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SALES BROCHURE | 售樓說明書

No. 8 Hoi Fai Road, South West Kowloon
西南九龍海輝道8號



*Olympic Station
Waterfront Residences*

奧運站海岸·海濱新生活



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BASIC INFORMATION of the *Development*

發展項目基本資料

GENERAL INFORMATION

Name of Development

The Long Beach

Postal Address

No. 8 Hoi Fai Road, South West Kowloon

Lot No.

Kowloon Inland Lot No. 11152

Government Grant User Restriction

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

Lease Term

50 years (from 7th December 2000)

Vendor / Developer

AP Joy Limited

Developer's Parent Company

Hang Lung Properties Limited

Vendor's Solicitors

Mayer Brown JSM

16th-19th Floors, Prince's Building, 10 Chater Road, Central, Hong Kong.

Tel: 2843 2211 Fax: 2845 9121

*Purchasers may appoint their own solicitors

Architect

LWK & Partners (HK) Ltd.

Authorized Person

Mr. Ronald Liang of LWK & Partners (HK) Ltd.

Main Contractor

Hyundai Engineering & Construction Co. Ltd.

Date of Certificate of Compliance

9th August 2006

BUILDING DESIGN

No. of Residential Towers

8 (Tower 1-9 with no designation of Tower 4)

No. of Residential Units

1,829

Residential Floors

Tower 1, 2, 5, 7 & 9 :

5/F to 50/F, with duplex units on 51/F and Roof Floor

Tower 3, 6 & 8 :

5/F to 50/F, with duplex units and non-duplex units on 51/F and 52/F

There are no designation of 14/F, 24/F, 34/F and 44/F. Refuge floor is on 25R of each Tower.

Floor Height (floor to floor)

Tower 1, 2, 5, 7 & 9 :

5/F to 50/F - approx. 2.8m

51/F (Lower Duplex) - approx. 3.4m/4.2m

Roof Floor (Upper Duplex) - approx. 3.1m/4.6m (for family room at Tower 1, 5 & 9)

Tower 3, 6 & 8 :

5/F to 50/F - approx. 2.8m

51/F (Lower Duplex) - approx. 3.1m/3.4m

52/F (Upper Duplex) - approx. 3.1m

Residential Unit Area

Please refer to floor plans. (The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper floors.)

No. of Car Parking Spaces

Total 390 car parking spaces (approx. 2.5m x 5m) (305 car parking spaces for residential, 85 car parking spaces for commercial)

40 visitors' car parking spaces

Commercial Space

There is commercial space on UG/F, 1/F and 2/F

RECREATIONAL FACILITIES

Outdoor Swimming Pools, Skating Area, Outdoor Jacuzzi, Fish Pond, Landscaped Garden, BBQ Area, Golf Putting Green, Basketball Court, Tennis Court, Foot Massage Path, Outdoor Rock Climbing Area, Outdoor Children Play Area, Multi-purpose Ball Court, Gymnasium, Aerobics Room, Beauty Rooms, Jacuzzi, Sauna Rooms, Steam Rooms, Massage Rooms, Reading & Computer Center, Indoor Children Play Area, Digital Theatre, Piano Rooms, Band Practice Room & Studio Karaoke Rooms, TV Rooms, Mahjong Rooms, Cigar Room & Wine Cellar, Billiard Room, Banquet Room/Multi-Purpose Hall, Pet Salon, Sitting Area and Juice Bar.

Remarks:

1. Clubhouse and recreational facilities may only be used by residents and their bona fide visitors.
2. The property management company and developer reserve the right to change the use of all common facilities within the Development and the right to make modifications and changes to building design, specifications, features and floor plans without notice.

一般資料

物業名稱

浪澄灣

郵寄地址

西南九龍海輝道8號

地段編號

九龍內地段11152號

政府租契用途限制

非工業用途 (不包括酒店、戲院、油站及貨倉)

地段租約年期

50年 (由2000年12月7日起)

賣方/發展商

AP Joy Limited

發展商之母公司

恒隆地產有限公司

賣方代表律師

孖士打律師行

香港中環遮打道10號太子大廈16-19樓

電話：2843-2211 傳真：2845-9121

*買家可自行聘請代表律師

建築師

梁黃顧建築師(香港)事務所有限公司

認可人士

梁黃顧建築師(香港)事務所有限公司之梁鵬程先生

總承建商

現代建設株式會社

合格證明書

2006年8月9日

樓宇設計

住宅座數

共8座 (第1-9座, 不設第4座)

住宅總數

1,829個

住宅樓層

第1、2、5、7及9座：

5樓至50樓，
51樓及天台為複式單位

第3、6及8座：

5樓至50樓，
51及52樓部份單位為複式單位

所有座數均不設14、24、34及44樓。所有座數之25R樓為隔火層。

樓層高度 (兩地台間之距離)

第1、2、5、7及9座：

5-50樓約2.8米

51樓 (複式下層) 約3.4米/ 4.2米

平台 (複式上層) 約3.1米/ 4.6米 (第1、5及9座的起居室)

第3、6及8座：

5-50樓約2.8米

51樓 (複式下層) 約3.1米/ 3.4米

52樓 (複式上層) 約3.1米

住宅單位面積

請參閱單位平面圖【由於大廈建築結構牆高低樓層厚度不同，高層單位之室內面積一般較低層之同款單位稍大。】

停車位數目

390個私家車停車位(約2.5米x 5米) (305個住宅用車位，85個商業用車位)

40個訪客私家車停車位

商場

位於地面上層、一樓及二樓

康樂設施

室外康樂設施包括游泳池、滾軸溜冰場、水力按摩浴池、鯉魚池、平台花園、燒烤場、哥爾夫球練習場、籃球練習場、網球場、足部按摩徑、攀石競技場及兒童遊樂場。

室內住客會所提供設施包括多功能體育館、健身室、跳舞室、美容護理室、水力按摩池、桑拿室、蒸氣浴室、按摩室、閱讀及電腦中心、童話世界、數碼影院、鋼琴室、樂隊練習室及錄音室、卡拉OK室、電視室、麻雀室、雪茄紅酒室、桌球室、宴會廳/多用途廳、寵物樂園、休閒雅座及健怡吧。

附註：

1. 會所設施只供住客及其訪客使用。
2. 管理公司及發展商保留修改物業範圍內所有公用設施用途之權利及在沒有另行通知的情況下變更及更改其建築設計、規格及平面圖之權利。

FITTINGS & FINISHES

COMMON AREA

External Wall

Fluorocarbon coated aluminium window wall, aluminium window, aluminium/granite cladding, ceramic tiles & artificial granite tiles for external wall of the podium floor.

Fluorocarbon coated aluminium window & ceramic tiles for external wall of residential towers. Spandrel aluminium window at some locations.

Main Entrance and Associated Lift Lobbies

Floor is finished with natural marble, natural granite and crystalized stone.

Walls are finished with plastic laminate, natural marble, natural granite, crystalized stone and feature glass panels.

Ceiling is finished with plasterboard suspended ceiling, aluminium panels with downlight.

Typical Lift Lobby

Floor is finished with reconstituted stone and crystalized stone.

Walls are finished with plastic laminate, reconstituted stone and feature glass.

Ceiling is plastered and finished with emulsion paint. Part of the corridor ceiling is finished with aluminium panels with downlight.

Security System

Doorphone System: A visitor panel with Octopus Card access system is provided at each main entrance lobby. Octopus Card access system is provided at all entrances from carpark to residential towers. CCTV system: CCTV system is provided at main entrance lift lobby, all lifts, club house and carpark area.

Letter Box

A letter box is provided for each unit at main entrance lobby of each tower.

FOR DOMESTIC UNITS (EXCLUDE DUPLEX UNITS)

Flooring/Internal Wall & Ceilings

Living/Dining room and bedrooms are finished with beech/cherry/sabeli/teak wood strip flooring and skirting. Internal walls and ceiling are plastered and finished with emulsion paint.

Kitchen

Ceramic wall tiles/temper glass to all exposed wall surfaces up to false ceiling with feature glass panels.

Floor is finished with homogeneous tiles with marble slab threshold.

Ceiling is finished with aluminium false ceiling with downlight.

Kitchen cabinet completed with integrated sink, sink mixer and solid surfacing counter top, exhaust hood, built-in electric hob, 1-burner and 2-burners domino type gas hobs, microwave oven, refrigerator, integrated washer/dryer, water heater and exhaust fan.

Bathroom

Ceramic wall tiles to all exposed wall surfaces up to false ceiling with feature glass panels.

Floor is finished with crystalized white stone.

Ceiling is finished with aluminium false ceiling with downlight.

All bathrooms are equipped with high quality sanitary wares set including bathtub/shower tray, water closet, bathtub mixer, shower set/shower panel, basin mixer, towel rail, soap holder, towel ring, toilet paper holder and crystalized stone counter top for wash basin. Concealed type exhaust fan for bathrooms.

Windows

Fluorocarbon coated aluminium window with light blue tinted glass for living/dining area, bedrooms and kitchen. Sandblasted glass for bathrooms.

Bay Windows

All bay window cills are finished with granite slab.

Doors

Entrance door is pre-finished beech/cherry/sabeli wood veneered solid core; fitted with door closer, magic eye and security lockset.

Bedroom doors are pre-finished beech/cherry/sabeli/rosewood veneered hollow core; fitted with lockset.

Kitchen door is pre-finished beech/cherry/sabeli/rosewood veneered solid core; fitted with vision glass panel, door closer, and lockset.

Bathroom doors are pre-finished beech/cherry/sabeli/rosewood veneered hollow core; fitted with lockset.

Balcony

Floor is finished with homogeneous tiles.

Ceiling is plastered and finished with emulsion paint; fitted with downlight.

Tempered glass balustrade with stainless steel post and railing.

Gas Supply

Separate meter for town gas is provided in kitchen of each unit. Gas heater is provided in kitchen or bathroom.

Air-conditioning

Window type air-conditioners are provided for all bedrooms.

Split type air-conditioner is provided for living/dining rooms.

Meters

Separate meters for water and electricity are provided for each unit. Water meters and electricity meters for each unit are installed in the water meter room and electrical meter room.

Security System

Panic alarm is provided at all units connecting to the caretaker counter at the main entrance lobby of each tower. Each unit has a black/white video doorphone handset and door release button connecting to the visitor panel at main entrance.

建築材料及設備說明

公用地方

大廈外牆

大廈外牆(平台部份)鋪砌瓷磚及人造花崗石磚，鋁質板及天然花崗石板，配鋁質窗框玻璃窗及鋁質玻璃牆。

大廈外牆(住宅部份)鋪砌瓷磚，配鋁質窗框及玻璃窗，部份鋪砌窗檻牆。

地面入口及電梯大堂

大堂地台選用天然花崗石，雲石及水晶石；

牆身選用塑膠面板，天然花崗石，雲石，水晶石及特式玻璃裝飾。

天花選用塑膠面板吊頂天花配鋁質面板及天花燈。

住宅各層電梯大堂

電梯大堂地台選用再造石配以水晶石。

牆身鋪砌塑膠面板再造石及特式玻璃裝飾。

天花鋪砌石膏及髹上乳膠漆，部份走廊天花選用鋁質面板及天花燈。

保安設備

入口大堂設有訪客顯示屏及八達通咭控制門鎖，其它從車場進入大廈入口均裝設八達通咭控制門鎖。

閉路電視防盜系統：入口大堂各電梯、會所及停車場均裝設有閉路電視。

信箱

住宅大堂設有每戶專用之信箱。

住宅單位（不包括複式單位）

地台/牆身及天花

客/飯廳及睡房地台均鋪砌長條樺木或櫻桃木或莎比利木或柚木地板及牆腳線，牆身及天花均髹上乳膠漆。

廚房

廚房牆身鋪砌瓷磚至假天花底及裝有特色玻璃裝飾。

地台鋪砌高溫磚，門檻選用天然花崗石。

天花鋪砌鋁質假天花及裝有天花燈。

廚櫃組合配備實心檯面配以雙槽位式洗滌盆，抽油煙機，嵌入式一頭及兩頭煤氣煮食爐及電熱板，微波爐，雪櫃，洗衣機，熱水爐及抽氣扇。

浴室

牆身鋪砌瓷磚至假天花底及裝有特式玻璃裝飾。

地台鋪砌水晶白石。

天花鋪砌鋁質假天花及裝有天花燈。

高級浴室潔具包括：浴缸，坐廁，洗手盆並配以水晶石檯面，水龍頭，花洒水龍頭。其他浴室設備包括：毛巾架，肥皂盆，毛巾圈，廁紙座。浴室裝有內置式抽氣扇。

窗戶

客/飯廳，睡房及廚房裝有鋁質窗框配淺藍色玻璃。浴室裝有磨砂玻璃。

窗台

窗台鋪砌高級花崗石。

門

大門選用樺木或櫻桃木或莎比利木或柚木面實心大門連門鎖，防盜眼及關門氣鼓。

睡房門選用樺木或櫻桃木或莎比利木或柚木面非實心門連門鎖。

廚房門選用樺木或櫻桃木或莎比利木或柚木面實心門，並設有防火玻璃，關門氣鼓及門鎖。

浴室門選用樺木或櫻桃木或莎比利木或柚木面非實心門連門鎖。

露台

地台鋪砌高溫磚。

天花鋪砌石膏面及髹上乳膠漆，配有天花燈。

露台選用強化玻璃配以不銹鋼欄河。

煤氣供應

獨立煤氣錶設於各單位廚房或浴室內。煤氣熱水爐設於廚房或浴室內。

冷氣

所有睡房均設有窗口式冷氣機。

客/飯廳設有分體式冷氣機。

水電錶

錶房內均裝有每戶專用獨立水，電錶。各單位之水、電錶均設在水錶房及電錶房內。

保安設備

每單位均備有防盜警鐘連接至大堂管理處。每單位均備有黑白視像對講機連大門控制鍵連接至訪客顯示屏。

Standard Provisions for typical units:

標準單位之交樓標準：

Tower 3, 5, 6座

Item 項目	Brand 品牌
Bathroom 浴室	
Bathtub 浴缸	Kohler
Water Closet 座廁	"Duravit" Philippe Starck Design Edition 2 Series
Basin 面盆	Art Ceram
Bathtub Mixer 浴缸冷熱水龍頭	Grohe
Shower Set 花灑	Grohe
Shower panel 花灑按摩組合 (For Master Bathroom only 只限主人浴室)	Grohe
Basin Mixer 面盆冷熱水龍頭	Grohe
Towel Rail 毛巾架	AJA
Paper Roll Holder 廁紙座	AJA
Gas Water Heater 煤氣熱水爐	Nortiz/Rinnai
Exhaust System 抽氣扇	S&P
Kitchen 廚房	
Kitchen Cabinet 廚櫃組合	Hanssem
Gas Hob 煤氣煮食爐	Philco
Electric Hob 電力煮食爐	Philco
Microwave Oven 微波爐	Philco
Sink Mixer 洗滌盆冷熱水龍頭	Tubrak
Washer/Dryer 洗衣乾衣機	Philco
Refrigerator 雪櫃	Philco
Exhaust Hood 抽油煙機	Haatz
Worktop 工作枱面	Corian

Tower 7, 8, 9座

Item 項目	Brand 品牌
Bathroom 浴室	
Bathtub 浴缸	Kohler
Water Closet 座廁	"Duravit" Philippe Starck Design Edition 2 Series
Basin 面盆	Plavidsdesign
Bathtub Mixer 浴缸冷熱水龍頭	Dornbracht
Shower Set 花灑	Roca
Shower panel 花灑按摩組合 (For Master Bathroom only 只限主人浴室)	Hansgrohe
Basin Mixer 面盆冷熱水龍頭	Dornbracht
Towel Rail 毛巾架	AJA
Paper Roll Holder 廁紙座	AJA
Gas Water Heater 煤氣熱水爐	Nortiz/Rinnai
Exhaust System 抽氣扇	S&P
Kitchen 廚房	
Kitchen Cabinet 廚櫃組合	Hanssem
Gas Hob 煤氣煮食爐	De Dietrich
Electric Hob 電力煮食爐	De Dietrich
Microwave Oven 微波爐	De Dietrich
Sink Mixer 洗滌盆冷熱水龍頭	Hansgrohe
Washer/Dryer 洗衣乾衣機	Philco
Refrigerator 雪櫃	Philco
Exhaust Hood 抽油煙機	Haatz
Worktop 工作枱面	Corian

PROPERTY MANAGEMENT

The Manager

Jones Lang LaSalle Management Services Limited

Term of Management

Two years from the date of issue of occupation permit, and such appointment shall continue thereafter until terminated by the Owners' Committee or the Manager in accordance with the Deed of Mutual Covenant and Management Agreement. The annual remuneration of the Manager shall be 10% of the total annual expenditure of the lot and the Development.

Management fees

Based on the annual budget prepared by the Manager, each owner shall contribute to the management expenses in proportion to the undivided shares allocated to his unit and/or car parking space in accordance with the Deed of Mutual Covenant and Management Agreement.

Estimated management fees for residential units:

Based on G.F.A. about HK \$2 per sq.ft. per month (2011 budget)

Amount payable upon completion of purchase for residential unit/carpark

- Management Fees in advance: A sum equivalent to 1 month's management fee;
- Management Fees Deposit: A sum equivalent to 1 month's management fee and shall be non-refundable;
- Building Fund: A sum equivalent to 1 month's management fee and shall be non-refundable and non-transferable; and
- Electricity and Water Meters Deposits

Purchasers should pay the above fees and deposits upon completion even though the exact amounts are unknown at present.

Purchasers shall also be responsible for a proportionate share of the security deposits paid for the supply of water and electricity to the common parts.

物業管理

物業管理人

仲量聯行物業管理有限公司

管理任期

自入伙紙發出日起計兩年，並可延續至根據大廈公共契約條款業主委員會或管理公司終止管理合約為止。管理公司每年之酬金為每年度物業管理總開支百分之十。

管理費

根據物業管理公司擬定的管理費用預算，按照大廈公共契約內每住宅單位及車位之業權份數及根據大廈公共契約內之條款攤分支付管理開支。

預算管理費

以建築面積計，於2011年每平方呎每月約港幣2元。

完成交易時需繳付下列費用及按金：

- 管理費上期預繳：相等於一個月管理費
- 管理費按金：相等於一個月管理費，所繳費用將不獲發還。
- 大廈基本設備基金：相等於一個月管理費，所繳費用將不獲發還及不可過戶。
- 水電費按金

上列費用之確實金額雖未能確定，惟買方仍須於收樓時繳付上述費用及按金。

買家亦須負責公眾水電錶按比例計算之按金。

Allocation of Undivided Shares

每單位佔整體業權之不可分割份數分佈表

Tower 座別	Floor 樓層\ Flat 單位	A	B	C	D	E	F
Tower 1座	5/F-20/F	781	523	528	538	528	-
	21/F-37/F	783	522	528	538	527	-
	38/F-50/F	783	520	530	540	522	-
	51/F及天台 (複式單位)	1,590	1,212	1,214	-	-	-
Tower 2座	5/F-20/F	781	523	748	528	528	-
	21/F-37/F	783	522	750	528	527	-
	38/F-48/F	783	520	752	530	522	-
	49/F-50/F	783	1,258	530	522	-	-
	51/F及天台 (複式單位)	1,431	1,334	1,202	-	-	-
Tower 3座	5/F-25/F	526	511	519	519	712	526
	26/F-37/F	526	511	516	516	712	526
	38/F-48/F	522	512	515	515	713	522
	49/F-50/F	522	512	515	515	1,241	-
	51/F	1,196	513	513	1,322	-	-
	52/F	複式單位	563	551	複式單位	-	-
Tower 5座	5/F-20/F	781	523	528	528	528	-
	21/F-37/F	783	522	528	528	527	-
	38/F-50/F	783	520	530	530	522	-
	51/F及天台 (複式單位)	1,590	1,212	1,202	-	-	-
Tower 6座	5/F-25/F	526	712	519	519	511	526
	26/F-37/F	526	712	516	516	511	526
	38/F-48/F	522	713	515	515	512	522
	49/F-50/F	1,241	515	515	512	522	-
	51/F	1,322	513	513	1,196	-	-
	52/F	複式單位	551	563	複式單位	-	-
Tower 7座	5/F-20/F	781	523	528	748	528	-
	21/F-37/F	783	522	528	750	527	-
	38/F-48/F	783	520	530	752	523	-
	49/F-50/F	783	520	530	1,260	-	-
	51/F及天台 (複式單位)	1,431	1,202	1,334	-	-	-
Tower 8座	5/F-25/F	526	511	519	519	511	526
	26/F-37/F	526	511	516	516	511	526
	38/F-50/F	522	512	515	515	512	522
	51/F	1,196	513	513	1,196	-	-
	52/F	複式單位	551	563	複式單位	-	-
Tower 9座	5/F-20/F	781	523	748	528	528	-
	21/F-37/F	783	522	750	528	527	-
	38/F-48/F	783	520	752	530	522	-
	49/F-50/F	783	1,258	530	522	-	-
	51/F及天台 (複式單位)	1,590	1,334	1,202	-	-	-

Remark:

There are no designation of 14/F, 24/F, 34/F and 44/F. Refuge floor is on 25R of each Tower. Car parking spaces @130 Undivided Shares each.

附註:

不設14/F, 24/F, 34/F及44/F。避火層設於每座的25R。車位不可分割份數為每個130。

Green Features Exempted from Gross Floor Area Calculation:

獲豁免計算樓面面積之環保設施計算：

The green and innovative features which have been exempted from gross floor area calculation under the Joint Practice Note implemented jointly by the Buildings Department, Lands Department and the Planning Department:

獲豁免計算樓面面積之環保及創新設施是根據屋宇署、地政總及規劃署共同推行之環保及創新樓宇政策獲豁免計算樓面面積計算：

1. Balconies 露台

Area of the following balconies is exempted from gross floor Area and site coverage calculation under the Buildings Ordinance.

Balconies should not be enclosed.

以下露台面積是根據建築物業條例獲豁免計算建築面積及樓面面積：露台為不可封閉之地方。

Size & location of the balconies are listed as below:

露台面積及位置分佈如下：

Tower 座別	Flat 單位	Floor 樓層	Exempted Balcony Area per units (m ²) 每單位已豁免之露台面積(平方米)	No. of Balconies 露台數目	Total Area exempted (m ²) 總豁免面積(平方米)
1	A	21/F-37/F*	2.044	15	30.66
	A	38/F-50/F*	2.075	12	24.90
2	A	21/F-37/F*	2.044	15	30.66
	A	38/F-50/F*	2.075	12	24.90
	C	21/F-50/F*	2.030	27	54.81
5	A	21/F-37/F*	2.044	15	30.66
	A	38/F-50/F*	2.075	12	24.90
7	A	21/F-37/F*	2.044	15	30.66
	A	38/F-50/F*	2.075	12	24.90
	D	21/F-50/F*	2.030	27	54.81
9	A	21/F-37/F*	2.044	15	30.66
	A	38/F-50/F*	2.075	12	24.90
	C	21/F-50/F*	2.030	27	54.81

* There is no 24/F, 34/F and 44/F

* 不設24/F, 34/F及44/F

2. Wider Lift Lobbies 加闊的電梯大堂

Area of the following lift lobbies is exempted from gross floor area under the Buildings Ordinance.

以下電梯大堂面積是根據建築物業條例獲豁免計算建築面積及樓面面積：

Size & location of the wider lift lobbies are listed as below:

加闊的電梯大堂面積及位置分佈如下：

	Tower 座別	Floor 樓層	Exempted Lift Lobbies Area per floor (m ²) 每層已豁免之電梯大堂面積(平方米)	No. of Floors 樓層數目	Total Area exempted (m ²) 總豁免面積(平方米)	
加闊的 電梯大堂 面積	Wider Lift Lobbies Area	1	5/F-51/F	0.371	43	15.953
		2	5/F-51/F	0.371	43	15.953
	6	3	5/F-50/F	0.433	42	18.186
			51/F-52/F	0.431	2	0.862
	7	5	5/F-51/F	0.371	43	15.953
		6	5/F-50/F	0.433	42	18.186
	8		51/F-52/F	0.431	2	0.862
		7	5/F-51/F	0.371	43	15.953
	9	8	5/F-50/F	0.433	42	18.186
		51/F-52/F	0.431	2	0.862	
	9	5/F-51/F	0.371	43	15.953	

3. Wider Common Corridor 加闊的公用走廊

Area of the following common corridor is exempted from gross floor area under the Buildings Ordinance

以下公用走廊面積是根據建築物業條例獲豁免計算建築面積及樓面面積：

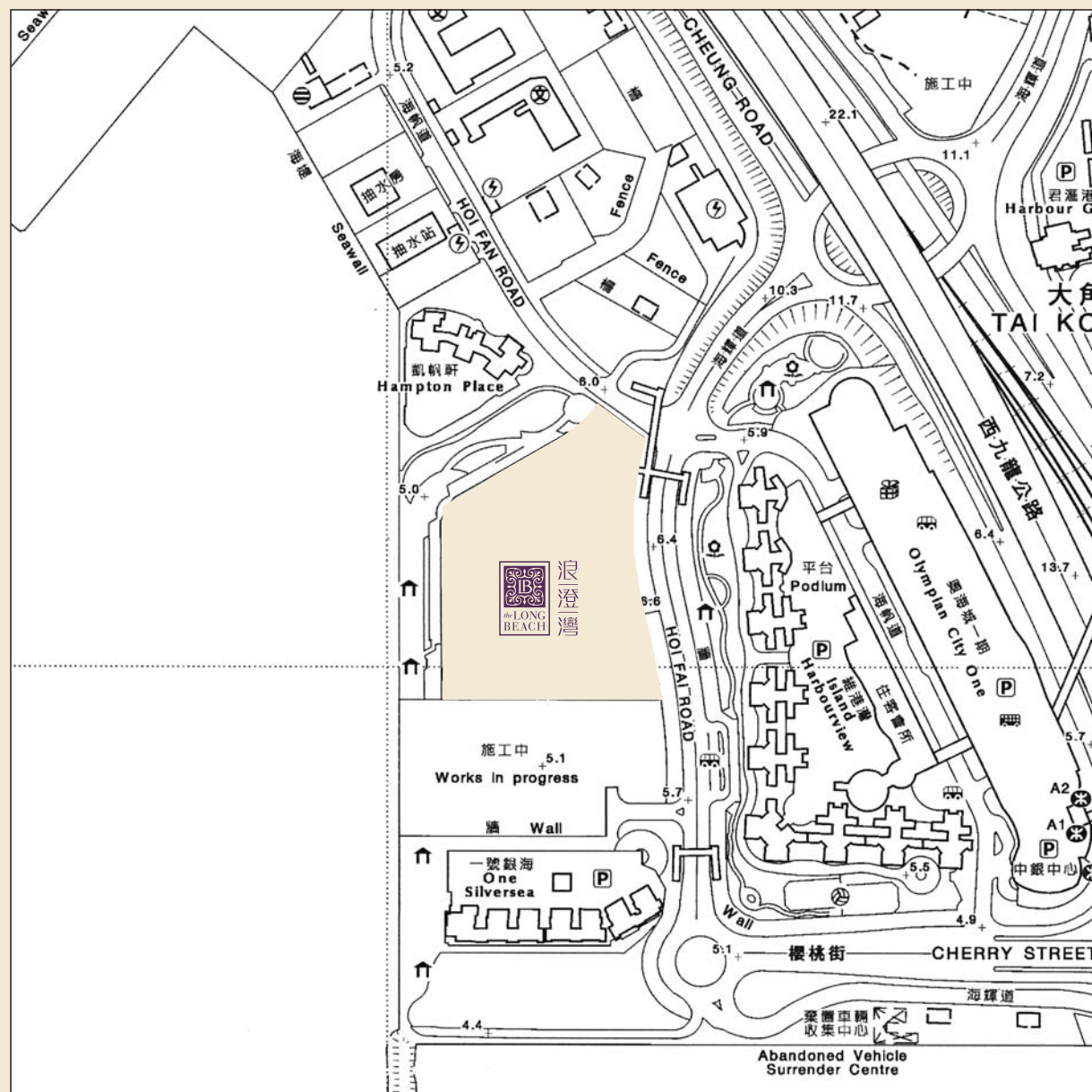
Size & location of the wider common corridor are listed as below:

加闊的公用走廊面積及位置分佈如下：

	Tower 座別	Floor 樓層	Exempted Common Corridor Area per floor (m ²) 每層已豁免之公用走廊面積(平方米)	No. of Floors 樓層數目	Total Area exempted (m ²) 總豁免面積(平方米)	
加闊的 公用走廊	Wider Common Corridor	1	5/F-20/F	0.79	15	11.85
			21/F-37/F	0.861	15	12.915
			38/F-50/F	1.036	12	12.432
	5		51/F	0.403	1	0.403
		2	51/F	0.403	1	0.403
	7	5	5/F-20/F	0.79	15	11.85
			21/F-37/F	0.861	15	12.915
			38/F-50/F	1.036	12	12.432
	9		51/F	0.403	1	0.403
		7	51/F	0.403	1	0.403
		9	51/F	0.403	1	0.403

LOCATION PLAN of the Development

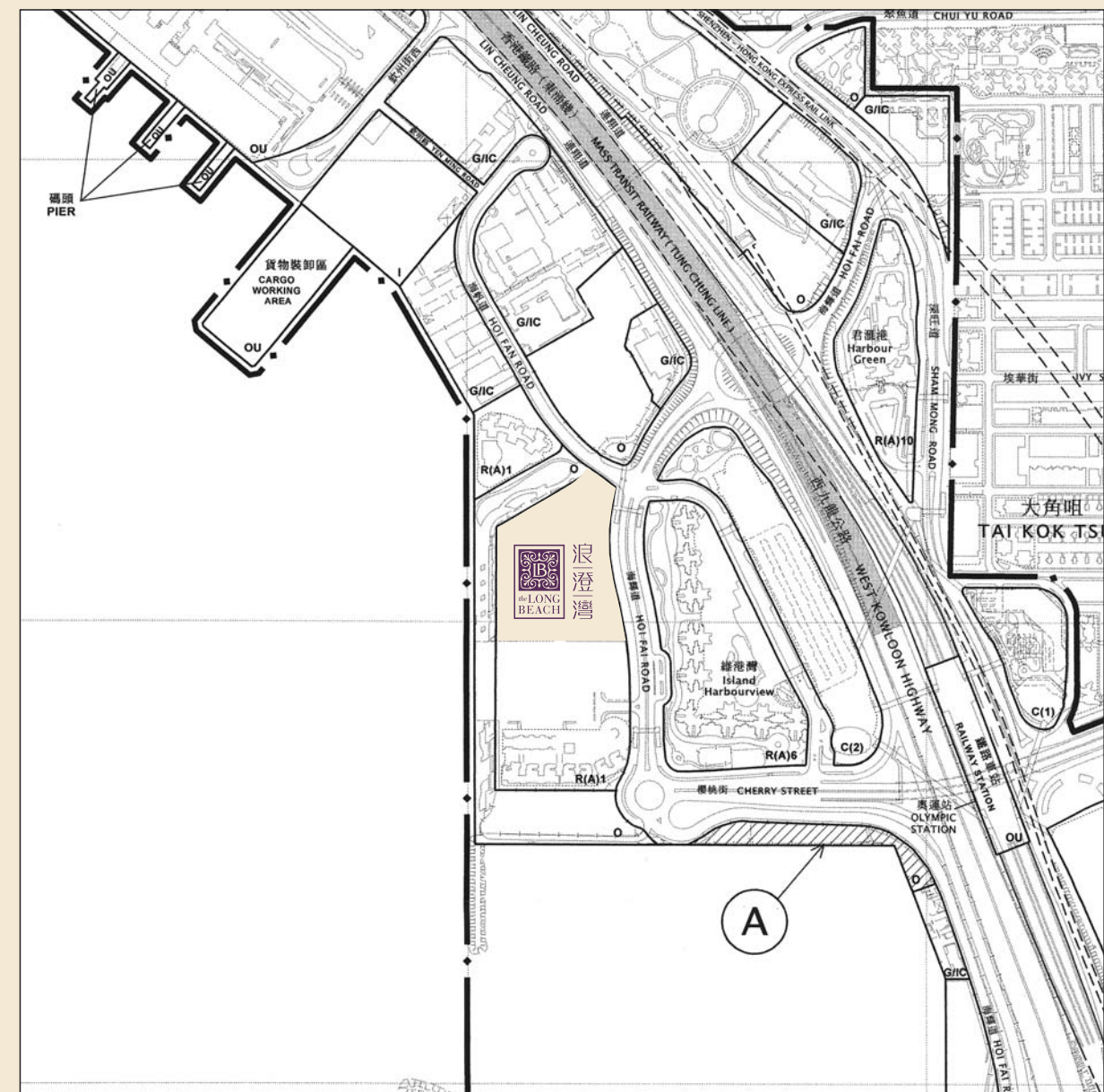
物業位置圖



Source of information: Survey sheet No. 11-NW-D dated 28/1/2011.
資料來源：測繪圖編號11-NW-D，修訂日期2011年1月28日。

RELEVANT Outline Zoning Plan

當區分區計劃大綱圖



The extract of the South West Kowloon Outline Zoning Plan (Plan No. S/K20/24) dated 21/1/2011.
摘錄自2011年1月21日編訂之西南九龍分區計劃大綱圖 - 編號S/K20/24。

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> School 學校 Police Station or Police Post 警署或警崗 Park or Playground 公園或遊樂場 Sports Ground 運動場 | <ul style="list-style-type: none"> Pavilion 亭 Bus Terminus 巴士總站 Electricity Substation 電力變壓站 Commercial Centre or Complex 綜合商業中心或商場 | <ul style="list-style-type: none"> Minibus Terminus 小巴總站 Car Park 停車場 MTR Access 港鐵出口 |
|--|---|---|

- | ZONES 地帶 | COMMUNICATIONS 交通 | MISCELLANEOUS 其他 |
|--|--|---|
| <ul style="list-style-type: none"> Commercial 商業 Residential (Group A) 住宅 (甲類) 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 | <ul style="list-style-type: none"> Railway And Station 鐵路及車站 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 | <ul style="list-style-type: none"> 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 Petrol Filling Station 加油站 |

MASTER 物業整體規劃圖 Layout Plan of the Development



Victoria Harbour 維多利亞港

Hoi Fai Road 海輝道

0M 5M 10M 15M 20M



R RESIDENTIAL Floor Plan

樓層平面圖

SUMMARY OF FLOOR PLAN NOTES

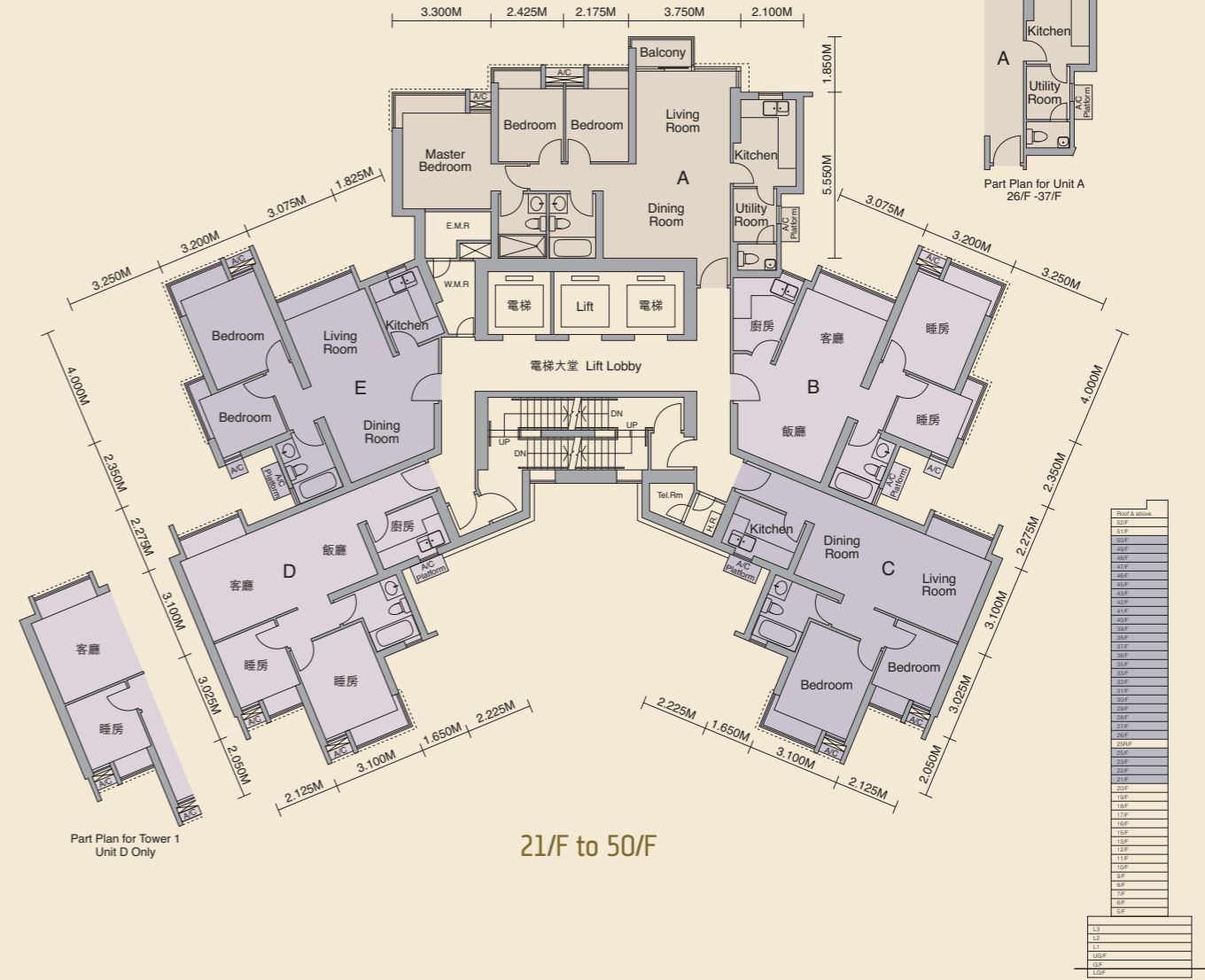
平面圖附註概要

NOTES OF RESIDENTIAL FLOOR PLAN:

- Residential flats start from 5/F, and there are no designation of 14/F, 24/F, 34/F and 44/F. Refuge floors are on 25R;
- Saleable Area includes areas of balcony but does not include Other Areas or area of a/c platform;
- Unit Covered Area includes the Saleable Area and areas of bay window;
- 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;
- Apportioned Share of Common Area is Gross Floor Area minus Saleable Area;
- The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels;
- All plans are subject to the final plans approved by the Buildings Department and Lands Department;
- Balconies are classified as green features and shall not be enclosed. Schedule of exempted balconies area are listed in "Property Management" section
- As the development has been completed, the units and the fittings and finishes therein will be sold to the purchasers as they stand, and hence purchasers should not rely on the information (including but not limited to the plans, floor plans, layout plans, decoration and section plans, and fitting and finishes schedule) contained in this Sales Brochure which are provided for reference only.

住宅樓層平面圖附註：

- 住宅由5樓開始，不設14、24、34及44樓，避火層設於25R樓
- 實用面積包括露台面積，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
- 單位之分攤公共面積等於建築面積減去實用面積
- 由於大廈建築結構牆高低樓層厚度不同，高層單位之室內面積一般較低層之同款單位稍大
- 詳細之訂正圖則以政府部門最後批准之圖則為標準
- 露台乃政府批准之環保設施，為不可圍封之地方。有關豁免之露台面積，請參閱「物業管理」內之附表
- 本物業已落成，所有單位、建築材料及設備均以現狀發售予買家，本售樓書內之資料(包括但不限於所有圖則、單位平面圖、規劃圖、裝修及剖面圖及建築材料及設備說明)只供參考

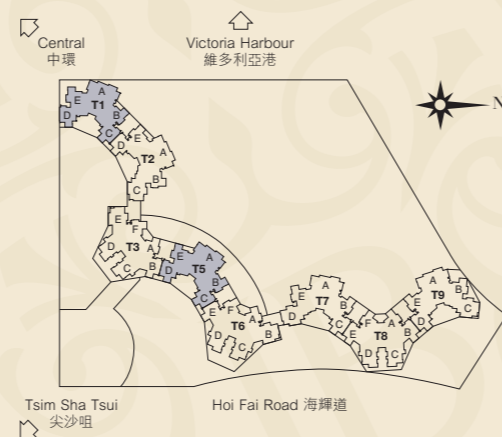


AREA SCHEDULE OF TOWERS 1 & 5 第1及5座面積表 (Area: Sq. ft. 單位面積: 平方呎)

TOWER 座數	FLOOR 層數	FLAT 單位	SALEABLE AREA (incl. Balcony) 實用面積 (包括露台)		PLUS 另		UNIT COVERED AREA 單位有蓋面積	APPORTIONED SHARE OF COMMON AREA 單位所分攤的 公用地方面積	GROSS FLOOR AREA 建築面積	ROOF 天台	A/C PLATFORM 冷氣機 平台
			BAY WINDOW 窗台	BAY WINDOW 窗台	BAY WINDOW 窗台	BAY WINDOW 窗台					
1 & 5	5-20/F	A	841	-	52	893	224	1,117	-	18	
		B	563	-	31	594	149	743	-	16	
		C	569	-	32	601	151	752	-	16	
		E	568	-	31	599	151	750	-	16	
	21-37/F	A	863	22	32	895	225	1,120	-	18	
		B	562	-	31	593	149	742	-	16	
		C	569	-	32	601	151	752	-	16	
		E	567	-	31	598	150	748	-	16	
	38-50/F	A	862	22	32	894	225	1,119	-	18	
		B	560	-	31	591	148	739	-	17	
		C	570	-	32	602	151	753	-	16	
		E	562	-	31	593	149	742	-	17	
1	5-20/F	D	580	-	31	611	154	765	-	16	
	21-37/F	D	580	-	31	611	154	765	-	16	
	38-50/F	D	581	-	31	612	154	766	-	16	
	5-20/F	D	569	-	32	601	151	752	-	16	
5	21-37/F	D	569	-	32	601	151	752	-	16	
	38-50/F	D	570	-	32	602	151	753	-	16	

*Gross Floor Area and Saleable Area do not include AC Platform area;
建築面積及實用面積不包括冷氣機平台面積

Note: Above figures are presented in square feet.
註: 以上呎吋以平方呎計算



- Residential flats start from 5/F, and there are no designation of 14/F, 24/F, 34/F and 44/F. Refuge floors are on 25/F;
- Saleable Area includes areas of balcony but does not include Other Areas or area of a/c platform;
- Unit Covered Area includes the Saleable Area and areas of bay window;
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit;
- Apportioned Common Area is Gross Floor Area minus Saleable Area;
- The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels;

- All plans are subject to the final plans approved by the Buildings Department and Lands Department;
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- 住宅由5樓開始，不設14、24、34及44樓，避火層設於25R樓
- 實用面積包括露台面積，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面積
- 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
- 單位之分攤公共面積等於建築面積減去實用面積
- 由於大廈建築結構高低樓層厚度不同，高層單位之室內面積一般較低層之同款單位稍大
- 詳細之訂正圖則以政府部門最後批准之圖則為標準
- 露台乃政府批准之環保設施，為不可圍封之地方。有關豁免之露台面積，請參閱「物業管理」內之附表
- 本物業已落成，所有單位、建築材料及設備均以現狀發售予買家，本售樓書內之資料(包括但不限於所有圖則、單位平面圖、規劃圖、裝修及剖面圖及建築材料及設備說明)只供參考

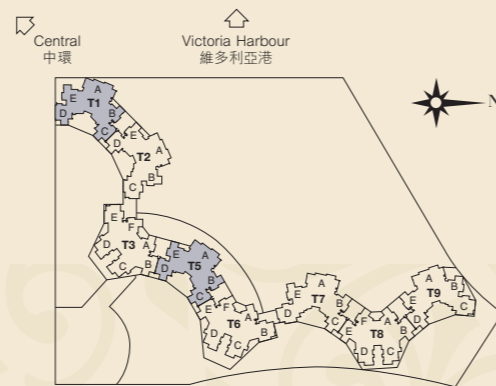
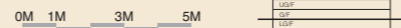


51/F Lower Duplex 下層複式



52/F Upper Duplex 上層複式

Duplex unit with flat roof and Jacuzzi
複式大宅連天台及按摩浴池



AREA SCHEDULE OF TOWERS 1 & 5 第1及5座面積表 (Area: Sq. ft. 單位面積: 平方呎)

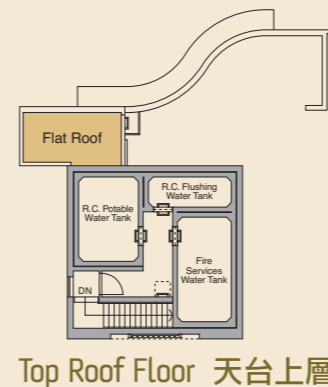
TOWER 座數	FLOOR 層數	FLAT 單位	SALEABLE AREA (incl. Balcony) 實用面積 (包括露台)	PLUS 另 (BALCONY) 露台	BAY WINDOW 窗台	UNIT COVERED AREA 單位有蓋面積	APPORTIONED SHARE OF COMMON AREA 單位所分攤的 公用地方面積	GROSS FLOOR AREA 建築面積	ROOF 天台	A/C PLATFORM 冷氣機 平台
1	51-52/F Duplex Unit	A	1,635	-	-	1,635	411	2,046	864	-
		B	1,226	-	-	1,226	308	1,534	1,082	48
		C	1,227	-	-	1,227	308	1,535	1,093	48
5	51-52/F Duplex Unit	A	1,635	-	-	1,635	411	2,046	864	-
		B	1,226	-	-	1,226	308	1,534	1,082	48
		C	1,214	-	-	1,214	305	1,519	1,089	48

*Gross Floor Area and Saleable Area do not include AC Platform area; 建築面積及實用面積不包括冷氣機平台面積
Note: Above figures are presented in square feet. 註: 以上呎吋以平方呎計算

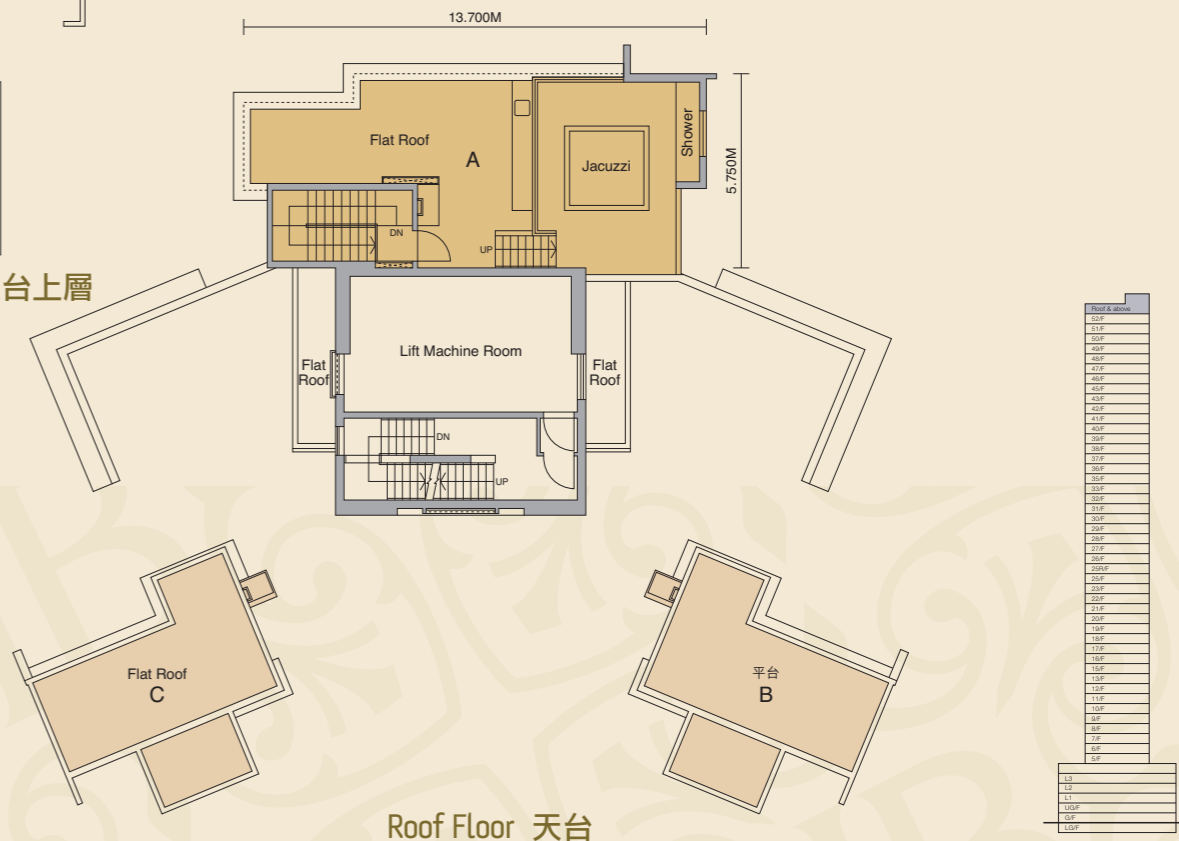
- Residential flats start from 5/F, and there are no designation of 14/F, 24/F, 34/F and 44/F. Refuge floors are on 25/F;
- Saleable Area includes areas of balcony but does not include Other Areas or area of a/c platform;
- Unit Covered Area includes the Saleable Area and areas of bay window;
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit;
- Apportioned Common Area is Gross Floor Area minus Saleable Area;
- The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels;

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- 住宅由5樓開始，不設14、24、34及44樓，避火層設於25/F樓
- 實用面積包括露台面積，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面積
- 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
- 單位之分攤公共面積等於建築面積減去實用面積
- 由於大廈建築結構高低樓層厚度不同，高層單位之室內面積一般較低層之同款單位稍大
- 詳細之訂正圖則以政府部門最後批准之圖則為準
- 露台乃政府批准之環保設施，為不可圍封之地方。有關豁免之露台面積，請參閱「物業管理」內之附表
- 本物業已落成，所有單位、建築材料及設備均以現狀發售予買家，本售樓書內之資料(包括但不限於所有圖則、單位平面圖、規劃圖、裝修及剖面圖及建築材料及設備說明)只供參考



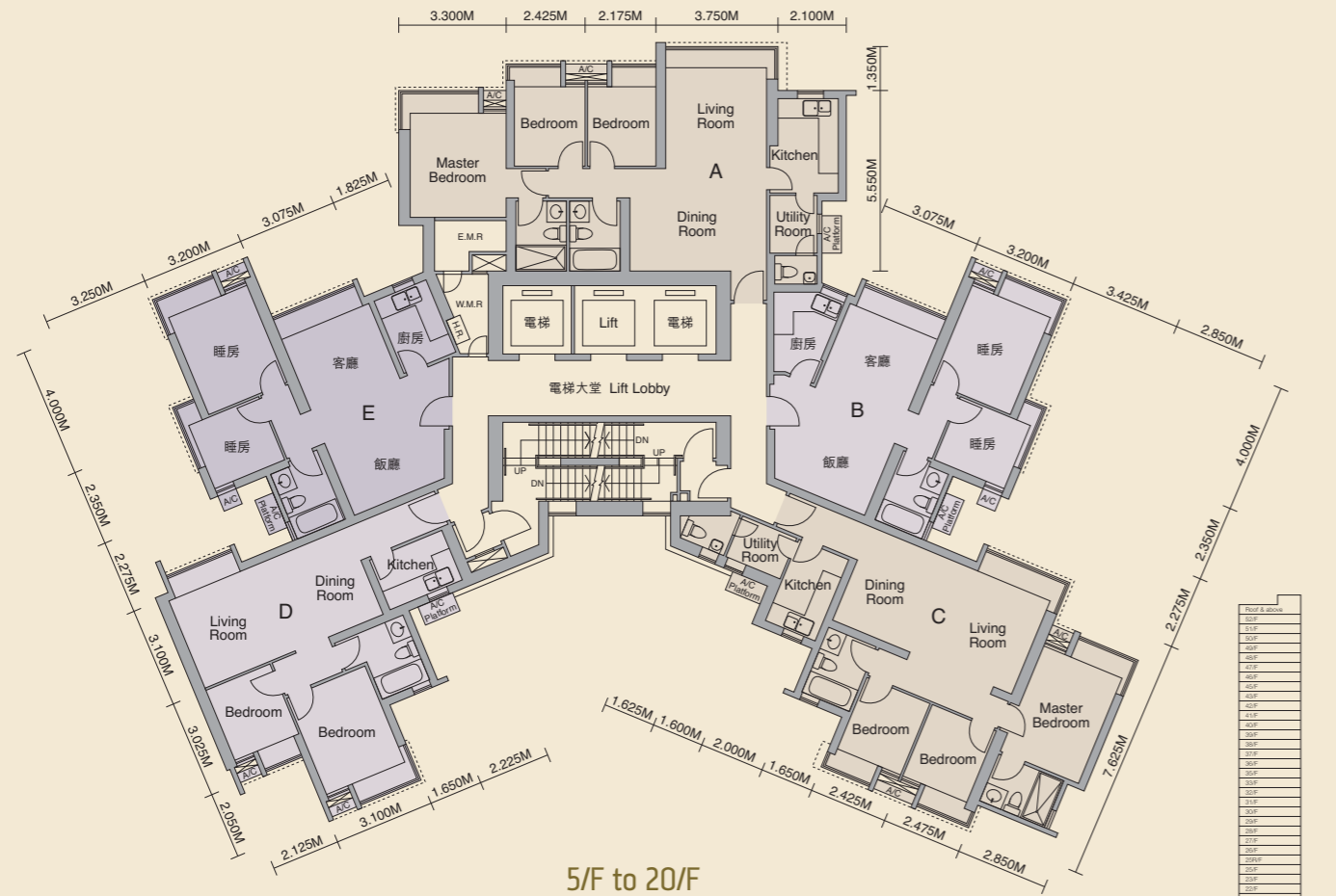
Top Roof Floor 天台上層



Roof Floor 天台

TOWER 2 & 9

TOWER 2 & 9



5/F to 20/F



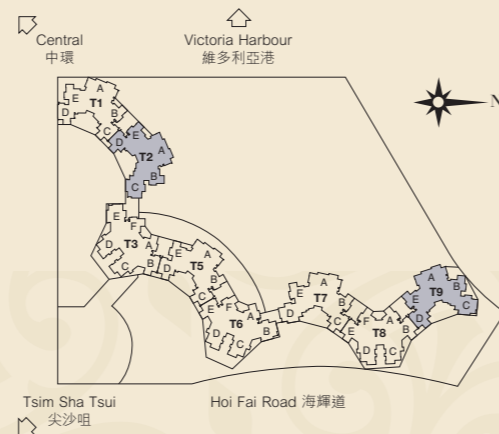
21/F to 48/F

- 2-Bedroom unit 兩房單位
- 3-Bedroom master ensuite & utility room unit 三房主人套房加多用途房單位
- 5-Bedroom master ensuite & utility room unit 五房主人套房加多用途房單位

AREA SCHEDULE OF TOWER 2 & 9 第2及9座面積表 (Area: Sq. ft. 單位面積: 平方米)

TOWER 座數	FLOOR 層數	FLAT 單位	SALEABLE AREA (incl. Balcony) 實用面積 (包括露台)	(BALCONY) (露台)	PLUS 另 BAY WINDOW 窗台	UNIT COVERED AREA 單位有蓋面積	APPORTIONED SHARE OF COMMON AREA 單位所分攤的 公用地方面積	GROSS FLOOR AREA 建築面積	ROOF 天台	A/C PLATFORM 冷氣機 平台
2 & 9	5-20/F	A	841	-	52	893	224	1,117	-	18
		B	563	-	31	594	149	743	-	16
		C	805	-	47	852	214	1,066	-	18
		D	569	-	32	601	151	752	-	16
		E	568	-	31	599	151	750	-	16
	21-37/F	A	863	22	32	895	225	1,120	-	18
		B	562	-	31	593	149	742	-	16
		C	827	22	35	862	217	1,079	-	18
		D	569	-	32	601	151	752	-	16
		E	567	-	31	598	150	748	-	16
	38-48/F	A	862	22	32	894	225	1,119	-	18
		B	560	-	31	591	148	739	-	17
		C	829	22	35	864	217	1,081	-	18
		D	570	-	32	602	151	753	-	16
		E	562	-	31	593	149	742	-	17
49-50/F	A	862	22	32	894	225	1,119	-	18	
	B	1,374	22	35	1,409	354	1,763	-	43	
	C	570	-	32	602	151	753	-	16	
	D	562	-	31	593	149	742	-	17	

*Gross Floor Area and Saleable Area do not include AC Platform area; 建築面積及實用面積不包括冷氣機平台面積
Note: Above figures are presented in square feet. 註: 以上呎吋以平方米計算



- Residential flats start from 5/F, and there are no designation of 14/F, 24/F, 34/F and 44/F. Refuge floors are on 25/F;
- Saleable Area includes areas of balcony but does not include Other Areas or area of a/c platform;
- Unit Covered Area includes the Saleable Area and areas of bay window;
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit;
- Apportioned Common Area is Gross Floor Area minus Saleable Area;
- The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels;
- All plans are subject to the final plans approved by the Buildings Department and Lands Department;
- Balconies are classified as green features and shall not be enclosed. Schedule of exempted balconies area are listed in "Property Management" section
- As the development has been completed, the units and the fittings and finishes therein will be sold to the purchasers as they stand, and hence purchasers should not rely on the information (including but not limited to the plans, floor plans, layout plans, decoration and section plans, and fitting and finishes schedule) contained in this Sales Brochure which are provided for reference only.

- 住宅由5樓開始，不設14、24、34及44樓，避火層設於25R樓
- 實用面積包括露台面積，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面積
- 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
- 單位之分攤公共面積等於建築面積減去實用面積
- 由於大廈建築結構高低樓層厚度不同，高層單位之室內面積一般較低層之同款單位稍大
- 詳細之訂正圖則以政府部門最後批准之圖則為標準
- 露台乃政府批准之環保設施，為不可圍封之地方。有關豁免之露台面積，請參閱「物業管理」內之附表
- 本物業已落成，所有單位、建築材料及設備均以現狀發售予買家，本售樓書內之資料(包括但不限於所有圖則、單位平面圖、規劃圖、裝修及剖面圖及建築材料及設備說明)只供參考



49/F to 50/F

TOWER 2 & 9

TOWER 2 & 9



51/F Lower Duplex 下層複式

52/F Upper Duplex 上層複式

Duplex unit with flat roof and Jacuzzi
複式大宅連天台及按摩浴池

AREA SCHEDULE OF TOWER 2 & 9 第2及9座面積表 (Area: Sq. ft. 單位面積: 平方呎)

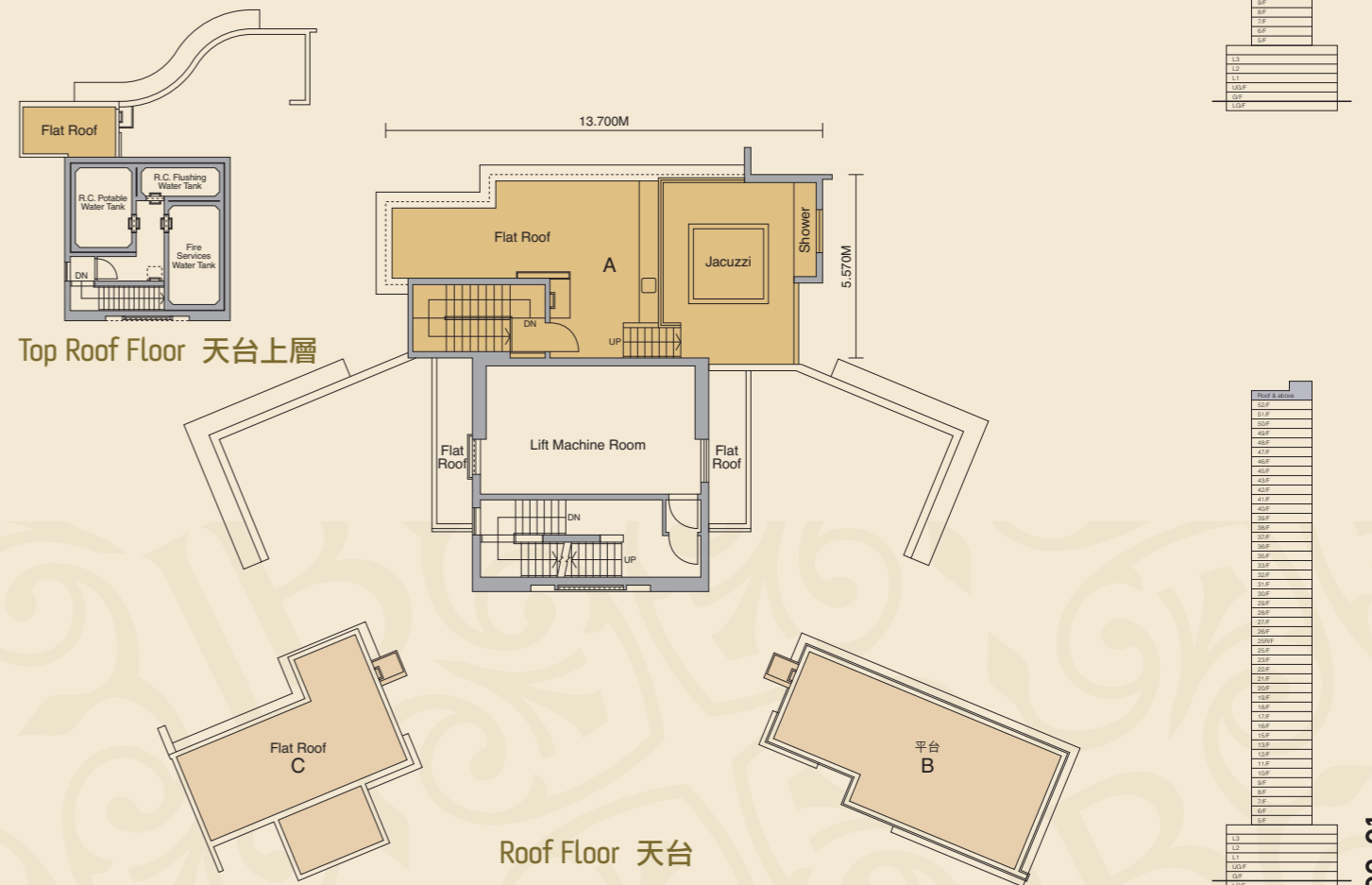
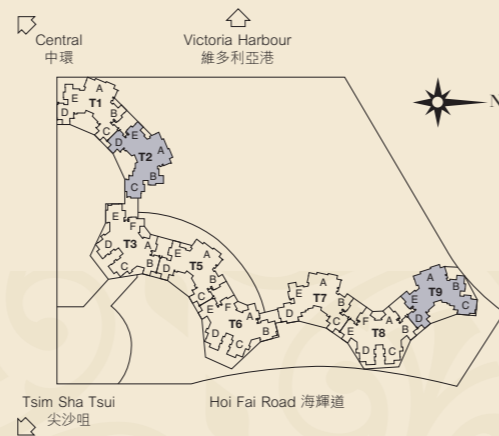
TOWER 座數	FLOOR 層數	FLAT 單位	SALEABLE AREA (incl. Balcony) 實用面積 (包括露台)	PLUS 另	UNIT COVERED AREA 單位有蓋面積	APPORTIONED SHARE OF COMMON AREA 單位所分攤的公用地方面積	GROSS FLOOR AREA 建築面積	ROOF 天台	A/C PLATFORM 冷氣機平台
2	51-52/F Duplex Unit	A	1,464	-	1,464	368	1,832	858	-
		B	1,348	-	1,348	339	1,687	1,171	-
		C	1,214	-	1,214	305	1,519	1,171	48
9	51-52/F Duplex Unit	A	1,635	-	1,635	411	2,046	864	-
		B	1,348	-	1,348	339	1,687	1,171	-
		C	1,214	-	1,214	305	1,519	1,171	48

*Gross Floor Area and Saleable Area do not include AC Platform area; 建築面積及實用面積不包括冷氣機平台面積
Note: Above figures are presented in square feet. 註: 以上呎吋以平方呎計算

- Residential flats start from 5/F, and there are no designation of 14/F, 24/F, 34/F and 44/F. Refuge floors are on 25/R;
- Saleable Area includes areas of balcony but does not include Other Areas or area of a/c platform;
- Unit Covered Area includes the Saleable Area and areas of bay window;
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit;
- Apportioned Common Area is Gross Floor Area minus Saleable Area;
- The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels;

- All plans are subject to the final plans approved by the Buildings Department and Lands Department;
- Balconies are classified as green features and shall not be enclosed. Schedule of exempted balconies area are listed in "Property Management" section
- As the development has been completed, the units and the fittings and finishes therein will be sold to the purchasers as they stand, and hence purchasers should not rely on the information (including but not limited to the plans, floor plans, layout plans, decoration and section plans, and fitting and finishes schedule) contained in this Sales Brochure which are provided for reference only.

- 住宅由5樓開始，不設14、24、34及44樓，避火層設於25/R樓
- 實用面積包括露台面積，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露台面積
- 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
- 單位之分攤公共面積等於建築面積減去實用面積
- 由於大廈建築結構高低樓層厚度不同，高層單位之室內面積一般較低層之同款單位稍大
- 詳細之訂正圖則以政府部門最後批准之圖則為準
- 露台乃政府批准之環保設施，為不可圍封之地方。有關豁免之露台面積，請參閱「物業管理」內之附表
- 本物業已落成，所有單位、建築材料及設備均以現狀發售予買家，本售樓書內之資料(包括但不限於所有圖則、單位平面圖、規劃圖、裝修及剖面圖及建築材料及設備說明)只供參考



Top Roof Floor 天台上層

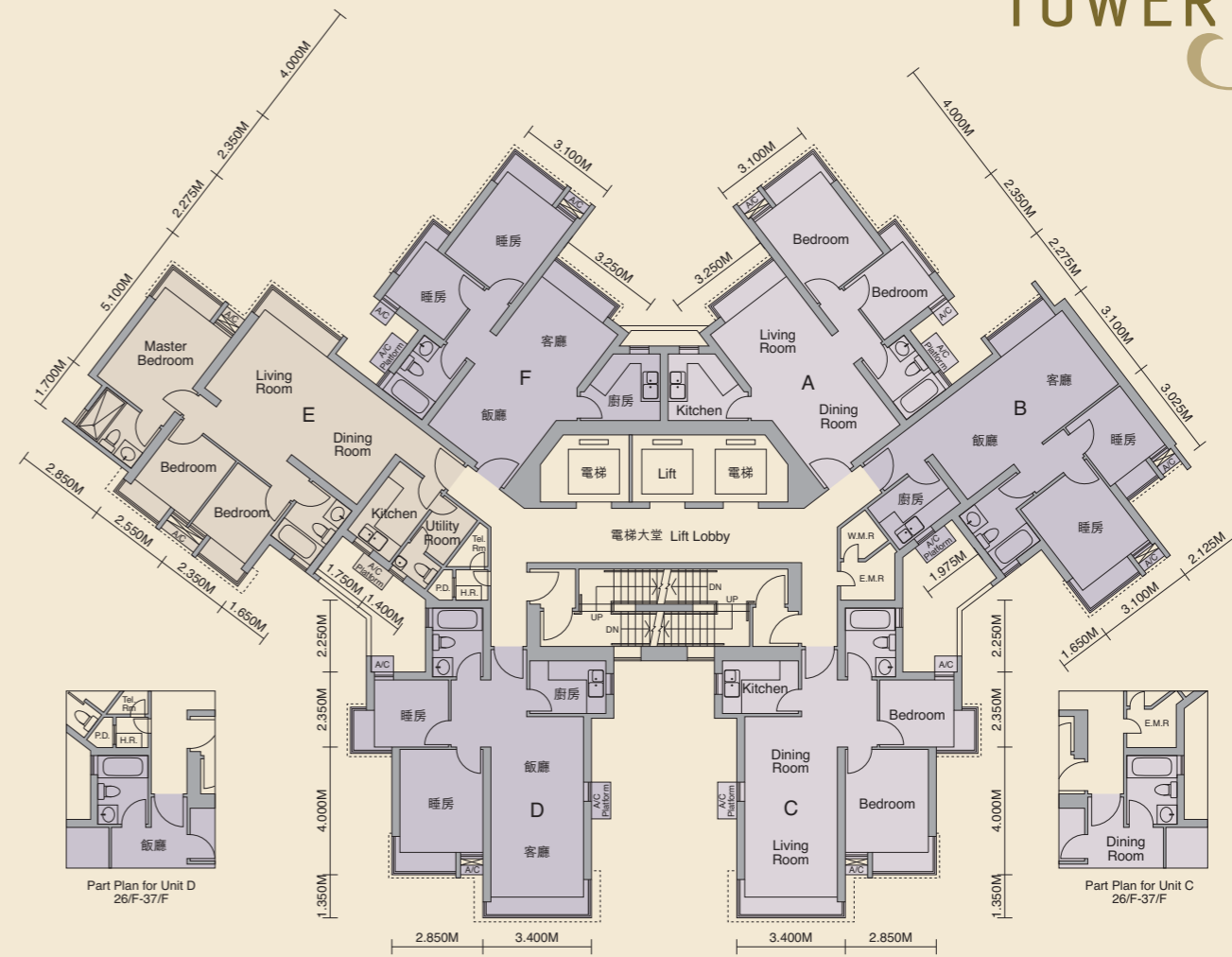
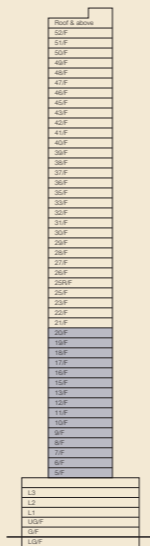
Roof Floor 天台



5/F to 20/F

- 2-Bedroom unit 兩房單位
- 3-Bedroom master ensuite & utility room unit 三房主人套房加多用途房單位
- 5-Bedroom master ensuite & utility room unit 五房主人套房加多用途房單位

0M 1M 3M 5M



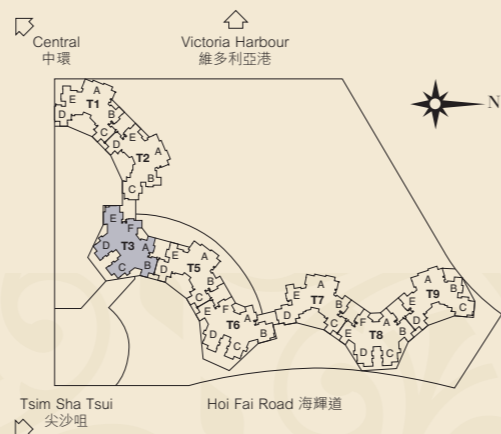
21/F to 48/F

AREA SCHEDULE OF TOWER 3 第3座面積表 (Area: Sq. ft. 單位面積: 平方呎)

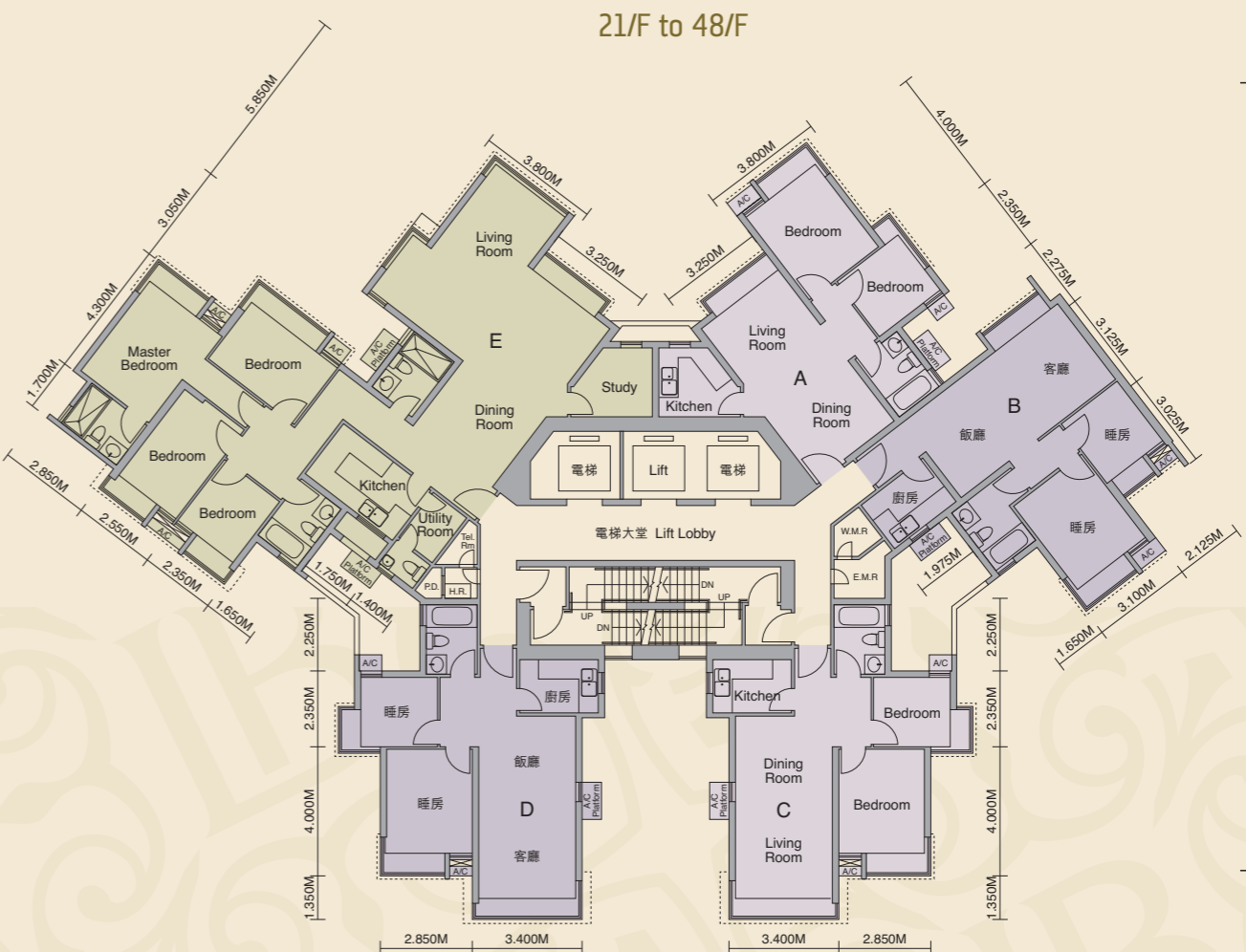
TOWER 座數	FLOOR 層數	FLAT 單位	SALEABLE AREA (incl. Balcony) 實用面積 (包括露台)	PLUS 另	UNIT COVERED AREA 單位有蓋面積	APPORTIONED SHARE OF COMMON AREA 單位所分攤的公用地方面積	GROSS FLOOR AREA 建築面積	ROOF 天台	A/C PLATFORM 冷氣機平台	
3	5-25/F	A	566	-	29	595	149	744	-	15
		B	550	-	32	582	146	728	-	16
		C	559	-	38	597	150	747	-	15
		D	559	-	38	597	150	747	-	15
		E	766	-	47	813	204	1,017	-	18
		F	566	-	29	595	149	744	-	15
	26-37/F	A	566	-	29	595	149	744	-	15
		B	550	-	32	582	146	728	-	16
		C	555	-	38	593	149	742	-	15
		D	555	-	38	593	149	742	-	15
		E	766	-	47	813	204	1,017	-	18
		F	566	-	29	595	149	744	-	15
	38-48/F	A	562	-	29	591	148	739	-	16
		B	551	-	32	583	146	729	-	16
		C	554	-	38	592	149	741	-	15
		D	554	-	38	592	149	741	-	15
		E	768	-	47	815	205	1,020	-	18
		F	562	-	29	591	148	739	-	16
49-50/F	A	562	-	29	591	148	739	-	16	
	B	551	-	32	583	146	729	-	16	
	C	554	-	38	592	149	741	-	15	
	D	554	-	38	592	149	741	-	15	
	E	1,336	-	47	1,383	347	1,730	-	37	

*Gross Floor Area and Saleable Area do not include A/C Platform area; 建築面積及實用面積不包括冷氣機平台面積
 Note: Above figures are presented in square feet. 註: 以上呎吋以平方呎計算

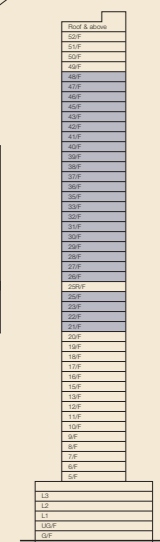
- Residential flats start from 5/F, and there are no designation of 14/F, 24/F, 34/F and 44/F. Refuge floors are on 25/F;
- Saleable Area includes areas of balcony but does not include Other Areas or area of a/c platform;
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- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit;
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- The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels;
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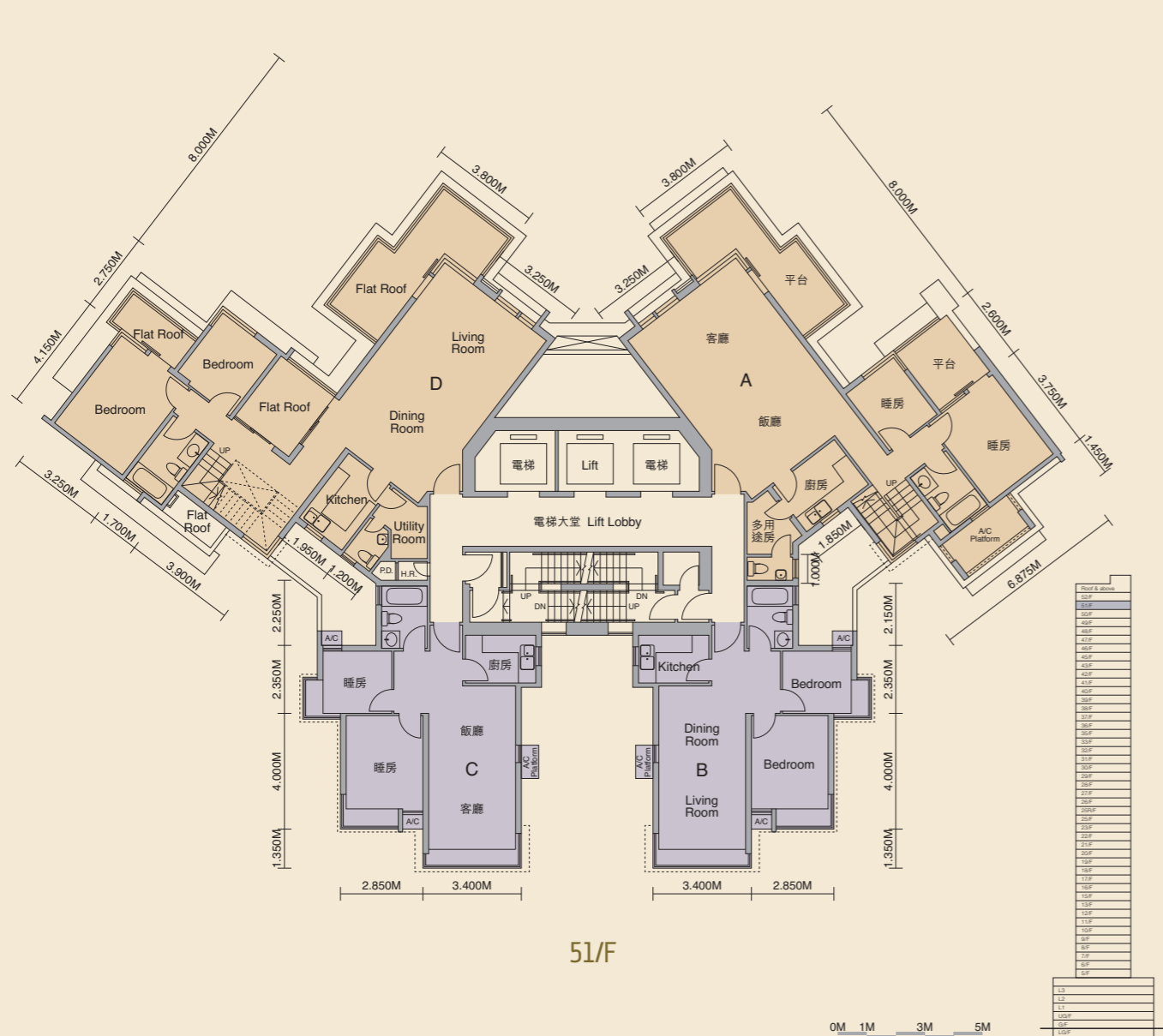


- 住宅由5樓開始，不設14、24、34及44樓，避火層設於25R樓
- 實用面積包括露台面積，但不包括其他面積或冷氣機平台面積
- 單位有蓋面積包括實用面積及窗台面積
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積
- 單位之分攤公共面積等於建築面積減去實用面積
- 由於大廈建築結構高低樓層厚度不同，高層單位之室內面積一般較低層之同類單位稍大
- 詳細之訂正圖則以政府部門最後批准之圖則為準
- 露台乃政府批准之環保設施，為不可圍封之地方。有關豁免之露台面積，請參閱「物業管理」內之附表
- 本物業已落成，所有單位、建築材料及設備均以現狀發售予買家，本售樓書內之資料(包括但不限於所有圖則、單位平面圖、規劃圖、裝修及剖面圖及建築材料及設備說明)只供參考

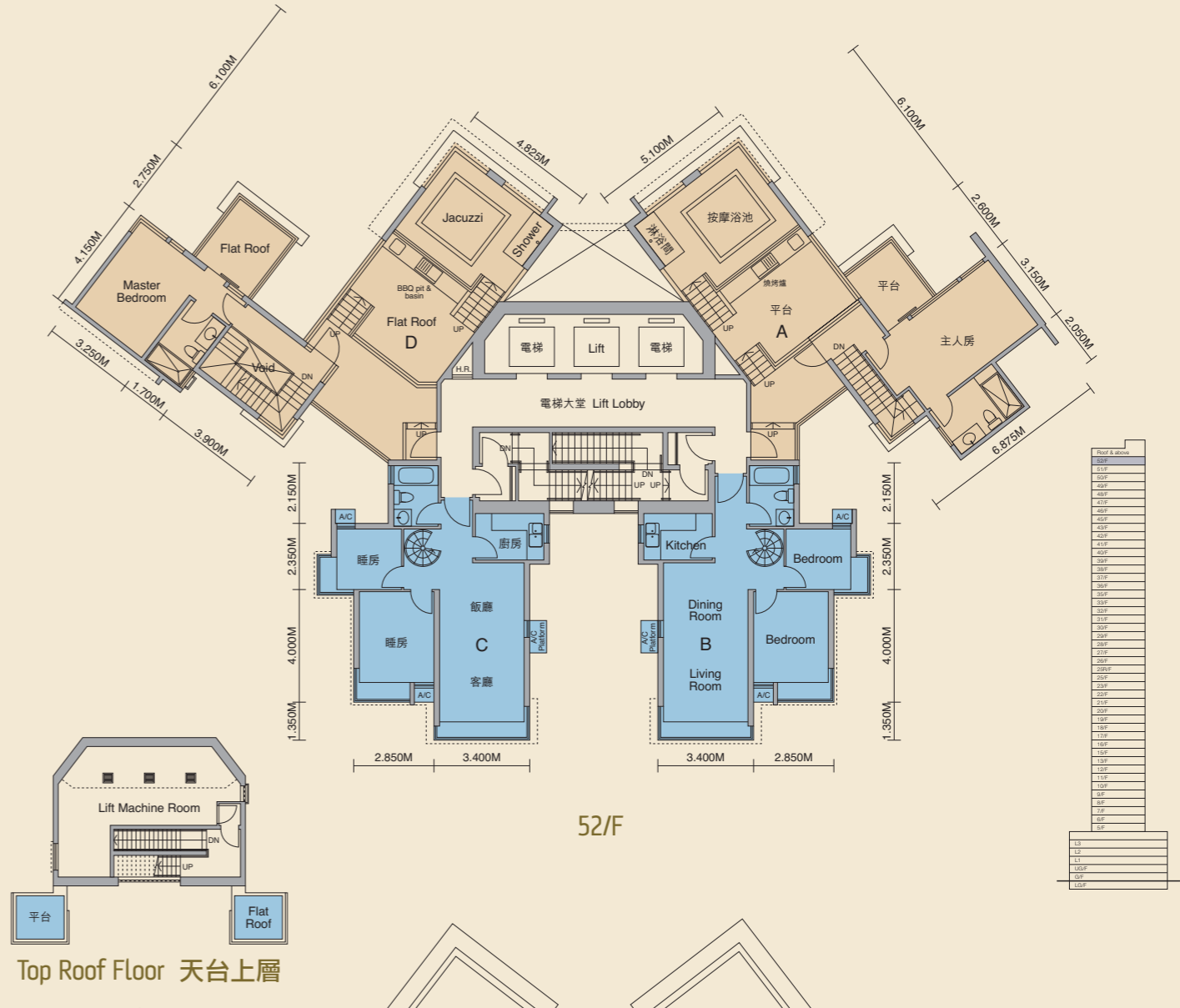


49/F to 50/F





51/F



52/F

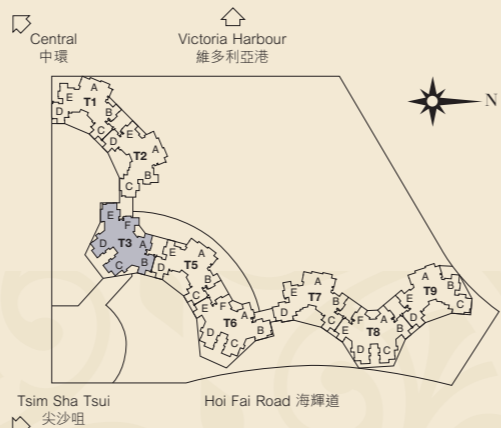
- 2-Bedroom unit 兩房單位
- Penthouse unit 頂層連天台單位
- Duplex unit with flat roof and Jacuzzi 複式大宅連天台及按摩浴池

AREA SCHEDULE OF TOWER 3 第3座面積表 [Area: Sq. ft. 單位面積: 平方呎]

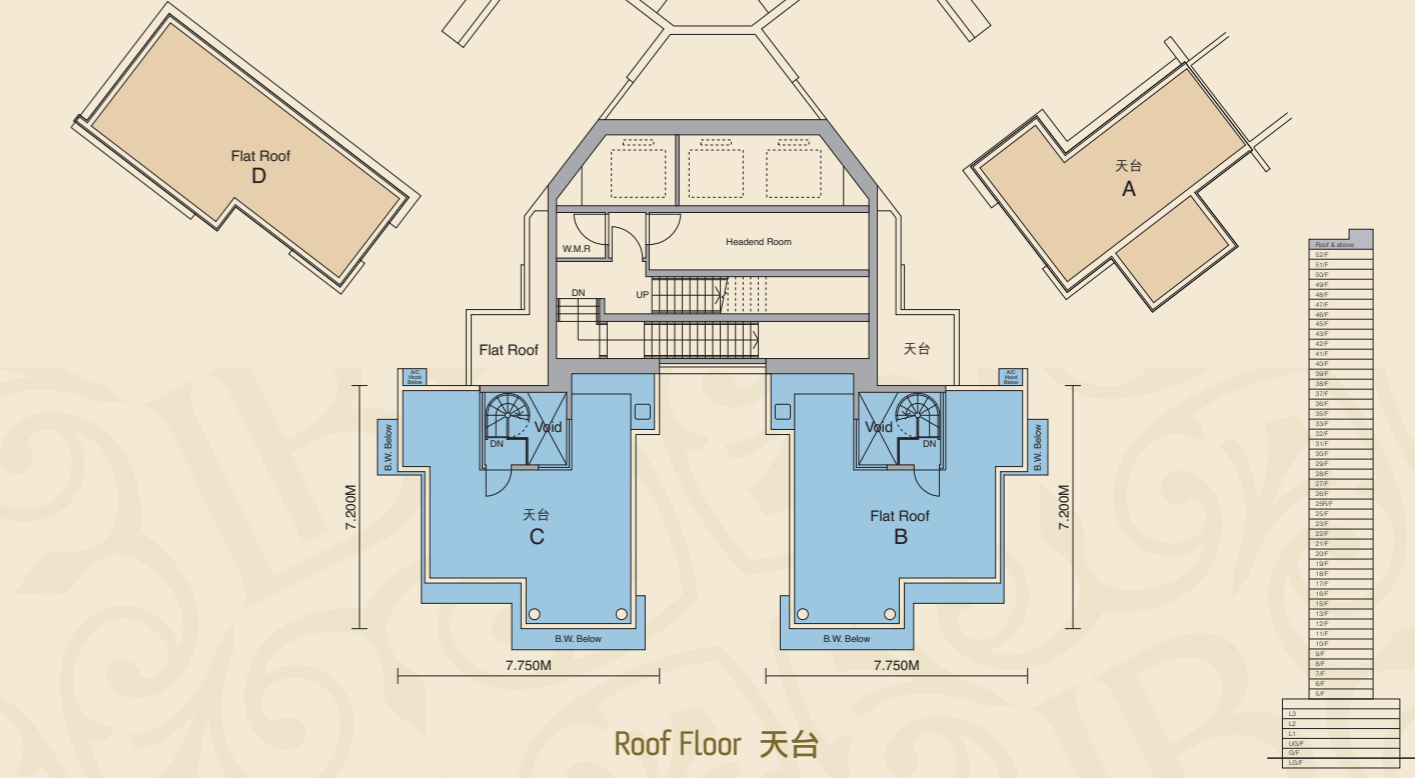
TOWER 座數	FLOOR 層數	FLAT 單位	SALEABLE AREA (incl. Balcony) 實用面積 (包括露台)	PLUS 另	UNIT COVERED AREA 單位有蓋面積	APPORTIONED SHARE OF COMMON AREA 單位所分攤的公用地方面積	GROSS FLOOR AREA 建築面積	ROOF 天台	A/C PLATFORM 冷氣機平台
3	51-52/F Duplex Unit	A	1,220	-	1,220	307	1,527	989	48
		D	1,344	-	1,344	338	1,682	1,086	-
	51/F Typical Unit	B	552	38	590	148	738	-	15
		C	552	38	590	148	738	-	15
	52/F Penthouse Unit	C	569	38	607	153	760	430	15
			556	38	594	149	743	430	15

*Gross Floor Area and Saleable Area do not include AC Platform area; 建築面積及實用面積不包括冷氣機平台面積
 Note: Above figures are presented in square feet. 註: 以上呎吋以平方呎計算

- Residential flats start from 5/F, and there are no designation of 14/F, 24/F, 34/F and 44/F. Refuge floors are on 25/F;
- Saleable Area includes areas of balcony but does not include Other Areas or area of a/c platform;
- Unit Covered Area includes the Saleable Area and areas of bay window;
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit;
- Apportioned Common Area is Gross Floor Area minus Saleable Area;
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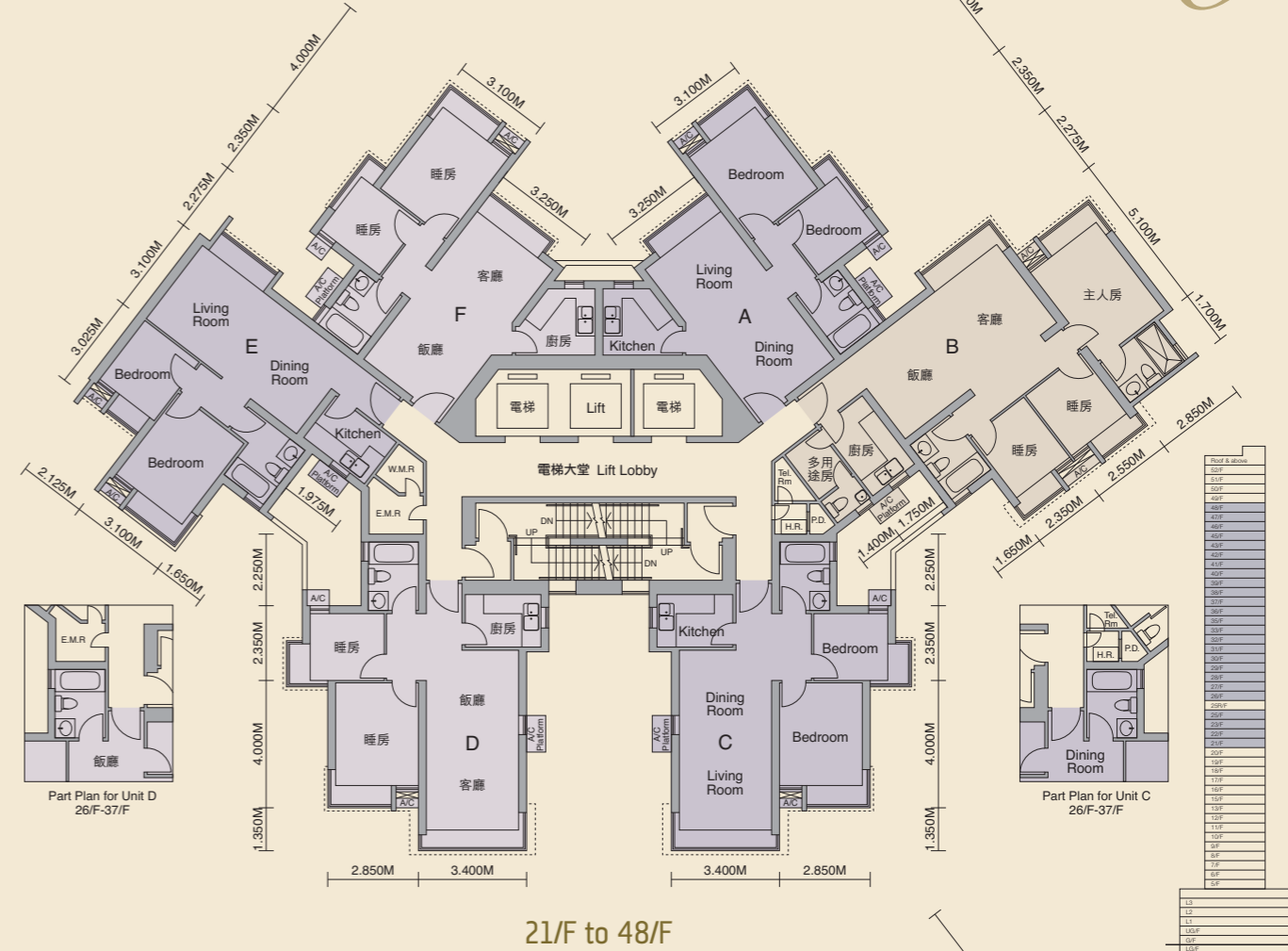
Roof Floor 天台

- 住宅由5樓開始，不設14、24、34及44樓，避火層設於25F樓
- 實用面積包括露台面積，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露台面積
- 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
- 單位之分攤公共面積等於建築面積減去實用面積
- 由於大廈建築結構高低樓層厚度不同，高層單位之室內面積一般較低層之同款單位稍大
- 詳細之訂正圖則以政府部門最後批准之圖則為準
- 露台乃政府批准之環保設施，為不可圍封之地方。有關豁免之露台面積，請參閱「物業管理」內之附表
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5/F to 20/F

- 2-Bedroom unit 兩房單位
- 3-Bedroom master ensuite & utility room unit 三房主人套房加多用途房單位
- 5-Bedroom master ensuite & utility room unit 五房主人套房加多用途房單位



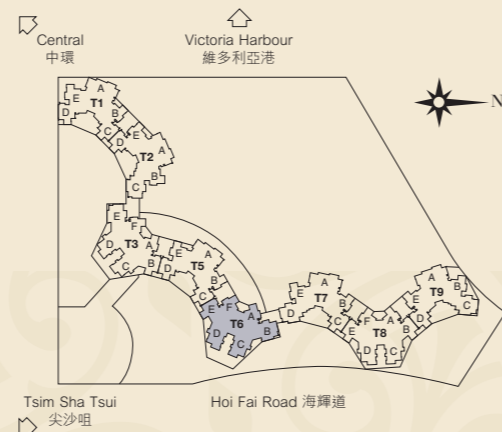
21/F to 48/F

AREA SCHEDULE OF TOWER 6 第6座面積表 (Area Sq. ft. 單位面積: 平方呎)

TOWER 座數	FLOOR 層數	FLAT 單位	SALEABLE AREA (incl. Balcony) 實用面積 (包括露台)	PLUS 另	UNIT COVERED AREA 單位有蓋面積	APPORTIONED SHARE OF COMMON AREA 單位所分攤的公用地方面積	GROSS FLOOR AREA 建築面積	ROOF 天台	A/C PLATFORM 冷氣機平台	
6	5-25/F	A	566	-	29	595	149	744	-	15
		B	766	-	47	813	204	1,017	-	18
		C	559	-	38	597	150	747	-	15
		D	559	-	38	597	150	747	-	15
		E	550	-	32	582	146	728	-	16
		F	566	-	29	595	149	744	-	15
	26-37/F	A	566	-	29	595	149	744	-	15
		B	766	-	47	813	204	1,017	-	18
		C	555	-	38	593	149	742	-	15
		D	555	-	38	593	149	742	-	15
		E	550	-	32	582	146	728	-	16
		F	566	-	29	595	149	744	-	15
	38-48/F	A	562	-	29	591	148	739	-	16
		B	768	-	47	815	205	1,020	-	18
		C	554	-	38	592	149	741	-	15
		D	554	-	38	592	149	741	-	15
		E	551	-	32	583	146	729	-	16
		F	562	-	29	591	148	739	-	16
49-50/F	A	1,336	-	47	1,383	347	1,730	-	37	
	B	554	-	38	592	149	741	-	15	
	C	554	-	38	592	149	741	-	15	
	D	551	-	32	583	146	729	-	16	
	E	562	-	29	591	148	739	-	16	

*Gross Floor Area and Saleable Area do not include AC Platform area; 建築面積及實用面積不包括冷氣機平台面積
 Note: Above figures are presented in square feet. 註: 以上呎吋以平方呎計算

- Residential flats start from 5/F, and there are no designation of 14/F, 24/F, 34/F and 44/F. Refuge floors are on 25/F;
- Saleable Area includes areas of balcony but does not include Other Areas or area of a/c platform;
- Unit Covered Area includes the Saleable Area and areas of bay window;
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit;
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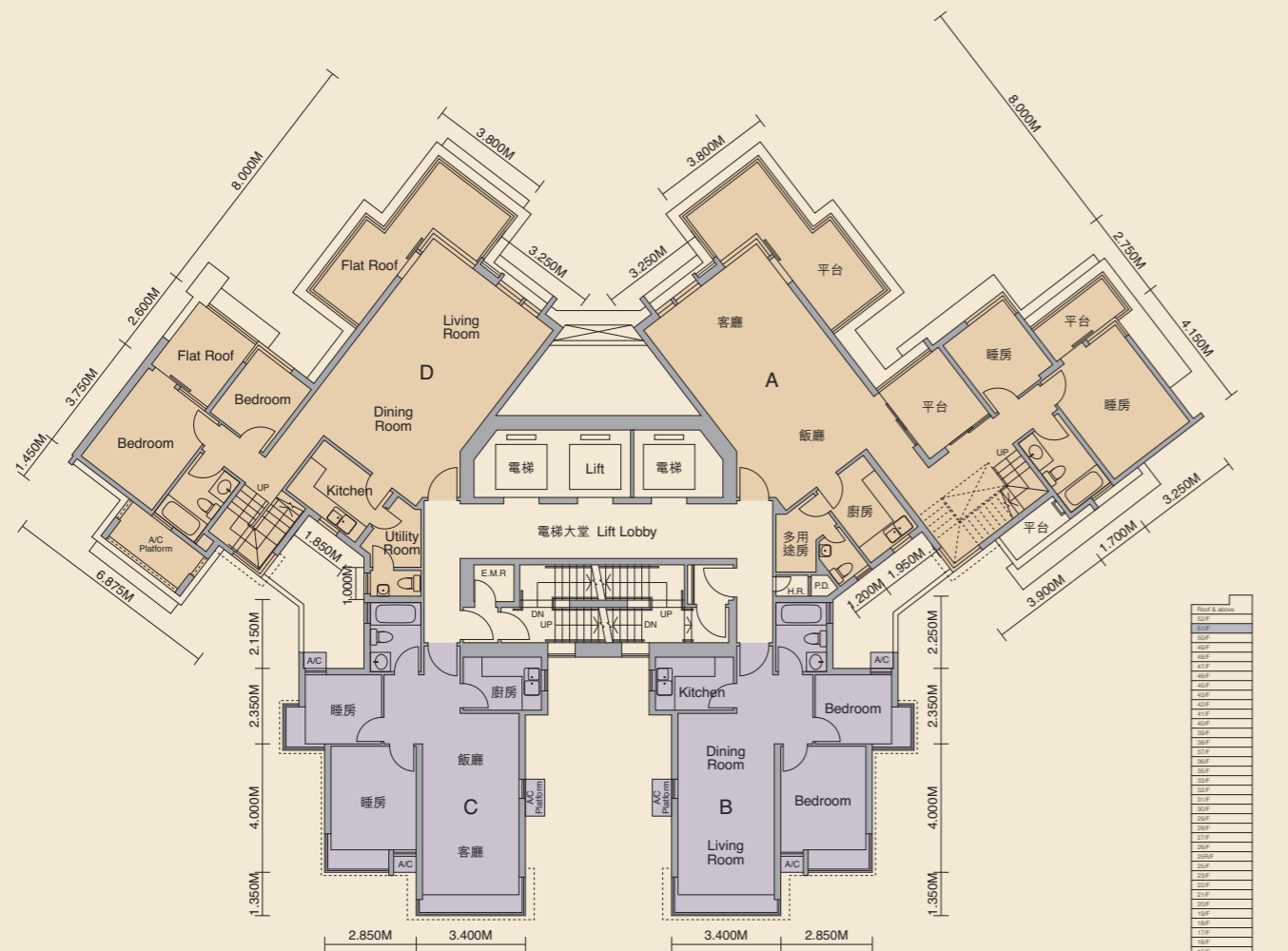


Tsim Sha Tsui 尖沙咀
 Hoi Fai Road 海輝道

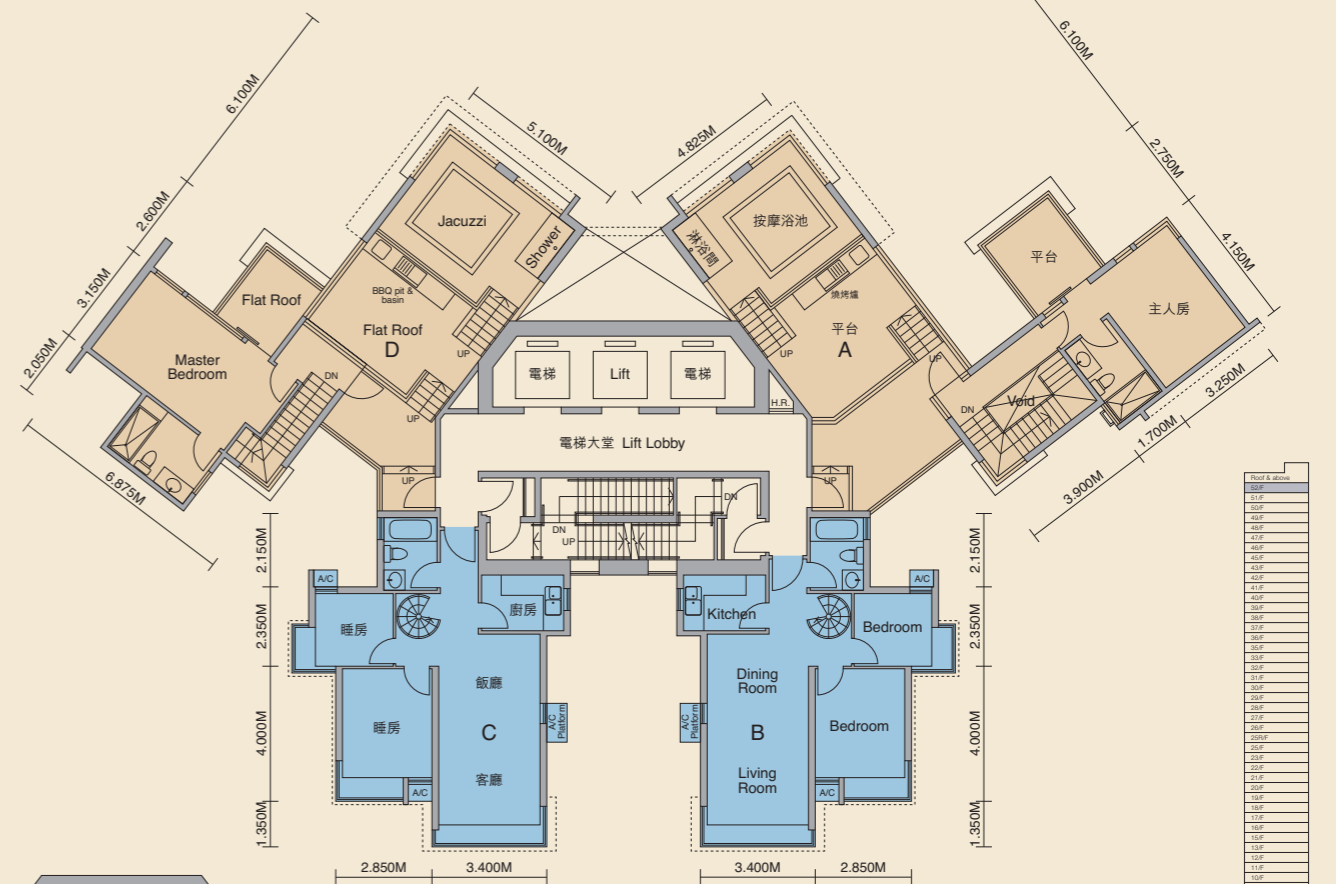
- 住宅由5樓開始，不設14、24、34及44樓，避火層設於25R樓
- 實用面積包括露台面積，但不包括其他面積或冷氣機平台面積
- 單位有蓋面積包括實用面積及露台面積
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積
- 單位之分攤公共面積等於建築面積減去實用面積
- 由於大廈建築結構高低樓層厚度不同，高層單位之室內面積一般較低層之同類單位稍大
- 詳細之訂正圖則以政府部門最後批准之圖則為準
- 露台乃政府批准之環保設施，為不可圍封之地方。有關豁免之露台面積，請參閱「物業管理」內之附表
- 本物業已落成，所有單位、建築材料及設備均以現狀發售予買家，本售樓書內之資料(包括但不限於所有圖則、單位平面圖、規劃圖、裝修及剖面圖及建築材料及設備說明)只供參考



49/F to 50/F



51/F



52/F

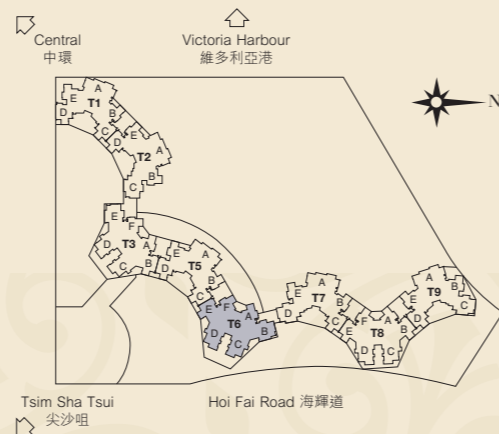
- 2-Bedroom unit 兩房單位
- Penthouse unit 頂層連天台單位
- Duplex unit with flat roof and Jacuzzi 複式大宅連天台及按摩浴池

AREA SCHEDULE OF TOWER 6 第6座面積表 [Area: Sq. ft. 單位面積: 平方呎]

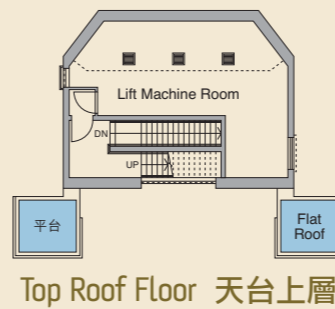
TOWER 座數	FLOOR 層數	FLAT 單位	SALEABLE AREA (incl. Balcony) 實用面積 (包括露台)	PLUS 另		UNIT COVERED AREA 單位有蓋面積	APPORTIONED SHARE OF COMMON AREA 單位所分攤的 公用地方面積	GROSS FLOOR AREA 建築面積	ROOF 天台	A/C PLATFORM 冷氣機 平台
				BAY WINDOW 窗台	BALCONY 露台					
6	51-52/F	A	1,344	-	-	1,344	338	1,682	1,105	-
	Duplex Unit	D	1,220	-	-	307	1,527	970	48	
	51/F	B	552	-	38	590	148	738	-	15
	Typical Unit	C	552	-	38	590	148	738	-	15
52/F	B	556	-	38	594	149	743	430	15	
Penthouse Unit	C	569	-	38	607	153	760	430	15	

*Gross Floor Area and Saleable Area do not include AC Platform area; 建築面積及實用面積不包括冷氣機平台面積
Note: Above figures are presented in square feet. 註: 以上呎吋以平方呎計算

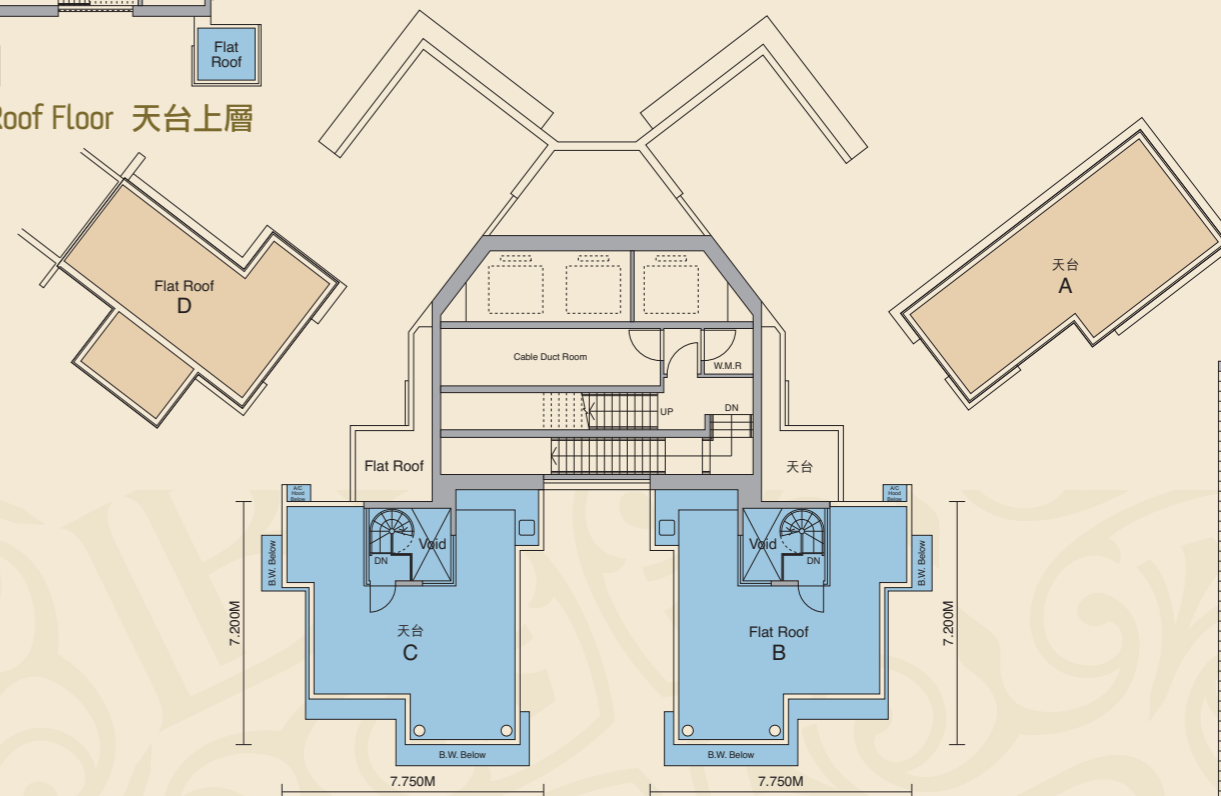
- Residential flats start from 5/F, and there are no designation of 14/F, 24/F, 34/F and 44/F. Refuge floors are on 25R;
- Saleable Area includes areas of balcony but does not include Other Areas or area of a/c platform;
- Unit Covered Area includes the Saleable Area and areas of bay window;
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit;
- Apportioned Common Area is Gross Floor Area minus Saleable Area;
- The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels;
- All plans are subject to the final plans approved by the Buildings Department and Lands Department;
- Balconies are classified as green features and shall not be enclosed. Schedule of exempted balconies area are listed in "Property Management" section
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Tsim Sha Tsui 尖沙咀
Hoi Fai Road 海輝道



Top Roof Floor 天台上層



Roof Floor 天台

- 住宅由5樓開始，不設14、24、34及44樓，避火層設於25R樓
- 實用面積包括露台面積，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面積
- 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
- 單位之分攤公共面積等於建築面積減去實用面積
- 由於大廈建築結構高低樓層厚度不同，高層單位之室內面積一般較低層之同款單位稍大
- 詳細之訂正圖則以政府部門最後批准之圖則為準
- 露台乃政府批准之環保設施，為不可圍封之地方。有關豁免之露台面積，請參閱「物業管理」內之附表
- 本物業已落成，所有單位、建築材料及設備均以現狀發售予買家，本售樓書內之資料(包括但不限於所有圖則、單位平面圖、規劃圖、裝修及剖面圖及建築材料及設備說明)只供參考



- 2-Bedroom unit 兩房單位
- 3-Bedroom master ensuite & utility room unit 三房主人套房加多用途房單位
- 5-Bedroom master ensuite & utility room unit 五房主人套房加多用途房單位

AREA SCHEDULE OF TOWER 7 第7座面積表 (Area: Sq. ft. 單位面積: 平方呎)

TOWER 座數	FLOOR 層數	FLAT 單位	SALEABLE AREA (incl. Balcony) 實用面積 (包括露台)	PLUS 另	UNIT COVERED AREA 單位有蓋面積	APPORTIONED SHARE OF COMMON AREA 單位所分攤的公用地方面積	GROSS FLOOR AREA 建築面積	ROOF 天台	A/C PLATFORM 冷氣機平台	
7	5-20/F	A	841	-	52	893	224	1,117	-	18
		B	563	-	31	594	149	743	-	16
		C	569	-	32	601	151	752	-	16
		D	805	-	47	852	214	1,066	-	18
		E	568	-	31	599	151	750	-	16
	21-37/F	A	863	22	32	895	225	1,120	-	18
		B	562	-	31	593	149	742	-	16
		C	569	-	32	601	151	752	-	16
		D	827	22	35	862	217	1,079	-	18
		E	567	-	31	598	150	748	-	16
	38-48/F	A	862	22	32	894	225	1,119	-	18
		B	560	-	31	591	148	739	-	17
C		570	-	32	602	151	753	-	16	
D		829	22	35	864	217	1,081	-	18	
E		562	-	31	593	149	742	-	17	
49-50/F	A	862	22	32	894	225	1,119	-	18	
	B	560	-	31	591	148	739	-	17	
	C	570	-	32	602	151	753	-	16	
	D	1,377	22	35	1,412	355	1,767	-	43	

*Gross Floor Area and Saleable Area do not include AC Platform area; 建築面積及實用面積不包括冷氣機平台面積
 Note: Above figures are presented in square feet. 註: 以上呎吋以平方呎計算

- Residential flats start from 5/F, and there are no designation of 14/F, 24/F, 34/F and 44/F. Refuge floors are on 25R;
- Saleable Area includes areas of balcony but does not include Other Areas or area of a/c platform;
- Unit Covered Area includes the Saleable Area and areas of bay window;
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- Apportioned Common Area is Gross Floor Area minus Saleable Area;
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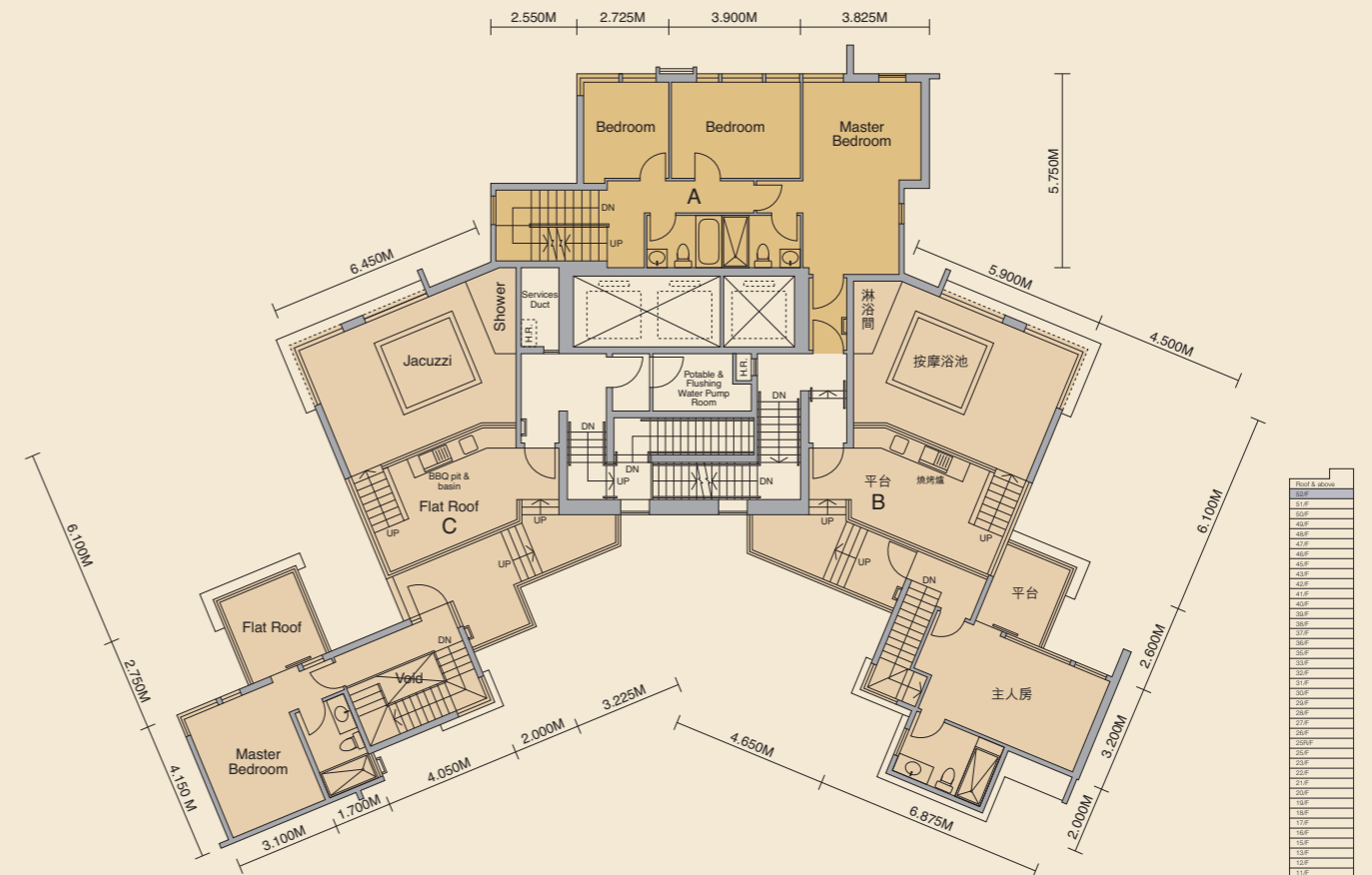


- 住宅由5樓開始，不設14、24、34及44樓，避火層設於25R樓
- 實用面積包括露台面積，但不包括其他面積或冷氣機平台面積
- 單位有蓋面積包括實用面積及窗台面積
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積
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51/F Lower Duplex 下層複式



52/F Upper Duplex 上層複式

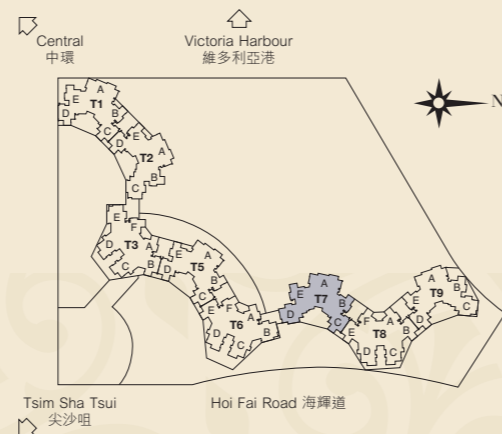
Duplex unit with flat roof and Jacuzzi
複式大宅連天台及按摩浴池

AREA SCHEDULE OF TOWER 7 第7座面積表 (Area: Sq. ft. 單位面積: 平方米)

TOWER 座數	FLOOR 層數	FLAT 單位	SALEABLE AREA (incl. Balcony) 實用面積 (包括露台)		PLUS 另		UNIT COVERED AREA 單位所分攤的 公用地方面積	APPORTIONED SHARE OF COMMON AREA 單位所分攤的 公用地方面積	GROSS FLOOR AREA 建築面積	ROOF 天台	A/C PLATFORM 冷氣機 平台
			BAY WINDOW 窗台	BALCONY (露台)	BAY WINDOW 窗台	BALCONY (露台)					
7	51-52/F Duplex Unit	A	1,464	-	-	-	1,464	368	1,832	857	-
		B	1,215	-	-	-	1,215	305	1,520	1,083	48
		C	1,347	-	-	-	1,347	338	1,685	1,202	-

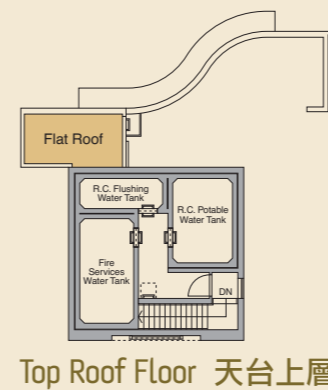
*Gross Floor Area and Saleable Area do not include AC Platform area; 建築面積及實用面積不包括冷氣機平台面積
Note: Above figures are presented in square feet. 註: 以上呎吋以平方米計算

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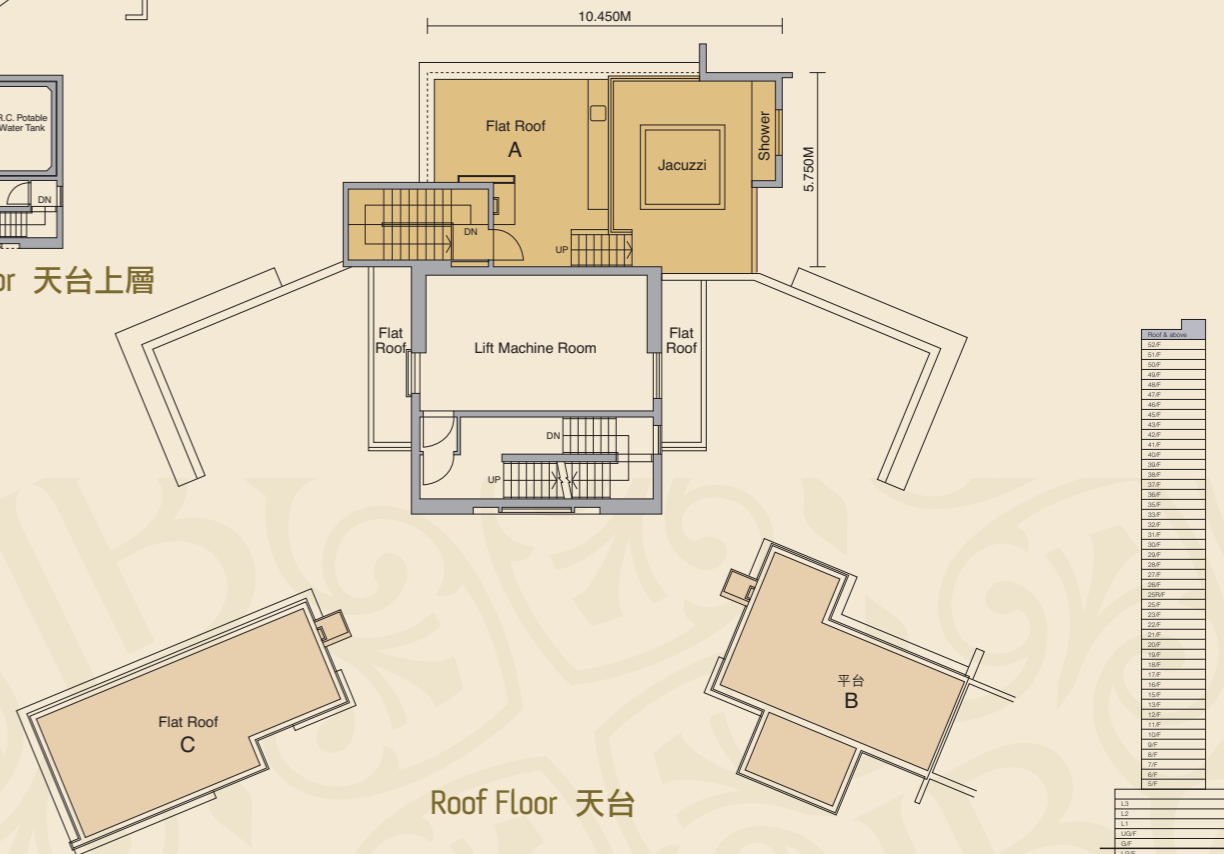


Tsim Sha Tsui 尖沙咀
Hoi Fai Road 海輝道

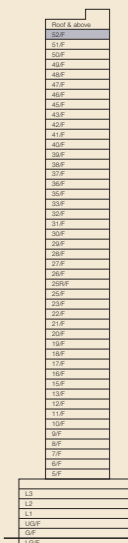
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- 實用面積包括露台面積，但不包括其他面積或冷氣機平台面積
- 單位有蓋面積包括實用面積及窗台面積
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積
- 單位之分攤公共面積等於建築面積減去實用面積
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- 詳細之訂正圖則以政府部門最後批准之圖則為準
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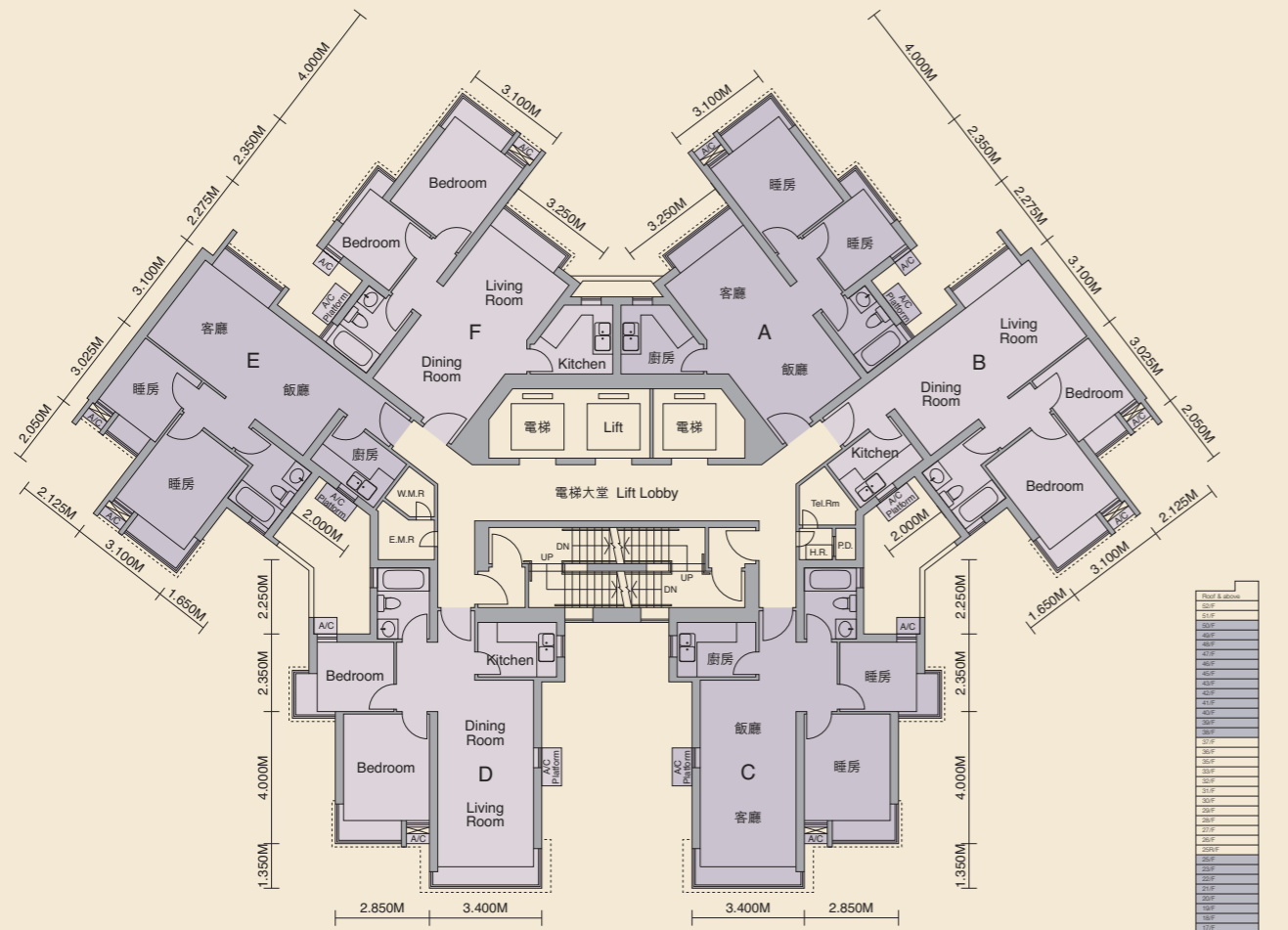


Top Roof Floor 天台上層

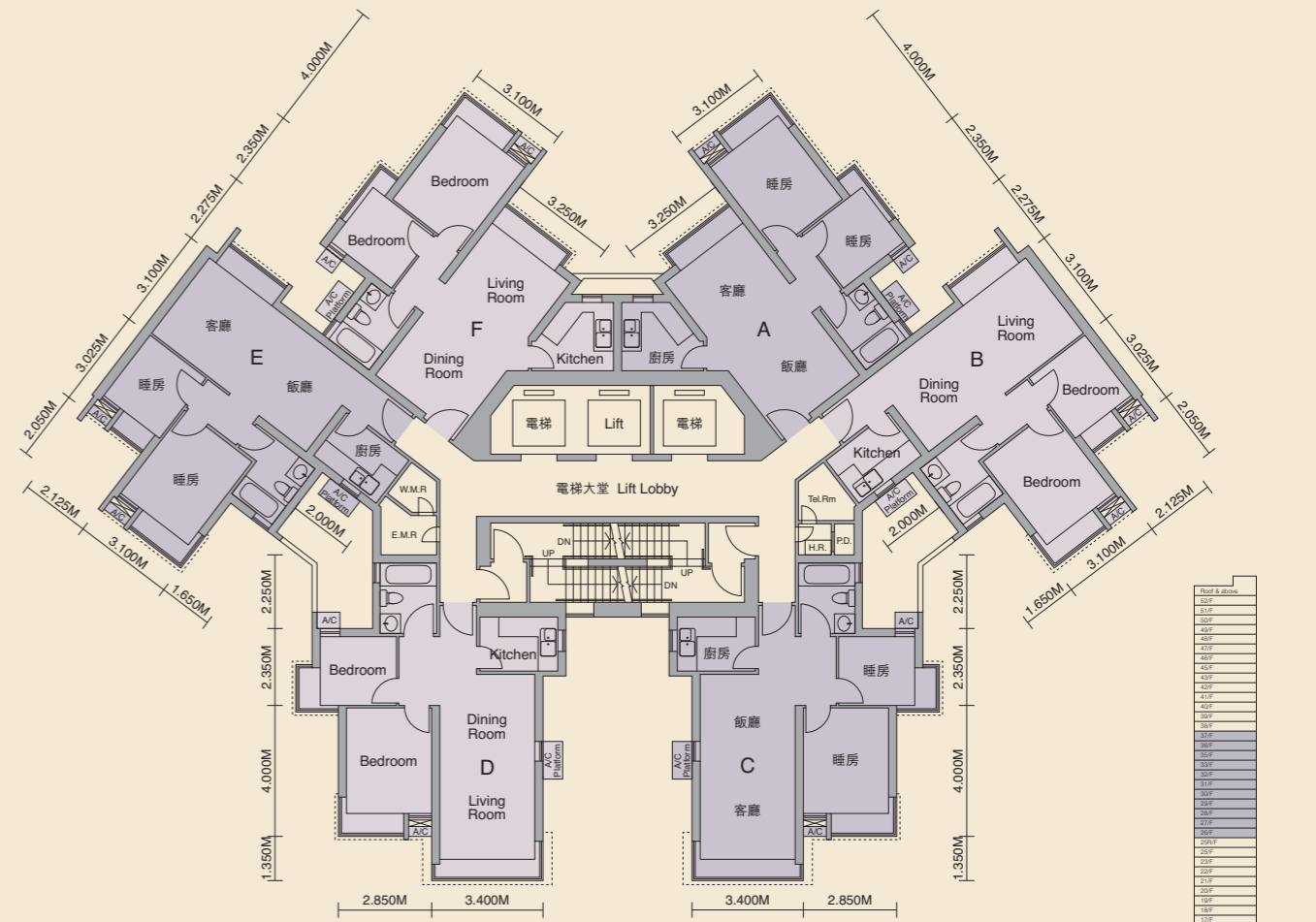


Roof Floor 天台





5/F to 25/F & 38/F to 50/F



26/F to 37/F

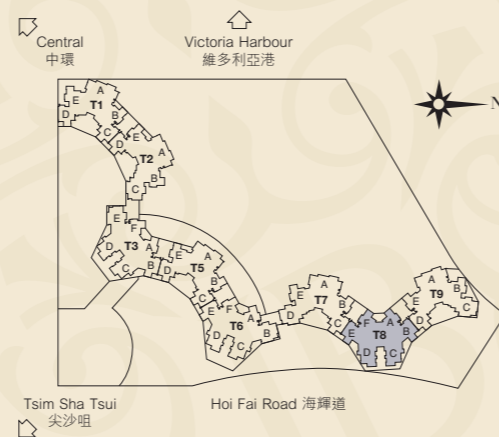
2-Bedroom unit 兩房單位

AREA SCHEDULE OF TOWER 8 第8座面積表 (Area: Sq. ft. 單位面積: 平方呎)

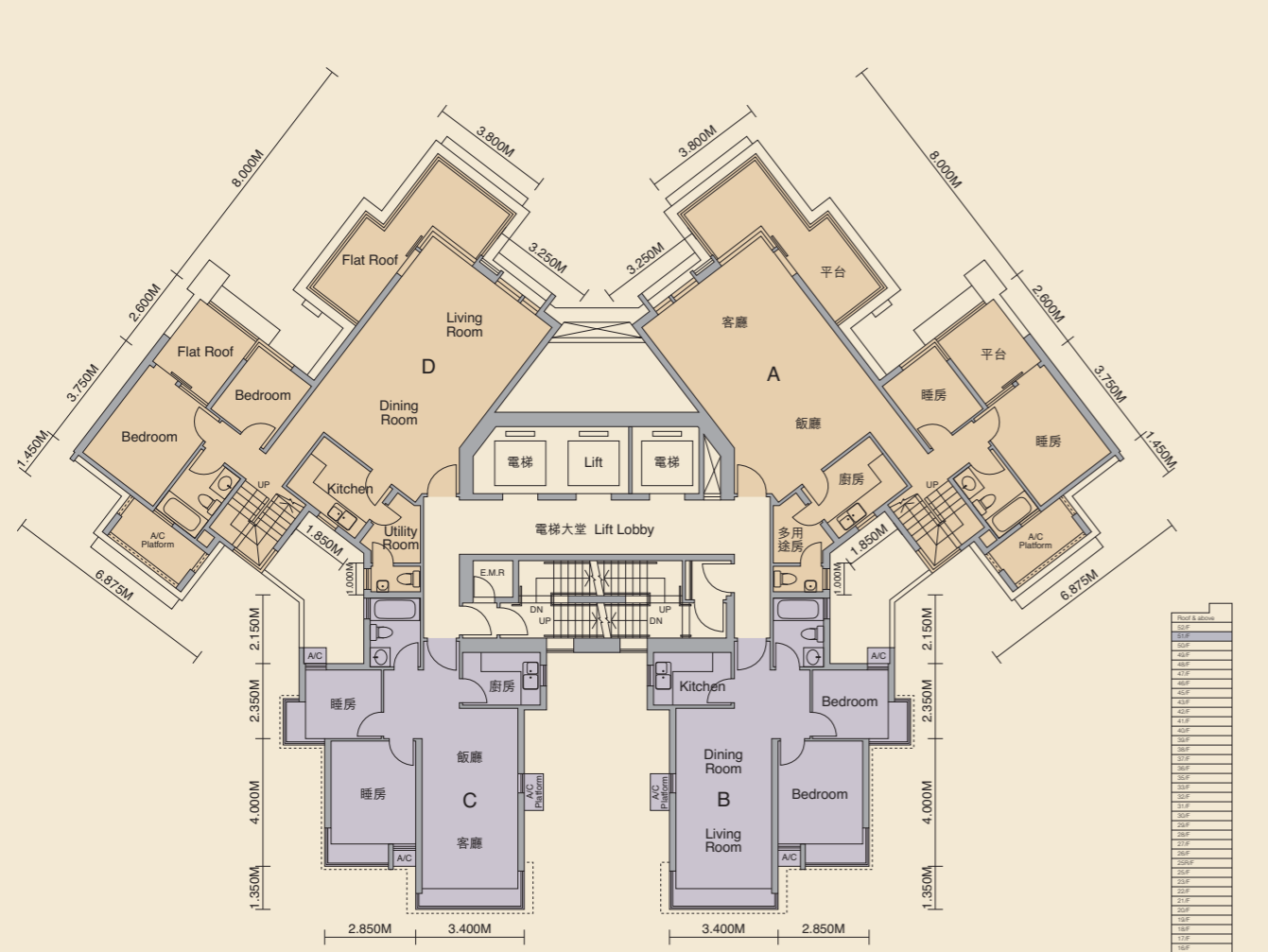
TOWER 座數	FLOOR 層數	FLAT 單位	SALEABLE AREA (incl. Balcony) 實用面積 (包括露台)	PLUS 另	UNIT COVERED AREA 單位有蓋面積	APPORTIONED SHARE OF COMMON AREA 單位所分攤的公用地方面積	GROSS FLOOR AREA 建築面積	ROOF 天台	A/C PLATFORM 冷氣機平台
8	5-25/F	A	566	29	595	149	744	-	15
		B	550	32	582	146	728	-	16
		C	559	38	597	150	747	-	15
		D	559	38	597	150	747	-	15
		E	550	32	582	146	728	-	16
		F	566	29	595	149	744	-	15
	26-37/F	A	566	29	595	149	744	-	15
		B	550	32	582	146	728	-	16
		C	555	38	593	149	742	-	15
		D	555	38	593	149	742	-	15
		E	550	32	582	146	728	-	16
		F	566	29	595	149	744	-	15
	38-50/F	A	562	29	591	148	739	-	16
		B	551	32	583	146	729	-	16
		C	554	38	592	149	741	-	15
		D	554	38	592	149	741	-	15
		E	551	32	583	146	729	-	16
		F	562	29	591	148	739	-	16

*Gross Floor Area and Saleable Area do not include AC Platform area; 建築面積及實用面積不包括冷氣機平台面積

Note: Above figures are presented in square feet. 註: 以上呎吋以平方呎計算



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51/F



52/F

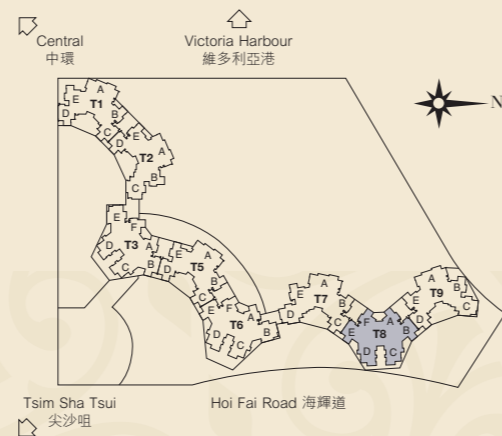
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- Penthouse unit 頂層連天台單位
- Duplex unit with flat roof and Jacuzzi 複式大宅連天台及按摩浴池

AREA SCHEDULE OF TOWER 8 第8座面積表 [Area: Sq. ft. 單位面積: 平方呎]

TOWER 座數	FLOOR 層數	FLAT 單位	SALEABLE AREA (incl. Balcony) 實用面積 (包括露台)		PLUS 另 BAY WINDOW 窗台	UNIT COVERED AREA 單位有蓋面積	APPORTIONED SHARE OF COMMON AREA 單位所分攤的 公用地方面積	GROSS FLOOR AREA 建築面積	ROOF 天台	A/C PLATFORM 冷氣機 平台
			1,220	-						
8	51-52/F	Duplex Unit	1,220	-	-	1,220	307	1,527	970	48
	51/F	B	552	-	38	590	148	738	-	15
		Typical Unit	552	-	38	590	148	738	-	15
	52/F	B	556	-	38	594	149	743	430	15
		Penthouse Unit	569	-	38	607	153	760	430	15

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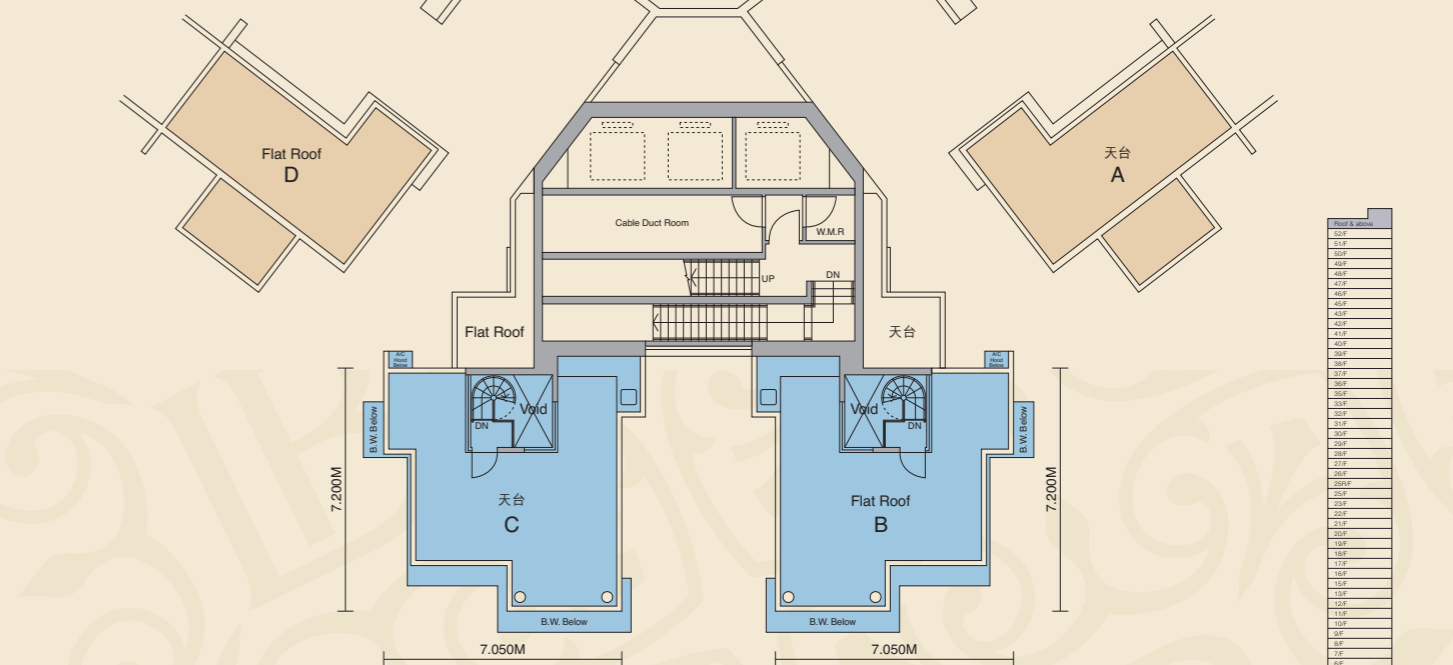
- Residential flats start from 5/F, and there are no designation of 14/F, 24/F, 34/F and 44/F. Refuge floors are on 25/R;
- Saleable Area includes areas of balcony but does not include Other Areas or area of a/c platform;
- Unit Covered Area includes the Saleable Area and areas of bay window;
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit;
- Apportioned Common Area is Gross Floor Area minus Saleable Area;
- The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels;
- All plans are subject to the final plans approved by the Buildings Department and Lands Department;
- Balconies are classified as green features and shall not be enclosed. Schedule of exempted balconies area are listed in "Property Management" section
- As the development has been completed, the units and the fittings and finishes therein will be sold to the purchasers as they stand, and hence purchasers should not rely on the information (including but not limited to the plans, floor plans, layout plans, decoration and section plans, and fitting and finishes schedule) contained in this Sales Brochure which are provided for reference only.



Tsim Sha Tsui 尖沙咀
Hoi Fai Road 海輝道

- 住宅由5樓開始，不設14、24、34及44樓，避火層設於25/R樓
- 實用面積包括露台面積，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面積
- 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
- 單位之分攤公共面積等於建築面積減去實用面積
- 由於大廈建築結構高低樓層厚度不同，高層單位之室內面積一般較低層之同款單位稍大
- 詳細之訂正圖則以政府部門最後批准之圖則為準
- 露台乃政府批准之環保設施，為不可圍封之地方。有關豁免之露台面積，請參閱「物業管理」內之附表
- 本物業已落成，所有單位、建築材料及設備均以現狀發售予買家，本售樓書內之資料(包括但不限於所有圖則、單位平面圖、規劃圖、裝修及剖面圖及建築材料及設備說明)只供參考

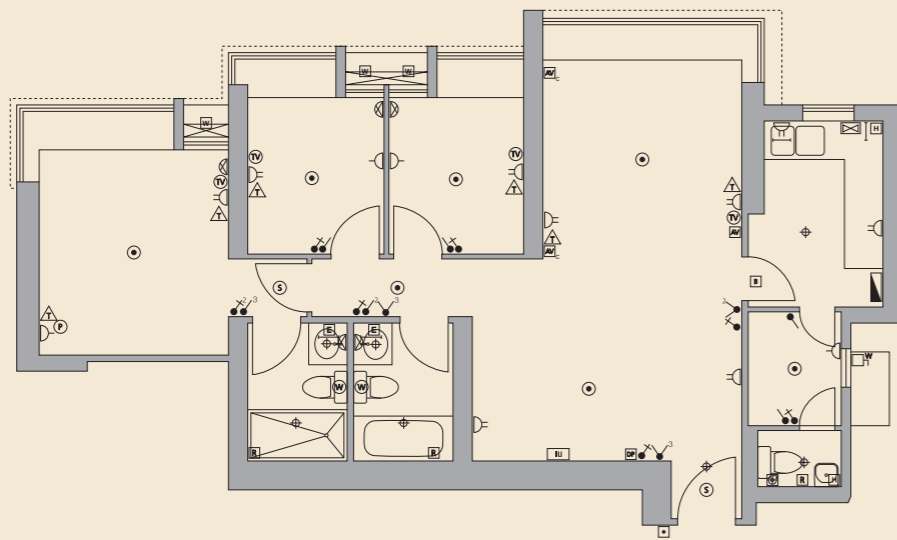
Top Roof Floor 天台上層



Roof Floor 天台

MECHANICAL & Electrical Plans

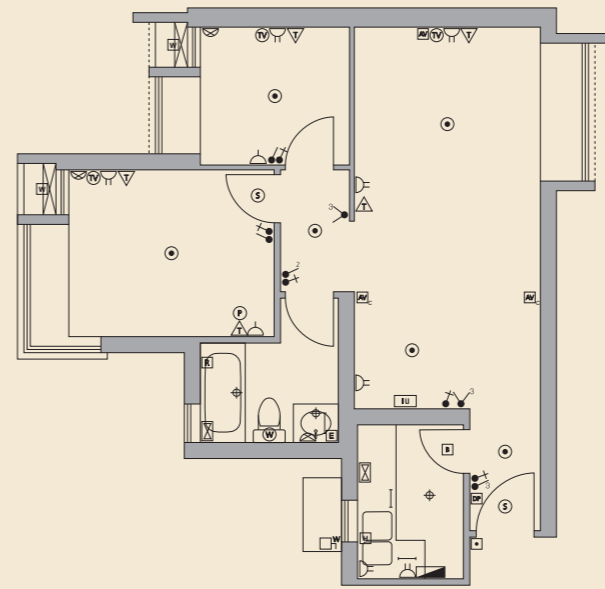
機電裝置圖 & Electrical Plans



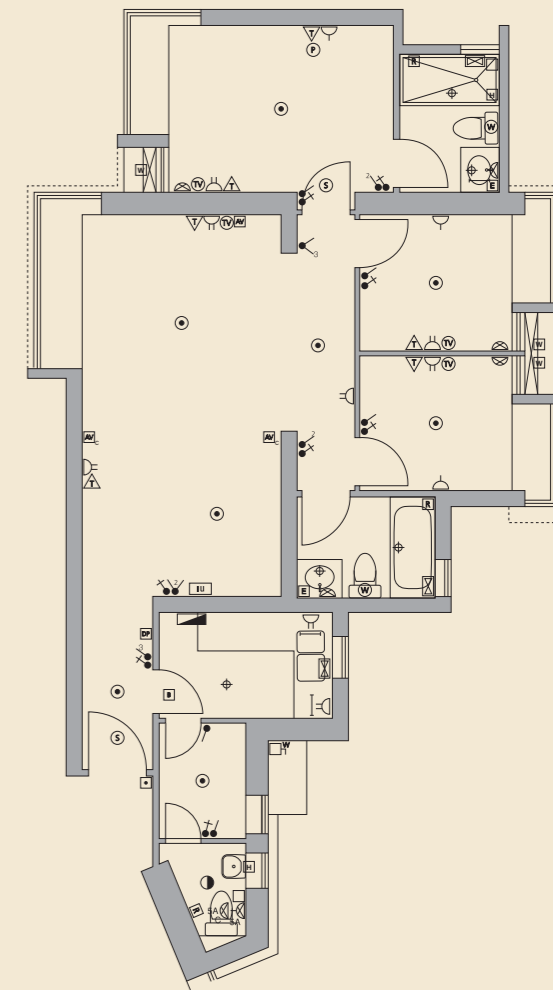
Tower 1 Flat A



Tower 1 Flat E



Tower 6 Flat E



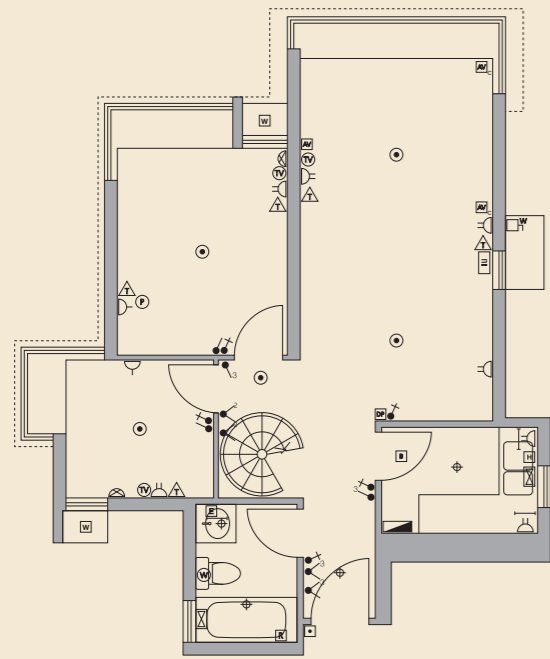
Tower 9 Flat C

Legend 符號說明

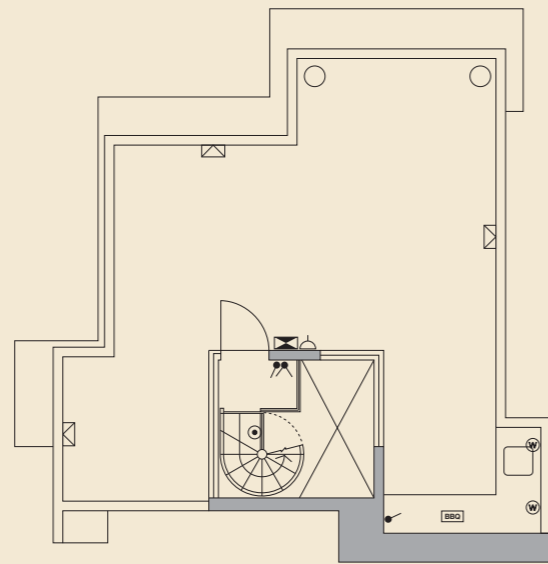
<ul style="list-style-type: none"> ● 1 Gang 1 Way Lighting Switch 一位一路燈掣 ✕ 1 Gang Double Pole Switch with Pilot Lamp 冷氣/抽氣扇開關 ●² 2 Gang 1 Way Lighting Switch 二位一路燈掣 ●³ 3 Gang 1 Way Lighting Switch 三位一路燈掣 	<ul style="list-style-type: none"> ●² 2 Gang 2 Way Lighting Switch 二位二路燈掣 ●³ 3 Gang 2 Way Lighting Switch 三位二路燈掣 ⊕ Downlight 暗藏天花燈 ⊠ Wall-Mounted Exhaust Fan 抽氣扇 ⊠ Duct-Type Exhaust Fan 抽氣扇 	<ul style="list-style-type: none"> ○ Ceiling Light Point 天花燈位 ⊠ Fluorescent Tube Under/Inside Cabinet 光管 ⊙ Wall Light 牆燈 ⊠ Single Switched Socket Outlet 電插座 ⊠ Twin Switched Socket Outlet 雙位電插座 	<ul style="list-style-type: none"> ⊠ Connection Unit for A/C Unit 冷氣機接線蘇 ⊠ VRV Main Control 冷氣機接線總控制 ⊠ Telephone Outlet 電話插座 ⊠ TV Outlet 電視天線插座 ⊠ AV Point 預留影音位 	<ul style="list-style-type: none"> ⊠ Ceiling Mounted AV Point 天花預留影音位 ⊠ Door Bell 門鈴 ⊠ Door Bell Push Button 門鈴按鈕 ⊠ B/W Video Doorphone Handset 黑白視像對講機 ⊠ Panic Alarm Push Button 緊急警報按鈕 	<ul style="list-style-type: none"> ⊠ Self Contained Type Smoke Detector 煙霧感應器 ⊠ Weatherproof Isolator 分體式冷氣機總掣 ⊠ Window Type Air Conditioner 窗口式冷氣機 ⊠ Split Type Air Conditioner 分體式冷氣機 ⊠ Instantaneous Gas Water Heater 煤氣熱水爐 	<ul style="list-style-type: none"> ⊠ Remote Controller for Gas Heater 煤氣熱水爐遙控器 ⊠ MCB Distribution Board 總電箱 ⊠ Roof Light (High Level) 天台燈(高位) ⊠ Roof Light (Low Level) 天台燈(低位)
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詳細之訂正圖則以政府部門最後批准之圖則為標準。
圖則上所列室內機電設備僅供作參考，並以入伙時所
提供為準。

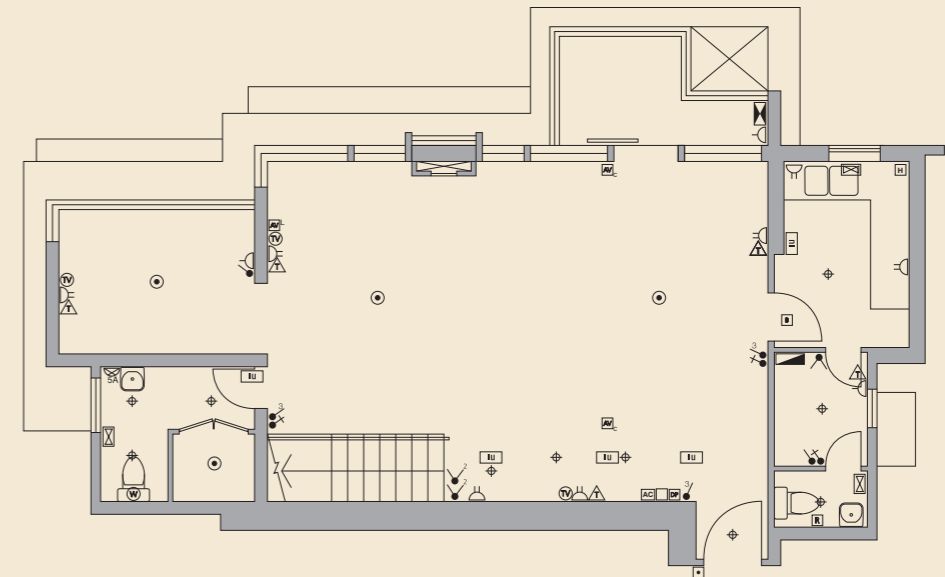
All plans are subject to amended plans to be approved
by the Buildings Department and Lands Department.
All E&M design fittings of the above plans are subject
to final adjustment upon completion.



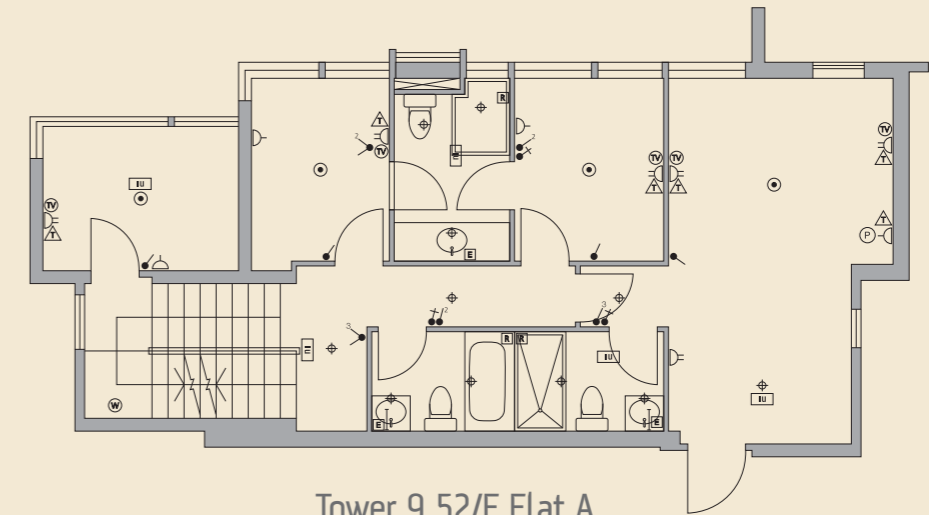
Tower 3 52/F Flat B



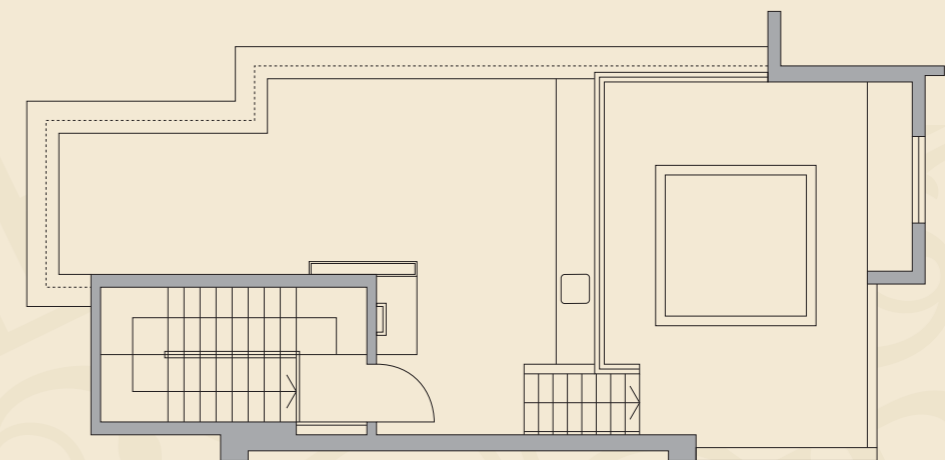
Tower 3 Roof Flat B



Tower 9 51/F Flat A



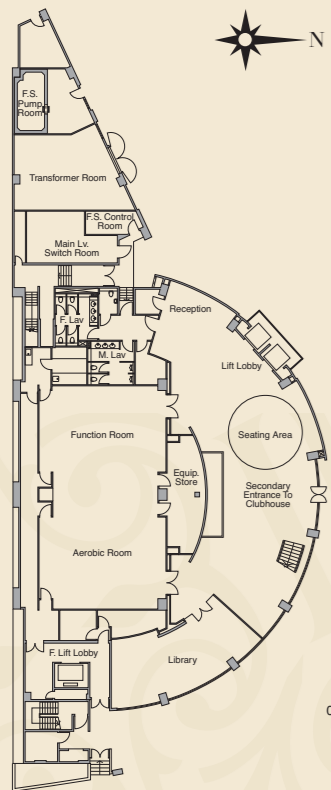
Tower 9 52/F Flat A



Tower 9 Roof Flat A

Ground Floor | 地下

Upper Ground Floor | 上層地下



- Shuttle Lift Lobby 往平台電梯大堂
- Lay-by 上落區
- Car Parking Space 私家車車位
- Commercial Car Parking Space 商業車位
- Loading / Unloading Space 上落貨車位

0M 5M 10M 15M 20M

詳細之訂正圖則以政府部門最後批准之圖則為標準
All plans are subject to amended plans (if any) to be approved by the Buildings Department and Lands Department.

Level 1 Floor | 一樓



- Shuttle Lift Lobby 往平台電梯大堂
- Car Parking Space 私家車車位

0M 5M 10M 15M 20M

詳細之訂正圖則以政府部門最後批准之圖則為標準
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Level 2 Floor | 二樓



- Shuttle Lift Lobby 往平台電梯大堂
- Car Parking Space 私家車車位

0M 5M 10M 15M 20M

詳細之訂正圖則以政府部門最後批准之圖則為標準
All plans are subject to amended plans (if any) to be approved by
the Buildings Department and Lands Department.

Level 3 Floor | 三樓



- Swimming Pool 游泳池
- Shuttle Lift Lobby 往平台電梯大堂

0M 5M 10M 15M 20M

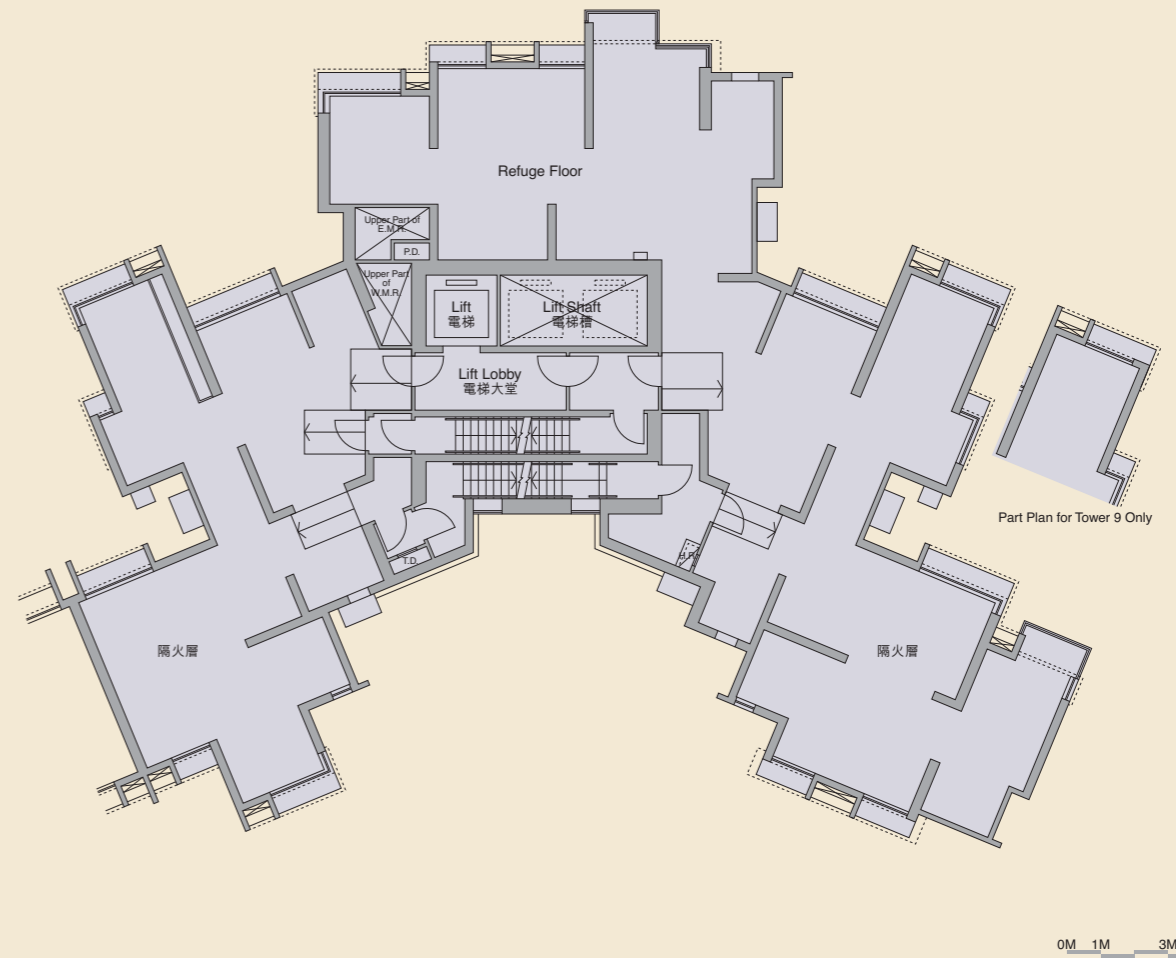
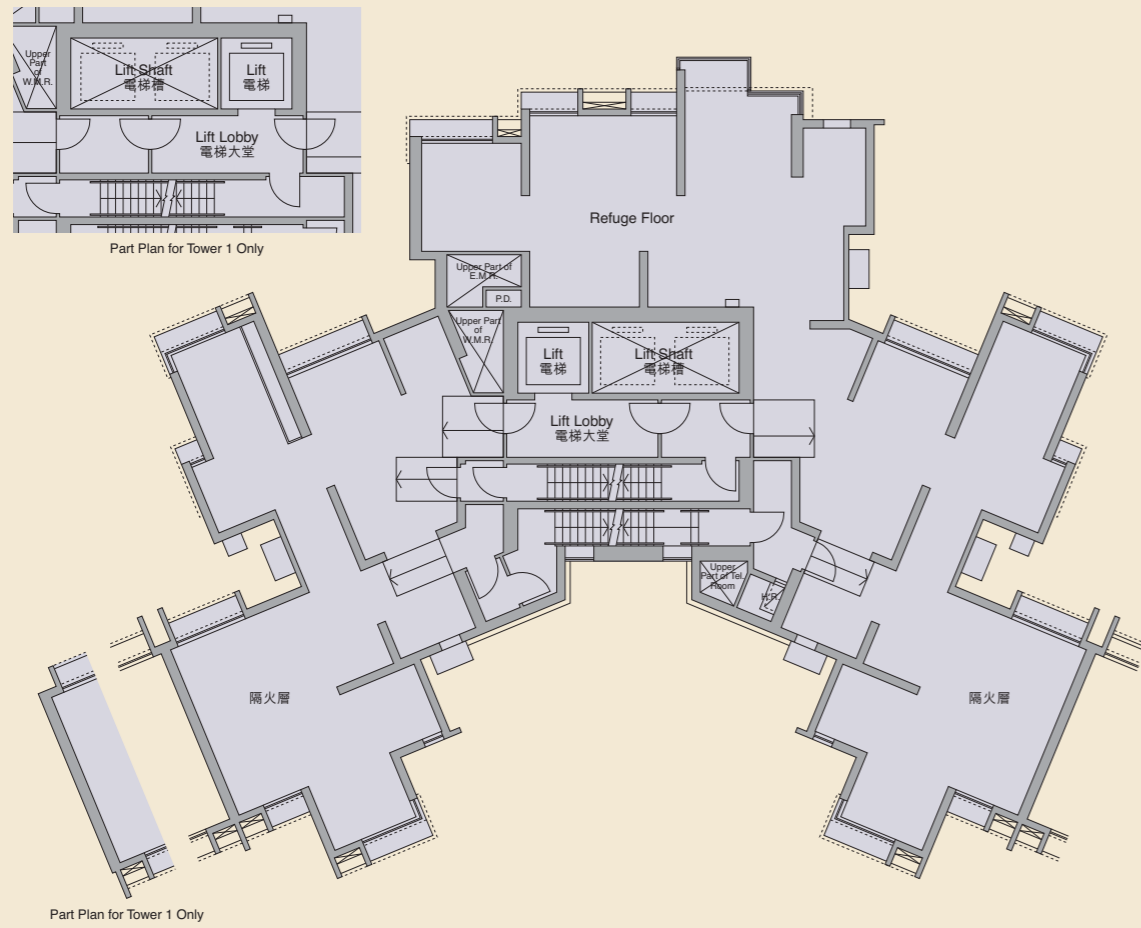
詳細之訂正圖則以政府部門最後批准之圖則為標準
 All plans are subject to amended plans (if any) to be approved by
 the Buildings Department and Lands Department.

REFUGE Floor Plans

隔火層平面圖

Tower 1 & 5 | 第1及5座

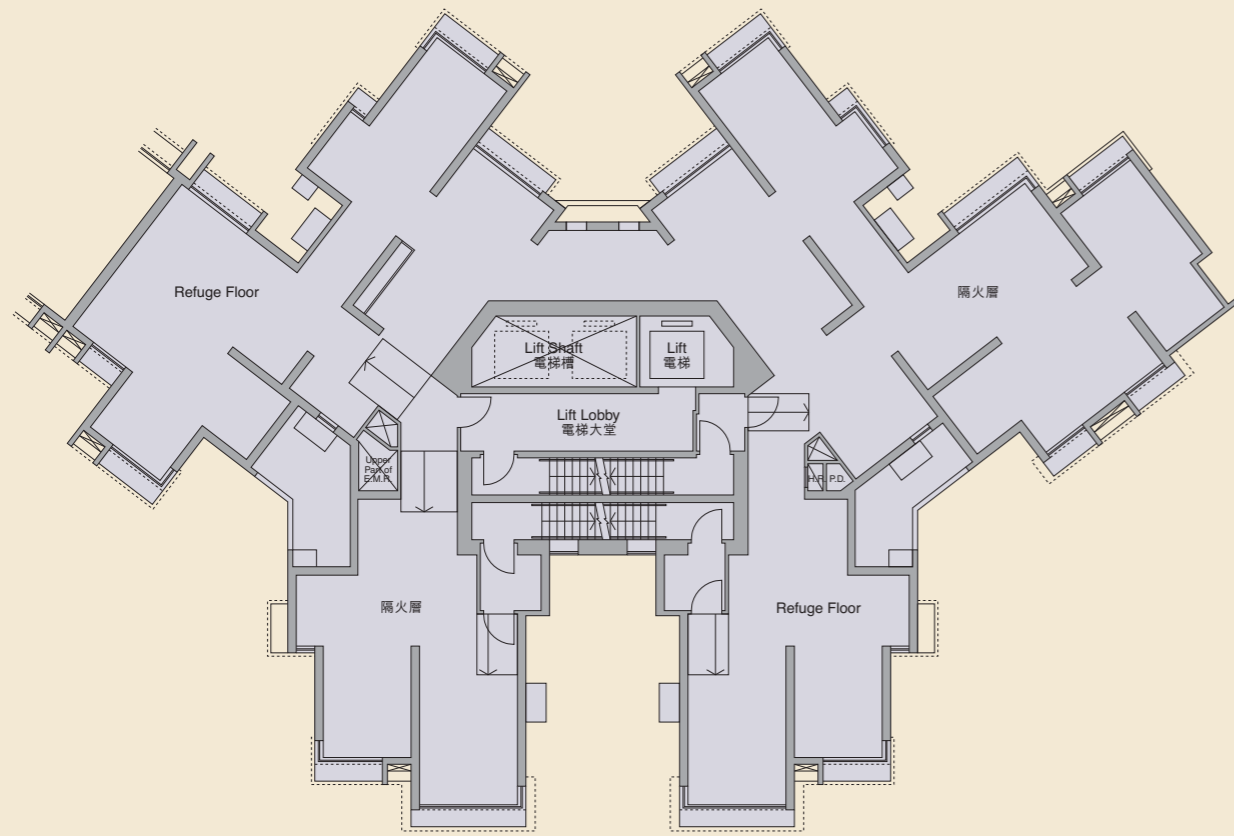
Tower 2 & 9 | 第2及9座



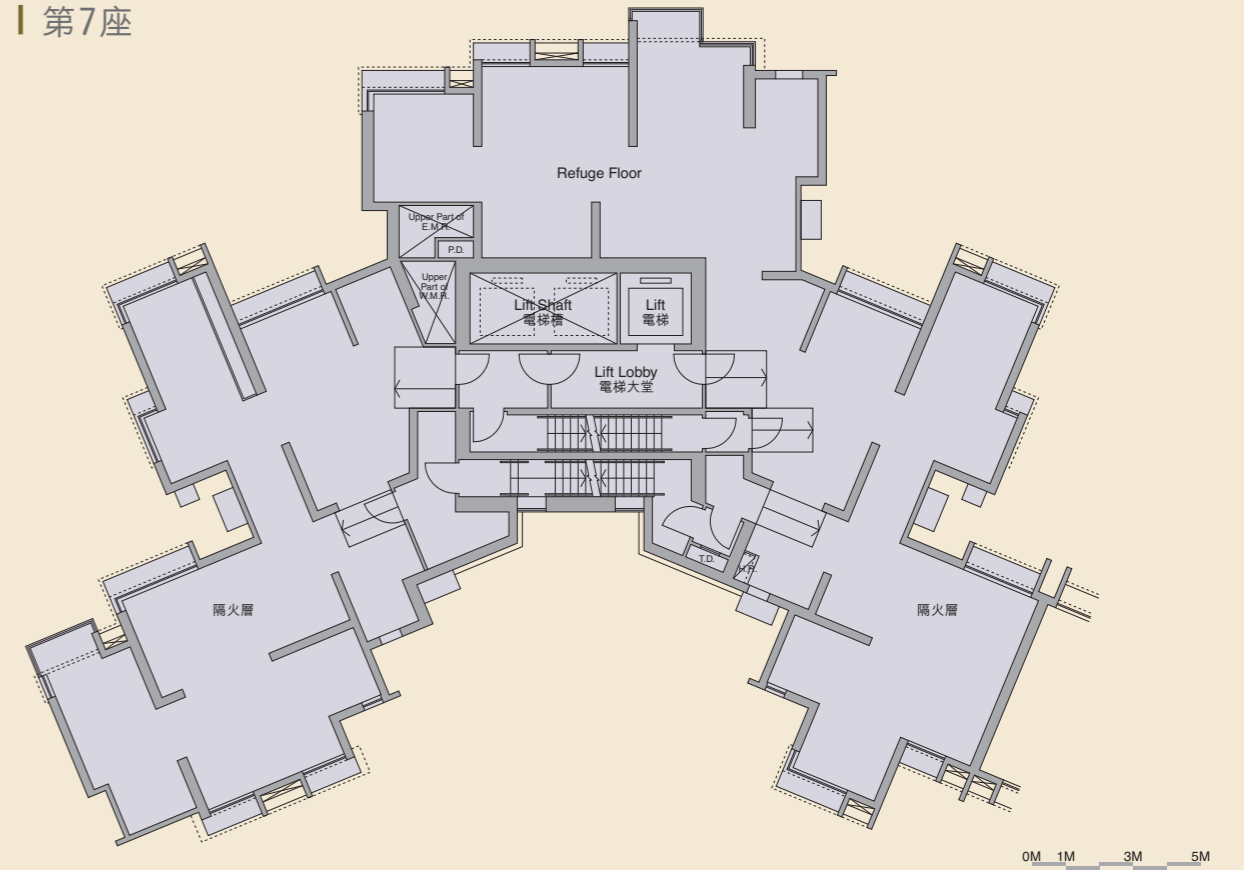
REFUGE Floor Plans

隔火層平面圖

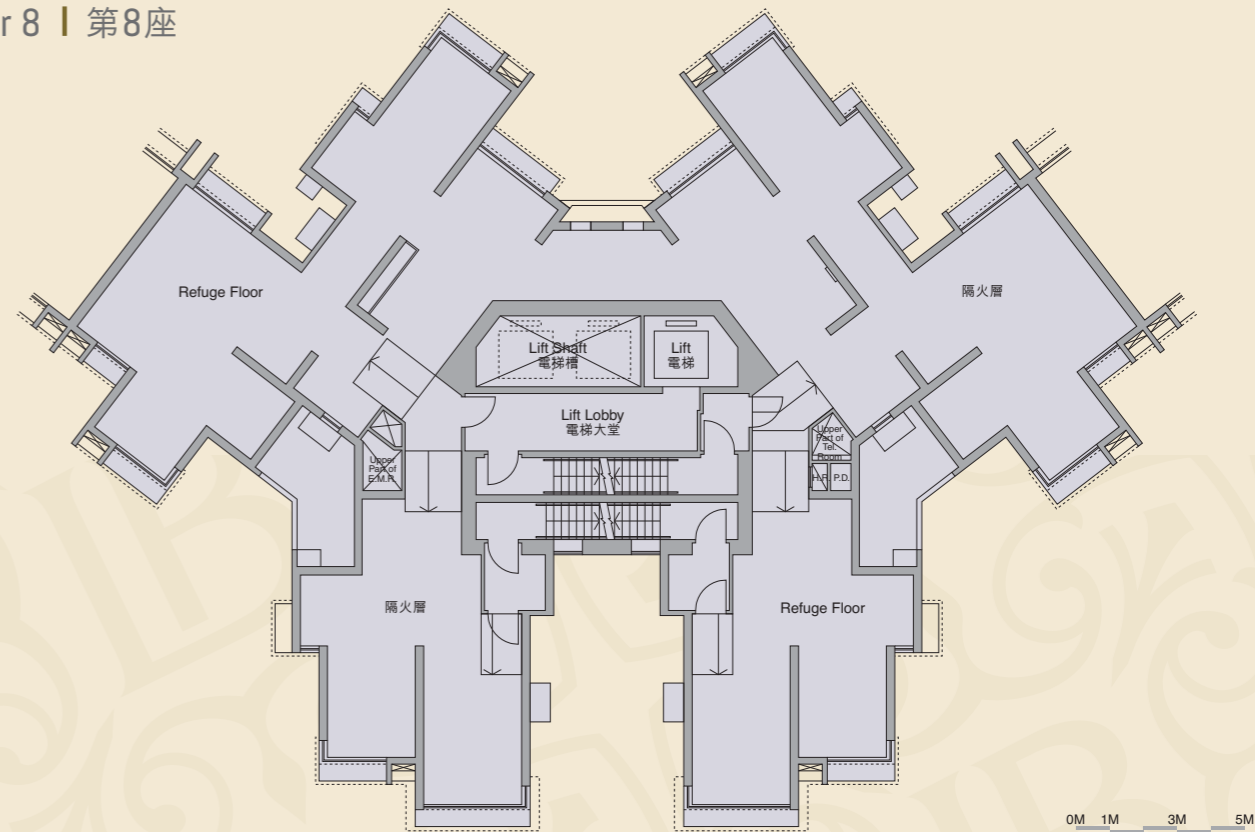
Tower 3 & 6 | 第3及6座



Tower 7 | 第7座



Tower 8 | 第8座



SALIENT POINTS of Deed of Mutual Covenant & Management Agreement

公共契約及管理協議重要條款

SALIENT POINTS OF DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT

1. A Deed of Mutual Covenant and Management Agreement ("DMC") will be entered into in respect of the Development.
2. The DMC provides that the Common Areas and Facilities means the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Car Park Common Areas and Facilities and also all those parts and such of the areas and facilities (if any) of the Development designated as common areas and facilities by the First Owner pursuant to the DMC or by the relevant owners in any Sub-Deed.
3. The Long Beach Management Limited was the first appointed Manager and has undertaken the management of the lot and the Development for an initial term of 2 years after the issuance of the Occupation Permit. According to the DMC, appointment of the manager shall continue thereafter (i) unless and until terminated by the Manager giving not less than 3 months' notice of termination in writing to the Owners Committee (if established) or the owners and by displaying such notice in a prominent place in the Development; or (ii) upon the Owners' Committee giving to the Manager not less than 3 months' notice of termination in writing; or (iii) in the event that the Manager is wound up or has a receiving order made against it.
4. The annual remuneration of the Manager for the performance of its duties shall be 10% of the total annual expenditure (excluding the Manager's remuneration) necessarily, reasonably and properly incurred in the good and efficient management of the lot and the Development.
5. Each owner shall contribute monthly towards the management expenses of the Development (including the Manager's remuneration) in such manner in such amount and in such proportion as shall be fixed by the Manager in the manner provided in the DMC by reference to respective undivided shares.
6. The management expenditure in the annual management budget shall cover all expenditure and expenses to be expended or incurred for the benefit of all owners or required for the proper management and maintenance of the lot, the Development, the Common Areas and Facilities therein, and the Green Area, the Yellow Area, the Yellow Hatched Black Area and such part of the Footbridge Link that is outside the Lot.
7. The owners are responsible for the cost and expense of inspecting, operating, maintaining, repairing, managing and keeping in good condition of, amongst others, the Green Area, the Yellow Area, the Yellow Hatched Black Area, such part of the Footbridge Link that is outside the Lot, the Common Areas and Facilities, slopes and retaining walls (if any), foundation, columns and other structures constructed or to be constructed for the support of the development and the drains nullahs sewers pipes water mains and channels and such other areas whether within or outside the Lot that are required to be maintained under the Government Grant.
8. If any owner shall fail to pay the Manager any amount payable under the DMC within 30 days from the date on which the same falls due, he shall further pay to the Manager (i) interest calculated with monthly rest at the rate of 2% per annum above the prime rate from time to time specified by The Hongkong and Shanghai Banking Corporation Limited; and (ii) a collection charge of not exceeding 10% of the amount due (in addition to legal costs of proceedings as mentioned in the DMC).
9. The following covenants and restrictions, amongst others, are included in the DMC:
 - a) No owner shall make any structural alteration to any part of the Development owned by him;
 - b) No owner shall use or permit or suffer the part of the Development owned by him to be used for any illegal or immoral purpose;
 - c) No owner shall use or permit or suffer any part of the Development owned by him to be used except in accordance with the Government Grant, the DMC, any Sub-Deed (if any) and any Ordinances and Regulations and Governmental requirements from time to time applicable thereto;
 - d) No part of the Common Areas and Facilities shall be obstructed save with the licence of the Manager;
 - e) No owner shall without prior written consent of the Manager or the developer alter the facade or external appearance of the Residential Units;
 - f) No owner shall place, install, exhibit, affix, erect or attach or cause or permit external shades, awnings, fences, metal grilles, partitions or any other structure or thing on or at any part of the external wall or any terrace(s) or flat roof(s) or roof(s) or top roof(s) or upper roof(s) or balcony(ies) of the Residential Units;
 - g) No external placards, posters, signs, signboards, notices, advertisements, flags, banners, poles, cages, shades or other projections or structures whatsoever extending outside the exterior of the residential blocks shall be erected or installed or otherwise affixed to or exhibited on or projected from the residential blocks;
 - h) No owner shall erect or build on or upon any flat roofs, roofs or upper roofs or top roofs or balconies any structures whatsoever either of a permanent or temporary nature;
 - i) No owner shall erect or build on or upon the flat roof(s), roof(s) or upper roof(s) or top roof(s) or balcony(ies) forming part of a Residential Unit, any walls, windows, gates, doors, curtains, external awnings, canopies, partitions, security bars, protection grilles or any other structures so that the said roof(s), roof(s) or upper roof(s) or top roof(s) or balcony(ies) will be enclosed or partitioned either in whole or in part;
 - j) The balconies forming part of the Residential Units shall not be enclosed;
 - k) No owner shall permit or suffer to be erected, affixed or installed any window grille or metal grille in the Residential Units without the prior written consent of the Manager;
 - l) No partitioning shall be erected or installed which does not leave clear access for fire exits;
 - m) No air-conditioning or other units shall be installed through any window or external wall of the residential blocks other than at places designated for such purpose;
 - n) No clothing or laundry shall be hung on any terrace(s) or flat roof(s) or roof(s) or top roof(s) or upper roof(s) or balcony(ies) or outside the Development or any part thereof (other than in the spaces specifically provided therefor) or in the Common Areas and Facilities;
 - o) No owner shall permit the playing of mahjong in any Residential Unit between 11 p.m. and 9 a.m. if any noise so created will be audible from outside the Residential Unit so as to cause disturbance to other owners;
 - p) The recreational facilities shall only be used and enjoyed for recreational purposes by residents and their bona fide guests and visitors;
 - q) The owners of any Residential Units on the fifth floors of the Development shall allow the Manager at all reasonable times upon prior reasonable notice (except in emergency) to enter into their premises and/ or to pass through the same for the purposes of carrying out necessary works of repairing, cleansing, inspecting or maintaining the transfer plates and flat roofs on the fifth floors and any facilities thereon;
 - r) No A/C platform(s) forming part of a Residential Unit or other area designated for installation of air-conditioning plants shall be used for any purpose other than for placing the air-conditioning plants serving the relevant Residential Unit or other area;
 - s) No owner shall keep any dogs, cats, pets, or other animals in his Residential Unit if the same has been the cause of reasonable complaint by at least 2 owners or occupiers of any part of the Development;
 - t) No owner of a Residential Unit without the prior written consent of the Manager shall lock the doors or entrances of or obstruct the access to any flat roof(s) or roof(s) or balcony(ies) of his Residential Unit which shall at all times remain open and unobstructed;
 - u) The owners shall at their own expense clean, repair, maintain, upkeep, improve and manage the Green Area, the Yellow Area, the Yellow Hatched Black Area and such part of the Footbridge Link that is outside the lot;
 - v) The owners of any Residential Units shall allow the Manager at all reasonable times upon prior reasonable notice (except in emergency) to enter into and upon their premises and/ or to pass through the same for the purposes of carrying out necessary works of repairing, cleansing, inspecting or maintaining the architectural features and their supporting columns and walls forming part of the Residential Common Areas and Facilities, whether at, adjacent to or outside their premises;
 - w) Each owner shall on ceasing to be an owner notify the Manager or (in the event where there is no Manager) the Owners' Committee of such cessation and of the name and address of the new owner.
10. Without limiting the generality of the other express powers of the Manager under the DMC, the Manager shall have the following powers:
 - a) To enter into and upon all parts of the lot and the Development at all reasonable times on prior written notice (except in emergency) to erect scaffolding and other equipment for the purpose of effecting necessary repairs;
 - b) To forbid any owner who defaults in payment of any amounts due under the DMC or otherwise fails to observe or perform any of the terms and conditions of the DMC, and his tenants, licensees and visitors, the use of the recreational facilities until such default is rectified;
 - c) To manage, repair, upkeep, maintain and to keep well lighted the Green Area, the Yellow Area, the Yellow Hatched Black Area and the Footbridge Link;
 - d) To remove any dogs, cats or other animals or fowls from the lot and the Development if, in the opinion of the Manager, such animals or fowls are causing a nuisance to other owners or occupiers or if the same has been the cause of reasonable complaint by at least two other owners or occupiers of the Development;
 - e) To procure master insurance for the Development as a whole including those areas which are not the Common Areas and Facilities.

Notes:

1. The above information is for reference only. For full details, please refer to the Government Grant, the Deed of Mutual Covenant, Management Agreement and the Agreement for Sale and Purchase. The developer reserves the right to make modifications and changes to the building design, specifications features, materials, facilities and floor plans without prior notice.
2. A copy of the full script of the Deed of Mutual Covenant and Management Agreement is available upon request and on paying necessary photocopying charges.
3. The Chinese version is for reference only. In case of discrepancy between the English and Chinese version of the contents in this Sales Brochure, the English version shall prevail.

SALIENT POINTS of the Government Grant 政府租契之重要條款

大廈公共契約重要條款

- 發展項目將訂定公共契約及管理協議(「公契」)以規管眾業主權利。
- 「公用地方及設施」指發展項目公用地方及設施、住宅區公用地方及設施、停車場公用地方及設施和第一業主按第8(b)條或有關業主按任何附屬公契指定作為公用地方及設施的發展項目的一切部分、區域及設施(如有)。
- 浪濤灣管理有限公司是指定的第一任管理人，負責該地段及發展項目的管理，任期從發展項目或其中任何部分的第一份入伙紙發出之日起的2年的初期階段，根據公契的規定，管理人的任期將持續至：(i)管理人提前至少3個曆月向業主委員會發出書面辭職通知或尚未按本公契成立業主委員會，則向業主發出或在發展項目的一個顯眼處張貼一份書面辭職通知終止其職務或；(ii)業主委員會提前至少3個曆月向管理人發出解除委任之通知；或(iii)倘若管理人被清盤或收到針對他的接管令。
- 管理人按本公契履行其職責的年度酬金為管理人妥善管理該地段及發展項目所必要、合理及正當支出的年度總開支(不包括管理人酬金)之10%。
- 每位業主須按管理人根據公契規定的方式指定款項、比例每月支付發展項目的管理開支(包括管理人酬金)。
- 年度管理預算的管理開支須涵蓋管理人認為(若沒有明顯錯誤，其決定應是終局性的)為了全體業主的實益或妥善管理與保養該地段及發展項目、公用地方及設施、綠色區域、黃色區域、黃色加黑虛線區域，在該地段外邊的行人天橋連接段部分所開銷或支出的一切開支及費用。
- 業主承擔的開支及費用包括檢驗、操作、保養、管理、保持綠色區域、黃色區域、黃色加黑色虛線，該地段外邊行人天橋連接段之部分、公用地方及設施、斜坡及護土牆(如有)、地基、支柱和為了承托發展項目已建或將建的其他構築物、排水渠、明渠、污水渠、管道、總水喉、渠道和賣地條件規定需要保養該地段之內或之外的其他區域之費用。
- 如果任何業主在到期付款日後30天未能支付本公契規定應付的任何款項，他還須向管理人支付：(a)按香港上海匯豐銀行有限公司不時公佈的最優惠利率加每年2%的費率對欠繳款項徵收從欠繳的任何曆月或其中部分直至付款日之利息；(b)(公契提及的法律程序費用以外的)不超過欠繳款項10%的一筆催收款項。
- 公契亦包括以下條款及限制：
 - 任何業主不得對他擁有的發展項目任何部分作出結構性更改；
 - 任何業主不得使用或准許或容許他人使用他擁有發展項目的部分作任何非法或不道德用途；

- 任何業主使用或准許或容許他人使用他擁有發展項目的任何部分時不得違反賣地條件、本公契、任何附屬公契及任何條例及規定和政府不時發出的有關要求；
- 除本公契另有規定，未經管理人的預先批准，該發展項目的公用地方及設施的任何部分不得被損壞；
- 任何業主不得在發展項目的外牆外面(管理人特別指定作該用途的地方除外)建築；
- 任何業主不得在住宅區或住宅單位的任何露台、平台、天台、屋頂或上層屋頂或陽台之內、周圍或之上或任何外牆安置、安裝、展示、固定、架設、連接或促使或准許他人保留任何外部遮篷、簷篷、圍欄、鐵柵、分隔物或任何其他構築物或東西；
- 不得在住宅區或其中任何部分架設安裝或以其他方式固定或展示或伸展任何外部告示牌、海報、標誌、招牌、通告、廣告、旗幟、橫幅、桅杆、籠子、遮篷或其他突出物或構築物；
- 任何業主不得在住宅單位的平台、天台或陽台架設或建築或容許他人架設或建築任何構築物，不論是臨時或永久性質的；
- 除本公契另有規定，未經管理人的預先書面同意，任何業主不得在住宅單位的平台、天台或陽台架設或建築或容許他人架設或建築任何牆壁、窗戶、大門、窗簾、外簷篷、天篷、分隔物、保安欄、保護柵或任何其他構築物，不論是臨時或永久性質的，以致全部或部分圍封或分隔平台、天台或陽台；
- 住宅單位的陽台不能封閉；
- 未經管理人的預先書面同意，任何業主不得准許或容許他人在住宅單位的窗戶之上或之外架設、固定或安裝任何窗花或鐵柵；
- 不得架設或安裝任何分隔物，以致阻礙走火通道；
- 不得安裝任何空調機或其他裝置穿過住宅區的任何窗戶或外牆(特別指定作為該用途的地方除外)；
- 不得在發展項目或其中任何部分的任何露台、平台、天台、屋頂、上層屋頂或陽台(專門指定該用途的地方除外)或公用地方及設施曬晾衣物或洗滌物；
- 任何業主不得准許他人在任何住宅單位內從晚上11時至翌日9時期間搓麻將，以致住宅單位外面聽到，對發展項目任何其他部分的業主或佔用人造成滋擾；
- 康樂設施只能由該地段的大廈住戶和他們的真正賓客或訪客使用與享用；
- 經合理通知(緊急情況除外)，五樓住宅單位的業主須允許管理人在任何合理時間內帶同或不帶同工人和其他人士進入

他們的房產及/或通過等地方，旨在進行維修、清潔、檢驗或保養五樓的轉乘樓及平台；

- 構成住宅單位一部分的空調機平台或指定作安裝空調機的地方只能用作安放服務有關住宅單位或區域的空調機；
 - 若受到發展項目任何部分至少兩位業主或佔用人的合理投訴，任何業主不得在發展項目任何部分飼養任何狗、貓或其他動物；
 - 未經管理人預先書面同意，任何住宅單位的業主不得鎖住通往他的住宅單位的任何平台或天台或陽台之大門或入口或阻塞其通道，該通道須保持開放及不受阻塞；
 - 業主須自費清潔、維修、保養、保持、改善和管理綠色區域、黃色區域、黃色加黑虛線區域和在該地段外邊的行人天橋連接段的部分；
 - 發展項目住宅單位的業主須允許管理人經合理通知(緊急情況除外)，在任何時間內帶同或不帶同工人和其他人士進入他們的房產及/或通過該等地方，旨在維修、清潔、檢驗或保養構成住宅公用地方及設施的建築裝飾他們的承托物及牆壁，不論是連接他們的房產或在其之處或之外；
 - 任何業主如不再是業主，須立即通知管理人或(倘若沒有管理人)業主委員會上述終止和新業主的姓名及地址。
10. 在不限制公契明示管理人的其他權力下，管理人還有以下權力：
- 經預先書面通知(緊急情況除外)在任何合理時間內進入該地段及發展項目的任何部份，並架設棚架及其他必要的設備，旨在進行必需的維修服務；
 - 禁止欠繳本公契規定應付款項的業主或未能遵守或履行本公契的條款及條件的業主和他的租客、被許可人及訪客使用康樂設施，直至糾正違約行動；
 - 管理、維修、改善、保養及保持綠色區域、黃色區域、黃色加黑虛線區域及行人天橋連接段的照明；
 - 如果管理人認為任何動物或家禽對該地段及發展項目的其他業主或佔用人造成干擾或如果至少有兩位發展項目的其他業主或佔用人合理投訴，騷擾該地段及發展項目的任何狗貓或其他動物或家禽；
 - 為該發展項目(包括非公用地方及設施)投購火險及/或其他保險。

備註：

- 以上所有資料只供參考，詳情請參閱政府租契、公共契約及管理協議及買賣合約條款。發展商保留一切修改及改動建築設計、建材、設備及圖則之權利而毋須作出事先通知；
- 買方可於售樓處免費查閱大廈公共契約，如要索取印本或需繳付費用；
- 售樓書內一切資料只供參考，中、英文版如有歧義，一切以英文版為準。

SALIENT POINTS ON GOVERNMENT GRANT

- The Government Grant in respect of Kowloon Inland Lot No. 11152 ("the lot") is the Agreement and Conditions of Sale registered in the Land Registry as Conditions of Sale No. 12588.
- The Government Grant is for a term of 50 years commencing from 7th December 2000.
- The annual Government Rent for the lot is an amount equal to 3% of the rateable value from time to time of the lot.
- Special Condition (2)(a) provides that the owners shall at their own expense maintain that portion of future public road shown coloured green on the plan annexed to the Conditions of Sale ("the Green Area") together with all structures, services, street furniture, and plant constructed, installed and provided thereon or therein to the satisfaction of the Director of Lands until such time as possession of the Green Area has been re-delivered to the Government. Special Condition (2)(d) provides that the owners shall at all reasonable times while in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic.
- Special Condition 3 provides that the owners shall at their own expense uphold, manage, maintain and repair the areas shown coloured yellow and yellow hatched black on the plan annexed to the Condition of Sales ("the Yellow Area" and "the Yellow Hatched Black Area" respectively) and everything forming a portion thereof or pertaining thereto to the satisfaction of the Director of Lands until such time as possession of the Yellow Area and the Yellow Hatched Black Area have been re-delivered to the Government. The Government shall not be obliged to take back possession of the Yellow Area or the Yellow Hatched Black Area or any part thereof. The owners shall at all times allow free and uninterrupted access over and along the Yellow Area and the Yellow Hatched Black Area or such part thereof for all public pedestrian traffic to and from the Public Landing Steps shown and marked on the plan annexed to the Conditions of Sale.
- Special Condition (5)(a) provides that the lot or any part thereof or any building(s) erected or to be erected thereon shall not be used for any purpose other than for non industrial (excluding hotel, cinema, petrol filling station and godown) purposes.
- Special Condition (11)(b)(ii) provides that the recreational facilities provided within the lot shall only be used by the residents of the building(s) erected or to be erected on the lot and their bona fide visitors and by no other person(s) whatsoever.

- Special Condition (15) requires that the owners shall keep the footbridge link (the "Footbridge Link") (including a lift) erected within the lot for the purpose of linking a proposed footbridge (the "Proposed Footbridge") open 24 hours a day for the public to pass and repass on foot or by wheelchair free of cost and interruption whatsoever, and shall at their own expense keep the said lift in operation 24 hours a day. The public shall have the right of ingress, egress and regress to, from, up and down the Footbridge Link (including the lift) at all times 24 hours a day free of cost for the purposes of passage to or from the Proposed Footbridge. The owners shall throughout the term of the Government Grant at their own expense repair and maintain the Footbridge Link (including the lift), the footbridge supports and connections and any replacemen(s) thereof in a clean, tidy and good condition and repair and in all respects to the satisfaction of the Director of Lands. The Government, however, does not warrant that the Proposed Footbridge will be constructed in the future.
- Special Condition (21) provides that the car parking spaces and motorcycle parking spaces shall not be used for any purpose other than for the parking of licensed motor vehicles or licensed motor cycles (as the case may be) and belonging to the residents of the building(s) erected or to be erected on the lot and their bona fide visitors and invitees, and in particular, the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

- Special Condition (32) requires that the owners shall take all proper and adequate care, skill and precautions at all times to avoid doing any damage to any Government or other existing drain, waterway or watercourse (including water main), footpath, sewer, nullah, pipe, cable, wire, utility service or any other works or installations (collectively the "Works and Services") being or running upon, over, under or adjacent to the lot, the Green Area, the Yellow Area and the Yellow Hatched Black Area (collectively the "Areas") or any part thereof, and the owners shall submit their written proposals for dealing with any of the Works and Services to the Director of Lands for his approval in all respects and shall comply with any requirement of the Director of Lands in respect of the Works and Services and bear the costs of meeting such requirements. The owners shall also at their own expense repair, make good and reinstate to the satisfaction of the Director of Lands any damage or disturbance caused to the surface of the Areas or any part thereof or any of the Works and Services running on, over, under or adjacent to the Areas or any part thereof in any manner arising out of any such construction, maintenance, renewal or repair work.

- Special Condition (42) provides that a free and uninterrupted suitable means of access for the passage of fire services appliances and fire services personnel to any building(s) or structure (s) on the lot shall be provided, maintained and kept free from obstruction at the sole expense of the owners and to the satisfaction of the Director of Fire Services.
- Special Condition (43) provides that the owners shall, at their own expense and to the satisfaction of the Director of Fire Services, provide and maintain in good condition fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment as the Director of Fire Services shall require within the lot and within any building(s) thereon at such point(s) as the Director of Fire Services may require.

Remarks : The above information is for reference only. For full details, please refer to the Government Grant. A copy of the full scripts of the Government Grant is available upon request and on paying necessary photocopying charges.



SALIENT POINTS of the Government Grant 政府租契之重要條款

政府租契之重要條款

1. 九龍內地段第11152號(「該地段」)的政府租契即於土地註冊處註冊為「賣地條款12588號」之賣地協議及條款。
2. 政府租契的批租年期為50年，由2000年12月7日開始生效。
3. 該地段的每年地租為該地段不時評定之應課差餉租值的百分之三(3%)。
4. 特別批地條款第(2)(a)條訂明業主應自費維修賣地條款所夾附圖則中以綠色顯示的將興建公共道路的範圍(「綠色範圍」)，以及於該處建造、安裝及提供的所有結構物、服務裝置、街道傢俬及機器，以致令地政總署滿意，直至綠色範圍交還予政府為止。特別批地條款第(2)(d)條訂明業主佔管綠色範圍期間應盡量時刻讓所有政府及公共車輛和行人交通自由出入及行經綠色範圍。
5. 特別批地條款第(3)條訂明業主應自費保養、管理、維修及修理賣地條款所夾附圖則中以黃色及黃色間黑斜線顯示的範圍(分別稱為「黃色範圍」及「黃色間黑斜線範圍」)，以及所有附屬或從屬於該處的物件，以致令地政總署滿意，直至「黃色範圍」及「黃色間黑斜線範圍」交還予政府為止。政府概無責任收回「黃色範圍」或「黃色間黑斜線範圍」或其任何部份。業主應時刻允許任何行人暢通無阻地自由出入及通行「黃色範圍」及「黃色間黑斜線範圍」或其中任何部份，以便往來賣地條款所夾附圖則中註明及顯示的「公眾梯級」。
6. 特別批地條款第(5)(a)條訂明，該地段或其任何部份或現已或將會建於該處之任何建築物均不得用作非工業用途(不包括酒店、戲院、油站及貨倉)以外的任何其他用途。
7. 特別批地條款第(11)(b)(ii)條訂明於該地段內提供的康樂設施只供現已或將會建於該處的建築物之居民及彼等的真正訪客使用，其他人等均不得使用。
8. 特別批地條款第(15)條規定業主每日24小時開放該地段內的行人天橋連接段(「該行人天橋連接段」)(包括一部電梯)，免費供公眾暢通無阻地步行或乘坐輪椅通往建議興建的行人天橋(「該建議興建行人天橋」)，並自費保持上述電梯每日24小時運作。公眾有權於每日24小時內任何時間免費進出及再進出和上落該行人天橋連接段(包括電梯)，以通往該建議興建行人天橋。業主應於政府租契批租年期間一直自費修理和維修該行人天橋連接段(包括電梯)、行人天橋支承件及連接件和任何相關的更換項件，以保持整潔及功用與狀態良好，以致令地政總署滿意。然而政府並不保證日後必會興建該建議興建行人天橋。

9. 特別批地條款第(21)條訂明車位及電單車車位不可用作停泊屬於現已或將會建於該地段各建築物的居民和彼等真正訪客與來賓的持牌車輛或持牌電單車(視乎情況而定)以外的任何其他用途，其中有關車位特別不可存放、展示或陳列任何車輛作招售或其他目的。
10. 特別批地條款第(32)條訂明業主應時刻採取所有完善及適當保護、技術和預防措施，以防止任何位於「該地段」、「綠色範圍」、「黃色範圍」及「黃色間黑斜線範圍」或其任何部份內、上、下或毗鄰該處(統稱「該等範圍」)的屬於政府或其他單位的現有排水渠、水道或水渠(包括總水管)、行人徑、污水管、明渠、水管、電纜、電線、公用服務或任何其他工程或裝置(統稱「有關工程與服務」)受損。業主應向地政總署提交書面建議書，全面說明彼等擬如何維護有關工程與服務，以供地政總署批核。此外業主並需遵從地政總署就任何有關工程與服務頒佈的規定，以及承擔所有遵從有關規定所需的相關費用。再者，如因業主執行建造、維修、更新或修理工程導致該等範圍表面或其任何部份或位於該等範圍上、下或毗鄰該處的任何有關工程與服務或其任何部份受損或受干擾，業主應自費妥善修理、修復及還原。
11. 特別批地條款第(42)條訂明必須提供暢通無阻的適當通道，以供消防設備及消防人員通往該地段上任何建築物或結構物，並需維持此等通道開放及全無阻礙，以致令消防處滿意，所有相關費用概由業主承擔。
12. 特別批地條款第(43)條訂明業主應按照消防處的規定，以消防處滿意的方式，自費於該地段及該處各建築物各處提供和維修消防栓、滅火器具、泵水駁喉及其他消防裝置與設備，以保持其功用及狀態良好。

附註：
以上資料純作參考之用，詳細條款請參閱政府租契。準買家可支付所需的影印費用索取政府租契全文副本。

PUBLIC OPEN SPACE & Facilities 公共空間及設施

Public Open Space and Facilities

Under Special Condition No. (2) of the Government Grant:

The Grantee and its successors and assignees shall maintain at their own expense the portion of future public road shown coloured green on the plan annexed to the Government Grant (which is also shown on the plan set out hereunder in this Sales Brochure)(hereinafter referred to as “the Green Area”) together with all structures, services, street furniture, and plant constructed, installed and provided thereon or therein to the satisfaction of the Director of Lands (hereinafter referred to as “the Director”) until such time as possession of the Green Area has been re-delivered to the Government in accordance with sub-clause (d) of the Special Condition of the Government Grant.

Under Special Condition No. (3) of the Government Grant:

1. The Grantee and its successors and assignees shall at their own expense and in all respects to the satisfaction of the Director form, landscape and provide street lights and other similar facilities as may be required or approved by the Director within the areas shown coloured yellow and yellow hatched black on the plan annexed to the Government Grant (which is also shown on the plan set out hereunder in this Sales Brochure)(hereinafter referred to as “the Yellow Area” and “the Yellow Hatched Black Area” respectively) in such manner, with such materials and to such standards, levels, alignment and design as may be required or approved by the Director and shall thereafter at their own expense uphold, manage, maintain and repair the Yellow Area and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto to the satisfaction of the Director until such time as possession of the Yellow Area and the Yellow Hatched Black Area have been

re-delivered to the Government in accordance with sub-clause (e) of this Special Condition.

2. The Grantee and its successors and assignees shall at all times while they are in possession of the Yellow Area or the Yellow Hatched Black Area or any part of them allow free and uninterrupted access over and along the Yellow Area and the Yellow Hatched Black Area or such part thereof for all public pedestrian traffic to and from the Public Landing Steps shown and marked on the plan annexed to the Government Grant.

Under Special Condition No. (15) of the Government Grant:

1. The Grantee and its successors and assignees shall at their own expense and in all respects to the satisfaction of the Director provide and construct a footbridge link within the lot and that part of the Government land as shown stippled black on the plan annexed to the Government Grant (hereinafter referred to as “the Footbridge Link”) at such positions and levels, with such materials, to such standards and in such manner, width, alignments, disposition and design as may be required or approved by the Director for the purpose of linking up the lot with the proposed footbridge as shown and marked “Prop. FB” on the plan annexed to the Government Grant (hereinafter referred to as “the Proposed Footbridge”). The Footbridge Link shall include one lift within the lot (hereinafter referred to as “the Lift”) capable of carrying disabled persons from the Proposed Footbridge to the footpath at street level and vice versa.
2. The Grantee and its successors and assignees shall keep the Footbridge Link open 24 hours a day for the public to pass and repass on foot or by wheelchair for all lawful purposes free of cost and interruption whatsoever,

and shall at their own expense keep the Lift in operation 24 hours a day. The public shall have the right of ingress, egress and regress to, from, up and down the Footbridge Link (including the Lift) at all times 24 hours a day free of cost for the purpose of passage to or from the Proposed Footbridge.

3. The Grantee and its successors and assignees shall in providing the Footbridge Link at their own expense and in all respects to the satisfaction of the Director reserve sufficient space and provide adequate structural supports and connections which shall include but not be limited to the expansion joints between the Proposed Footbridge and the Footbridge Link (hereinafter collectively referred to as “the Footbridge and the Footbridge Supports”) at such position and level, with such materials, to such standards and in such manner, width, alignments, disposition and design as shall be approved by the Director and of such capacity as in the opinion of the Director shall be capable of accepting the loading from the Footbridge Link.
4. In the event of redevelopment of the lot or any part thereof whereby the Footbridge Link (including the Lift), the Footbridge Supports, or any part thereof are required to be demolished, the Purchaser shall within such time limit as may be imposed by the Director, at his own expense and to the satisfaction of the Director, replace the same by such new footbridge link (including the lift as referred to in sub-clause (a) of the Special Condition of the Government Grant) or structural supports and connections or both of such design, with such materials, in such width and at such levels and positions as the Director may approve or require.

公眾休憩空間及設施

依照批地條款之特別條款第(2)條:

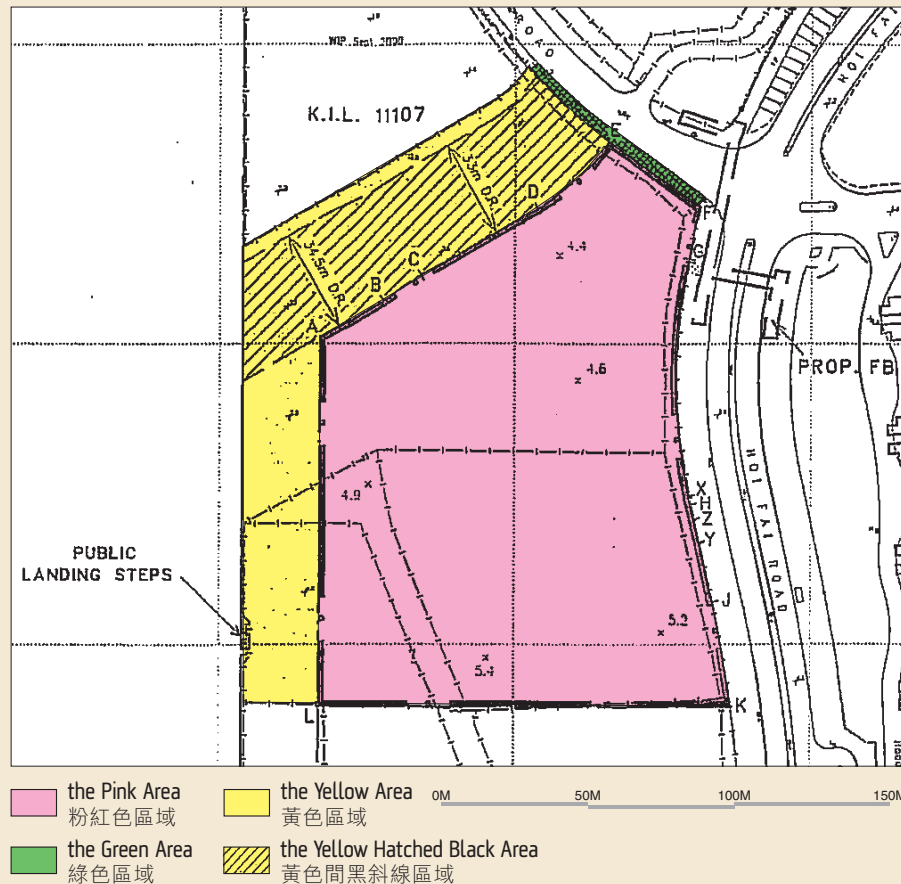
獲批地人及其承讓人須自費維修保養批地條款附圖中以綠色顯示之區域(該區域亦顯示於此售樓書較後出示之位置圖中)(以下簡稱「綠色區域」)以及在該處建設、裝設及提供所有結構、服務、街道傢俬及植物,以令地政總署署長(以下簡稱「署長」)滿意,直至「綠色區域」的佔管權依照批地條款中特別條款(d)次項規定交還政府為止。

依照批地條款之特別條款第(3)條:

- 獲批地人及其承讓人須在批地條款附圖中以黃色及黃色間黑斜線顯示的地方(該區域亦顯示於此售樓書較後出示之位置圖中)(以下分別簡稱「黃色區域」及「黃色間黑斜線區域」),按照署長指定或核准的方式、物料、標準、樓層、路線及設計,自費平整、園景綠化及提供街燈及署長指定或批准的其他同類設施,以全面令署長滿意。此後並需自費保養、管理、維修及修理「黃色區域」及「黃色間黑斜線區域」和所有附屬或從屬該處一部份的物件,以令「署長」滿意,直至「黃色範圍」及「黃色間黑斜線範圍」之佔管權依照批地條款中特別條款(e)次項規定交還政府為止。
- 獲批地人及其承讓人須於佔管「黃色區域」、「黃色間黑斜線區域」或其任何部份期間,必須時刻允許所有公眾行人暢通無阻地出入、通越及行經「黃色區域」、「黃色間黑斜線區域」或其任何部份,以便往來批地條款附圖中註明的「公眾登岸梯級」。

依照批地條款之特別條款第(15)條:

- 獲批地人及其承讓人須自費在批地條款附圖中以黑點顯示的該地段及「政府」官地範圍,按照「署長」指定或核准的位置、樓層、物料、標準、方式、寬度、路線、佈局規劃及設計,提供及建造行人天橋連接通道(以下簡稱「行人天橋



連接通道」),以全面令「署長」滿意,以便連接該地段至批地條款附圖中註明為Prop. FB的建議興建行人天橋(以下簡稱「建議興建行人天橋」)。「行人天橋連接通道」需設有位於該地段的一部電梯(以下簡稱「電梯」),可接載傷殘人士上落「建議興建行人天橋」與街道地面的行人走道。

- 獲批地人及其承讓人應保持「行人天橋連接通道」24小時開放,以供公眾免費及暢通無阻地步行或坐輪椅通越及再通越,以作任何合法用途,此外並需自費維持「電梯」每日24小時運作。公眾有權免費進出及再進出「行人天橋連接通道」(包括「電梯」)以便上落通行,從而往來「建議興建行人天橋」。
- 獲批地人及其承讓人應自費提供「行人天橋連接通道」,同時預留足夠空間和提供適當的結構支承件及連接段,以全面

令「署長」滿意,其中包括但不限於「建議興建行人天橋」與「行人天橋連接通道」之間的伸縮接縫(以下統稱「行人天橋支承件」)。上述結構必須符合「署長」核准的位置及樓層、物料、標準、方式、寬度、路線、佈局規劃及設計,並且達到「署長」認為足以承受「行人天橋連接通道」負荷的能力。

- 如該地段或其任何部份重新發展,以致需要拆卸「行人天橋連接通道」(包括「電梯」)、「行人天橋支承件」或其任何部份,獲批地人及其承讓人應在「署長」指定的期限內自費以新的行人天橋連接通道(包括批地條款中特別條款(a)次項所載的電梯)或結構支承件及連接段或兩者,以取代原有的「行人天橋連接通道」(包括「電梯」)、「行人天橋支承件」或其任何部份,物料、寬度、樓層及位置則以「署長」不時核准或指定為準,以全面令「署長」滿意。

LEGAL REPRESENTATION & PRELIMINARY AGREEMENT FOR SALE & PURCHASE

Please read the following carefully. ("This" in paragraph 1 of the form below refers to the Preliminary Agreement for Sale and Purchase)

Rule 5C of the Solicitors' Practice Rules Approved Forms A1

Warning to Purchasers - Please Read Carefully!

- This is A BINDING AGREEMENT but you will be expected to sign later a formal sale and purchase agreement.
- Before you do so you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
- 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.
- YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able at every stage of your purchase to give you independent advice.
- 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.
- 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.

A potential purchaser may wish to make an enquiry with The Law Society of Hong Kong. The contact details are set out below.

Enquiry telephone no.: 2846 0500

Website address: www.hklawsoc.org.hk

Matters relating to Proceeds Paid Upon Purchase Application

- Amounts tendered by the applicants at the time of registration will be encashed and all the proceeds will be paid into an account with a licensed bank held in trust for the Vendor by its solicitors.
- Amounts paid by the applicants shall be returned by the Vendor's solicitors in full but without interest to the unsuccessful applicants and those successful applicants and those successful applicants who have chosen not to purchase any of the relevant Units, not later than 14 days after the completion of all the selection procedures of the relevant Units.
- The Purchaser shall make payment of the preliminary deposit in an amount of approximately 5% of the purchase price of the Units upon signing of Preliminary Agreement.
- After the respective Formal Agreements for Sale and Purchase have been signed by the Purchasers in respect of the Units purchased by them, the amounts collected from them on registration shall be applied as deposit and in part payment of the purchase price of each Unit, and shall be held by the Vendor's solicitors as stakeholder in accordance with the terms of the Formal Agreement for Sale and Purchase.
- If a person who has signed a Preliminary Agreement does not, for whatever reason, execute the Formal Agreement for Sale and Purchase, the Vendor may forfeit the preliminary deposit.
- No interest on the amounts tendered will be paid to the applicants.
- In the event of the Vendor after signing the Formal Agreement for Sale and Purchase, at the request of the Purchaser, agreeing (at his own discretion) to cancel the Formal Agreement for Sale and Purchase by way of cancellation agreement or any other means which has the effect of cancelling the Formal Agreement for Sale and Purchase or the obligations of the Purchaser thereunder, the Vendor will be entitled to forfeit all the deposits paid by the Purchaser 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 and all damages as a result thereof.

Additional Information

2. Purchasers may instruct their own solicitors to act for them in their purchase of units in the development. For details of the solicitors firms, please contact The Law Society of Hong Kong at telephone number 2846 0500 or visit its website at www.hklawsoc.org.hk.
2. The Vendor will pay/ has paid all outstanding Government rent in respect of the lot from the date of the grant of the lot up to and including the date of the respective Assignments.

NOTES to Purchasers of First-hand Residential Properties

律師代表及有關臨時買賣合約之重要提示，買方請小心閱讀：

請小心細閱以下內容(第一段中之“此合約”指臨時買賣合約)。《律師執業規則》第5C條認可表格A2

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

我/我們已收到此提示之副本及完全明白此提示之內容。

準買家可向香港律師會查詢。該會聯絡方法如下：

查詢電話：2846 0500

網址：www.hklawsoc.org.hk

有關認購登記申請款項之處理事宜

1. 申請人於登記時所繳付之款項會被兌現，並由賣方律師將該款項存入代賣方保管之銀行戶口。
2. 在所有揀選單位程序完結後之十四天內，對所有未能成功的申請人或未能揀選合適單位之成功申請人，賣方律師將會將其已付之款項無息退還此等申請人。
3. 買方於簽署臨時合約時需繳付樓價5%作為臨時訂金。
4. 買方在簽署有關單位之正式買賣合約後，其在登記時所付的款項將用作該有關單位之定金及部份樓價，並由賣方律師以保管者身份代賣方保存。
5. 如任何已簽署臨時合約之人士無論在任何理由下未能簽署正式買賣合約，則賣方可沒收臨時訂金。
6. 申請人所預繳之款項將不獲發利息。
7. 倘若於簽署正式買賣合約後賣方應買方之要求在行使賣方之酌情決定權後同意以取消合約或其他方法取消正式買賣合約或買方購買有關單位之責任，賣方有權扣起所有訂金，買方並須支付所有賣方因取消買賣上述物業而需繳付之律師費、其他費用或其他實際支出(包括釐印費，如有者)。

額外資料

1. 買方可聘用自己選擇的律師處理有關物業買賣事宜，有關律師行之資料，買方可致電香港律師會查詢，電話2846-0500，或瀏覽其網頁www.hklawsoc.org.hk。
2. 賣方將會繳付此發展項目地段由政府租契之日期起計至買賣單位之成交日期期間之有關物業地租。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

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

Fees, mortgage loan and property price

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

Property area and its surroundings

- visit the development site and get to know the surroundings of the property (including transportation and community facilities), and check town planning proposals and decisions which may affect the property;
- pay attention to all types of area information in the sales brochure and price list. A standardized definition of "saleable area" was adopted on 10 October 2008. For uncompleted residential flats approved for pre-sale by the Lands Department from that day onwards, be aware of the following new definition of "saleable area":
 - the "saleable area" of the flat means the area of the flat (inclusive of the area of any balcony and utility platform). Other areas, such as flat-roof, roof, garden, cockloft, yard, terrace, bay window, 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 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 the sales arrangements or the practice of estate agents by calling or faxing the following numbers:

Consumer Council
Telephone 2929 2222
Fax 2590 6271

Estate Agents Authority
Telephone 2111 2777
Fax 2598 9596

The Real Estate Developers Association of Hong Kong
Telephone 2826 0111
Fax 2845 2521

Transport and Housing Bureau
Telephone 2186 8322
Fax 2509 3770

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「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

- 了解以下各點：

- 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定金及要求作出賠償。

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)；

- 注意只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，收取任何定金或「留位費」；

- 注意定金應支付給負責託管買家款項的律師行。

4. 委託律師前，你應該：

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

- 比較不同律師的收費。

你可透過以下專線，就物業銷售安排或代理執業手法作出投訴或表達意見：

消費者委員會

電話 2929 2222

傳真 2590 6271

地產代理監管局

電話 2111 2777

傳真 2598 9596

香港地產建設商會

電話 2826 0111

傳真 2845 2521

運輸及房屋局

電話 2186 8323

傳真 2509 3770

“SALEABLE AREA” (AS DEFINED IN THE AGREEMENT FOR SALE & PURCHASE) MEANS:

“Saleable Area” means:

- a) In relation to a unit enclosed by walls, the floor area of such unit (which shall include the floor area of any balconies and verandahs), measured from the exterior of the enclosing walls of such unit except where such enclosing walls separate two adjoining units 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; but shall exclude the common parts outside the enclosing walls of such 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;

- b) In relation to any cockloft, the floor area of such cockloft measured from the interior of the enclosing walls of such cockloft;

- c) In relation to any bay window which does not extend to the floor level of a unit, the area of such bay window 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 but excluding the thickness of such wall;

- d) In relation to any carparking space, the area of such carparking space measured from the interior of its demarcating lines or enclosing walls, as the case may be;

- e) In relation to any yard, terrace, garden, flat roof or roof, the area of such yard, terrace, garden, flat roof or roof measured from the interior of their boundary lines, and where the boundary consists of a wall, then it shall be measured from the interior of such wall.

- f) In relation to any utility platform not enclosed by a solid wall, the floor area measured from the external boundary and if it is enclosed by walls, the floor area of the said utility platform measured from the exterior of the enclosing walls or boundary of the said utility platform except where such enclosing walls or boundary separate two adjoining utility platforms, in which case the measurement shall be taken from the middle of those walls or boundary, and shall include the internal partitions and columns within the said utility platform; but shall exclude the common parts outside the enclosing walls or boundary of the said utility platform and exclude the whole thickness of the enclosing walls or boundary which abut onto any units Provided That if any of the enclosing walls or boundary abut onto a common area, then the whole thickness of the enclosing walls or boundary which so abut shall be included.

“實用面積”(根據正式買賣合約所定義)指

- a) 如屬由牆壁圍起的單位，則指單位之樓面面積(包括任何露台及陽台之樓面面積)，由單位圍牆外圍起計，但如圍牆分隔兩個毗連單位，則須由牆壁的中央起計。單位之樓面面積包括單位的內部間格牆及支柱，但不包括單位圍牆外的公用部份。如任何圍牆鄰接公用地方，則包括該圍牆的整個厚度；

- b) 如屬閣樓，則指閣樓的面積，由閣樓圍牆內圍起計；

- c) 如屬不伸展至單位樓面的窗台，則指窗台的面積，由窗台圍牆外圍或玻璃窗外圍起計，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；

- d) 如屬車位，則指車位的面積(須標明長闊)，由其分界線或圍牆內圍起計(視屬何情況而定)；

- e) 如屬天井、大陽台、花園、平台或天台，則指天井、大陽台、花園、平台或天台的面積，由其分界線內圍起計。如以牆壁為分界，則由牆壁內圍起計；

- f) 如屬沒有被牆壁圍起的工作平台，樓面面積由其邊界外圍起計；若工作平台被牆壁圍起，其樓面面積則由圍繞著該工作平台之牆壁或邊界的外圍起計，但如該牆壁或邊界分隔兩個毗連工作平台，則須由牆壁或邊界的中央起計。工作平台之樓面面積並包括其內部間隔及支柱，但不包括圍繞有關工作平台之牆壁或邊界外的公用部份及毗連任何單位之牆壁或邊界的整個厚度。如任何圍繞工作平台之牆壁或邊界鄰接公用地方，則包括該圍牆或邊界的整個厚度。

OTHER *R* 其他有關資料 Relevant Information

OTHER MATTERS TO NOTE

1. The use, occupation and enjoyment of a unit in the Development will be subject to the Government Grant and the DMC, the salient points of which have been set out above (for reference only).
2. All plans and specifications shown in this Sales Brochure are subject to final plans as approved by the Buildings Department.
3. The Vendor reserves the right to make modifications and changes to the building plans, specifications, features, the fittings and finishes materials and the intended use of all facilities without prior notice, subject to the approval by the relevant Government departments (if required), the DMC and the provisions of the formal Agreement for Sale and Purchase.
4. Photos, pictures perspectives in this Sales Brochure are for reference only. Some of the photos may have been enhanced by computer graphics. For the best knowledge of the surroundings and environment, visits in person are strongly advised.
5. All information in and the contents of this Sales Brochure are for reference only. They shall not constitute or be construed as giving any offer, representation or warranty (whether expressed or implied) and shall be subject to the terms of the formal Agreement for Sale and Purchase and the DMC.
6. Potential purchasers are advised to visit in person for the best knowledge of the surroundings and environment.
7. In case of discrepancy between the English and Chinese versions of this Sales Brochure, the English version shall prevail.
8. As the development has been completed, the units and the fittings and finishes therein will be sold to the purchasers as they stand, and hence purchasers should not rely on the information (including but not limited to the plans, floor plans, layout plans, decoration and section plans, and fitting and finishes schedule) contained in this Sales Brochure which are provided for reference only.
9. All parties engaged in the production of this sales brochure have performed to their best efforts in maintaining the highest accuracy of all information herein contained as to the date of printing of sales brochure and to minimize the existence of clerical errors. Readers are invited to make enquiries to sales personnel or consult relevant professionals for verification of doubts or particulars of specific terms.
10. Some information is obtained from relevant government sources. The Government may modify neighbouring land uses in accordance with the Town Planning Ordinance at its discretion.

其他注意事項

1. 物業內每個單位的使用、佔用及享用將受政府租契及大廈公共契約規限。該等文件摘要(僅作參考)見上文。
2. 售樓書內所示之平面圖、說明及規格均以政府最後批准之圖則為準。
3. 賣方保留權利於符合相關政府部門批准(如需要)、大廈公共契約及正式買賣合約條文的情況下修改建築圖則、規格、建築特色、設備及建築材料及所有設施之擬用途，而無須事先通知買方。
4. 售樓書內所示之圖片及透視圖僅供參考。部份圖片可能經由電腦修改。如需最清晰之實地情況及環境，務請親自視察為要。
5. 售樓書內所有資料及內容僅供參考，並不構成亦不得被詮釋為作出要約、陳述或保證(不論明示或隱含)，並將以正式買賣合約、政府租契及大廈公共契約內的條文為準。
6. 在此建議準買家親訪物業鄰近範圍，以清楚了解其環境。
7. 售樓書內容或其任何部份中英文版如有歧義，一律以英文版為準。
8. 本物業已落成，所有單位、建築材料及設備均以現狀發售予買家，本售樓書內之資料(包括但不限於所有圖則、單位平面圖、規劃圖、裝修及剖面圖及建築材料及設備說明)只供參考。
9. 參與本售樓說明書製作之所有人等均已悉心維持所有資料在付印日期時之最佳準確程度及盡力減低文誤之可能性。如有疑問或欲知個別內容之詳情，請向售樓人員或有關行業專業人士詢問查證。
10. 本售樓說明書內部份資料源自有關政府來源；按城市規劃條例所訂，政府當局有權隨時修改鄰近土地用途及規劃。

FITTINGS & Section Plan

建築材料及橫切面圖

Tower 1,2,5,7,9

Duplex	
51/F	複式單位
50/F	
49/F	
48/F	
47/F	
46/F	
45/F	
43/F	
42/F	
41/F	
40/F	
39/F	
38/F	
37/F	
36/F	
35/F	
33/F	
32/F	
31/F	
30/F	
29/F	
28/F	
27/F	
26/F	
25R	Refuge Floor 隔火層
25/F	
23/F	
22/F	
21/F	
20/F	
19/F	
18/F	
17/F	
16/F	
15/F	
13/F	
12/F	
11/F	
10/F	
9/F	
8/F	
7/F	
6/F	
5/F	

Tower 3,6,8

	A	B	C	D
52/F	Duplex			Duplex
51/F	複式單位			複式單位
50/F				
49/F				
48/F				
47/F				
46/F				
45/F				
43/F				
42/F				
41/F				
40/F				
39/F				
38/F				
37/F				
36/F				
35/F				
33/F				
32/F				
31/F				
30/F				
29/F				
28/F				
27/F				
26/F				
25R	Refuge Floor 隔火層			
25/F				
23/F				
22/F				
21/F				
20/F				
19/F				
18/F				
17/F				
16/F				
15/F				
13/F				
12/F				
11/F				
10/F				
9/F				
8/F				
7/F				
6/F				
5/F				

L3	Club House & Podium Floor Lift Lobbies	會所及平台花園大堂
L2	Carpark & Commercial	停車場及商業
L1	Carpark & Commercial	停車場及商業
UG/F	Carpark, Commercial & Kingdergarten	停車場、商業及幼稚園
G/F	Main Entrance	地面入口大堂
LG/F	Carpark	停車場

The above illustrates wood style on each floor, style for individual unit may be different and subject to the actual conditions. All details are subject to change without prior notice.
 以上為每一層標準單位木料之款式，個別單位內木料之款式可能有所改變，一切以現狀為準。如有更改，恕不另行通知。

各層室內木料選材


Typical Unit
標準單位

 Beech wood Style
櫟木款式

 Cherry wood Style
櫻桃木款式

 Sabeli wood Style
莎比利木款式

Duplex Unit
複式單位

 Teak wood Style
柚木款式