



Heyo GREEN | 喜雅

愛港式生活·愛回家

SALES BROCHURE
售樓說明書

九龍長沙灣保安道18號
18 Po On Road, Cheung Sha Wan, Kowloon



九龍長沙灣保安道18號
18 Po On Road, Cheung Sha Wan, Kowloon

Basic Information of the Development

發展項目基本資料

General Information

Name of Development

Heya Green

Postal Address

18 Po On Road, Cheung Sha Wan, Kowloon

Lot No.

New Kowloon Inland Lot No. 6448

Site Area

About 2,592 square metres (or about 27,900 sq.ft.)

Government Rent

3% of the rateable value from time to time of the Lot per annum

Government Lease User Restriction

Non-industrial (excluding godown, hotel and petrol filling station)

Term of Land Grant

50 years from 27th February 2008

Vendor / Developer

Hong Kong Housing Society

Vendor's Solicitors

Name : Woo, Kwan, Lee & Lo
Address : Room 2801, 28th Floor, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong.
Telephone Number : 2586 9898
Fax Number : 2827 6046

Name : Baker & McKenzie
Address : 14th Floor, Hutchison House, 10 Harcourt Road, Hong Kong.
Telephone Number : 2846 1888
Fax Number : 2845 0476

Name : Mayer Brown JSM
Address : 16th - 19th Floors, Prince's Building, 10 Chater Road, Hong Kong.
Telephone Number : 2843 2211
Fax Number : 2845 9121

Name : Li, Kwok & Law
Address : Units 1204-6, Man Yee Building, 68 Des Voeux Road Central, Hong Kong.
Telephone Number : 2500 6400
Fax Number : 2521 0186

Purchasers can appoint their own solicitors and should carefully read the attached bilingual "Warning to Purchasers" Notice in the section below entitled "Matters Relating to Preliminary Agreement for Sale and Purchase".

Enquiry telephone number and website address of The Law Society of Hong Kong :

Enquiry Telephone Number : 2846 0500
Website Address : www.hklawsoc.org.hk

Authorized Person and the Firm to which the Authorized Person belongs

Mr. Henry Lau King Chiu of Dennis Lau & Ng Chun Man Architects & Engineers (HK) Limited

Architect

Dennis Lau & Ng Chun Man Architects & Engineers (HK) Limited

Structural Engineer

Wong Pak Lam & Associates Consulting Engineers & Architects Limited

Mechanical & Electrical Engineer

J. Roger Preston Limited

Landscape Architect

Earthasia Limited

Main Superstructure Contractor

China Resources Construction Company Limited

Quantity Surveyor

Davis Langdon & Seah Hong Kong Limited

Bank giving Undertaking to provide finance to complete the Development

Standard Chartered Bank (Hong Kong) Limited

Anticipated Date of Completion of the Development as stated in the Agreement for Sale and Purchase

31 December 2013 (The anticipated date of completion of the Development in accordance with clause 4(1)(c) of the Agreement for Sale and Purchase (ASP) subject to such extensions of time as may be granted by the Authorized Person in accordance with clause 4(5)(a) of the ASP. The issue by the Director of Lands of a certificate of compliance (CC) or a consent to assign (CA) is conclusive evidence that the Development has been completed or is deemed to be completed as the case may be and nothing in the ASP shall preclude the Vendor from proving that it has completed the Development in accordance with clause 4(1)(c) of the ASP by any other means. The Vendor shall notify the Purchasers in writing that it is in a position validly to assign the Units within one month of the issue of the CC or the CA, whichever is the earlier and the sale and purchase of the Units shall be completed within 14 days of the date of the Vendor's written notification to the purchasers.)



一般資料

發展項目名稱

喜雅

郵寄地址

九龍長沙灣保安道18號

地段編號

新九龍內地段6448號

地盤面積

約2,592平方米(即約27,900平方呎)

地租

每年為地段應課差餉值百分之三

政府租契用途限制

非工業 (不包括貨倉、酒店及油站)用途

政府租契年期

50年 (由2008年2月27日起計)

賣方 / 發展商

香港房屋協會

賣方代表律師

名稱：胡關李羅律師行

地址：香港灣仔港灣道30號新鴻基中心28樓2801室

電話：2586 9898

傳真：2827 6046

名稱：貝克·麥堅時律師事務所

地址：香港夏慤道10號和記大廈14樓

電話：2846 1888

傳真：2845 0476

名稱：孖士打律師行

地址：香港中環遮打道10號太子大廈16-19樓

電話：2843 2211

傳真：2845 9121

名稱：李郭羅律師行

地址：香港中環德輔道中68號萬宜大廈12樓1204-6室

電話：2500 6400

傳真：2521 0186

買家可自行聘請代表律師，並請詳閱本書「有關臨時買賣合約事宜」部份附加之中英文版「重要提示」。

香港律師會查詢電話及網址：

查詢電話：2846 0500

網址：www.hklawsoc.org.hk

認可人士及其所屬公司

劉榮廣伍振民建築師事務所(香港)有限公司之劉鏡釗先生

建築師

劉榮廣伍振民建築師事務所(香港)有限公司

結構工程師

黃柏林建築工程師有限公司

機電工程師

濃信工程顧問有限公司

園境師

泛亞環境有限公司

總承建商

華潤營造有限公司

工料測量師

威寧謝香港有限公司

承諾提供資本以完成發展項目之銀行

渣打銀行(香港)有限公司

買賣合約訂定之物業預計完成日期

2013年12月31日(本發展項目按買賣合約第4(1)(c)條款的預計完成日期，但認可人士可根據買賣合約第4(5)(a)條款批准延伸該預計完成日期。地政總署署長因應實際情況發出的滿意紙或轉讓同意書，是不可推翻的證據，證明本發展項目已完成或視為完成。但這並不限制賣方透過其他方法，證明已按買賣合約第4(1)(c)條款完成本發展項目。賣方須於滿意紙或轉讓同意書發出的一個月內(以較先者為準)，以書面通知買方他有權轉讓物業。買賣交易須於賣方書面通知買方的十四天內完成。)

Basic Information of the Development

發展項目基本資料

Development Information

Number of Residential Flats

327

Number of Towers

2 (Tower 1 and Tower 2)

Number of Storeys

36 storeys in each Tower

Carpark	: B2/F, B1/F & G/F
Commercial Accommodation	: G/F
Electrical & Mechanical	: M/F
Government Accommodation -	: G/F, M/F, 1/F & 2/F
Residential Care Home for the Elderly	
Clubhouse / Recreational Facilities	: 1/F & 3/F
Residential Flats of Towers 1 and 2	: 5/F - 36/F

Note: Residential floors start from 5/F to 36/F. Refuge floor is located at Roof Floor. There are no 4/F, 13/F, 14/F, 24/F and 34/F on the Towers.

Floor-to-Floor Height of Residential Flats for Towers 1 and 2

5/F	: approx. 3m
6/F - 32/F	: approx. 2.8m
33/F	: approx. 3.15m
35/F - 36/F	: approx. 3.4m

Note: Floor-to-floor height for flats refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor. The internal ceiling height within some units may vary due to sunken slab at above flat, structural and / or architectural design requirements. There are ceiling bulkheads at the living / dining room, bedrooms, store room and / or corridor of some residential units for the air-conditioning system and / or M&E services.

Number of Car Parking Spaces

Residential Car Parking Spaces	: 35 (approx. 5m x 2.5m each)
Commercial Car Parking Spaces	: 4 (approx. 5m x 2.5m each)
Visitor Car Parking Spaces	: 5 (approx. 5m x 2.5m each)
Residential Accessible Car Parking Space	: 1 (approx. 5m x 3.5m each)
Commercial Accessible Car Parking Space	: 1 (approx. 5m x 3.5m each)
Visitor Accessible Car Parking Space	: 1 (approx. 5m x 3.5m each)
Residential Motorcycle Parking Spaces	: 4 (approx. 2.4m x 1m each)
Commercial Motorcycle Parking Space	: 1 (approx. 2.4m x 1m each)
Residential Loading and Unloading Space	: 2 (approx. 7m x 3.5m each)
Commercial Loading and Unloading Space	: 1 (approx. 11m x 3.5m each)
Residential Care Home for Elderly's Parking Space	: 1 (approx. 7.6m x 3m each)

Number of Commercial Units

7

Recreational and Clubhouse Facilities

Recreational and clubhouse facilities include outdoor swimming pool, changing rooms, gymnasium, study room, games room, multi-purpose ball court, children play room, computer area, reading area and landscape gardens.

Remarks:

1. Recreational and clubhouse facilities may not be immediately available for use upon the date of delivery of vacant possession. Operation of certain facilities and / or services may be subject to Government's consents or licences.
2. Recreational and clubhouse facilities may only be used by residents and their bona fide visitors.
3. Please also refer to the Floor Plans in this Sales Brochures for the design of the Development.
4. The Vendor reserves the right to change the design layout and use of all common areas or facilities within the Development and the right to make modifications and changes to building designs, specifications, features and floor plans without prior notice. Such layout, use, designs, specifications, features and plans are subject to the latest approval of the relevant Government authorities.

WHERE THERE IS DISCREPANCY IN MEANING BETWEEN THE ENGLISH AND CHINESE VERSIONS, THE ENGLISH VERSION SHALL PREVAIL.
中英文版本如有歧義，以英文版本為準。



物業資料

住宅單位總數

327個

物業座數

2座 (第1座及第2座)

樓層

每座36層

停車場 : 地庫二層、地庫一層及地下

商業用途 : 地下

機電層 : 閣樓

政府設施 - 安老院舍 : 地下、閣樓、1樓及2樓

會所 / 康樂設施 : 1樓及3樓

住宅單位(第1座及第2座) : 5樓至36樓

備註：住宅單位由5樓至36樓，天台為避火層，物業不設4、13、14、24及34樓。

住宅單位樓面至樓面高度(第1座及第2座)

5樓 : 約3米

6樓至32樓 : 約2.8米

33樓 : 約3.15米

35樓至36樓 : 約3.4米

備註：單位樓面至樓面高度是指該樓層之石屎地台面與上層石屎地台面之高度距離。部份住宅單位之天花高度將會因應上層單位之跌級樓板、結構及/或建築設計上的需要而有所差異。部份住宅之客飯廳、睡房、儲物室及走廊之假天花內均裝有冷氣及/或其他機電設備。

車位數目

住宅車位 : 35 (每個約5米x 2.5米)

商業車位 : 4 (每個約5米x 2.5米)

訪客車位 : 5 (每個約5米x 2.5米)

住宅傷健人士車位 : 1 (每個約5米x 3.5米)

商業傷健人士車位 : 1 (每個約5米x 3.5米)

訪客傷健人士車位 : 1(每個約5米x 3.5米)

住宅電單車車位 : 4 (每個約2.4米 x 1米)

商業電單車車位 : 1 (每個約2.4米 x 1米)

住宅上落客貨車位 : 2 (每個約7米x 3.5米)

商業上落客貨車位 : 1 (每個約11米x 3.5米)

安老院舍之車位 : 1 (每個約7.6米x 3米)

商業單位數目

7

會所及康樂設施

會所及康樂設施包括戶外游泳池、更衣室、健身室、閱讀室、遊戲室、多用途球場、兒童遊戲室、電腦休閒區、閱讀休閒區及園藝花園。

附註：

1. 會所及康樂設施於入伙時未必能即時使用，部份設施及/或服務以政府有關部門之審批同意或許可為準。
2. 會所及康樂設施只供住客及其訪客使用。
3. 請參閱本售樓說明書平面圖部分以了解發展項目。
4. 賣方保留權利可更改物業內所有公眾設施的佈局和用途及修改建築設計、規格、設計特色及樓層平面圖而無須事先通知。該等佈局、用途、設計、規格及圖則俱以相關政府部門最後批准者為準。

WHERE THERE IS DISCREPANCY IN MEANING BETWEEN THE ENGLISH AND CHINESE VERSIONS, THE ENGLISH VERSION SHALL PREVAIL.
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Design of the Development and Property Management

物業設計及管理

Fittings and Finishes

1. Exterior Finishes

a.	External Wall	Podium mainly finished with glass wall, natural stone cladding, metal cladding and ceramic tiles. Tower mainly finished with ceramic tiles.
b.	Window	Aluminum window frame with fluorocarbon coating. Fixed with clear glass for windows.
c.	Balcony and Utility Platform	Balcony and utility platform are fitted with tempered glass balustrade and metal balustrade respectively. Floor finished with porcelain floor tiles.

2. Interior Finishes

a.	Lobby	
	Residential Shuttle Lift Lobby (G/F & 3/F)	Floor finished with reconstituted stone / natural stone laid in pattern. Wall finished with natural stone, stainless steel, timber veneer panels. Gypsum board false ceilings are provided.
	Typical Lift Lobby	Floor finished with reconstituted stone laid in pattern. Wall finished with marble and feature panels with timber pattern strips, stainless steel and plastic laminated panels. False ceiling finished with gypsum board and plastic laminated panels, with stainless steel decoration.
b.	Living / dining room, bedrooms and store room	Internal wall and ceiling finished with emulsion paint. Floor finished with oak wood strip engineered timber flooring and skirting. Bay window finished with reconstituted stone.
c.	Bathroom	Wall and floor finished with porcelain tiles run up to false ceiling level. Aluminum false ceiling with lighting fittings are provided.
d.	Kitchen	Wall finished with ceramic wall tiles and stainless steel panel up to false ceiling level. Floor finished with homogeneous floor tiles. Aluminum false ceiling with lighting fittings are provided.

3. Interior Fittings

a.	Door	
	Unit Main Entrance Door	Fire-rated solid core timber veneered door, fitted with eye viewer, door closer, lockset and door stopper.
	Bedroom Door	Hollow core timber veneered, fitted with lockset and door stopper.
	Bathroom Door	Hollow core timber veneered / plastic laminated door, fitted with lockset and door stopper.
	Kitchen Door	Fire-rated timber veneered / plastic laminated door, fitted with lockset and door stopper.
b.	Bathroom	Fitted with reconstituted stone countertop and sanitary wares and fittings include wash basin mixer, shower set, wash basin, water closet, towel bar, bathtub, bath mixer and glass shelf (for Flat A, B, C, D, E and bathroom of bedroom 1 in Flat F). Other fittings include lighting fixtures, gas water heater (for Flat E), exhaust fan / exhaust duct and heat lamp (for Flat A, B, C, D, E and bathroom of bedroom 1 in Flat F). For sanitary wares and fittings provision and brand names, please refer to "Appliance Schedule".
c.	Kitchen	Fitted with cabinet with solid surfacing material countertop, stainless steel sink with sink mixer, built-in gas cooker, cooker hood, microwave oven, refrigerator, exhaust fan, washer / dryer with water supply and drainage connections and gas water heater (for Flat A, B, C, D & F) are provided. For appliances provision and brand names, please refer to "Appliance Schedule".
d.	Living / dining room and bedroom	Installed with split type air-conditioner. For appliances provision and brand names, please refer to "Appliance Schedule".
e.	Telephone	Telephone outlets are provided for living / dining room and bedrooms. For location and number of connection points, please refer to "Mechanical & Electrical Plan".
f.	Aerials	TV / FM outlets for local TV / FM radio programs are provided for living / dining room and bedrooms. For location and number of connection points, please refer to "Mechanical & Electrical Plan".
g.	Electrical Installations	Concealed conduit wiring for lighting and power points are provided. Single phase electricity supply with miniature circuit breaker distribution board is provided by typical residential units. Three phase electricity supply with miniature circuit breaker distribution board is provided in Flat C of 35/F & 36/F (Tower 1), Duplex Flat D of 35/F (Tower 1) and Flat C of 35/F & 36/F (Tower 2), Flat D of 35/F & 36/F (Tower 2). For location and number of lighting points, sockets and A/C double pole switches, etc., please refer to "Mechanical & Electrical Plan".
h.	Gas Supply	Gas meter with gas supply pipe is provided and connected to gas cooker and gas water heater (Gas meter at Flat A, B, C, D, E & F in kitchen).
i.	Washing Machine Connection Point	Drain point and water point are provided for washing machine in kitchen. For appliances provision and brand names, please refer to "Appliance Schedule".
j.	Water Supply	Concealed copper water pipes for hot and cold water supply.

4. Miscellaneous

a.	Lifts	
	Residential Tower Lifts (L1 - L4)	“Schindler” lifts are to be installed for this development. Each of Towers 1 & 2 is served by two passenger lifts serving all floors except P/F and roof.
	Residential Shuttle Lifts (L6 - L8)	3 Nos. “Schindler” shuttle lifts served G/F to 3/F.
	Passenger Lifts (L9 & L10)	2 Nos. “Schindler” passenger lifts served 1/F and 3/F.
	Car Lifts (L11 & L12)	2 Nos. “Schindler” car lifts served B2/F to G/F.
b.	Letter Box	Letter boxes finished with stainless steel are installed at the 3/F main lobby of each Residential Tower.
c.	Refuse Collection	Refuse storage and material recovery room is provided in the common area of each residential floor. Refuse storage and material recovery chamber is provided on G/F.
d.	Water / Electricity / Gas Meters	Gas meter is provided in individual units while separate meters of water and electricity for all individual units are provided in common meter rooms.

5. Security Facilities

a.	Security System	CCTV system is provided at entrance lobbies, carpark lift lobbies, carpark, resident recreational facilities and landscape area.
b.	Access Control System	Visitor panels are provided in the entrances and connected to the telephone line. Visitor panels built-in with Octopus Card access reader and combination lock for resident access.

Notes :

1. The Vendor and the Developer reserve the right to substitute other materials of comparable quality and standard for the intended materials as listed in the above tables. Provisions may have slight variation in the color, measurement, grain, texture and/or workmanship.
2. Information listed in this section “Fittings and Finishes” is subject to the latest approval by relevant Government Authorities and shall be in accordance with the terms of the Formal Agreement for Sale and Purchase.
3. If the country of origin/brand name of fittings and finishes is mentioned, the materials of comparable quality will be used if the intended source becomes unavailable.

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Design of the Development and Property Management

物業設計及管理

用料及設備

1. 外部裝修物料

a.	外牆	平台外牆主要鋪砌玻璃 / 天然石材 / 金屬片 / 瓷磚。大廈外牆主要鋪砌瓷磚。
b.	窗戶	選用氟碳噴塗鋁窗框配清玻璃。
c.	露台及工作平台	露台及工作平台裝有玻璃欄杆 / 金屬欄杆。地台鋪砌瓷磚。

2. 室內裝修物料

a.	大堂	
	住宅穿梭升降機大堂 (地下及3樓)	地台鋪砌人造石 / 天然石。牆身鋪砌天然石 / 不鏽鋼 / 木紋飾板 / 飾條。天花裝設石膏板假天花。
	住宅樓層升降機大堂	地台鋪砌人造石。牆身鋪砌雲石 / 木紋飾條 / 不鏽鋼 / 膠板。天花裝設石膏板 / 膠板 / 不鏽鋼裝飾。
b.	客 / 飯廳、睡房及儲物室	內牆及天花均髹上乳膠漆。地台鋪砌複合橡木地板及腳線。窗台鋪砌人造石。
c.	浴室	牆身及地台鋪砌瓷磚至假天花，天花裝設鋁質假天花及照明燈飾。
d.	廚房	牆身鋪砌瓷磚及不鏽鋼板至假天花。地台鋪砌地磚。天花裝設鋁質假天花及照明燈飾。

3. 室內裝置

a.	門扇	
	單位大門門扇	選用木紋木皮面實心木門配防盜眼、門鼓、門鎖及門檔。
	睡房門	選用木紋木皮面木門配門鎖及門檔。
	浴室門	選用木紋木皮面 / 膠板面木門配門鎖及門檔。
	廚房門	選用防火木紋木皮面 / 膠板面木門配門鎖及門檔。
b.	浴室	選用人造石檯面配以潔具包括洗手盆水龍頭、花灑套裝、洗手盆、坐廁、毛巾架、浴缸、浴缸水龍頭及玻璃架 (只適用於A、B、C、D、E單位浴室及F單位睡房1之浴室)，並設有燈飾、煤氣熱水爐 (只適用於E單位)、抽氣扇 / 系統及暖燈 (只適用於A、B、C、D、E單位浴室及F單位睡房1之浴室)。隨樓附送設備及品牌，請參考「設備說明」。
c.	廚房	選用櫥櫃系列，配以無縫實心材料檯面連不鏽鋼洗滌盆及冷熱水龍頭，另設有嵌入式氣體煮食爐、抽油煙機、微波爐、雪櫃、抽氣扇、煤氣熱水爐 (只適用於A, B, C, D & F單位)、洗 / 乾衣機連來去水接駁喉位。隨樓附送設備及品牌，請參考「設備說明」。
d.	睡房	裝有分體式冷氣機。隨樓附送設備及品牌，請參考「設備說明」。
e.	電話	客 / 飯廳及睡房均裝有電話插座。接駁點及位置請參考「機電裝置圖」。
f.	天線	客 / 飯廳及睡房裝有電視/電台接收插座。接駁點及位置請參考「機電裝置圖」。
g.	電力裝置	客 / 飯廳、睡房、廚房及浴室均裝有暗藏鋪砌燈掣及插座。每戶提供單相電力並裝妥微型斷路器。1座35及36樓C單位、複式單位1座35樓D單位、2座35及36樓C單位、2座35及36樓D單位均提供三相電力並裝妥微型斷路器。接駁點及位置請參考「機電裝置圖」。
h.	氣體供應	每戶裝有煤氣喉接駁煤氣煮食爐及煤氣熱水爐，並裝有獨立煤氣錶(設於A、B、C、D、E及F單位之廚房)。
i.	洗衣機接駁點	每戶均設有洗衣機專用來去水接駁喉位。隨樓附送設備及品牌，請參考「設備說明」。
j.	供水	冷熱水喉全部採用隱藏銅喉。

4. 雜項

a.	升降機	
	住宅大樓升降機 (L1 - L4)	大廈裝置“怡和迅達”升降機。各座住宅設有兩部客用升降機直達各住宅樓層除平台及天台樓層外。
	住宅穿梭升降機 (L6 - L8)	3部“怡和迅達”客用升降機往來地下至3樓。
	載客升降機 (L9 & L10)	2部“怡和迅達”客用升降機往來1樓及3樓。
	載車升降機 (L11 & L12)	2部“怡和迅達”載車升降機往來地庫二樓至地下樓層。
b.	信箱	各座住宅3樓大堂設有住戶專用不鏽鋼信箱。
c.	垃圾收集	每層住宅均設有垃圾收集房。另中央垃圾收集房設於地下樓層。
d.	水 / 電 / 煤氣量錶	每戶於單位內裝有獨立煤氣錶。另每層錶房均裝有每戶專用之獨立水、電錶。

5. 保安設施

a.	保安系統	大廈入口大堂、停車場電梯大堂、停車場、住客康樂設施及園藝範圍均裝有閉路電視。
b.	入口通道控制系統	入口大堂設有訪客對講系統均可連接到每戶電話線。住宅大堂入口設有「八達通」系統及密碼鎖開啟大門。

附註：

- 賣方及發展商將保留一切權利，按實際情況以同等質素建築材料及設備代替上述所列各項。各項建築材料及設備可能在顏色、尺寸、紋理、組織及 / 或手工上出現輕微差別。
- 上述所列各項建築材料及設備均以有關政府部門最後批准為依據，並以正式買賣合約的條款所訂為準。
- 如有關建築材料及設備說明提及來源地或品牌，在未能供應情況下，將會以同等質素之物料代替。

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Design of the Development and Property Management

物業設計及管理

Appliances Schedule 設備說明

Location位置	Appliances設備	Brand品牌
Living / Dining / Bedroom 客飯廳及睡房	Split type air conditioner 分體式冷氣機	Panasonic
Kitchen 廚房	Refrigerator 雪櫃	Siemens
	Washer / Dryer 洗衣乾衣機	Siemens
	Gas cooker 煤氣煮食爐	TGC
	Cooker hood 抽油煙機	Whirlpool
	Microwave oven 微波爐	Whirlpool
	Sink mixer 洗滌盆水龍頭	Hansgrohe
	Exhaust fan 抽氣扇	KDK
	Gas water heater 熱水爐 (For Flat A, B, C, D & F) (只適用於A、B、C、D及F單位)	TGC
Bathroom 浴室	Wash basin mixer 洗手盆水龍頭	Hansgrohe
	Shower set 花灑套裝	Hansgrohe
	Wash basin 洗手盆	Roca / Duravit
	Water closet 坐廁	Kohler
	Towel bar 毛巾架	Bain d'Or
	Glass shelf 玻璃架 (For Flat A, B, C, D, E and Bathroom of Bedroom 1 in Flat F) (只適用於A、B、C、D、E單位及F單位睡房1之浴室)	Delong
	Bathtub 浴缸	Kohler
	Bath mixer 浴缸水龍頭	Hansgrohe
	Exhaust fan 抽氣扇 (For Flat B & E & Bedroom 1 of Flat F) (只適用於B及E單位及F單位之睡房1)	KDK
	Gas water heater 熱水爐 (For Flat E) (只適用於E單位)	TGC
	Heat lamp 暖燈 (For Flat A, B, C, D, E and Bathroom of Bedroom 1 in Flat F) (只適用於A、B、C、D、E單位及F單位睡房1之浴室)	Philips

Notes :

- The Vendor and the Developer reserve the right to substitute other materials of comparable quality and standard for the intended materials as listed in the above tables. Provisions may have slight variation in the color, measurement, grain, texture and/or workmanship.
- Information listed in this section "Fittings and Finishes" is subject to the latest approval by relevant Government Authorities and shall be in accordance with the terms of the Formal Agreement for Sale and Purchase.
- If the country of origin / brand name of fittings and finishes is mentioned, the materials of comparable quality will be used if the intended source becomes unavailable.

附註：

- 賣方及發展商將保留一切權利，按實際情況以同等質素建築材料及設備代替上述所列各項。各項建築材料及設備可能在顏色、尺寸、紋理、組織及 / 或手工上出現輕微差別。
- 上述所列各項建築材料及設備均以有關政府部門最後批准為依據，並以正式買賣合約的條款所訂為準。
- 如有關建築材料及設備說明提及來源地或品牌，在未能供應情況下，將會以同等質素之物料代替。

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Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表



Tower 1 & Tower 2 第一座及第二座

Floor		5/F						6-33/F						35/F				36/F				35-36/F	
Flat		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	A	B	C	D	D	
		Tower 2																		Tower 1 (Duplex)			
Living / Dining Room 客/飯廳	TV / FM Outlet 電視 / 電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2	1	2	1	
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2	1	2	1	
	13A Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	13A Single Socket Outlet 單位電插座	2	2	2	2	2	1	2	2	2	2	1	2	2	2	2	2	2	2	2	2	2	
	Switch for A / C Unit 冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1	1	2	2	2	
Bedroom 1 睡房1	TV / FM Outlet 電視 / 電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	13A Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	13A Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Switch for A / C Unit 冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Bedroom 2 睡房2	TV / FM Outlet 電視 / 電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	13A Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	13A Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Switch for A / C Unit 冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Bedroom 3 睡房3	TV / FM Outlet 電視 / 電台天線插座	-	-	-	-	-	1	-	-	-	-	-	1	-	-	1	1	-	-	1	1	1	
	Telephone Outlet 電話插座	-	-	-	-	-	1	-	-	-	-	-	1	-	-	1	1	-	-	1	1	1	
	13A Single Socket Outlet 單位電插座	-	-	-	-	-	1	-	-	-	-	-	1	-	-	1	1	-	-	1	1	1	
	13A Twin Socket Outlet 雙位電插座	-	-	-	-	-	1	-	-	-	-	-	1	-	-	1	1	-	-	1	1	1	
	Switch for A / C Unit 冷氣機接線座	-	-	-	-	-	1	-	-	-	-	-	1	-	-	1	1	-	-	1	1	1	
Bedroom 4 睡房4	TV / FM Outlet 電視 / 電台天線插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
	13A Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
	13A Twin Socket Outlet 雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
	Switch for A / C Unit 冷氣機接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
Bathroom in Bedroom 1 (Except duplex unit) / Bedroom 3 (Duplex unit) 睡房1之浴室 (複式單位除外) / 睡房3(複式單位)	13A Single Socket Outlet 單位電插座	-	-	-	-	-	1	-	-	-	-	-	1	-	-	1	1	-	-	1	1	1	
	Fused Spur Unit 接線座	(for Exhaust Fan) 抽氣扇	-	-	-	-	-	1	-	-	-	-	-	1	-	-	1	1	-	-	1	1	1
		(for Gas Water Heater) 熱水爐	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		(for Cabinet Lighting) 櫃燈	-	-	-	-	-	1	-	-	-	-	-	1	-	-	1	1	-	-	1	1	1
Bathroom 浴室	13A Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Fused Spur Unit 接線座	(for Exhaust Fan) 抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		(for Gas Water Heater) 熱水爐	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
		(for Cabinet Lighting) 櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		(for Exhaust Fan) 抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Kitchen 廚房	13A Single Socket Outlet 單位電插座	(for Washing Machine) 洗衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
			(for Refrigerator) 雪櫃	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
(for Microwave Oven) 微波爐			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
13A Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Fused Spur Unit 接線座	(for Gas Water Heater) 熱水爐	1	1	1	1	-	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	
	(for Gas Cooker) 煤氣煮食爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	(for Exhaust Hood) 抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	(for Cabinet Lighting) 櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	(for Exhaust Fan) 抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Store 儲物室	13A Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	2	-	1	

Notes :

The total number of mechanical and electrical provisions as specified in respective locations of each residential unit shall be subject to the latest approval by the Buildings Department, Lands Department and / or other relevant Government Departments and Authorities.

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附註：

每戶住宅單位各位置安裝之機電裝置總數量須以屋宇署、地政總署及/或有關之政府部門最後批准之圖則為準。

Green and Innovative Features Exempted from Gross Floor Area Calculation 已獲豁免計算樓面面積之環保及創新設施

- The area of the balconies, utility platforms, wider common corridors and lift lobbies and non-structural prefabricated external wall as set out in the following schedules are exempted from gross floor area and site coverage calculations under the Buildings Ordinance.
- The Saleable Area of a unit includes the area of the balcony, utility platform and non-structural prefabricated external wall of that unit.
- Balconies and utility platforms must not be enclosed.
- The size of the balconies, utility platforms, wider common corridors and lift lobbies and non-structural prefabricated external wall are set out as below:
 - 根據《建築物條例》，以下表列之露台、工作平台、加闊的住宅樓宇公用走廊及升降機大堂及非結構預製外牆面積並不計算在樓面面積及地盤覆蓋面積之內。
 - 單位之露台、工作平台及非結構預製外牆面積計入該單位的實用面積內。
 - 露台及工作平台不能被封閉或封密。
 - 露台、工作平台、加闊的住宅樓宇公用走廊及升降機大堂及非結構預製外牆面積如下：

Exempted Balconies Area Schedule 豁免之露台面積表

Tower 座數	Floor 樓層	Flat 單位	Area of Each Storey (sq.m.) 每層面積 (平方米)	No. 數目	Total Exempted Area (sq.m.) 總豁免面積 (平方米)
1 & 2	5/F - 33/F	A	2.000	52	104.000
	5/F - 33/F	B	2.000	52	104.000
	5/F - 33/F	C	2.000	52	104.000
	5/F - 33/F	D	2.000	52	104.000
	5/F - 33/F	E	2.000	52	104.000
	5/F - 33/F	F	2.000	52	104.000
1 & 2	35/F - 36/F	A	2.000	4	8.000
	35/F - 36/F	B	2.000	4	8.000
	35/F - 36/F	C	2.390	4	9.560
1	36/F	D	3.686	1	3.686
2	35/F - 36/F	D	2.995	2	5.990
Total Area 總面積					659.236

Note: Residential floors start from 5/F to 36/F. Refuge floor is located at Roof Floor. There are no 4/F, 13/F, 14/F, 24/F and 34/F on the Towers.
備註：住宅單位由5樓至36樓。天台為避火層。物業不設4、13、14、24及34樓。

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

Tower 座數	Floor 樓層	Flat 單位	Area of Each Storey (sq.m.) 每層面積 (平方米)	No. 數目	Total Exempted Area (sq.m.) 總豁免面積 (平方米)
1 & 2	5/F - 33/F	A	1.500	52	78.000
	5/F - 33/F	B	1.500	52	78.000
	5/F - 33/F	C	1.500	52	78.000
	5/F - 33/F	D	1.500	52	78.000
	5/F - 33/F	E	1.500	52	78.000
	5/F - 33/F	F	1.500	52	78.000
1	35/F	A	1.500	1	1.500
	35/F	B	1.500	1	1.500
	35/F	C	1.500	1	1.500
	35/F	D	1.500	1	1.500
1	36/F	A	1.500	1	1.500
	36/F	B	1.500	1	1.500
	36/F	C	1.500	1	1.500
2	35/F	A	1.500	1	1.500
	35/F	B	1.500	1	1.500
	35/F	C	1.500	1	1.500
	35/F	D	1.500	1	1.500
2	36/F	A	1.500	1	1.500
	36/F	B	1.500	1	1.500
	36/F	C	1.500	1	1.500
	36/F	D	1.500	1	1.500
Total Area 總面積					490.500

Note: Residential floors start from 5/F to 36/F. Refuge floor is located at Roof Floor. There are no 4/F, 13/F, 14/F, 24/F and 34/F on the Towers.
備註：住宅單位由5樓至36樓。天台為避火層。物業不設4、13、14、24及34樓。

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Exempted Wider Common Corridors and Lift Lobbies Area Schedule 已獲豁免之加闊公用走廊及電梯大堂面積表

Tower 座數	Floor 樓層	Each Floor (sq.m.) 每層 (平方米)	No. 數目	Total Exempted Area (sq.m.) 總豁免面積 (平方米)
1 & 2	5/F - 33/F	3.700	52	192.400
	35/F & 36/F	3.270	4	13.080
Total Area 總面積				205.480

Note: Residential floors start from 5/F to 36/F. Refuge floor is located at Roof Floor. There are no 4/F, 13/F, 14/F, 24/F and 34/F on the Towers.
備註：住宅單位由5樓至36樓，天台為避火層，物業不設4、13、14、24及34樓。

Area Calculation of Exempted of Non-Structural Prefabricated External Walls For Flat 住宅單位之已獲豁免之非結構預製外牆面積表

Tower 座數	Floor 樓層	Flat 單位	Exempted Area of Each Flat (sq.m.) 各單位之豁免面積 (平方米)	Exempted Area of Each Floor (sq.m.) 各層之豁免面積 (平方米)	Total Exempted Area (sq.m.) 總豁免面積 (平方米)
1	5/F - 33/F	A	1.537	7.467	194.142
		B	1.740		
		C	0.799		
		D	0.799		
		E	1.110		
		F	1.482		
1	35/F	A	1.538	6.582	6.582
		B	1.741		
		C	1.445		
		D	1.858		
1	36/F	A	1.538	5.916	5.916
		B	1.741		
		C	1.445		
		D	1.192		
2	5/F - 33/F	A	1.537	7.467	194.142
		B	1.740		
		C	0.799		
		D	0.799		
		E	1.110		
		F	1.482		
2	35/F	A	1.538	7.612	7.612
		B	1.741		
		C	1.445		
		D	2.888		
2	36/F	A	1.538	7.612	7.612
		B	1.741		
		C	1.445		
		D	2.888		
Total Area 總面積					416.006

Note: Residential floors start from 5/F to 36/F. Refuge floor is located at Roof Floor. There are no 4/F, 13/F, 14/F, 24/F and 34/F on the Towers.
備註：住宅單位由5樓至36樓，天台為避火層，物業不設4、13、14、24及34樓。

The thickness of the Non-Structural Prefabricated External Walls (structural dimension) of each Tower is approximately 150mm.
每座非結構預製外牆之厚度 (結構呎吋) 約為150毫米。

Notes :

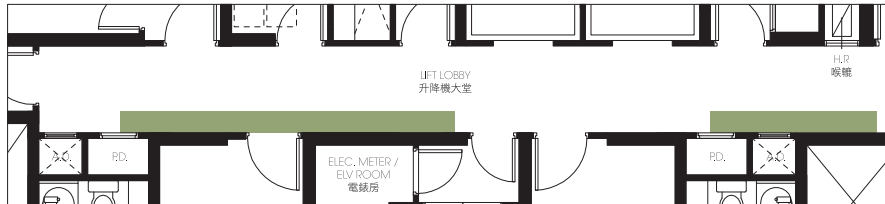
There are non-structural prefabricated external walls in the residential units. The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.

附註：

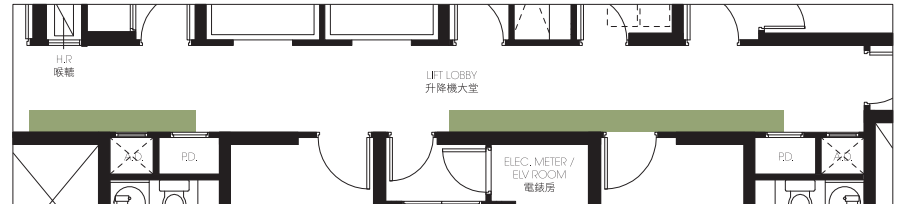
住宅單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。

WHERE THERE IS DISCREPANCY IN MEANING BETWEEN THE ENGLISH AND CHINESE VERSIONS, THE ENGLISH VERSION SHALL PREVAIL.
中英文版本如有歧義，以英文版本為準。

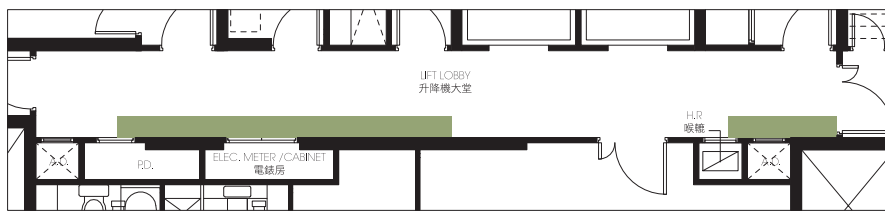
Wider Common Corridors and Lift Lobbies Plan 加闊的住宅樓宇公用走廊及升降機大堂平面圖



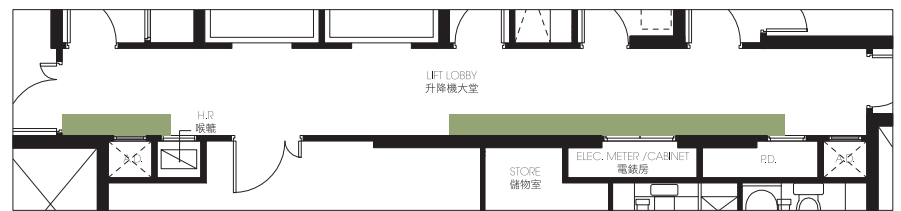
5/F - 12/F, 15/F - 23/F, 25/F - 33/F of Tower 1 Floor Plan
第一座5至12樓、15至23樓、25至33樓平面圖



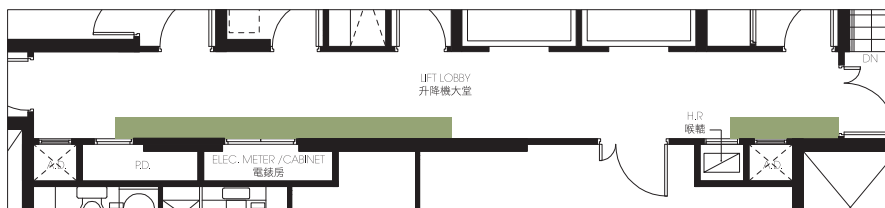
5/F - 12/F, 15/F - 23/F, 25/F - 33/F of Tower 2 Floor Plan
第二座5至12樓、15至23樓、25至33樓平面圖



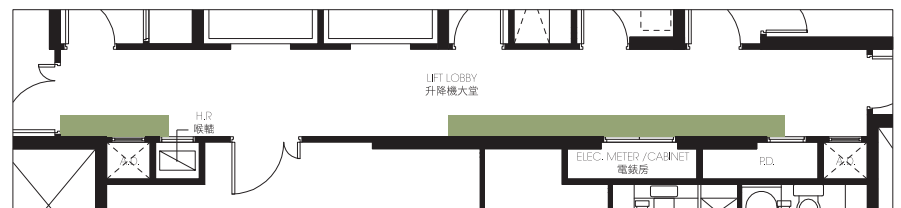
35/F of Tower 1 Floor Plan
第一座35樓平面圖



35/F of Tower 2 Floor Plan
第二座35樓平面圖



36/F of Tower 1 Floor Plan
第一座36樓平面圖



36/F of Tower 2 Floor Plan
第二座36樓平面圖

Wider Common Corridors and Lift Lobbies
加闊的住宅樓宇公用走廊及升降機大堂

Notes:

1. The above plan is simplified and is for reference only. The plan is subject to the latest approval by relevant Government authorities.
2. All layouts, interior and exterior designs, fittings and finishes, and all provisions on the plan are subject to the final adjustment upon completion and are shown for reference only.
3. The overall design, layout and color scheme of the Development are subject to changes and the latest approval by relevant Government authorities.

WHERE THERE IS DISCREPANCY IN MEANING BETWEEN THE ENGLISH AND CHINESE VERSIONS, THE ENGLISH VERSION SHALL PREVAIL.
中英文版本如有歧義，以英文版本為準。

附註：

1. 上圖經簡化處理，僅供參考。詳細之訂正圖則以政府有關部門最後批准之圖則為準。
2. 所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備僅供參考，並以入伙時所提供為準。
3. 本發展項目之設計、佈局及色系皆有更改之可能，並以政府有關部門最後批准之圖則為準。

Property Management 物業管理

Property Manager

Hong Kong Housing Society

Term of Appointment

Two (2) years commencing from the date of the Deed of Mutual Covenant And Management Agreement ("DMC") and to be continued thereafter until terminated by Owner's Committee according to the DMC or resignation by the Manager. The remuneration of the Manager shall not be exceeding 10% of the total annual Management Expenses (excluding Manager's Remuneration).

Management Fees

Management Fees will be based on the management budget prepared by the Manager. Each owner shall contribute towards the management expenses pro rata to the management shares of his unit in accordance with the principles provided in the DMC.

Estimated Management Fees for Flats

Typical Flat : Approx. HK\$2.48 — HK\$2.53 per sq.ft. of gross floor area per month

Flat with Flat Roof : Approx. HK\$2.45 — HK\$2.98 per sq.ft. of gross floor area per month

Estimated Management Fees for Car Park

Approx. HK\$988 per month for a Car Parking Space

Approx. HK\$152 per month for a Motorcycle Parking Space

Note:

The above quote for the estimated management fees is an estimate only. It is subject to the determination and revisions from time to time by the Manager pursuant to the DMC.

Initial Payments Upon Handover of Flat

1. Management Fee Deposit :

Equivalent to 3 month's payment of first year's budgeted management fee (transferable but non-refundable)

2. Advance Payment of Management Fee :

Not more than 1 month's payment of first year's budgeted management fee

3. Debris Removal Fee :

Not more than 1 month's payment of first year's budgeted management fee (for residential unit only) (non-refundable and non-transferable and any monies not used shall be paid into Capital Reserve Fund)

4. Capital Reserve Fund :

Equivalent to 2 month's payment of first year's budgeted management fee (non-refundable and non-transferable)

5. Common Utility Deposits :

A proportionate share of the deposits paid for the public meters for water and electricity and other utilities supplied to the Common Areas and Facilities

Remarks:

1. Private Water / Gas / Electricity Meter(s) deposits paid in respect of a flat shall be reimbursed by the purchaser to the Vendor before the flat is handed over to the purchaser.
2. The purchaser should pay the above amounts on completion notwithstanding the exact amount of such amounts are yet to be finalized.

物業管理人

香港房屋協會

管理公司任期

由大廈公契及管理合約("公契")簽署日期起計兩年。物業管理人的任命則自動續期直至業主委員會按照公契內條款終止其任命或物業管理人自動請辭終止。物業管理人酬金為不超過年度物業管理開支(不包括物業管理人酬金)的百分之十。

管理費用

管理費用依據管理人所擬定的管理費用預算案釐定，由每位業主按其單位之管理份數之比例及按公契所定原則分攤。

預算住宅單位管理費

標準單位：每月每平方呎約港幣\$2.48 - \$2.53(以建築面積計算)。
附有平台之單位：每月每平方呎約港幣\$2.45 - \$2.98(以建築面積計算)。

預算停車場管理費

私家車停車位每個每月約港幣\$988。
電單車停車位每個每月約港幣\$152。

備註：

上述僅為預算金額。管理費以管理人按公契不時釐定和調整為準。

單位於入伙時需繳費用

1. 管理費按金：

相當於首年預算之3個月的管理費(可轉讓，但不可退還)

2. 管理費上期預繳：

不多於首年預算之1個月的管理費

3. 裝修泥頭費：

不多於首年預算之1個月的管理費(只適用於住宅單位)(不可退還及不可轉讓，剩餘將撥入設施基金)

4. 設施基金：

相當於首年預算之2個月的管理費(不可退還及不可轉讓)

5. 公用設備按金：

按應付份數計算之公用水電錶及其他公用服務按金

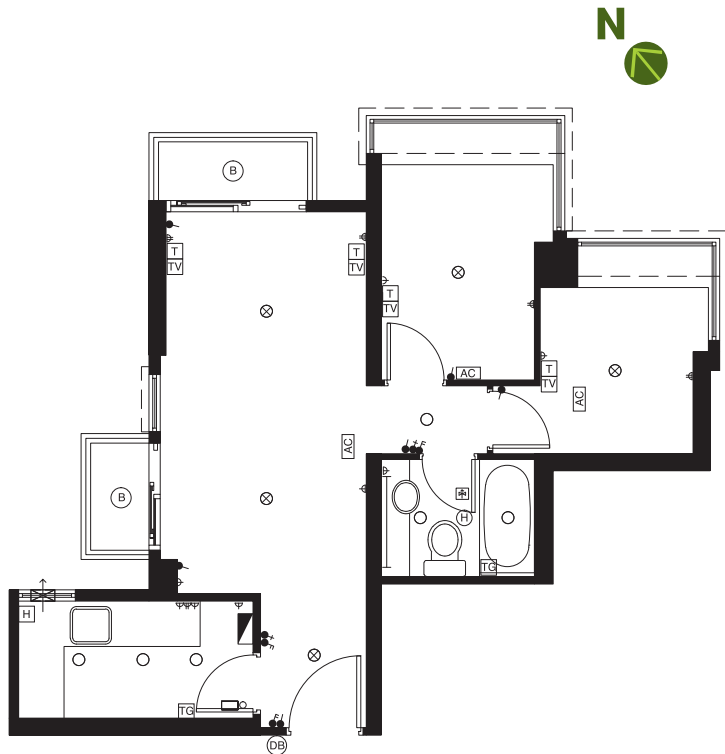
備註：

1. 賣方轉交住宅單位給買方前，買方須償還賣方已付的有關單位之水電 / 煤氣錶按金。
2. 雖然上述費用實數待定，買家仍須於完成交易時繳付上述金額。



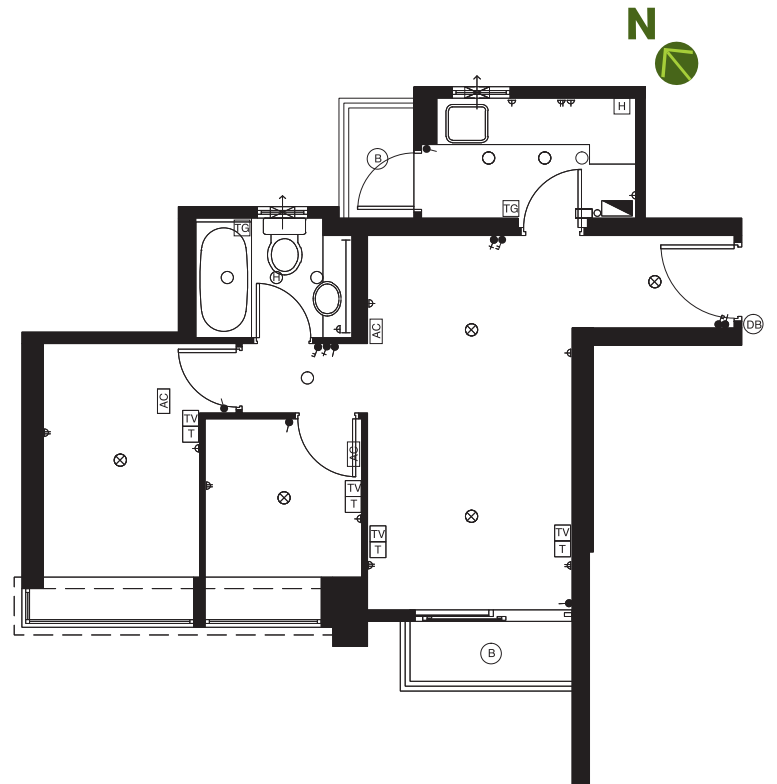
Mechanical & Electrical Provision Plans

機電裝置平面圖



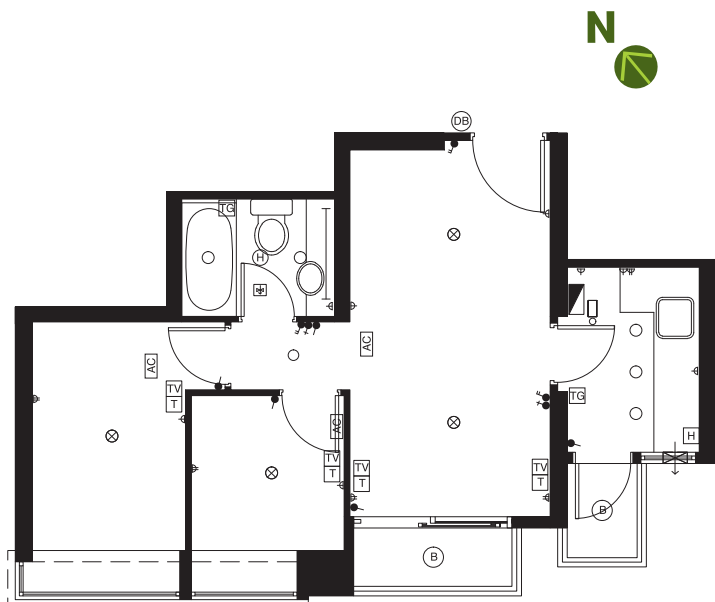
Flat A, 5/F - 36/F, Tower 1
第一座5樓至36樓A單位

Flat A, 5/F - 36/F, Tower 2 (Mirrored)
第二座5樓至36樓A單位 (反轉)



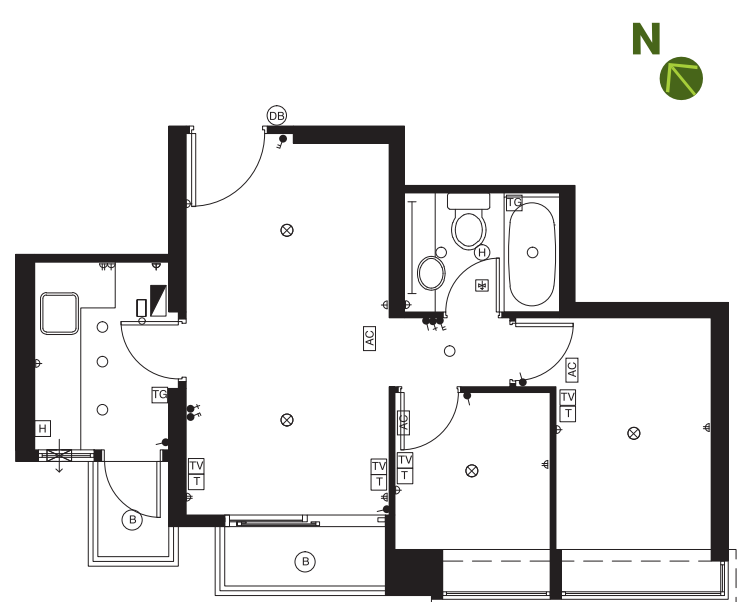
Flat B, 5/F - 36/F, Tower 1
第一座5樓至36樓B單位

Flat B, 5/F - 36/F, Tower 2 (Mirrored)
第二座5樓至36樓B單位 (反轉)



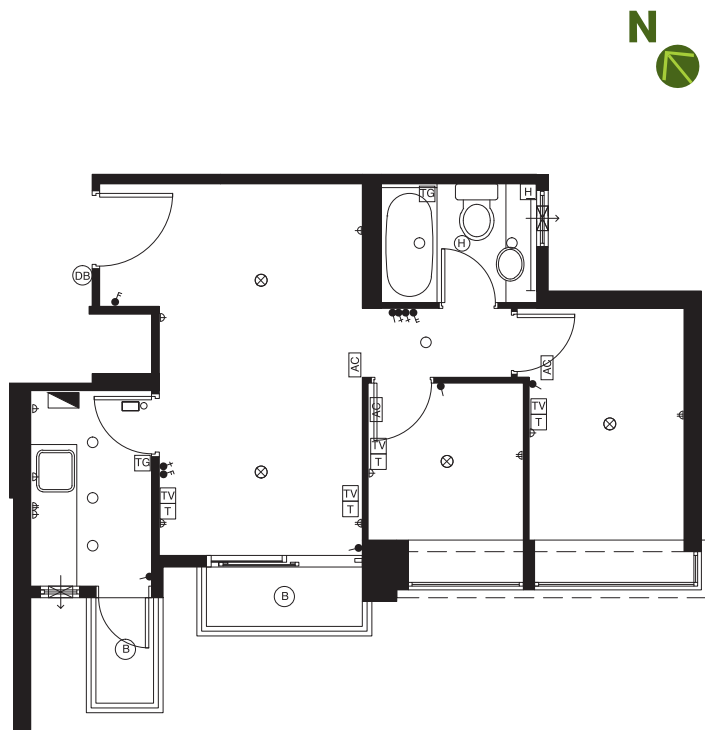
Flat C, 5/F - 33/F, Tower 1
第一座5樓至33樓C單位

Flat C, 5/F - 33/F, Tower 2 (Mirrored)
第二座5樓至33樓C單位 (反轉)

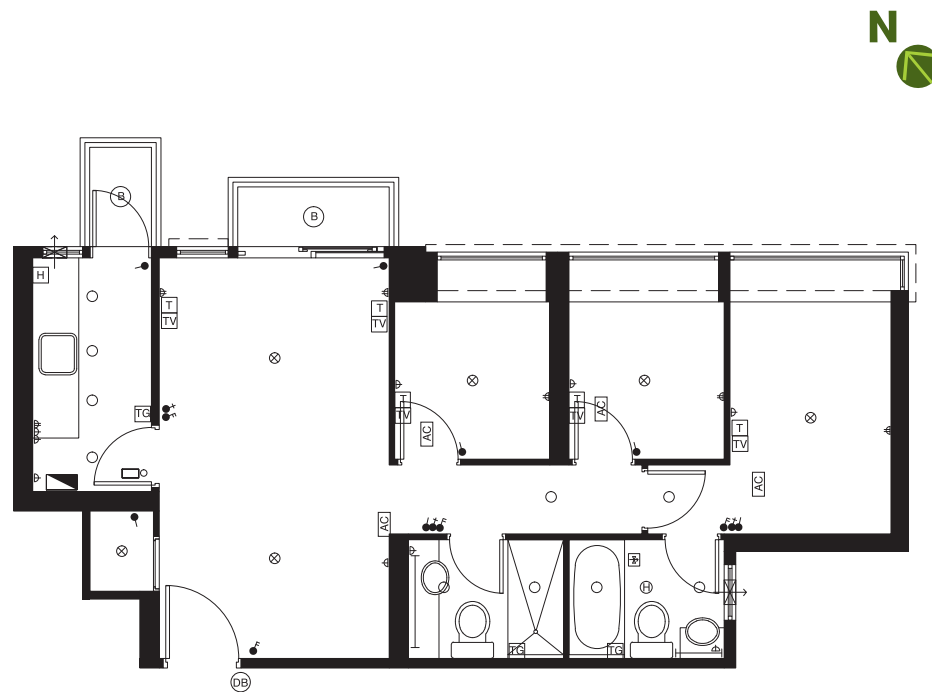


Flat D, 5/F - 33/F, Tower 1
第一座5樓至33樓D單位

Flat D, 5/F - 33/F, Tower 2 (Mirrored)
第二座5樓至33樓D單位 (反轉)























Flat E, 5/F - 33/F, Tower 1
第一座5樓至33樓E單位
Flat E, 5/F - 33/F, Tower 2 (Mirrored)
第二座5樓至33樓E單位 (反轉)



Flat F, 5/F - 33/F, Tower 1
第一座5樓至33樓F單位
Flat F, 5/F - 33/F, Tower 2 (Mirrored)
第二座5樓至33樓F單位 (反轉)

Scale 比例: 0M/米 2.5M/米 5M/米

Mechanical & Electrical Provisions 機電裝置說明表

	ONE GANG LIGHTING SWITCH 一位燈掣		DOWNLIGHT 天花燈		EXHAUST FAN 抽氣扇
	TWO GANG LIGHTING SWITCH 二位燈掣		HEAT LAMP 暖燈		DOORBELL BUTTON 門鈴按鈕
	TWO WAY LIGHTING SWITCH 二路燈掣		BALCONY LIGHTING 露台燈		TELEPHONE OUTLET 電話插座
	ONE GANG DOUBLE POLE SWITCH 雙極開關掣		CABINET LIGHTING 櫃燈		TV / FM OUTLET 電視/電台天線插座
	SINGLE SOCKET 單位掣插座		DOORBELL 門鈴		A / C DOUBLE POLE SWITCH 冷氣機曲架掣
	TWIN SOCKET 雙位掣插座		MCB BOARD 總電掣箱		WATER HEATER REMOTE CONTROL UNIT 熱水爐控制器
	LIGHTING POINT 電燈座				GAS WATER HEATER 煤氣熱水爐

Notes:

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附註:

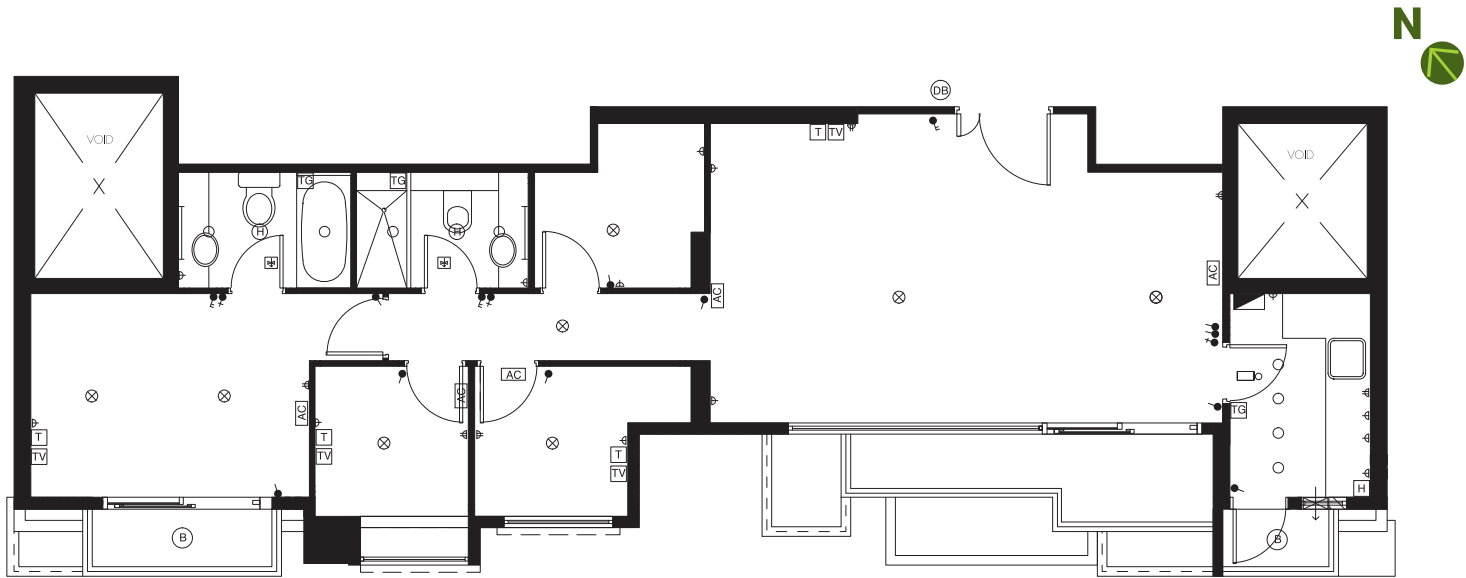
- 上圖經簡化處理，僅供參考。有關各單位之座號及方向，請參閱各層之平面圖。詳細之訂正圖則以政府相關部門最後批准之圖則為準。
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- 上圖僅示意部分單位之機電裝置。準買家如有疑問或欲知個別單位之機電裝置詳情，請向其售樓人員或其有關行業之專業人士詢問查證。

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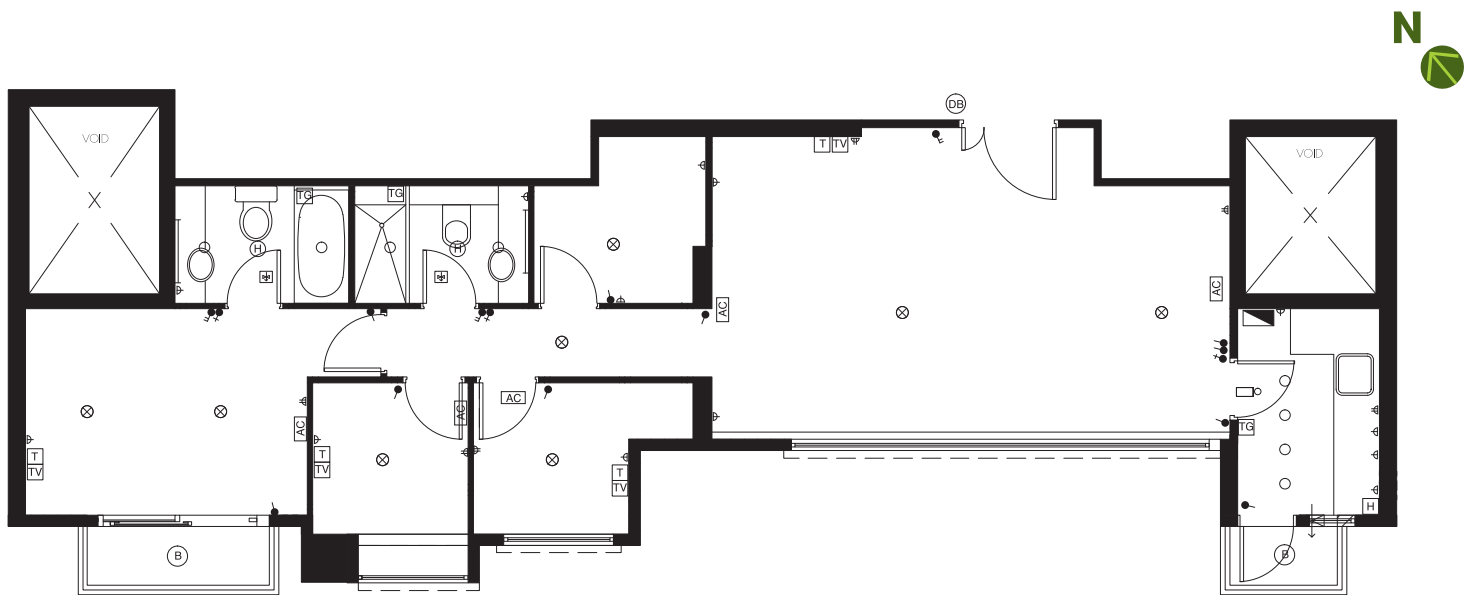
Mechanical & Electrical Provision Plans

機電裝置平面圖



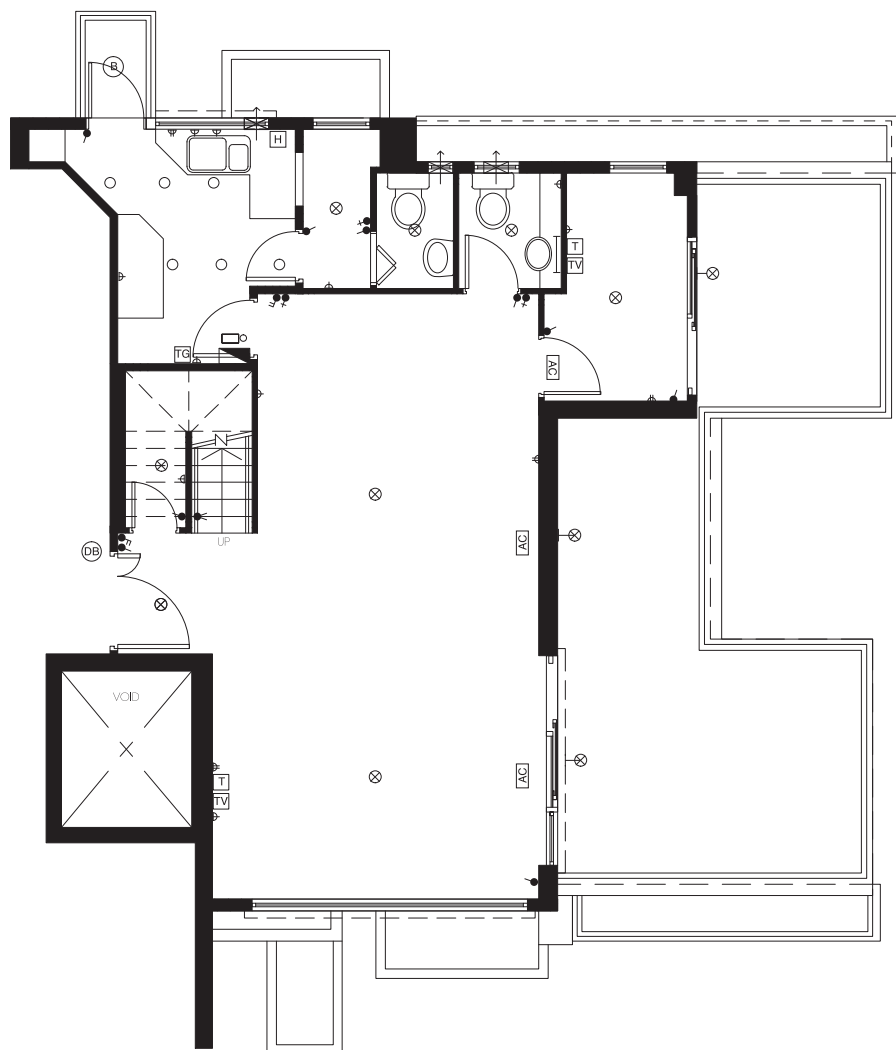
Flat C, 35/F, Tower 1
第一座35樓C單位

Flat C, 35/F, Tower 2 (Mirrored)
第二座35樓C單位 (反轉)

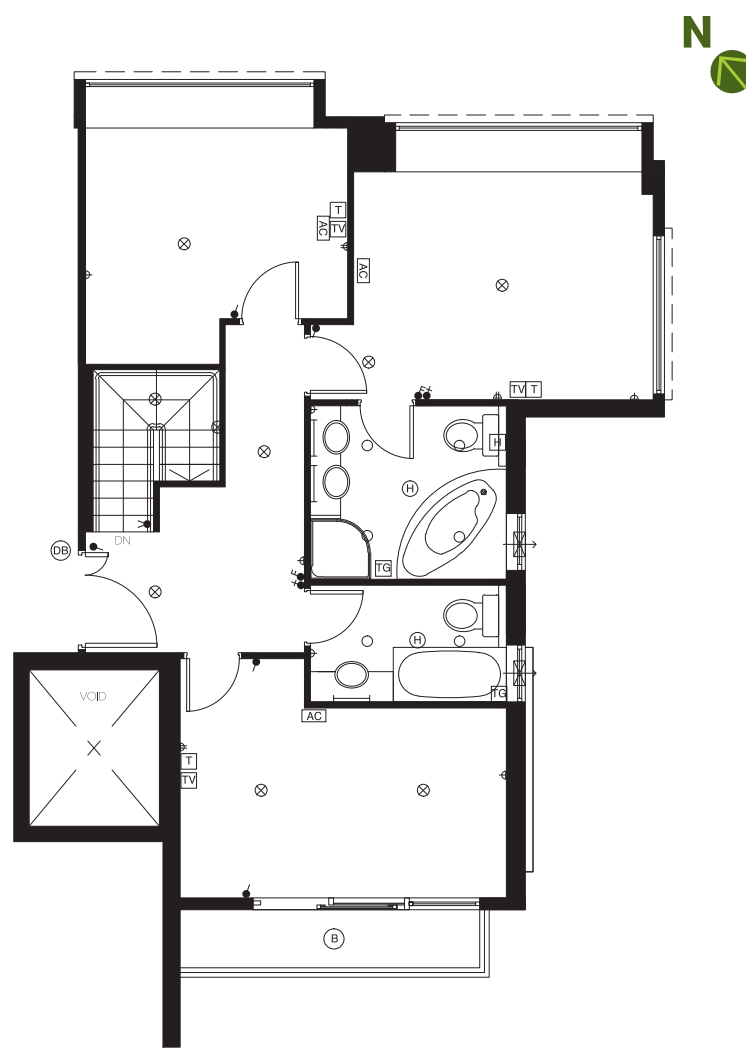


Flat C, 36/F, Tower 1
第一座36樓C單位

Flat C, 36/F, Tower 2 (Mirrored)
第二座36樓C單位 (反轉)



Flat D, 35/F, Tower 1
第一座35樓D單位



Flat D, 36/F, Tower 1
第一座36樓D單位

Scale 比例: 0M/米 2.5M/米 5M/米

Mechanical & Electrical Provisions 機電裝置說明表

●	ONE GANG LIGHTING SWITCH 一位燈掣	○	DOWNLIGHT 天花燈	☐ / ☐	EXHAUST FAN 抽氣扇
●	TWO GANG LIGHTING SWITCH 二位燈掣	⊙	HEAT LAMP 暖燈	⊙	DOORBELL BUTTON 門鈴按鈕
●	TWO WAY LIGHTING SWITCH 二路燈掣	⊙	BALCONY LIGHTING 露台燈	☐	TELEPHONE OUTLET 電話插座
●	ONE GANG DOUBLE POLE SWITCH 雙極開關掣	—	CABINET LIGHTING 櫃燈	☐	TV / FM OUTLET 電視/電台天線插座
⊕	SINGLE SOCKET 單位掣插座	☐	DOORBELL 門鈴	AC	A / C DOUBLE POLE SWITCH 冷氣機曲架掣
⊕	TWIN SOCKET 雙位掣插座	☐	MCB BOARD 總電掣箱	TG	WATER HEATER REMOTE CONTROL UNIT 熱水爐控制器
⊗	LIGHTING POINT 電燈座			H	GAS WATER HEATER 煤氣熱水爐

Notes:

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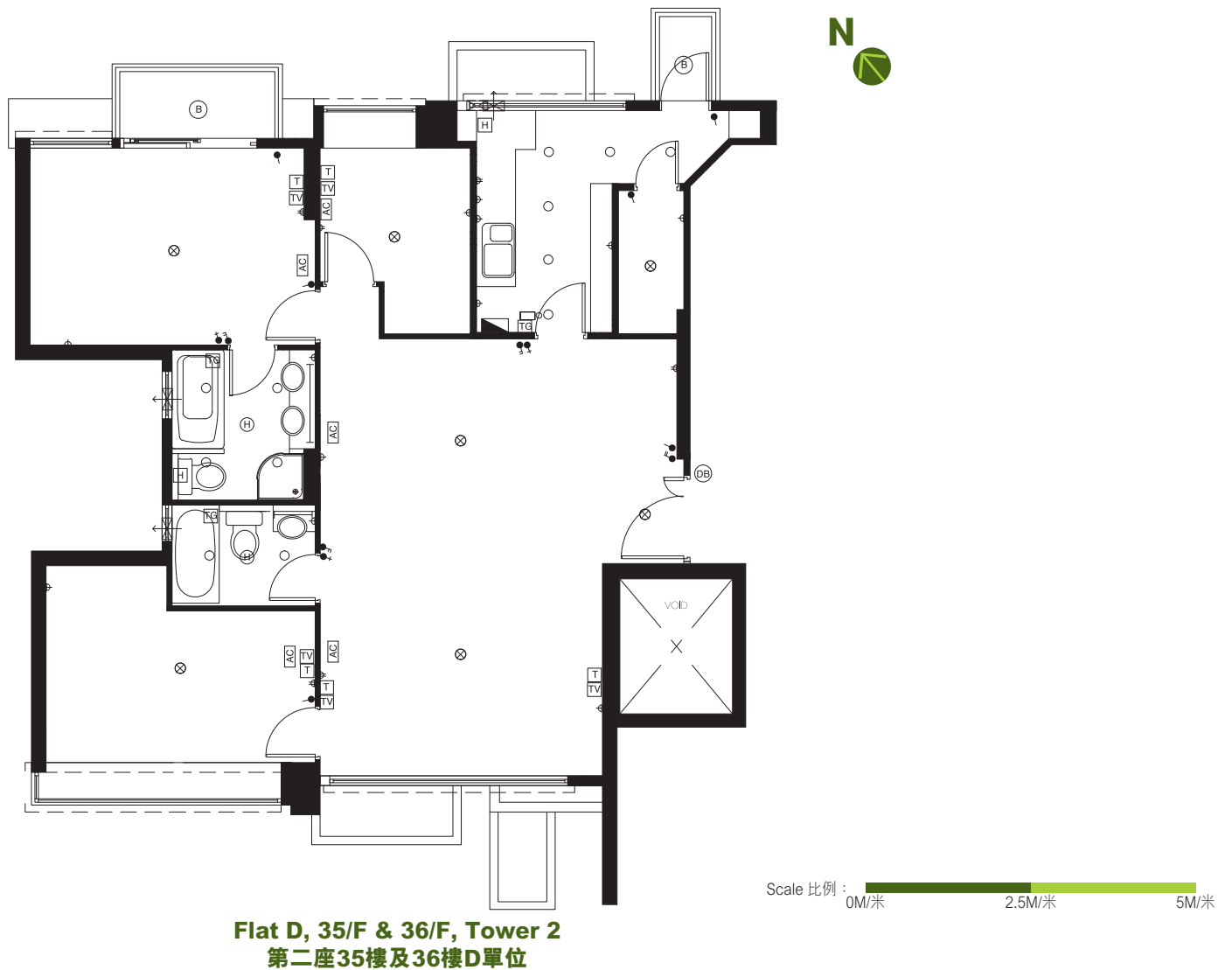
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Design of the Development and Property Management

物業設計及管理

Mechanical & Electrical Provision Plans

機電裝置平面圖



Flat D, 35/F & 36/F, Tower 2
第二座35樓及36樓D單位

Mechanical & Electrical Provisions 機電裝置說明表

●	ONE GANG LIGHTING SWITCH 一位燈掣	○	DOWNLIGHT 天花燈	☐/☐	EXHAUST FAN 抽氣扇
●	TWO GANG LIGHTING SWITCH 二位燈掣	⊕	HEAT LAMP 暖燈	Ⓚ	DOORBELL BUTTON 門鈴按鈕
●	TWO WAY LIGHTING SWITCH 二路燈掣	Ⓚ	BALCONY LIGHTING 露台燈	☐	TELEPHONE OUTLET 電話插座
●	ONE GANG DOUBLE POLE SWITCH 雙極開關掣	—	CABINET LIGHTING 櫃燈	☐	TV / FM OUTLET 電視/電台天線插座
Ⓚ	SINGLE SOCKET 單位掣插座	☐	DOORBELL 門鈴	☐	A / C DOUBLE POLE SWITCH 冷氣機曲架掣
Ⓚ	TWIN SOCKET 雙位掣插座	☐	MCB BOARD 總電掣箱	☐	WATER HEATER REMOTE CONTROL UNIT 熱水爐控制器
⊗	LIGHTING POINT 電燈座			☐	GAS WATER HEATER 煤氣熱水爐

Notes:

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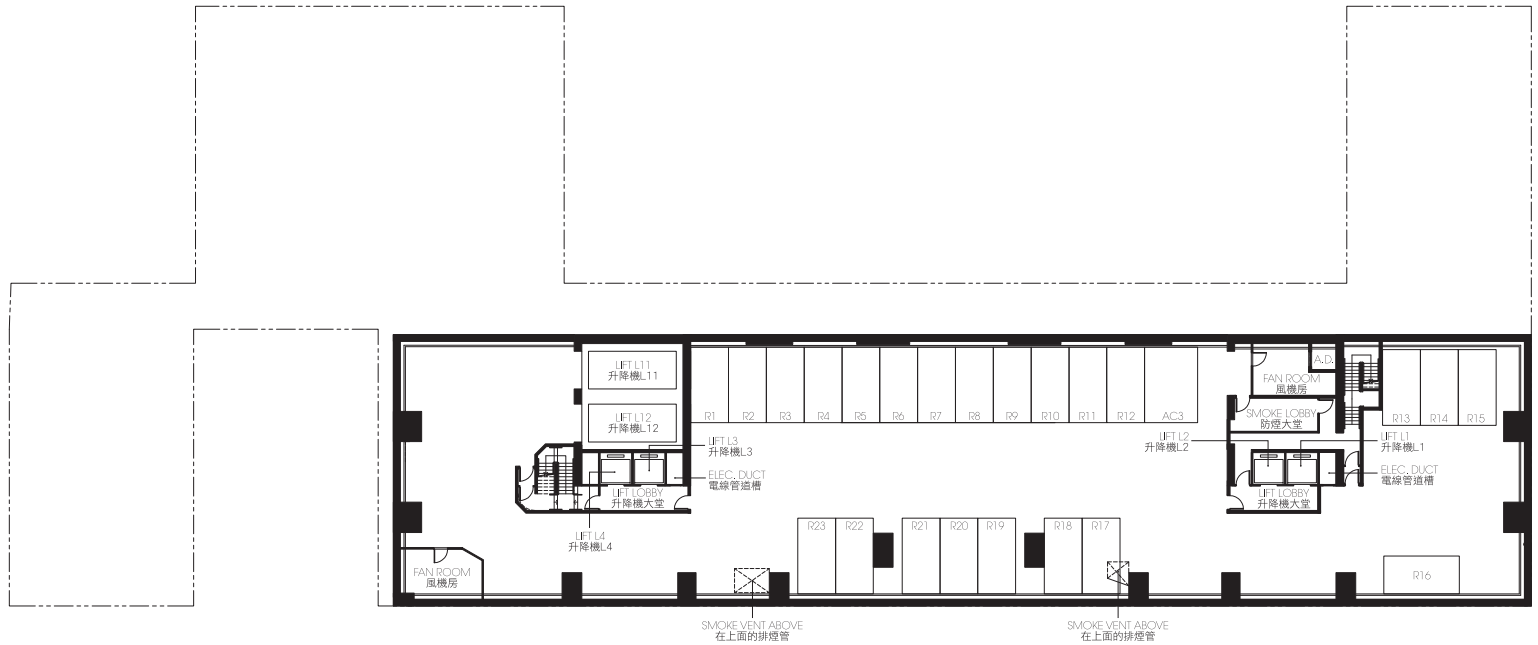
附註:

1. 上圖經簡化處理，僅供參考。有關各單位之座號及方向，請參閱各層之平面圖。詳細之訂正圖則以政府相關部門最後批准之圖則為準。
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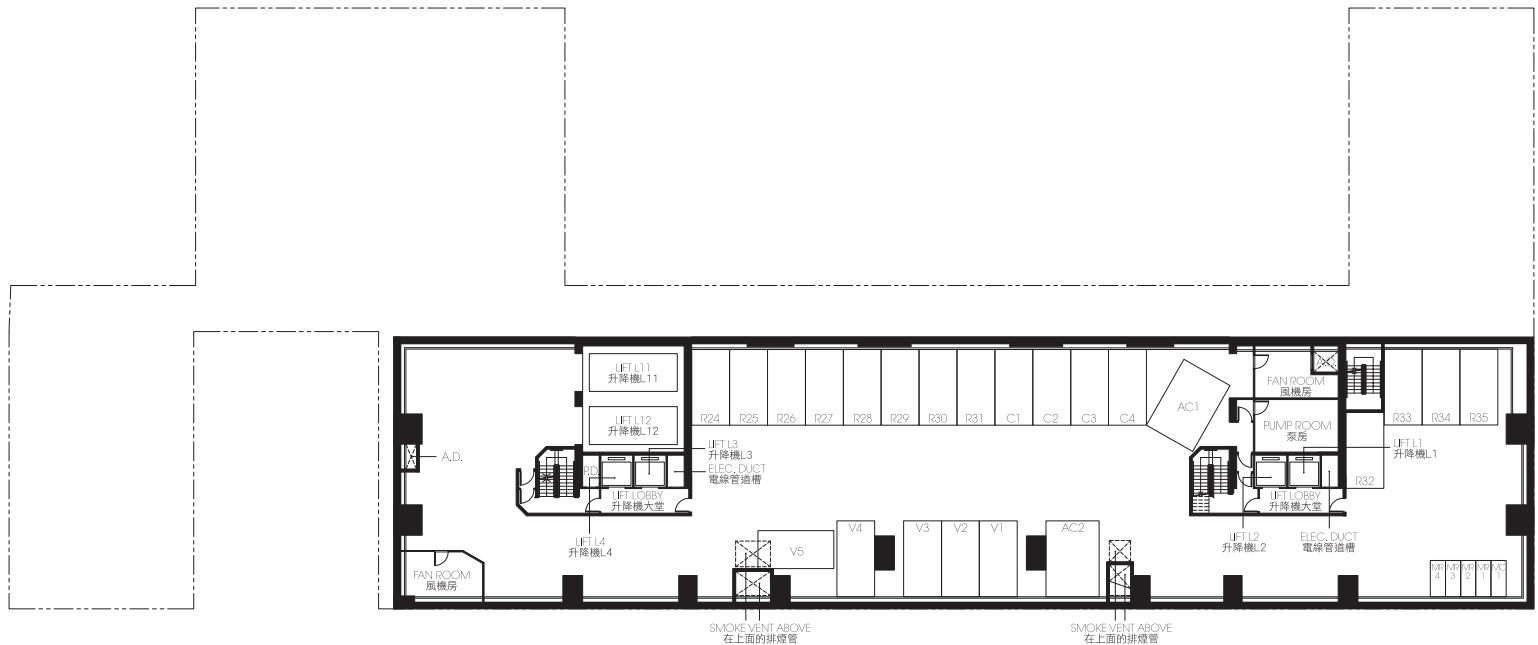
Basement 2 Floor Plan 地庫二層平面圖



Scale 比例: 0M/米 10M/米 20M/米



Basement 1 Floor Plan 地庫一層平面圖



Scale 比例: 0M/米 10M/米 20M/米

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附註:

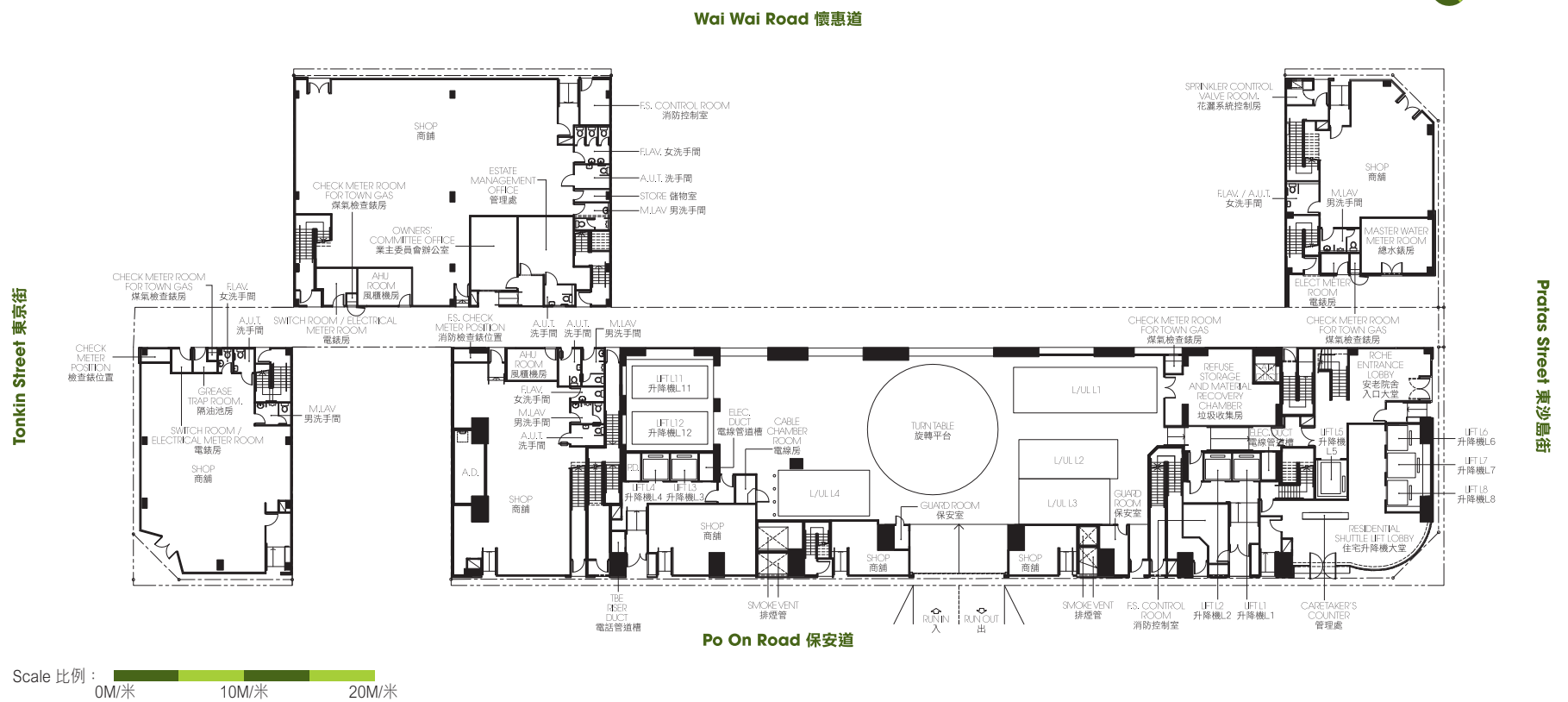
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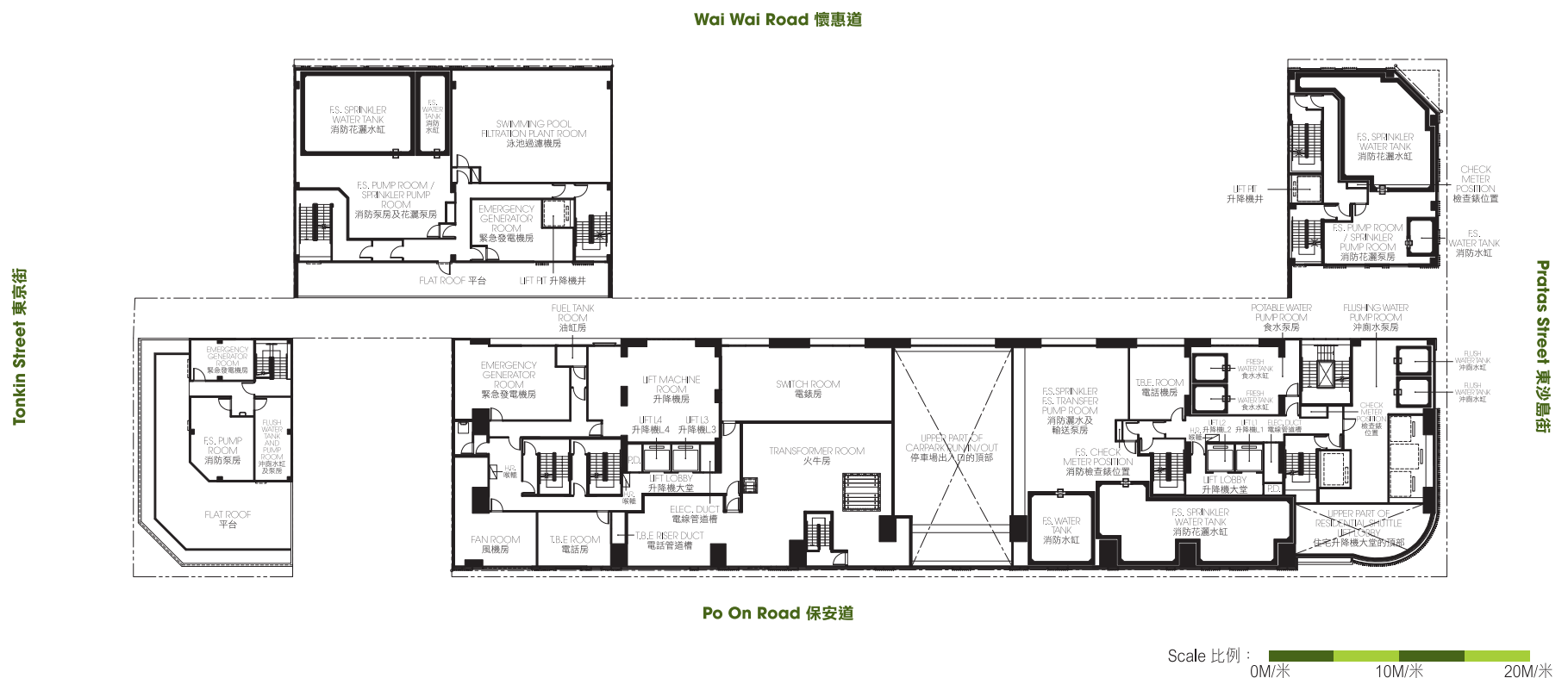
Design of the Development and Property Management

物業設計及管理

Ground Floor Plan 地下平面圖



Mezzanine Floor Plan 閣樓平面圖

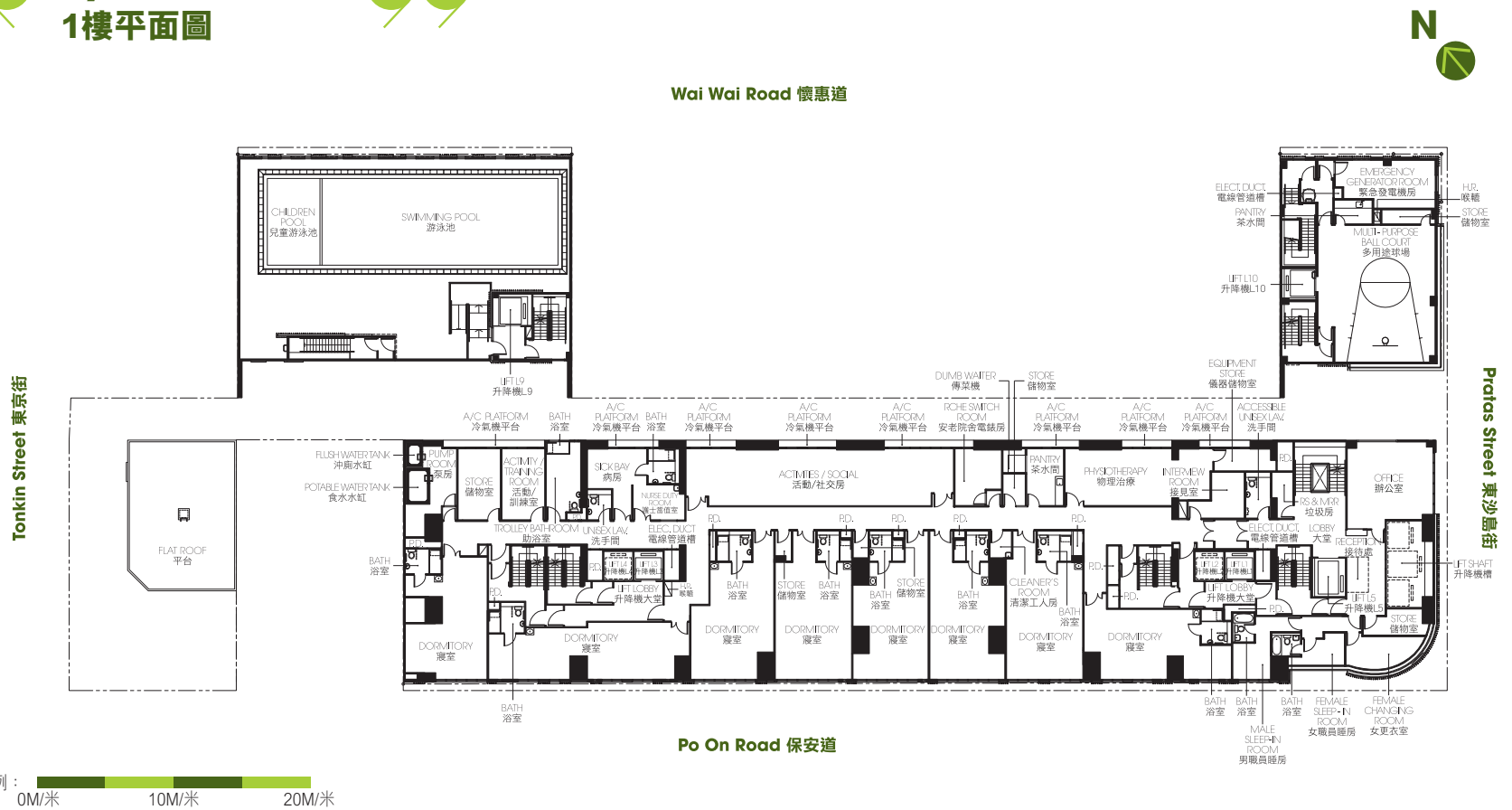


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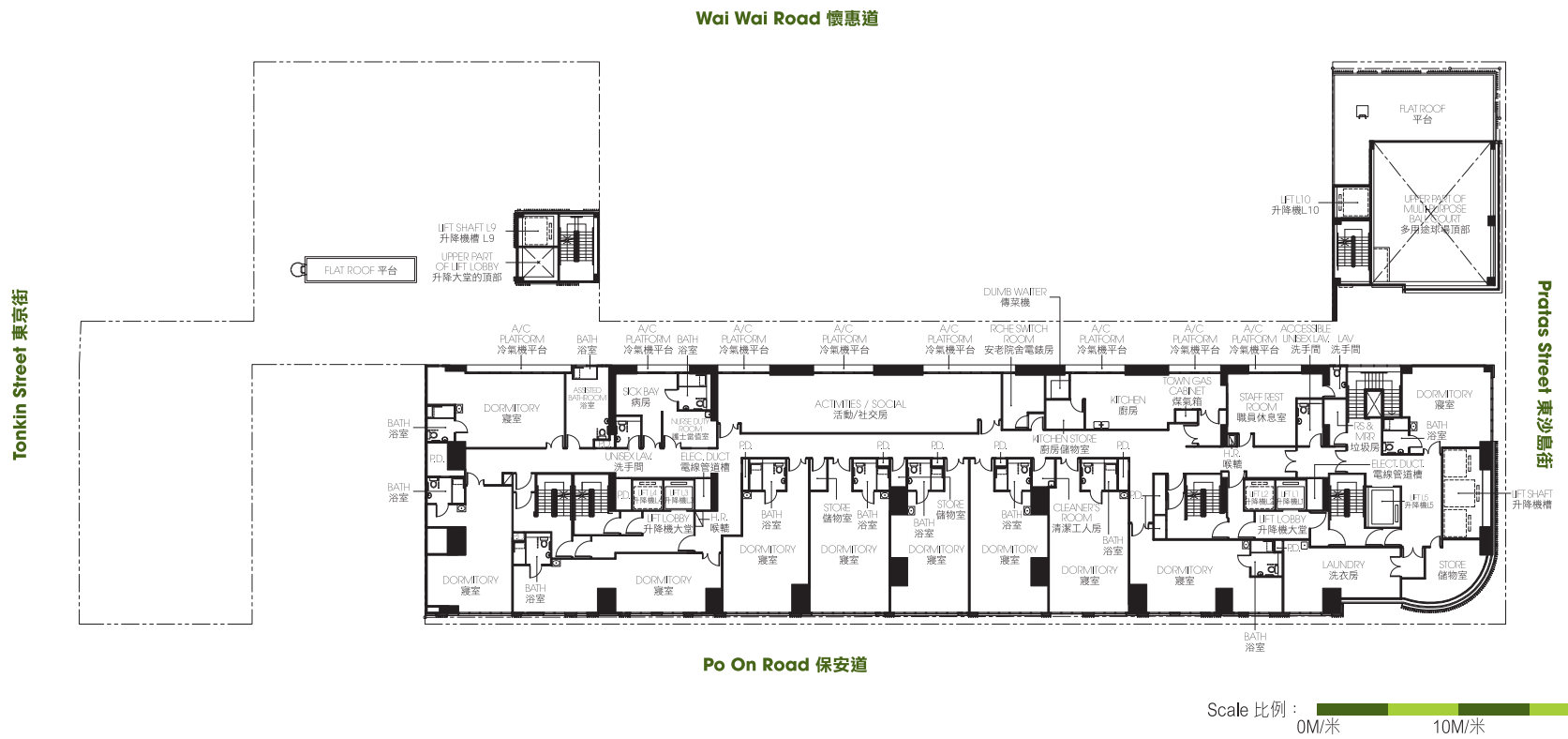
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1/F Floor Plan 1樓平面圖



2/F Floor Plan 2樓平面圖



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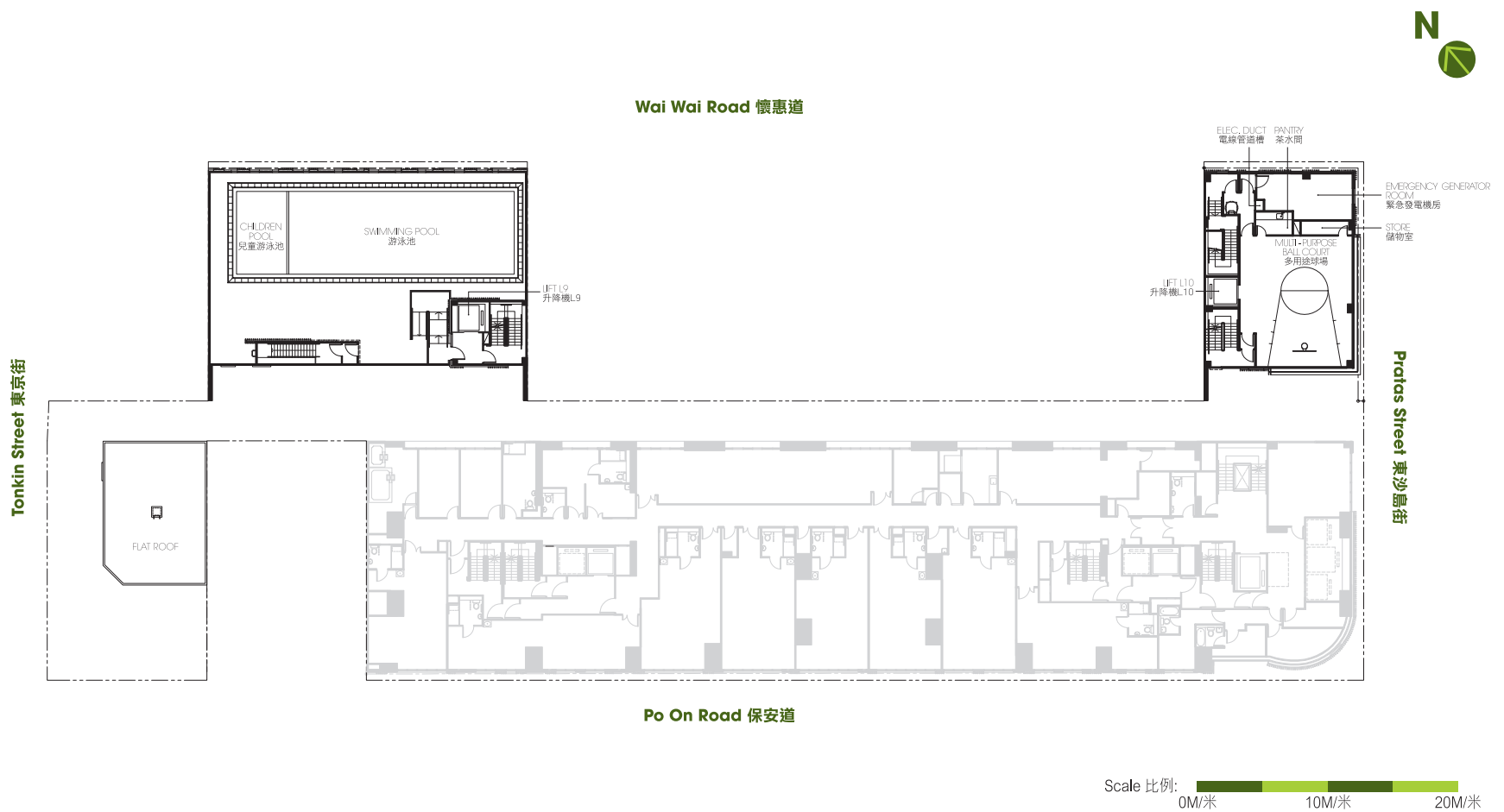
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Recreational and Clubhouse Facilities Plan

會所及康樂設施平面圖

Recreational and Clubhouse Facilities Plan - 1/F

會所及康樂設施平面圖 - 1樓



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4. Clubhouse facilities may not be available for use immediately upon the date of occupation.

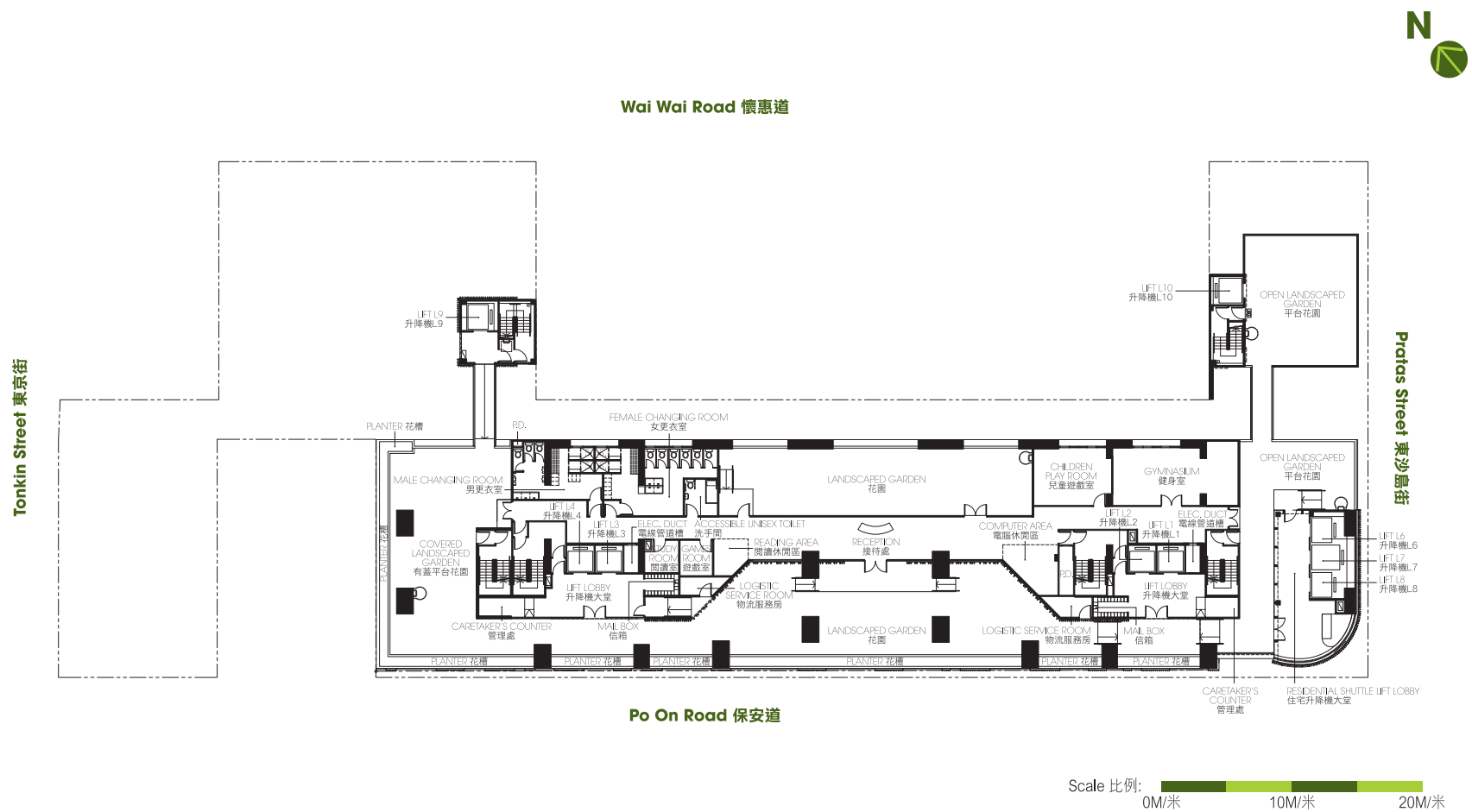
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4. 會所設施於入伙時未必即時啟用。

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Recreational and Clubhouse Facilities Plan - 3/F

會所及康樂設施平面圖 - 3樓



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4. Clubhouse facilities may not be available for use immediately upon the date of occupation.

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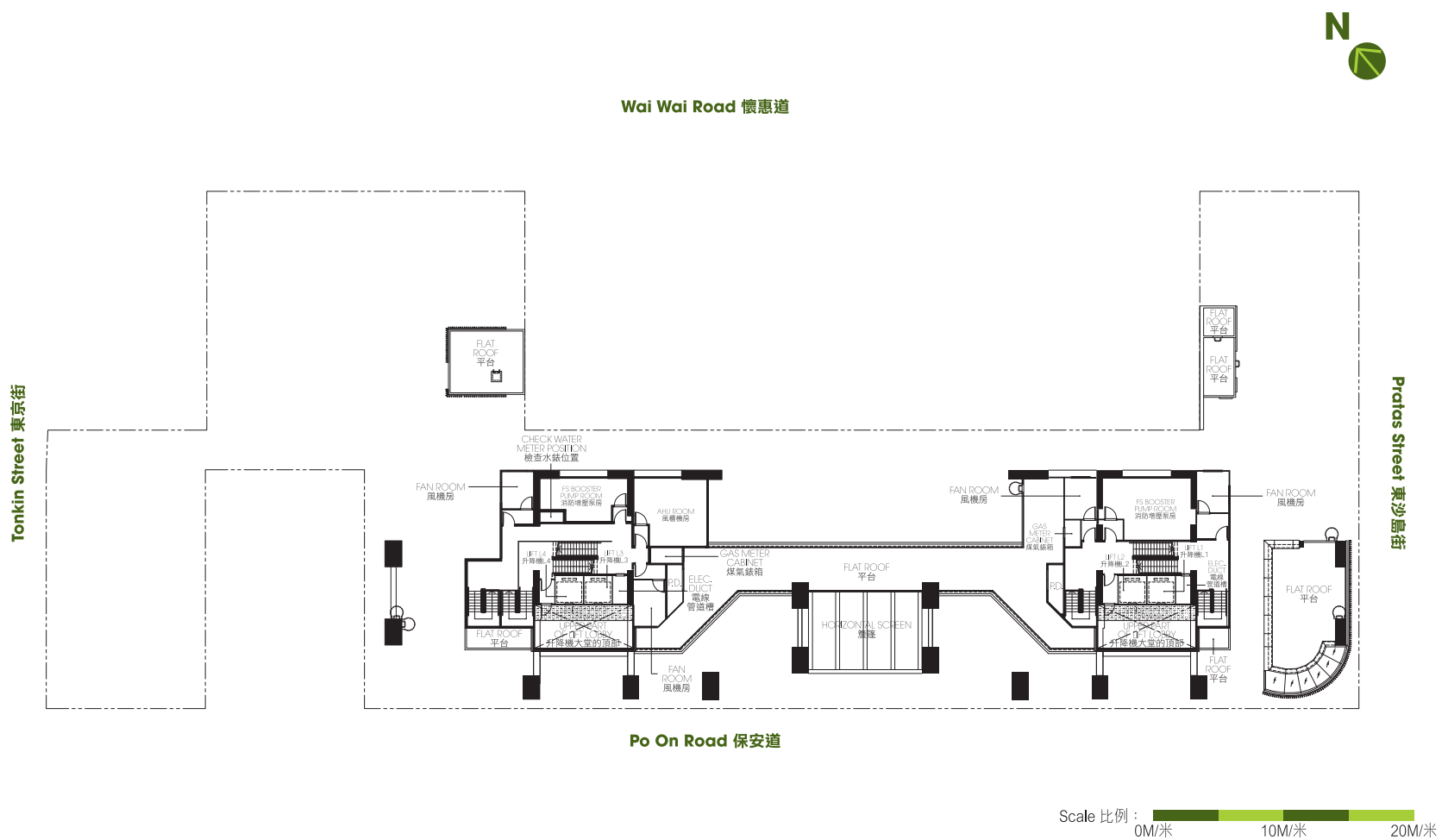
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Design of the Development and Property Management

物業設計及管理

Podium Floor Plan 平台平面圖



Notes:

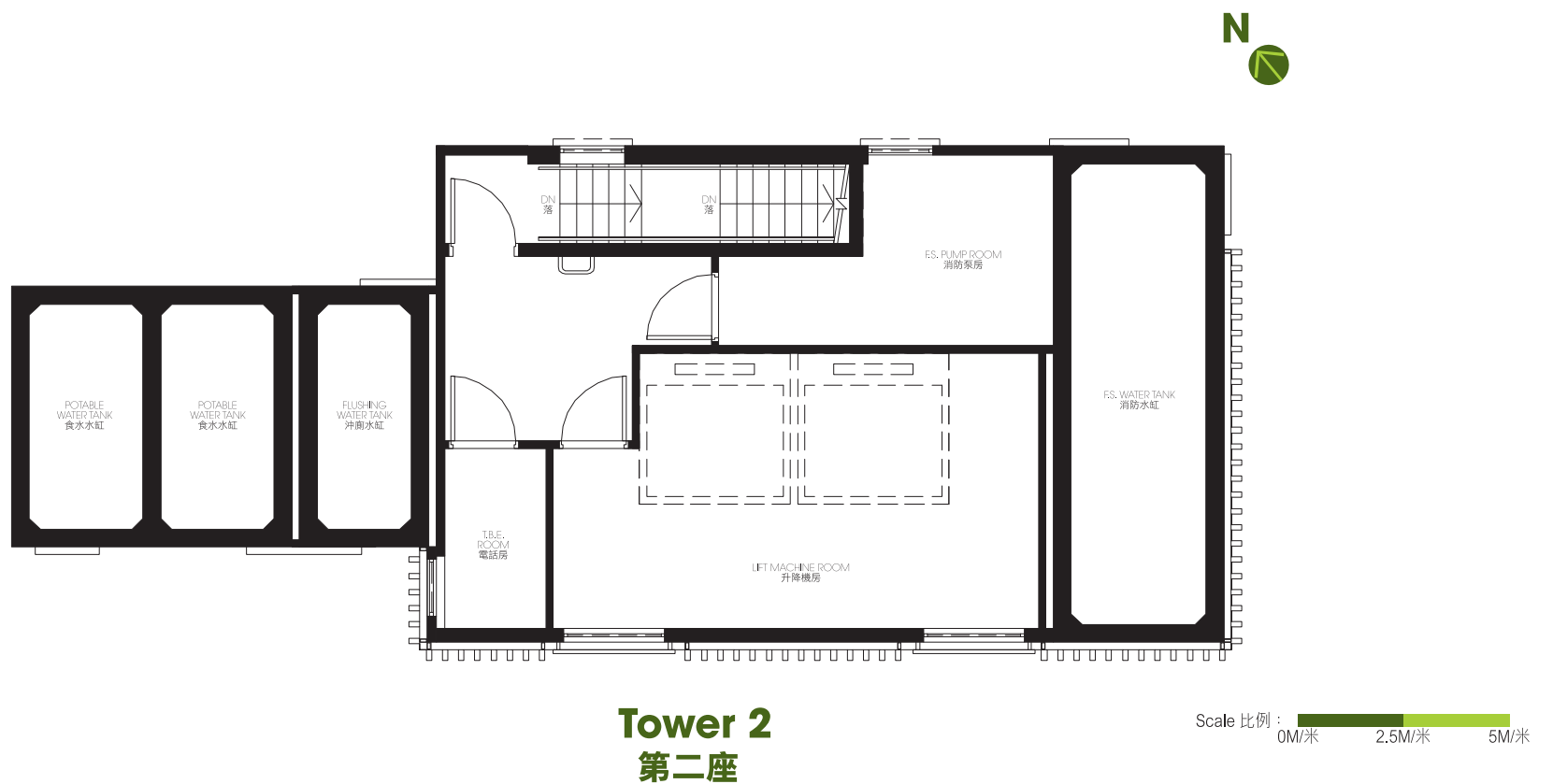
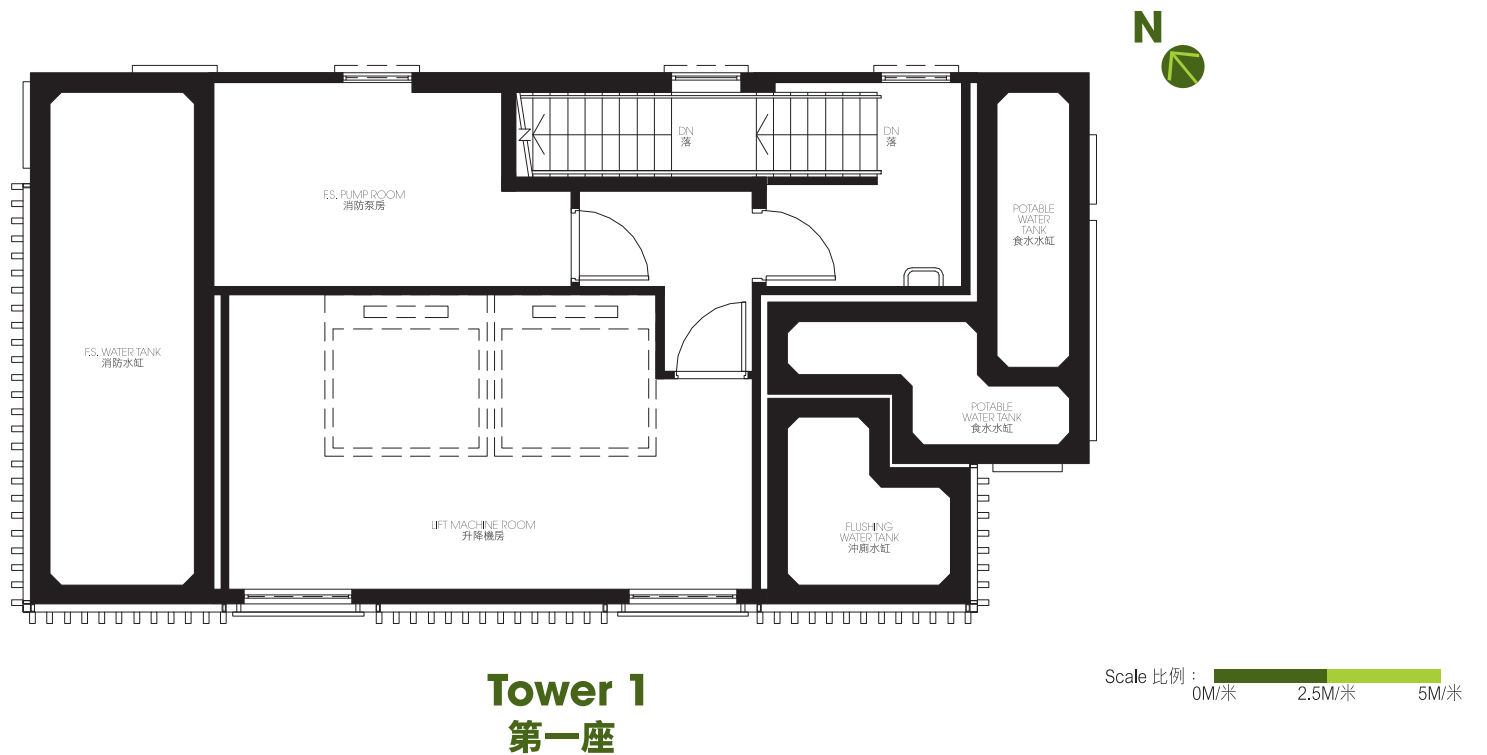
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Lift Machine Room Floor Plan 電機房樓層平面圖



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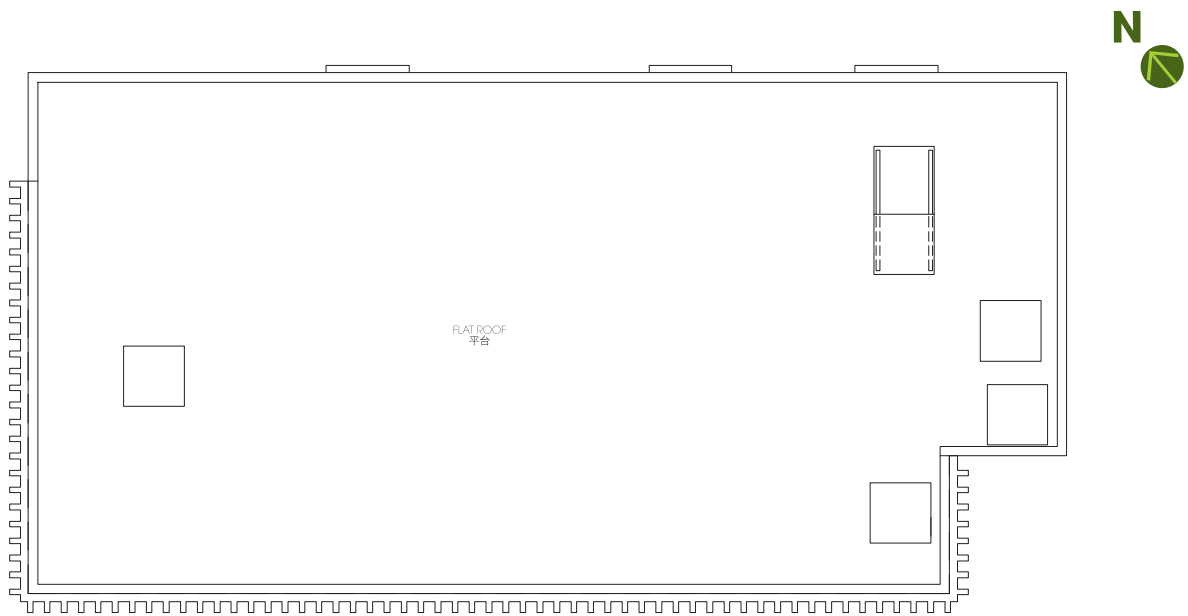
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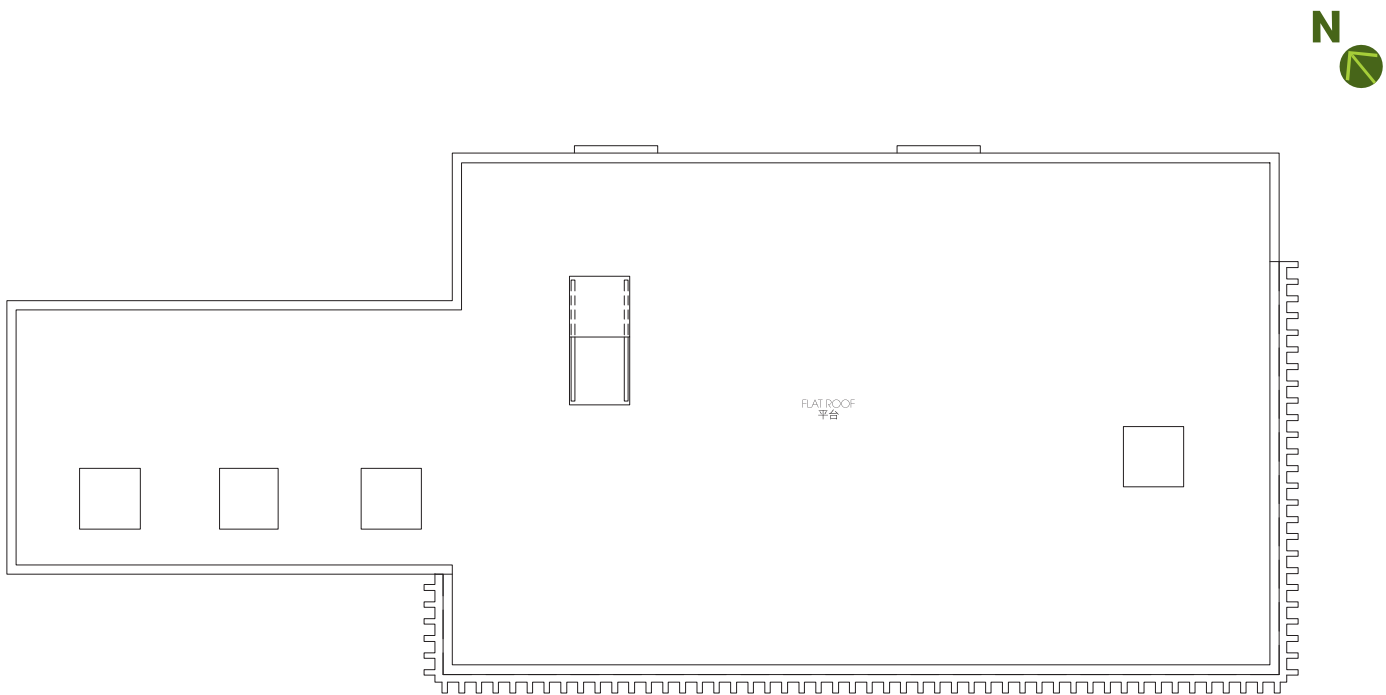


Top Roof Plan 頂層天台平面圖



Tower 1
第一座

Scale 比例: 0M/米 2.5M/米 5M/米



Tower 2
第二座

Scale 比例: 0M/米 2.5M/米 5M/米

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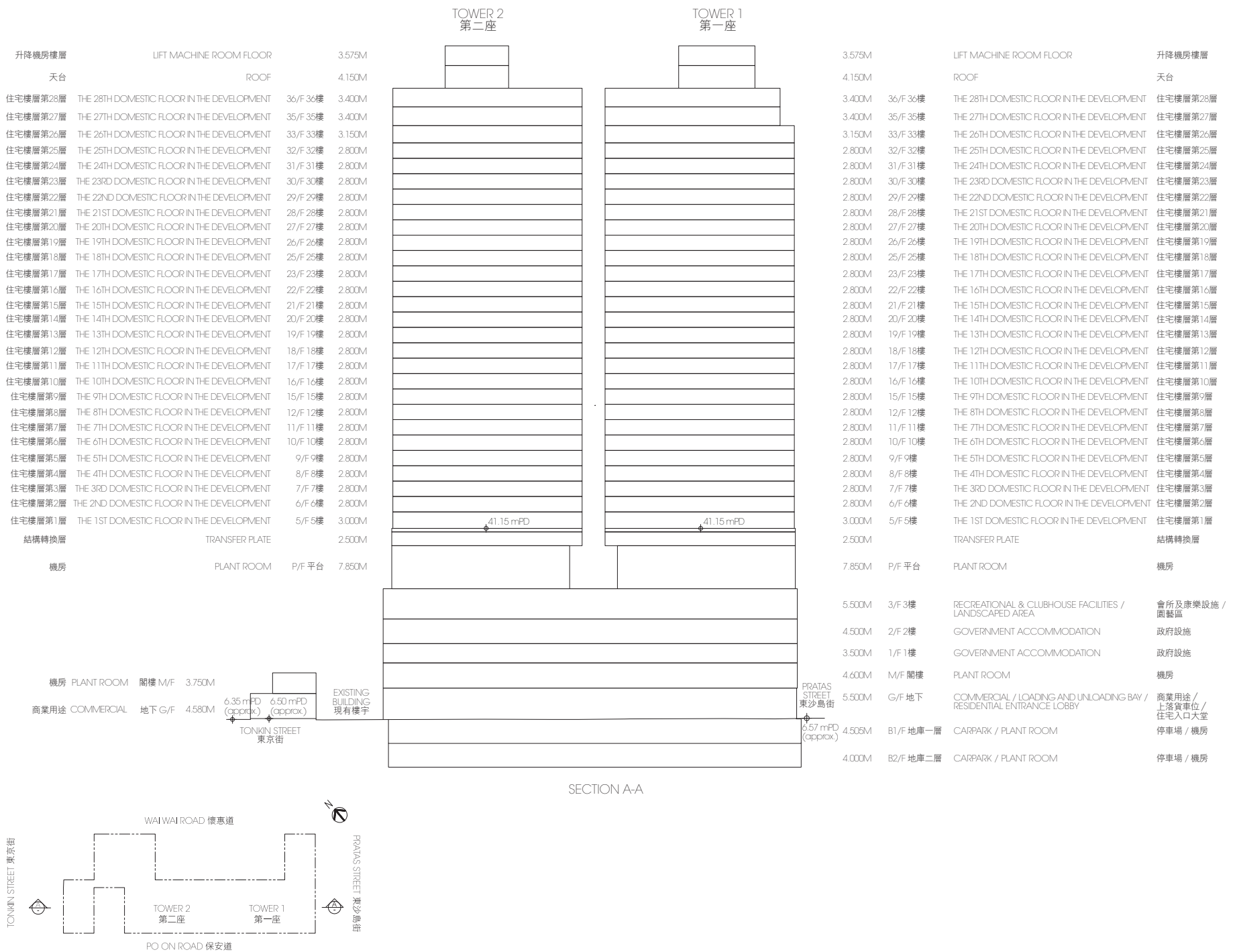
中英文版本如有歧義，以英文版本為準。

Cross Section Plan

大廈剖面圖

Cross - Section Plan A - A

剖面圖 A - A



1. Tonkin Street is approx. 6.35 metres above Hong Kong Principal Datum
2. Pratas Street is approx. 6.57 metres above Hong Kong Principal Datum
3. The level of lowest residential floor is 41.15 metres above Hong Kong Principal Datum

1. 東京街為香港主水平基準以上約6.35米
2. 東沙島街為香港主水平基準以上約6.57米
3. 該建築物最低一層住宅樓層為香港主水平基準以上41.15米

Notes:

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5. Residential floors start from 5/F to 36/F. Refuge floor is located at Roof Floor. There are no 4/F, 13/F, 14/F, 24/F & 34/F on the Towers.

附註:

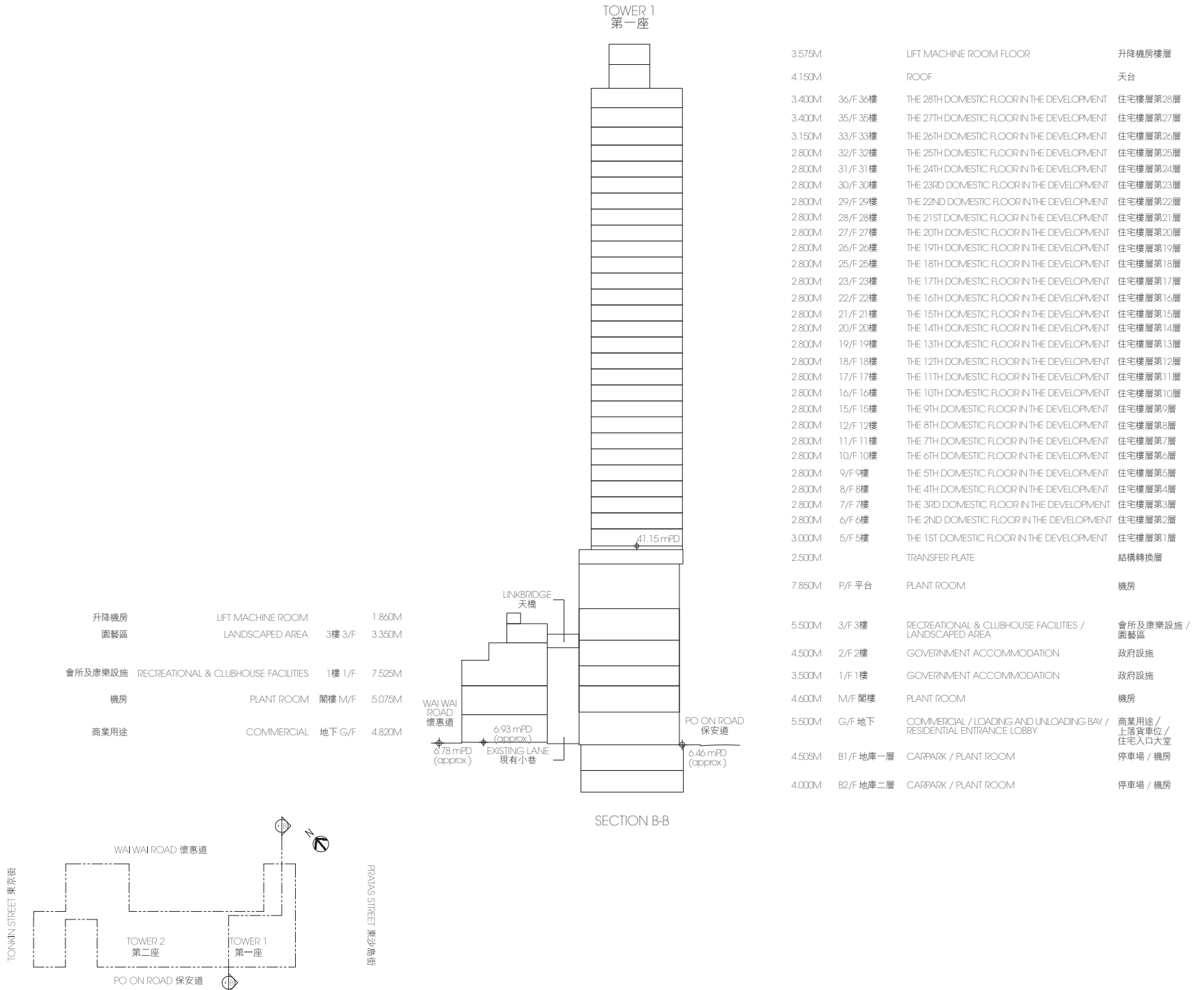
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5. 住宅單位由5樓至36樓。天台為避火層。物業不設4、13、14、24及34樓。

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Cross - Section Plan B - B 剖面圖 B - B



1. Wai Wai Road is approx. 6.78 metres above Hong Kong Principal Datum
2. Po On Road is approx. 6.46 metres above Hong Kong Principal Datum
3. The level of lowest residential floor is 41.15 metres above Hong Kong Principal Datum

1. 懷惠道為香港主水平基準以上約6.78米
2. 保安道為香港主水平基準以上約6.46米
3. 該建築物最低一層住宅樓層為香港主水平基準以上41.15米

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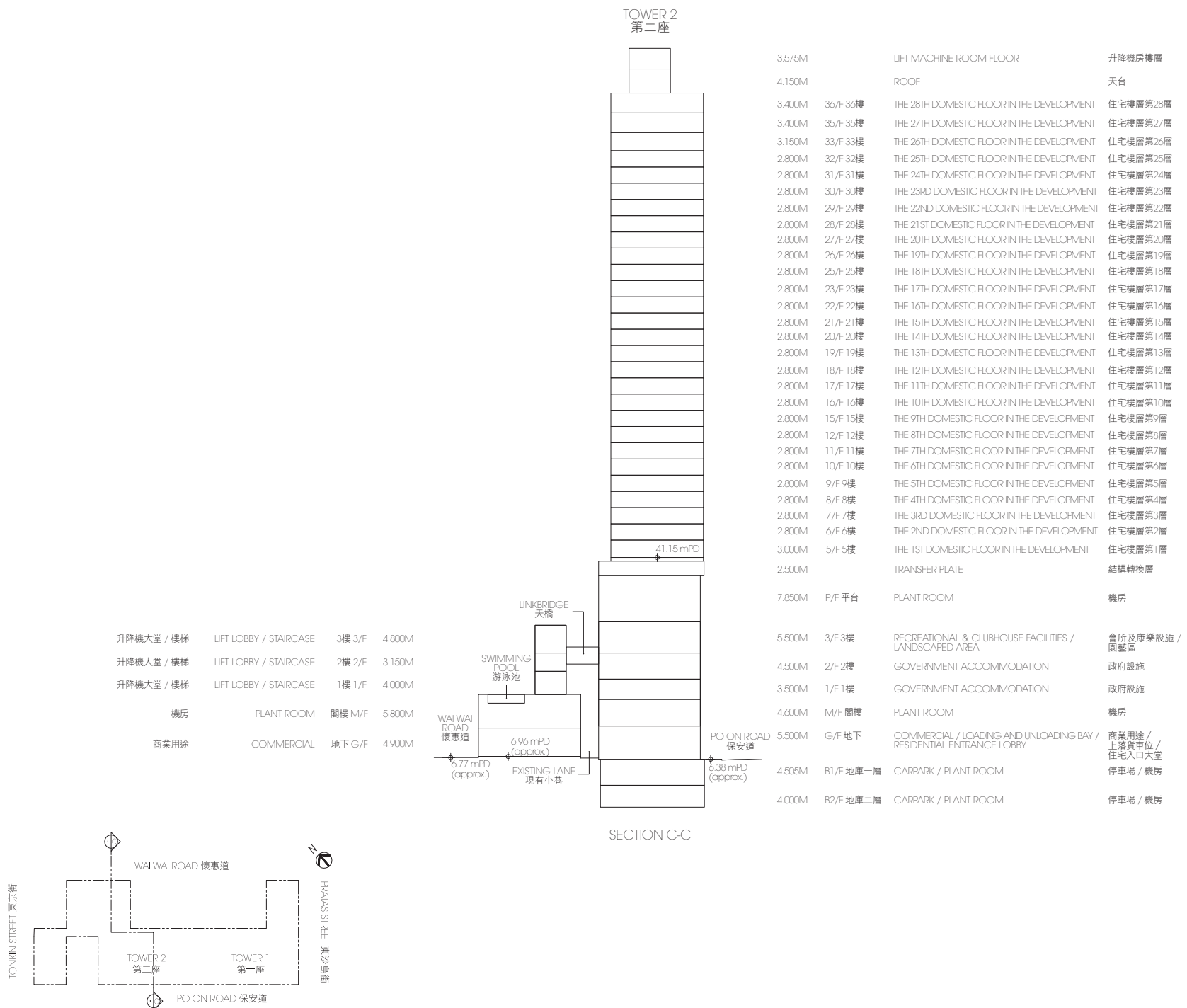
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Cross Section Plan

大廈剖面圖

Cross - Section Plan C - C

剖面圖 C - C



1. Wai Wai Road is approx. 6.77 metres above Hong Kong Principal Datum
2. Po On Road is approx. 6.38 metres above Hong Kong Principal Datum
3. The level of lowest residential floor is 41.15 metres above Hong Kong Principal Datum

1. 懷惠道為香港主水平基準以上約6.77米
2. 保安道為香港主水平基準以上約6.38米
3. 該建築物最低一層住宅樓層為香港主水平基準以上41.15米

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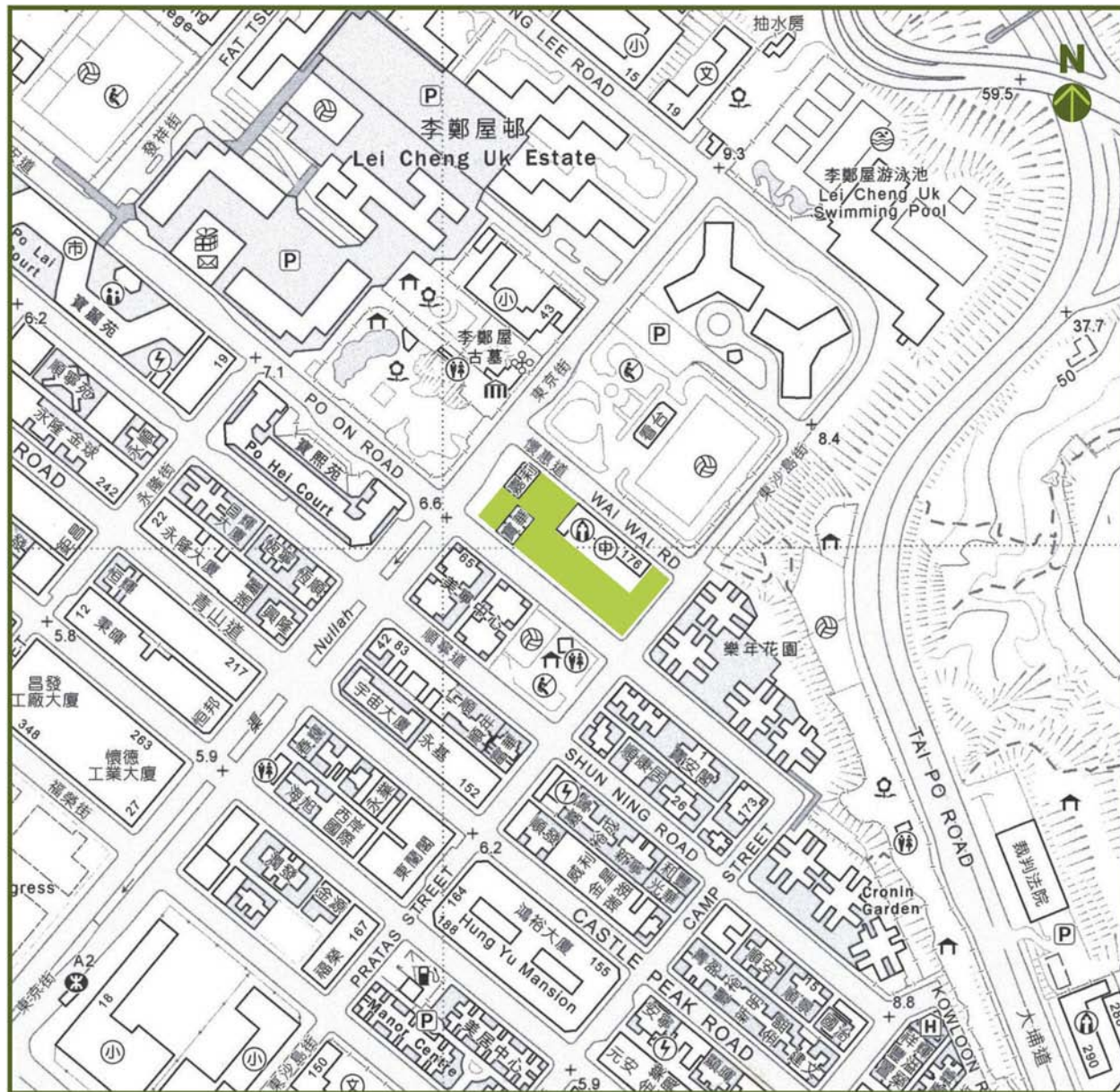
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Location Plan of the Development 物業位置圖



Adopted from part of the Survey Sheets No. 11-NW-B dated 16/1/2012.
摘錄自於2012年1月16日修訂之測繪圖，編號為11-NW-B。

喜雅 Heya Green

Legend 圖例

✉ Post Office	郵政局	🏊 Swimming Pool	泳池	⛽ Petrol	油站
🚻 Toilet	廁所	🏛 Church	教堂	🏛 Museum	博物館
🏪 Market or Bazaar	市場 / 市集	🎓 Primary School	小學	🏛 Declared Monument	法定古蹟
🏨 Hotel	酒店	🎓 Secondary School	中學	⚡ Electricity Substation	電力變壓站
🏬 Commercial Centre or Complex	綜合商業中心或商場	🎓 Special School	特殊學校	🏠 Pavilion	亭
🏟 Sports Ground	運動場	🚉 MTR Access	港鐵進出口	🅓 Car Park	停車場
🎡 Playground	遊樂場	👥 Community Centre	社區中心	🌳 Park	公園

Notes:

- The overall development scheme of the development site and the surrounding areas and environment are subject to change or modification.
- Copies of the above mentioned survey sheets are available for free inspection during normal office hours at the sales office.
- The above Location Plan is made reference to the Survey Sheets No. 11-NW-B, dated 16/1/2012, with adjustments where necessary.
- The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR Licence No. 63/2011.
- The Vendor / Developer also advises purchasers to conduct on-site visit for a better understanding of the Developing site, its surrounding environment and the public facilities nearby.

附註:

- 整體發展計劃、周圍地區及環境可能會作出修改而有所改變。
- 上述編號測繪圖之副本現存於售樓處，於正常辦公時間可供免費查閱。
- 上述物業位置圖參考修訂於2012年1月16日之測繪圖編號為11-NW-B，經修正處理。
- 地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號63/2011。
- 賣方 / 發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。

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Aerial Photo of the Development 物業航空攝影照片



Adopted from part of the aerial photo taken by the Survey and Mapping Office of Lands Department at a flying height 6000 feet, Photo No. CS29629, dated 2/11/2010.
摘錄自地政總署測繪處於2010年11月2日在6000呎飛行高度拍攝之航空攝影照片，編號為CS29629。

■ 喜雅 Heya Green

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2. The aerial photo is available for free inspection during normal office hours at the Developer's office and sales office.
3. The above aerial photo is made reference No. CS29629, taken at a flying height 6000 feet, dated 2/11/2010, with adjustments where necessary.
4. The aerial photo reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR Licence No. 63/2011.

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中英文版本如有歧義，以英文版本為準。

附註：

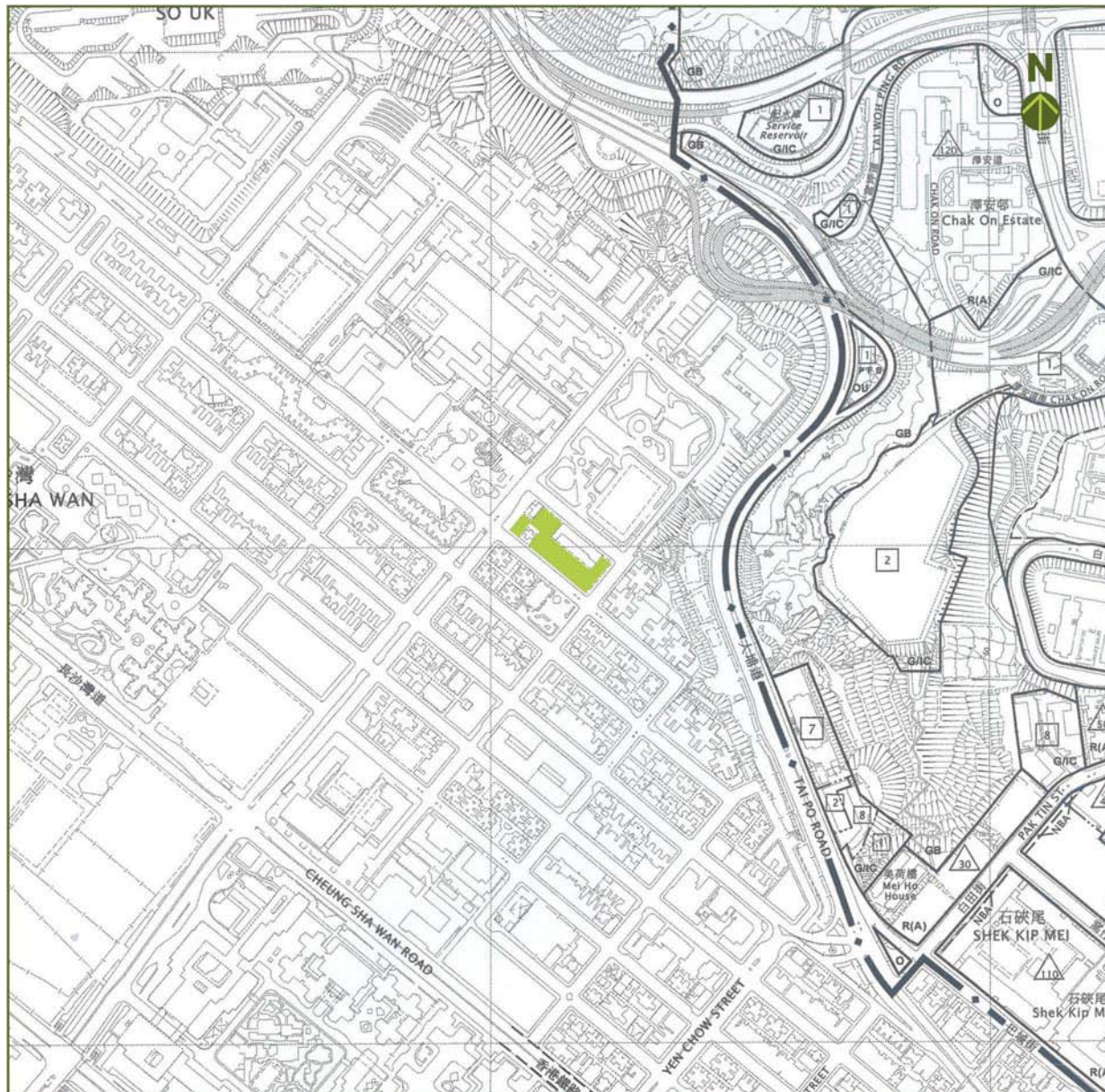
1. 整體發展計劃、周圍地區及環境可能會作出修改而有所改變。
2. 該物業航空攝影照片現存於發展商辦事處及售樓處，於正常辦公時間可供免費查閱。
3. 上述物業航空攝影照片於2010年11月2日在6000呎飛行高度拍攝，編號為CS29629，經修正處理。
4. 航空攝影照片版權屬香港特區政府，經地政總署准許複印，版權特許編號63/2011。

Relevant Outline Zoning Plan

當區分區計劃大綱圖

For information of land use of neighbouring land, please refer to the last updated version of the Shek Kip Mei Outline Zoning Plan, Plan No. S/K4/26 dated 11/11/2011 and Cheung Sha Wan Outline Zoning Plan, Plan No. S/K5/33, dated 8/11/2011. The land use of neighbouring land under the Town Planning Ordinance may change. Please also refer to the extract of the Outline Zoning Plans below.

就物業發展項目周圍的土地用途，請參閱最新制訂2011年11月11日的石硤尾分區計劃大綱圖 (編號為S/K4/26)及2011年11月8日的長沙灣分區計劃大綱圖 (編號為S/K5/33)。《城市規劃條例》下之物業周圍土地用途或可更改。請參閱以下分區計劃大綱圖的節錄。



Part of the Shek Kip Mei Outline Zoning Plan, Plan No. S/K4/26, dated 11/11/2011.
 摘錄自於2011年11月11日印刷之石硤尾分區計劃大綱圖，編號為S/K4/26。

■ 喜雅 Heya Green

Scale 比例:
 0M/米 100M/米 200M/米

Zones 地帶

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

Communications 交通

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

Miscellaneous 其他

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

Notes:

- The overall development scheme of the development site and the surrounding areas and environment are subject to change or modification.
- The last updated versions of Outline Zoning Plans and the attached schedules at the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
- The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR Licence No. 63/2011.
- The Vendor / Developer also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

附註:

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- 在印刷售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表現存於售樓處，於正常辦公時間可供免費查閱。
- 地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號63/2011。
- 賣方/發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。

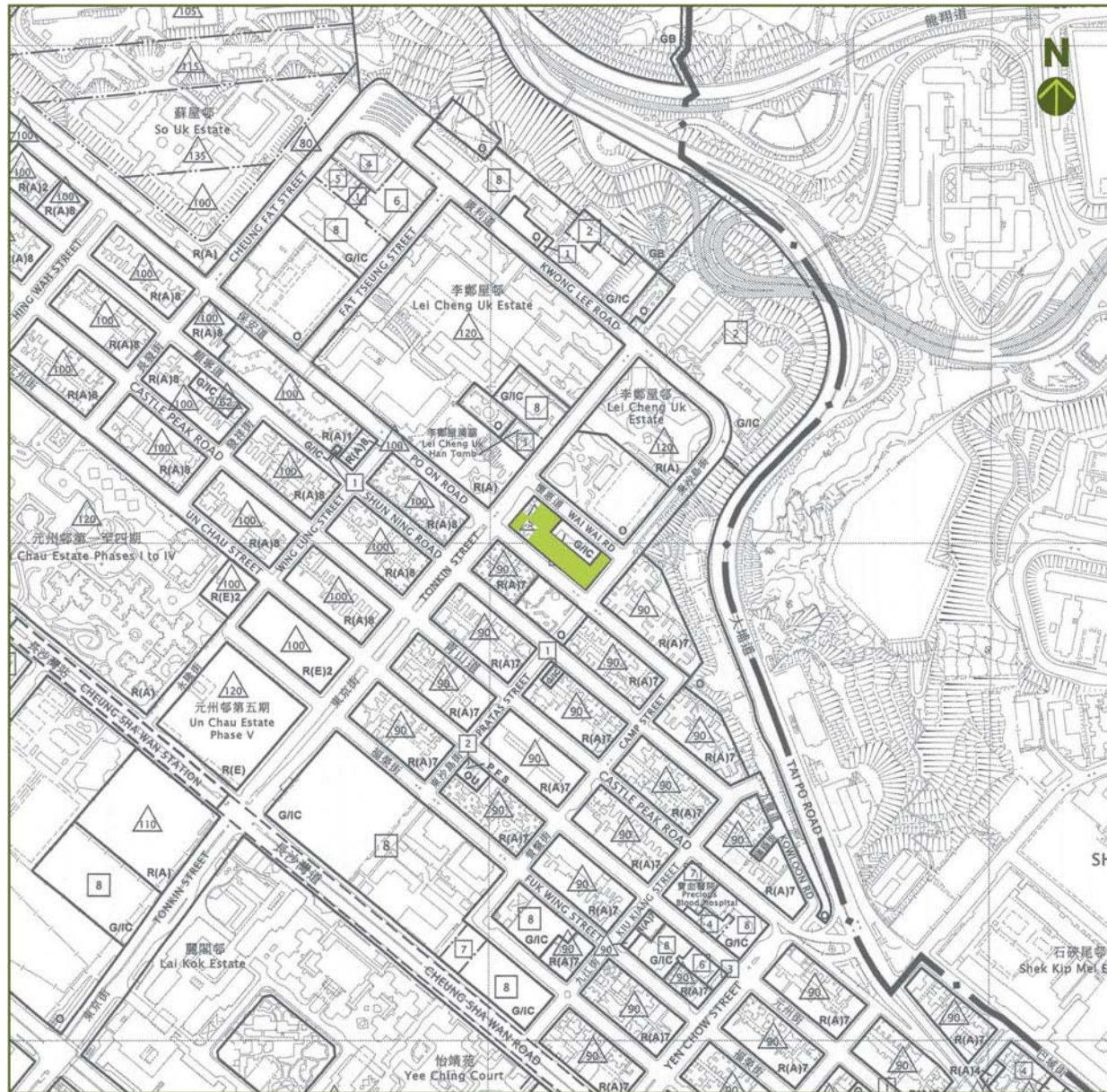
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Part of the Cheung Sha Wan Outline Zoning Plan, Plan No. S/K5/33, dated 8/11/2011.
摘錄自於2011年11月8日印刷之長沙灣分區計劃大綱圖，編號為S/K5/33。

喜雅 Heya Green

Zones 地帶

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

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

Miscellaneous 其他

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

Notes:

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- 賣方/發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。

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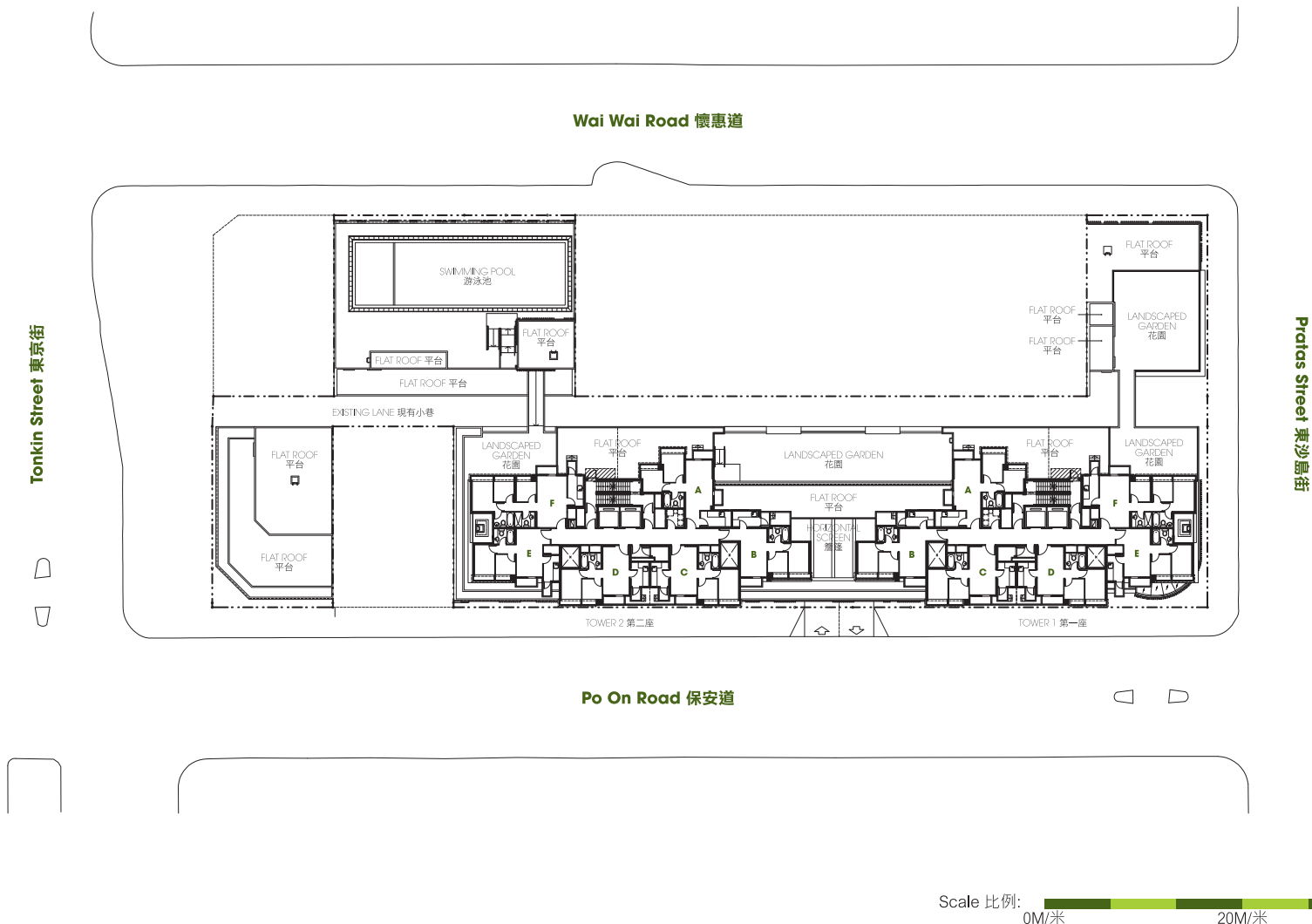
中英文版本如有歧義，以英文版本為準。

Master Layout Plan of the Development

物業整體規劃圖

Master Layout Plan 物業整體規劃圖

Floor Plans are applicable to 5/F of Towers 1 and 2.*
單位平面圖適用於第一及第二座之5樓。*



Expected Completion Date of the building(s) and facilities as stated in the Agreement for Sale & Purchase : 31 December 2013
買賣合約訂定之建築物及設施之預計完成日期：2013年12月31日

 Development Site Boundary 物業發展項目邊界線

Notes:

- The above plans are simplified and for reference only. The plan is subject to the latest approval by relevant Government authorities.
- The overall development scheme of the development site and the surrounding areas and environment are subject to change or modification.
- All layouts, interior and exterior designs, fittings and finishes, and all provisions shown on the plans are subject to final adjustment upon completion and for reference only.
- * Residential floors start from 5/F to 36/F. Refuge floor is located at Roof Floor. There are no 4/F, 13/F, 14/F, 24/F and 34/F on the Towers.

附註：

- 上圖經簡化處理，僅供參考。詳細之訂正圖則以政府相關部門最後批准之圖則為準。
- 整體發展計劃、周圍地區及環境可能會作出修改而有所改變。
- 所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備僅供參考，並以入伙時所提供為準。
- * 住宅單位由5樓至36樓。天台為避火層。物業不設4、13、14、24及34樓。

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Floor Plans

樓層平面圖

5/F Floor Plan of Tower 1 第一座5樓平面圖



 The hatched area within flat roof of the unit is the common parts of the Development and does not form part of that flat roof.
住宅單位平台內之斜線範圍屬發展項目之公用部分，不屬該平台之一部分。

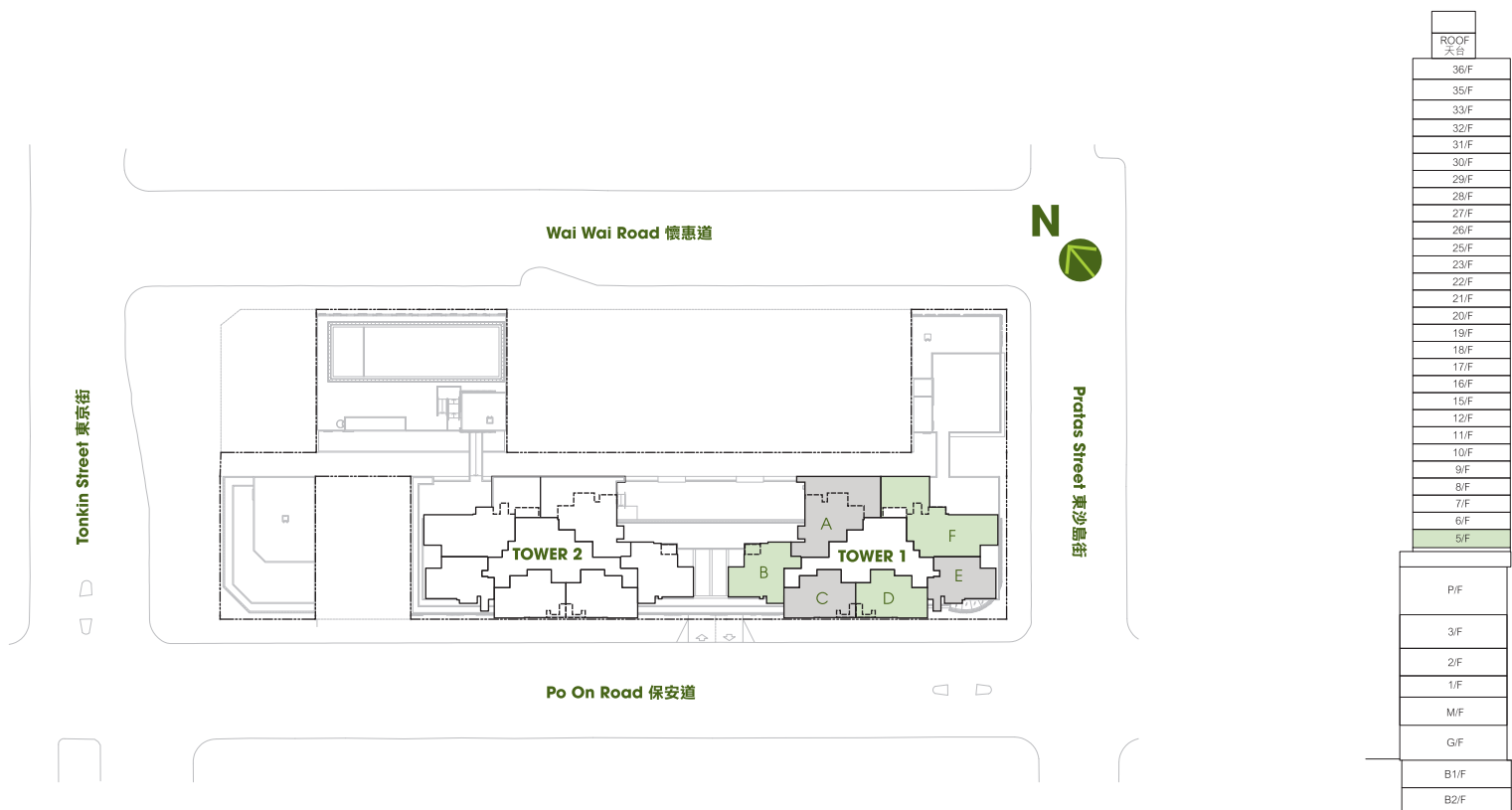
- * Saleable Area includes areas of Balcony and Utility Platform but does not include Other Areas or area of Air-conditioning Platform.
- * Unit Covered Area includes the Saleable Area and areas of Bay Window and Air-conditioning Plant Room.
- * Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
- * Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.

Notes:

1. Residential floors start from 5/F to 36/F. Refuge floor is located at Roof Floor. There are no 4/F, 13/F, 14/F, 24/F & 34/F on the Towers.
2. Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor):
5/F: approx. 3m
6/F-32/F: approx. 2.8m
33/F: approx. 3.15m
35/F-36/F: approx. 3.4m
3. The internal ceiling height within some units may vary due to sunken slab at above flat, structural and/or architectural design requirements.
4. There are ceiling bulkheads at the living/dining room, bedrooms, store room and/or corridor of some residential units for the air-conditioning system and/or M&E services.
5. There may be communal pipes and/or M&E services within the balconies, utility platforms and flat roofs.
6. There are non-structural prefabricated external walls in the residential units. The Saleable Areas as defined in the formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.
7. Balconies and utility platforms must not be enclosed in whole or in part.
8. The dimensions of the floor plans are all structural dimensions and are for reference only.
9. All plans are subject to the latest approval by the relevant Government authorities.
10. Copies of the related General Building Plans, Outline Zoning Plans, Land Grant and the approved/draft Deed of Mutual Covenant are available for free inspection at the sales office.
11. For details of the management/maintenance responsibilities of the public open space and the public facilities of the Development (if any), please refer to the relevant Land Grant and Deed of Mutual Covenant stated in the sales brochures.
12. Potential purchasers are also requested to refer to the model of the Development placed at the sales office to appreciate the physical appearances and architectural features of the Development especially those of or affecting the flats they intend to purchase. The aforesaid model is for reference only and shall be subject to the final approved plans by the Buildings Department, the Lands Department, and/or other relevant Government authorities.
13. The Developer also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
14. All information shall be subject to the terms and conditions of the Agreement for Sale and Purchase.
15. For detailed flat dimension, copies of General Building Plans are available at the sales office for free inspection.

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中英文版本如有歧義，以英文版本為準。



Heya Green, 18 Po On Road, Cheung Sha Wan, Kowloon 喜雅 九龍長沙灣保安道18號

Area Schedule of Flats 單位面積表 (Area : sq.ft. 單位面積 : 平方呎)

Tower 1 第一座

Tower 座數	Floor 樓層	Unit 單位	Saleable Area (including balcony and utility platform) (sq.ft.) 實用面積 (包括露台及工作平台) (平方呎)		Plus 另		Unit Covered Area (sq.ft.) 單位有 蓋面積 (平方呎)	Apportioned Share of Common Area (sq.ft.) 單位所分攤的 公用地方面積 (平方呎)	Gross Floor Area (sq.ft.) 建築 面積 (平方呎)	Other Areas (sq.ft.) 其他面積 (平方呎)	Air- conditioning platform (sq.ft.) 冷氣機平台 (平方呎)
			Bay Window (sq.ft.) 窗台 (平方呎)	Air- conditioning Plant Room (sq.ft.) 冷氣機房 (平方呎)	Flat Roof (sq.ft.) 平台 (平方呎)						
1	5	A	510	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	25	-	535	99	634	360	-
		B	493	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	22	-	515	96	611	27	-
		C	458	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	21	-	479	89	568	22	-
		D	457	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	21	-	478	89	567	22	-
		E	460	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	21	-	481	89	570	-	-
		F	622	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	34	-	656	121	777	273	-

- * 實用面積包括露台及工作平台面積，但不包括其他面積或冷氣機平台面積。
- * 單位有蓋面積包括實用面積及窗台及冷氣機房面積。
- * 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所設施面積等等(如有把面積計算在內)。
- * 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。

附註：

- 住宅單位由5樓至36樓。天台為避火層。物業不設4、13、14、24及34樓。
- 單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：
5樓：約3米
6樓至32樓：約2.8米
33樓：約3.15米
35樓至36樓：約3.4米
- 部份住宅單位之天花高度將會因應上層單位之跌級樓板、結構及/或建築設計上的需要而有所差異。
- 部份住宅之客廳、睡房、儲物室及走廊之假天花內均裝有冷氣及/或其他機電設備。
- 露台、工作平台及平台內裝有公用喉管及/或其他機電設備。
- 單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。
- 露台及工作平台不能被全部或部份封閉或封密。
- 圖中所有量度單位為建築結構呎吋，僅供參考。
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
- 有關之建築圖則、分區計劃大綱圖、批地條款及已/待批核之大廈公契等各項文件之副本，均可向售樓處免費查閱。
- 有關本發展項目之公共空間及公共設施之管理及維修責任(如有)，請參閱發展商提供之售樓說明書內所載批地條款、大廈公契之相關條款。
- 準買家請參看設置於售樓處之物業模型以了解物業及其有意購買單位之外觀及建築特色，特別是屬於或影響該單位之建築特色。該物業模型僅供參考，一切以屋宇署、地政總署及/或政府有關部門最後批准之圖則為準。
- 發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及其周圍地區的公共設施及環境較佳的了解。
- 所有資料均依據買賣合約所訂為準。
- 有關單位之詳細尺寸，準買家可於售樓處免費查閱建築圖則之副本。

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Floor Plans

樓層平面圖

5/F Floor Plan of Tower 2 第二座5樓平面圖



 The hatched area within flat roof of the unit is the common parts of the Development and does not form part of that flat roof.
住宅單位平台內之斜線範圍屬發展項目之公用部分，不屬該平台之一部分。

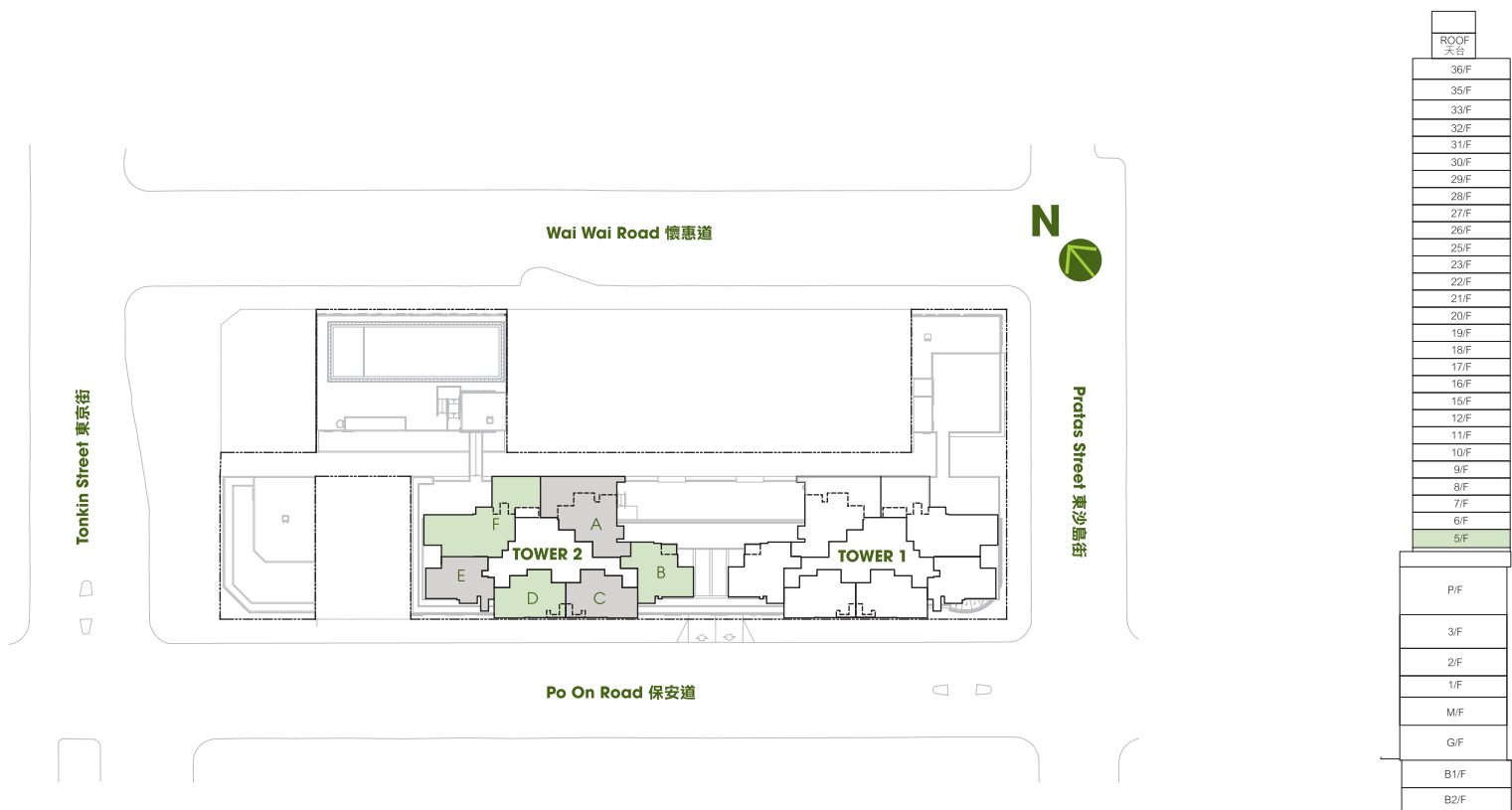
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Notes:

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33/F: approx. 3.15m
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Area Schedule of Flats 單位面積表 (Area : sq.ft. 單位面積 : 平方呎)

Tower 2 第二座

Tower 座數	Floor 樓層	Unit 單位	Saleable Area (including balcony and utility platform) (sq.ft.) 實用面積 (包括露台及工作平台) (平方呎)		Plus 另		Unit Covered Area (sq.ft.) 單位有 蓋面積 (平方呎)	Apportioned Share of Common Area (sq.ft.) 單位所分攤的 公用地方面積 (平方呎)	Gross Floor Area (sq.ft.) 建築 面積 (平方呎)	Other Areas (sq.ft.) 其他面積 (平方呎)	Air- conditioning platform (sq.ft.) 冷氣機平台 (平方呎)
			Flat Roof (sq.ft.) 平台 (平方呎)		Bay Window (sq.ft.) 窗台 (平方呎)	Air- conditioning Plant Room (sq.ft.) 冷氣機房 (平方呎)				Flat Roof (sq.ft.) 平台 (平方呎)	
2	5	A	510	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	25	-	535	99	634	360	-
		B	493	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	22	-	515	96	611	27	-
		C	458	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	21	-	479	89	568	22	-
		D	457	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	21	-	478	89	567	22	-
		E	460	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	21	-	481	89	570	-	-
		F	622	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	34	-	656	121	777	273	-

- * 實用面積包括露台及工作平台面積，但不包括其他面積或冷氣機平台面積。
- * 單位有蓋面積包括實用面積及窗台及冷氣機房面積。
- * 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所設施面積等等(如有把面積計算在內)。
- * 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。

附註：

- 住宅單位由5樓至36樓。天台為避火層。物業不設4、13、14、24及34樓。
- 單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：
5樓：約3米
6樓至32樓：約2.8米
33樓：約3.15米
35樓至36樓：約3.4米
- 部份住宅單位之天花高度將會因應上層單位之跌級樓板、結構及/或建築設計上的需要而有所差異。
- 部份住宅之客廳、睡房、儲物室及走廊之假天花內均裝有冷氣及/或其他機電設備。
- 露台、工作平台及平台內裝有公用喉管及/或其他機電設備。
- 單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。
- 露台及工作平台不能被全部或部份封閉或封密。
- 圖中所有量度單位為建築結構呎吋，僅供參考。
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
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- 準買家請參看設置於售樓處之物業模型以了解物業及其有意購買單位之外觀及建築特色，特別是屬於或影響該單位之建築特色。該物業模型僅供參考，一切以屋宇署、地政總署及/或政府有關部門最後批准之圖則為準。
- 發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及其周圍地區的公共設施及環境較佳的了解。
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Floor Plans

樓層平面圖

6/F-33/F Floor Plan of Tower 1 第一座6樓至33樓平面圖



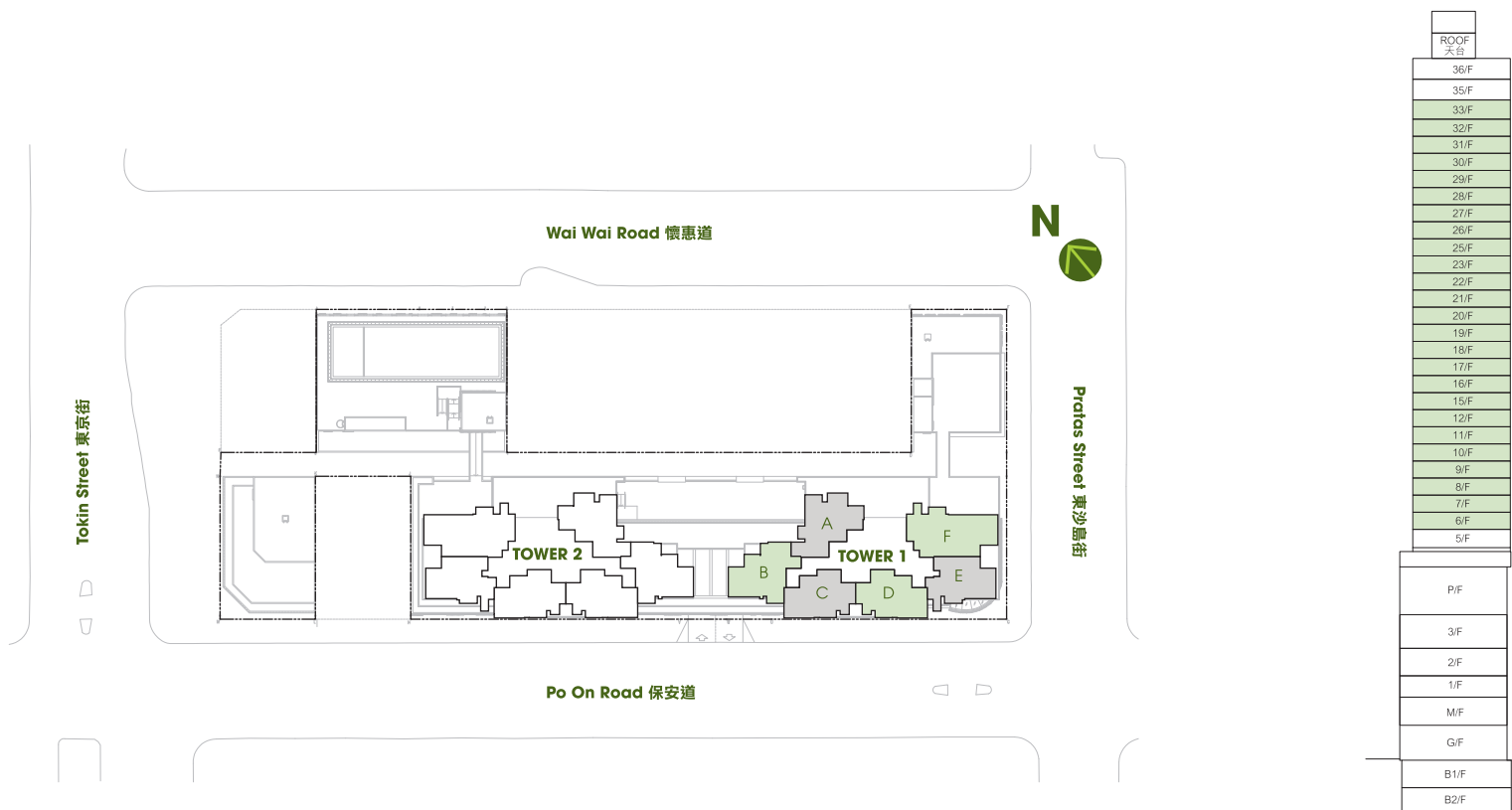
- * Saleable Area includes areas of Balcony and Utility Platform but does not include Other Areas or area of Air-conditioning Platform.
- * Unit Covered Area includes the Saleable Area and areas of Bay Window and Air-conditioning Plant Room.
- * Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
- * Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.

Notes:

- Residential floors start from 5/F to 36/F. Refuge floor is located at Roof Floor. There are no 4/F, 13/F, 14/F, 24/F & 34/F on the Towers.
- Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor):
 - 5/F: approx. 3m
 - 6/F-32/F: approx. 2.8m
 - 33/F: approx. 3.15m
 - 35/F-36/F: approx. 3.4m
- The internal ceiling height within some units may vary due to sunken slab at above flat, structural and/or architectural design requirements.
- There are ceiling bulkheads at the living/dining room, bedrooms, store room and/or corridor of some residential units for the air-conditioning system and/or M&E services.
- There may be communal pipes and/or M&E services within the balconies, utility platforms and flat roofs.
- There are non-structural prefabricated external walls in the residential units. The Saleable Areas as defined in the formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.
- Balconies and utility platforms must not be enclosed in whole or in part.
- The dimensions of the floor plans are all structural dimensions and are for reference only.
- All plans are subject to the latest approval by the relevant Government authorities.
- Copies of the related General Building Plans, Outline Zoning Plans, Land Grant and the approved/draft Deed of Mutual Covenant are available for free inspection at the sales office.
- For details of the management/maintenance responsibilities of the public open space and the public facilities of the Development (if any), please refer to the relevant Land Grant and Deed of Mutual Covenant stated in the sales brochures.
- Potential purchasers are also requested to refer to the model of the Development placed at the sales office to appreciate the physical appearances and architectural features of the Development especially those of or affecting the flats they intend to purchase. The aforesaid model is for reference only and shall be subject to the final approved plans by the Buildings Department, the Lands Department, and/or other relevant Government authorities.
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Area Schedule of Flats 單位面積表 (Area : sq.ft. 單位面積 : 平方呎)

Tower 1 第一座

Tower 座數	Floor 樓層	Unit 單位	Saleable Area (including balcony and utility platform) (sq.ft.) 實用面積 (包括露台及工作平台) (平方呎)		Plus 另		Unit Covered Area (sq.ft.) 單位有 蓋面積 (平方呎)	Apportioned Share of Common Area (sq.ft.) 單位所分攤的 公用地方面積 (平方呎)	Gross Floor Area (sq.ft.) 建築 面積 (平方呎)	Other Areas (sq.ft.) 其他面積 (平方呎)	Air- conditioning platform (sq.ft.) 冷氣機平台 (平方呎)
					Bay Window (sq.ft.) 窗台 (平方呎)	Air- conditioning Plant Room (sq.ft.) 冷氣機房 (平方呎)				Flat Roof (sq.ft.) 平台 (平方呎)	
1	6-33	A	510	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	25	-	535	99	634	-	-
		B	493	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	22	-	515	96	611	-	-
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- * 實用面積包括露台及工作平台面積，但不包括其他面積或冷氣機平台面積。
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Floor Plans

樓層平面圖



6/F-33/F Floor Plan of Tower 2 第二座6樓至33樓平面圖



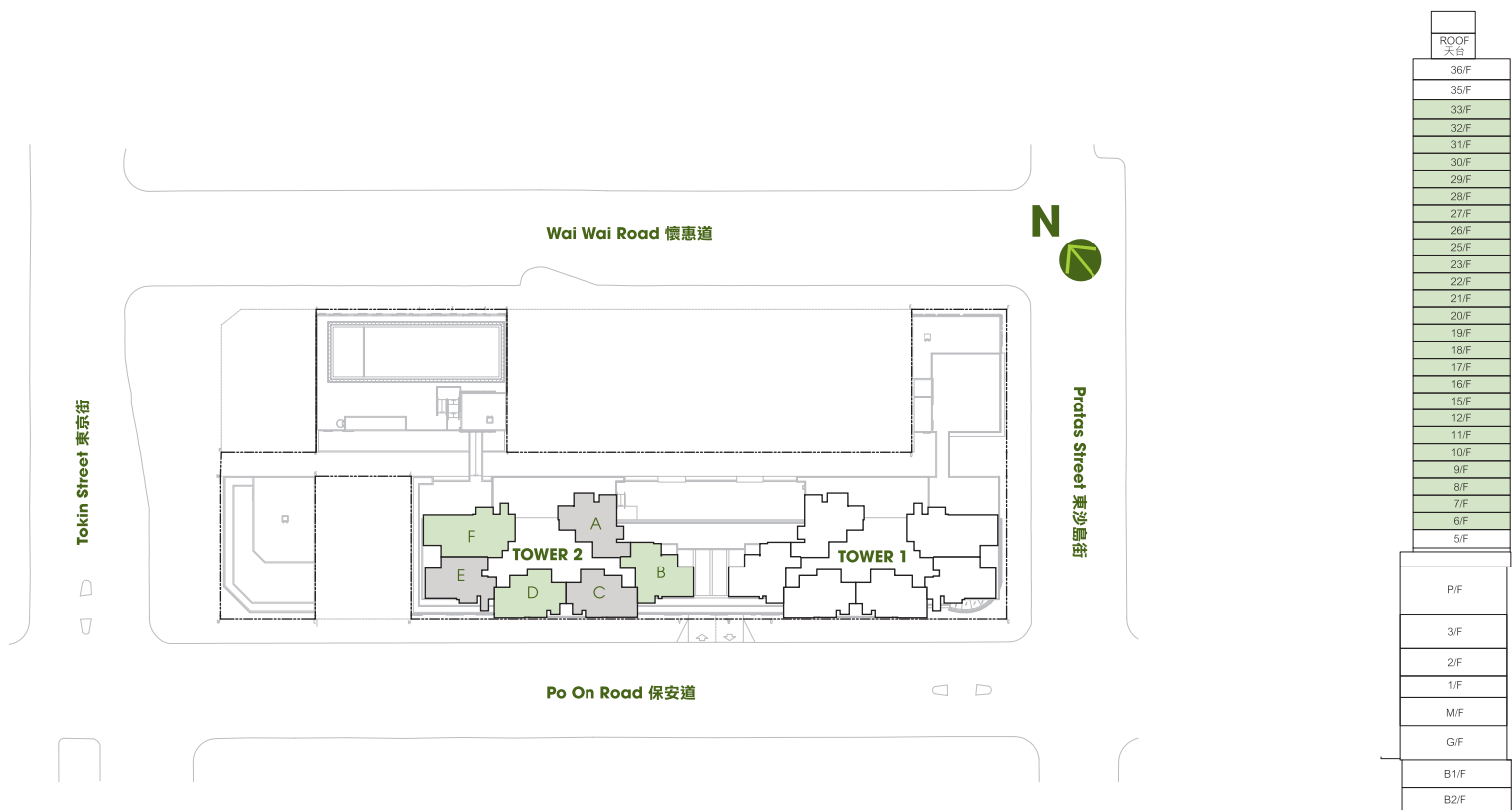
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- * Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.

Notes:

1. Residential floors start from 5/F to 36/F. Refuge floor is located at Roof Floor. There are no 4/F, 13/F, 14/F, 24/F & 34/F on the Towers.
2. Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor):
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33/F: approx. 3.15m
35/F-36/F: approx. 3.4m
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Area Schedule of Flats 單位面積表 (Area : sq.ft. 單位面積 : 平方呎)

Tower 2 第二座

Tower 座數	Floor 樓層	Unit 單位	Saleable Area (including balcony and utility platform) (sq.ft.) 實用面積 (包括露台及工作平台) (平方呎)		Plus 另		Unit Covered Area (sq.ft.) 單位有 蓋面積 (平方呎)	Apportioned Share of Common Area (sq.ft.) 單位所分攤的 公用地方面積 (平方呎)	Gross Floor Area (sq.ft.) 建築 面積 (平方呎)	Other Areas (sq.ft.) 其他面積 (平方呎)	Air- conditioning platform (sq.ft.) 冷氣機平台 (平方呎)
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Floor Plans

樓層平面圖

35/F Floor Plan of Tower 1 第一座35樓平面圖



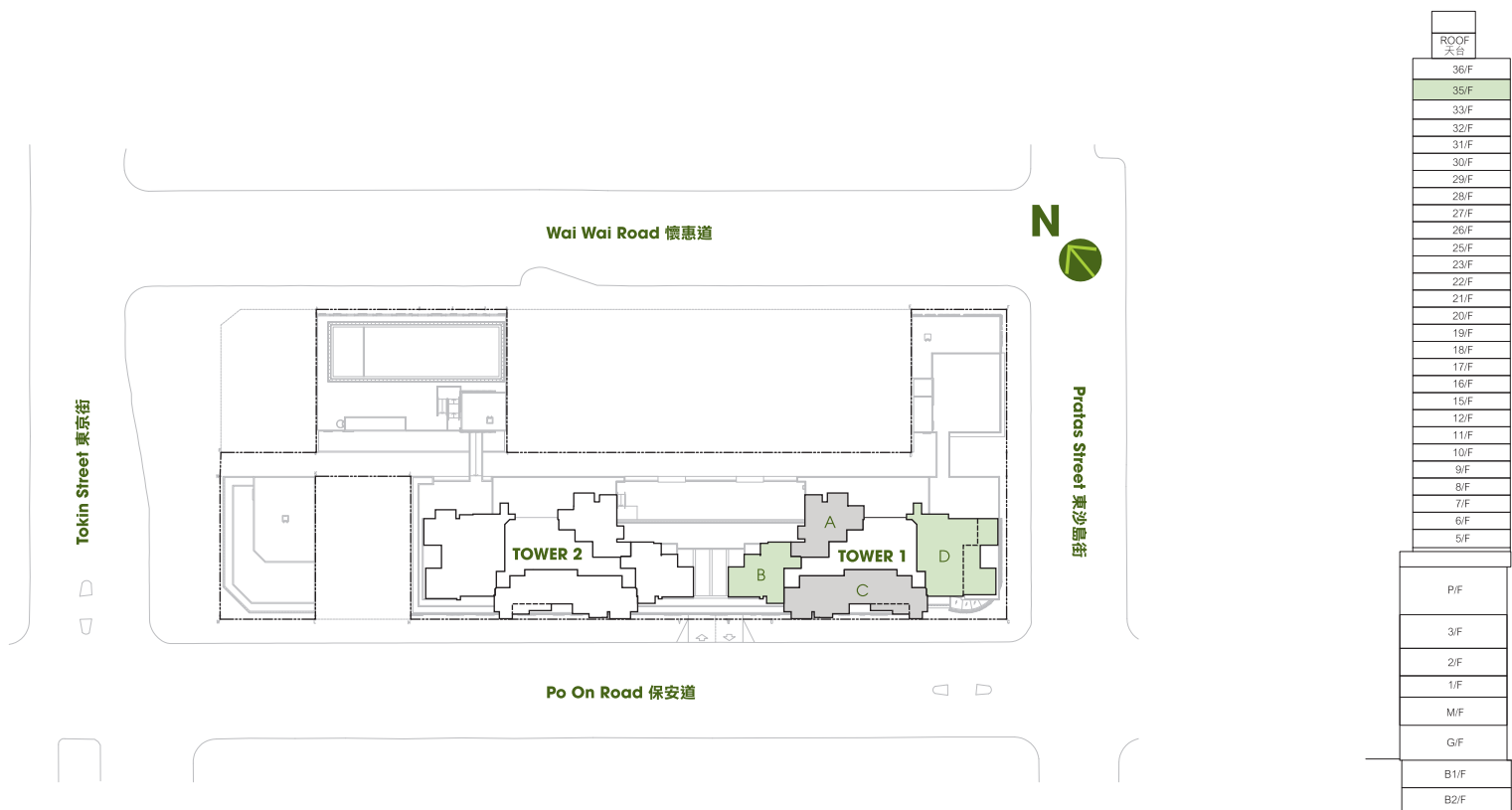
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Notes:

- Residential floors start from 5/F to 36/F. Refuge floor is located at Roof Floor. There are no 4/F, 13/F, 14/F, 24/F & 34/F on the Towers.
- Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor):
 - 5/F: approx. 3m
 - 6/F-32/F: approx. 2.8m
 - 33/F: approx. 3.15m
 - 35/F-36/F: approx. 3.4m
- The internal ceiling height within some units may vary due to sunken slab at above flat, structural and/or architectural design requirements.
- There are ceiling bulkheads at the living/dining room, bedrooms, store room and/or corridor of some residential units for the air-conditioning system and/or M&E services.
- There may be communal pipes and/or M&E services within the balconies, utility platforms and flat roofs.
- There are non-structural prefabricated external walls in the residential units. The Saleable Areas as defined in the formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.
- Balconies and utility platforms must not be enclosed in whole or in part.
- The dimensions of the floor plans are all structural dimensions and are for reference only.
- All plans are subject to the latest approval by the relevant Government authorities.
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Area Schedule of Flats 單位面積表 (Area : sq.ft. 單位面積 : 平方呎)

Tower 1 第一座

Tower 座數	Floor 樓層	Unit 單位	Saleable Area (including balcony and utility platform) (sq.ft.) 實用面積 (包括露台及工作平台) (平方呎)		Plus 另		Unit Covered Area (sq.ft.) 單位有 蓋面積 (平方呎)	Apportioned Share of Common Area (sq.ft.) 單位所分攤的 公用地方面積 (平方呎)	Gross Floor Area (sq.ft.) 建築 面積 (平方呎)	Other Areas (sq.ft.) 其他面積 (平方呎)	Air- conditioning platform (sq.ft.) 冷氣機平台 (平方呎)
			Bay Window (sq.ft.) 窗台 (平方呎)	Air- conditioning Plant Room (sq.ft.) 冷氣機房 (平方呎)	Flat Roof (sq.ft.) 平台 (平方呎)						
1	35	A	510	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	25	-	535	99	634	-	-
		B	493	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	22	-	515	96	611	-	-
		C	871	(Balcony 露台: 26) (Utility Platform 工作平台: 16)	9	-	880	204	1,084	48	-
		D	1,442	(Balcony 露台: 40) (Utility Platform 工作平台: 16)	37	-	1,479	318	1,797	267	-

- * 實用面積包括露台及工作平台面積，但不包括其他面積或冷氣機平台面積。
- * 單位有蓋面積包括實用面積及窗台及冷氣機房面積。
- * 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所設施面積等等(如有把面積計算在內)。
- * 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。

附註：

- 住宅單位由5樓至36樓。天台為避火層。物業不設4、13、14、24及34樓。
- 單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：
5樓：約3米
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33樓：約3.15米
35樓至36樓：約3.4米
- 部份住宅單位之天花高度將會因應上層單位之跌級樓板、結構及/或建築設計上的需要而有所差異。
- 部份住宅之客廳、睡房、儲物室及走廊之假天花內均裝有冷氣及/或其他機電設備。
- 露台、工作平台及平台內裝有公用喉管及/或其他機電設備。
- 單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。
- 露台及工作平台不能被全部或部份封閉或封密。
- 圖中所有量度單位為建築結構呎吋，僅供參考。
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
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- 發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及其周圍地區的公共設施及環境較佳的了解。
- 所有資料均依據買賣合約所訂為準。
- 有關單位之詳細尺寸，準買家可於售樓處免費查閱建築圖則之副本。

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Floor Plans

樓層平面圖

35/F Floor Plan of Tower 2 第二座35樓平面圖



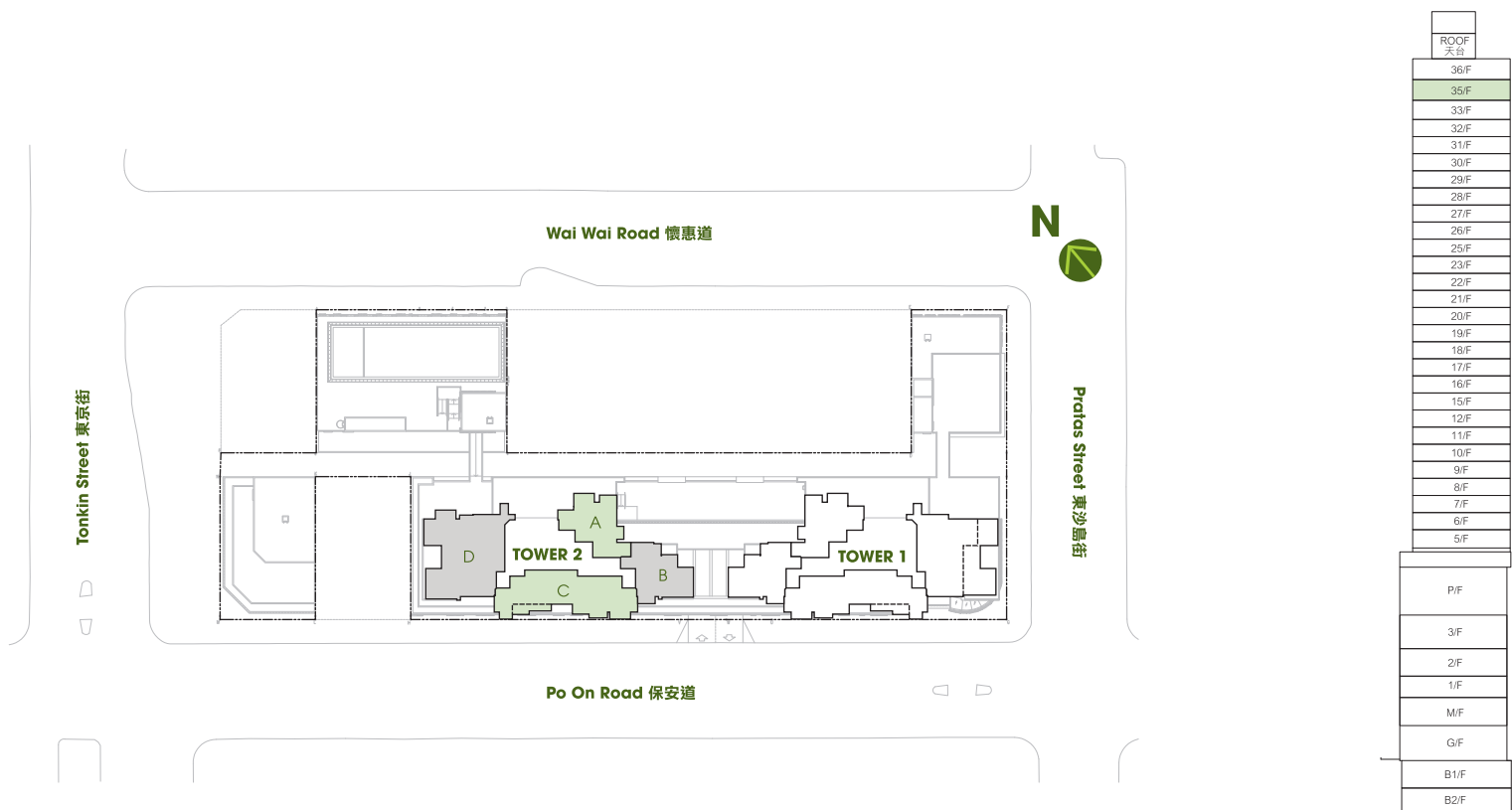
- * Saleable Area includes areas of Balcony and Utility Platform but does not include Other Areas or area of Air-conditioning Platform.
- * Unit Covered Area includes the Saleable Area and areas of Bay Window and Air-conditioning Plant Room.
- * Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
- * Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.

Notes:

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Area Schedule of Flats 單位面積表 (Area : sq.ft. 單位面積 : 平方呎)

Tower 2 第二座

Tower 座數	Floor 樓層	Unit 單位	Saleable Area (including balcony and utility platform) (sq.ft.) 實用面積 (包括露台及工作平台) (平方呎)		Plus 另		Unit Covered Area (sq.ft.) 單位有 蓋面積 (平方呎)	Apportioned Share of Common Area (sq.ft.) 單位所分攤的 公用地方面積 (平方呎)	Gross Floor Area (sq.ft.) 建築 面積 (平方呎)	Other Areas (sq.ft.) 其他面積 (平方呎)	Air- conditioning platform (sq.ft.) 冷氣機平台 (平方呎)
			Bay Window (sq.ft.) 窗台 (平方呎)	Air- conditioning Plant Room (sq.ft.) 冷氣機房 (平方呎)	Flat Roof (sq.ft.) 平台 (平方呎)						
2	35	A	510	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	25	-	535	99	634	-	-
		B	493	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	22	-	515	96	611	-	-
		C	871	(Balcony 露台: 26) (Utility Platform 工作平台: 16)	9	-	880	204	1,084	48	-
		D	1,065	(Balcony 露台: 32) (Utility Platform 工作平台: 16)	31	-	1,096	232	1,328	-	-

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- * 單位有蓋面積包括實用面積及窗台及冷氣機房面積。
- * 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所設施面積等等(如有把面積計算在內)。
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Floor Plans

樓層平面圖

36/F Floor Plan of Tower 1 第一座36樓平面圖



Scale 比例: 0M/米 5M/米 10M/米

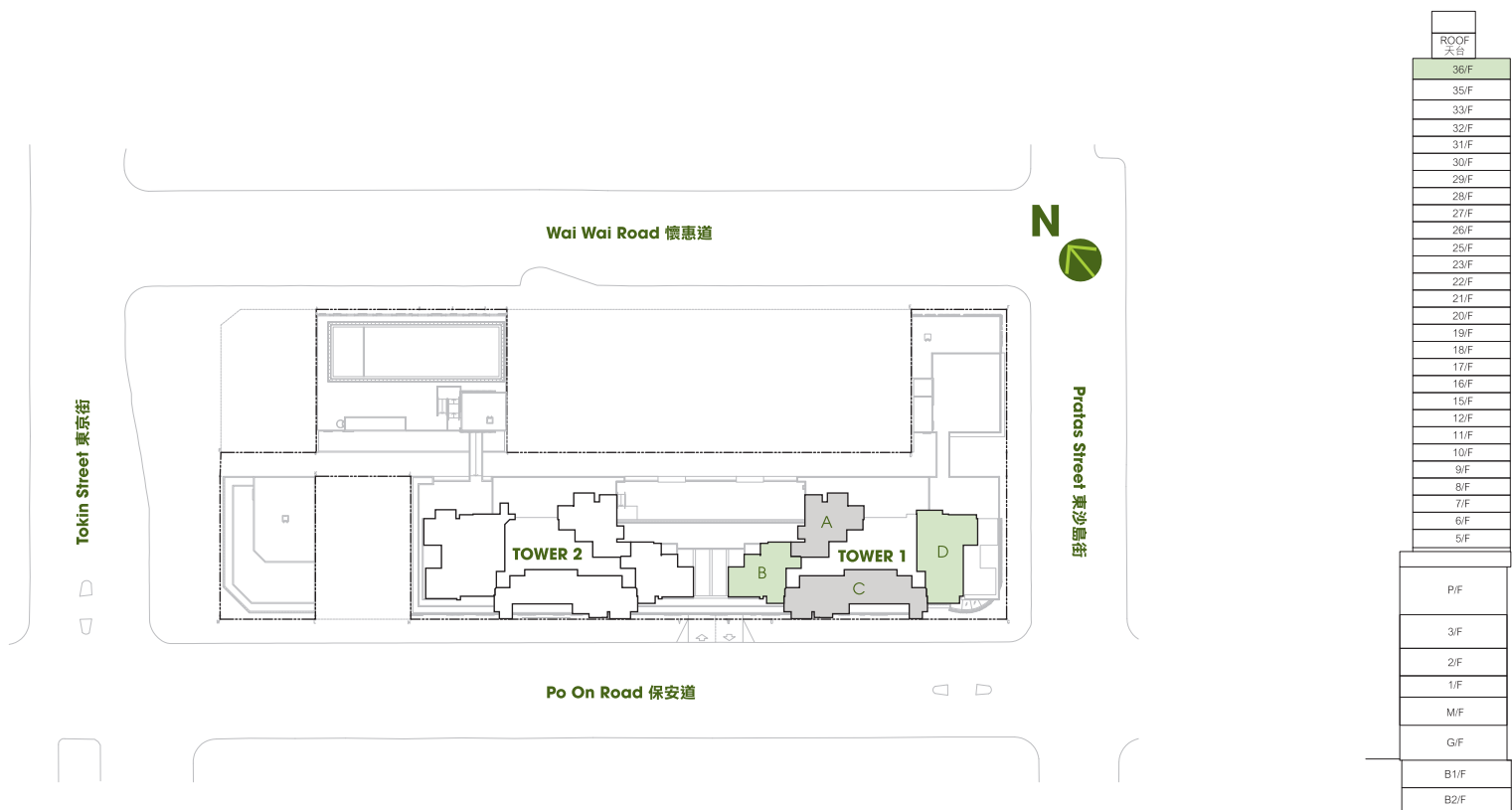
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1	36	A	510	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	25	-	535	99	634	-	-
		B	493	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	22	-	515	96	611	-	-
		C	871	(Balcony 露台: 26) (Utility Platform 工作平台: 16)	9	-	880	204	1,084	-	-

- * 實用面積包括露台及工作平台面積，但不包括其他面積或冷氣機平台面積。
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- 發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及其周圍地區的公共設施及環境較佳的了解。
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- 有關單位之詳細尺寸，準買家可於售樓處免費查閱建築圖則之副本。

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Floor Plans

樓層平面圖

36/F Floor Plan of Tower 2 第二座36樓平面圖



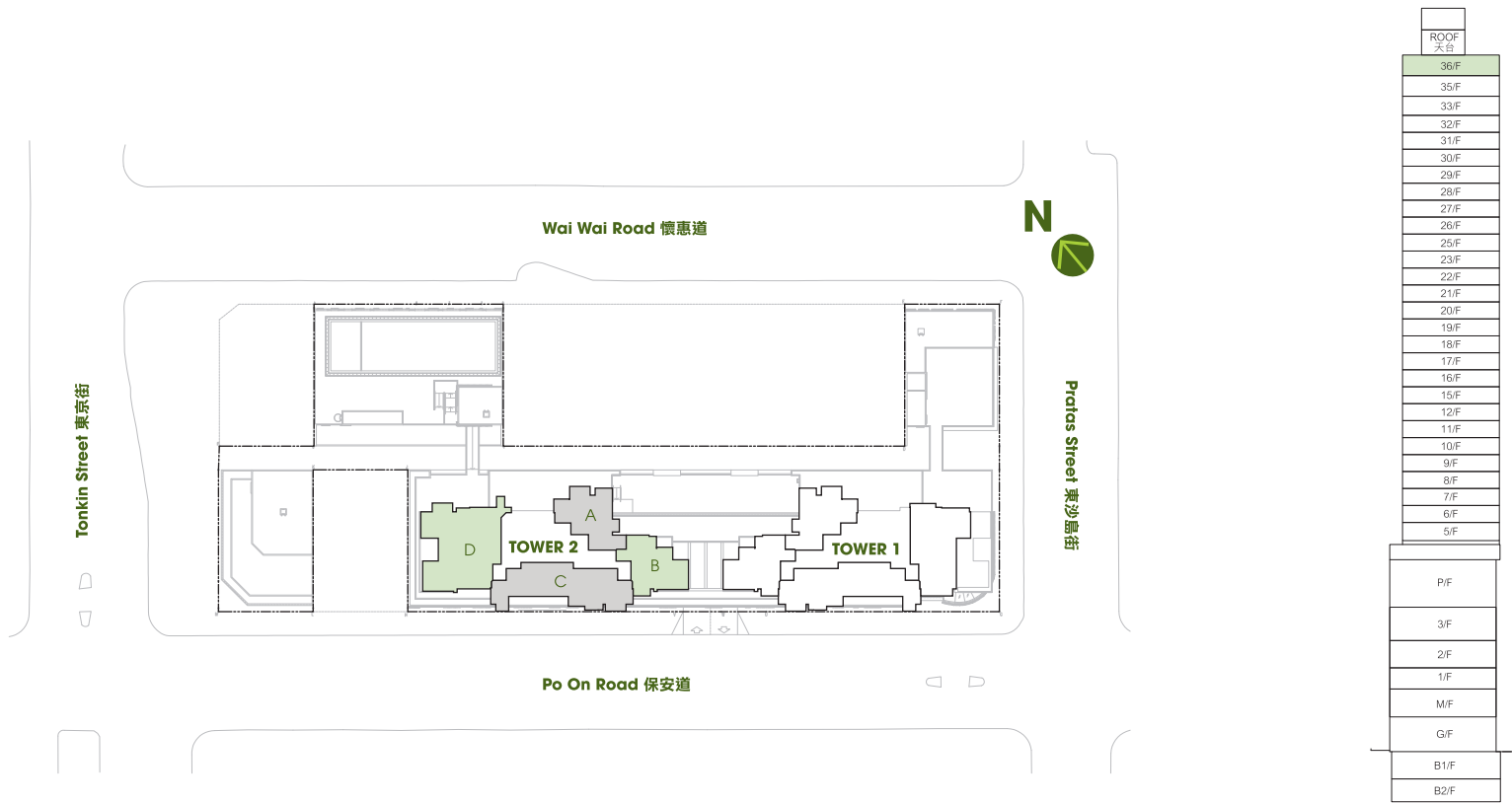
- * Saleable Area includes areas of Balcony and Utility Platform but does not include Other Areas or area of Air-conditioning Platform.
- * Unit Covered Area includes the Saleable Area and areas of Bay Window and Air-conditioning Plant Room.
- * Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
- * Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.

Notes:

1. Residential floors start from 5/F to 36/F. Refuge floor is located at Roof Floor. There are no 4/F, 13/F, 14/F, 24/F & 34/F on the Towers.
2. Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor):
 - 5/F: approx. 3m
 - 6/F-32/F: approx. 2.8m
 - 33/F: approx. 3.15m
 - 35/F-36/F: approx. 3.4m
3. The internal ceiling height within some units may vary due to sunken slab at above flat, structural and/or architectural design requirements.
4. There are ceiling bulkheads at the living/dining room, bedrooms, store room and/or corridor of some residential units for the air-conditioning system and/or M&E services.
5. There may be communal pipes and/or M&E services within the balconies, utility platforms and flat roofs.
6. There are non-structural prefabricated external walls in the residential units. The Saleable Areas as defined in the formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.
7. Balconies and utility platforms must not be enclosed in whole or in part.
8. The dimensions of the floor plans are all structural dimensions and are for reference only.
9. All plans are subject to the latest approval by the relevant Government authorities.
10. Copies of the related General Building Plans, Outline Zoning Plans, Land Grant and the approved/draft Deed of Mutual Covenant are available for free inspection at the sales office.
11. For details of the management/maintenance responsibilities of the public open space and the public facilities of the Development (if any), please refer to the relevant Land Grant and Deed of Mutual Covenant stated in the sales brochures.
12. Potential purchasers are also requested to refer to the model of the Development placed at the sales office to appreciate the physical appearances and architectural features of the Development especially those of or affecting the flats they intend to purchase. The aforesaid model is for reference only and shall be subject to the final approved plans by the Buildings Department, the Lands Department, and/or other relevant Government authorities.
13. The Developer also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
14. All information shall be subject to the terms and conditions of the Agreement for Sale and Purchase.
15. For detailed flat dimension, copies of General Building Plans are available at the sales office for free inspection.

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中英文版本如有歧義，以英文版本為準。



Heya Green, 18 Po On Road, Cheung Sha Wan, Kowloon 喜雅 九龍長沙灣保安道18號

Area Schedule of Flats 單位面積表 (Area : sq.ft. 單位面積 : 平方呎)

Tower 2 第二座

Tower 座數	Floor 樓層	Unit 單位	Saleable Area (including balcony and utility platform) (sq.ft.) 實用面積 (包括露台及工作平台) (平方呎)		Plus 另		Unit Covered Area (sq.ft.) 單位有 蓋面積 (平方呎)	Apportioned Share of Common Area (sq.ft.) 單位所分攤的 公用地方面積 (平方呎)	Gross Floor Area (sq.ft.) 建築 面積 (平方呎)	Other Areas (sq.ft.) 其他面積 (平方呎)	Air- conditioning platform (sq.ft.) 冷氣機平台 (平方呎)
			Flat Roof (sq.ft.) 平台 (平方呎)								
2	36	A	510	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	25	-	535	99	634	-	-
		B	493	(Balcony 露台: 22) (Utility Platform 工作平台: 16)	22	-	515	96	611	-	-
		C	871	(Balcony 露台: 26) (Utility Platform 工作平台: 16)	9	-	880	204	1,084	-	-
		D	1,065	(Balcony 露台: 32) (Utility Platform 工作平台: 16)	31	-	1,096	232	1,328	-	-

- * 實用面積包括露台及工作平台面積，但不包括其他面積或冷氣機平台面積。
- * 單位有蓋面積包括實用面積及窗台及冷氣機房面積。
- * 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所設施面積等等(如有把面積計算在內)。
- * 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。

附註：

- 住宅單位由5樓至36樓。天台為避火層。物業不設4、13、14、24及34樓。
- 單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：
5樓：約3米
6樓至32樓：約2.8米
33樓：約3.15米
35樓至36樓：約3.4米
- 部份住宅單位之天花高度將會因應上層單位之跌級樓板、結構及/或建築設計上的需要而有所差異。
- 部份住宅之客廳、睡房、儲物室及走廊之假天花內均裝有冷氣及/或其他機電設備。
- 露台、工作平台及平台內裝有公用喉管及/或其他機電設備。
- 單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。
- 露台及工作平台不能被全部或部份封閉或封密。
- 圖中所有量度單位為建築結構呎吋，僅供參考。
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
- 有關之建築圖則、分區計劃大綱圖、批地條款及已/待批核之大廈公契等各項文件之副本，均可向售樓處免費查閱。
- 有關本發展項目之公共空間及公共設施之管理及維修責任(如有)，請參閱發展商提供之售樓說明書內所載批地條款、大廈公契之相關條款。
- 準買家請參看設置於售樓處之物業模型以了解物業及其有意購買單位之外觀及建築特色，特別是屬於或影響該單位之建築特色。該物業模型僅供參考，一切以屋宇署、地政總署及/或政府有關部門最後批准之圖則為準。
- 發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及其周圍地區的公共設施及環境較佳的了解。
- 所有資料均依據買賣合約所訂為準。
- 有關單位之詳細尺寸，準買家可於售樓處免費查閱建築圖則之副本。

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Area Schedule of Units

單位面積表

Name of Development : Heya Green

物業名稱 : 喜雅

Postal Address : 18 Po On Road, Cheung Sha Wan, Kowloon

郵寄地址 : 九龍長沙灣保安道18號

Tower 1 第一座 (Area : sq.ft. 單位面積 : 平方呎)

Tower 座數	Floor 樓層	Unit 單位	Saleable Area (including balcony and utility platform) (sq.ft.) 實用面積 (包括露台及工作平台) (平方呎)		Plus 另		Unit Covered Area (sq.ft.) 單位有 蓋面積 (平方呎)	Apportioned Share of Common Area (sq.ft.) 單位所分攤的 公用地方面積 (平方呎)	Gross Floor Area (sq.ft.) 建築 面積 (平方呎)	Other Areas (sq.ft.) 其他面積 (平方呎) Flat Roof (sq.ft.) 平台 (平方呎)	Air- conditioning platform (sq.ft.) 冷氣機平台 (平方呎)
			Bay Window (sq.ft.) 窗台 (平方呎)	Air- conditioning Plant Room (sq.ft.) 冷氣機房 (平方呎)	Bay Window (sq.ft.) 窗台 (平方呎)	Air- conditioning Plant Room (sq.ft.) 冷氣機房 (平方呎)					
1	5	A	510	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	25	-	535	99	634	360	-
		B	493	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	22	-	515	96	611	27	-
		C	458	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	21	-	479	89	568	22	-
		D	457	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	21	-	478	89	567	22	-
		E	460	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	21	-	481	89	570	-	-
		F	622	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	34	-	656	121	777	273	-
	6-33	A	510	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	25	-	535	99	634	-	-
		B	493	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	22	-	515	96	611	-	-
		C	458	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	21	-	479	89	568	-	-
		D	457	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	21	-	478	89	567	-	-
		E	460	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	21	-	481	89	570	-	-
		F	622	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	34	-	656	121	777	-	-
	35	A	510	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	25	-	535	99	634	-	-
		B	493	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	22	-	515	96	611	-	-
		C	871	(Balcony 露台 : 26) (Utility Platform 工作平台 : 16)	9	-	880	204	1,084	48	-
		D	1,442	(Balcony 露台 : 40) (Utility Platform 工作平台 : 16)	37	-	1,479	318	1,797	267	-
	36	A	510	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	25	-	535	99	634	-	-
		B	493	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	22	-	515	96	611	-	-
C		871	(Balcony 露台 : 26) (Utility Platform 工作平台 : 16)	9	-	880	204	1,084	-	-	

Tower 2 第二座 (Area : sq.ft. 單位面積 : 平方呎)

Tower 座數	Floor 樓層	Unit 單位	Saleable Area (including balcony and utility platform) (sq.ft.) 實用面積 (包括露台及工作平台) (平方呎)		Plus 另		Unit Covered Area (sq.ft.) 單位有 蓋面積 (平方呎)	Apportioned Share of Common Area (sq.ft.) 單位所分攤的 公用地方面積 (平方呎)	Gross Floor Area (sq.ft.) 建築 面積 (平方呎)	Other Areas (sq.ft.) 其他面積 (平方呎) Flat Roof (sq.ft.) 平台 (平方呎)	Air- conditioning platform (sq.ft.) 冷氣機平台 (平方呎)
			Bay Window (sq.ft.) 窗台 (平方呎)	Air- conditioning Plant Room (sq.ft.) 冷氣機房 (平方呎)	Bay Window (sq.ft.) 窗台 (平方呎)	Air- conditioning Plant Room (sq.ft.) 冷氣機房 (平方呎)					
2	5	A	510	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	25	-	535	99	634	360	-
		B	493	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	22	-	515	96	611	27	-
		C	458	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	21	-	479	89	568	22	-
		D	457	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	21	-	478	89	567	22	-
		E	460	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	21	-	481	89	570	-	-
		F	622	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	34	-	656	121	777	273	-
	6-33	A	510	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	25	-	535	99	634	-	-
		B	493	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	22	-	515	96	611	-	-
		C	458	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	21	-	479	89	568	-	-
		D	457	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	21	-	478	89	567	-	-
		E	460	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	21	-	481	89	570	-	-
		F	622	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	34	-	656	121	777	-	-
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		B	493	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	22	-	515	96	611	-	-
		C	871	(Balcony 露台 : 26) (Utility Platform 工作平台 : 16)	9	-	880	204	1,084	48	-
		D	1,065	(Balcony 露台 : 32) (Utility Platform 工作平台 : 16)	31	-	1,096	232	1,328	-	-
	36	A	510	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	25	-	535	99	634	-	-
		B	493	(Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	22	-	515	96	611	-	-
C		871	(Balcony 露台 : 26) (Utility Platform 工作平台 : 16)	9	-	880	204	1,084	-	-	
D		1,065	(Balcony 露台 : 32) (Utility Platform 工作平台 : 16)	31	-	1,096	232	1,328	-	-	

* Saleable Area includes areas of Balcony and Utility Platform but does not include Other Areas or area of Air-conditioning Platform.

* Unit Covered Area includes the Saleable Area and areas of Bay Window and Air-conditioning Plant Room.

* Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).

* Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.

* 實用面積包括露台及工作平台面積，但不包括其他面積或冷氣機平台面積。

* 單位有蓋面積包括實用面積及窗台及冷氣機房面積。

* 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等(如有把面積計算在內)。

* 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。

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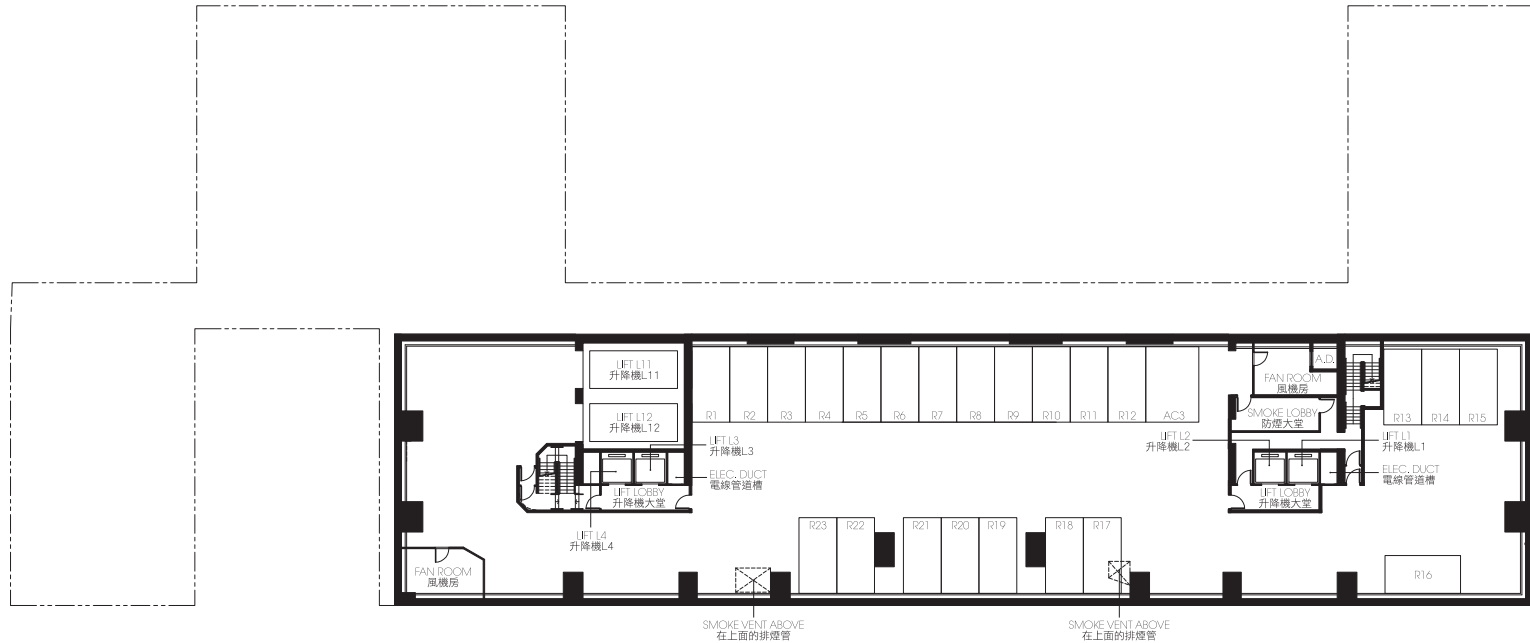
Car Park Plan

停車場平面圖

Floor Plan of the Carpark

停車場平面圖

Basement 2 Floor Plan 地庫二層平面圖



Scale 比例: 0M/米 10M/米 20M/米

Numbers and Area of Carparking Spaces 車位數目及車位面積

Category of carparking spaces 車位類別	Nos. 數目	Dimension (L x W) (m) 尺寸(長 x 寬)(米)	Area per each space (sq.m.) 每個車位面積(平方米)
Residential Parking Space 住客車位	35	5 x 2.5	12.5
	1*	5 x 3.5	17.5
Commercial Parking Space 商業車位	4	5 x 2.5	12.5
	1*	5 x 3.5	17.5
Visitor's Parking Space 訪客車位	5	5 x 2.5	12.5
	1*	5 x 3.5	17.5
Motor Cycle Parking Space 電單車位	4 (For residential towers 住宅)	2.4 x 1	2.4
	1 (For commercial use 商業)	2.4 x 1	2.4
Loading & Unloading Space 上落客貨車位	2 (For residential towers 住宅)	7 x 3.5	24.5
	1 (For commercial use & refuse collection vehicle 商業及垃圾車)	11 x 3.5	38.5
Residential Care Home for the Elderly's Parking Space 安老院舍之車位	1	7.6 x 3	22.8

*Accessible Carparking Space 傷健人士車位

Notes:

- The carpark plan in this Sales Brochure is subject to the latest approval by the Buildings Department, the Lands Department and other relevant Government departments.
- The Vendor and the Developer reserve the right to make modifications and changes to the number and layout of the carparking spaces without prior notice. The plan and information of carpark is provided for reference only.

附註:

- 詳細訂正圖則以屋宇署、地政總署及其他政府有關部門最後批准之圖則為準。
- 賣方及發展商保留修訂及更改車位的數目及佈局而不須另行通知。車位平面圖及資料僅供參考之用。

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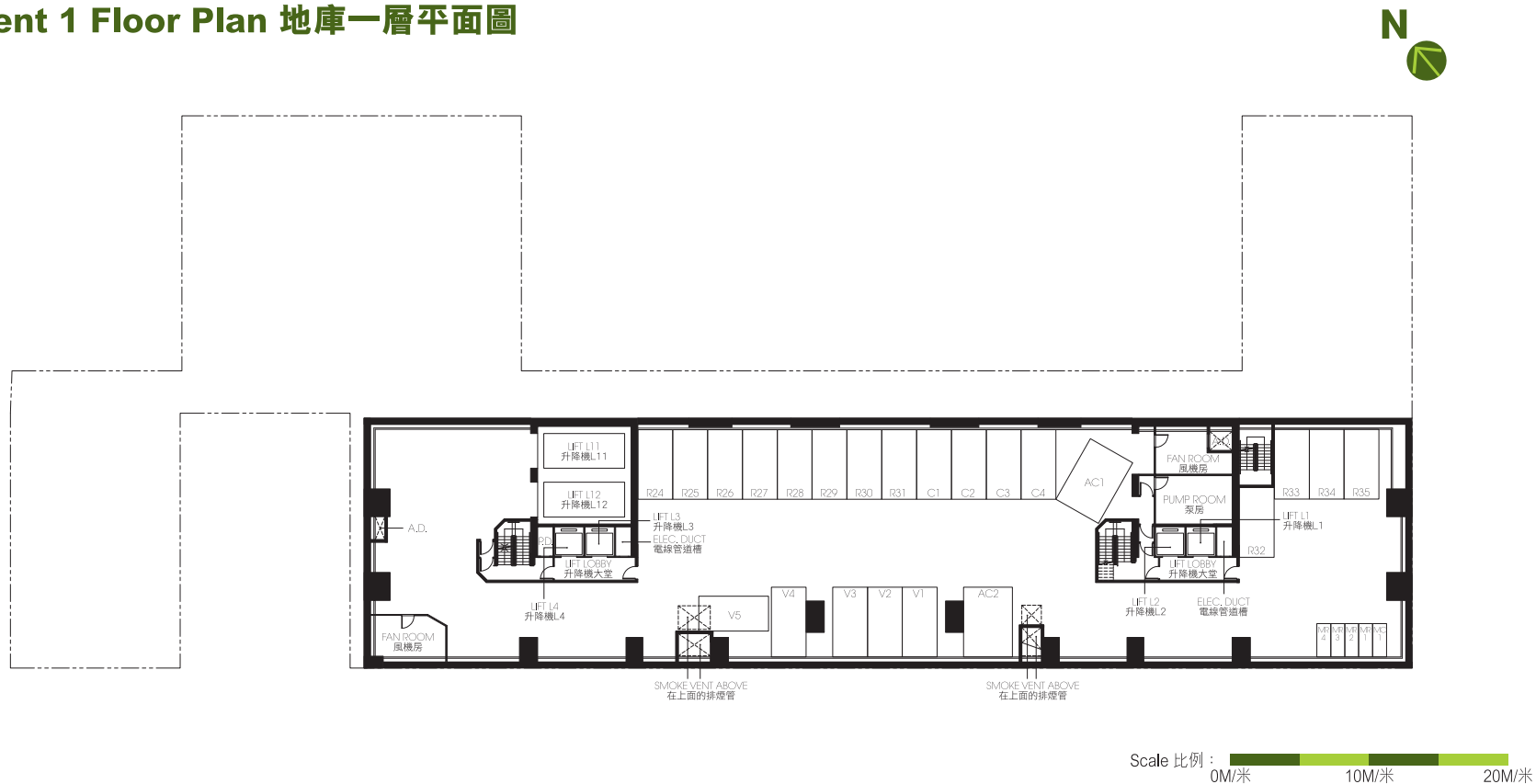
Car Park Plan

停車場平面圖

Floor Plan of the Car park

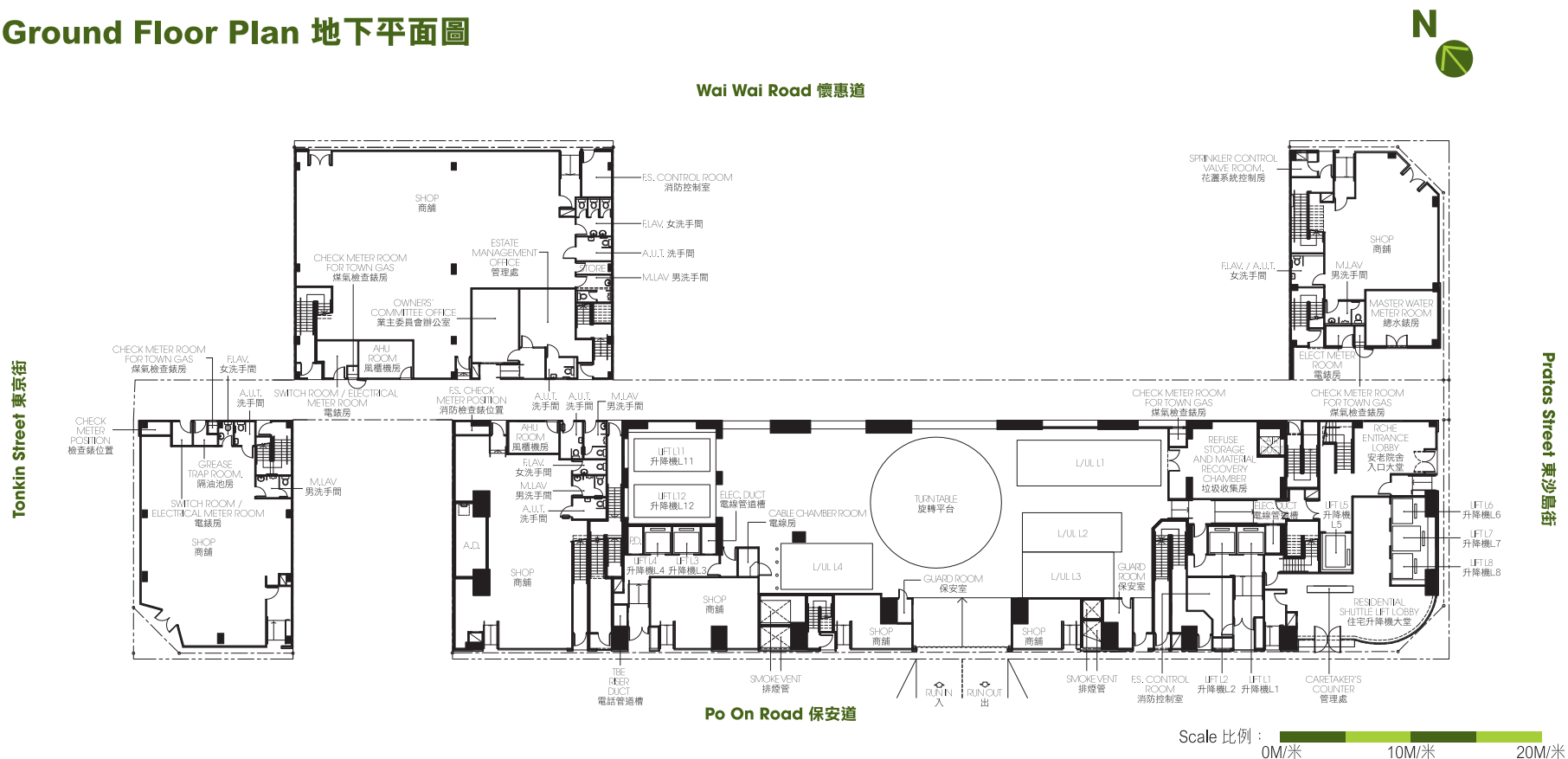
停車場平面圖

Basement 1 Floor Plan 地庫一層平面圖



Ground Floor Plan 地下平面圖

Wai Wai Road 懷惠道



Notes:

1. The carpark plan in this Sales Brochure is subject to the latest approval by the Buildings Department, the Lands Department and other relevant Government departments.
2. The Vendor and the Developer reserve the right to make modifications and changes to the number and layout of the carparking spaces without prior notice. The plan and information of carpark is provided for reference only.

附註:

1. 詳細訂正圖則以屋宇署、地政總署及其他政府有關部門最後批准之圖則為準。
2. 賣方及發展商保留修訂及更改車位的數目及佈局而不須另行通知。車位平面圖及資料僅供參考之用。

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Salient Points of Deed of Mutual Covenant

大廈公共契約重要條款

Salient Points of Deed of Mutual Covenant

Salient Points of Deed of Mutual Covenant

1. A Deed of Mutual Covenant and Management Agreement (“DMC”) will be entered into respect of the Lot and the Development.
2. Common Areas and Facilities mean the Estate Common Areas, the Estate Common Facilities, the Residential Common Areas, the Residential Common Facilities, the Carpark Common Areas and the Carpark Common Facilities
 - (a) The Residential Common Areas and Facilities include the Recreational Areas and Facilities, the loading and unloading bays and other areas and facilities in the Development designated for the common use and benefit of the Owners of the Flats. Such areas and facilities include but are not limited to the entrance lobbies, halls, staircases, corridors, passageways, lifts, lifts lobbies, and external walls of the residential towers, the residents’ clubhouse and the visitors carparking spaces.
 - (b) The Estate Common Areas and Facilities include the refuse storage and material recovery chamber, the Items (as defined below) and the other common areas and facilities in the Development designated for the common use and benefit of the Owners of the Development.
 - (c) The Items include
 - (i) the external finishes of the Government Accommodation (i.e. one residential care home for the elderly and one parking space in the Development) and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;
 - (ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development;
 - (iii) all building services installations, plant and equipment forming part of the system serving the Government Accommodation and the remainder of the Development;
 - (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and
 - (v) all other common parts and facilities serving the Government Accommodation and the remainder of the Development.
 - (d) The Carpark Common Areas and Facilities in the Development designated for the common use and benefit of the Owners of the Parking Spaces of the Development.
3. Allocation of Undivided Shares of and in the Lot and the Development is as below:

Tower 1 第一座

Undivided Shares for Each Residential Flat 住宅單位之不可分割業權份數

Flat 單位 Floor 樓層	A	B	C	D	E	F
5/F	59	49	45	45	45	68
6/F - 33/F	50	48	44	44	45	61
35/F	50	48	83	144	-	-
36/F	50	48	82	-	-	-

Tower 2 第二座

Undivided Shares for Each Residential Flat 住宅單位之不可分割業權份數

Flat 單位 Floor 樓層	A	B	C	D	E	F
5/F	59	49	45	45	45	68
6/F - 33/F	50	48	44	44	45	61
35/F	50	48	83	102	-	-
36/F	50	48	82	102	-	-

Notes: Residential floors start from 5/F to 36/F. Refuge floor is located at Roof Floor. There are no 4/F, 13/F, 14/F, 24/F & 34/F on the Towers.

附註: 住宅單位由5樓至36樓。天台為避火層。物業不設4、13、14、24及34樓。

WHERE THERE IS DISCREPANCY IN MEANING BETWEEN THE ENGLISH AND CHINESE VERSIONS, THE ENGLISH VERSION SHALL PREVAIL.
中英文版本如有歧義，以英文版本為準。

4. Allocation of Management Shares of and in the Lot and the Development is as below:

Tower 1 第一座

Management Shares for Each Residential Flat 住宅單位管理份數

Flat 單位 Floor 樓層	A	B	C	D	E	F
5/F	59	49	45	45	45	68
6/F - 33/F	50	48	44	44	45	61
35/F	50	48	83	144	-	-
36/F	50	48	82	-	-	-

Tower 2 第二座

Management Shares for Each Residential Flat 住宅單位管理份數

Flat 單位 Floor 樓層	A	B	C	D	E	F
5/F	59	49	45	45	45	68
6/F - 33/F	50	48	44	44	45	61
35/F	50	48	83	102	-	-
36/F	50	48	82	102	-	-

Notes: Residential floors start from 5/F to 36/F. Refuge floor is located at Roof Floor. There are no 4/F, 13/F, 14/F, 24/F & 34/F on the Towers.

附註: 住宅單位由5樓至36樓。天台為避火層。物業不設4、13、14、24及34樓。

5. Summary of allocation undivided shares and management shares of the Development in general

Areas 地方	Undivided Shares 不可分割業權份數	Management Shares 管理份數
Residential 住宅	16,292	16,292
Parking Spaces 車位	517	517
Commercial Accommodation 商用	912	912
Residential Common Areas 住宅公用地方		
Carpark Common Areas 停車場公用地方	1	-
Estate Common Areas 屋苑公用地方		
Pink Hatched Black Area 粉紅底間黑斜線範圍	1	-
Pink Cross- hatched Black Areas 粉紅底間交叉 黑斜線範圍	1	-
Government Accommodation 政府物業	1,170	1,170

Salient Points of Deed of Mutual Covenant

大廈公共契約重要條款

6. Hong Kong Housing Society is to be appointed as the Manager of the Development for an initial term of two (2) years from the date of the DMC and to be continued thereafter unless and until terminated by not less than three (3) months' notice in writing by either the Manager or the Owners' Committee (pursuant to a resolution of the Owners. The annual remuneration of the Manager shall be not exceeding ten percent (10%) of the total annual Management Expenses (excluding (i) the Manager's remuneration and (ii) any capital expenditure).
7. Each Owner (other than the Owner of Government Accommodation, the Owner of the Pink Cross-hatched Black Areas and the Owner of the Pink Hatched Black Area - Developer) shall contribute towards the Management Expenses of the Development (including the Manager's remuneration) in such manner in such amount and in such proportion as provided in the DMC by reference to the Management Shares allocated to his unit. The management fees are payable in advance on the first day of each month.
8. Each Owner (other than the Owner of Government Accommodation, the Owner of the Pink Cross-hatched Black Areas and the Owner of the Pink Hatched Black Area - Developer) shall pay in full a due proportion of the Management Expenses and Manager's Remuneration (together the "Management Fee") and shall on completion of the purchase of his unit pay to the Manager :-
 - (a) Management Deposit (non-refundable but transferable) - equivalent to 3 months' Management Fee;
 - (b) Management Fee advance payment - equivalent to 1 month's Management Fee;
 - (c) Capital Reserve Fund (non-refundable and non-transferable) - equivalent to 2 months' Management Fee;
 - (d) For owner of a residential unit only, Debris Removal Fee (non-refundable and non-transferable) - not exceeding 1 month's Management Fee;
 - (e) A proportionate share of the deposits of the Development payable for the public meters for water and electricity.Utility deposits paid in respect of a residential unit shall be reimbursed by the purchaser before the purchaser's residential unit is handed over to the purchaser. The purchaser should pay the above amounts notwithstanding that the exact amount of such amounts is yet to be finalized.
9. The following covenants and restrictions, among others, are to be included in the DMC:
 - (a) Every Owner shall comply with the terms of the Government Grant, the DMC, any Sub-Deed of Mutual Covenant and all laws applicable to the Development and the Estate Rules.
 - (b) Each Owner shall notify the Manager in writing of any change of ownership within one month from the date of assignment.
 - (c) No Owner shall make any structural alterations to any Unit owned by him unless with the prior approval of the Director of Buildings and any other relevant Government authority and prior notifications to and approval of the Manager. No Owner shall make any structural alterations to any part of the Development which will affect or interfere with the rights of other Owner.
 - (d) No Owner shall use his Unit for any illegal or immoral purpose or which may become a nuisance or annoyance to or cause damage or inconvenience to the Government or the other Owners and occupiers of the Development.
 - (e) No Owner shall obstruct any part of the Common Areas and Facilities.
 - (f) No Owner (save and except the Owner(s) of the Advertising Space, the Developer and F.S.I. as provided in the DMC) shall do anything which may alter the façade or the external appearance of the Development save with the prior written consent of the Manager.
 - (g) No Owner (other than the Owner of the Commercial Accommodation or any Commercial Unit the business of which is associated with cats, dogs, live poultry, pets, birds or other animals) shall bring on to or keep any cats, dogs, live poultry, pets, birds or other animals on any part of the Development if the same has been the cause of reasonable complained by at least three (3) Owners or Occupiers of any part of the Development.
 - (h) No Owner shall cut or damage any of the structural walls, beams, columns, ceilings, roofs, floors or any structural part of the Development or do anything whereby the structural strength of any part of the Development may be affected.
 - (i) No Owner shall permit or suffer to be erected, affixed, installed or attached in or on or at the door or doors or entrance or entrances of any part of the Development, any metal grille or shutter or gate which shall in any way contravene the regulations of the Fire Services Department or other competent authority concerned from time to time in force and / or which may in any way impede the free and uninterrupted passage over, through and along any of the Common Areas or the Common Facilities.
 - (j) No Owner shall store in his Unit any hazardous, dangerous or unlawful goods or combustible or explosive substances or any "dangerous" or "prohibited" goods within the meaning of the Dangerous Goods Ordinance (Cap. 295).
 - (k) No Owner shall enclose or permit or suffer to be enclosed any window or balcony or utility platform of his Unit.
 - (l) No Owner shall do or cause or permit to be done without the prior consent in writing of the Manager any of the following :
 - (i) repaint, re-decorate or alter the appearance of the façade or exterior of any Unit or any part thereof; or
 - (ii) erect or display any flats and flagpoles racks for flower pots canopies of any kind along the exterior wall areas of any part of the Development.
 - (m) The Owner of the Non-enclosed Areas shall not cause, permit, suffer or allow the Non-enclosed Areas to be enclosed by any material of whatsoever kind or nature, it being the obligation of such Owner to keep and maintain the Non-enclosed Areas in the design and layout as drawn under Approved Plans. The Non-enclosed Areas shall only be used as balconies/utility platforms in relation to or in connection with the use and enjoyment of the Flat for which they are provided.

Remarks:

1. The above information is for reference only. For full details please refer to the Deed of Mutual Covenant and Management Agreement (or the draft DMC). A copy of the full script of the Deed of Mutual Covenant and Management Agreement (or the draft DMC) is available upon request for inspection by prospective purchasers free of charge.

大廈公共契約重要條款

大廈公共契約重要條款

- 本地段及本發展項目將制定一份大廈公共契約及管理合約(「大廈公契」)。
 - 公用地方與設施包括住宅公用地方及住宅公用設施及/或屋苑公用地方及屋苑公用設施
 - 住宅公用地方及設施包括物業內的休憩地方及設施、大廈業主共用的貨物裝卸區及平台和其它供住宅單位業主共同享用的地方及設施。以上地方及設施，包括但並不限於入口大堂、樓梯、走廊通道、電梯、電梯大堂、住宅大樓的外牆、住客會所及訪客車位。
 - 屋苑公用地方及設施包括垃圾站、資源回收站、該等項目(定義如下述)，及物業內的其它公用地方及設施供所有業主共同享用。
 - 該等項目包括：
 - 「政府設施物業」之外層及所有牆壁、柱、樑、天花板、頂部台板、行車道或地台之結構及任何其他結構元素；
 - 供「政府設施物業」及在該地段上的發展項目之其餘部份使用之所有升降機、樓梯及扶手電梯；
 - 供「政府設施物業」及在該地段上的發展項目之其餘部份使用之系統中所有建設服務設施、機器及設備(包括但不限於可攜帶形式及不可攜帶形式之消防裝置設備)；
 - 「政府設施物業」下之所有結構台板連同其中的排水系統；及
 - 供「政府設施物業」及在該地段上的發展項目之其餘部份使用之所有其他共用部份及設施。
 - 在發展項目內之停車場公共地方及設施，專為停車場車位業主不時使用及享用。
 - 整體業權之不可分割份數表。(請參閱英文版)
 - 整體業權之管理份數表。(請參閱英文版)
 - 發展物業之不可分割業權份數及管理份數概覽。(請參閱英文版)
 - 香港房屋協會為本發展項目的管理公司，其最初任期由大廈公契的日期起計兩年，並於期滿後獲繼續委任，除非及直至管理公司或業主委員會(根據業主的決議)發出不少於三(3)個月的書面通知以終止管理公司的委任。管理公司每年的酬金相當於每年為妥善及有效管理本發展項目而合理和必要地產生的實際管理支出總額(不包括管理公司酬金及其他資本支出)的不超過百分之十。
 - 每名業主(政府設施業主、粉紅底間交叉黑斜線範圍擁有人及粉紅底間黑斜線範圍擁有人 - 發展商除外)須按其單位所分攤的管理份數，根據大廈公契規定的方式、金額和比例繳付本發展項目的管理支出(包括管理公司酬金)。管理費須於每個月首日預繳。
 - 每名業主(政府設施業主、粉紅底間交叉黑斜線範圍擁有人及粉紅底間黑斜線範圍擁有人 - 發展商除外)須支付其應分攤的管理開支及管理人酬金(統稱「管理費用」)及須於取得單位的擁有權前向管理人繳交下列費用：
 - 管理費按金(不予退還，只可轉名)，即相等於三個月的管理費用；
 - 管理費上期預繳，即相等於一個月的管理費用；
 - 資本性儲備基金首次供款(不予退還，只可轉名)，即相等於兩個月的管理費用；
 - (適用於住宅單位的業主)裝修廢料泥頭清理費(不予退還，不可轉名)，即相等於一個月的管理費用；及
 - 物業發展項目公眾水、電錶按金的適當分攤份額。入伙前買方須補還有關買方的住宅單位的公用設施按金。上述費用的正確金額雖未確定，惟買方仍須於入伙時繳付。
- 大廈公契亦包括以下契約及限制：
 - 每名業主須遵守政府租契、大廈公契、任何分公契、所有適用於本發展項目的法律及住宅守則的條款。
 - 每位業主須在業權轉讓日期起的一個月內，以書面通知管理公司。
 - 除非事前獲屋宇署署長及其他相關政府部門之批准及於事前向管理人作出通知，否則業主不得對其單位作結構性之改動。業主不得對本發展項目任何部份作出可能影響或干擾其它業主之權利的結構性更改。
 - 業主不得將其單位用作任何非法或不道德或可能對政府或本發展項目其他業主及佔用人造成滋擾、騷擾、損害或不便的用途或活動。
 - 業主不得阻塞公用地方與設施的任何部份。
 - 除非事先取得管理公司書面同意，否則業主(標誌區域的業主，財政司司長法團及發展商根據大廈公契條款除外)不得改變本發展項目的臨街面牆或外觀。
 - 如已有不少於三位業主或用戶作出合理投訴的情況下，業主(商舖業主或商號從事與貓隻、狗隻、家禽、寵物、雀鳥或其他動物相關業務除外)不得在物業內飼養貓隻、狗隻、家禽、寵物、雀鳥或其他動物。
 - 業主不得損壞本發展項目任何結構力牆、橫樑、柱樁、天花、天台、地台或任何結構部份或作出任何可影響本項目結構物強度的行為。
 - 業主不得在違反香港消防署或任何有關部門的規例或妨礙公用地方及公用設施的暢順通行之情況下，於本項目之門或入口上或其他任何部份豎立、興建或安裝任何鐵窗、捲閘或鐵閘。
 - 業主不得在其單位內儲存任何危險、易燃或爆炸品或於《危險品條例》(香港法例第295章)中列明為「危險」或「違禁」的物品。
 - 業主不得密封或容許密封其單位之任何窗戶、露台或工作平台。
 - 業主不得未經管理人事前書面同意作出或容許作出下述行為：
 - 向任何單位外牆重新髹漆、重新裝飾或改變其外貌；或
 - 於本發展項目外牆任何部份豎立或展示任何旗幟或旗桿及花槽或簷篷。
 - 非密閉地方之業主除核准圖指明外不得以任何物料封閉非密閉地方。有關業主有責任按核准圖則維持非密閉地方之設計及佈置。非密閉地方只可作露台/工作平台作使用及享用住宅單位相關的用途。

附註：

- 以上資料僅供參考，有關詳情請參閱大廈公共契約及管理合約(或其草稿)。如準買家欲免費查閱大廈公共契約及管理合約(或其草稿)的完整版本，只需提出要求即可。

Salient Points of Land Grant Conditions

政府租契重要條款

Salient Points of Land Grant Conditions

1. The Development is constructed on New Kowloon Inland Lot No. 6448("Lot").
2. The Land Grant is Conditions of Exchange No. 20059 as varied or modified by a Modification Letter dated 19 April 2012 and registered in the Land Registry by Memorial No. 12042301470016.
3. The Lot is granted for a term of 50 years commencing from 27 February 2008.
4. The Lot shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.
5. The annual Government rent for the Lot is an amount equal to 3% of the rateable value from time to time of the Lot.
6. The building(s) on the Lot shall be completed and make them fit for occupation on or before 30th day of September 2013.
7. No tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
8. Special Condition Nos. (10)(b)(iv) and (11)(b)(iii) of the Land Grant requires the grantee to lay and form on or before 30 September 2013 all at his own expense in such manner with such materials and to such standards levels alignment and design as the Director of Lands may approve and to maintain at his own expense to the satisfaction of the Director of Lands. Portion of the Lot showed colour pink cross-hatched area on the plan annexed to the Land Grant ("the Pink Cross-hatched Black Areas") and portion of the Lot shown colour pink hatched black area on the plan annexed to the Land Grant ("the Pink Hatched Black Area") within the Lot and to permit all members of the public for all lawful purposes free of charge and without any interruption to enter upon and to pass and repass on foot or by wheelchair on, over, along, to, from and through the Pink Cross-hatched Black Areas and the Pink Hatched Black Area respectively.
9. Special Condition No. (18)(a) of the Land Grant requires the grantee under the Land Grant to design, erect, construct and provide certain Government Accommodation within the Land. These include one residential care home for the elderly and one parking space.
10. The Government reserves the right to change at its absolute discretion at any time the use of the Government Accommodation or any part thereof.
11. The Grantee shall throughout the Lease Term at his own expense in all respects to the satisfaction of the Director maintain:
 - (i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;
 - (ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development on the Lot;
 - (iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development on the Lot;
 - (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and
 - (v) all other common parts and facilities serving the Government Accommodation and the remainder of the Development on the Lot.
12. Special Condition Nos. (10)(b)(iii), (11)(b)(ii) and (33)(a)(xii) of the Land Grant requires the Developer alone to manage and maintain at his own expense the Pink Cross-hatched Black Areas and the Pink Hatched Black Area respectively.
13. Special Condition No. (40)(a) of the Land Grant provides that the Residential Parking Spaces and Residential Motor Cycle Parking Spaces shall not be (i) assigned except (I) together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit in the Development, or (II) to a person who is already the owner of a residential unit the Development, or (III) let except to residents of the residential units in the Development, provided that in any event not more than three of Residential Parking Spaces and Residential Motor Cycle Parking Spaces shall be assigned to the owner or let to the resident of any one residential unit in the Development.
14. No grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

Remarks:

1. The above information is for reference only. For full details please refer to the Land Grant. A copy of the full script of the Land Grant is available upon request for inspection by prospective purchasers free of charge.

WHERE THERE IS DISCREPANCY IN MEANING BETWEEN THE ENGLISH AND CHINESE VERSIONS, THE ENGLISH VERSION SHALL PREVAIL.
中英文版本如有歧義，以英文版本為準。

政府租契重要條款

1. 物業建於新九龍內地段6448號 (簡稱「該地段」)。
2. 地契文件為換地契約第20059號的政府批地書及其修改書日期為2012年4月19日，並在土地註冊處登記，其註冊編號為備忘編號12042301470016。
3. 該地段批出年期為50年，由2008年2月27日起計。
4. 土地只可作非工業 (不包括貨倉、酒店和油站) 用途。
5. 該地段每年地租的金額相等於該地段不時應課差餉租值的3%。
6. 發展商須於2013年9月30日或之前完成該地段之物業發展及使其適合佔用。
7. 未經署長事先批准，不得移除或干擾該地段或其周圍所生長的樹木；如地政總署署長發出批准，可以附加他認為合適之條件(例如移植、補償美化或重新種植)。
8. 地契特別條件第(10)(b)(iv)及(11)(b)(iii)條要求該地段承批人須於2013年9月30日之前，並在各方面達到地政總署署長之滿意下自費鋪設及建造，將該地段內地契之圖則所示粉紅底間交叉黑斜線所示「粉紅底間交叉黑斜線範圍」與及地契之圖則所示粉紅底間黑斜線所示「粉紅底間黑斜線範圍」並在各方面達到地政總署署長之滿意下自費保養及開放予公眾，並以步行或輪椅方式免費及暢通無阻地通過上述範圍。
9. 地契特別條件第(18)(a)條規定該地段承批人必須於該地段內設計及興建某些政府設施以供使用。該政府設施物業包括安老院舍及一個車位。
10. 政府保留絕對酌情權，可隨時更改「政府設施物業」或其任何部份之權利。
11. 在租約年期間，地段承批人須自費，並在各方面達到地政總署署長之滿意下保養：
 - (i) 「政府設施物業」之外層及所有牆壁、柱、樑、天花板、頂部台板、行車道或地台之結構及任何其他結構元素；
 - (ii) 供「政府設施物業」及在該地段上的發展項目之其餘部份使用之所有升降機、樓梯及扶手電梯；
 - (iii) 供「政府設施物業」及在該地段上的發展項目之其餘部份使用之系統中所有建設服務設施、機器及設備 (包括但不限於可攜帶形式及不可攜帶形式之消防裝置設備)；
 - (iv) 「政府設施物業」下之所有結構台板連同其中的排水系統；及
 - (v) 供「政府設施物業」及在該地段上的發展項目之其餘部份使用之所有其他共用部份及設施。(上述各項統稱「該項目」)。獲批地人須補償政府及財政司司長法團，因獲批地人未能保養「該項目」所引起或產生的各類訴訟及法律程序，及一切責任、賠償、支出、索賠、費用、要求、收費等。
12. 發展商須自費管理及維修該地段特別條件第(10)(b)(iii)、(11)(b)(ii)及(33)(a)(xii)條所提及的「粉紅底間交叉黑斜線範圍」與及「粉紅底間黑斜線範圍」。
13. 地契特別條件第(40)(a)條規定該地段上的「住客車位」及「住客電單車位」(I)只可連住宅單位的業權份數一起轉讓予他人，或(II)只可轉讓予已經擁有住宅單位業權人士；或(III)只可出租予住宅用戶；但在上述任何一個情況下；均不能將多於3個的「住客車位」及「住客電單車位」轉讓或出租予任何同一個住宅單位的業主或住戶。
14. 墳墓或骨灰龕不得建於該地段。任何人類骸骨或動物骸骨，無論是在陶罐、骨灰甕或其他，不得安葬或存放於該地段。

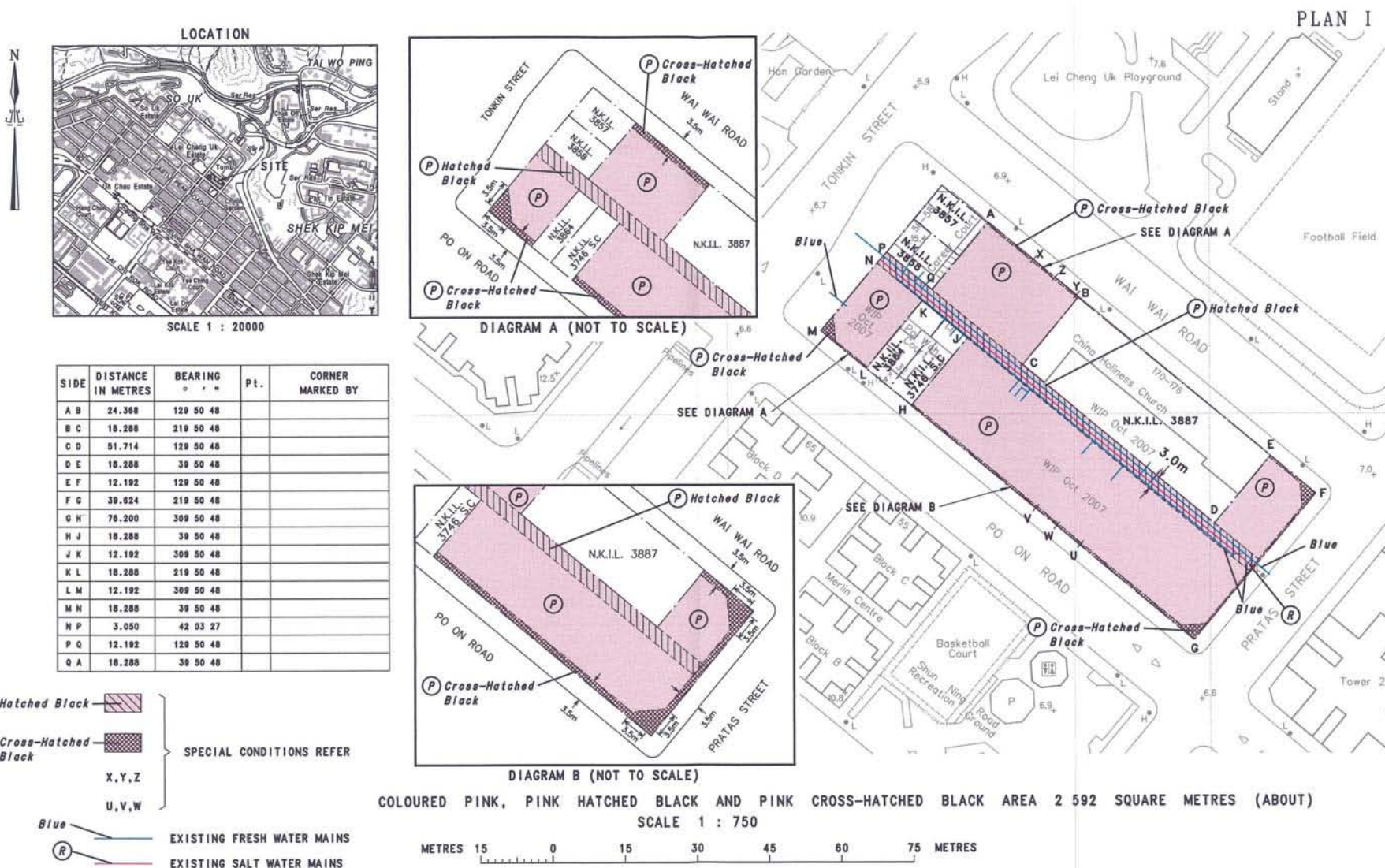
附註:

以上資料只作參考之用。詳情請參閱政府租契。政府租契全文副本供準買家免費查閱。

WHERE THERE IS DISCREPANCY IN MEANING BETWEEN THE ENGLISH AND CHINESE VERSIONS, THE ENGLISH VERSION SHALL PREVAIL.
中英文版本如有歧義，以英文版本為準。

Salient Points of Land Grant Conditions

政府租契重要條款



N.K.I.L. No. 6448
新九龍內地段6448號



Pink Hatched Black Area
粉紅底間黑斜線範圍



Pink Cross-hatched Black Areas
粉紅底間交叉黑斜線範圍



Remarks :

The above plan is reproduced from the plan attached to the Land Grant and is for reference only. Please refer to the Land Grant for details.

The above information is for reference only. For full details please refer to the Land Grant. A copy of the full script of the Land Grant is available upon request for inspection by prospective purchasers free of charge.

備註:

以上圖則乃附於政府租契之圖則之複印本，僅供參考，詳情請參閱政府租契。

以上資料只作參考之用。詳情請參閱政府租契。政府租契全文副本供準買家免費查閱。

Government, Institutional or Community Facilities, Public Open Space and Public Facilities

1. Pursuant to Special Condition (10) of the Land Grant, the Grantee shall lay and form on or before 30 September 2013 at his own expense in such manner with such materials and to such standards levels alignment and design as the Director of Lands may approve portions of the lot shown coloured pink cross-hatched black on the plan annexed to the Land Grant and on the plan in this Section of the Sales Brochure (“the Pink Cross-hatched Black Areas”). The Developer shall throughout the lease term of the Land Grant maintain at his own expense the Pink Cross-hatched Black Areas in all respect to the satisfaction of the Director of Lands and permit all members of the public for all lawful purposes free of charge and without any interruption to enter upon and to pass and repass by vehicles through the vehicular access points provided under the Land Grant or on foot or by wheelchair on over along to from and through the Pink Cross-hatched Black Areas.
2. Pursuant to Special Condition (11) of the Land Grant, the Grantee shall lay and form on or before 30 September 2013 at his own expense in such manner with such materials and to such standards levels alignment and design as the Director of Lands may approve portion of the lot shown coloured pink hatched black on the plan annexed to the Land Grant and on the plan in this Section of the Sales Brochure (“the Pink Hatched Black Area”). The Developer shall throughout the lease term of the Land Grant maintain at his own expense the Pink Hatched Black Area in all respect to the satisfaction of the Director of Lands and permit all members of the public for all lawful purposes free of charge and without any interruption to enter upon and to pass and repass on foot or by wheelchair on over along to from and through the Pink Hatched Black Area.
3. The respective areas of the Pink Cross-hatched Black Areas and the Pink Hatched Black Area are approximately 96.701 square metres and 306.397 square metres.
4. The Deed of Mutual Covenant provides that :
 - (a) the owner of the Pink Cross-hatched Black Areas - Developer shall at all times permit all owners of the Lot and all members of the public for all lawful purposes and free of charge and without any interruption to enter upon and to pass and repass on foot or by wheelchair on over along to from and through the Pink Cross-hatched Black Areas and by vehicles but only at and through the vehicular access points provided under the Land Grant and manage and maintain at his own expense the same in all respects to the satisfaction of the Director of Lands; and
 - (b) the owner of the Pink Hatched Black Area - Developer shall at all times permit all owners of the Lot and all members of the public for all lawful purposes and free of charge and without any interruption to enter upon and to pass and repass on foot or by wheelchair on over along to from and through the Pink Hatched Black Area and manage and maintain at his own expense the same in all respects to the satisfaction of the Director of Lands.

Remarks:

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5. Pursuant to Special Condition (18) of the Land Grant, the Grantee shall at his own expense and in all respects to the satisfaction of the Director design, erect, construct and provide within the Lot, in a good workmanlike manner and in accordance with Land Grant the following accommodation:-
- (i) one Residential Care Home for the Elderly, having a net operational floor area of not less than 1,096 square metres;
 - (ii) one parking space, measuring 7.6 metres in length and 3.0 metres in width with a minimum headroom of 2.8 metres and located adjacent to the Residential Care Home for the Elderly, for the parking of motor vehicle belonging to the occupiers of the Residential Care Home for the Elderly and their bona fide guests, visitors or invitee ("the Government Accommodation"). The location of the Government Accommodation is shown and coloured red on the plan in this Section of the Sales Brochure.
6. Pursuant to Special Condition (30) of the Land Grant, the Grantee shall throughout the lease term at his own expense and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the Items") :
- (i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;
 - (ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the Lot;
 - (iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the Lot;
 - (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and
 - (v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the Lot.
7. The Deed of Mutual Covenant provides that the Financial Secretary Incorporated ("FSI") as the Owner of the Government Accommodation shall be responsible for the maintenance and management of the Government Accommodation (excluding the Items) only but not any other part of the Development. FSI as the Owner of the Government Accommodation shall not be liable to make any contribution towards the Management Expenses and the Owner of the Development (save and except FSI as the Owner of the Government Accommodation) shall, acting by the Manager, be responsible for maintaining, managing and repairing the Items.

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WHERE THERE IS DISCREPANCY IN MEANING BETWEEN THE ENGLISH AND CHINESE VERSIONS, THE ENGLISH VERSION SHALL PREVAIL.
中英文版本如有歧義，以英文版本為準。

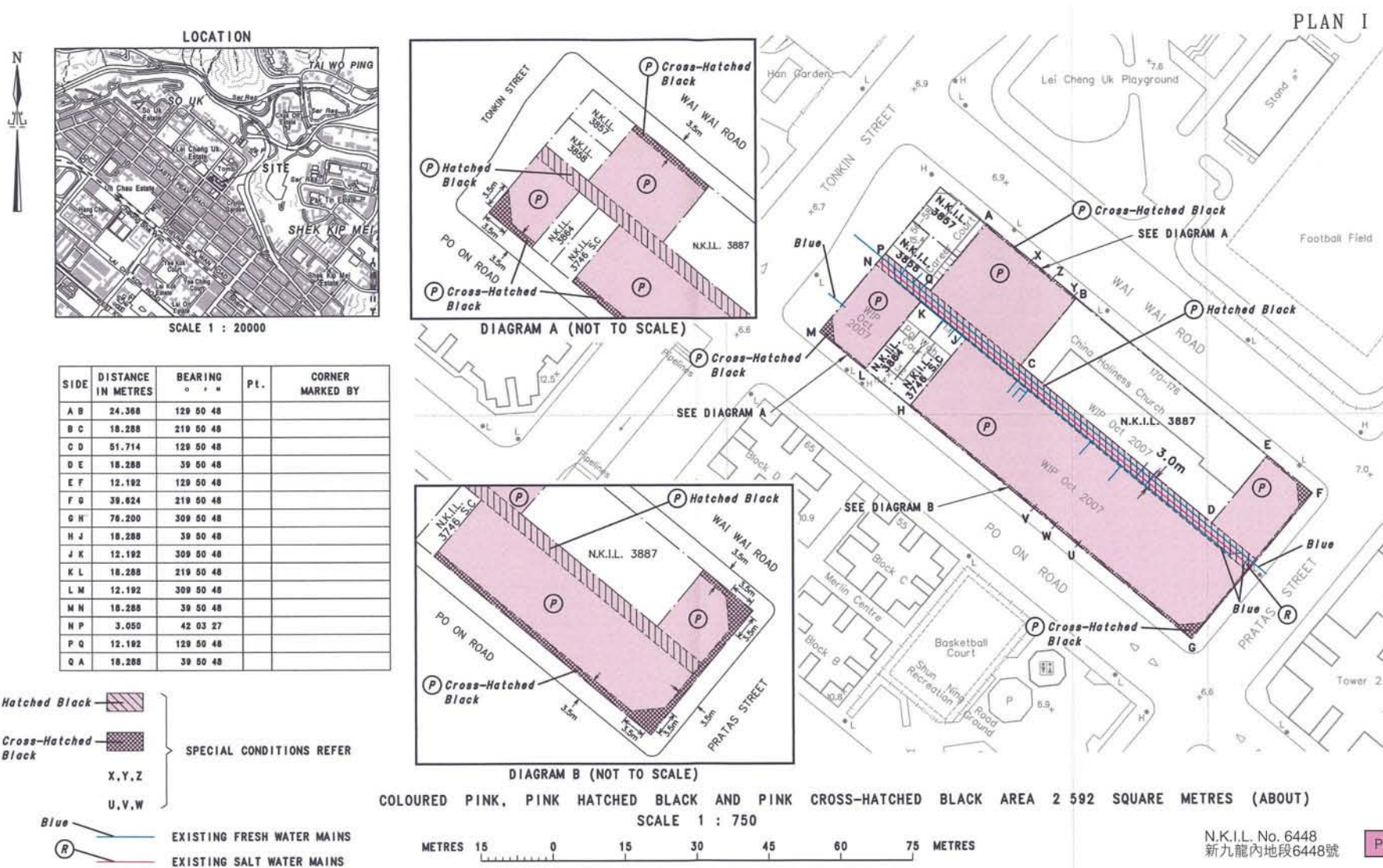
1. 根據地契特別條款第(10)條，承批人須於2013年9月30日前，以地政署署長批准的材料及方式、根據地政署署長批准的路線及設計標準，自費鋪設及形成確認在地契及本售樓說明書本部份圖則所附註的粉紅底間交叉黑斜線範圍(簡稱“粉紅底間交叉黑斜線範圍”)。在地契租約年期間，地段承批人須自費，並在各方面達到地政署署長之滿意下保養粉紅底間交叉黑斜線範圍，准許公眾人士作一切合法用途免費及暢通無阻地以車輛進入及來回通過地契中的車輛出入口特定點，或以步行或輪椅方式來回通過粉紅底間交叉黑斜線範圍。
2. 根據地契特別條款第(11)條，承批人須於2013年9月30日前，以地政署署長批准的材料及方式、根據地政署署長批准的路線及設計標準，自費鋪設及形成確認在地契及本售樓說明書本部份圖則所附註的粉紅底間黑斜線範圍(簡稱“粉紅底間黑斜線範圍”)。在地契租約年期間，地段承批人須自費，並在各方面達到地政署署長之滿意下保養粉紅底間黑斜線範圍，准許公眾人士作一切合法用途免費及暢通無阻地以步行或輪椅方式來回通過粉紅底間黑斜線範圍。
3. 該粉紅底間黑斜線範圍及粉紅底間交叉黑斜線範圍之面積依次約為96.701平方米及306.397平方米。
4. 按大廈公供契約：
 - (a) 粉紅底間交叉黑斜線範圍之業主 - 發展商須在任何時候，准許所有其他業主及公眾人士作一切合法用途免費及暢通無阻地以步行或輪椅方式來回通過粉紅底間黑斜線範圍，及以車輛進入及來回通過，但只限於地契中的車輛出入口特定點，並在各方面達到地政署署長之滿意下管理及保養粉紅底間交叉黑斜線範圍；及
 - (b) 粉紅底間黑斜線範圍之業主 - 發展商須在任何時候，准許所有其他業主及公眾人士作一切合法用途免費及暢通無阻地以步行或輪椅方式來回通過粉紅底間黑斜線範圍，並在各方面達到地政署署長之滿意下管理及保養粉紅底間黑斜線範圍。
5. 根據地契特別條款第(18)條，承批人須自費在該地段內根據隨附地契條款以良好及熟練的方式建立、構築及提供以下房舍(“政府物業”)至署長在各方面滿意：
 - (i) 一所安老院舍，其淨作業樓面面積不少於1,096平方米。
 - (ii) 一個車位，該車位面積為長度7.6米，寬3.0米，最低淨空高度為2.8米。只供安老院住客或佔用人或其訪客或被邀請者使用簡稱「政府設施」。政府設施之位置於本售樓說明書本部份，以紅色顯示在圖則。
6. 根據地契特別條款第(30)條，承批人須在批租年期內自費保養以下項目(“該項目”)至署長在各方面滿意：
 - (i) 「政府設施物業」之外層及所有牆壁、柱、樑、天花板、頂部台板、行車道或地台之結構及任何其他結構元素；
 - (ii) 供「政府設施物業」及在該地段上的發展項目之其餘部份使用之所有升降機、樓梯及扶手電梯；
 - (iii) 供「政府設施物業」及在該地段上的發展項目之其餘部份使用之系統中所有建設服務設施、機器及設備(包括但不限於可攜帶形式及不可攜形式之消防裝置設備)；
 - (iv) 「政府設施物業」下之所有結構台板連同其中的排水系統；及

備註：

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(v) 供「政府設施物業」及在該地段上的發展項目之其餘部份使用之所有其他共用部份及設施。

7. 按大廈公共契約，財政司司長法團作為「政府設施物業」之業主，只負責「政府設施物業」（不包括「該項目」）之保養及管理，並不負責發展項目之任何其他部份。財政司司長法團作為「政府設施物業」之業主，無須分擔根據該公契所計算之管理費，而「該項目」之保養、管理及維修須由屋苑之業主（財政司司長法團作為「政府設施物業」之業主除外）委托經理人負責。



Remarks:

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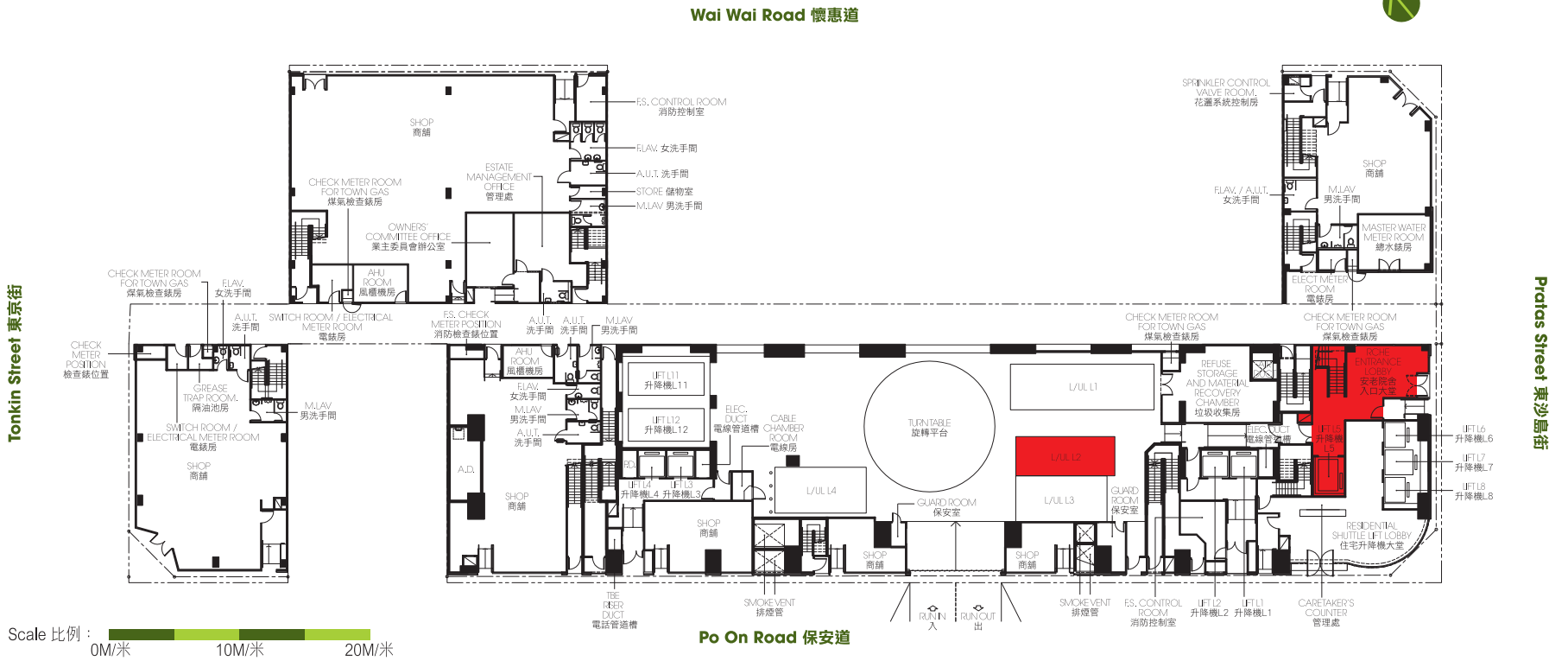
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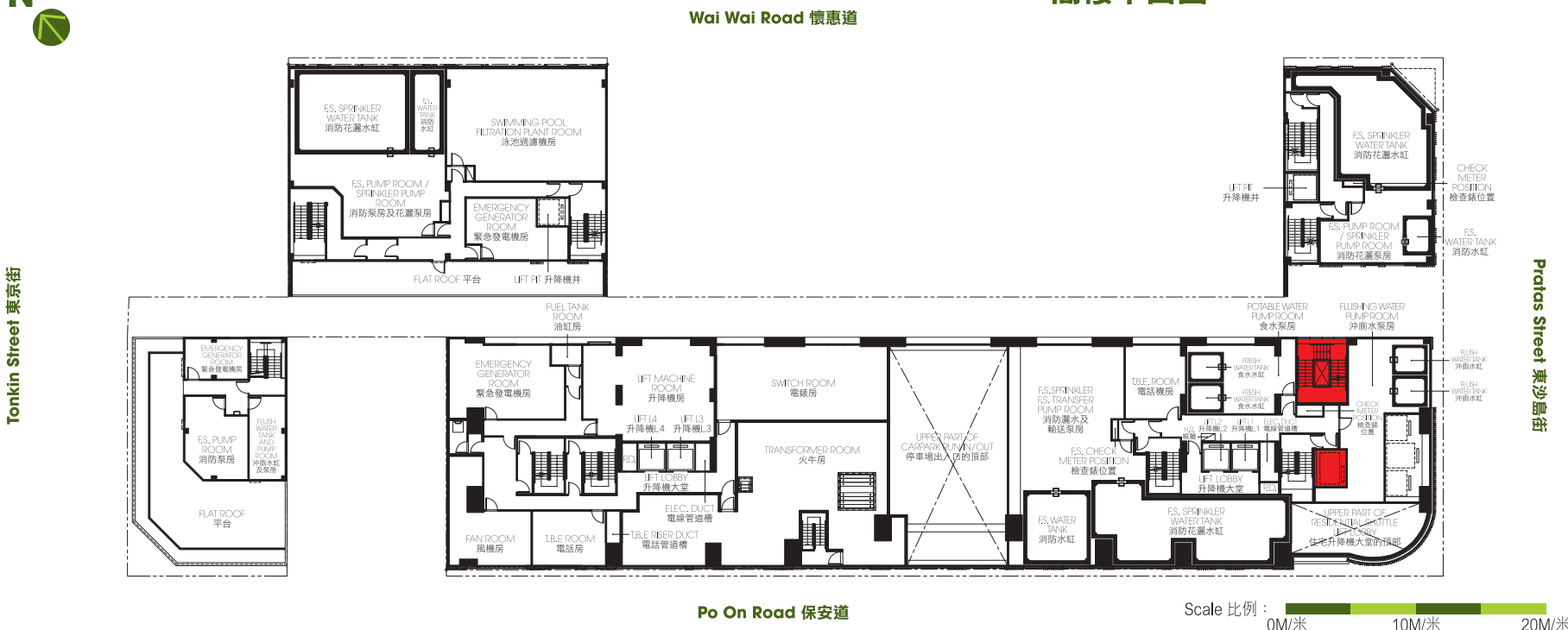
WHERE THERE IS DISCREPANCY IN MEANING BETWEEN THE ENGLISH AND CHINESE VERSIONS, THE ENGLISH VERSION SHALL PREVAIL.

中英文版本如有歧義，以英文版本為準。

Ground Floor Plan 地下平面圖



Mezzanine Floor Plan 閣樓平面圖



Residential Care Home for the Elderly 安老院舍



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- The proposed Government Accommodation as shown above is subject to the latest approval of Buildings Department, Lands Department and / or other relevant Government Departments and Authorities.

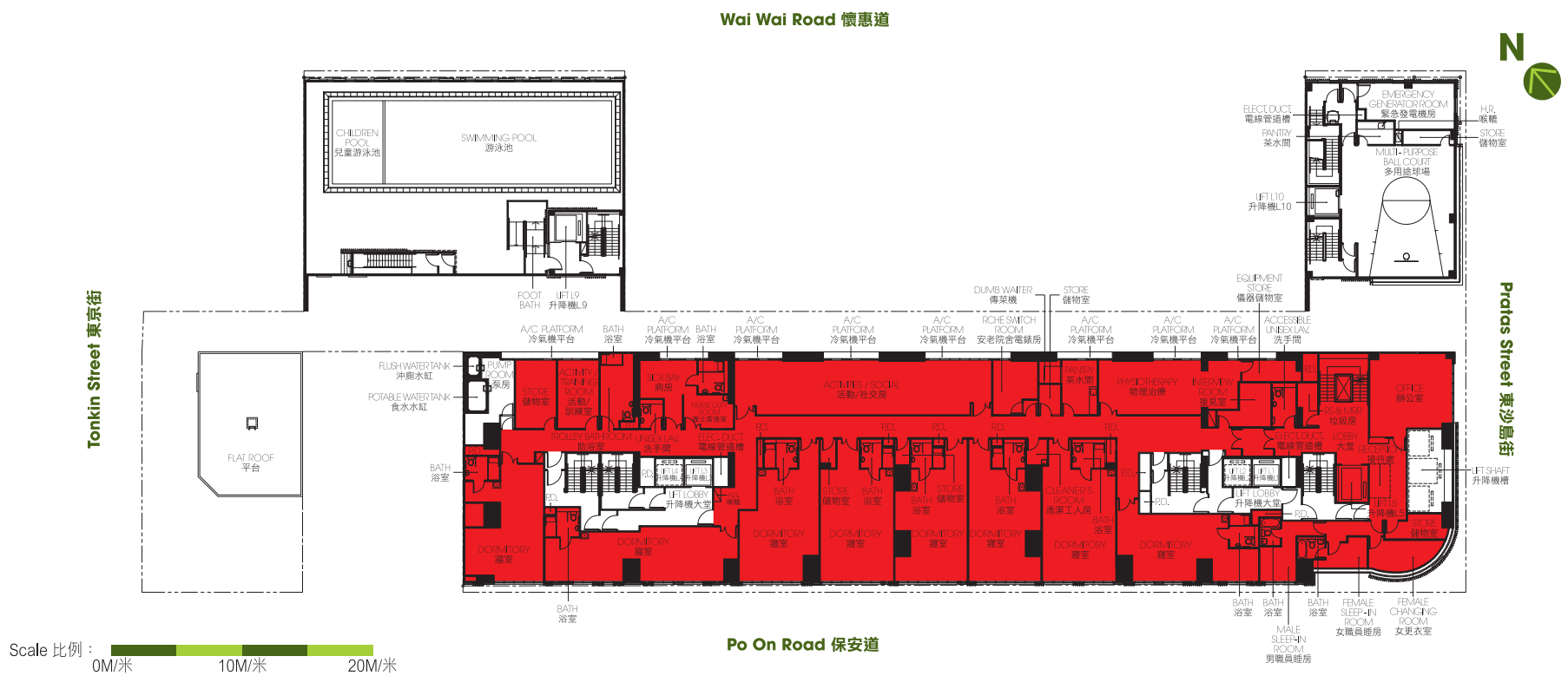
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- 上述所標示之擬建政府設施，以屋宇署、地政總署及/或有關之政府部門最後批准之圖則為準。

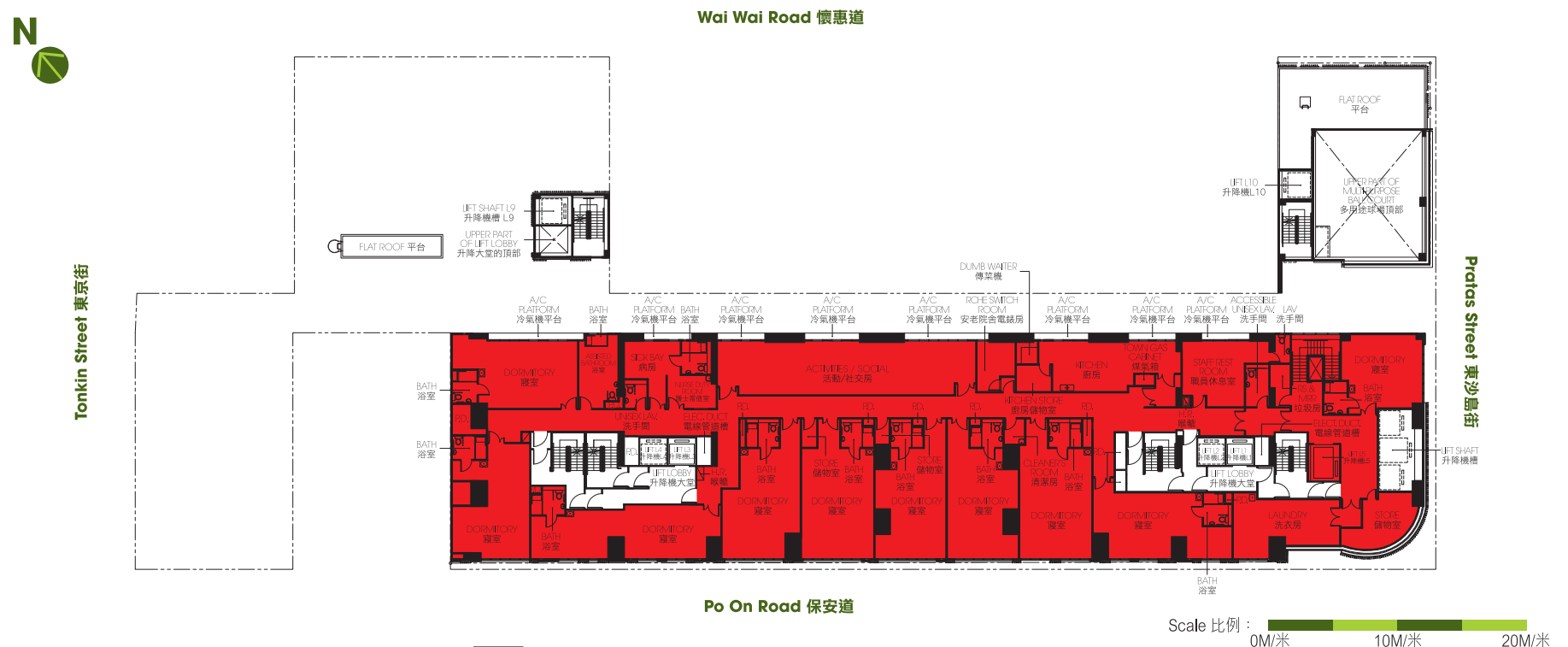
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中英文版本如有歧義，以英文版本為準。

Government, Institutional or Community Facilities, Public Open Space and Public Facilities
政府、機構或社區設施、公共空間及公共設施

1/F Floor Plan
1樓平面圖



2/F Floor Plan
2樓平面圖



Residential Care Home for the Elderly
安老院舍



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- 上述所標示之擬建政府設施，以屋宇署、地政總署及/或有關之政府部門最後批准之圖則為準。

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Matters Relating to Preliminary Agreement for Sale and Purchase

Matters relating to the Purchase Price and Preliminary Deposits and Preliminary Agreement for Sale and Purchase (“PASP”)

1. **The preliminary deposits payable on the signing of the Preliminary Agreement for Sale and Purchase (“PASP”) is an amount equivalent to 10% of the purchase price of the residential unit (and any parking space).**
2. **The preliminary deposits paid by purchasers on the signing of the PASPs will be encashed and the proceeds held by the stakeholders.**
3. **If the Purchaser under the PASP does not, for any reason, sign the Agreement for Sale and Purchase (“ASP”), the Vendor has the right to keep the preliminary deposit paid by the purchaser which is an amount equivalent to 10% of the purchase price of the residential unit (and any parking space).**
4. **In the event of the Vendor after signing the formal Agreement for Sale and Purchase, at the request of the Purchaser, agreeing (at the Vendor’s own discretion) to cancel the ASP by way of cancellation agreement or any other means which has the effect the cancelling the ASP or the obligations of the Purchaser thereunder, the Vendor will retain the sum of 10% of the purchase price of the Unit (and any parking space) and the Purchaser will in addition pay all legal costs, charges or disbursements (including stamp duty, if any) incurred by the Vendor in connection with the cancellation of the sale and purchase.**
5. **The Purchaser under the ASP is required to agree with the Vendor in the ASP to the effect that other than entering into a mortgage or charge, he will not nominate any person to take up the Assignment, sub-sell the residential unit (and any parking space) or transfer the benefit of the ASP in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.**



Warning in relation to the Memorandum for Sale / Preliminary Agreement for Sale and Purchase

The below “Warning to Purchasers” notice is prescribed in Form A1 (for Consent Scheme) contained in Practice Direction 12 of Chapter 24 Section A of The Hong Kong Solicitors’ Guide to Professional Conduct (Volume 2) issued by The Law Society of Hong Kong:

(“This” in point 1 of the below warning notice refers to the Memorandum for Sale / Preliminary Agreement for Sale and Purchase.)

“WARNING TO PURCHASERS - PLEASE READ CAREFULLY!”

1. This is NOT A BINDING AGREEMENT FOR YOU to buy the property but is binding on the vendor. But, if you withdraw from the purchase, you will forfeit 10% of the purchase price to the vendor and you will be entitled to be repaid only the remaining part of the deposit after deduction of the forfeited amount.
2. Before you sign the formal Sale and Purchase Agreement which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
3. You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the vendor’s solicitor to act for you as well as for the vendor.
4. YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able at every stage of your purchase to give you independent advice.
5. If you instruct the solicitor for the vendor to act for you as well and if a conflict arises between you and the vendor he will not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
6. Please think carefully before deciding whether to instruct your own independent solicitor, or the vendor’s solicitor, to protect your interests. You are free to choose whichever option you prefer.

I/We acknowledge receipt of a copy of this warning and fully understand the contents thereof.”

The enquiry number and website address of the Law Society of Hong Kong:

Enquiry telephone number: 2846 0500

Website address: www.hklawsoc.org.hk

Matters Relating to Preliminary Agreement for Sale and Purchase

有關臨時買賣合約事宜

有關臨時買賣合約事宜

臨時定金及樓款之處理及臨時買賣合約事項

1. 於簽署臨時合約時須繳付之首期定金為相等於住宅單位（及任何車位）之樓價百分之十的款項。
2. 簽署臨時合約時所繳付之臨時定金會被兌現，並由賣方律師保管。
3. 任何臨時合約之簽署人士無論在任何理由下未能簽署正式買賣合約，賣方有權沒收其支付的臨時定金（相等於樓價10%之金額）。
4. 賣方有權接受或拒絕買方要求簽署取消正式買賣合約文件或達致取消正式買賣合約之安排，若賣方同意取消買賣交易，賣方有權從買方已交之定金中扣除相等於該單位（及任何車位）樓價10%之金額，及買方必須繳付就取消是項交易所需之律師費及其他費用及開支如釐印費等。
5. 買方須於正式買賣合約與賣方協議，除抵押及按揭外，於完成買賣交易及簽署物業轉讓契前，買方不會提名任何人士承受物業業權、轉售住宅單位（及任何車位）或以任何形式轉讓正式買賣合約之權益或簽訂任何作出上述安排之協議。

有關臨時買賣合約之重要提示

以下「重要提示」載於香港律師公會專業守則(第二冊)第24章A(12)表格A2(適用於同意方案):

(下文第一點中的「此合約」指訂購合約 / 臨時買賣合約。)

「重要提示 - 買方請小心閱讀」

1. 此合約對你最後完成此宗交易與否並沒有約束力，但賣方則需要遵守此合約之條文。若你取消此合約，賣方有權沒收百分之十之樓價，而你只可取回其餘部分之定金。
2. 如你欲繼續此宗交易，你須要簽署一張正式買賣合約，在此之前，應請教律師保障你的權益，使此交易可妥善完成。
3. 你可聘用自己選擇的獨立律師來完成此宗交易，或聘用賣方的律師處理此宗交易。
4. 此提示建議你聘用自己選擇的律師，他能在此宗交易每一階段中給你獨立專業意見。
5. 如你聘用賣方的同一律師來代表你以及如買賣雙方發生利益衝突時，賣方律師將會不能保障到你的權益，在此情況下你須另聘律師，而最後你所須付的全部律師費或會比你從開始便僱用獨立律師為高。
6. 請你小心考慮是否聘用自己選擇的獨立律師或僱用賣方的同一律師來保障你的權益。你可自由選擇。

我 / 我們已收到此提示之副本及完全明白此提示之內容。

香港律師會查詢電話及網站：

查詢電話：2846 0500

網站：www.hklawsoc.org.hk

Notes to Purchasers of First-hand Residential Properties

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

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

Fees, mortgage loan and property price

- calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties;
- check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability;
- check recent transaction prices of comparable properties for comparison;

Property area and its surroundings

- visit the development site and get to know the surroundings of the property (including transportation and community facilities), and check town planning proposals and decisions which may affect the property;

- pay attention to all types of area information in the sales brochure and price list. A standardised definition of "saleable area" was adopted on 10 October 2008. For uncompleted residential flats approved for pre-sale by the Lands Department from that day onwards, be aware of the following new definition of "saleable area":

- The "saleable area" of the flat means the area of the flat (inclusive of the area of any balcony and utility platform). Other areas, such as flat-roof, roof, garden, cockloft, yard, terrace, bay window, air-conditioning plant room, etc., will be listed item by item, but will not be included as part of the "saleable area";

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

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

Other information in the sales brochure

- check the following:
 - interior and exterior fittings and finishes;
 - expected completion date;
 - management fees (e.g. whether items such as Internet fees and club house fees are included);
 - whether animals can be kept in the unit;
 - whether owners need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities

Government lease and Deed of Mutual Covenant (DMC)

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

Provisional agreement for sale and purchase

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

2. Before you appoint an estate agent to look for a property, you should:

- find out whether the agent will act on your behalf only (if the agent also acts for the developer, he may not be able to protect your interests in the event of a conflict of interest);
- find out whether any commission is payable to the agent and, if so, its amount and the time of payment (all of these to be agreed between the agent and you);
- note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk;
- note that some developers handle sales themselves and you can decide whether to appoint an estate agent.

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

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

4. Before you engage a solicitor, you should:

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

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

	Telephone	Fax
Consumer Council	2929 2222	2590 6271
Estate Agents Authority	2111 2777	2598 9596
Transport and Housing Bureau	2186 8322	2509 3770
The Real Estate Developers Association of Hong Kong	2826 0111	2845 2521

Source of Information :

"Notes to Purchasers of First-hand Residential Properties" jointly published by Estate Agents Authority and Consumer Council dated 9/2010

Notes to Purchasers of First-hand Residential Properties

一手住宅物業買家須知

一手住宅物業買家須知

1. 決定購買一手住宅物業前，你應該：

- 謹記購買「樓花」和已落成的住宅物業有所不同；

費用、貸款、樓價

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

單位面積及鄰近環境

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

「售樓說明書」其他內容

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

政府租契及大廈公契

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

臨時買賣合約

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

2. 委託地產代理介紹樓盤前，你應該：

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

3. 購買「預售樓花同意書」下的「樓花」前，你應該：

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

4. 委託律師前，你應該：

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

你可透過以下專線，就物業銷售安排或代理執業手法作出投訴或表達意見：

	電話	傳真
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
運輸及房屋局	2186 8322	2509 3770
香港地產建設商會	2826 0111	2845 2521

資料來源：
地產代理監管局及消費者委員會於2010年9月共同刊載之「一手住宅物業買家須知」。

Other Relevant Information 其他有關資料

Definitions of “Saleable Area” and “Other Areas”

1. Saleable Area (as defined in the Agreement for Sale and Purchase) means:

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

2. Other Areas (as defined in the Agreement for Sale and Purchase) means:

- (i) the area of any cockloft which shall be measured from the interior of the enclosing walls and shall include the internal partitions and columns within such cockloft;
- (ii) the area of any bay window which shall be measured from the exterior of the enclosing walls or glass windows of such bay window and from the point where the bay window meets the wall dropping to the floor level of a unit excluding the thickness of such wall;
- (iii) the area of any carparking space which shall be measured to the centre of its demarcating lines or the interior face of its enclosing walls, as the case may be;
- (iv) the area of any yard, terrace, garden, flat roof, roof and air-conditioning plant room which shall be measured from the interior of their boundary lines, and where boundary consists of a wall, then it shall be measured from the interior of such wall.

“實用面積”及“其他面積”定義

1. “實用面積”(按正式買賣合約)的定義為:

由牆壁圍起的單位的樓面面積 (包括任何露台、工作平台及陽台的樓面面積，但不包括其他面積)，該樓面面積(包括任何由牆壁圍起的露台、工作平台及陽台)由圍繞著該單位、露台、工作平台或陽台(視屬何情況而定)的牆壁外圍起計，但如該牆壁分隔兩個毗連單位、露台、工作平台或陽台(視屬何情況而定)，則須由牆壁的中央起計，量度並包括單位、露台、工作平台或陽台(視屬何情況而定)的內部間隔及支柱，但不包括圍繞著有關單位、露台、工作平台或陽台(視屬何情況而定)之牆壁外的公用部份。就露台、工作平台或陽台而言，該樓面面積不包括鄰接單位之牆壁或邊界的整個厚度，但如任何圍牆鄰接公用地方，則包括該圍牆的整個厚度。如屬沒有被牆壁圍起的露台、工作平台或陽台，樓面面積由該露台、工作平台或陽台的邊界外圍起計。

2. “其他面積”(按正式買賣合約)的定義為:

- (i) 閣樓面積由閣樓圍牆內圍起計，並包括閣樓的內部間隔及支柱；
- (ii) 窗台面積由窗台圍牆外圍或窗台的玻璃窗外圍起計，並由窗台與垂直至樓面的牆壁相接之處起計，但不包括該牆壁的厚度；
- (iii) 車位面積由其劃定之分界線的中心或圍牆的內圍起計(視屬何情況而定)；
- (iv) 天井、太陽台、花園、平台、天台及冷氣機房面積由其分界線內圍起計，如以牆壁為分界，則由牆壁內圍起計。

Defect Liability Warranty Period

Purchaser should note the following provision contained in the Standard Agreement for Sale and Purchase regarding defects rectification (if applicable):

The Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase remedy any defects to the unit concerned or the fittings or finishes specified in Schedule 6 of the Formal Agreement for Sale and Purchase, caused otherwise than by the act or neglect of the purchaser. This obligation applies to pre-sale only.

Information to Note

1. The Vendor will pay / has paid all outstanding Government rent in respect of the Lot from the date of Land Grant up to and including the date of the respective assignments.
2. **Purchasers are obligated to pay debris removal fee and to reimburse the Vendor of water / electricity / gas deposit, even though the exact amount is unknown.**
3. Prospective purchasers are advised to conduct on-site visit of the Development for a better understanding of the development site, its surrounding environment and areas, and the public facilities nearby as well as making reference to the building model placed at the sales office for the physical appearances and / or architectural features of the Development, especially those of or affecting the residential units they intended to purchase. Views of residential units are subject to and may be affected by the location of residential units are surrounding buildings.
4. **Prospective purchasers are also reminded that the overall development scheme of the Development and the surrounding areas and environment of the Development are subject to change or modification.**
5. The Vendor reserves the right to amend the draft DMC and Land Grant subject to approval of the Director of Lands.

保證修繕缺漏期限

買方須注意下述載於標準正式買賣合約內有關糾正缺陷之條款 (如適用):

如買方於物業買賣完成日期起計6個月內發出書面通知書，賣方須在自費及在合理切實可行範圍內盡快糾正該單位或合約內附表六所詳列之裝置之任何缺陷（買方行為或疏忽所導致之缺陷除外），上述責任只適用於樓花預售單位。

買方須留意的事項

1. 賣方會 / 已經繳付有關物業發展項目所屬地段由地契日期起計至並包括相關單位之成交日期為止之地租。
2. **準買家必須繳付泥頭費及償還有關水 / 電/煤氣之按金給賣方，即使不能確定實際費用。**
3. 在此建議各準買方親身到訪該物業發展項目，以充分了解該地盤現場、周圍環境及地方及鄰近公共設施，以及參考設置於售樓處內物業發展項目模型以便清楚了解該物業發展項目的外觀及/或建築裝飾，特別是屬於或影響準買方欲購買的住宅單位的或會影響該住宅單位的建築裝飾。住宅單位的景觀有可能會受到其他位置及周圍的建築物所影響。
4. **準買家亦須注意物業發展項目的整體發展計劃及周圍地區及環境可能會作出修改因而有所轉變。**
5. 賣方保留修改大廈公契草案及地契權利，但須先得地政總署署長核准。



Other Relevant Information 其他有關資料



Purchasers' Right of Access to Information

The following information will be disclosed on request:

1. Charges for conveyancing and mortgage documents, and stamp duties.
2. The Vendor has deposited in the sales office copies of the Land Grant, the approved draft DMC, latest version of the Shek Kip Mei Outline Zoning Plan, Plan No. S/K4/26 dated 11/11/2011 and Cheung Sha Wan Outline Zoning Plan, Plan No. S/K5/33 dated 8/11/2011 and the approved general building plans for inspection by prospective purchasers free of charge. Copies of the approved draft DMC will be provided to prospective purchasers on request and payment of photocopying charges.
3. **The purchasers have a right of access to information on the total construction costs and total professional fees required to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the preceding month. The purchasers who have signed the Formal Assignment for Sale and Purchase have the right to obtain a written copy of the aforesaid updated information upon payment of a nominal fee of not more than \$100 per request.**
4. Purchasers should note that there may be exposed pipes and ducts on the balconies, utility platforms, flat roofs / roofs. Floor plans of such balconies, utility platforms, flat roofs / roofs indicating the approximate positions of such exposed pipes and ducts will be available at the sales office for reference. The Vendor reserves the right to amend such plans subject to the approval by the relevant Government Departments and Authorities.
5. Electronic copies of the Sales Brochure, the price list(s) and the register of Agreement for Sale and Purchase will be made available, when applicable, in the website of the Development: www.heyagreen.com

買方可查閱的資料

買方可要求查閱以下列出資料:

1. 買賣和按揭契約的有關費用及印花稅等費用。
2. 賣方已在售樓處內存放地契副本、已審批之大廈公契草稿，一份2011年11月11日印刷之石峽尾分區計劃大綱圖(編號S/K4/26)及一份2011年11月8日印刷之長沙灣分區計劃大綱圖(編號S/K5/33)及已審批之建築圖全套，可供準買方免費查閱。準買方如需要索取已審批之大廈公契草稿副本，則要繳付影印費。
3. **買方有權獲取完成此物業發展項目的總建築成本及總專業費用的資料，以及計至前月份尾已使用及繳付的總建築成本及總專業費用之有關資料。買方有權在簽署正式買賣合約後向賣方索取有關資料的副本唯每次索取賣方將收取不多於HK\$100作為行政費用。**
4. 所有買方須注意，在部份露台，工作平台或單位的平台 / 天台內將可能有外露之喉管，買方可要求售樓處職員提供有關露台、工作平台和單位的平台 / 天台展示外露喉管大約位置的平面圖作參考。賣方保留更改該等圖則的權利，並以有關政府部門審批同意為準。
5. 售樓說明書、價目表及買賣合約記錄之電子版本將會適時上載於本物業發展項目之網址: www.heyagreen.com。

Important Notes

1. The Vendor reserves the right to change the intended use of all common facilities within the Development and to make modifications and changes to the time table, building design, specifications, features, layout, plans, floor plans, materials and facilities without prior notice. Some recreational facilities may not be available immediately upon the date of occupation.
2. All information which includes but is not limited to photos, maps, perspectives, computer graphics and etc. in this sales brochure are for reference only and shall not constitute or be construed as giving any offer, representation or warranty whether expressly or impliedly by the Developer. The design and location of the facilities referred to in this sales brochure and all plans and specification shown in this sales brochure are subject to change and the latest approval by the relevant Government Departments and Authorities and some of the facilities are not yet constructed at the time of publication of this sales brochure. The Developer also advises the Purchasers to conduct on-site visits and inspections for a better understanding of the development site, its surrounding environment and the public facilities nearby. The Purchasers are reminded that the overall development scheme of the development site and the surrounding areas and environment are subject to change or modification.
3. The Chinese version is for reference only. In case of discrepancy between English version and Chinese version in respect of all or any part of the contents in this sales brochure, the English version shall prevail.
4. All information given in this Sales Brochure shall be subject to the latest approved plans and the terms and conditions of the formal Agreement for Sale and Purchase and the Deed of Mutual Covenant and Management Agreement.
5. Interested purchasers are advised to make enquiries with their own sales personnel and consult their own relevant professional for verification of doubt or particulars of any information.

重要聲明

1. 賣方保留修改物業範圍內之所有公用設施及發展項目之時間表、設計、規格、特色、上蓋物業之分佈、圖則、平面圖、用料及設施之權利，恕不作另行通知。部份康樂設施於入伙時未能即時啟用。
2. 此售樓說明書內所有的資料包括但不限於相片、地圖、畫家下構思圖及電腦模擬圖等僅供參考之用，並不構成或被視為發展商的任何邀約、申述或保證(無論明示或暗示)。關於設施之設計、位置及本售樓書內的圖則、說明及規格均以有關政府部門最後批准為標準及部份設施現時仍未落成。發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以其周圍地區的公共設施及環境較佳的了解。買家須知道本發展地盤之整體發展計劃及其周圍地區及環境可能會作修改因而有所轉變。
3. 中文版本只作參考。此售樓說明書內之所有內容或其任何部份之中、英文版本如有歧義，一律以英文版為準。
4. 本售樓說明書內所有資料均以政府最後批准之圖則及正式買賣合約及大廈公契之條款為準。
5. 在此建議各有興趣買家如有疑問或欲知個別資料或內容之詳情，請向其售樓人員或其有關行業之專業人士詢問查證。



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