明翹峯
MOUNT GRAND

SALES BROCHURE 售樓說明書

明翹峯
MOUNT GRAND



01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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

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

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1 The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

2 According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—

(i) the external dimensions of each residential property;

(ii) the internal dimensions of each residential property;

(iii) the thickness of the internal partitions of each residential property;

(iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.



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- Check the DMC on whether animals can be kept in the residential property.

7. Information on availability of residential properties for selection at sales office

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5 % of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.

- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should -

  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and

  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.



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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - ➢ strike or lock-out of workmen;
    - ➢ riots or civil commotion;
    - ➢ force majeure or Act of God;
    - ➢ fire or other accident beyond the vendor's control;
    - ➢ war; or
    - ➢ inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

3 Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

For first-hand completed residential properties

16. Vendor's information form

- Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/ properties you intend to purchase.

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

For complaints and enquiries relating to the sales of first-hand residential properties by the vendors which the Ordinance applies, please contact the Sales of First-hand Residential Properties Authority -

Website	: www.srpa.gov.hk
Telephone	: 2817 3313
Email	: enquiry_srpa@hd.gov.hk
Fax	: 2219 2220

Other useful contacts:

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611
Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596
Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023



01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網(下稱「銷售資訊網」)(網址：www.srpe.gov.hk)，參考「銷售資訊網」內有關一手住宅物業的市場資料 。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成 交紀錄冊。
- 發展項目的售樓說明書，會在該項目的出售日期前最少七 日向公眾發布，而有關價單和銷售安排，亦會在該項目的 出售日期前最少三日公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊， 以供查閱。

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留 意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料[1]。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價**5%**的臨時訂金。

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1 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

2 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。



01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

- 留意在有關住宅物業的銷售開始前，賣方(包括其獲授權代表)不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。

- 您可委託任何地產代理(不一定是賣方所指定的地產代理)，以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

- 委託地產代理以物色物業前，您應該—

  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；

  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：www.eaa.org.hk)，查閱牌照目錄。

12. 委聘律師

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

- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。

- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。

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

- 收樓日期

  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。

    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

- 認可人士可批予在預計關鍵日期之後完成發展項目

  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：

    - ➢ 工人罷工或封閉工地；
    - ➢ 暴動或內亂；
    - ➢ 不可抗力或天災；
    - ➢ 火警或其他賣方所不能控制的意外；
    - ➢ 戰爭；或
    - ➢ 惡劣天氣。

  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。

  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。

- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

3 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。



01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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

網址	: www.srpa.gov.hk
電話	: 2817 3313
電郵	: enquiry_srpa@hd.gov.hk
傳真	: 2219 2220

其他相關聯絡資料：

消費者委員會

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

地產代理監管局

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

香港地產建設商會

電話	: 2826 0111
傳真	: 2845 2521

一手住宅物業銷售監管局
2023年3月



02 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
MOUNT GRAND

發展項目名稱
明翹峯

Name of the street at which the Development is situated and street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
Block A: 57 Kin Wah Street
Block B: 66 Fort Street
(Note: The above is a provisional street number and is subject to confirmation from the Rating and Valuation Department when the Development is completed.)

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
A座：建華街57號
B座：堡壘街66號
（備註：上述為臨時門牌號數並有待差餉物業估價署在發展項目建成時確認。）

The Development consists of one multi-unit building
(Note: i.e. Block A)

發展項目包含一幢多單位建築物
(備註：指A座)

Total number of storeys of this multi-unit building
27 storeys
(excluding LG2/F, LG1/F, Main Roof, Upper Roof and Top Roof)

該幢多單位建築物的樓層總數
27層
(不包括地下低層2、地下低層1、天台、上層天台及頂層天台)

Floor numbering in this multi-unit building as provided in the approved building plans for the Development
LG2/F, LG1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F, Main Roof, Upper Roof and Top Roof

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地下低層2、地下低層1、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至30樓、天台、上層天台及頂層天台

Omitted Floor Numbers in this multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F, 14/F and 24/F are omitted

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
不設4樓、13樓、14樓及24樓

Refuge floor (if any) of this multi-unit building
Not applicable

該幢多單位建築物內的庇護層（如有的話）
不適用

The Development is an uncompleted development

1. The estimated material date for the Development, as provided by the Authorized Person for the Development is 30 June 2027.

2. The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

3. Under the Land Grant, the consent of the Director of Lands is not required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, the Development is deemed to be completed on the date on which an occupation permit for every building in the Development is issued.

本發展項目屬未落成發展項目

1. 由發展項目的認可人士提供的發展項目的預計關鍵日期：2027年6月30日。

2. 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

3. 根據批地文件，進行該項買賣，不需獲地政總署署長同意。為買賣合約的目的，發展項目當作在佔用許可證就發展項目中的每幢建築物發出的日期落成。



03 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT
賣方及有參與發展項目的其他人的資料

Vendor
Grand Build Development Limited

賣方
佳建物業發展有限公司

Holding companies of the vendor
Grand Ming Group Holdings Limited
Chan HM Company Limited
Wonder Flame Limited

賣方的控權公司
佳明集團控股有限公司
Chan HM Company Limited
Wonder Flame Limited

Authorized person for the Development
Chang Yu Ming

發展項目的認可人士
張瑜明

The firm or corporation of which the authorized person for the Development is a proprietor, director or employee in his or her professional capacity
RDLA Architects & Engineers Limited

認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
許李嚴(亞洲)建築及工程師有限公司

Building contractor for the Development
Grand Tech Construction Company Limited

發展項目的承建商
佳盛建築有限公司

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Grandall Zimmern Law Firm

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
國浩律師(香港)事務所

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Not applicable

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
不適用

Any other person who has made a loan for the construction of the Development
Rich Vision Limited Partnership Fund
GLAS Agency (Hong Kong) Limited

已為發展項目的建造提供貸款的任何其他人
Rich Vision Limited Partnership Fund
GLAS Agency (Hong Kong) Limited



04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT
有參與發展項目的各方的關係

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

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

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

There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

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

The range of the thickness of curtain walls is 200mm.

發展項目將不會有構成圍封牆的一部分的非結構的預製外牆。

發展項目將會有構成圍封牆的一部分的幕牆。

幕牆的厚度範圍為200毫米。

Schedule of total area of curtain walls of each residential property
每個住宅物業的幕牆總面積表

Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積（平方米）
2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓	A	2.406
	B	2.327

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

備註：
不設4樓、13樓、14樓及24樓。

06 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

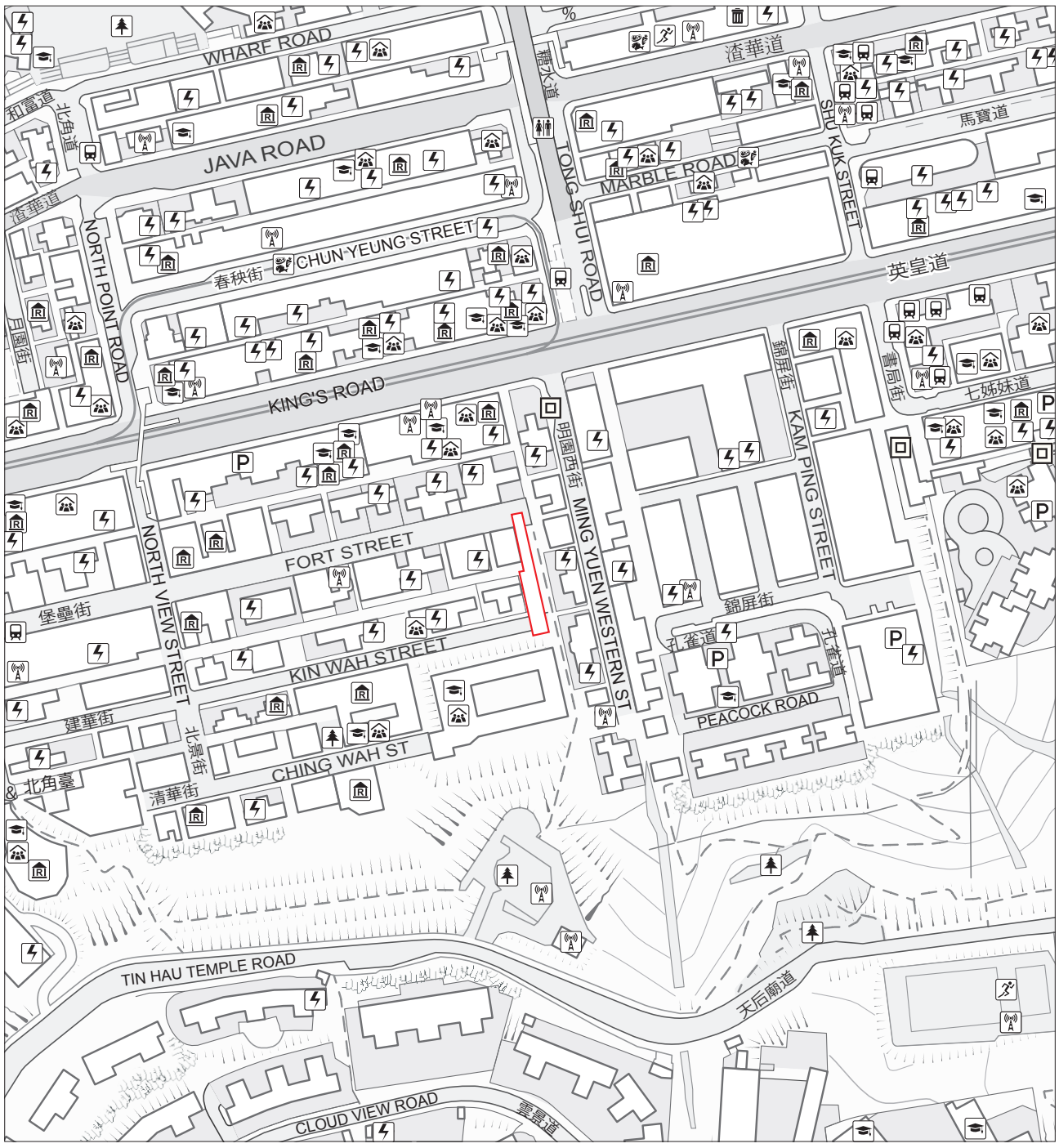
The person appointed as the manager of the Development under the latest draft Deed of Mutual Covenant

根據有關公契的最新擬稿，獲委任為發展項目管理人的人

Grand Ming Property Management Limited

佳明物業管理有限公司

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



Boundary Line of the Development
發展項目的界線

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SE-A dated 22 October 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

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

此位置圖是由賣方擬備並參考地政總署測繪處於2026年10月22日出版之數碼地形圖，圖幅編號T11-SE-A，有需要處經修正處理。

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

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

&CHEUNG HONG STREET 長康街
%NORTH POINT ESTATE LANE 北角邨里
NORTH POINT TERRACE 北角臺
TSAT TSZ MUI ROAD 七姊妹道
YUET YUEN STREET 月園街

Notation 圖例

- Public Park 公園
- Sports Facilities (including Sports Ground and Swimming Pool) 體育設施（包括運動場及游泳池）
- School (including Kindergarten) 學校（包括幼稚園）
- Public Transport Terminal (including Rail Station) 公共交通總站（包括鐵路車站）
- Market (including Wet Market and Wholesale Market) 市場（包括濕貨市場及批發市場）
- Public Carpark (including Lorry Park) 公眾停車場（包括貨車停泊處）
- Religious Institution (including Church, Temple and Tsz Tong) 宗教場所（包括教堂、廟宇及祠堂）
- Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled) 社會福利設施（包括老人中心及弱智人士護理院）
- Public Utility Installation 公用事業設施裝置
- Power Plant (including Electricity Sub-stations) 發電廠（包括電力分站）
- Ventilation Shaft for the Mass Transit Railway 香港鐵路的通風井
- Refuse Collection Point 垃圾收集站
- Public Convenience 公廁

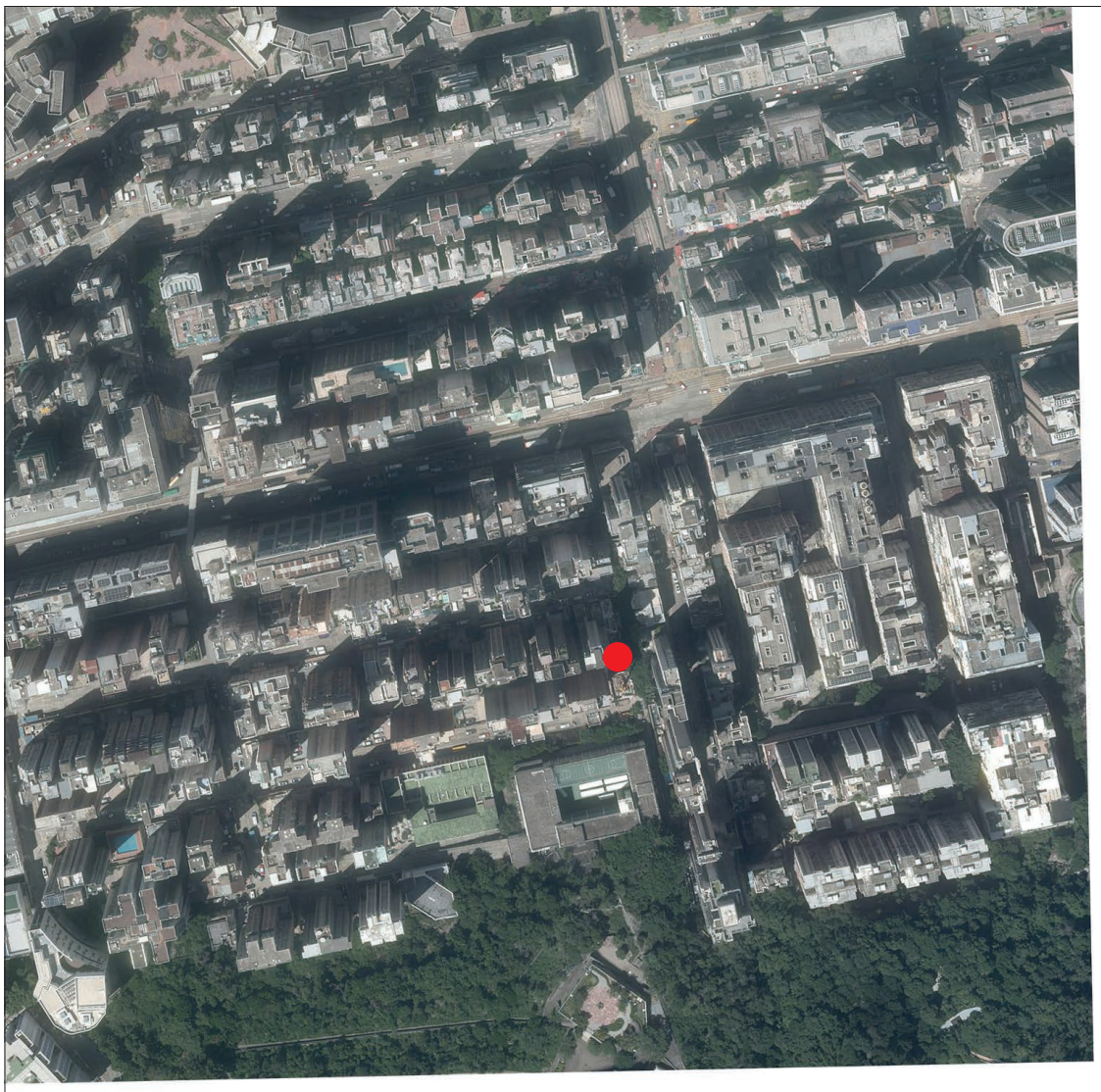
Notes:

1. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
2. The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



This blank area falls outside the coverage of the aerial photograph
鳥瞰照片並不覆蓋本空白範圍

Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E259771C, date of flight: 12 September 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E259771C，飛行日期：2025年9月12日。

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Notes:

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

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
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08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT
發展項目的鳥瞰照片



This blank area falls outside the coverage of the aerial photograph
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Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E259772C, date of flight: 12 September 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E259772C，飛行日期：2025年9月12日。

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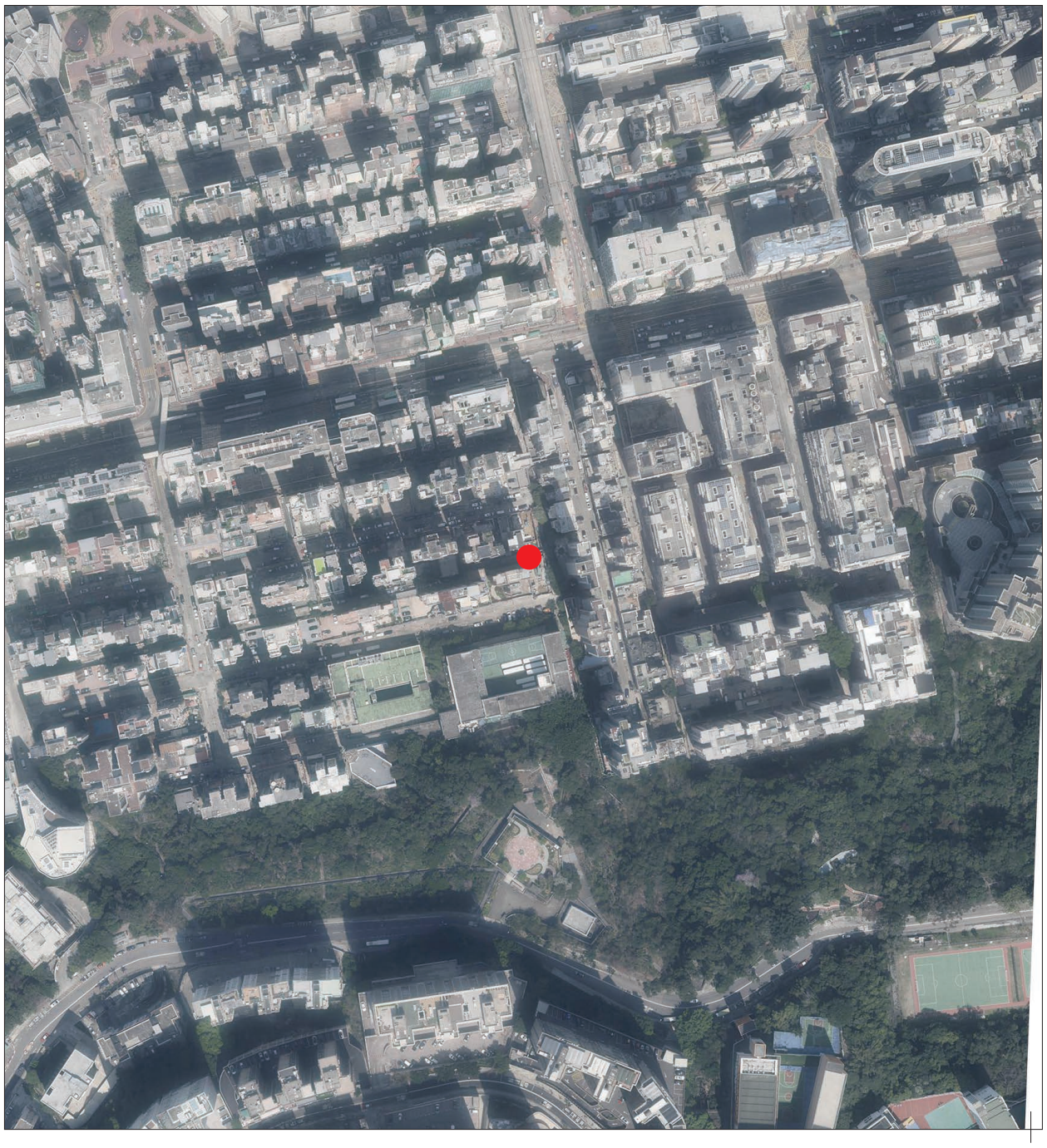
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備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Location of the Development
發展項目的位置

This blank area falls outside the coverage of the aerial photograph
鳥瞰照片並不覆蓋本空白範圍

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E255130C, date of flight: 22 March 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E255130C，飛行日期：2025年3月22日。

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Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E255129C, date of flight: 22 March 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E255129C，飛行日期：2025年3月22日。

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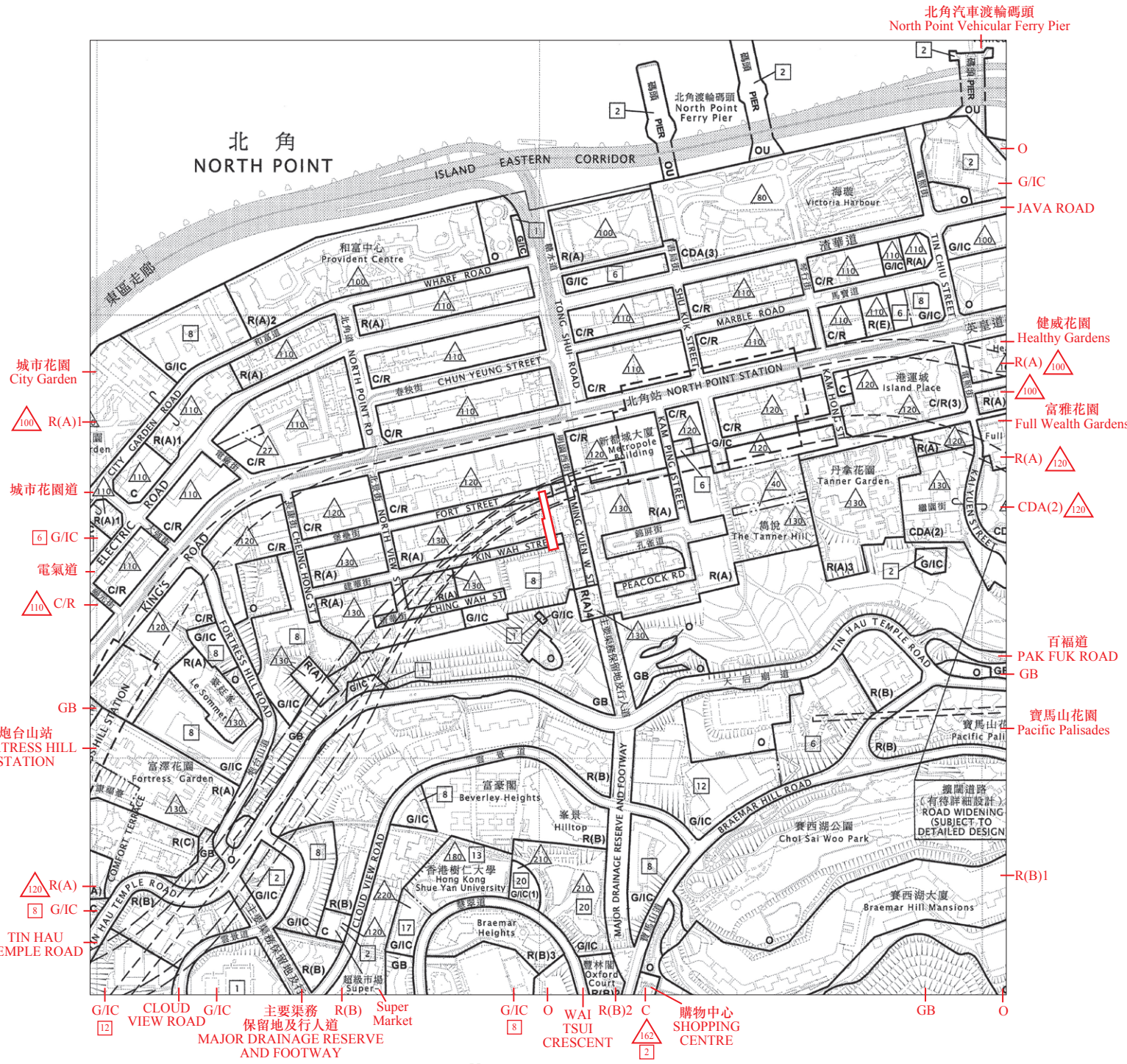
Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

09 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



Extract from the approved North Point Outline Zoning Plan (Plan no. S/H8/28), gazetted on 19 April 2024, with adjustments where necessary as shown in red.

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

摘錄自2024年4月19日刊憲之北角分區計劃大綱核准圖（圖則編號S/H8/28），有需要處經修正處理，以紅色表示。

地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Notation 圖例

Zones 地帶

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

Notes:
1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

Communications 交通

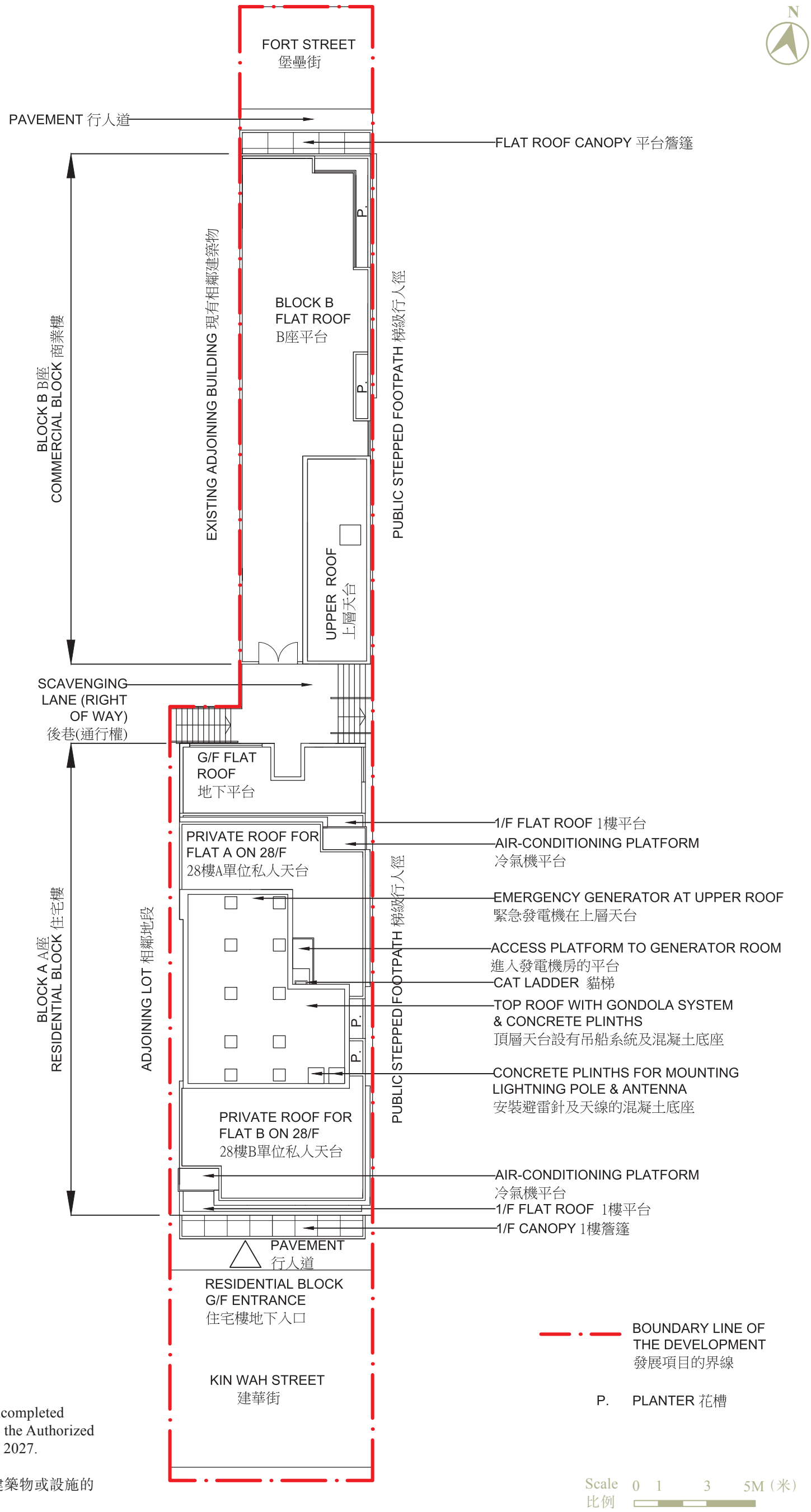
- Railway and Station (Underground) 鐵路及車站（地下）
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路
- Railway Reserve 鐵路專用範圍

Miscellaneous 其他

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

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Estimated date of completion of the uncompleted buildings and facilities, as provided by the Authorized Person for the Development is 30 June 2027.

發展項目的認可人士提供的未落成建築物或設施的預計落成日期為2027年6月30日 。

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

Legend of terms and abbreviations used on the floor plans:
樓面平面圖中所使用名詞及簡稱之圖例：

A/C	Air-conditioner	冷氣機
A/C PLATFORM	Air-conditioning platform	冷氣機平台
ARCHITECTURAL FEATURE PROJECTION	Architectural feature projection	建築裝飾突出部分
BATH	Bathroom	浴室
BED ROOM 1	Bed Room 1	睡房1
BED ROOM 2	Bed Room 2	睡房2
CORRIDOR (FOR PRIVATE ACCESS & MAINTENANCE ONLY)	Corridor (for private access and maintenance only)	走廊(只供私人通行及維修之用)
C.L.	Cat ladder	貓梯
DN.	Down	下
ELECT. METER CABINET	Electrical meter cabinet	電錶櫃
F.H.	Fire hydrant	消防栓
Ⓐ	Flat A	A單位
Ⓑ	Flat B	B單位
H.R. AT H/L	Hose reel at high level	消防喉轆在上
L-1	Lift 1	升降機1號
L-2	Lift 2	升降機2號
LIFT CONTROL PANEL	Lift control panel	升降機控制板
LIFT LOBBY	Lift lobby	升降機大堂
LIV./DIN.	Living room and dining room	客廳及飯廳
O. KIT	Open kitchen	開放式廚房
P.D.	Pipe duct	管道槽
PRIVATE ROOF	Private roof	私人天台
SINK	Sink	洗滌盆
S.P.D.	Stair pressurization duct	樓梯增壓槽
T.D.	Telephone duct	電話槽
UP	Up	上
W.M.C.	Water meter cabinet	水錶櫃

Remarks applicable to floor plans of residential properties in the Development:

1. The dimensions of the floor plans are all structural dimensions in millimetre.
2. There may be architectural features and/or exposed pipes on external walls of some floors.
3. There may be ceiling bulkheads or suspended ceiling at living room and dining room, bed room, bathroom and/or open kitchen of some residential flats for the air-conditioning system and/or conduits and/or Mechanical & Electrical services.
4. The indications of fittings such as air-conditioner, sinks, water closet and wash basin, etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
5. Common drain pipes enclosed in cladding are located at /adjacent to external wall of some residential properties.

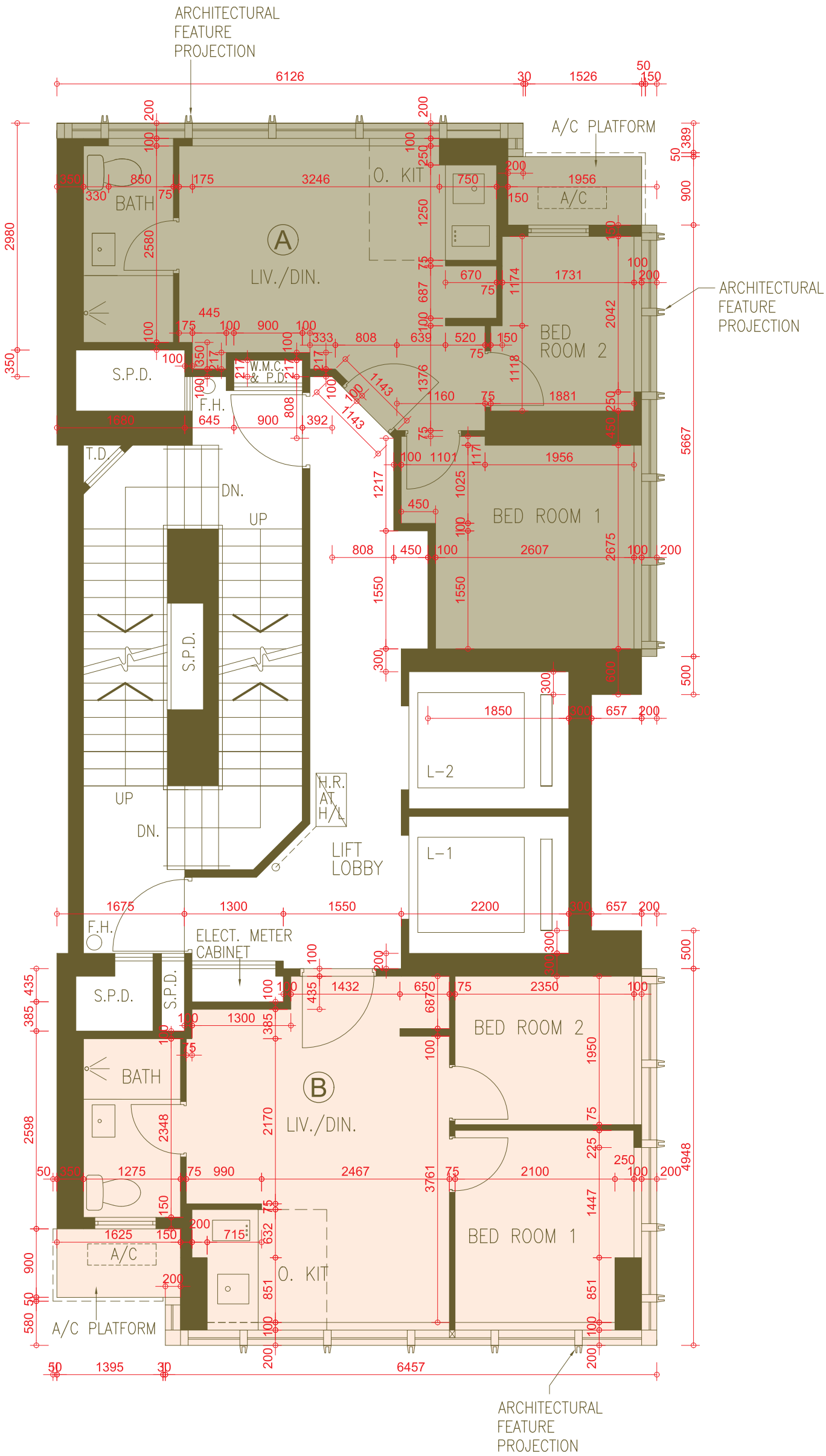
適用於發展項目的住宅物業樓面平面圖之備註：

1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
2. 部分樓層外牆設有建築裝飾及/或外露喉管。
3. 部分住宅單位的客廳及飯廳、睡房、浴室及/或開放式廚房之裝飾橫樑或假天花內裝置空調系統及/或喉管及/或其他機電設備。
4. 樓面平面圖上所示之裝置如冷氣機、洗滌盆、坐廁及洗面盆等只供展示其大約位置而非展示其實際大小、設計或形狀。
5. 部分住宅物業的外牆上或其鄰近地方覆蓋層板內藏公用水渠。

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

2/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-28/F Floor Plan
2樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓樓面平面圖

N



Scale 0 1 2 3 4 5M (米)
比例

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

Description of Residential Property 物業的描述	Floor 樓層	Flat 單位	
		A	B
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-27/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓至27樓	150	150, 175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3200, 3400, 3500	3200, 3400, 3500
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	28/F 28樓	150, 175	150, 175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3500	3500

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.

(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

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。

(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。)

Notes:

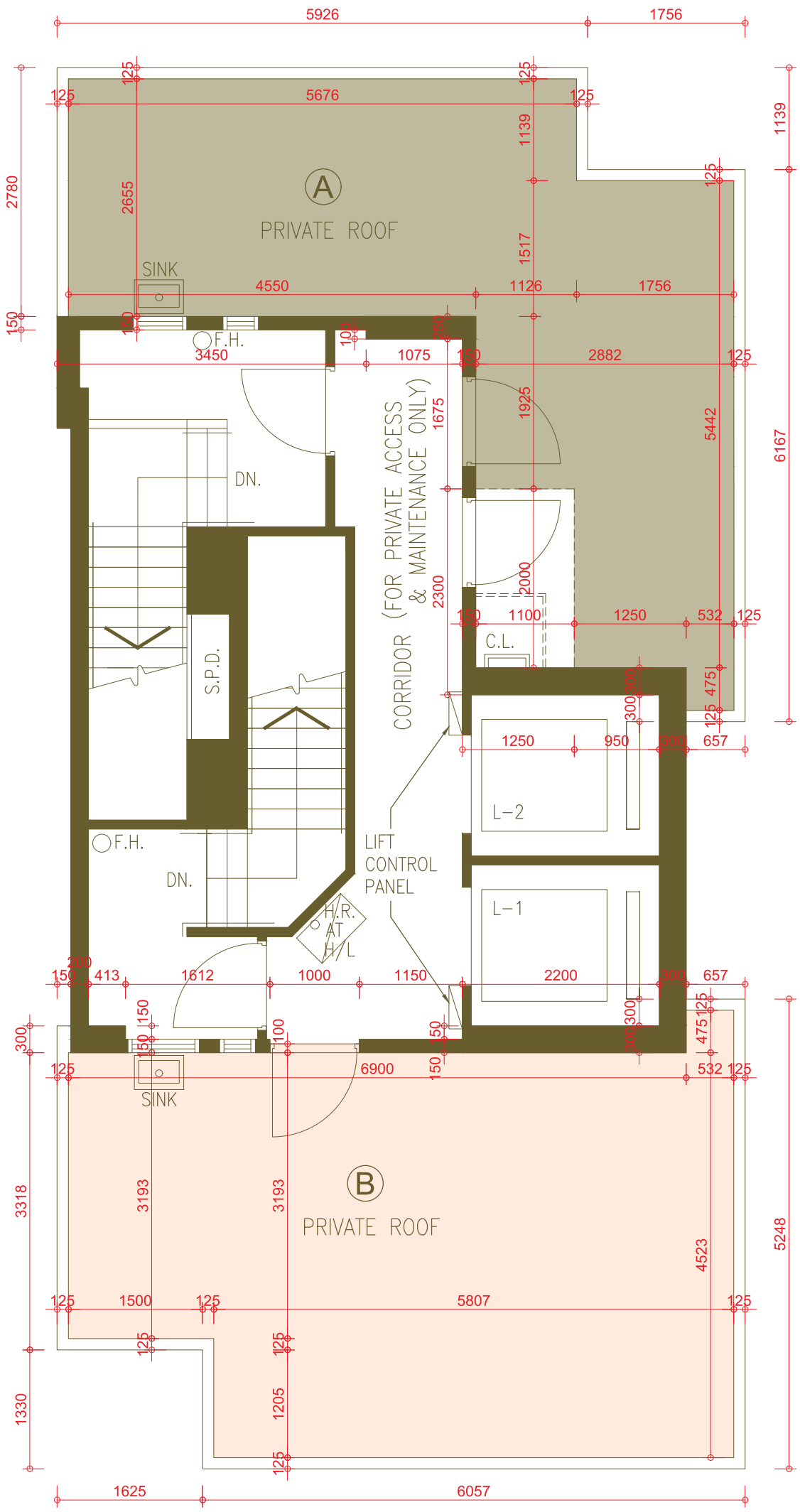
1. Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
2. "Floor-to-floor height" refers to the height between the top surface of the structural slab and any mass concrete fill thereon (if any) of a floor and the top surface of the structural slab of its immediate upper floor.
3. 4/F, 13/F, 14/F & 24/F are omitted.
4. Flat A and Flat B on the 28/F respectively include a roof situated on the Main Roof Floor. There are two mechanical floors (namely the 29/F and the 30/F) between the 28/F and the Main Roof Floor, and the said Flats are not connected to the said roofs. Please refer to the section “Cross-section Plan of Building in the Development” of this sales brochure for details.

備註：

1. 請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之圖例以協助閱讀發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
2. "層與層之間的高度"指該樓層之結構地台連其上之混凝土填充層(如有)表面與上一層結構地台面之高度距離。
3. 不設4樓、13樓、14樓及24樓。
4. 28樓A單位及B單位分別包括位於天台層的天台。28樓與天台層之間有兩層機房層(即29樓及30樓)，而該等單位與該等天台並無連接。詳情請參閱本售樓說明書「發展項目中的建築物的橫截面圖」一節。

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

Main Roof Plan
天台平面圖



Scale 0 1 2 3 4 5M (米)
比例

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

Description of Residential Property 物業的描述	Floor 樓層	Flat 單位	
		A	B
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Main Roof 天台	Not applicable 不適用	
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

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。
(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。)

Notes:

1. Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
2. "Floor-to-floor height" refers to the height between the top surface of the structural slab and any mass concrete fill thereon (if any) of a floor and the top surface of the structural slab of its immediate upper floor.
3. 4/F, 13/F, 14/F & 24/F are omitted.
4. Flat A and Flat B on the 28/F respectively include a roof situated on the Main Roof Floor. There are two mechanical floors (namely the 29/F and the 30/F) between the 28/F and the Main Roof Floor, and the said Flats are not connected to the said roofs. Please refer to the section “Cross-section Plan of Building in the Development” of this sales brochure for details.

備註：

1. 請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之圖例以協助閱讀發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
2. "層與層之間的高度"指該樓層之結構地台連其上之混凝土填充層(如有)表面與上一層結構地台面之高度距離。
3. 不設4樓、13樓、14樓及24樓。
4. 28樓A單位及B單位分別包括位於天台層的天台。28樓與天台層之間有兩層機房層(即29樓及30樓)，而該等單位與該等天台並無連接。詳情請參閱本售樓說明書「發展項目中的建築物的橫截面圖」一節。



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

Description of residential property 物業的描述			Saleable area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the saleable area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Block A A座	2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-27/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓至27樓	A	36.069 (388) Balcony 露台：- (-) Utility platform 工作平台：- (-)	-	-	-	-	-	-	-	-	-	-
		B	35.617 (383) Balcony 露台：- (-) Utility platform 工作平台：- (-)	-	-	-	-	-	-	-	-	-	-
	28/F 28樓	A	36.069 (388) Balcony 露台：- (-) Utility platform 工作平台：- (-)	-	-	-	-	-	-	27.100 (292)	-	-	-
		B	35.617 (383) Balcony 露台：- (-) Utility platform 工作平台：- (-)	-	-	-	-	-	-	31.706 (341)	-	-	-

The saleable area of each residential property and the floor area of every one of the balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

每個住宅單位之實用面積，以及每一個露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。 其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

1. The areas as specified above in square feet are converted from the area in square metre at rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metres.
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. There are no balcony, utility platform and verandah in the residential properties of the Development.
4. Flat A and Flat B on the 28/F respectively include a roof situated on the Main Roof Floor. There are two mechanical floors (namely the 29/F and the 30/F) between the 28/F and the Main Roof Floor, and the said Flats are not connected to the said roofs. Please refer to the section "Cross-section Plan of Building in the Development" of this sales brochure for details.

備註：

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。
3. 發展項目住宅物業並無露台、工作平台及陽台。
4. 28樓A單位及B單位分別包括位於天台層的天台。28樓與天台層之間有兩層機房層（即29樓及30樓），而該等單位與該等天台並無連接。詳情請參閱本售樓說明書「發展項目中的建築物的橫截面圖」一節。

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位的樓面平面圖

Not applicable

不適用

14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE
臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase;

2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the owner as stakeholders;

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that Preliminary Agreement: -
   (i) the Preliminary Agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金；

2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。



15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. Common Parts of the Development

(a) Common Areas and Facilities means those parts, areas, structures, services, facilities and conduits of the Development and the Land which are intended for common use and benefit of different owners and not for the sole benefit of any owner including (subject to the provisions of the Deed of Mutual Covenant of the Development (the "DMC")) the items specified in Schedule 1 to the Building Management Ordinance (Cap.344) and such additional Common Areas and Facilities designated under the provisions of the DMC.

Common Areas and Facilities are categorized under the DMC into Development Common Areas and Facilities (those parts, areas, services and facilities which are intended for common use and benefit of the owners of the Development as a whole and not for the sole benefit of any owner or group of owners of the Development) and Residential Common Areas and Facilities (those parts, areas, services and facilities which are intended for common use and benefit of the owners of the residential units).

(b) The owners and lawful occupants etc. have the full right and liberty to go pass or repass and to use the Common Areas and Facilities for all purposes connected with the proper use and enjoyment of his Unit.

(c) The owners may not convert any of the Common Areas and Facilities to his own use or for his own benefit unless the approval of the Owners' Committee has been obtained.

(d) No part of the Common Areas and Facilities shall be obstructed nor shall any refuse or other matter or things be placed or left thereon and no owner shall do or suffer or permit to be done anything in the Common Areas and Facilities as may be or become a nuisance to any other owners or occupiers of any other part of the Development.

(e) The owners shall not alter the Common Areas and Facilities or do anything which may, in the opinion of the Manager, interfere with or damage the Common Areas and Facilities or adversely affect the normal functioning of the Common Areas and Facilities.

(f) The Common Areas and Facilities shall be under the exclusive management and control of the Manager. The Manager shall hold the Common Areas and Facilities as trustee for the benefit of all owners.

2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table below.

3. Term of years for which the Manager of the Development is Appointed

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

4. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

Each owner shall contribute towards the management expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development and the Land under the DMC, and shall be based on the budget prepared by the Manager) (including the Manager's remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

(a) the owners shall contribute towards the management expenses relating to the Development Common Areas and Facilities in proportion to the Management Shares allocated to their Units; and

(b) the owners of residential properties shall contribute towards the management expenses relating to the Residential Common Areas and Facilities in proportion to the Management Shares allocated to their residential properties.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development (1,913) is different from the total number of Management Shares in the Development (1,813). The total number of Management Shares of the residential properties in the Development is 1,662.

5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fees Deposit is 3 months' monthly management fee.

6. Area (if any) in the Development retained by the owner (i.e. the Vendor) for its own use

There is no area in the Development which is retained by the owner for that owner's own use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance (Cap. 621).

Number of Undivided Shares Allocated to Each Residential Property in the Development

Floor	Flat	No. of undivided shares allocated to each residential unit
2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-27/F	A	36
	B	36
28/F	A	39
	B	39

Note:
There are no 4/F, 13/F, 14/F and 24/F floors.

15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. 發展項目的公用部分

(a) 公用地方及設施指所有在發展項目及土地上擬供發展項目不同業主共同使用與享用，並非供個別業主獨享的部分、地方、構築物、裝備、設施及導管，包括(受制於發展項目的公契(「公契」))《建築物管理條例》(第344章)附表一所列項目，以及按公契而指定的額外公用地方及設施。

公用地方及設施按公契分為發展項目公用地方及設施(擬作為發展項目整體業主共同使用及受益的，不是只供發展項目的個別業主或一群業主獨自受益的部分、地方、服務及設施)及住宅公用地方及設施(擬作為住宅單位業主共同使用及受益的部分、地方、服務及設施)。

(b) 業主及合法佔用人等為了所有有關正當使用與享用其單位的目的可自由進出以及使用公用地方及設施。

(c) 除非已經取得業主委員會的批准，業主不得將任何公用地方及設施改作自用或供其受益。

(d) 公用地方及設施的任何部分不得被阻塞，也不得在其上放置或遺留任何垃圾或其他物品與物件。業主亦不得在公用地方及設施作出或容忍作出或容許作出任何可能或成為對該發展項目其他部分的業主或佔用人造成滋擾的事情。

(e) 業主不得更改公用地方及設施或作出任何事情，以致管理人認為會干涉或損壞公用地方及設施或對公用地方及設施的正常運作有不利影響。

(f) 公用地方及設施將專由管理人管理和控制。管理人須作為全體業主的受託人以所有業主為受益人持有公用地方及設施。

2. 分配予發展項目中各住宅物業的不分割份數的數目

各住宅物業獲分配有不分割份數。詳細的分配狀況，請參閱下文附表。

3. 發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目及土地的管理開支(指按公契管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算)(包括管理人之酬金)。一般而言：

(a) 業主須按分配到其單位之管理份數之比例分擔有關發展項目公用地方及設施之管理開支；及

(b) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關住宅公用地方及設施之管理開支。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數(1,913)與發展項目管理份數總數(1,813)不同。發展項目住宅物業之管理份數總數為1,662。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

6. 擁有人(即賣方)在發展項目中保留作自用的範圍(如有的話)

本發展項目並無《一手住宅物業銷售條例》(第621章)附表1第1部第14(2)(f)條所提及之擁有人在發展項目中保留作自用的範圍。

分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	分配予每個住宅單位的不分割份數的數目
2樓至3樓、5樓至12樓、15樓至23樓及25樓至27樓	A	36
	B	36
28樓	A	39
	B	39

備註：
不設4樓、13樓、14樓及24樓。

16 SUMMARY OF LAND GRANT
批地文件的摘要

1. The lot number of the land on which the Development is situated:

Sub-section 6 of Section GG of Inland Lot No.2366 and the Extension thereto and the Remaining Portion of Inland Lot No.2366 and the Extension thereto.

(Note: Inland Lot No.2366 will be referred to as the "Lot".)

2. The term of years under the lease:

75 years from 13 February 1922 with a right of renewal for one further term of 75 years. The right of renewal is deemed to have been exercised and a new Government lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap. 40).

3. The user restrictions applicable to that land:

No express user restrictions specified in Conditions of Sale No.1143 (the "Land Grant")

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

Not applicable.

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

(a) The grantee shall build and finish fit for occupation, before the expiration of forty-eight calendar months from the day of sale, in a good, substantial and workmanlike manner, one or more good and permanent messuage or tenement upon some part of the Lot with walls of stone or brick and lime-mortar and roof of tiles or such other materials as may be approved by the Government, and in other respects in accordance with the provisions of all Ordinances, Bye-laws and regulations relating to Buildings or Sanitation as shall or may at any time be in force in Hong Kong, and shall expend thereon a sum of not less than $150,000 in rateable improvements.

(b) The whole of the area coloured red on sale plan (annexed to the Land Grant) and the surrounding area coloured green to be formed by the grantee at his own expense to such levels as the Government may approve within 24 months from the date of sale. That portion of the Lot adjoining the new 100 ft. road must be formed to road level for such distance back as the Government may decide, the remaining portion of the Lot to be arranged in terraces. Such terraces or terracing to be subject to the special approval of the Government. The area coloured green to be handed over to Government free of cost on completion.

(Note: such formation should have been completed and the aforesaid area coloured green should have been handed over to Government.)

(c) The grantee shall construct to the satisfaction of the Government such drains or channels as the Government may consider necessary to intercept and carry off storm-water flowing on to the Lot from the hillside.

6. Lease conditions that are onerous to a purchaser:

(a) No sewage or refuse water will be allowed to flow from the Lot on to any of the adjoining lands whether belonging to the Government or to private persons; neither shall any decaying, noisome, noxious, excrementitious or other refuse matter be deposited on any portion of the Lot, and in carrying out any works of excavation on the Lot no excavated earth shall be deposited on the Lot, or on Government Land adjoining, in such manner as shall expose the slopes of such excavated earth to be eroded and washed down by the rains, and all such slopes shall be properly turfed and, if necessary, secured in place by means of masonry toe walls. The grantee shall see that all refuse matters are properly removed daily from off the premises.

(b) The grantee shall pay to the Government the annual rental by equal half-yearly payments on the 25th day of December and the 24th day of June in each and every year during the term.

(c) Should the grantee neglect, or fail to comply with the Land Grant, his premium, or any portion thereof which may be paid, shall be thereupon forfeited to the Government, who shall be at full liberty either to enforce the sale, or to re-sell the property at such time and place, and in such manner as to the Government shall seem fit, and in case of a re-sale the increase, if any, of the premium or purchase money shall be retained by the Government, and the deficiency, if any, and all costs and expenses shall be made good by the defaulter and be recoverable as liquidated damages, or at the option and pleasure of the Government to re-enter and resume the property as if no sale had ever taken place, in which case also the premium paid by the grantee shall be thereupon wholly forfeited to the Government. But such re-entry shall not exonerate the grantee upon a subsequent re-sale of the property to make good the deficiency, if any, upon such re-sale and all costs and expenses as ascertained to be recoverable as aforesaid.

(d) The grantee shall take such precautions as may be necessary to prevent landslips in the event of his cutting away the hill to level the site. Should a landslip occur as a result of such cutting or levelling, the grantee will be held responsible for any damage resulting from or brought about by such landslip.

(e) The grantee shall pay the cost of removing any Chinese graves on the area at the date of the granting of the Lot, if such removal becomes necessary; the work to be done by the Tung Wah Hospital Authorities.

(f) See 5 above.

Note:

The expression "Grantee" as mentioned in this section means the Purchaser of the Lot under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.



16 SUMMARY OF LAND GRANT
批地文件的摘要

1. 發展項目所位於的土地的地段編號：

內地段第2366號GG段第6分段及其增批地段及內地段第2366號餘段及其增批地段。

（註：內地段第2366號稱作「該地段」。）

2. 有關租契規定的年期：

由1922年2月13日起計75年，其後有權續期75年。根據《政府租契條例》（第40章），續期權已視作被行使及新政府租契亦被視作已批出。

3. 適用於該土地的用途限制：

賣地條件第1143號（「批地文件」）下並無明文用途限制。

4. 按規定須興建並提供予政府或供公眾使用的設施：

不適用。

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

(a) 於出售日期起計48個公曆月內，承授人須以良好、穩固和良好工藝形式，以石牆或磚牆及石灰砂漿及瓷磚屋頂或其他政府批准的材料，於該地段之部分上興建及完成一棟或以上良好及永久的院宅或物業，至適宜佔用，及在其他方面遵守香港現行或於任何時間生效而關乎建築物或衛生的所有法例、附例及規例之條文，並須於其上支用不少於十五萬元於可課稅的改善。

(b) （夾附於批地文件之）出售圖則中以紅色標示之整個範圍及以綠色標示之其周圍範圍須由承授人於出售日期起計24個月內自費平整至政府批准之水平高度。該地段毗連新建100呎闊道路之部分，其平整工程須達到道路水平，而向後延伸之距離則由政府決定；該地段之餘下部分須平整為台階。該等台階或台階平整工程須經政府特別批准。以綠色標示之範圍須於完工時免費移交予政府。

（註：該項平整應已完成及上述以綠色標示之範圍應已移交予政府。）

(c) 承授人須興建政府認為必要之排水渠或水道，以截引及排走自山坡流向該地段之雨水；有關工程須達至政府滿意之程度。

6. 對買方造成負擔的租用條件

(a) 承授人不得讓污水或廢水從該地段流進任何毗連的土地（不論是政府或私人擁有）或讓任何腐壞、惡臭、有毒的物質、排泄物或其他廢物棄置在該地段任何部分，且當於該地段進行任何挖出工程時，不得將任何挖出的泥土棄置在該地段或毗連的政府土地而棄置方式會使該挖出的泥土之斜坡暴露令其被雨水侵蝕或沖走，且須於該等斜坡妥為植草及（如需要）將該斜坡以石砌坡腳牆加以鞏固，並每日把所有廢物移離有關地段。

(b) 承授人須在租期內之每一年度，於12月25日及6月24日平均分兩期繳付該每年地租。

(c) 倘若承授人疏忽或未能遵守批地文件，其已繳付之地價（或其中任何部分）即告沒收予政府；政府並有全權強制執行該項出售，或於政府認為合適之時間、地點及以其認為合適之方式將該物業轉售。如經轉售，地價或售價之任何增益（如有）均由政府留存；而任何差額（如有）以及所有費用及開支，均須由違約者補足，並可作為算定損害賠償追討。政府亦可按其選擇及意願，重新進入並收回該物業，視作從未進行出售，在此情況下，承授人已繳付之地價亦須悉數沒收予政府。惟該等重收權之行使，並不免除承授人在該物業隨後轉售時，補足轉售差額（如有）及上述所有經確定為可追討之費用及開支的責任。

(d) 承授人如因平整地盤而需要削平山坡，須採取所需之預防措施以防止山泥傾瀉。倘若因該等削土或平整工程而發生山泥傾瀉，承授人須對該等山泥傾瀉所造成或引起之任何損害承擔責任。

(e) 如屬必要，承授人須支付遷移於該地段批出日期時存在於該範圍內之任何華人墳墓的費用；有關遷移工作須由東華三院當局執行。

(f) 見上文第5段。

備註：

本節中提述「承授人」一詞指根據批地文件中的該地段之買受人和如文意允許或要求包括其遺囑執行人、遺產管理人、承讓人及（如為法團）其繼承人和承讓人。

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

1. Description of any facilities that are required under the land grant to be constructed and provided for the Government, or for public use:

The area coloured green on the plan annexed to the Land Grant to be formed by the grantee at his own expense to such levels as the Government may approve. The area coloured green to be retained by the Government on completion.

(Note: such formation should have been completed and the aforesaid area coloured green should have been retained by the Government.)

2. Description of any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development:

Not applicable.

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

Not applicable.

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

Not applicable.

5. General public's right to use:

The general public has the right to use those facilities mentioned in 1 that are for public use (if any), in accordance with the land grant.

6. Management, operation and maintenance of the facilities mentioned in 2 and open spaces mentioned in 3:

Not applicable.

7. Provisions of the land grant and the deed of dedication (if applicable), and of the Deed of Mutual Covenant in respect of the Development, that concern the facilities and open spaces and part of the land mentioned above:

Facilities mentioned in 1

(a) Land Grant

Special Condition No.2:

"The whole of the area coloured red on sale plan and the surrounding area coloured green to be formed by the Purchaser at his own expense to such levels as the Director of Public Works may approve within 24 months from the date of sale. That portion of the Lot adjoining the new 100 ft. road must be formed to road level for such distance back as the Director of Public Works may decide, the remaining portion of the Lot to be arranged in terraces. Such terraces or terracing to be subject to the special approval of the Director of Public Works. The area coloured green to be handed over to Government free of cost on completion."

Special Condition No.3:

"The Purchaser of the Lot will not be allowed to utilize the area coloured green for the purpose of storage or for the erection of any temporary buildings without the consent of the Director of Public Works first having been obtained."

(b) Deed of Mutual Covenant

Not applicable.

(c) Deed of Dedication

Not applicable.

8. Plan(s) showing locations of the facilities, open spaces and part of the land mentioned above:

See the plan below in this section of the sales brochure for the location of the facilities mentioned in 1.



17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

1. 對根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的描述：

批地文件所附圖則上以綠色標示之範圍須由承授人自費平整至政府可能批准之水平。有關標示為綠色的範圍須於完成後由政府保留。

（註：該等平整工程應已完成，而上述以綠色標示之範圍應已由政府保留。）

2. 對根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施的描述：

不適用。

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

不適用。

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

不適用。

5. 公眾之使用權：

公眾有權按照批地文件使用第1段所述之供公眾使用的設施（如有）。

6. 第2段提及的設施及第3段提及的休憩用地的管理、營運及維持：

不適用。

7. 批地文件、撥出私人地方供公眾使用的契據（如適用）及發展項目公契中關於上文所述的設施、休憩用地及土地中的該等部分的條文：

第1段所提及之設施

(a) 批地文件

特別條款第2條：

「出售圖則中以紅色標示之整個範圍及以綠色標示之其周圍範圍須由買受人於出售日期起計24個月內自費平整至工務司批准之水平高度。該地段毗連新建100呎闊道路之部分，其平整工程須達到道路水平，而向後延伸之距離則由工務司決定；該地段之餘下部分須平整為台階。該等台階或台階平整工程須經工務司特別批准。以綠色標示之範圍須於完工時免費移交予政府。」

特別條款第3條：

「除非事先取得工務司之同意，該地段之買受人不得使用以綠色標示之範圍作為儲物用途或搭建任何臨時建築物。」

(b) 公契

不適用。

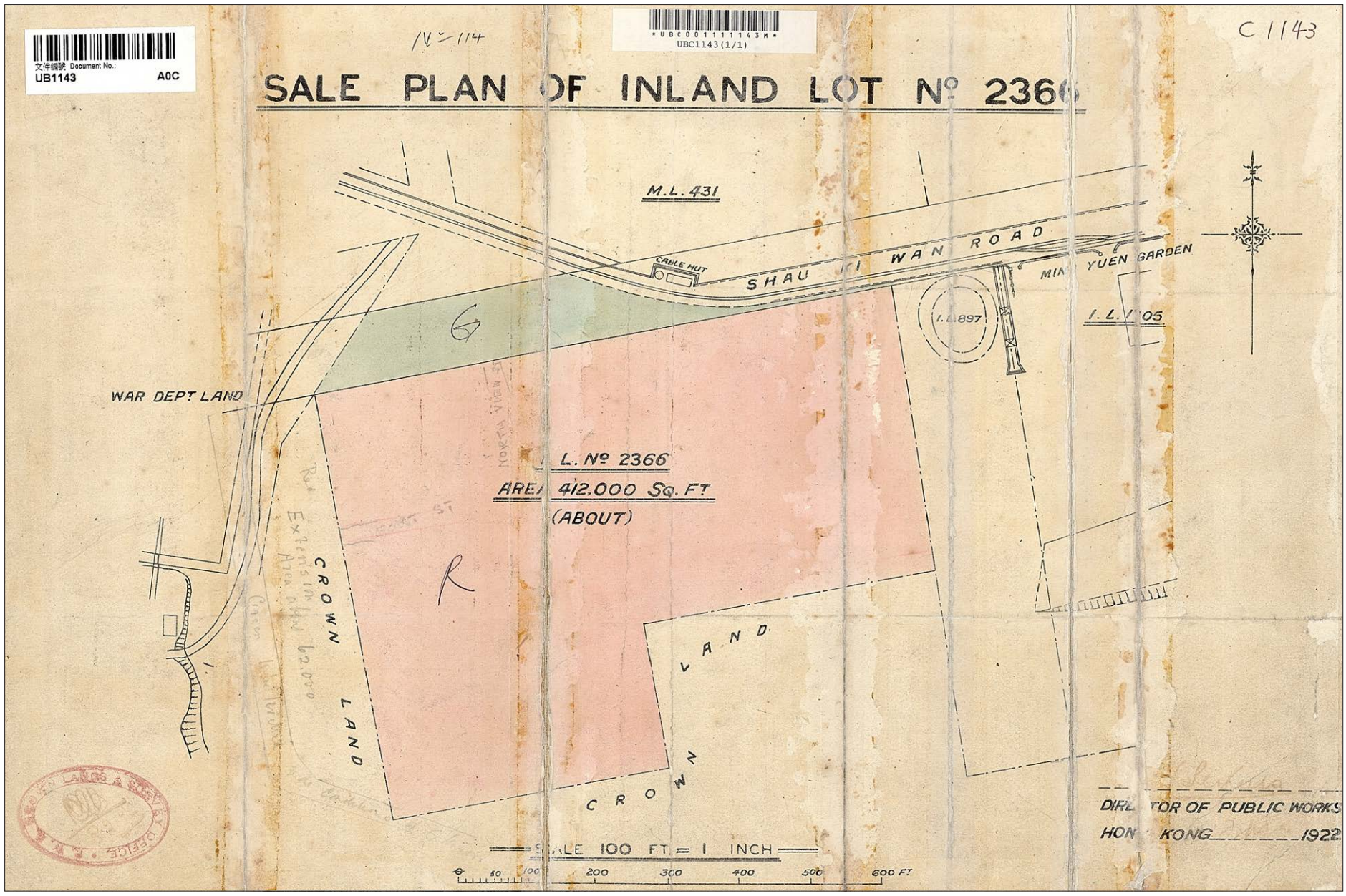
(c) 撥出私人地方供公眾使用的契據

不適用。

8. 顯示上文提及的設施、休憩用地、土地中的該等部分的位置之圖則：

第1段所提及之設施位置見售樓說明書本節下文之圖則。

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料



Remark:

The plan is for showing the locations of the areas coloured green on the plan annexed to the Land Grant. Other matters shown in the plan may not reflect their latest conditions.

備註：

上圖僅作顯示有關批地文件所附圖則上以綠色標示之範圍，圖中所示之其他事項未必能反映其最新狀況。

Legend
圖例

Green
綠色

18 WARNING TO PURCHASERS
對買方的警告

(a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

(b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser: -

(i) that firm may not be able to protect the purchaser's interests; and

(ii) the purchaser may have to instruct a separate firm of solicitors.

(d) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

(a) 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

(b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－

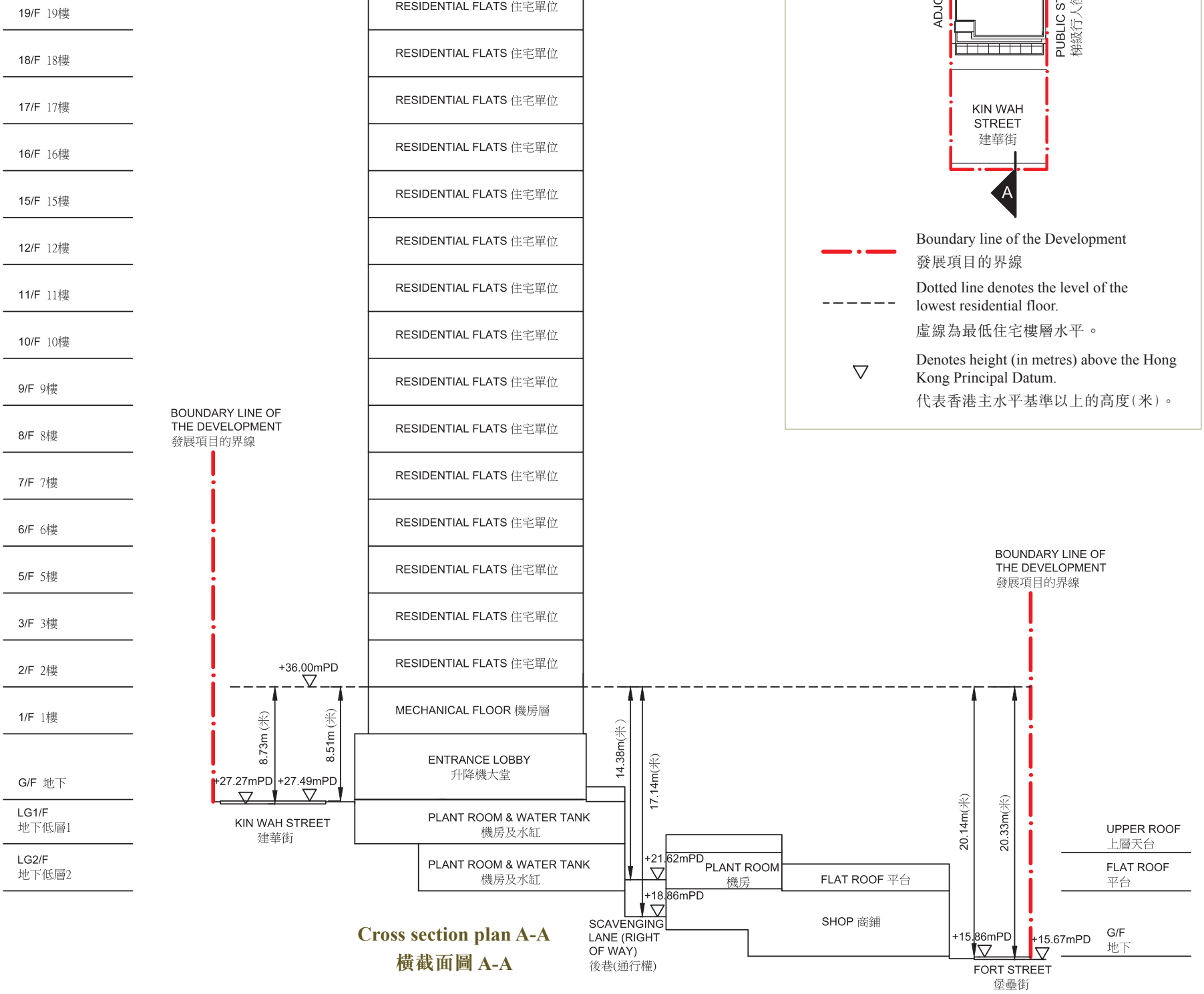
(i) 該律師事務所可能不能夠保障買方的利益；及

(ii) 買方可能要聘用一間獨立的律師事務所。

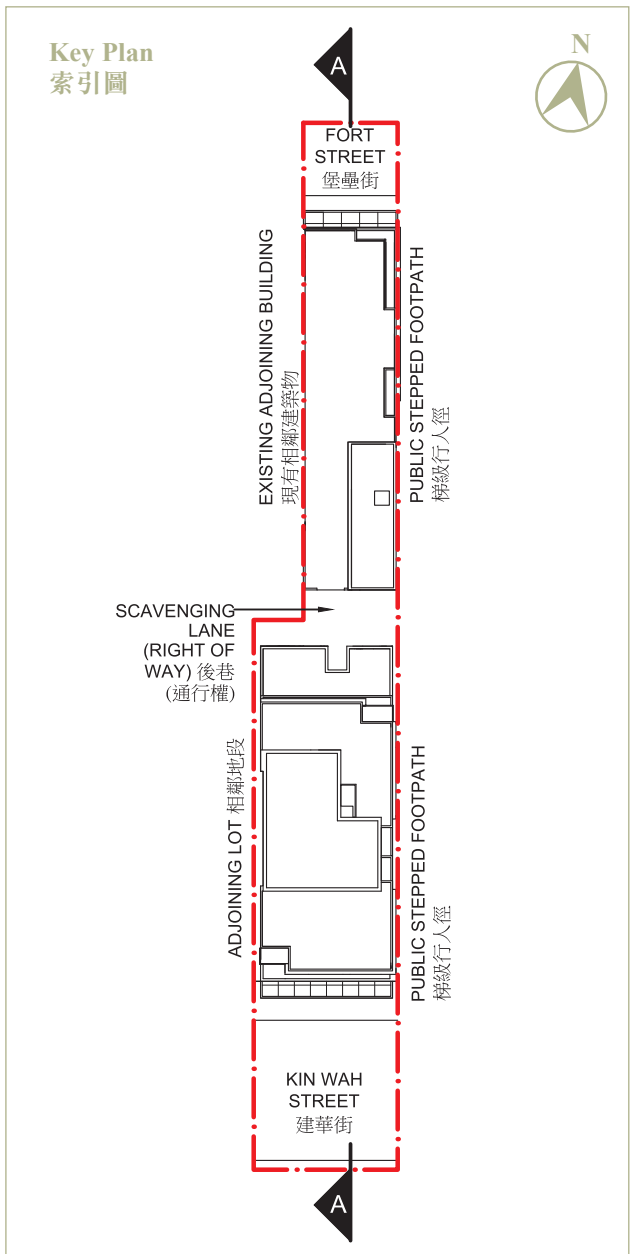
(d) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。



19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖



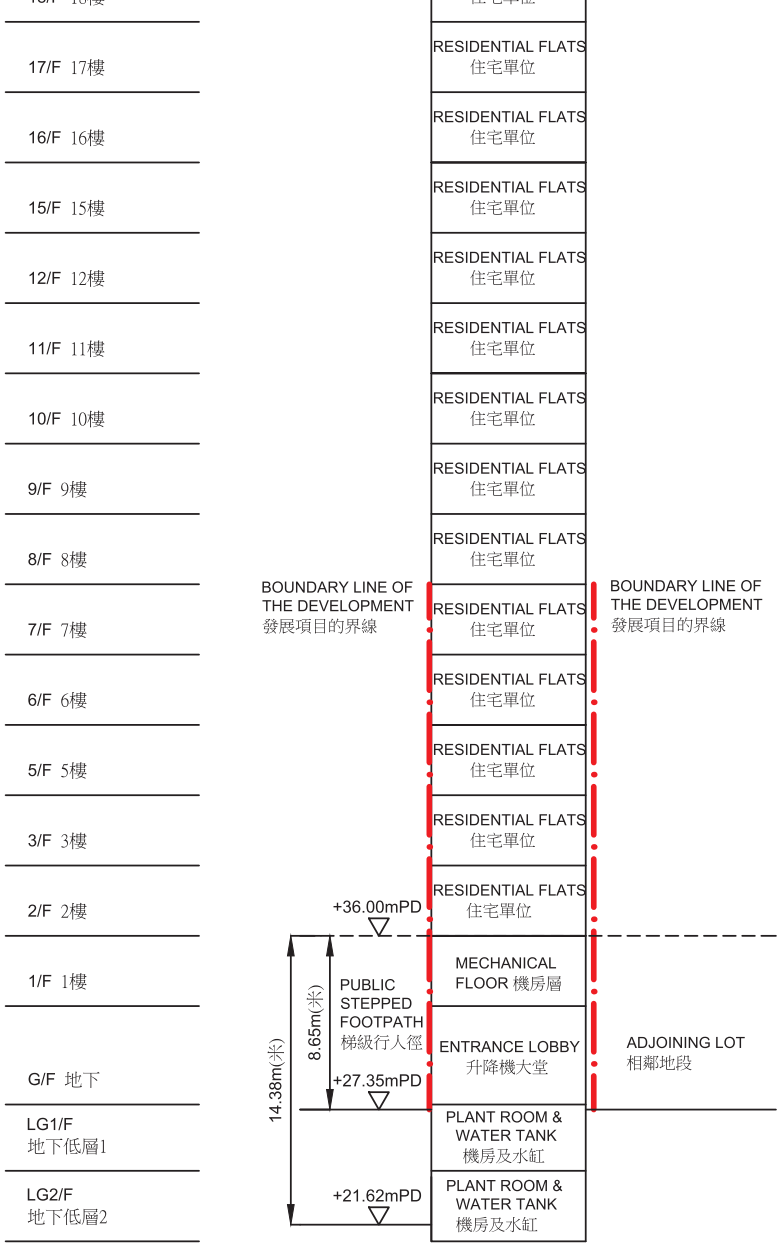
Cross section plan A-A
橫截面圖 A-A



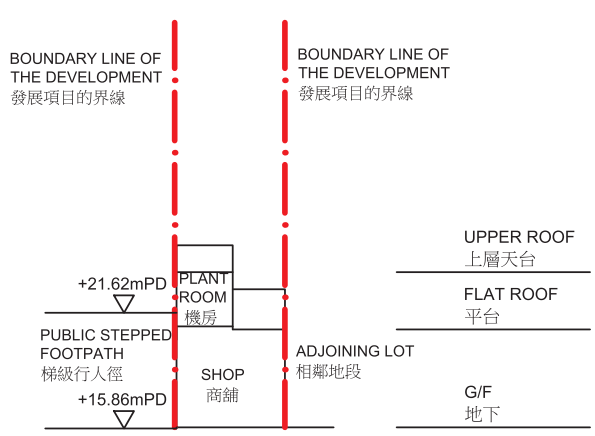
1. The part of Kin Wah Street adjacent to the building is 27.27 metres to 27.49 metres above Hong Kong Principal Datum.
2. The part of Fort Street adjacent to the building is 15.67 metres to 15.86 metres above Hong Kong Principal Datum.
3. The part of Scavenging Lane (Right of Way) adjacent to the building is 18.86 metres to 21.62 metres above Hong Kong Principal Datum.

1. 毗連建築物的一段建華街為香港主水平基準以上27.27米至27.49米。
2. 毗連建築物的一段堡壘街為香港主水平基準以上15.67米至15.86米。
3. 毗連建築物的一段後巷(通行權)為香港主水平基準以上18.86米至21.62米。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

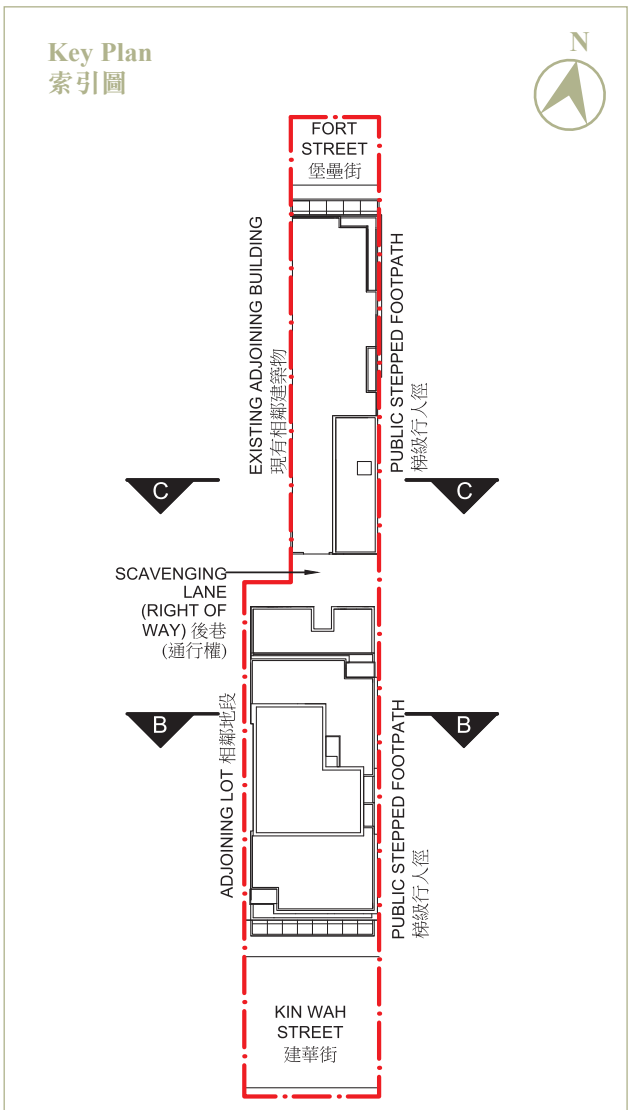


Cross section plan B-B
橫截面圖 B-B



Cross section plan C-C
橫截面圖 C-C

Key Plan
索引圖



Boundary line of the Development
發展項目的界線

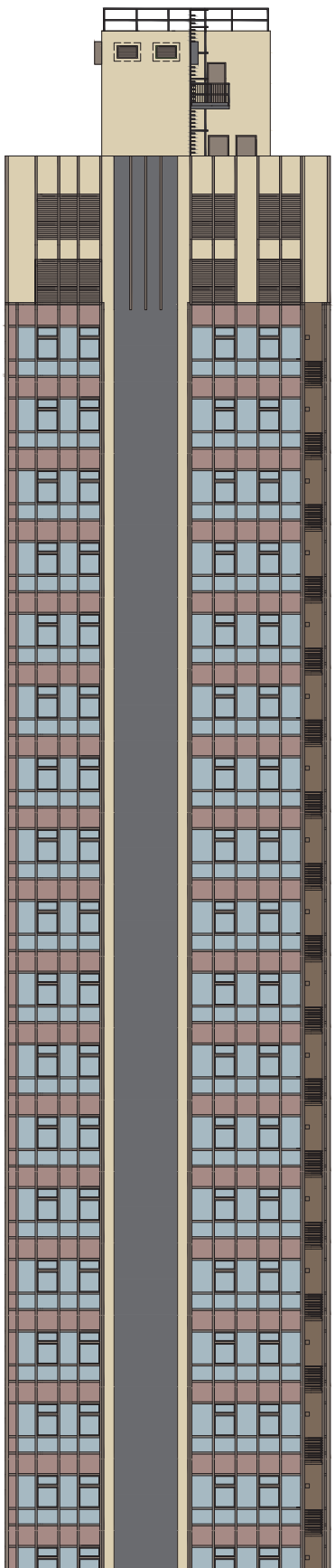
Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。

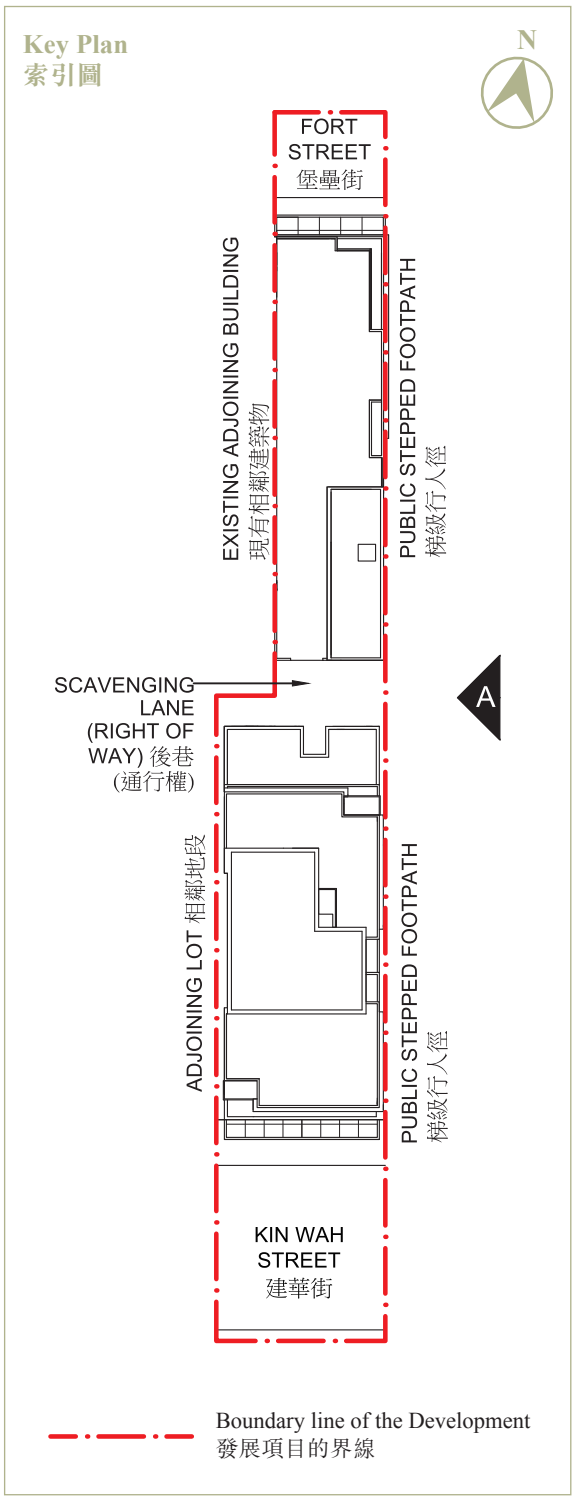
▽ Denotes height (in metres) above the Hong Kong Principal Datum.
代表香港主水平基準以上的高度(米)。

1. The part of Public Stepped Footpath adjacent to the building is 21.62 metres to 27.35 metres above Hong Kong Principal Datum.
2. The part of Public Stepped Footpath adjacent to the building is 15.86 metres to 21.62 metres above Hong Kong Principal Datum.

1. 毗連建築物的一段梯級行人徑為香港主水平基準以上21.62米至27.35米。
2. 毗連建築物的一段梯級行人徑為香港主水平基準以上15.86米至21.62米。

Elevation Plan A
立面圖 A





The authorized person for the Development has certified that the elevations shown on this plan:

1. are prepared on the basis of the approved building plans for the Development as of 22 October 2026;
2. are in general accordance with the outward appearance of the Development.

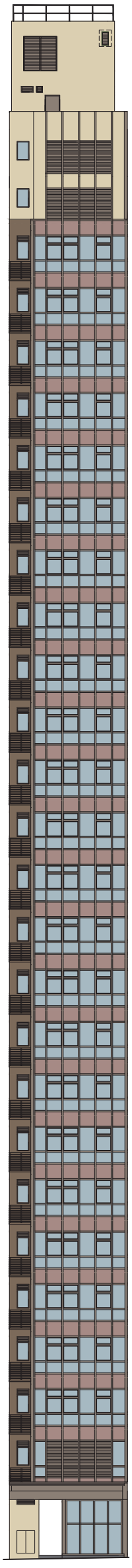
發展項目的認可人士已證明本圖所顯示的立面：

1. 以2026年10月22日的情況為準的發展項目經批准的建築圖則為基礎擬備。
2. 大致上與發展項目的外觀一致。

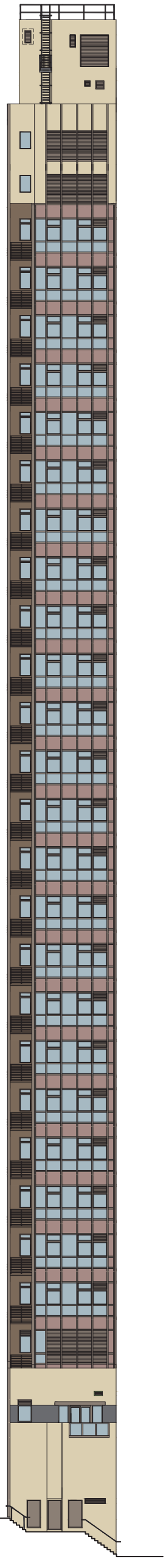


20 ELEVATION PLAN
立面圖

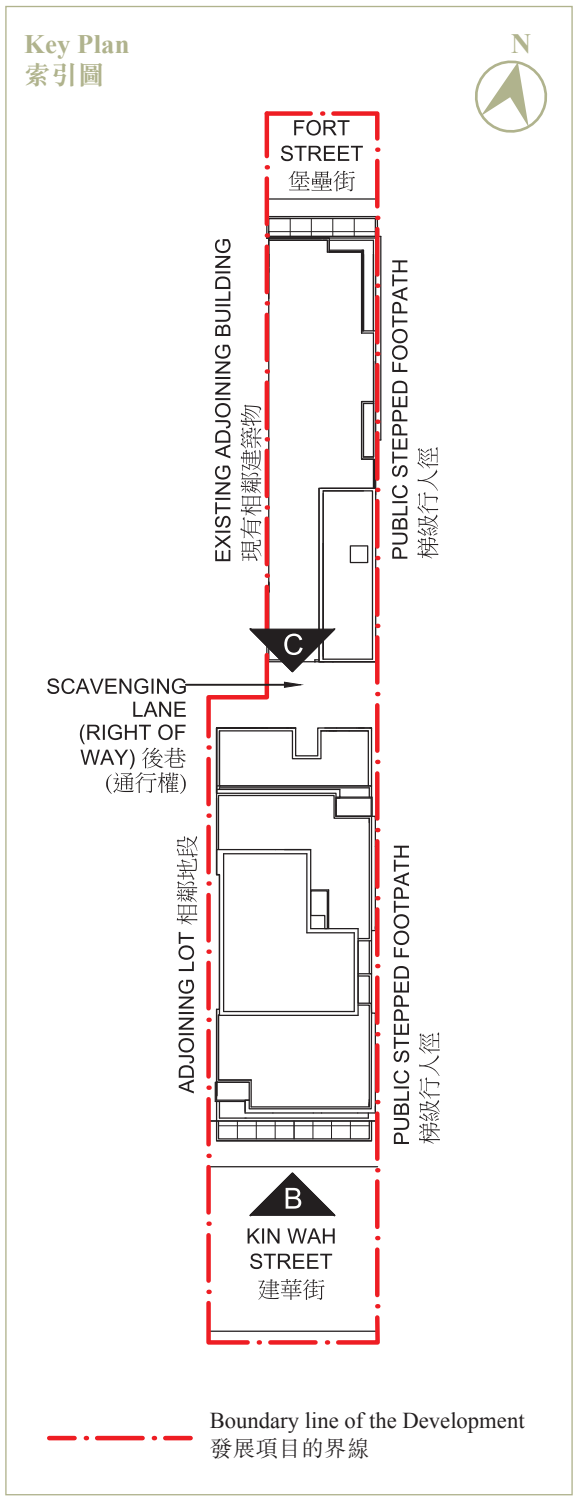
Elevation Plan B
立面圖 B



Elevation Plan C
立面圖 C



Key Plan
索引圖



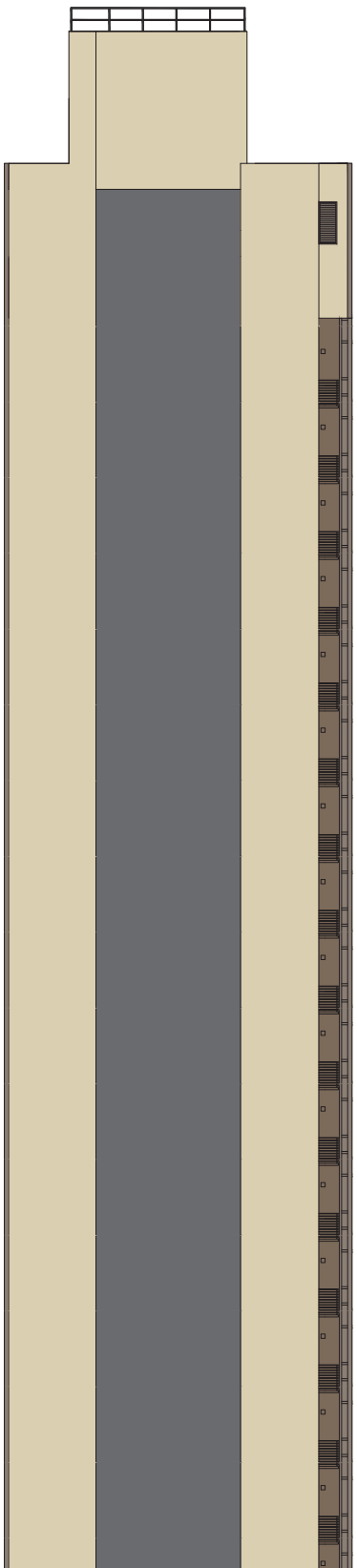
The authorized person for the Development has certified that the elevations shown on this plan:

1. are prepared on the basis of the approved building plans for the Development as of 22 October 2026;
2. are in general accordance with the outward appearance of the Development.

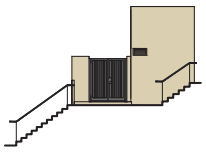
發展項目的認可人士已證明本圖所顯示的立面：

1. 以2026年10月22日的情況為準的發展項目經批准的建築圖則為基礎擬備。
2. 大致上與發展項目的外觀一致。

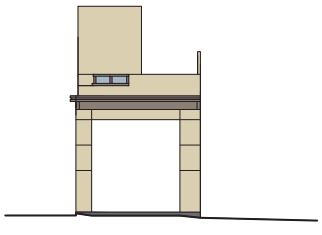
Elevation Plan D
立面圖 D



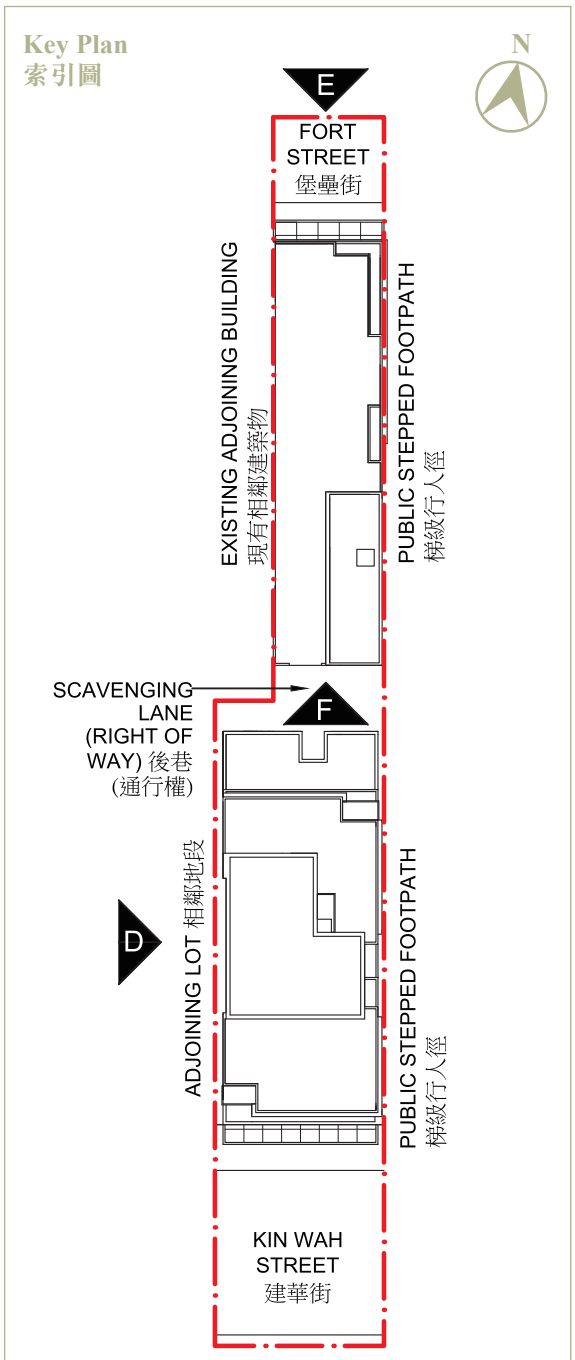
Elevation Plan F
立面圖 F



Elevation Plan E
立面圖 E



Key Plan
索引圖



The authorized person for the Development has certified that the elevations shown on this plan:

1. are prepared on the basis of the approved building plans for the Development as of 22 October 2026;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2026年10月22日的情況為準的發展項目經批准的建築圖則為基礎擬備。
2. 大致上與發展項目的外觀一致。

21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT
發展項目中的公用設施的資料

Category of common facilities 公用設施的類別	Covered area 有蓋範圍		Uncovered area 無蓋範圍		Total area 總面積	
	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	Not applicable 不適用					
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或其他名稱)	Not applicable 不適用					
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	Not applicable 不適用					

Note:

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer, which may be slightly different from the area presented in square metres.

備註：

以平方呎顯示的面積以1平方米=10.764平方呎換算，並四捨五入至整數，有可能以平方米表達之面積有些微差異。

22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT
閱覽圖則及公契

1. Copies of the outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk

2. A copy of the latest draft of every Deed of Mutual Covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.

3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk

2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文件存放在指明住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。



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

1. Exterior finishes

Item		Description		
(a) External wall	Type of finishes	Podium: Glass, curtain wall, tiles, external paint, aluminium cladding, aluminium louvre		
		Residential Tower: Curtain wall, tiles, external paint, aluminium cladding, aluminium louvre		
(b) Window	Material of frame	Fluorocarbon coated aluminium frame		
	Material of glass	Living Room and Dining Room	Insulated Glazing Unit (IGU) with low-e tinted glass	
		Bed room	Insulated Glazing Unit (IGU) with low-e tinted glass	
		Bathroom (if window is provided)	Insulated Glazing Unit (IGU) with low-e tinted and obscure glass	
(c) Bay window	Material of bay window	Not applicable		
	Finishes of window sill	Not applicable		
(d) Planter	Type of finishes	Not applicable		
(e) Verandah or balcony	Type of finishes of balcony	Balustrade	Not applicable	
		Floor	Not applicable	
		Wall	Not applicable	
		Ceiling	Not applicable	
	Whether balcony is covered	Not applicable		
	Verandah	Not applicable		
(f) Drying facilities for clothing	Type and material	Not applicable		

2. Interior finishes

Item		Description		
		Type of wall finishes	Type of floor finishes	Type of ceiling finishes
(a) Lobby	Residential lobby (Lift Lobby) at G/F	Metal finish, tiles finish, timber veneer finish, wall mural and glass on exposed surface	Porcelain tiles on exposed surface	Timber veneer finish and gypsum board false ceiling with emulsion paint on exposed surface
	Lift Lobby on residential floors (2/F-28/F)	Metal finish, tiles finish, timber veneer finish and wall mural on exposed surface	Porcelain tiles on exposed surface	Timber veneer finish and gypsum board false ceiling with emulsion paint on exposed surface
	Corridor (For private access and maintenance only) at main roof	Tiles finish on exposed surface	Porcelain tiles on exposed surface	Gypsum board false ceiling with emulsion paint on exposed surface
		Type of wall finishes	Type of ceiling finishes	
(b) Internal wall and ceiling	Living room and dining room	Emulsion paint and timber veneer finish on exposed surface (exposed surface behind cabinets finished with emulsion paint)	Emulsion paint on exposed surface Gypsum board false ceiling and bulkhead finished with emulsion paint	
	Bed room	Emulsion paint on exposed surface	Emulsion paint on exposed surface Gypsum board false ceiling and bulkhead finished with emulsion paint	
		Material of floor	Material of skirting	
(c) Internal floor	Living room and dining room	Porcelain tiles on exposed surface	Engineered timber skirting	
	Bed room	Porcelain tiles on exposed surface	Engineered timber skirting	
		Wall	Floor	Ceiling
(d) Bathroom	(i) Type of finishes	Porcelain tiles on exposed surface	Porcelain tiles and reconstituted stone on exposed surface	Gypsum board false ceiling with emulsion paint on exposed surface
	(ii) Whether the wall finishes run up to the ceiling	Wall finishes run up to false ceiling		
		Wall	Floor	Ceiling	Cooking bench
(e) Kitchen	(i) Type of finishes	Metal on exposed surface (exposed surface behind kitchen floor cabinet finished with tiles)	Porcelain tiles on exposed surface	Gypsum board false ceiling with emulsion paint on exposed surface	Solid surfacing
	(ii) Whether the wall finishes run up to the ceiling	Wall finishes run up to false ceiling			

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

備註：
不設4樓、13樓、14樓及24樓。



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

1. 外部裝修物料

細項		描述	
(a) 外牆	裝修物料的類型	基座：玻璃、幕牆、瓷磚、外牆漆、鋁質覆蓋層板及鋁質百葉	
		住宅大樓：幕牆、瓷磚、外牆漆、鋁質覆蓋層板及鋁質百葉	
(b) 窗	框的用料	氟化碳噴塗層鋁質框	
	玻璃的用料	客廳及飯廳	雙層中空低輻射鍍膜玻璃
		睡房	雙層中空低輻射鍍膜玻璃
		浴室(如有窗)	帶磨砂效果的雙層中空低輻射鍍膜玻璃
(c) 窗台	窗台的用料	不適用	
	窗台板的裝修物料	不適用	
(d) 花槽	裝修物料的類型	不適用	
(e) 陽台或露台	露台裝修物料的類型	欄杆	不適用
		地板	不適用
		牆壁	不適用
		天花板	不適用
	露台是否有蓋	不適用	
	陽台	不適用	
(f) 乾衣設施	類型及用料	不適用	

2. 室內裝修物料

細項		描述		
		牆壁的裝修物料的類型	地板的裝修物料的類型	天花板的裝修物料的類型
(a) 大堂	地下住宅大堂 (升降機大堂)	外露表面設有金屬飾面、瓷磚飾面、木皮飾面、牆面壁畫及玻璃	外露表面設有高溫瓷質磚	外露表面設有木皮飾面及石膏板假天花髹乳膠漆
	住宅樓層升降機大堂 (2樓至28樓)	外露表面設有金屬飾面、瓷磚飾面、木皮飾面及牆面壁畫	外露表面設有高溫瓷質磚	外露表面設有木皮飾面及石膏板假天花髹乳膠漆
	天台走廊 (只供私人通行及維修之用)	外露表面設有瓷磚飾面	外露表面設有高溫瓷質磚	外露表面設有石膏板假天花髹乳膠漆
		牆壁的裝修物料的類型	天花板的裝修物料的類型	
(b) 內牆及天花板	客廳及飯廳	外露表面髹乳膠漆及木皮飾面 (櫃背外露表面髹乳膠漆)	外露表面髹乳膠漆 石膏板假天花及假陣髹乳膠漆	
	睡房	外露表面髹乳膠漆	外露表面髹乳膠漆 石膏板假天花及假陣髹乳膠漆	
		地板的用料	牆腳線的用料	
(c) 內部地板	客廳及飯廳	外露表面設有高溫瓷質磚	複合木牆腳線	
	睡房	外露表面設有高溫瓷質磚	複合木牆腳線	
		牆壁	地板	天花板
(d) 浴室	(i) 裝修物料的類型	外露表面設有高溫瓷質磚	外露表面設有高溫瓷質磚及人造石	外露表面設有石膏板假天花髹乳膠漆
	(ii) 牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花		
		牆壁	地板	天花板	灶台
(e) 廚房	(i) 裝修物料的類型	外露表面設有金屬 (廚房地櫃背外露表面設有瓷磚)	外露表面設有高溫瓷質磚	外露表面設有石膏板假天花髹乳膠漆	實心面材
	(ii) 牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪砌至假天花			

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

備註：
不設4樓、13樓、14樓及24樓。



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

3. Interior fittings

Item		Description		
		Material	**Finishes**	**Accessories**
(a) Doors	Main entrance door	Solid core timber door	Timber veneer finish	Lockset with handle, door closer, door stopper and door viewer
	Bed room door	Hollow core timber door	Timber veneer finish	Lockset with handle and door stopper
	Bathroom door	Hollow core timber door	Timber veneer finish	Lockset with handle and door stopper
	Private roof door	Metal door	Powder coating	Lockset with handle
		Fittings and equipment	**Type**	**Material**
(b) Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin cabinet countertop	Solid surfacing
			Basin cabinet	Wooden cabinet with plastic laminate finish and metal
			Mirror cabinet	Wooden mirror cabinet with plastic laminate finish
		Bathroom fittings	Wash basin mixer	Chrome plated
			Wash basin	Solid surfacing
			Water closet	Vitreous China
			Paper holder	Stainless steel and plastic
			Shower curtain rod	Stainless steel
	(ii) Type and material of water supply system		Cold water supply and hot water supply	Copper pipe with thermal insulation
		Fittings and equipment	**Type**	**Material**
	(iii) Type and material of bathing facilities (including shower or bathtub, if applicable)	Shower compartment	Shower set	Chrome plated
			Shower partition (installed on basin cabinet countertop)	Glass
	(iv) Size of bath tub, if applicable	Bathtub	Not applicable	
		Material		
(c) Kitchen	(i) Sink unit	Stainless steel		
	(ii) Water supply system	Copper water pipes with thermal insulation for cold water supply and hot water supply		
		Material	**Finishes**	
	(iii) Kitchen cabinet	Timber	Plastic laminate finish, high-gloss paint and metal	
	(iv) Type of all other fittings and equipment	Chrome plated sink mixer		
		Sprinkler head is fitted on the ceiling of Open Kitchen		
		Smoke detector is fitted on the ceiling of or near Open Kitchen		
(d) Bedroom	Type and material of fittings (including built-in wardrobe)	Not applicable		
(e) Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(f) Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Faceplate for all switches and power socket. Each residential unit provided with 3 phase power supply and equipped a miniature circuit breaker board completed with protective devices.		
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed with concrete, the rest of them are exposed. The exposed conduits are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.		
	(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(h) Gas supply	Type, system and location	Not applicable		
(i) Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
	Design	Water supply point of a design of 22mm diameter and drainage point of a design of 40mm in diameter		
(j) Water supply	(i) Material of water pipes	Copper water pipes with thermal insulation for cold water supply and hot water supply system; UPVC pipes are used for flushing water system		
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, cladding, non-concrete partition walls, designated pipe ducts or other materials.		
	(iii) Whether hot water is available	Hot water supply system is available for Open kitchen and Bathroom		

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

備註：
不設4樓、13樓、14樓及24樓。



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

3. 室內裝置

細項		描述		
		用料	裝修物料	配件
(a) 門	大門	實心木門	木皮飾面	門鎖連拉手、門鼓、門擋及防盜眼
	睡房門	空心木門	木皮飾面	門鎖連拉手及門擋
	浴室門	空心木門	木皮飾面	門鎖連拉手及門擋
	私人天台門	金屬門	粉末塗層	門鎖連拉手
		裝置及設備	類型	用料
(b) 浴室	(i) 裝置及設備的類型及用料	櫃	洗手盆櫃檯面	實心面材
			洗手盆櫃	木製櫃配膠板飾面及金屬
			鏡櫃	木製鏡櫃配膠板飾面
		浴室裝置	洗手盆水龍頭	鍍鉻
			洗手盆	實心面材
			坐廁	陶瓷
			廁紙架	不銹鋼及塑膠
			浴簾桿	不銹鋼
	(ii) 供水系統的類型及用料		冷水供應及熱水供應	採用隔熱絕緣保護之銅喉管
		裝置及設備	類型	用料
	(iii) 沐浴設施(包括花灑或浴缸(如適用的話))	淋浴間	花灑套裝	鍍鉻
			淋浴間隔(安裝於洗手盆櫃檯面上)	玻璃
	(iv) 浴缸大小(如適用的話)	浴缸	不適用	
		用料		
(c) 廚房	(i) 洗滌盆	不銹鋼		
	(ii) 供水系統	冷水供應及熱水供應採用配有隔熱絕緣保護之銅喉管		
		用料	裝修物料	
	(iii) 廚櫃	木	膠板飾面、高光油漆及金屬	
	(iv) 所有其他裝置及設備的類型	鍍鉻洗滌盆水龍頭		
		開放式廚房內天花裝設消防花灑頭		
		開放式廚房內或附近的天花裝設煙霧探測器		
(d) 睡房	裝置(包括嵌入式衣櫃)的類型及用料	不適用		
(e) 電話	接駁點的位置及數目	請參考「住宅物業機電裝置數量說明表」		
(f) 天線	接駁點的位置及數目	請參考「住宅物業機電裝置數量說明表」		
(g) 電力裝置	(i) 供電附件(包括安全裝置)	所有開關掣及插座之面板。每戶提供三相電力並均裝有包括漏電保護器的總電掣箱。		
	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露。除部分隱藏於混凝土內飾面板之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。		
	(iii) 電插座及冷氣機接駁點的位置和數目	請參考「住宅物業機電裝置數量說明表」		
(h) 氣體供應	類型、系統及位置	不適用		
(i) 洗衣機接駁點	位置	請參考「住宅物業機電裝置數量說明表」		
	設計	設有直徑為22毫米來水接駁喉位及直徑為40毫米去水接駁喉位		
(j) 供水	(i) 水管的用料	冷水及熱水供應系統採用配有隔熱絕緣保護之銅喉管；沖廁系統採用膠喉管		
	(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露。除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之槽位或其他物料遮蓋或暗藏。		
	(iii) 有否熱水供應	開放式廚房及浴室有熱水供應		

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

備註：
不設4樓、13樓、14樓及24樓。



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

4. Miscellaneous

Item	Description			
(a) Lifts	(i) Brand name and model number	Brand Name	Otis	
		Model Number	GeN3-MRL	
	(ii) Number and floors served by them	Number of lifts	2	
		Floors served by the lifts	G/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F and Main Roof	
(b) Letter box	Material	Stainless steel		
(c) Refuse collection	(i) Means of refuse collection	Collected by cleaners		
	(ii) Location of refuse room	Not Applicable		
		Water meter	**Electricity meter**	**Gas meter**
(d) Water meter, electricity meter and gas meter	(i) Location	Inside common water meter cabinet on each residential floor	Inside common electrical meter cabinet on each residential floor	Not applicable
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not applicable

5. Security facilities

Item	Description
Security system and equipment (including details of built-in provisions and their locations)	Smart card access control system is provided at main entrance of residential lobby and all lifts. Video door phone is provided in Living Room and Dining Room of all residential units. CCTV cameras are provided at corridor on LG2/F, main entrance of residential lobby, flat roof on G/F, lift lobby on Main Roof and all lifts, and are connecting directly to the caretaker's counter and office accommodation for caretakers on G/F.

6. Appliances

Item	Description
Brand name and model number	For brand names and model numbers of appliances provision, please refer to the "Appliances Schedule"

In relation to item 4(a) and 6 in the Development specified in the above table, the vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

備註：
不設4樓、13樓、14樓及24樓。



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

4. 雜項

細項	描述			
(a) 升降機	(i) 品牌名稱及產品型號	品牌名稱	奧的斯	
		產品型號	GeN3-MRL	
	(ii) 升降機的數目及到達的樓層	升降機的數目	2	
		到達的樓層	地下至3樓、5樓至12樓、15樓至23樓、25樓至30樓及天台	
(b) 信箱	用料	不銹鋼		
(c) 垃圾收集	(i) 垃圾收集的方法	由清潔工人收集		
	(ii) 垃圾房的位置	不適用		
		水錶	電錶	氣體錶
(d) 水錶、電錶及氣體錶	(i) 位置	每層住宅樓層之公共水錶櫃內	每層住宅樓層之公共電錶櫃內	不適用
	(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	不適用

5. 保安設施

細項	描述
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	住宅大堂主入口及所有升降機設有智能卡通道控制系統。各住宅單位客廳及飯廳內設有視像對講機。 地下低層2走廊、住宅大堂主入口、地下平台、天台升降機大堂及所有升降機均裝有閉路電視，並直接連接到地下的管理員櫃檯與管理員辦公室。

6. 設備

細項	描述
品牌名稱及產品型號	有關設備的品牌名稱及產品型號，請參考「設備說明表」

有關於發展項目在上述列表所指明之第4(a)及第6細項，賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

備註：
不設4樓、13樓、14樓及24樓。



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

Appliances Schedule
設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓	
				A	B
Living Room and Dining Room 客廳及飯廳	Video door phone 視像對講機	Comelit	6814W	✓	✓
	Multi-split type air-conditioner indoor unit 多聯式分體式冷氣機室內機	Toshiba 東芝	RAS-B22B2KVG-HK	✓	✓
	Refrigerator 雪櫃	Rosieres	RBBF178TNF	✓	✓
Bathroom 浴室	Electric water heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 LCD	✓	✓
	Thermal ventilator 浴室寶	KDK	40BECH	✓	✓
Open Kitchen 開放式廚房	Cooker hood 抽油煙機	Rosieres	RHT680IN	✓	✓
	Induction cooker 電磁爐	Rosieres	MI1301/1	✓	✓
	Combination steam oven 蒸焗爐	Gemini	GSO20	✓	✓
	2 in 1 washer & dryer 二合一洗衣乾衣機	Electrolux 伊萊克斯	EWP8024D3WB	✓	✓
Bed Room 1 睡房1	Multi-split type air-conditioner indoor unit 多聯式分體式冷氣機室內機	Toshiba 東芝	RAS-B10B2KVG-HK	✓	✓
Bed Room 2 睡房2	Multi-split type air-conditioner indoor unit 多聯式分體式冷氣機室內機	Toshiba 東芝	RAS-B10B2KVG-HK	✓	✓
Air-conditioning Platform 冷氣機平台	Multi-split type air-conditioner outdoor unit 多聯式分體式冷氣機室外機	Toshiba 東芝	RAS-5M34P2AVG	✓	✓

Notes :
1. The symbol "✓" as shown in the above table denotes such appliance(s) is/are provided and/or installed in the residential property.
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上表內之"✓"代表此設備於該住宅物業內提供及/或安裝。
2. 不設4樓、13樓、14樓及24樓。

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

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

Location 位置	Description 描述	2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-27/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓至27樓		28/F 28樓	
		A	B	A	B
Main Entrance 大門入口	Door bell push button 門鈴按鈕	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Switch for electric water heater and bathroom thermo ventilator 電熱水爐及浴室寶開關掣	1	1	1	1
	Switched connection point for indoor air-conditioner 室內冷氣機接線位連開關掣	1	1	1	1
	Switched socket outlet for refrigerator 雪櫃電插座連開關掣	1	1	1	1
	Switched twin socket outlet 雙位電插座連開關掣	2	4	2	4
	TV/FM outlet 電視及電台接收插座	1	1	1	1
	Optical fiber network and reserved telephone wiring point 光纖網絡及預留電話位	1	1	1	1
	Lighting switch 燈掣	2	2	2	2
	Lighting point 燈位	3	3	3	3
	Connection point for door bell 門鈴接線位	1	1	1	1
	Door bell 門鈴	1	1	1	1
	Video doorphone 視像對講機	1	1	1	1
	Miniature circuit breakers board 總電掣箱	1	1	1	1
Open Kitchen 開放式廚房	Switched connection point for kitchen cabinet lighting 廚櫃燈接線位連開關掣	1	1	1	1
	Switched twin socket outlet 雙位電插座連開關掣	1	1	1	1
	Switched socket outlet for cooker hood 抽油煙機電插座連開關掣	1	1	1	1
	Switched connection point for induction cooker 電磁爐接線位連開關掣	1	1	1	1
	Switched socket outlet for combination steam oven 蒸焗爐電插座連開關掣	1	1	1	1
	Switched socket outlet for 2 in 1 washer & dryer 二合一洗衣乾衣機電插座連開關掣	1	1	1	1
	2 in 1 washer & dryer connection point (water inlet) 二合一洗衣乾衣機接駁點(來水位)	1	1	1	1
	2 in 1 washer & dryer connection point (water outlet) 二合一洗衣乾衣機接駁點(去水位)	1	1	1	1
	Lighting point 燈位	1	1	1	1

Notes :

1. "1, 2, …" as shown in the above table denotes the quantity of such provision(s) provided in the relevant residential flat.
2. The symbol " - " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F & 24/F are omitted.

備註：

1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表內之 " - " 代表不適用。
3. 不設4樓、13樓、14樓及24樓。



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

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

Location 位置	Description 描述	2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-27/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓至27樓		28/F 28樓	
		A	B	A	B
Bed Room 1 睡房1	Switched connection point for indoor air-conditioner 室內冷氣機接線位連開關掣	1	1	1	1
	Switched twin socket outlet 雙位電插座連開關掣	1	1	1	1
	Lighting switch 燈掣	1	1	1	1
	Lighting point 燈位	1	1	1	1
Bed Room 2 睡房2	Switched connection point for indoor air-conditioner 室內冷氣機接線位連開關掣	1	1	1	1
	Switched twin socket outlet 雙位電插座連開關掣	1	1	1	1
	Lighting switch 燈掣	1	1	1	1
	Lighting point 燈位	1	1	1	1
Bathroom 浴室	Switched connection point for thermo ventilator 浴室寶接線位連開關掣	1	1	1	1
	Isolator for electric water heater 電熱水爐開關掣	1	1	1	1
	Switched connection point for mirror cabinet lighting 鏡櫃燈接線位連開關掣	1	1	1	1
	Single socket outlet 單位電插座	1	1	1	1
	LED strip (Ceiling) 燈帶（天花）	1	1	1	1
	Lighting point 燈位	2	2	2	2
Air-conditioning Platform 冷氣機平台	Isolator for outdoor air-conditioner 室外冷氣機開關掣	1	1	1	1
	Emergency stop for outdoor air-conditioner 室外冷氣機急停制	1	1	1	1
Private Roof 私人天台	Weatherproof switched single socket outlet 防水單位電插座連開關掣	-	-	1	1
	Weatherproof lighting switch 防水燈掣	-	-	1	1
	Lighting point 燈位	-	-	4	3

Notes :

1. "1, 2, …" as shown in the above table denotes the quantity of such provision(s) provided in the relevant residential flat.
2. The symbol " - " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F & 24/F are omitted.

備註：

1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表內之 " - " 代表不適用。
3. 不設4樓、13樓、14樓及24樓。



24 SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hong Kong Electric Company Limited.

電力由香港電燈有限公司供應。

No gas supply.

無氣體供應。

25 GOVERNMENT RENT
地税

The owner is liable for the Government rent payable for a specified residential property up to and including the date of completion of the sale and purchase of that specified residential property to the purchaser (i.e. the date of assignment of that property).

擁有人有法律責任就指明住宅物業繳付直至並包括該住宅物業買賣完成日(即該物業轉讓契日期)之地税。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water and electricity.

2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Note:

On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) of the Development under the latest draft of Deed of Mutual Covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金。

2. 在交付時，買方不須向擁有人支付清理廢料的費用。

備註:

在交付時，買方須根據公契的最新擬稿向發展項目的管理人(而非擁有人)支付清理廢料的費用。如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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

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

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

28 MAINTENANCE OF SLOPES
斜坡維修

1. The Land Grant requires the owners of the residential properties in the development to maintain any slope at their own cost. The terms of the requirement are as follows:

   The grantee shall take such precautions as may be necessary to prevent landslips in the event of his cutting away the hill to level the site. Should a landslip occur as a result of such cutting or levelling, the grantee will be held responsible for any damage resulting from or brought about by such landslip.

2. Each of the owners is obliged to contribute towards the costs of the maintenance work.

3. Please refer to the plan in this section for the location of the slope, retaining wall or related structures (if any).

4. Under the Deed of Mutual Covenant, the manager of the development has the owners' authority to carry out the maintenance work.

   Note:
   The expression "grantee" as mentioned in this section means the Purchaser of the Lot under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.

1. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修任何斜坡，該規定的條款如下：

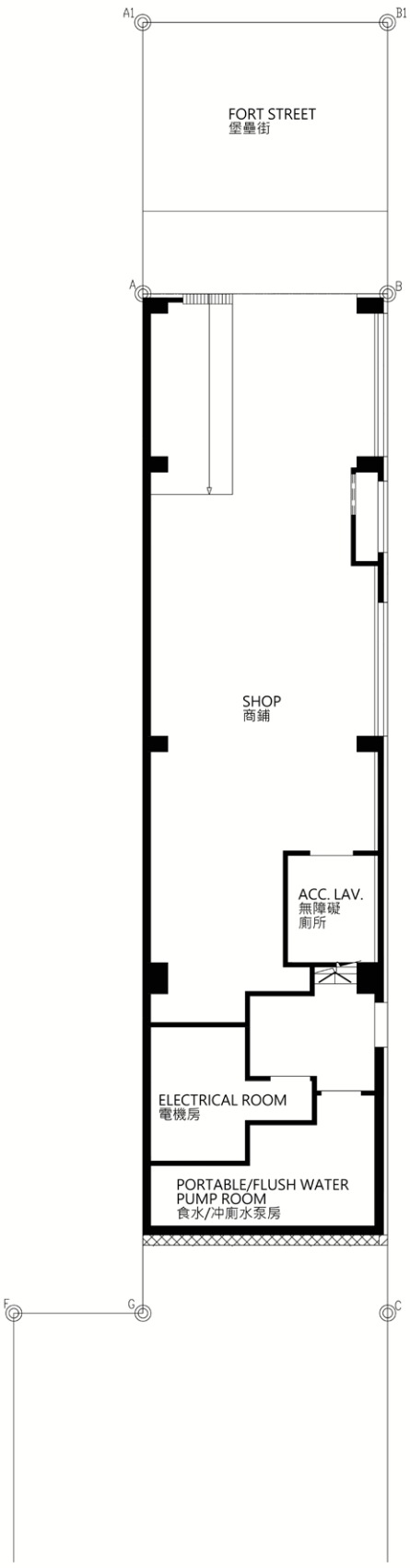
   承授人須採取一切必要的預防措施，以防止在削平山坡以平整地盤時發生山泥傾瀉。倘若因上述削坡或平整工程而導致發生山泥傾瀉，承授人須對該等山泥傾瀉所產生或引致的任何損害承擔法律責任。

2. 每名擁有人均須分擔維修工程的費用。

3. 斜坡、護土牆或有關構築物(如有)之位置，請參閱本節之附圖。

4. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。

   備註：
   本節中提述「承授人」一詞指根據批地文件中的該地段之買受人和如文意允許或要求包括其遺囑執行人、遺產管理人、承讓人及(如為法團)其繼承人和承讓人。



Legend
圖例

HATCHED BLACK -
SLOPE (SLOPE STRUCTURES)
間黑斜線 - 斜坡（斜坡構築物）

CROSS HATCHED BLACK -
RETAINING WALL (SLOPE STRUCTURES)
間黑交叉線 - 護土牆（斜坡構築物）

N
Scale 比例 0 1 2 3 4 5M（米）

Remark: The plan above is for showing the location of slopes and retaining walls only. Other matters shown in this plan may not reflect their latest conditions.

備註：上圖僅作顯示斜坡及護土牆的位置，圖中所示之其他事項未必能反映其最新狀況。



29 MODIFICATION
修訂

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

本發展項目現時並沒有向政府提出申請修訂批地文件。

30 RELEVANT INFORMATION
有關資料

GONDOLA SYSTEMS

The Manager has the power to operate the gondola system and/or other related equipment over and adjacent to the curtain walls and windows forming part of the residential flats, and to remain temporarily on or over any of the aforesaid area for such reasonable period as may be determined by the Manager for such operation.

吊船系統

管理人有權力在屬於住宅物業一部分之幕牆或窗戶的上空及鄰近範圍操作吊船系統及/或其他相關設備，及在管理人為該操作而決定的合理期間內暫時停留在上述任何位置或其上空。



31 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

Breakdown of GFA Concession Obtained for All Features

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

獲寬免總樓面面積的設施分項

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》 第23(3)(b) 條不計算的總樓面面積		Area (m^2) 面積(平方米)
1 (#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	Not applicable 不適用
2	**Plant rooms and similar services** **機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房， 例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	7.204
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	449.797
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	Not applicable 不適用
	Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第 1 及第 2 號提供的環保設施	
3	Balcony 露台	Not applicable 不適用
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not applicable 不適用
5	Communal sky garden 公用空中花園	Not applicable 不適用
6	Acoustic fin 隔聲鰭	Not applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	Not applicable 不適用
9	Utility platform 工作平台	Not applicable 不適用
10	Noise barrier 隔音屏障	Not applicable 不適用
	Amenity Features 適意設施	
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	Not applicable 不適用
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	Not applicable 不適用
13	Covered landscaped and play area 有蓋園景區及遊樂場地	Not applicable 不適用
14	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	Not applicable 不適用

31 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

Amenity Features 適意設施		
15	Larger lift shaft 擴大升降機槽	Not applicable 不適用
16	Chimney shaft 煙囪管道	Not applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	Not applicable 不適用
18(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	Not applicable 不適用
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not applicable 不適用
22	Sunshade and reflector 遮陽篷及反光罩	Not applicable 不適用
23(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	69.989
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not applicable 不適用
Other Exempted Items 其他項目		
25(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not applicable 不適用
26	Covered area under large projecting/overhanging feature 大型伸出/外懸設施下的有蓋地方	Not applicable 不適用
27	Public transport terminus 公共交通總站	Not applicable 不適用
28(#)	Party structure and common staircase 共用構築物及公用樓梯	Not applicable 不適用
29(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	Not applicable 不適用
30	Public passage 公眾通道	Not applicable 不適用
31	Covered set back area 有蓋的後移部分	Not applicable 不適用
Bonus GFA 額外總樓面面積		
32	Bonus GFA 額外總樓面面積	Not applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考（第8號）提供的額外環保設施		
33	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not applicable 不適用

Note:

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

備註：

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

31 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

Environmental Assessment of the Building
建築物的環境評估

Not applicable
不適用

Estimated Energy Performance or Consumption for the Common Parts of the Development
發展項目的公用部份的預計能量表現或消耗

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

Part I **第I部份**	
Provision of central air conditioning 提供中央空調	No 否
Provision of energy efficient features 提供具能源效益的設施	1. High energy performance glazing with low e and shading coefficient 低熱傳送值及遮陽系數高效能玻璃 2. Energy efficient lighting design with lower lighting power density (LPD) 低耗能高效能照明設計 3. Energy efficient of lift installation 低耗能升降機 4. High energy coefficient of performance (COP) split-type air condition units 高效能分體式空調機
Energy efficient features proposed 擬安裝的具能源效益的設施	No 否

Part II: The predicted annual energy use of the proposed building / part of building (Note1)
第II部份：擬興建樓宇/部份樓宇預計每年能源消耗量 (註腳1)

Location 位置	Internal floor area served (m^2) 使用有關裝置的內部樓面面積(平方米)	Annual energy use of baseline building (Note 2) 基線樓宇(註腳2)每年能源消耗量		Annual energy use of proposed building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m^2/annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m^2/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m^2/annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m^2/annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置的部份(註腳3)	853.88	-	-	182.57	-



31 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) **第III部份：以下裝置乃按機電工程署公布的相關實務守則設計**			
Type of installations 裝置類型	Yes 是	No 否	Not applicable 不適用
Lighting installations 照明裝置	✓		
Air conditioning installations 空調裝置	✓		
Electrical installations 電力裝置	✓		
Lift & Escalator installations 升降機及自動梯的裝置	✓		
Performance-based approach 以總能源為本的方法			✓

Notes:

1. In general, the lower the estimated "Annual energy use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:-

   (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).

3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

註腳：

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

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

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

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

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

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

32 WEBSITE ADDRESS
互聯網網址

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

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

33 POSSIBLE FUTURE CHANGES
日後可能出現改變

There may be future changes to the Development and the surrounding areas.

發展項目及其周邊地區日後可能出現改變。

34 DATE OF PRINTING OF SALES BROCHURE
售樓説明書印製日期

Date of printing of this sales brochure: 12 November 2026

本售樓説明書印製日期：2026年11月12日



Examination Record
檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
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