) 在獲得管理公司的書面同意後(管理公司可於同意書中附加指引及條件)，可把狗、貓、寵物、牲畜、活家禽、雀鳥或其他動物帶進或飼養於商業地方的任何部分。
5. J Plus Hospitality Limited獲委任為發展項目之首任管理公司，任期由大廈公契之日期起計為期兩年，之後按年續期直至根據大廈公契之程序終止其任期。

6. 管理公司就執行其在大廈公契下的職責，每年酬金為其在適當而有效率地管理發展項目的過程中合理及必要招致的每年總開支的百分之十。

7. 在每一個財政年度，管理公司須預備一份有關下一個財政年度的管理費用預算，用作釐定發展項目的各業主應分攤的款項。每戶業主須按其單位之管理份數繳付管理費。

8. 發展項目之管理份數的編配

#### (A) 住宅地方之管理份數的編配：

樓層	單位	單位數目	每個住宅單位之管理份數	小計
5樓	A	1	423	423
	B	1	361	361
	C	1	507	507
	D	1	335	335
	E	1	530	530
	F	1	373	373
	G	1	320	320
6樓、8樓、10樓、12樓、16樓、19樓、21樓、23樓、26樓、28樓	B	10	432	4320
	C	10	507	5070
	D	10	335	3350
	E	10	530	5300
	F	10	402	4020
	G	10	340	3400
	7樓、9樓、11樓、15樓、18樓、20樓、22樓、25樓、27樓、29樓	A	10	442
B		10	391	3910
C		10	507	5070
D		10	335	3350
E		10	530	5300
F		10	402	4020
G		10	340	3400
30樓	B	1	432	432
	C	1	1308	1308
	E	1	1210	1210
	F	1	402	402
	G	1	340	340
31樓	A	1	1342	1342
32樓	A	1	5159	5159
	住宅單位小計	144		67972

註：住宅樓層由5樓開始，不設4樓、13樓、14樓及24樓，17樓為避火層。

中英文版本如有歧義，以英文版本為準。  
Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.

(B) 商業地方之管理份數的編配：小計4,680

(C) 車位之管理份數的編配：

車位	車位數目	每個車位之管理份數	小計
私家車位	13	50	650
傷健人士私家車位	1	70	70
車位小計			720

(D) 保留地方之管理份數的編配：小計128

(E) 公用地方之管理份數的編配：小計0

管理份數總數 = (A) + (B) + (C) + (D) + (E) = 73,500

9. 每戶業主須於指定日期繳付其應分攤負擔之管理費用及大廈維修基金給管理公司。

10. 每單位之首任業主於簽立其單位的轉讓契時須向管理公司繳付：

- (a) 管理費上期 – 相等於兩個月管理費；
- (b) 管理費按金(不予退還，只可轉名) – 相等於兩個月管理費；
- (c) 大廈維修基金(不予退還，不可轉名) – 相等於兩個月管理費；
- (d) 裝修泥頭清理費(不予退還，不可轉名) – 不多於一個月管理費；及
- (e) 公用地方及設施的水、電按金(不予退還，只可轉名)。

11. 發展項目之不可分割份數的編配

(A) 住宅地方之不可分割份數的編配：

樓層	單位	單位數目	每個住宅單位之不可分割份數	小計
5樓	A	1	423	423
	B	1	361	361
	C	1	507	507
	D	1	335	335
	E	1	530	530
	F	1	373	373
	G	1	320	320
6樓、8樓、10樓、12樓、16樓、19樓、21樓、23樓、26樓、28樓	B	10	432	4320
	C	10	507	5070
	D	10	335	3350
	E	10	530	5300
	F	10	402	4020
	G	10	340	3400
	7樓、9樓、11樓、15樓、18樓、20樓、22樓、25樓、27樓、29樓	A	10	442
B		10	391	3910
C		10	507	5070
D		10	335	3350
E		10	530	5300
F		10	402	4020
G		10	340	3400
30樓	B	1	432	432
	C	1	1308	1308
	E	1	1210	1210
	F	1	402	402
	G	1	340	340
31樓	A	1	1342	1342
32樓	A	1	5159	5159
	住宅單位小計	144		67972

註：住宅樓層由5樓開始，不設4樓、13樓、14樓及24樓，17樓為避火層。

(B) 商業地方之不可分割份數的編配：小計4,680

(C) 車位之不可分割份數的編配：

車位	車位數目	每個車位之不可分割份數	小計
私家車位	13	50	650
傷健人士私家車位	1	70	70
車位小計			720

(D) 保留地方之不可分割份數的編配：小計128

(E) 公用地方之管理份數的編配：小計1,000

不可分割份數總數 = (A) + (B) + (C) + (D) + (E) = 74,500

12. 發展項目內之康樂設施屬住宅公用地方，供住宅單位業主、住客及其客人根據公契及大廈規則使用。管理公司可設使用規則及訂立收費。

13. 業主須負責發展項目公用地方及設施之保養維修開支。

14. 發展商有權就發展項目的任何部分(“該部分”)簽立一份或多於一份的公契分契(而無需加入該部分以外的每戶業主為訂約方)，目的在於就該部分的管理、維修和服務及其設備、服務和器具訂立進一步條文，以及進一步界定和規管該部分之業主的權利、權益和責任；但前提是不會對他們的權利和權益有不利影響，以及該等公契分契不會與大廈公契的條文有所抵觸。

15. 保留地方及商業地方外牆/業主在得到有關政府部門(如需要)同意下，可於保留地方及商業地方外牆按批准條款安裝廣告招牌。

16. 每一不可分割份數受限於：

- (a) 所有政府及公眾人士有權在任何時候(無論日夜)可免費為所有合法用途暢通無阻地來回通過發展項目在本售樓說明書第44頁所載的地下平面圖中以黃色黑交叉線標示部份(“移後範圍”)；及
- (b) 內地段第1580號其他部分的業主和住戶有權免費為所有合法用途暢通無阻地來回通過發展項目在本售樓說明書第44頁所載的地下平面圖中以黃色黑網點標示部份(“黃色黑網點範圍”)。

17. 發展項目的各業主須自費保養移後範圍及黃色黑網點範圍內及其上或其內建造、裝設及提供的任何陰溝、人行道、地面、溝渠、污水管、下水道、排水管、消防龍頭、服務、街燈、交通標誌、街道傢俱、道路標記、裝置及其他構築物(“構築物”)，使其維持在一個良好狀況及作出實質維修。

18. 發展商擁有獨有及不受限制的權利和特權把移後範圍、黃色黑網點範圍及/或就發展項目於其名下的任何部分連同其上或其內的構築物分割出來、交還、貢獻、自願移入或轉讓給公眾或政府而無需加入其他業主為訂約方；但前提是(i)在作出該些分割、交還、貢獻、自願移入或轉讓時，發展商不會對其他業主持有、使用、佔用及享有自己擁有的單位的權利造成乾擾或妨礙，亦不會對他們有關的權利和權益有不利或重大影響，以及(ii)除發展商外，其他業主無權向政府就該交還、貢獻或轉讓作出任何代價或利益申索。

19. 為各單位的業主及住戶的利益，發展項目會有大廈規則及裝修規則，以規管各單位的裝修及裝飾、發展項目和公用地方(包括休閒設施)的使用、佔用、保養、環境控制及廢物減量和回收措施的實施(參照環境保護署署長不時發出的物業管理指引)，以及佔用、探訪或使用上述東西的人士的行為。該些大廈規則及/或裝修規則對各業主及其租客、獲特許的人、受僱人和代理人具有約束力。

20. 無論何時各業主須遵守、遵從及履行載於以下文件的契諾、條文、限制及禁制：

- (a) 批地文件；
- (b) 大廈公契；
- (c) 大廈規則(如大廈公契所定義)；及
- (d) 會所規則(如大廈公契所定義)(如適用)。

21. 各業主不得損毀、破壞、污損或改動(或允許或容受他人損毀、破壞、污損或改動)公用地方或公用設施的結構、構造物、裝置、信箱或裝飾特徵的任何部分，包括在發展項目內的任何樹木、植物或灌木。

22. 在事前發出合理通知後(緊急情況除外)，管理公司有權在任何合理時間聯同工人或獨自進入發展項目所有部份(包括任何單位)視察、保養及維修發展項目、公共地方及設施。

23. 設有開放式廚房的住宅單位業主須自費遵守及履行消防安全管理計劃及管理公司所訂有關不時實施消防安全管理計劃的任何指引或指示，並須要求其住宅單位或租戶遵守及履行上述消防安全管理計劃任何指引或指示。

上述資料僅供參考。詳細條款，請參閱大廈公契擬稿。大廈公契擬稿全文可按要求免費參閱。

中英文版本如有歧義，以英文版本為準。  
Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.

## Summary of deed of mutual covenant

### SALIENT POINTS OF THE DEED OF MUTUAL COVENANT INCORPORATING MANAGEMENT AGREEMENT ("DMC"):

- "Common Areas" means the Estate Common Areas, the Car Park Common Areas, the Residential Common Areas and all those parts of the Development designated as common areas in any Sub-Deed of Mutual Covenant.
- "Reserved Areas" means such part of the external wall of the Development reserved for advertising and other lawful purposes as shown on the Elevation plans annexed to the DMC and thereon coloured red.
- "Balcony" means each of the non-enclosed balconies forming part of the Residential Unit intended for exclusive ownership by the relevant Owner of his Residential Unit, and "Utility Platform" means each of the non-enclosed utility platforms forming part of the Residential Unit intended for exclusive ownership by the relevant Owner of his Residential Unit. The Owner of the Balcony and/or Utility Platform shall not:
  - use the Balcony and/or the Utility Platform in contravention of the Occupation Permit and such other ordinances, bye-laws and Government regulations of the Hong Kong; or
  - do any works or any changes to the Residential Unit which includes the Balcony and/or Utility Platform so as to enclose the Balcony or Utility Platform of such Residential Unit; or
  - cause, permit, suffer or allow any Balcony or Utility Platform and the covered areas beneath them forming part of a Unit to be enclosed above safe parapet height by any material of whatsoever kind or nature other than as under the approved building plans of the Development and in particular no fences, awnings, grilles or any structures or things shall be installed, exhibited, affixed, erected or attached on or to any of the Balcony or Utility Platform and to keep and maintain any Balcony or Utility Platform forming part of a Unit in the design and layout as approved under the approved building plans of the Development and in good and substantial repair and condition at the expenses of the Owner of the Unit; or
  - alter the design and location of the Balcony or Utility Platform as approved and built under the approved building plans in any way; or
  - erect or permit or suffer to be erected any radio, television or telecommunications aerial or advertising sign or store or permit or suffer to be stored any utensils or other articles upon the Balcony and/or the Utility Platform; or
  - keep hang or exhibit or permit or suffer to be kept hung or exhibited any washing cloth, clothing or any unsightly objects in the Balcony.
- Dogs, cats, pets, livestock, live poultry, birds or animals shall not be brought on to or kept or harboured on any part of the Development save and except that (i) dogs, cats, pets, livestock, live poultry, birds or animals may be kept in a Residential Unit as pets unless the same has been the cause of reasonable complaint by at least two (2) Owners or Occupiers of any part of the Development; or (ii) trained guide dogs on leash for any person with disability in vision may be brought into any part of the Development whilst guiding any person with disability in vision; or (iii) dogs, cats, pets, livestock, live poultry, birds or animals can be brought on or kept in any part of the Commercial Accommodation after written consent of the Manager (with such directions and conditions as may be given and imposed by the Manager) has been obtained.
- The Manager, J Plus Hospitality Limited is appointed as the first manager to manage the Land and the Development for the initial term of 2 years commencing on the date of the DMC and shall thereafter continue from year to year until its appointment is terminated in accordance with the provisions of the DMC.
- The annual Manager's remuneration for the performance of its duties under the DMC shall be ten percent (10%) of the total annual expenditure necessarily and reasonably incurred in the course of proper and efficient management of the Development.
- In respect of each financial year, the Manager shall in the preceding financial year prepare a management budget for the purpose of determining the contributions respectively payable by the Owners of the Development, and the Owners shall contribute towards the management expenses of the Development in accordance with the Management Shares allocated to their Units.



### 8. Allocation of Management Shares of the Development

#### (A) Allocation of Management Shares to the Residential Accommodation:

Floor	Unit	No. of Unit	No. of Management Shares allocated to each unit	Sub-total for management shares
5/F	A	1	423	423
	B	1	361	361
	C	1	507	507
	D	1	335	335
	E	1	530	530
	F	1	373	373
	G	1	320	320
6/F, 8/F, 10/F, 12/F, 16/F, 19/F, 21/F, 23/F, 26/F, 28/F	B	10	432	4320
	C	10	507	5070
	D	10	335	3350
	E	10	530	5300
	F	10	402	4020
	G	10	340	3400
	7/F, 9/F, 11/F, 15/F, 18/F, 20/F, 22/F, 25/F, 27/F, 29/F	A	10	442
B		10	391	3910
C		10	507	5070
D		10	335	3350
E		10	530	5300
F		10	402	4020
G		10	340	3400
30/F	B	1	432	432
	C	1	1308	1308
	E	1	1210	1210
	F	1	402	402
31/F	A	1	1342	1342
	F	1	402	402
	G	1	340	340
32/F	A	1	5159	5159
Total for residential units		144	-	67972

Note: Residential storeys start from 5/F; 4/F, 13/F, 14/F & 24/F are omitted; 17/F is refuge floor.

#### (B) Allocation of Management Shares to the Commercial Accommodation:

Sub-Total 4680

#### (C) Allocation of Management Shares to the Car Parks:

Car Parking Space	No. of Unit	No. of Management Shares allocated to each unit	Sub-total
Private car parking space	13	50	650
Accessible car parking space	1	70	70
Total for car parks			720

#### (D) Allocation of Management Shares to the Reserved Areas:

Sub-Total 128

中英文版本如有歧義，以英文版本為準。

Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.



**(E) Allocation of Management Shares to the Common Areas: 0****Total Management Shares = (A) + (B) + (C) + (D) + (E) = 73,500**

9. Each Owner shall pay to the Manager on the due date his due proportion of the management expenditure and Capital Funds.
10. The first Owner of each Unit shall upon the assignment to him of the Unit to pay to the Manager:
- Management Fees in advance - equivalent to 2 months' management fees;
  - Management Fee Deposit (non-refundable but transferable) - equivalent to 2 months' management fees;
  - Capital Funds (non-refundable and non-transferable) - equivalent to 2 months' management fees;
  - Debris Removal and Initial Set-Up Fee (non-refundable and non-transferable) - equivalent to not more than 1 month's management fees; and
  - Deposit for Public Water and Electricity Meters (non-refundable but transferable).

**11. Allocation of Undivided Shares of the Development****(A) Allocation of Undivided Shares to the Residential Accommodation:**

Floor	Unit	No. of Unit	No. of Undivided Shares allocated to each unit	Sub-total for Undivided shares
5/F	A	1	423	423
	B	1	361	361
	C	1	507	507
	D	1	335	335
	E	1	530	530
	F	1	373	373
	G	1	320	320
6/F, 8/F, 10/F, 12/F, 16/F, 19/F, 21/F, 23/F, 26/F, 28/F	B	10	432	4320
	C	10	507	5070
	D	10	335	3350
	E	10	530	5300
	F	10	402	4020
	G	10	340	3400
	7/F, 9/F, 11/F, 15/F, 18/F, 20/F, 21/F, 23/F, 27/F, 29/F	A	10	442
B		10	391	3910
C		10	507	5070
D		10	335	3350
E		10	530	5300
F		10	402	4020
G		10	340	3400
30/F	B	1	432	432
	C	1	1308	1308
	E	1	1210	1210
	F	1	402	402
	G	1	340	340
31/F	A	1	1342	1342
32/F	A	1	5159	5159
Total for residential units	144	-	67972	

Note: Residential storeys start from 5/F; 4/F, 13/F, 14/F & 24/F are omitted; 17/F is refuge floor.

**(B) Allocation of Undivided Shares to the Commercial Accommodation:****Sub-Total 4680****(C) Allocation of Undivided Shares to the Car Parks:**

Car Parking Space	No. of Unit	No. of Undivided Shares allocated to each unit	Sub-total
Private car parking space	13	50	650
Accessible car parking space	1	70	70
Total for carparks			720

**(D) Allocation of Undivided Shares to the Reserved Areas:****Sub-Total 128****(E) Allocation of Undivided Shares to the Common Areas: 1000****Total Undivided Shares = (A) + (B) + (C) + (D) + (E) = 74,500**

12. The recreational facilities within the Development shall form part of the Residential Common Areas and be used and enjoyed by Owners and occupiers of the Residential Accommodation and their bona fide visitors subject to the provisions of the DMC and the Building Rules. The Manager shall be entitled to impose charges, regulations and conditions for the use of the recreational facilities.

13. The Owners are responsible for the cost and expenses for the maintenance and repair of the Common Areas and Facilities.

14. The Vendor shall have the right without the necessity of making every Owner entitled to the exclusive use occupation and enjoyment of any Unit outside the part or parts of the Development in question a party thereto to enter into a Sub-Deed of Mutual Covenant or Sub-Deeds of Mutual Covenant in respect of any part of the Development for the purpose of making further provisions for the management, maintenance and servicing of that part of the Development for which it is made and its equipment, services and apparatus and for the purpose of further defining and regulating the rights, interests and obligations of the Owners thereof Provided Always That their rights and interests shall not be adversely affected and such Sub-Deed of Mutual Covenant or Sub-Deeds of Mutual Covenant shall not conflict with the provisions of the DMC.

15. Subject to the prior written approval of the relevant government department(s) (if required), the Owners of the Reserved Areas and external walls forming parts of the Commercial Accommodating may erect signboard(s) or signage(s) on the Reserved Areas and designated space of the Commercial Accommodation in accordance with the conditions imposed.

16. Each Undivided Share is subject to:

- the right for all Government and public pedestrian traffic at all times during the day and night to enter upon and pass and repass on, along, to, from, by, through and over the area of the Development as, for identification purpose, shown coloured yellow cross-hatched black on the Ground Floor Plan at P.48 (the "Setback Area") for all lawful purposes free of cost and payment; and

- the right for the owners and occupiers for the time being of the other portions of the said Inland Lot No.1580 to enter upon and pass and repass by foot on, along, to, from, by, through and over the areas of the Development as, for identification purpose, shown coloured yellow stippled black on the Ground Floor Plan at P.48 ("the Yellow Stippled Black Area") for all lawful purposes free of cost and payment.

17. The Owners shall at their own costs and expenses maintain in good substantial repair and condition the Yellow Stippled Black Area and the Setback Area together with any culverts, pavements, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings, plants and other structures (the "Structure") constructed, installed and provided thereon or therein.

18. The Vendor shall have the exclusive and unrestricted right and privilege to carve out, surrender, dedicate, voluntary set back or assign the Setback Area and/or any part or parts of the Development vested in the Vendor to the public and/or the Government without the necessity of joining in other Owners together with the Structures constructed, installed and provided thereon or therein Provided That in making such carving out, surrender, dedication, voluntary set back or assignment the Vendor shall not interfere with an Owner's right to hold use occupy and enjoy any part of the Development which he owns nor adversely or materially affect an Owner's rights and interests in relation thereto and Provided Further That no Owner except the Vendor shall have any claim for whatsoever consideration or benefit (if any) from the Government as a result of such surrender, dedication or assignment.

19. For the benefit of the Owners and the Occupiers for the time being of the Units there shall be Building Rules and Fitting-Out Rules regulating the decoration and fitting-out of the Units, use, occupation, maintenance and environmental control and implementation of waste reduction and recycling measures (with reference to guidelines on property management issued from time to time by the Director of Environmental Protection) of the Development and of any of the Common Areas (including the recreational facilities) and the conduct of persons occupying, visiting or using the same and such Building Rules and/or Fitting-Out Rules shall be binding on the Owners and their tenants, licensees, servants and agents.

20. The Owners shall at all times comply with and shall observe and perform the covenants, provisions, restrictions and prohibitions contained in:

- the Land Grant;
- the DMC;
- the Building Rules (as defined in the DMC); and
- the Club Rules (as defined in the DMC) (if applicable).

21. The Owners shall not damage, injure, deface or alter, or permit or suffer to be damaged, injured, defaced or altered any part of the structure, fabric, fittings, mail boxes or decorative features of the Common Areas or the Common Services and Facilities including any trees, plants or shrubs in or about the Land and the Development.

22. The Manager shall have the power to enter with or without workmen at all reasonable times or reasonable notice (except in the case of emergency) into all parts of the Development including a Unit to inspect repair and maintain the Development and the Common Areas and Facilities.

23. The Owner or Owners of the relevant Residential Unit with open kitchen shall at their own costs and expenses observe and comply with the Fire Safety Management Plan and any guideline or direction to be issued or given by the Manager from time to time relating to the implementation of the Fire Safety Management Plan and shall cause his tenants and other occupants of his Residential Unit to observe and comply with the same.

The above information is for reference only. Please refer to the draft DMC for details. A full script of the draft DMC is available for inspection upon request free of charge.

## 批地文件的摘要 Summary of land grant

### 1. 批地文件詳情：

內地段第1580號A分段第1小分段C分段第1小分段、內地段第1580號A分段第1小分段C分段餘段、內地段第1580號A分段第1小分段餘段、內地段第1580號A分段第2小分段B分段第1小分段、內地段第1580號A分段第2小分段B分段餘段及內地段第1580號A分段第2小分段餘段的6份新政府租契，各續租年期為75年(始於1975年1月29日)，已根據政府租契條例(第40章)於其原來政府租契(其詳情載於下面)期滿時當作批出。包括這6份新政府租契日後的任何延展、更改、修改或續期。

該原來政府租契詳情：

- (1) 政府租契日期：1901年1月21日
- (2) 地段編號：內地段第1580號("該地段")
- (3) 年期：75年(始於1900年1月29日)
- (4) 簽立租契的各方：Queen Victoria為一方及The Hongkong Land Investment and Agency Company Limited 為另一方

### 2. 每年地租：

- (a) 內地段第1580號A分段第2小分段餘段  
- HK\$5,926.00；
- (b) 內地段第1580號A分段第1小分段餘段  
- HK\$5,676.00；
- (c) 內地段第1580號A分段第1小分段C分段第1小分段  
- HK\$3,042.00；
- (d) 內地段第1580號A分段第1小分段C分段餘段  
- HK\$1,986.00；
- (e) 內地段第1580號A分段第2小分段B分段餘段  
- HK\$2,048.00；及
- (f) 內地段第1580號A分段第2小分段B分段第1小分段  
- HK\$3,190.00。

3. 除非預先取得有關政府部門的有關書面執照或許可證，否則該地段的承批人/承租人及其業權繼承人和受讓人或任何其他人士不得在該地段或其任何部分上或內從事銅工、屠宰、肥皂製造、製糖、皮革、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾處理等行業或生意，或任何其他產生噪音、有惡臭的、有礙健康的或厭惡性之貿易或行業。

4. 該地段的承批人/承租人及其業權繼承人和受讓人應不時，並且在任何時候，當有需要時(無論何時、何地)自費充分及妥善地修復、維持、支持、保養、鋪設、清洗、洗滌、打掃、排污、改善及保持現在或將來任何時候位於該地段的房屋、宅院、物業及所有其他豎設物及建築物，以及所有附屬及與其有關的牆、欄、燈、路面、廁所、水槽、陰溝、排水管和下水道，以達至有關政府部門滿意程度。

上述資料僅供參考，而並非代表批地文件之全部。如上述資料的效力或譯義跟批地文件有衝突時，一概以批地文件為準。詳細條款，請參閱批地文件。

### 1. Details of the Land Grant:

Six several new Government Leases of The Remaining Portion of Subsection 2 of Section A of Inland Lot No.1580, The Remaining Portion of Subsection 1 of Section A of Inland Lot No.1580, Subsection 1 of Section C of Subsection 1 of Section A of Inland Lot No.1580, The Remaining Portion of Section C of Subsection 1 of Section A of Inland Lot No.1580, The Remaining Portion of Section B of Subsection 2 of Section A of Inland Lot No.1580 and Subsection 1 of Section B of Subsection 2 of Section A of Inland Lot No.1580 (collectively the "Land") for the respective renewed terms of 75 years, 75 years, 75 years, 75 years, 75 years and 75 years each commencing on the 29th day of January 1975 (their respective original terms of 75 years, 75 years, 75 years, 75 years, 75 years and 75 years each commencing on the 29th day of January 1900 having expired) which are deemed to have been granted pursuant to the provisions of the Government Leases Ordinance (Cap.40) under the Government Lease of the whole of Inland Lot No.1580 (the "Lot") dated the 21st day of January 1901 and made between Queen Victoria of the one part and The Hongkong Land Investment and Agency Company Limited of the other part, and shall include any subsequent extensions variations or modifications thereto or renewals thereof.

### 2. Government rent per annum:

- (a) The Remaining Portion of Subsection 2 of Section A of Inland Lot No.1580  
- HK\$5,926.00;
- (b) The Remaining Portion of Subsection 1 of Section A of Inland Lot No.1580  
- HK\$5,676.00;
- (c) Subsection 1 of Section C of Subsection 1 of Section A of Inland Lot No.1580  
- HK\$3,042.00;
- (d) The Remaining Portion of Section C of Subsection 1 of Section A of Inland Lot No.1580  
- HK\$1,986.00;
- (e) The Remaining Portion of Section B of Subsection 2 of Section A of Inland Lot No.1580  
- HK\$2,048.00; and
- (f) Subsection 1 of Section B of Subsection 2 of Section A of Inland Lot No.1580  
- HK\$3,190.00.

3. The grantee/lessee of the Lot and its successors and assigns, or any other person or persons, shall not, during the continuance of the respective terms of the said six new Government Leases, use, exercise or follow, in or upon the Lot or any part thereof, the trade or business of a Brazier, Slaughterman, Soapmaker, 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 written licence of the relevant Government departments.

4. The grantee/lessee of the Lot and its successors and assigns shall, from time to time, and at all times, when, where, and as often as need or occasion shall be and require, at his own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the message or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the Lot, and all the Walls, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the relevant Government departments.

The above information is for reference only and is not intended to be exhaustive. In the event of a dispute as to the effect or meaning of the above information and those of the Land Grant, the Land Grant shall prevail. For full details, please refer to the Land Grant.

中英文版本如有歧義，以英文版本為準。  
Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.



## 公共設施及公眾休憩用地的資料 Information on public facilities and public open space

- |  |  |
|--|--|
| 1. 批地文件規定須興建並提供予政府或供公眾使用的設施<br><br>不適用                                       | 1. Facilities that are required under the land grant to be constructed and provided for the Government or for public use<br><br>Not applicable   |
| 2. 批地文件規定須由發展項目住宅物業業主出資管理、營運或維持以供公眾使用的設施或休憩用地<br><br>不適用                     | 2. Facilities and open space 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<br><br>Not applicable |
| 3. 該地段(為發展項目所位於的土地)中為施行〈建築物(規劃)規例〉(香港法例第123F章)第22(1)條而撥供公眾用途的任何部份<br><br>不適用 | 3. 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)<br><br>Not applicable      |

## 對買方的警告 Warning to purchasers

有關臨時買賣合約(此合約)的重要提示

### 重要提示 買方請小心閱讀

1. 此合約是有約束力的合約，但預期你會簽署一張正式買賣合約。
2. 在簽正式合約前，應請教律師保障你的權益，使此交易可妥善完成。
3. 你可聘用自己選擇的獨立律師來完成此宗交易，或聘用賣方的律師處理此宗交易。
4. 此提示建議你聘用自己選擇的律師，他能在此宗交易每一階段中給你獨立專業意見。
5. 如你聘用賣方的同一律師來代表你以及如買賣雙方發生利益衝突時，賣方律師將會不能保障到你的權益，在此情況下你須另聘律師，而最後你所須付的全部律師費或會比你從開始便僱用獨立律師為高。
6. 請你小心考慮是否聘用自己選擇的獨立律師或僱用賣方的同一律師來保障你的權益。你可自由選擇。

WARNING IN RELATION TO THE MEMORANDUM FOR SALE/PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

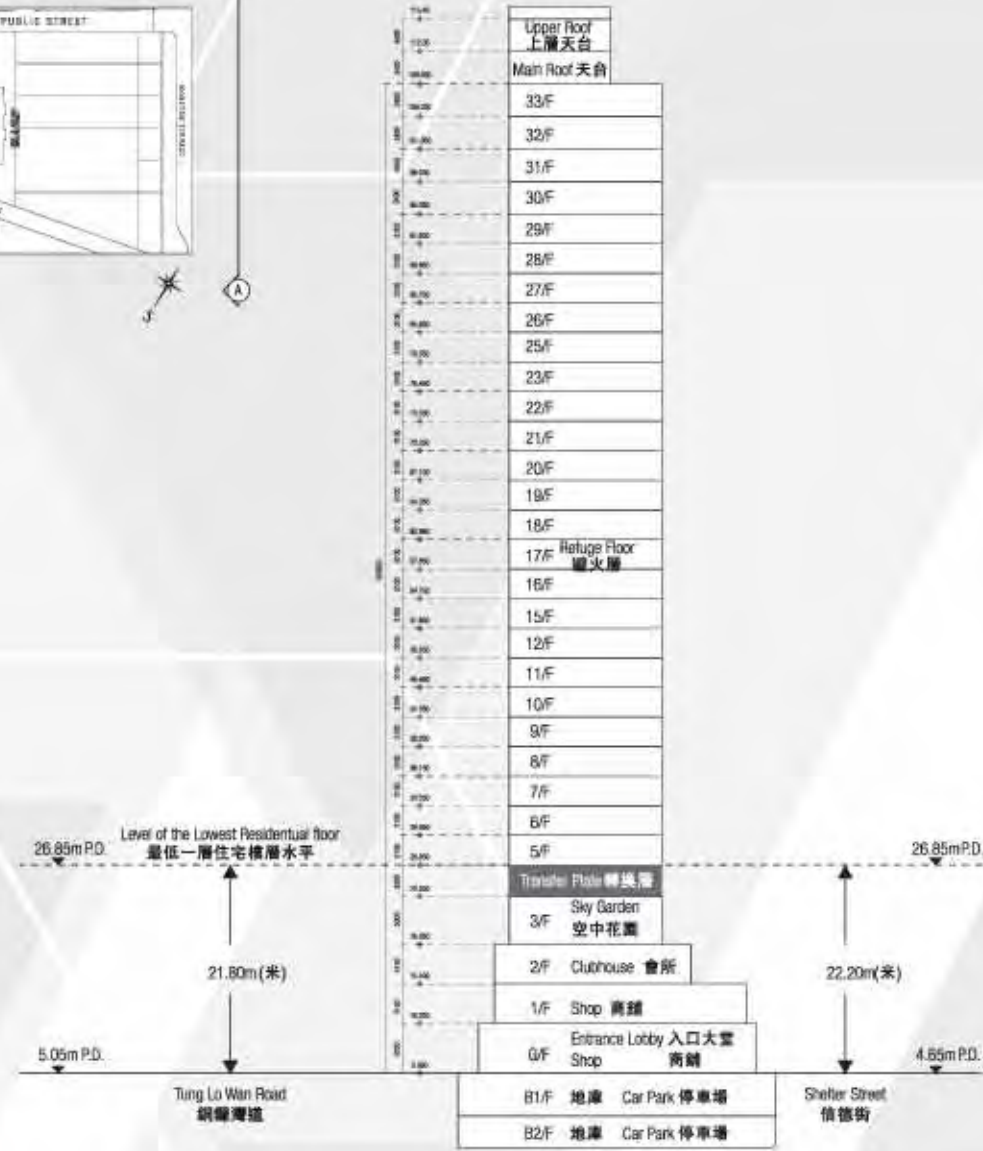
### WARNING TO PURCHASERS - PLEASE READ CAREFULLY!

1. This is a BINDING AGREEMENT but you will be expected to sign later a formal sale and purchase agreement.
2. Before you do so you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
3. You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the vendor's solicitor to act for you as well as for the vendor.
4. YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able at every stage of your purchase to give you independent advice.
5. If you instruct the solicitor for the vendor to act for you as well and if a conflict arises between you and the vendor he will not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
6. Please think carefully before deciding whether to instruct your own independent solicitor, or the vendor's solicitor, to protect your interests. You are free to choose whichever option you prefer.

中英文版本如有歧義，以英文版本為準。  
Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.

# 發展項目中的建築物的橫截面圖 Cross-section plan of building in the development

索引圖  
Key Plan



Section A Plan

**註 (Remarks):**

- 「香港主水平基準」以米為單位。  
The level of HKPD is measured by meter.
- 最低住宅層為5樓。  
The level of the lowest residential floor is 5/F.
- 銅鑼灣道位於香港主水平基準以上約5.05米。  
Tung Lo Wan Road is approximately 5.05 meters above Hong Kong Principal Datum.
- 信德街位於香港主水平基準以上約4.65米。  
Shelter Street is approximately 4.65 meters above Hong Kong Principal Datum.
- yoo Residence最低一層住宅樓層位於香港主水平基準以上約26.85米。  
The lowest residential floor of yoo Residence is approximately 26.85 meters above Hong Kong Principal Datum.
- 第3與第5項兩者之香港主水平基準相差約21.8米。  
The difference in level as stated in items 3 and 5 is approximately 21.8 meters.
- 第4與第5項兩者之香港主水平基準相差約22.2米。  
The difference in level as stated in items 4 and 5 is approximately 22.2 meters.

索引圖  
Key Plan



Section B Plan

**註 (Remarks):**

- 「香港主水平基準」以米為單位。  
The level of HKPD is measured by meter.
- 最低住宅層為5樓。  
The level of the lowest residential floor is 5/F.
- 銅鑼灣道位於香港主水平基準以上約5.05米。  
Tung Lo Wan Road is approximately 5.05 meters above Hong Kong Principal Datum.
- 信德街位於香港主水平基準以上約4.65米。  
Shelter Street is approximately 4.65 meters above Hong Kong Principal Datum.
- yoo Residence最低一層住宅樓層位於香港主水平基準以上約26.85米。  
The lowest residential floor of yoo Residence is approximately 26.85 meters above Hong Kong Principal Datum.
- 第3與第5項兩者之香港主水平基準相差約21.8米。  
The difference in level as stated in items 3 and 5 is approximately 21.8 meters.
- 第4與第5項兩者之香港主水平基準相差約22.2米。  
The difference in level as stated in items 4 and 5 is approximately 22.2 meters.



Section C Plan

地下平面圖 | Ground Floor Plan



會所平面圖 | Clubhouse Floor Plan



露天花園平面圖 | Sky Garden Floor Plan



**住客會所包括 Clubhouse facilities include:**  
 室外游泳池、健身室、桑拿室、多用途室、閱讀間及綠化區  
 Outdoor Swimming Pool, Gymnasium, Sauna, Function Room, Reading Area and Landscaped Areas

住客會所之面積 Area of clubhouse		
有蓋 Covered	露天 Opened	總面積 Total Area
264.799平方米m <sup>2</sup> / 2850平方尺ft <sup>2</sup>	105.006平方米m <sup>2</sup> / 1130平方尺ft <sup>2</sup>	369.805平方米m <sup>2</sup> / 3980平方尺ft <sup>2</sup>

部份設施及/或服務的使用或操作受制於政府有關部門發出之同意書或許可證。  
 Use or operation of certain facilities and/or services shall also be subject to issuance of the relevant consents or licences from the relevant Government Authorities.

發展項目的認可人士提供的建築物或設施的預計落成日期\*: 2015年6月30日  
 ESTIMATED DATE FOR COMPLETION OF THE BUILDING OR FACILITIES PROVIDED BY THE AUTHORIZED PERSON#: 30th June 2015

\* 認可人士可根據買賣合約中所訂明之情況下延長該日期。  
 SUBJECT TO EXTENSION OF TIME THAT MAY BE GRANTED BY AUTHORIZED PERSON IN CIRCUMSTANCE SPECIFIED IN THE AGREEMENT FOR SALE AND PURCHASE

**附註 (Remarks):**

1. 詳細訂正圖則以相關政府部門最後批准之計劃及圖則為準。  
 The above plans are subject to final approval by the relevant Government departments and authorities.
2. 以上平面圖上所有間隔佈局、室內及戶外之設計、材料及設備僅供參考，並以入伙時所提供為準。  
 All layouts, interior and exterior design, fittings and finishes of the above plan are subject to final adjustment upon completion and are shown for reference only.
3. 賣方保留修訂及更改住客會所設施以及其間隔、設計、用途、規格及特色而不須另行通知。住客會所平面圖僅供參考。  
 The Vendor reserves the right to make modifications and changes to the facilities in the clubhouse as well as the layout, design, use, specifications and features thereof without prior notice. The clubhouse plan is provided for reference only.

**附註 (Remarks):**

1. 詳細訂正圖則以相關政府部門最後批准之計劃及圖則為準。  
 The above plan is subject to final approval by the relevant Government departments and authorities.
2. 以上平面圖上所有間隔佈局、室內及戶外之設計、材料及設備僅供參考，並以入伙時所提供為準。  
 All layouts, interior and exterior design, fittings and finishes of the above plan are subject to final adjustment upon completion and are shown for reference only.

## 閱覽圖則及公契

### Inspection of plans and deed of mutual covenant

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. 以下文件的文本存放在發售有關住宅物業的地方，以供閱覽 -
  - (i) 本物業的公契在將本物業提供出售的日期的最新擬稿；
  - (ii) 地契\*；
  - (iii) 根據有關政府條例經屋宇署批准之建築圖全套；
3. 無須為閱覽付費。
4. 售樓說明書、價目表及住宅單位買賣合約記錄之電子版本將會適時上載於本發展項目之網址：www.yooresidence.com.hk
5. 買家有權在簽署正式買賣合約及繳付不多於港幣\$100後向賣方索取關於物業之總建築費用及專業費用及已繳付的建築費用及專業顧問費用總額的資料副本。

\* 賣方保留修改大廈公契擬稿及地契權利，但須先得地政總署署長批准(如適用)。

1. A copy of Outline Zoning Plan relating to the development is available at www.ozp.tpb.gov.hk
2. A copy of the following is available for inspection at the place at which the residential property is offered to be sold -
  - (i) the latest draft of every deed of mutual covenant in respect of the development as at the date on which the development is offered to be sold.;
  - (ii) the Land Grant\* ;
  - (iii) the complete set of building plans approved by the Building Authority under the Buildings Ordinance;
3. The inspection is free of charge.
4. Electronic copies of the Sales Brochure, the price list(s) and the register of Agreements for Sale and Purchase will be made available when applicable, in the website of the Development: www.yooresidence.com.hk
5. The purchasers who have signed a formal Agreement for Sale and Purchase have the right to obtain a written copy of information as to the total construction costs and total professional fees to complete the Development and those construction costs and professional fees expended and paid from time to time upon payment of a fee of not more than HK\$100.

\* The Vendor reserves the right to amend the draft DMC and Government Grant subject to approval of the Director of Lands (if applicable).

## 裝置、裝修物料及設備

1. 外部裝修物料	
細項	描述
(a) 外牆	基座外牆鋪砌石材/金屬裝飾板/瓷磚/玻璃幕牆 住宅外牆鋪砌瓷磚/金屬裝飾板/石材
(b) 窗	客/飯廳及睡房窗戶用塗氟碳鋁質窗框 配水晶灰玻璃
(c) 窗台	睡房窗台鋪砌雲石
(d) 花槽	基座花槽鋪砌瓷磚/石材
(e) 陽台或露台	陽台或露台及工作平台裝設玻璃或金屬欄杆、地台鋪砌木地板、天花外露面 裝置鋁板連照明燈飾

2. 室內裝修物料	
細項	描述
(a) 大堂	標準電梯大堂： 木紋膠板牆身、雲石地台
(b) 內牆及天花	白色乳膠漆
(c) 內部地板	B, C, D, E, F, G戶型：橡木地板 A單位上層：橡木地板 A單位下層：雲石地台
(d) 浴室	複合雲石牆身及雲石地台、白色防潮漆天花
(e) 廚房	噴漆玻璃牆身及人造石枱面、白色乳膠漆天花 B, C, D, E, F, G戶型：橡木地板 A單位下層：雲石地台

3. 室內裝置	
細項	描述
(a) 門	外門人造皮或木皮及內噴漆飾面實芯大門及門框、門鎖、望人鏡、防盜鏈、閉門器及門頂浴室門及房門：噴漆飾面
(b) 浴室	掛勾、廁紙架、毛巾架、地暖系統、鍍鉻水龍頭、壓克力浴缸(如適用)、陶瓷坐廁及陶瓷洗手盆。有關其他裝置、設備、沐浴設施(包括花灑或浴缸(如適用))及浴缸大小(如適用)，請參考在本部份的浴室裝置、設備及沐浴設施說明表。
(c) 廚房	不銹鋼洗滌盆、鍍鉻水龍頭、熱塑性廚櫃門 - 光亮飾面、人造石枱面、電磁爐、抽油煙機、二合一蒸焗爐、全高及半高雪櫃及二合一洗衣乾衣機。有關所有其他裝置及設備，請參考在本部份的廚房裝置及設備說明表。
(d) 睡房	捲簾、分體式冷暖氣機遙控器
(e) 電話	客飯廳及所有睡房均裝有電話插座。有關接駁點之數目及位置，請參考隨後之電話接駁點數目表及機電裝置圖。
(f) 天線	客飯廳及所有睡房均裝有天線接收插座，可接收本地電視/電台節目。有關接駁點之數目及位置，請參考隨後之天線接駁點數目表及機電裝置圖。
(g) 電力裝置	客飯廳、睡房、廚房及浴室均裝有美觀安全電插蘇掣。全屋電線均採用明/暗電線喉管安裝方法，明電線喉管均安裝於假天花、石膏板圍邊、櫃內。每戶均裝有配電箱及包括漏電保護器。有關接駁點之數目及位置，請參考隨後之電插座及空調機接駁點數目表及機電裝置圖。
(h) 氣體供應	特色單位廚房內預先裝妥煤氣喉位接駁煤氣煮食爐及熱水爐。有關接駁點之位置，請參考隨後之機電裝置圖。

3. 室內裝置	
細項	描述
(i) 洗衣機接駁點	有關接駁點之位置，請參考隨後之機電裝置圖。
(j) 供水	冷熱水喉管全部採用有膠層保護之銅喉及PEX喉。廚房裝有煤氣熱水爐供應廚房及浴室熱水。浴室附有熱水爐遙控器。

4. 雜項	
細項	描述
(a) 升降機	設有2部住客升降機連接地下至33樓，備有完善空氣調節系統。地台鋪砌天然石；牆身配以特色玻璃、膠板及天然石；另裝有金屬天花。
(b) 信箱	住客電梯大堂設有每戶專用之信箱。
(c) 垃圾收集	住宅樓層設有垃圾房，由清潔工人定時收集垃圾。
(d) 水錶、電錶及氣體錶	每層錶房/錶櫃內均裝有每戶專用之獨立電錶及水錶。特色單位廚房內預留位置裝獨立煤氣錶。
(e) 電訊設備	所有住宅單位已鋪設有固網電話線及寬頻上網插座。

5. 保安設施	
	大廈入口大堂、電梯及停車場均裝有閉路電視。 大廈入口及每部住客升降機均設有智能讀卡系統以加強保安。

6. 設備	
	有關設備的品牌名稱，請參考在本部份的浴室及廚房裝置及設備說明表。

註：

其他一切未列舉者，或前述各項如因買方及發展商為求質素而加以更改，均必依照政府部門最後批准之圖則完成，並恕不另行通告。賣方及發展商保留一切權利，按實際情況需要以同等質素之建築材料及設備代替上述所列各項。賣方及發展商保留修訂及更改屋苑的設計、建材及設備而不須另行通知。買方須參閱買賣合約內有關於所提供的建材及設備的條款。各項建築材料及設備可能會在顏色、量度尺寸、紋理、組織及/或手工上出現輕微差別。

中英文版本如有歧義，以英文版為準。  
Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.

# Fittings, finishes and appliances

1. Exterior finishes	
Item	Description
(a) External wall	Podium finished with stone/metal cladding/ceramic tiles/curtain wall. Tower area finished with ceramic tiles/metal cladding/stone.
(b) Window	Aluminum window frames with fluorocarbon coated finishes and crystal grey glass for windows in living/dining room and bedrooms.
(c) Bay window	Bay window finished with marble.
(d) Planter	Planter in podium finished with ceramic tiles/stone.
(e) Verandah or balcony	Verandah or balcony and utility platform fitted with metal or glass balustrade. Floor is timber decking. Ceiling is fitted with aluminium ceiling panels and light fittings area provided.

2. Interior finishes	
Item	Description
(a) Lobby	Typical Lift Lobby: Plastic laminate wall panel marble flooring.
(b) Internal wall and ceiling	White emulsion paint.
(c) Internal floor	Flat B, C, D, E, F, G: Timber flooring. Flat A Upper: Timber flooring. Flat A Lower: Marble flooring.
(d) Bathroom	Laminated marble wall and marble flooring. White moisture proof paint ceiling.
(e) Kitchen	Back painted glass and Silestone/Corian countertop. White emulsion paint ceiling. Flat B, C, D, E, F, G: Timber flooring Flat A Lower: Marble flooring

3. Interior fittings	
Item	Description
(a) Doors	Entrance Door: Outer fabric panel or wood veneer and inner white spray paint finishes solid core door with door frame. Door lock set, eye viewer, security chain, door closer and door stopper. Bathroom and Bedroom Door: spray paint finishes.
(b) Bathroom	Hook, paper holder, towel bar and floor heating system. Chrome finish deck mount basin mixer, acrylic bathtub (if any), ceramic water cistern and basin. For other fittings, equipment, bathing facilities (including shower or bath tub, if applicable) and size of bath tub (if applicable), please refer to the Schedule of Bathroom Fittings, Equipment and Bathing Facilities in this section.
(c) Kitchen	Stainless steel sink, Chrome finish sink mixer, thermoplastic kitchen cupboard doors – glossy finish, Silestone or Corian countertop, induction hob, cooker hood, steamer combi oven, full height or mid height refrigerator and 2-in-1 washer/dryer. For all other fittings and equipment, please refer to the Schedule of Kitchen Fittings, Equipment and Appliances in this section.
(d) Bedroom	Roller blind, split-type air-conditioners with remote controller are provided.
(e) Telephone	Telephone outlets are provided in living/dining room and all bedrooms. For the number and the location of collection points, please refer to the Schedule of no. of telephone connection points and the Electrical & Mechanical Provisions Plan.
(f) Aerials	FM/TV outlets for local FM/TV programs are provided in living/dining room and all bedrooms. For the number and the location of collection points, please refer to the Schedule of no. of aerial connection points and the Electrical & Mechanical Provisions Plan.
(g) Electrical installations	General-use socket outlets are provided in all living/dining rooms, bedrooms, kitchens and bathrooms. All cables are run in surface/concealed conduit systems. Surface conduits enclosed in false ceiling, bulkhead, cabinets. MCB board complete with RCD is provided for each unit. For the number and the location of collection points, please refer to the Schedules of no. of power points, sockets and air-conditioner points and the Electrical & Mechanical Provisions Plan.
(h) Gas supply	Gas point is provided in kitchen of special unit and connected to built-in gas cooking hobs and gas water heater. Please refer to the Electrical & Mechanical Provisions Plan for the location of the connection points.

3. Interior fittings	
Item	Description
(i) Washing machine connection point	Please refer to the Electrical & Mechanical Provisions Plan for the location of the connection points.
(j) Water supply	PVC-coated copper pipes and PEX pipes are provided for both hot and cold water. Hot water supply to bathroom and kitchen is provided by gas water heater installed in kitchen. Remote controller for gas water heater is provided in each bathroom.

4. Miscellaneous	
Item	Description
(a) Lifts	The Development is served with two air-conditioned passenger lifts to serve between G/F to 33/F. Floor of passenger lifts finished with natural stone; walls finished with feature glass, plastic laminate, natural stone and metal ceiling.
(b) Letter box	Metal letter box for each unit is provided at the Development main entrance.
(c) Refuse collection	Refuse room is provided at typical residential floor for collection of refuse by cleaners.
(d) Water meter, electricity meter and gas meter	Separate meters for potable water and electricity are provided at public meter room/cabinets. Space for town gas meter is provided in the kitchen of special unit.
(e) Telecommunications	All units are provided with fixed telephone line and broadband internet outlets.

5. Security facilities	
Item	Description
	CCTV surveillance cameras are installed at the main entrance area, inside lift and carpark area. "Intelligent" card reader system is provided for main entrance and each lift to enhance the access security.

6. Appliance	
Item	Description
	For brand name of appliances, please refer to the Schedule of Bathroom & Kitchen Fittings, Equipment and Appliances in this section.

**Remarks:**  
The Vendor and the Developer reserve the right to make modifications and changes to all the above provisions and other items not listed without notice and which will be in accordance with the final plans to be approved by the relevant Government Authorities. The Vendor and the Developer reserve the right to substitute other materials of comparable quality and standard for the intended materials as listed in the above list. The Vendor and the Developer reserve the right to make modifications and changes to the building design, fittings and finishes without notice. Purchasers should refer to the terms of the Formal Agreement for Sale and Purchase for the fittings and finishes to be provided. These provisions may have a slight variation in the colour, measurement, grain, texture and/or workmanship.

### 電話及天線接駁點、電插座、插座及空調機接駁點數目表 SCHEDULE OF NO. OF TELEPHONE, AERIAL CONNECTION POINTS, POWER POINTS, SOCKETS AND AIR-CONDITIONER POINTS

樓層 Floor	單位 Unit	接駁點數目 No. of connection points			
		S/O	A/C	TV	T
5/F - 29/F	A	27	2	3	4
	B	22	2	3	4
	C	28	3	4	5
	D	22	2	3	4
	E	28	3	4	5
	F	22	2	3	4
	G	22	2	3	4
30/F	A	22	2	3	4
	B	22	2	3	4
	C	15	2	1	1
	E	18	2	1	1
	F	22	2	3	4
	G	22	2	3	4
31/F	A	32	5	4	4
	C	19	3	3	3
	E	15	3	3	3
32/F	A	40	9	3	4
33/F	A	40	8	5	5

S/O = 插座 Socket Outlet  
A/C = 冷氣接駁電掣 Air Conditioner Connection Unit  
TV = 電視及公共天線插座 TV/FM Outlet  
T = 電話插座 Telephone Outlet

# 廚房裝置及設備說明表

## Schedule of Kitchen Fittings, Equipment and Appliances

### 5樓 - 29樓 5/F - 29/F

單位 Flat	A (複式 Duplex)	B	C	D	E	F	G
	品牌 Brand Name						
廚櫃組合 Kitchen Cabinet	Arclinea	Arclinea	Arclinea	Arclinea	Arclinea	Arclinea	Arclinea
檯面 Countertop	Silestone / Corian	Silestone / Corian	Silestone / Corian	Silestone / Corian	Silestone / Corian	Silestone / Corian	Silestone / Corian
洗滌盆水龍頭 Sink Mixer	Hansgrohe	Hansgrohe	Hansgrohe	Hansgrohe	Hansgrohe	Hansgrohe	Hansgrohe
洗滌盆 Sink	Nito	Nito	Nito	Nito	Nito	Nito	Nito
設備 Appliance	電磁爐 Induction Hob	Miele	Miele	Miele	Miele	Miele	Miele
	抽油煙機 Cooker Hood	Miele	Miele	Miele	Miele	Miele	Miele
	蒸氣微波爐 Steam Combi Oven	Miele	Miele	Miele	Miele	Miele	Miele
	雪櫃 Refrigerator	Gaggenau	Gaggenau	Gaggenau	Gaggenau	Gaggenau	Gaggenau
	二合一洗衣機乾衣機 2-in-1 Washer / Dryer	Bosch	Bosch	Bosch	Bosch	Bosch	Bosch

### 30樓 30/F

單位 Flat	B	C (複式 Duplex)	E (複式 Duplex)	F	G
	品牌 Brand Name				
廚櫃組合 Kitchen Cabinet	Arclinea	Arclinea	Arclinea	Arclinea	Arclinea
檯面 Countertop	Silestone / Corian	Silestone / Corian	Silestone / Corian	Silestone / Corian	Silestone / Corian
洗滌盆水龍頭 Sink Mixer	Hansgrohe	Hansgrohe	Hansgrohe	Hansgrohe	Hansgrohe
洗滌盆 Sink	Nito	Nito	Nito	Nito	Nito
設備 Appliance	電磁爐 Induction Hob	Miele	Miele	Miele	Miele
	抽油煙機 Cooker Hood	Miele	Miele	Miele	Miele
	蒸氣微波爐 Steam Combi Oven	Miele	Miele	Miele	Miele
	雪櫃 Refrigerator	Gaggenau	Gaggenau	Gaggenau	Gaggenau
	二合一洗衣機乾衣機 2-in-1 Washer / Dryer	Bosch	Bosch	Bosch	Bosch

### 31樓 31/F

單位 Flat	A (複式 Duplex)	
	品牌 Brand Name	
廚櫃組合 Kitchen Cabinet	Arclinea	
檯面 Countertop	Silestone / Corian	
洗滌盆水龍頭 Sink Mixer	Hansgrohe	
洗滌盆 Sink	Nito	
設備 Appliance	電磁爐 Induction Hob	Miele
	抽油煙機 Cooker Hood	Miele
	蒸氣微波爐 Steam Combi Oven	Miele
	雪櫃 Refrigerator	Gaggenau
	二合一洗衣機乾衣機 2-in-1 Washer / Dryer	Bosch

### 32樓 32/F

單位 Flat	A (複式 Duplex)	
	品牌 Brand Name	
廚櫃組合 Kitchen Cabinet	Arclinea	
檯面 Countertop	Silestone / Corian	
洗滌盆水龍頭 Sink Mixer	Hansgrohe	
洗滌盆 Sink	Nito	
設備 Appliance	電磁爐 Induction Hob	Miele
	抽油煙機 Cooker Hood	Miele
	蒸氣微波爐 Steam Combi Oven	Miele
	雪櫃 Refrigerator	Gaggenau
	二合一洗衣機乾衣機 2-in-1 Washer / Dryer	Bosch

備註：  
- 住宅樓層由5樓開始，不設4樓、13樓、14樓及24樓，17樓為避火層。  
- 賣方/發展商承諾如發展項目沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。

Notes:  
- Residential storeys start from 5/F; 4/F, 13/F, 14/F & 24/F are omitted; 17/F is refuge floor.  
- The Vendor/Developer undertakes that if appliances of the specified brand name or model are not installed in the Development, appliance of comparable quality will be installed.

中英文版本如有歧義，以英文版本為準。  
Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.

## 浴室裝置、設備及沐浴設施說明表 Schedule of Bathroom Fittings, Equipment and Bathing Facilities

5樓 - 29樓 5/F - 29/F

單位 Flat	A (複式 Duplex)	B	C	D	E	F	G
	品牌 Brand Name						
浴缸(如適用) Bathtub (if any)	N/A	Villeroy & Boch	Villeroy & Boch	N/A	Villeroy & Boch	Villeroy & Boch	N/A
座廁 Water Closet	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch
洗手盆 Hand-wash Basin	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch
浴缸水龍頭 Bathtub Mixer	N/A	Dornbracht	Dornbracht	N/A	Dornbracht	Dornbracht	N/A
花灑套裝 Shower Set	Dornbracht	Dornbracht	Dornbracht	Dornbracht	Dornbracht	Dornbracht	Dornbracht
洗手盆水龍頭 Basin Mixer	Dornbracht	Dornbracht	Dornbracht	Dornbracht	Dornbracht	Dornbracht	Dornbracht
廁紙架 Paper Holder	Bauhaus	Bauhaus	Bauhaus	Bauhaus	Bauhaus	Bauhaus	Bauhaus
熱水爐 Water Heater	Stiebel Eltron	Stiebel Eltron	Stiebel Eltron	Stiebel Eltron	Stiebel Eltron	Stiebel Eltron	Stiebel Eltron

30樓 30/F

單位 Flat	B	C (複式 Duplex)		E (複式 Duplex)		F	G
		浴室 Bathroom/Lavatory	洗手間 Powder Room	浴室 Bathroom/Lavatory	洗手間 Powder Room		
品牌 Brand Name							
浴缸(如適用) Bathtub (if any)	Villeroy & Boch	Villeroy & Boch	N/A	Villeroy & Boch	N/A	Villeroy & Boch	N/A
座廁 Water Closet	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch
洗手盆 Hand-wash Basin	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch	Villeroy & Boch
浴缸水龍頭 Bathtub Mixer	Dornbracht	Dornbracht	N/A	Dornbracht	N/A	Dornbracht	N/A
花灑套裝 Shower Set	Dornbracht	Dornbracht	Dornbracht	Dornbracht	Dornbracht	Dornbracht	Dornbracht
洗手盆水龍頭 Basin Mixer	Dornbracht	Dornbracht	Dornbracht	Dornbracht	Dornbracht	Dornbracht	Dornbracht
廁紙架 Paper Holder	Bauhaus	Bauhaus	Bauhaus	Bauhaus	Bauhaus	Bauhaus	Bauhaus
熱水爐 Water Heater	Stiebel Eltron	Stiebel Eltron	Stiebel Eltron	Stiebel Eltron	Stiebel Eltron	Stiebel Eltron	Stiebel Eltron

30樓 30/F

單位 Flat	A	
	浴室 Bathroom/Lavatory	洗手間 Powder Room
品牌 Brand Name		
浴缸(如適用) Bathtub (if any)	Villeroy & Boch	N/A
座廁 Water Closet	Villeroy & Boch	Villeroy & Boch
洗手盆 Hand-wash Basin	Villeroy & Boch	Villeroy & Boch
浴缸水龍頭 Bathtub Mixer	Dornbracht	N/A
花灑套裝 Shower Set	Dornbracht	Dornbracht
洗手盆水龍頭 Basin Mixer	Dornbracht	Dornbracht
廁紙架 Paper Holder	Bauhaus	Bauhaus
熱水爐 Water Heater	Stiebel Eltron	Stiebel Eltron

32樓 32/F

單位 Flat	A (複式 Duplex)	
	浴室 Bathroom/Lavatory	洗手間 Powder Room
品牌 Brand Name		
浴缸(如適用) Bathtub (if any)	Villeroy & Boch	N/A
座廁 Water Closet	Villeroy & Boch	Villeroy & Boch
洗手盆 Hand-wash Basin	Villeroy & Boch	Villeroy & Boch
浴缸水龍頭 Bathtub Mixer	Dornbracht	N/A
花灑套裝 Shower Set	Dornbracht	Dornbracht
洗手盆水龍頭 Basin Mixer	Dornbracht	Dornbracht
廁紙架 Paper Holder	Bauhaus	Bauhaus
熱水爐 Water Heater	Stiebel Eltron	Stiebel Eltron

備註：  
- 住宅樓層由5樓開始，不設4樓、13樓、14樓及24樓，17樓為避火層。  
- 賣方/發展商承諾如發展項目沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。

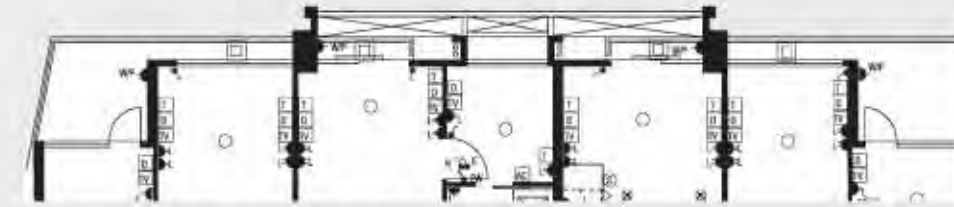
Notes:  
- Residential storeys start from 5/F; 4/F, 13/F, 14/F & 24/F are omitted; 17/F is refuge floor.  
- The Vendor/Developer undertakes that if appliances of the specified brand name or model are not installed in the Development, appliance of comparable quality will be installed.

## 機電裝置圖 Electrical & Mechanical Provisions Plan

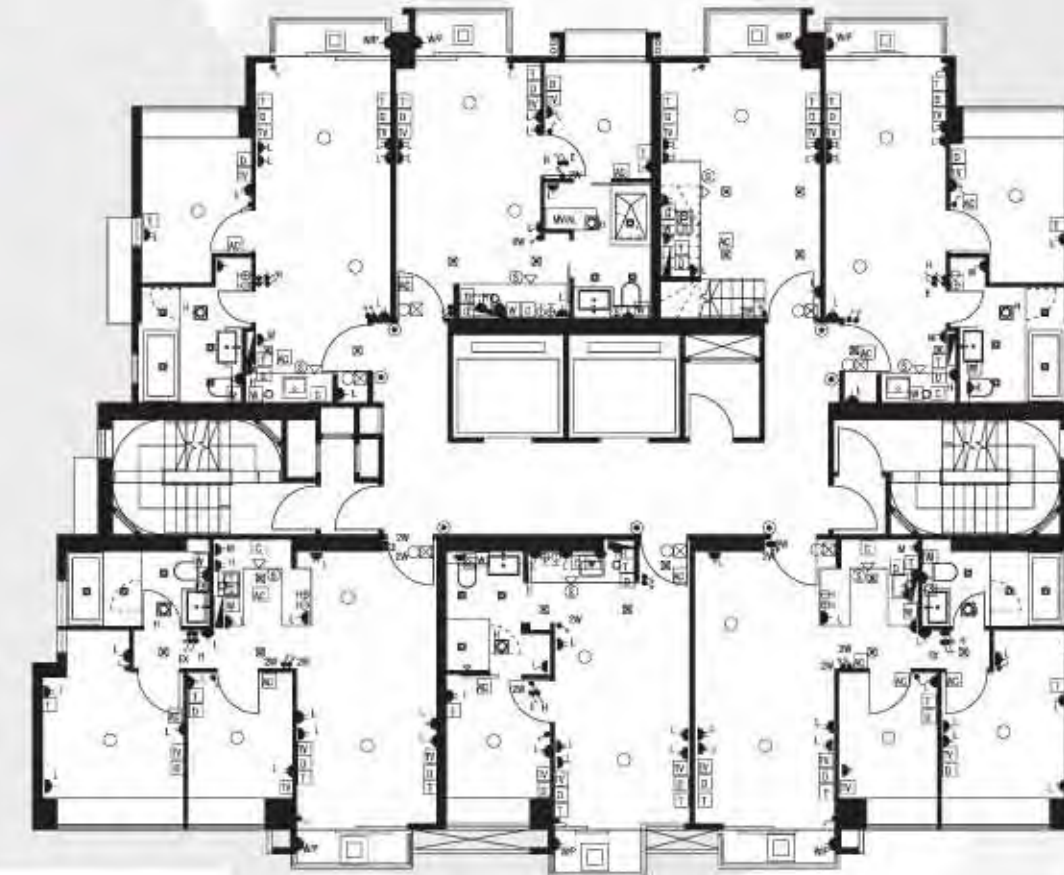
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5樓 - 16樓及18樓 - 29樓 | 5/F - 16/F & 18/F - 29/F



PART PLAN AT 5/F ONLY



5/F-16/F, 18/F-29/F FLOOR PLAN



FLAT A & FLAT B PART PLAN  
(AT 6/F, 8/F, 10/F, 12/F, 16/F, 19/F, 21/F, 23/F, 26/F & 28/F)



PART PLAN AT 5/F ONLY



### 機電裝置說明圖 MECHANICAL & ELECTRICAL PROVISIONS



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Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.



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30樓 | 30/F



機電裝置說明圖 MECHANICAL & ELECTRICAL PROVISIONS

- |  |  |   |
|--|--|---|
| 燈掣<br>LIGHTING SWITCH                  | 電視天線插座<br>TV OUTLET                            | 煮食爐電掣<br>POWER POINT FOR INDUCTION HOB          |
| 抽氣機掣<br>EXHAUSTED SWITCH               | 電話插座<br>TELEPHONE OUTLET                       | 配電箱<br>MCB BOARD                                |
| 熱水爐控制器<br>ELECTRIC WATER HEATER SWITCH | 數據插座<br>DATA OUTLET                            | 升降機掣<br>LIFT CALL BUTTON                        |
| 燈位<br>LAMP HOLDER                      | 接線電掣<br>FUSE CONNECTION UNIT                   | 洗衣機來水位<br>WATER INLET POINT FOR WASHING MACHINE |
| 天花燈<br>RECESSED DOWNLIGHT              | 門鈴<br>DOOR BELL PUSH BUTTON                    | 洗衣機去水位<br>WATER DRAIN POINT FOR WASHING MACHINE |
| 暖燈<br>HEAT LIGHT                       | 門鐘<br>DOOR BELL                                | 冷氣機掣位<br>SWITCH FOR A/C UNIT                    |
| 掛牆燈<br>WALL MOUNTED LIGHTING           | 天花燈<br>CEILING LIGHTING                        | 煙霧探測器<br>SMOKE DETECTOR                         |
| 插座<br>POWER SOCKET                     | 熱水爐電掣<br>POWER POINT FOR ELECTRIC WATER HEATER | 消防花灑頭<br>SPRINKLER HEAD                         |

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31樓 | 31/F



機電裝置說明圖 MECHANICAL & ELECTRICAL PROVISIONS

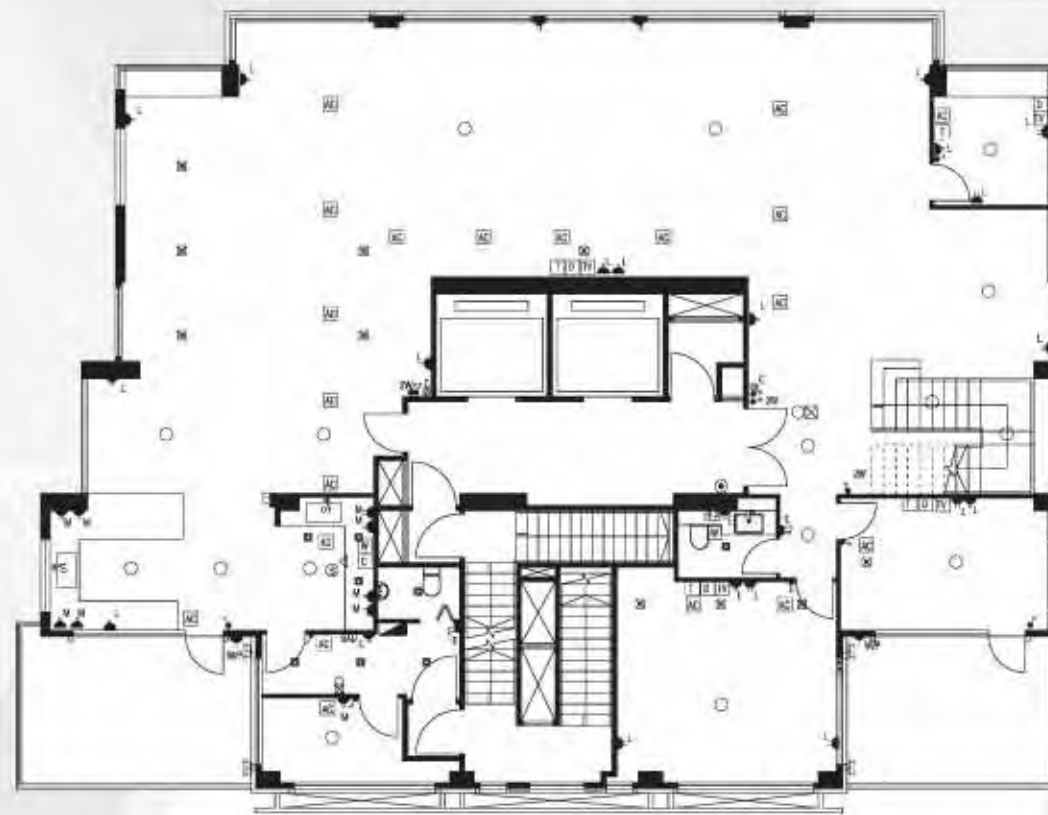
- |  |  |   |
|--|--|---|
| 燈掣<br>LIGHTING SWITCH                  | 電視天線插座<br>TV OUTLET                            | 煮食爐電掣<br>POWER POINT FOR INDUCTION HOB          |
| 抽氣機掣<br>EXHAUSTED SWITCH               | 電話插座<br>TELEPHONE OUTLET                       | 配電箱<br>MCB BOARD                                |
| 熱水爐控制器<br>ELECTRIC WATER HEATER SWITCH | 數據插座<br>DATA OUTLET                            | 升降機掣<br>LIFT CALL BUTTON                        |
| 燈位<br>LAMP HOLDER                      | 接線電掣<br>FUSE CONNECTION UNIT                   | 洗衣機來水位<br>WATER INLET POINT FOR WASHING MACHINE |
| 天花燈<br>RECESSED DOWNLIGHT              | 門鈴<br>DOOR BELL PUSH BUTTON                    | 洗衣機去水位<br>WATER DRAIN POINT FOR WASHING MACHINE |
| 暖燈<br>HEAT LIGHT                       | 門鐘<br>DOOR BELL                                | 冷氣機掣位<br>SWITCH FOR A/C UNIT                    |
| 掛牆燈<br>WALL MOUNTED LIGHTING           | 天花燈<br>CEILING LIGHTING                        | 煙霧探測器<br>SMOKE DETECTOR                         |
| 插座<br>POWER SOCKET                     | 熱水爐電掣<br>POWER POINT FOR ELECTRIC WATER HEATER | 消防花灑頭<br>SPRINKLER HEAD                         |

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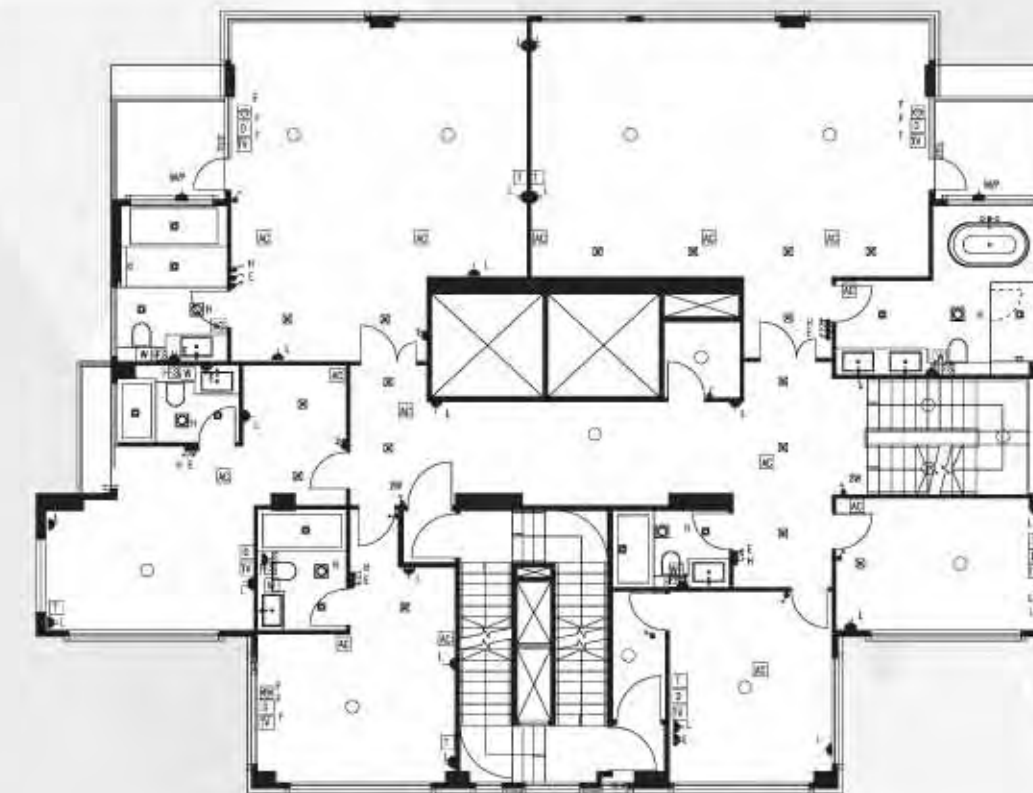
32樓 | 32/F



機電裝置說明圖 MECHANICAL & ELECTRICAL PROVISIONS

- |  |  |   |
|--|--|---|
| 燈掣<br>LIGHTING SWITCH                  | 電視天線插座<br>TV OUTLET                            | 煮食爐電掣<br>POWER POINT FOR INDUCTION HOB          |
| 抽氣機掣<br>EXHAUSTED SWITCH               | 電話插座<br>TELEPHONE OUTLET                       | 配電箱<br>MCB BOARD                                |
| 熱水爐控制器<br>ELECTRIC WATER HEATER SWITCH | 數據插座<br>DATA OUTLET                            | 升降機掣<br>LIFT CALL BUTTON                        |
| 燈位<br>LAMP HOLDER                      | 接線電掣<br>FUSE CONNECTION UNIT                   | 洗衣機來水位<br>WATER INLET POINT FOR WASHING MACHINE |
| 天花燈<br>RECESSED DOWNLIGHT              | 門鈴<br>DOOR BELL PUSH BUTTON                    | 洗衣機去水位<br>WATER DRAIN POINT FOR WASHING MACHINE |
| 暖燈<br>HEAT LIGHT                       | 門鐘<br>DOOR BELL                                | 冷氣機掣位<br>SWITCH FOR A/C UNIT                    |
| 掛牆燈<br>WALL MOUNTED LIGHTING           | 天花燈<br>CEILING LIGHTING                        | 煙霧探測器<br>SMOKE DETECTOR                         |
| 插座<br>POWER SOCKET                     | 熱水爐電掣<br>POWER POINT FOR ELECTRIC WATER HEATER | 消防花灑頭<br>SPRINKLER HEAD                         |

33樓 | 33/F



機電裝置說明圖 MECHANICAL & ELECTRICAL PROVISIONS

- |  |  |   |
|--|--|---|
| 燈掣<br>LIGHTING SWITCH                  | 電視天線插座<br>TV OUTLET                            | 煮食爐電掣<br>POWER POINT FOR INDUCTION HOB          |
| 抽氣機掣<br>EXHAUSTED SWITCH               | 電話插座<br>TELEPHONE OUTLET                       | 配電箱<br>MCB BOARD                                |
| 熱水爐控制器<br>ELECTRIC WATER HEATER SWITCH | 數據插座<br>DATA OUTLET                            | 升降機掣<br>LIFT CALL BUTTON                        |
| 燈位<br>LAMP HOLDER                      | 接線電掣<br>FUSE CONNECTION UNIT                   | 洗衣機來水位<br>WATER INLET POINT FOR WASHING MACHINE |
| 天花燈<br>RECESSED DOWNLIGHT              | 門鈴<br>DOOR BELL PUSH BUTTON                    | 洗衣機去水位<br>WATER DRAIN POINT FOR WASHING MACHINE |
| 暖燈<br>HEAT LIGHT                       | 門鐘<br>DOOR BELL                                | 冷氣機掣位<br>SWITCH FOR A/C UNIT                    |
| 掛牆燈<br>WALL MOUNTED LIGHTING           | 天花燈<br>CEILING LIGHTING                        | 煙霧探測器<br>SMOKE DETECTOR                         |
| 插座<br>POWER SOCKET                     | 熱水爐電掣<br>POWER POINT FOR ELECTRIC WATER HEATER | 消防花灑頭<br>SPRINKLER HEAD                         |

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## 服務協議

### Service agreements

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by Hongkong Electric Company Limited.

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

## 地稅

### Government rent

賣方會繳付有關該地段之地租由地契之日期起計直至買賣單位之成交日期。

The Vendor will pay/has paid all outstanding Government rent in respect of the Lot from the date of the Land Grant of the Lot up to and including the date of the Assignments of residential property.

## 買方的雜項付款

### Miscellaneous payments by purchaser

入伙時需繳費用：

1. 管理費上期：相等於2個月管理費
2. 管理費按金：相等於2個月管理費
3. 管理設施基金：相等於2個月管理費
4. 政府差餉及地租保證金
5. 裝修泥頭清理費：不多於1個月管理費
6. 公眾水電錶按金：按單位管理份數比例計算

#### INITIAL PAYMENTS UPON HANDOVER OF UNIT:

1. Management Fees in Advance - Equivalent to 2 months' management fees
2. Management Fees Deposit - Equivalent to 2 months' management fees
3. Special Fund - Equivalent to 2 months' management fees
4. Security Deposit for payment of Government Rent and Rates
5. Debris Removal and Initial Set-Up Fee - Equivalent to not more than 1 month's management fees
6. Deposit for Public Water & Electricity Meters - Calculated in proportion to the management shares of each unit

住宅單位附設(i)家居寬頻上網及(ii)固網電話線收費服務，供業主自由選購，費用自付。

The Owner has an absolute discretion to subscribe for (i) Internet Broadband Service and (ii) Fixed Telephone Line Service provided in the residential unit at his own costs.

上述費用之正確金額雖尚未決定，惟業主仍必須於入伙時繳付。

The Purchaser shall pay the aforementioned fees within the specified period for completion notwithstanding the exact amounts to be finalised.

上述資料僅供參考，詳細條款歡迎索閱大廈公契及買賣合約。

The above information is for brief reference only. Please kindly refer to the DMC and Sale and Purchase Agreement for details, the full script of which are available upon request.

## 欠妥之處的保養責任期

### Defect liability warranty period

買方須注意下述載於標準正式買賣合約內有關糾正缺陷之條款(如適用)：如買方依據合約第5條款完成物業買賣交易之後六個月內發出書面通知，要求糾正有關非因買方之行為或疏忽所引致物業或合約內附表六所詳列之裝置之任何缺陷，賣方於收到書面通知後，盡快在合理切實可行之情況下自費予以糾正。

**Purchaser should note the following provision contained in the standard formal Agreement for Sale and Purchase regarding defects rectification (if applicable):** 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 of the date of completion of the sale and purchase under Clause 5, remedy any defects to the Property, or the fittings or finishes specified in Schedule 6, caused otherwise than by the act or neglect of the Purchaser.

## 斜坡維修

### Maintenance of slopes

沒有

Nil

## 修訂

### Modification

本發展項目並沒有向政府提出申請修訂批地文件。

No application to the Government for a modification of the land grant for this development.

## 發展項目特有的有關資料

### Relevant information specific to the development

發展項目的公共設施及公眾休憩用地如下：

The public facilities and public open space in relation to the Development are as follows:

1. 根據大廈公契，所有政府及公眾人士有權於任何時候(無論日夜)可免費為所有合法用途暢通無阻地來回通過發展項目在本售樓說明書第68頁所載的地下平面圖中以黃色黑交叉線標示部份("移後範圍")。
2. 根據大廈公契，內地段第1580號其他部分的業主和住戶有權免費為所有合法用途暢通無阻地來回通過發展項目在本售樓說明書第68頁所載的地下平面圖中以黃色黑網點標示部份。
3. 根據大廈公契，發展項目的各業主須自費保養移後範圍及黃色黑網點範圍及其上或其內建造、裝設及提供的任何陰溝、人行道、地面、溝渠、污水管、下水道、排水管、消防龍頭、服務、街燈、交通標誌、街道傢俱、道路標記、裝置及其他構築物(統稱"構築物")，使其維持在一個良好狀況及作出實質維修。
4. 發展商擁有獨有及不受限制的權利和特權把移後範圍、黃色黑網點範圍及/或就發展項目於其名下的任何部分連同其上或其內的構築物分割出來、交還、貢獻、自願移入或轉讓給公眾或政府而無需加入其他業主為訂約方；但前提是(i)在作出該些分割、交還、貢獻、自願移入或轉讓時，發展商不會對其他業主持有、使用、佔用及享有自己擁有的單位的權利造成乾擾或妨礙，亦不會對他們有關的權利和權益有不利或重大影響，以及(ii)除發展商外，其他業主無權向政府就該交還、貢獻或轉讓作出任何代價或利益申索。

1. Pursuant to the DMC, all Government and public pedestrian traffic shall have the right at all times during the day and night to enter upon and pass and repass on, along, to, from, by, through and over the area of the Development as, for identification purpose, shown coloured yellow cross-hatched black on the Ground Floor Plan at P.68 (the "Setback Area") for all lawful purposes free of cost and payment.

2. Pursuant to the DMC, the owners and occupiers for the time being of the other portions of the said Inland Lot No. 1580 shall have the right to enter upon and pass and repass by foot on, along, to, from, by, through and over the areas of the Development as, for identification purpose, shown coloured yellow stippled black area on the Ground Floor Plan at P.68 ("the Yellow Stippled Black Area") for all lawful purposes free of cost and payment.

3. Pursuant to the DMC, the Owners shall at their own costs and expenses maintain in good substantial repair and condition the Yellow Stippled Black Area and the Setback Area together with any culverts, pavements, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings, plants and other structures (the "Structure") constructed, installed and provided thereon or therein.

4. The Vendor shall have the exclusive and unrestricted right and privilege to carve out, surrender, dedicate, voluntary set back or assign the Setback Area and/or any part or parts of the Development vested in the Vendor to the public and/or the Government without the necessity of joining in other Owners Provided That in making such carving out, surrender, dedication, voluntary set back or assignment the Vendor shall not interfere with an Owner's right to hold use occupy and enjoy any part of the Development which he owns nor adversely or materially affect an Owner's rights and interests in relation thereto and Provided Further That no Owner except the Vendor shall have any claim for whatsoever consideration or benefit (if any) from the Government as a result of such surrender, dedication or assignment.

上述資料僅供參考。詳細條款，請參閱大廈公契擬稿。大廈公契擬稿全文可按要求免費參閱。

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## 申請建築物總樓面面積寬免的資料

### Information in application for concession on gross floor area of building

#### 環保設施 GREEN FEATURES

物業內有按屋宇署、地政總署及規劃署的環保及創新樓宇政策獲豁免計算建築面積的環保及創新設施：露台、工作平台、非結構預製外牆、加闊的公共走廊及升降機大堂及設有郵箱的郵件派送室。

The following green and innovative features have been exempted from Gross Floor Area Calculation under the Buildings Ordinance: Balconies, Utility Platforms, Non-structural Prefabricated External Walls, Wider Common Corridors and Lift Lobbies & Mail Delivery Room with Mail Box.

#### 已獲豁免之露台面積 Exempted Balconies Area

樓層 Floor	單位 Flat	已獲豁免 露台面積(平方米) Exempted Balcony Area (sq.m.)	已獲豁免露台面積 (平方呎) Exempted Balcony Area (sq.ft.)	總面積 (平方米) Total Area (sq.m.)	總面積 (平方呎) Total Area (sq.ft.)
5樓 - 29樓 5/F - 29/F	A	20	215	266	2863
	B	40	431		
	C	42	452		
	D	42	452		
	E	42	452		
	F	40	431		
	G	40	431		
30樓 30/F	B	2	22	12	129
	C	3	32		
	E	3	32		
	F	2	22		
	G	2	22		
31樓 31/F	A	-	-	-	-
32樓 32/F	A	-	-	-	-
總數 Total				278	2992

#### 已獲豁免之工作平台面積 Exempted Utility Platforms Area

樓層 Floor	單位 Flat	已獲豁免工作平台 面積(平方米) Exempted Utility Platforms Area (sq.m.)	已獲豁免工作平台 面積(平方呎) Exempted Utility Platforms Area (sq.ft.)	總面積 (平方米) Total Area (sq.m.)	總面積 (平方呎) Total Area (sq.ft.)
5樓 - 29樓 5/F - 29/F	A	16.5	178	16.5	178
	B	-	-		
	C	-	-		
	D	-	-		
	E	-	-		
	F	-	-		
	G	-	-		
30樓 30/F	B	-	-	-	-
	C	-	-		
	E	-	-		
	F	-	-		
	G	-	-		
31樓 31/F	A	-	-	-	-
32樓 32/F	A	-	-	-	-
總數 Total				16.5	178



#### 已獲豁免之非結構預製外牆(不包括石屎面板)面積

#### Exempted Non-structural Prefabricated External Walls (concrete cladding is excluded) Area

樓層 Floor	單位 Flat	已獲豁免非結構 預製外牆(不包括 石屎面板)面積 (平方米) Exempted Non-structural Prefabricated External Walls (concrete cladding is excluded) Area (sq.m.)	已獲豁免非結構 預製外牆(不包括 石屎面板)面積 (平方呎) Exempted Non-structural Prefabricated External Walls (concrete cladding is excluded) Area (sq.ft.)	總面積 (平方米) Total Area (sq.m.)	總面積 (平方呎) Total Area (sq.ft.)
5樓 - 29樓 5/F - 29/F	A	-	-	56.721	611
	B	10.860	117		
	C	16.863	182		
	D	-	-		
	E	18.438	198		
	F	10.560	114		
	G	-	-		
30樓 30/F	B	0.543	6	1.071	12
	C	-	-		
	E	-	-		
	F	0.528	6		
	G	-	-		
31樓 31/F	A	0.871	9	0.871	9
32樓 32/F	A	3.874	42	3.874	42
總數 Total				62.537	673

#### 已獲豁免之加闊公用走廊及升降機大堂面積表

#### Exempted Wider Common Corridors and Lifts Lobbies Area Schedule

樓層 Floor	樓層 數目 No. of Storeys	已獲豁免加闊 公用走廊及 升降機大堂面積 (平方米) Exempted Wider Common Corridors and Lifts Lobbies Area (sq.m.)	已獲豁免 加闊公用走廊及 升降機大堂面積 (平方呎) Exempted Wider Common Corridors and Lifts Lobbies Area (sq.ft.)	總面積 (平方米) Total Area (sq.m.)	總面積 (平方呎) Total Area (sq.ft.)
5樓 5/F	1	1.775	19	1.775	19
6樓 - 28樓 6/F - 28/F	10	1.775	19	17.75	191
7樓 - 29樓 7/F - 29/F	10	1.775	19	17.75	191
30樓 30/F	1	1.525	16	1.525	16
31樓 31/F	1	1.623	17	1.623	17
32樓 32/F	1	1.466	16	1.466	16
總數 Total				41.889	451

#### 註 [Remarks]:

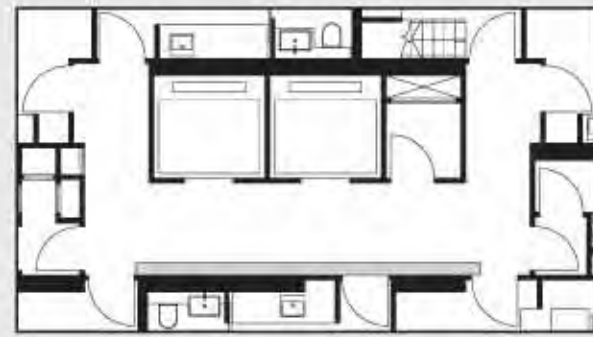
- 住宅樓層由5樓開始，不設4樓、13樓、14樓及24樓，17樓為避火層。Residential storeys start from 5/F; 4/F, 13/F, 14/F & 24/F are omitted; 17/F is refuge floor.
- 上述所列之平方呎面積是以1平方米 = 10.7639平方呎換算並以四捨入法調整至整數平方呎，住宅單位之面積根據買賣合約所訂定為準。The areas shown in square feet above have been converted from areas in square meter based on a rate of 1 square meter = 10.7639 square feet and rounded to the nearest whole square foot, which shall be subject to the terms of the Formal Agreement for Sale and Purchase.

中英文版本如有歧義，以英文版本為準。

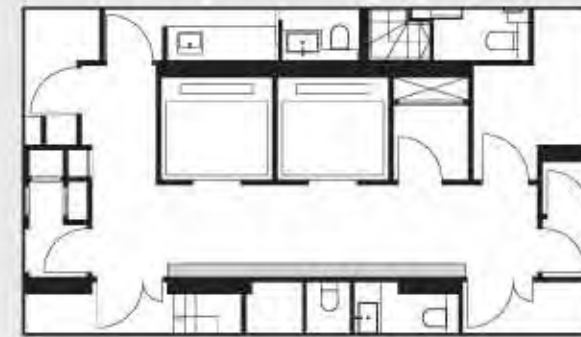
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加闊的公用走廊及升降機大堂平面圖  
**PLAN OF WIDER COMMON CORRIDORS AND LIFT LOBBIES**

5樓至29樓\*升降機大堂  
 Lift lobby of 5/F – 29/F\*



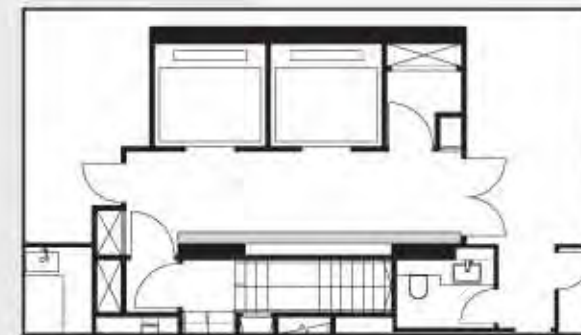
30樓升降機大堂  
 Lift lobby of 30/F



31樓升降機大堂  
 Lift lobby of 31/F



32樓升降機大堂  
 Lift lobby of 32/F



加闊的公用走廊及升降機大堂  
 Wider Common Corridors and Lift Lobbies

\* 住宅樓層由5樓開始，不設4樓、13樓、14樓及24樓，17樓為避火層。  
 Residential storeys start from 5/F; 4/F, 13/F, 14/F & 24/F are omitted; 17/F is refuge floor.

**其他資料**  
**Other Information**

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物業網址 Website of development: <http://www.yooresidence.com.hk>#

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Website containing electronic copies of sales brochure, price list(s) and register of Agreement for Sale and Purchase / register of transactions.

發展項目郵寄地址：香港銅鑼灣道33號

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District: Causeway Bay

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賣方之控股公司

Holding Company of the Vendor



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