尚環

ALTAMIRA

18 PO SHAN ROAD 寶珊道十八號

SALES BROCHURE
售樓說明書

尚璟

ALTAMIRA

18 PO SHAN ROAD 寶珊道十八號

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price List, payment terms and other financial incentives

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

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), Vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

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

- Floor plans of all residential properties in the Development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the Development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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

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

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the Development in the sales brochure must state the following—
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the Development, a floor plan must state the information as so provided.

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15.Estimated material date and handing over date

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

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority March 2023

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

[2] 根據條例附表 1 第 1 部第 10(2)(d) 條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表 1 第 1 部第 10(3) 條，如有關發展項目的經批准的建築圖則，提供條例附表 1 第 1 部第 10(2)(d) 條所規定的資料，樓面平面圖須述明如此規定的該資料。

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6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的 14 日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的 14 日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - ➢ 工人罷工或封閉工地；
    - ➢ 暴動或內亂；
    - ➢ 不可抗力或天災；
    - ➢ 火警或其他賣方所不能控制的意外；
    - ➢ 戰爭；或
    - ➢ 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的 14 日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。。

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

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

其他相關聯絡資料：

	網址	電話	電郵	傳真
消費者委員會	www.consumer.org.hk	2929 2222	cc@consumer.org.hk	2856 3611
地產代理監管局	www.eaa.org.hk	2111 2777	enquiry@eaa.org.hk	2598 9596
香港地產建設商會		2826 0111		2845 2521

一手住宅物業銷售監管局 2023 年 3 月

INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development	:	ALTAMIRA	發展項目名稱	:	尚璟
Name of Street and Street Number	:	18 Po Shan Road	街道名稱及門牌號數	:	寶珊道 18 號
Total Number of Storeys	:	24 (Excluding Main Roof, Upper Roof and Top Roof)	樓層總數	:	24（不包括主層天台、高層天台及頂層天台）
Floor Numbering	:	G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F, Main Roof, Upper Roof, Top Roof	樓層號數	:	地下、1 至 3 樓、5 至 12 樓、15 至 23 樓、25 至 27 樓、主層天台、高層天台及頂層天台
Omitted Floor Numbers	:	4/F, 13/F, 14/F and 24/F	被略去的樓層號數	:	4、13、14 及 24 樓
Refuge Floor	:	Not Applicable	庇護層	:	不適用

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

Vendor	:	Majestic Elite Property Development Limited
Holding Company of the Vendor	:	Prestissimo Management Limited
Authorized person for the Development	:	Au Yeung Chi King
The Firm or Corporation of which the authorized person for the Development is a proprietor, director or employee in his/her professional capacity	:	Wong & Ouyang (HK) Limited
Building Contractor for the Development	:	Gammon Engineering & Construction Company Limited
The Firm of Solicitors acting for the Owner in relation to the sale of residential properties for the Development	:	Johnson Stokes & Master
Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development	:	Not Applicable
Any other person who has made a loan for the construction of the Development	:	Not Applicable

賣方	:	崇傑地產發展有限公司
賣方控權公司	:	Prestissimo Management Limited
發展項目的認可人士	:	歐陽治經先生
認可人士以其專業身份擔任經營人、董事或僱員的商號或法團	:	王歐陽（香港）有限公司
發展項目的承建商	:	Gammon Engineering & Construction Company Limited
就發展項目的住宅物業的出售而代表擁有人行事的律師事務所	:	孖士打律師行
已為發展項目的建造提供貸款或已承諾為該項目建造提供融資的認可機構	:	不適用
已為發展項目的建造提供貸款的任何其他人的姓名或名稱	:	不適用

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

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an authorized person for the Development;	Not Applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an authorized person;	Not Applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an authorized person;	Not Applicable
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an authorized person;	Not Applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an authorized person;	Not Applicable
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an authorized person;	Not Applicable
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	Not Applicable
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(l)	The Vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(m)	The Vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that Vendor or contractor;	Not Applicable
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not Applicable
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	Not Applicable

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

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

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

There are curtain walls forming part of the enclosing walls for the Development.

The range of thickness of the curtain walls of the Development: 300mm.

There is no non-structural prefabricated external wall forming part of the enclosing walls.

發展項目有構成圍封牆的一部分的幕牆。

發展項目幕牆的厚度範圍： 300 毫米。

沒有非結構的預製外牆構成圍封牆的一部份。

SCHEDULE OF TOTAL AREA OF THE CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY
每個住宅物業的幕牆的總面積表

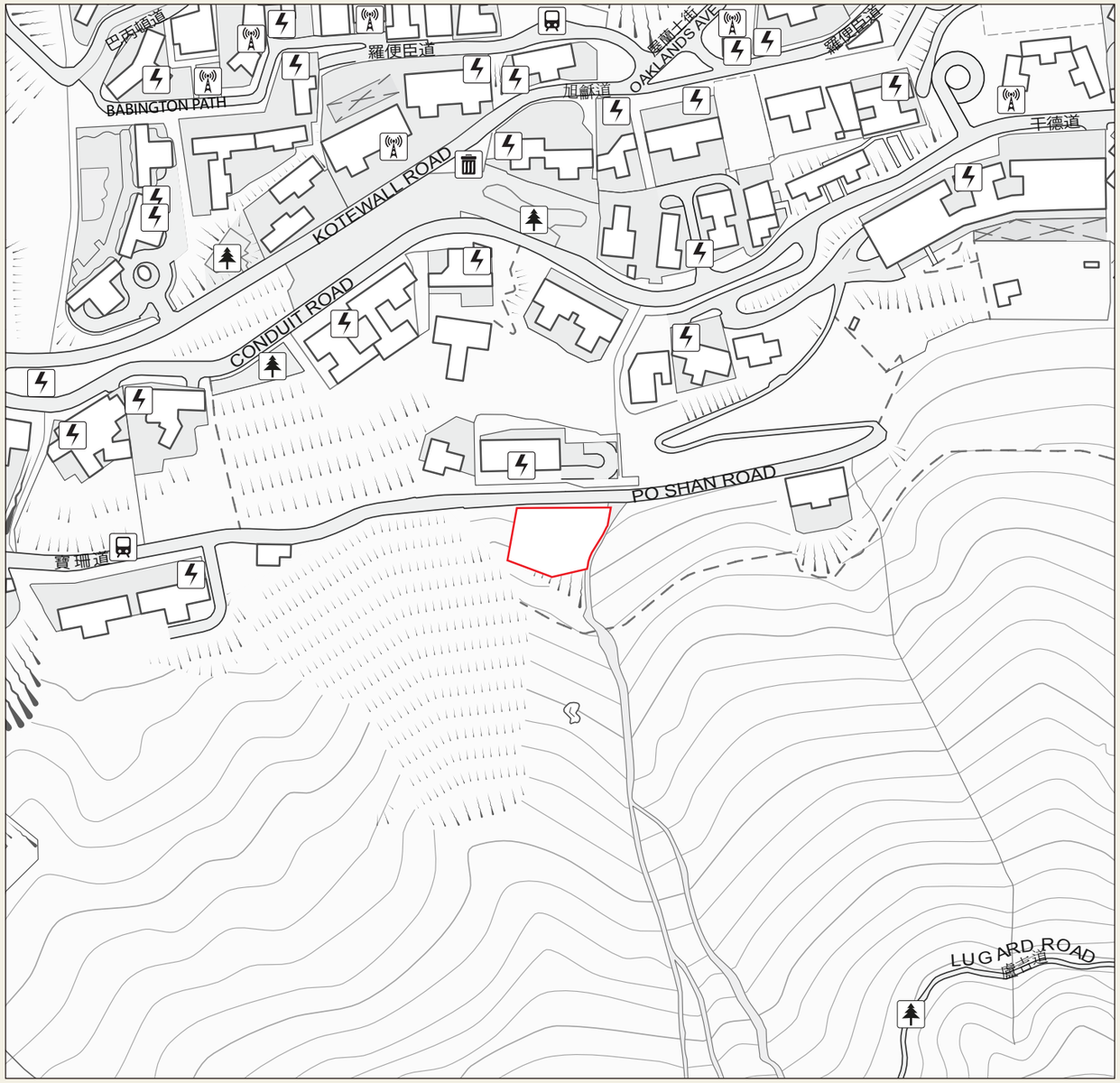
Floor 樓層	Flat 單位	Area (sq. m.) 面積（平方米）
6/F-12/F 六樓至十二樓	A	8.53
	B	9.09
15/F-23/F 十五樓至二十三樓	A	8.53
	B	9.09
25/F-27/F 二十五樓至二十七樓	A	8.53
	B	9.09

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

Savills Property Management Limited is appointed as the DMC Manager of the Development under the executed Deed of Mutual Covenant in respect of the Development.

根據發展項目的已簽立的公契，第一太平戴維斯物業管理有限公司獲委任為發展項目的公契經理人。

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



N

100 0 200 400

Scale 比例 Metre 米

NOTATION 圖例

- Power Plant (including Electricity Sub-stations)
  發電廠(包括電力分站)
- Refuse Collection Point
  垃圾收集站
- Public Transport Terminal (including a Rail Station)
  公共交通總站(包括鐵路車站)
- Public Utility Installation
  公用事業設施裝置
- Public Park
  公園
- Boundary Line of the Development
  發展項目的邊界線

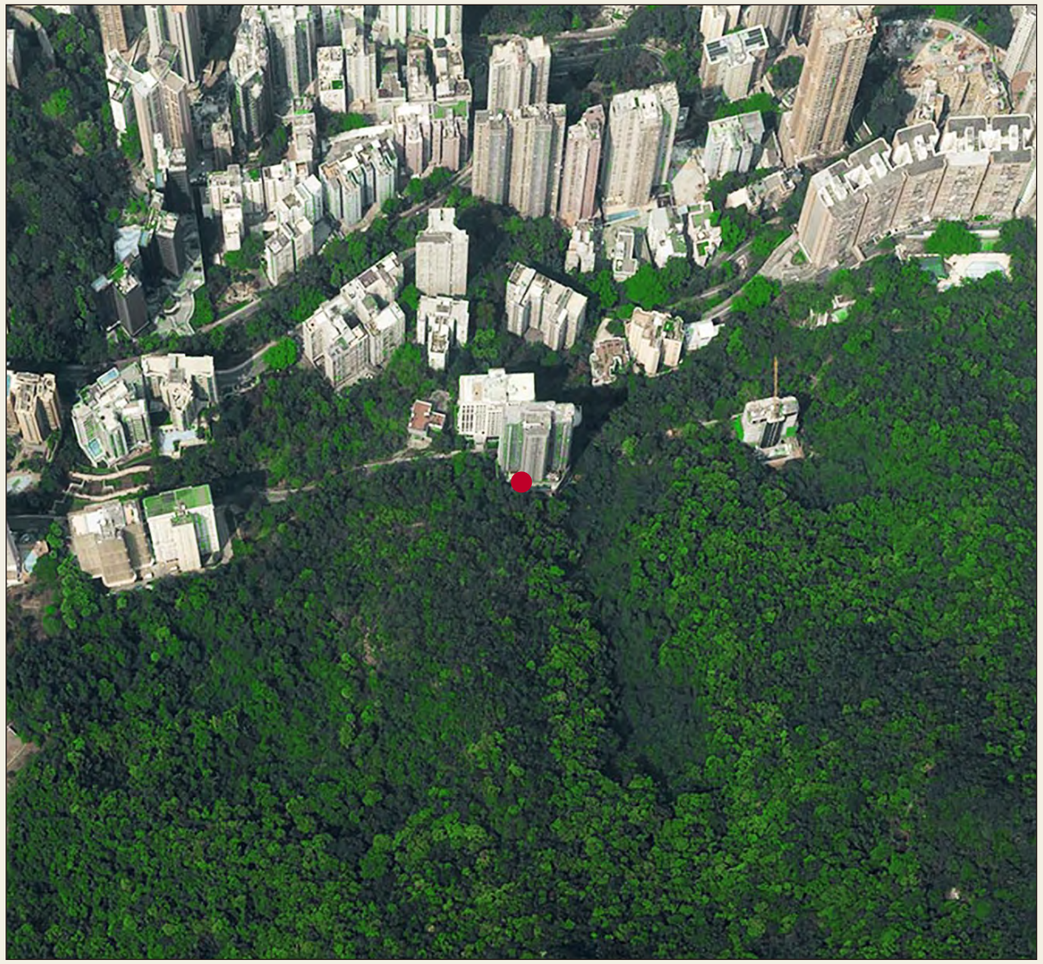
Notes:

1. The above location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SW-A dated 27 September 2026 from the Survey and Mapping Office of the Lands Department, with adjustments where necessary.
2. The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
3. Due to technical reasons (such as the shape of the Development), the location plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
4. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註：

1. 上述發展項目的所在位置圖參考了地政總署測繪處於 2026 年 9 月 27 日修訂之數碼地形圖編號 T11-SW-A，由賣方擬備並經修正處理。
2. 地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。
3. 因技術原因 (例如發展項目之形狀)，位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
4. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。

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



● ALTAMIRA 尚璟

N

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet. Photo No. E219046C, dated 8/3/2024.

摘錄自地政總署測繪處於 2024 年 3 月 8 日在 6,000 呎的飛行高度拍攝之鳥瞰照片，照片編號 E219046C。

Notes :
1. The aerial photographs are available for free inspection at the sales office(s) during opening hours.
2. The aerial photographs may show slightly more than the area required under the Residential Properties (First-hand Sales)Ordinance due to the technical reason that the boundary of the Development is irregular.

附註 :
1. 發展項目的鳥瞰照片可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》所要求顯示的範圍。

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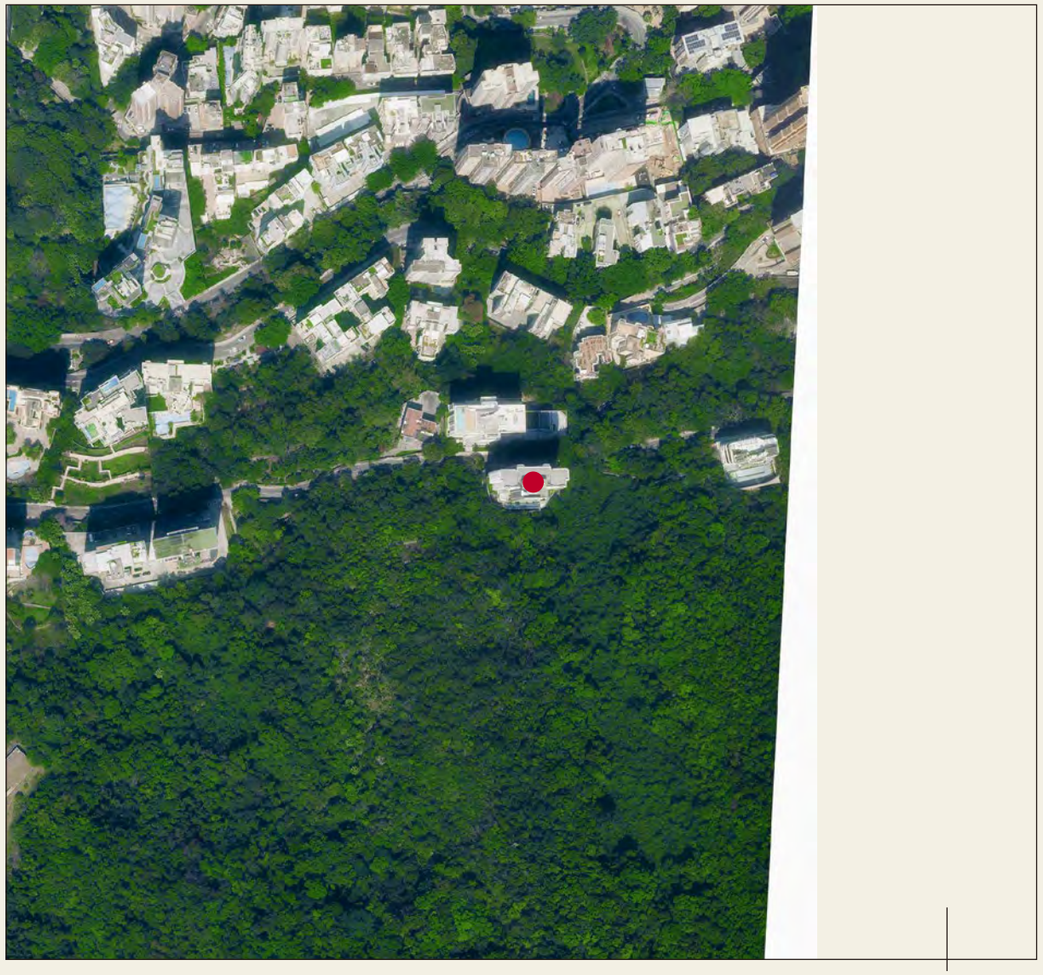
AERIAL PHOTOGRAPH OF THE DEVELOPMENT
發展項目的鳥瞰照片



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

N

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet. Photo No. E255729C dated 22/03/2025.

摘錄自地政總署測繪處於 2025 年 03 月 22 日在 6,900 呎的飛行高度拍攝之鳥瞰照片，照片編號 E255729C。

Notes :
1. The aerial photographs are available for free inspection at the sales office(s) during opening hours.
2. The aerial photographs may show slightly more than the area required under the Residential Properties (First-hand Sales)Ordinance due to the technical reason that the boundary of the Development is irregular.

附註 :
1. 發展項目的鳥瞰照片可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》所要求顯示的範圍。

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

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

N

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet. Photo No. E255728C dated 22/03/2025.

摘錄自地政總署測繪處於 2025 年 03 月 22 日在 6,900 呎的飛行高度拍攝之鳥瞰照片，照片編號 E255728C。

Notes :
1. The aerial photographs are available for free inspection at the sales office(s) during opening hours.
2. The aerial photographs may show slightly more than the area required under the Residential Properties (First-hand Sales)Ordinance due to the technical reason that the boundary of the Development is irregular.

附註 :
1. 發展項目的鳥瞰照片可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》所要求顯示的範圍。

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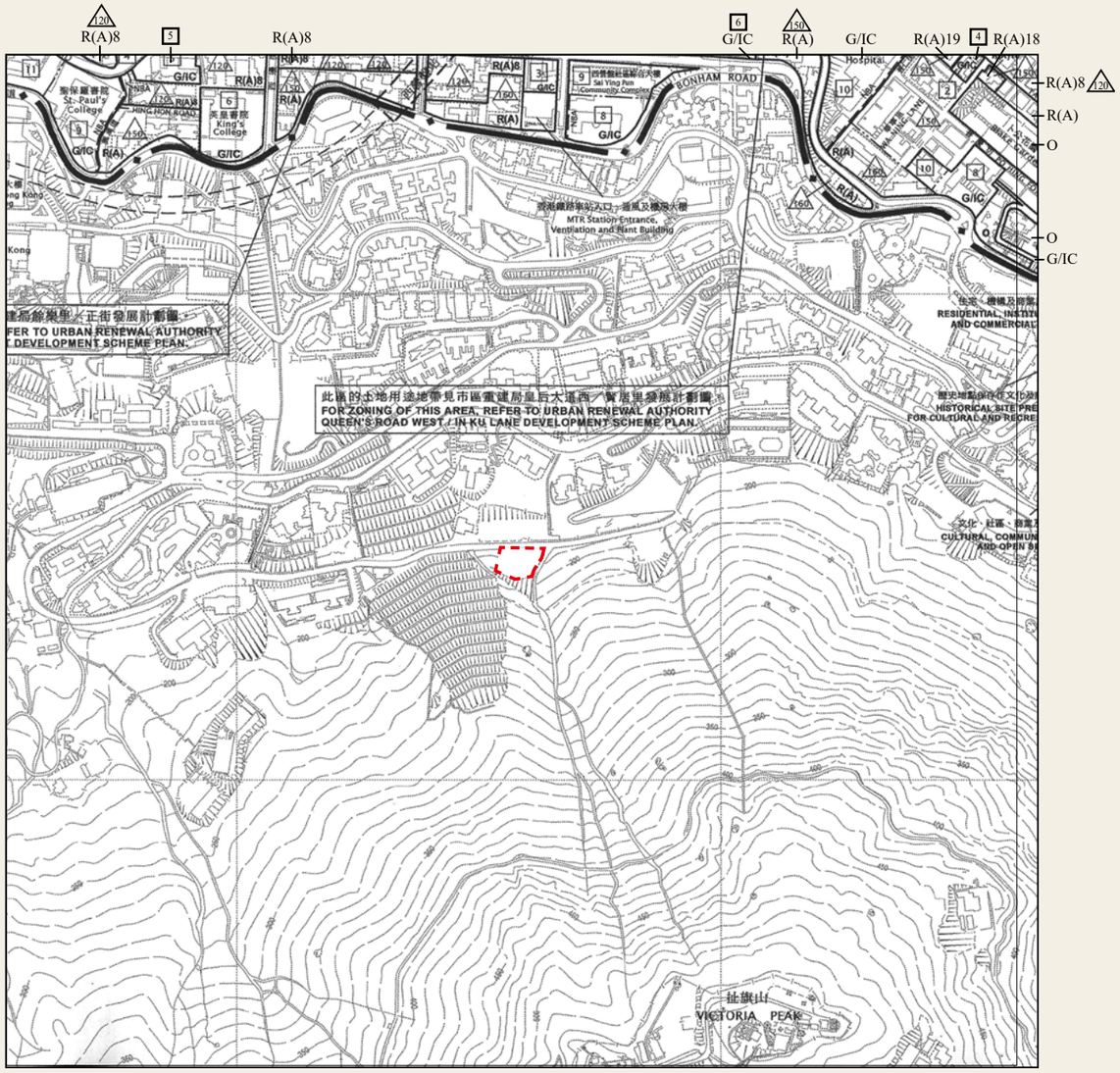
OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



Scale 比例 0 100 200 300 400 500m (米)

Location of the Development
發展項目位置

NOTATION 圖例

ZONES 地帶

R(A)	RESIDENTIAL (GROUP A) 住宅 (甲類)
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY 政府，機構或社區
O	OPEN SPACE 休憩用地

MISCELLANEOUS 其它

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

120 — MAXIMUM BUILDING HEIGHT (IN METER ABOVE PRINCIPAL DATUM)
最高建築物高度
(在主水平基準上若干米)

3 — MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
最高建築物高度
(樓層數目)

NBA — NON-BUILDING AREA
非建築用地

COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION
主要道路及路口

車站 STATION — RAILWAY AND STATION (UNDERGROUND)
鐵路及車站 (地下)

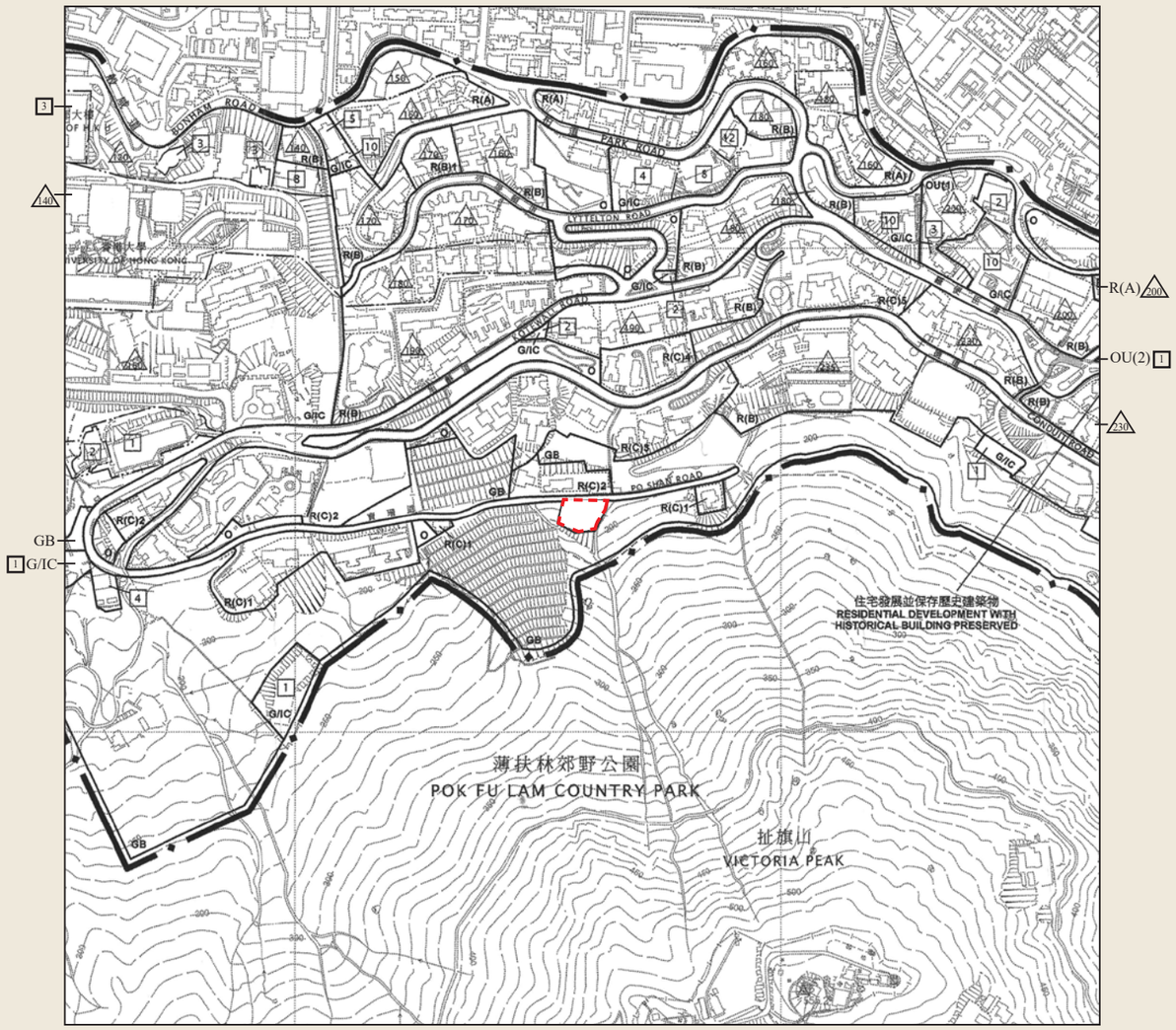
Notes:

1. The Outline Zoning Plan is an extract from the approved Sai Ying Pun & Sheung Wan Outline Zoning Plan, Plan No. S/H3/34, gazeted on 13 November 2020.
2. The plan may show more than the area required under the "Residential Properties (First-had Sales) Ordinance" due to the technical reason that the boundary of the Development is irregular.
3. The relevant Outline Zoning Plan is available for free inspection during normal office hours at the sales office.
4. The vendor advises purchasers to confuct an on-site visit for a better understanding of the Development, its surrounding environment and public facilities nearby.
5. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

備註 :

1. 分區計劃大綱圖摘錄自 2020 年 11 月 13 日憲報公告之西營盤及上環分區計劃大綱核准圖，圖則編號 S/H3/34。
2. 由於發展項目的邊界不規則的技術原因，上圖顯示的範圍可能多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 有關分區計劃大綱圖現存於售樓處，於正常辦公時間內免費查閱。
4. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
5. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



Scale 比例 0 100 200 300 400 500m（米）

Location of the Development
發展項目位置

NOTATION 圖例

ZONES 地帶

R(A)	RESIDENTIAL (GROUP A) 住宅（甲類）
R(B)	RESIDENTIAL (GROUP B) 住宅（乙類）
R(C)	RESIDENTIAL (GROUP C) 住宅（丙類）
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY 政府，機構或社區
O	OPEN SPACE 休憩用地
OU	OTHER SPECIFIED USES 其他指定用途
GB	GREEN BELT 綠化地帶

MISCELLANEOUS 其它

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

140 — MAXIMUM BUILDING HEIGHT (IN METER ABOVE PRINCIPAL DATUM)
最高建築物高度
（在主水平基準上若干米）

5 — MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
最高建築物高度
（樓層數目）

COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION
主要道路及路口

Notes:

1. The Outline Zoning Plan is an extract from the approved Mid-levels West Outline Zoning Plan, Plan No. S/H11/15, gazeted on 19 March 2010.
2. The plan may show more than the area required under the "Residential Properties (First-had Sales) Ordinance" due to the technical reason that the boundary of the Development is irregular.
3. The relevant Outline Zoning Plan is available for free inspection during normal office hours at the sales office.
4. The vendor advises purchasers to confuct an on-site visit for a better understanding of the Development, its surrounding environment and public facilities nearby.
5. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

備註：

1. 分區計劃大綱圖摘錄自 2010 年 3 月 19 日憲報公告之半山區西部分區計劃大綱核准圖，圖則編號 S/H11/15。
2. 由於發展項目的邊界不規則的技術原因，上圖顯示的範圍可能多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 有關分區計劃大綱圖現存於售樓處，於正常辦公時間內免費查閱。
4. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
5. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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

Scale 比例 0 100 200 300 400 500m（米）

Location of the Development
發展項目位置

NOTATION 圖例

ZONES 地帶

R(C)	RESIDENTIAL (GROUP C) 住宅（丙類）
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY 政府，機構或社區
O	OPEN SPACE 休憩用地
GB	GREEN BELT 綠化地帶
CP	COUNTRY PARK 郊野公園

MISCELLANEOUS 其它

	BOUNDARY OF PLANNING SCHEME 規劃範圍界線
2	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度 (樓層數目)

COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION
主要道路及路口

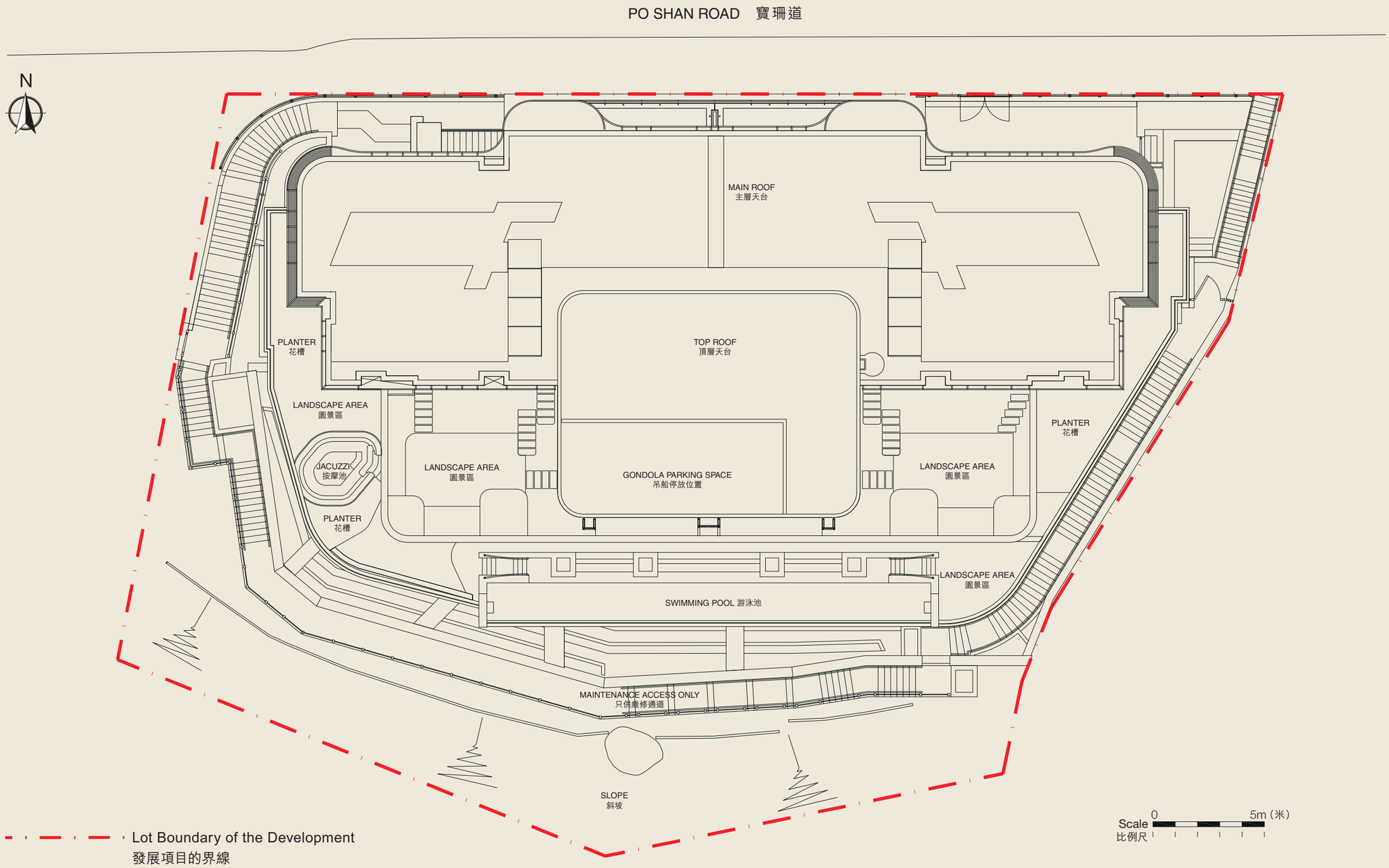
Notes:

1. The Outline Zoning Plan is an extract from the approved The Peak Area Outline Zoning Plan, Plan No. S/H14/13, gazeted on 6 April 2018.
2. The plan may show more than the area required under the "Residential Properties (First-had Sales) Ordinance" due to the technical reason that the boundary of the Development is irregular.
3. The relevant Outline Zoning Plan is available for free inspection during normal office hours at the sales office.
4. The vendor advises purchasers to confuct an on-site visit for a better understanding of the Development, its surrounding environment and public facilities nearby.
5. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

備註：

1. 分區計劃大綱圖摘錄自 2018 年 4 月 6 日憲報公告之山頂區西部分區計劃大綱核准圖，圖則編號 S/H14/13。
2. 由於發展項目的邊界不規則的技術原因，上圖顯示的範圍可能多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 有關分區計劃大綱圖現存於售樓處，於正常辦公時間內免費查閱。
4. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
5. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



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

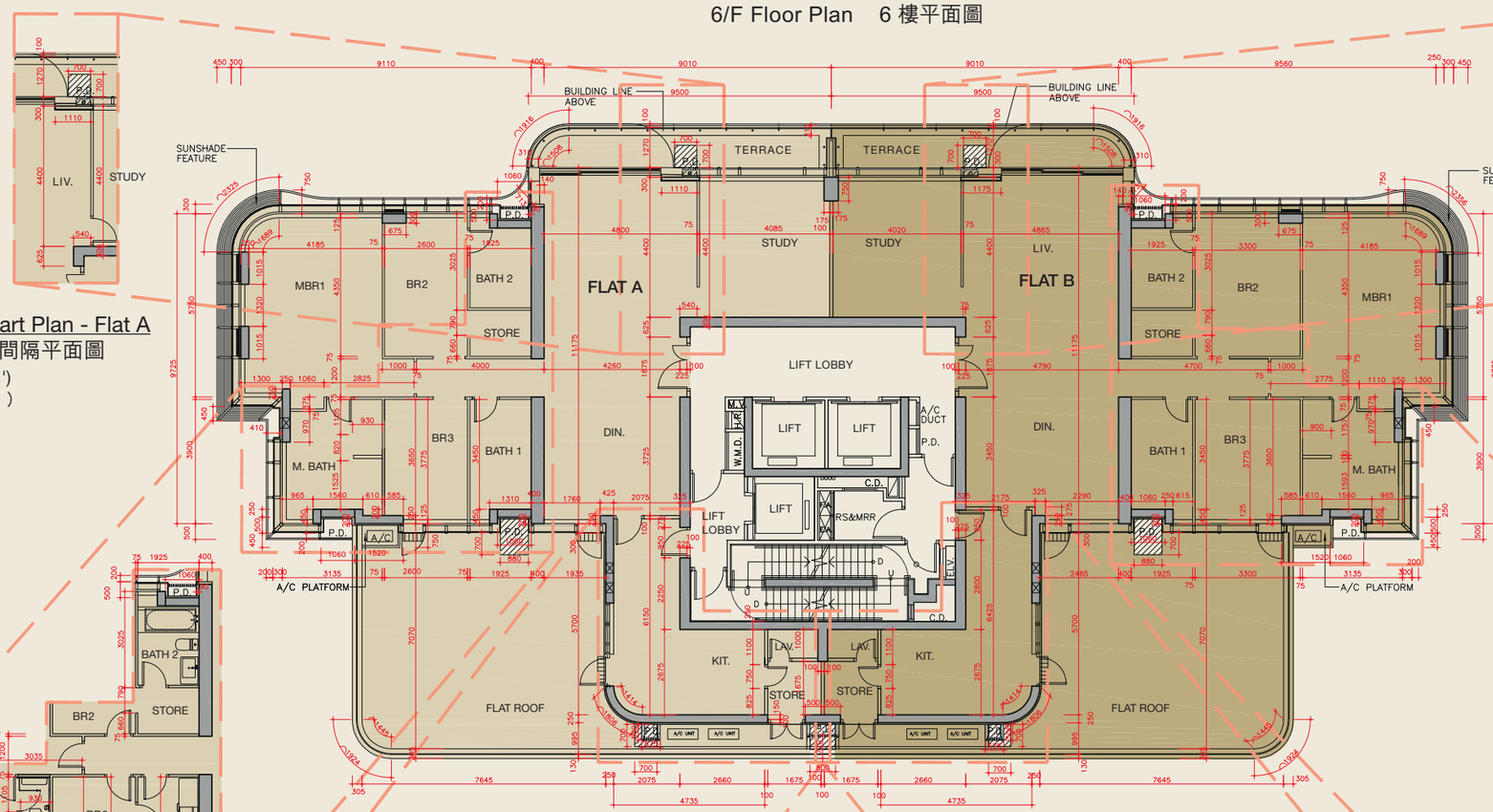
	Floor 樓層	Flat 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）	6/F 6 樓	150, 200, 240	150, 200, 240
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		3,125	3,125
The internal areas of residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。			
The dimensions in the floor plans are all structural dimensions in millimetre. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。			

Legend 圖例

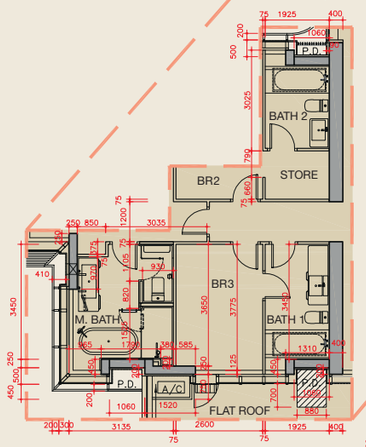
A/C Platform	Air-Conditioner Platform	空調機平台
A/C Unit	Air-Conditioner Unit	空調機
A/C Duct	Air-Conditioner Duct	空調機槽
Bath	Bathroom	浴室
BR.	Bedroom	睡房
C.D.	Cable Duct	電線槽
D.	Down	下
Din.	Dining Room	飯廳
ELV	Extra Low Voltage Electrical Duct / Room	特低壓電線槽 / 房
E.A.	Exhaust Air Duct	排風管
F.A.	Fresh Air Duct	鮮風管
Flat Roof	Flat Roof	平台
H.R.	Hose Reel	消防喉轆
Kit.	Kitchen	廚房
Lav.	Lavatory	洗手間
Lift	Lift	升降機
Lift Lobby	Lift Lobby	升降機大堂
Liv.	Living Room	客廳
MBR.	Master Bedroom	主人睡房
M.V.	Mechanical Ventilation	機械通風槽
M. Bath	Master Bathroom	主人房浴室
P.D.	Pipe Duct	管道槽
RS&MRR	Refuse Storage and Material Recovery Room	垃圾及物料回收房
Store	Store	儲物房
Study	Study	書房
Sunshade Feature	Sunshade Feature	遮擋陽光的裝飾
Terrace	Terrace	陽台
U.	Up	上
W.M.D.	Water Meter Duct	水錶槽

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

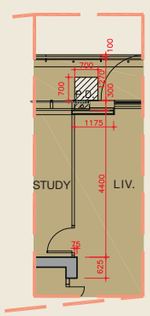
6/F Floor Plan　6 樓平面圖



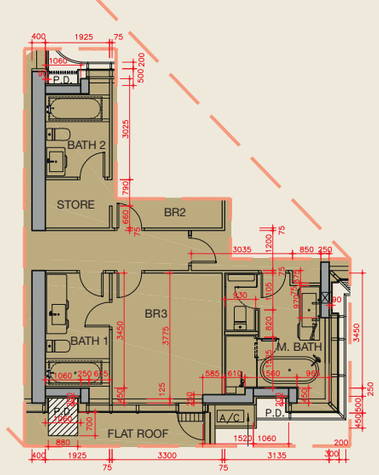
"Handover Condition" Part Plan - Flat A
A 單位 － 交樓狀況間隔平面圖
(See 'Note 1')
（見附註（一））



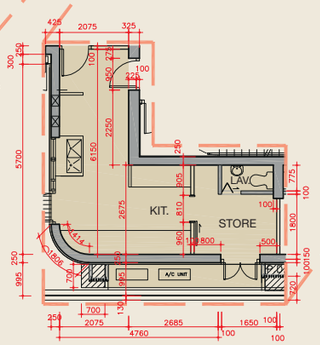
"Handover Condition" Part Plan - Flat A
A 單位 － 交樓狀況間隔平面圖
(See 'Note 1')
（見附註（一））



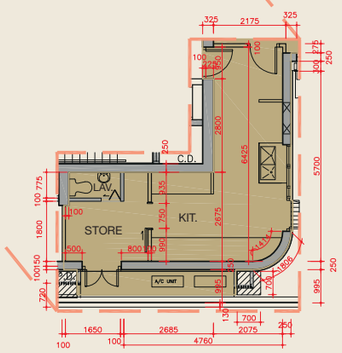
"Handover Condition" Part Plan - Flat B
B 單位 － 交樓狀況間隔平面圖
(See 'Note 1')
（見附註（一））



"Handover Condition" Part Plan - Flat B
B 單位 － 交樓狀況間隔平面圖
(See 'Note 1')
（見附註（一））



"Handover Condition" Part Plan - Flat A
A 單位 － 交樓狀況間隔平面圖
(See 'Note 2')
（見附註（二））



"Handover Condition" Part Plan - Flat B
B 單位 － 交樓狀況間隔平面圖
(See 'Note 2')
（見附註（二））

N

Scale 比例尺　0　5m（米）

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

Notes:

1. Upon handover of the flats, doors will be added to all bedrooms and study and a new opening with door into Bath 1 from BR 3 will be added, plus additional watercloset partition with door and a new shower cubicle will be added to M. Bath, original opening with door from BR 2 to Bath 2 will be sealed off and a new opening with door to Bath 2 from store will be installed. All such alterations are as shown in the "Handover Condition" Part Plans. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance.

2. Upon handover of the flats, area of kitchen will be reduced and the store will be correspondingly enlarged; door to store will be changed from side hung to sliding and door to lavatory will be changed from side hung to folding; all as shown in the "Handover Condition" Part Plans. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance.

Remark:
Please refer to page 18 for legends of the abbreviations shown on the floor plan.

附註：

（一） 於有關單位交樓時，所有睡房門及書房門會完成安裝，3號睡房會增設一道門進入1號浴室，而主人浴室內坐廁會增設間隔；另加一淋浴間，原有一道門由 2 號睡房進入 2 號浴室會封閉，而會安裝另一道新門由儲物房進入 2 號浴室，以上所有改動顯示於交樓狀況間隔平面圖，上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。

（二） 於有關單位交樓時，廚房面積會縮小，儲物房面積會相應增大，儲物房門將由側門改為滑動門，洗手間門將由側門改為摺門，以上所有改動顯示於交樓狀況間隔平面圖。上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。

備註：

有關樓面平面圖中顯示之英文名詞之註釋，請參閱第 18 頁之圖例。

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

	Floor 樓層	Flat 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）	7/F-26/F (13/F, 14/F & 24/F are omitted) (10/F & 21/F are not included) 7 樓至 26 樓（不設 13 樓，14 樓及 24 樓） （不包括 10 樓及 21 樓）	150, 200, 240	150, 200, 240
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		3,125	3,125
The internal areas of residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。			
The dimensions in the floor plans are all structural dimensions in millimetre. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。			

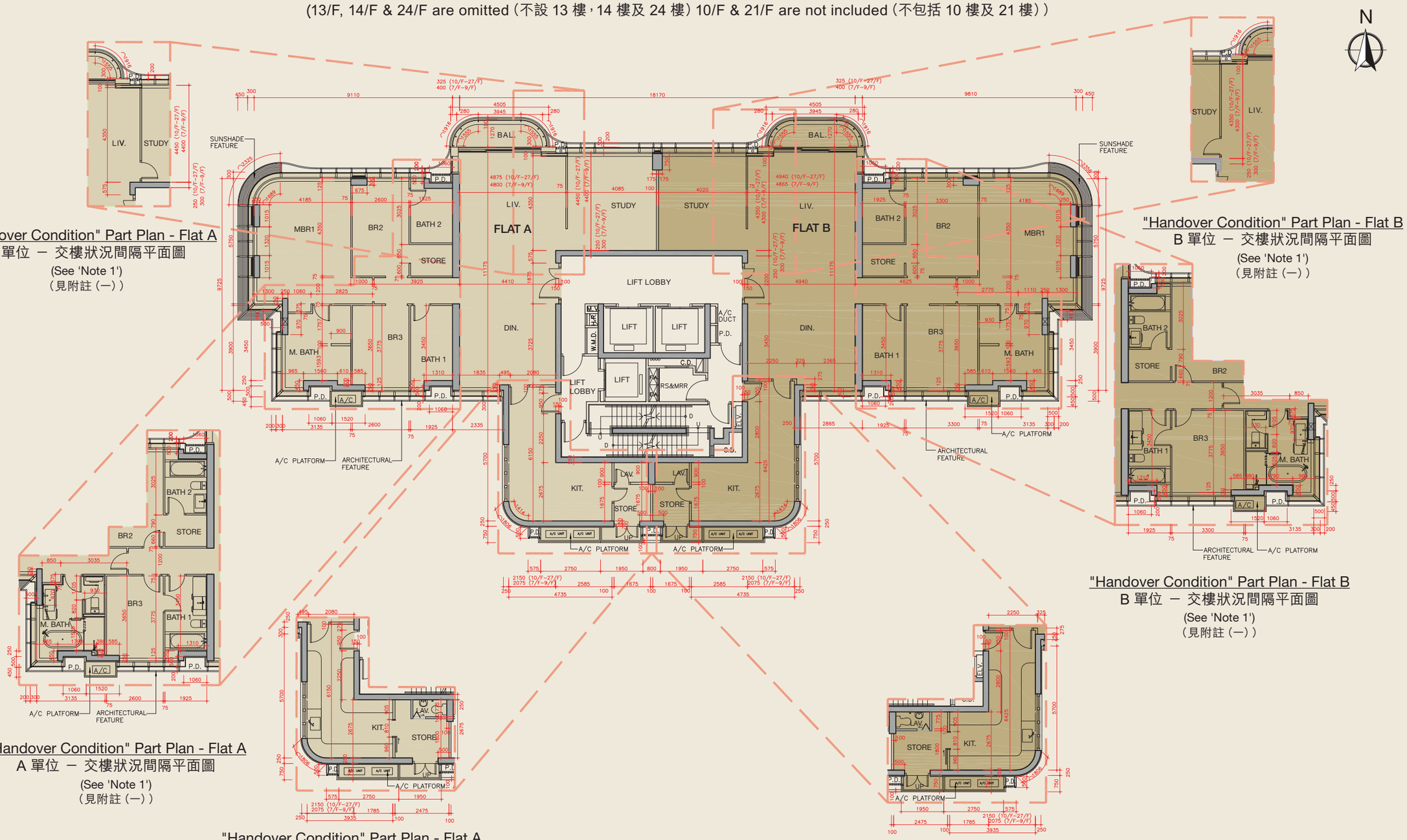
Legend 圖例

A/C Platform	Air-Conditioner Platform	空調機平台	Lav.	Lavatory	洗手間
A/C Unit	Air-Conditioner Unit	空調機	Lift	Lift	升降機
A/C Duct	Air-Conditioner Duct	空調機槽	Lift Lobby	Lift Lobby	升降機大堂
Architectural Feature	Architectural Feature	建築裝飾	Liv.	Living Room	客廳
Bal.	Balcony	露台	MBR.	Master Bedroom	主人睡房
Bath	Bathroom	浴室	M.V.	Mechanical Ventilation	機械通風槽
BR.	Bedroom	睡房	M. Bath	Master Bathroom	主人房浴室
C.D.	Cable Duct	電線槽	P.D.	Pipe Duct	管道槽
D.	Down	下	RS&MRR	Refuse Storage and Material Recovery Room	垃圾及物料回收房
Din.	Dining Room	飯廳	Store	Store	儲物房
ELV	Extra Low Voltage Electrical Duct / Room	特低壓電線槽 / 房	Study	Study	書房
E.A.	Exhaust Air Duct	排風管	Sunshade Feature	Sunshade Feature	遮擋陽光的裝飾
F.A.	Fresh Air Duct	鮮風管	U.	Up	上
H.R.	Hose Reel	消防喉轆	UP	Utility Platform	工作平台
Kit.	Kitchen	廚房	W.M.D.	Water Meter Duct	水錶槽

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

7/F - 26/F Floor Plan　7-26 樓平面圖

(13/F, 14/F & 24/F are omitted（不設 13 樓，14 樓及 24 樓）10/F & 21/F are not included（不包括 10 樓及 21 樓））



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

Notes:

1. Upon handover of the flats, doors will be added to all bedrooms and study and a new opening with door into Bath 1 from BR 3 will be added, plus additional watercloset partition with door and a new shower cubicle will be added to M. Bath, original opening with door from BR 2 to Bath 2 will be sealed off and a new opening with door to Bath 2 from store will be installed. All such alterations are as shown in the "Handover Condition" Part Plans. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance.

2. Upon handover of the flats, area of kitchen will be reduced and the store will be correspondingly enlarged; door to store will be changed from side hung to sliding and door to lavatory will be changed from side hung to folding; all as shown in the "Handover Condition" Part Plans. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance.

Remark:
Please refer to page 21 for legends of the abbreviations shown on the floor plan.

附註：

（一） 於有關單位交樓時，所有睡房門及書房門會完成安裝，3 號睡房會增設一道門進入 1 號浴室，而主人浴室內坐廁會增設間隔；另加一淋浴間，原有一道門由 2 號睡房進入 2 號浴室會封閉，而會安裝另一道新門由儲物房進入 2 號浴室，以上所有改動顯示於交樓狀況間隔平面圖，上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。

（二） 於有關單位交樓時，廚房面積會縮小，儲物房面積會相應增大，儲物房門將由側門改為滑動門，洗手間門將由側門改為摺門，以上所有改動顯示於交樓狀況間隔平面圖。上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。

備註：

有關樓面平面圖中顯示之英文名詞之註釋，請參閱第 21 頁之圖例。

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

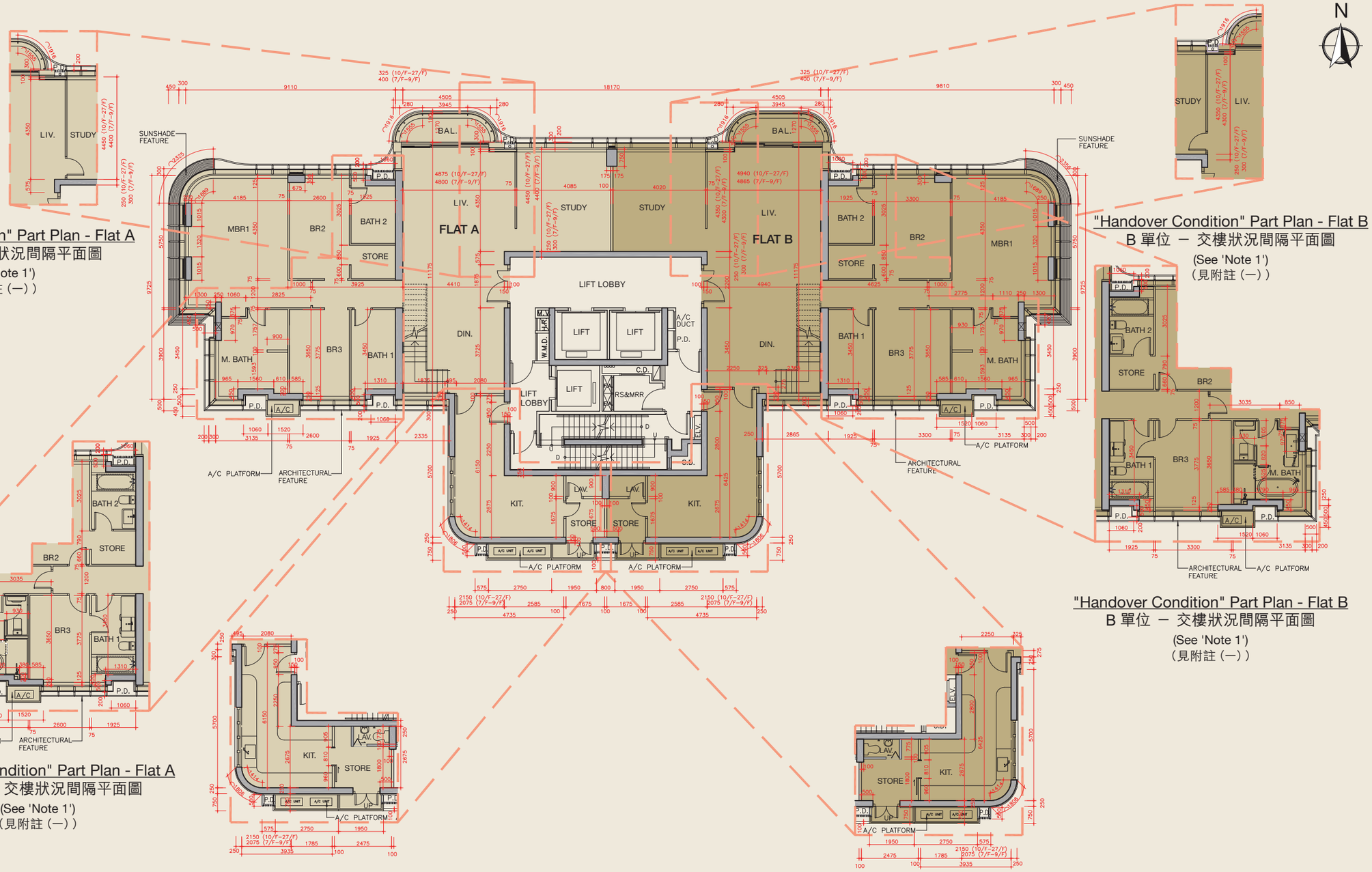
	Floor 樓層	Flat 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）	27/F 27 樓	150, 200, 240	150, 200, 240
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		3,125	3,125
The internal areas of residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。			
The dimensions in the floor plans are all structural dimensions in millimetre. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。			

Legend 圖例

A/C Platform	Air-Conditioner Platform	空調機平台	Lav.	Lavatory	洗手間
A/C Unit	Air-Conditioner Unit	空調機	Lift	Lift	升降機
A/C Duct	Air-Conditioner Duct	空調機槽	Lift Lobby	Lift Lobby	升降機大堂
Architectural Feature	Architectural Feature	建築裝飾	Liv.	Living Room	客廳
Bal.	Balcony	露台	MBR.	Master Bedroom	主人睡房
Bath	Bathroom	浴室	M.V.	Mechanical Ventilation	機械通風槽
BR.	Bedroom	睡房	M. Bath	Master Bathroom	主人房浴室
C.D.	Cable Duct	電線槽	P.D.	Pipe Duct	管道槽
D.	Down	下	RS&MRR	Refuse Storage and Material Recovery Room	垃圾及物料回收房
Din.	Dining Room	飯廳	Store	Store	儲物房
ELV	Extra Low Voltage Electrical Duct / Room	特低壓電線槽 / 房	Study	Study	書房
E.A.	Exhaust Air Duct	排風管	Sunshade Feature	Sunshade Feature	遮擋陽光的裝飾
F.A.	Fresh Air Duct	鮮風管	U.	Up	上
H.R.	Hose Reel	消防喉轆	UP	Utility Platform	工作平台
Kit.	Kitchen	廚房	W.M.D.	Water Meter Duct	水錶槽

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

27/F Floor Plan　27 樓平面圖



"Handover Condition" Part Plan - Flat A
A 單位 — 交樓狀況間隔平面圖
(See 'Note 1')
(見附註 (一))

"Handover Condition" Part Plan - Flat B
B 單位 — 交樓狀況間隔平面圖
(See 'Note 1')
(見附註 (一))

"Handover Condition" Part Plan - Flat B
B 單位 — 交樓狀況間隔平面圖
(See 'Note 1')
(見附註 (一))

"Handover Condition" Part Plan - Flat A
A 單位 — 交樓狀況間隔平面圖
(See 'Note 1')
(見附註 (一))

"Handover Condition" Part Plan - Flat A
A 單位 — 交樓狀況間隔平面圖
(See 'Note 2')
(見附註 (二))

"Handover Condition" Part Plan - Flat B
B 單位 — 交樓狀況間隔平面圖
(See 'Note 2')
(見附註 (二))

Scale 比例尺　0　5m (米)

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

Notes:

1. Upon handover of the flats, doors will be added to all bedrooms and study and a new opening with door into Bath 1 from BR 3 will be added, plus additional watercloset partition with door and a new shower cubicle will be added to M. Bath, original opening with door from BR 2 to Bath 2 will be sealed off and a new opening with door to Bath 2 from store will be installed. All such alterations are as shown in the "Handover Condition" Part Plans. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance.

2. Upon handover of the flats, area of kitchen will be reduced and the store will be correspondingly enlarged; door to store will be changed from side hung to sliding and door to lavatory will be changed from side hung to folding; all as shown in the "Handover Condition" Part Plans. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance.

Remark:
Please refer to page 24 for legends of the abbreviations shown on the floor plan.

附註：

（一） 於有關單位交樓時，所有睡房門及書房門會完成安裝，3 號睡房會增設一道門進入1號浴室，而主人浴室內坐廁會增設間隔；另加一淋浴間，原有一道門由 2 號睡房進入 2 號浴室會封閉，而會安裝另一道新門由儲物房進入 2 號浴室，以上所有改動顯示於交樓狀況間隔平面圖，上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。

（二） 於有關單位交樓時，廚房面積會縮小，儲物房面積會相應增大，儲物房門將由側門改為滑動門，洗手間門將由側門改為摺門，以上所有改動顯示於交樓狀況間隔平面圖。上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。

備註：

有關樓面平面圖中顯示之英文名詞之註釋，請參閱第 24 頁之圖例。

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

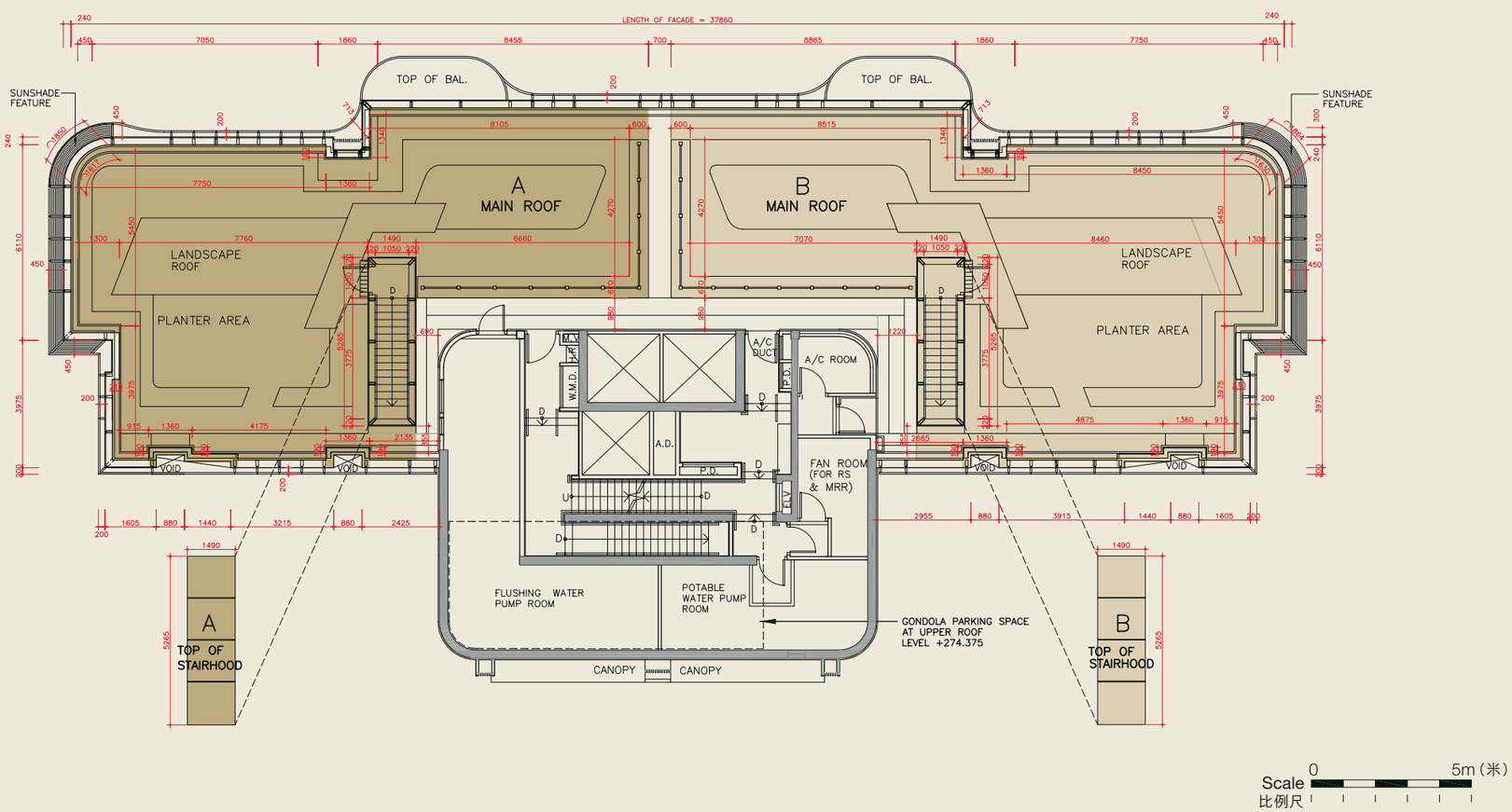
	Floor 樓層	Flat 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）	Roof 天台	150	150
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）	Roof (Stairhood) 天台 (梯屋)	2,900	2,900
The internal areas of residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。			
The dimensions in the floor plans are all structural dimensions in millimetre. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。			

Legend 圖例

A/C Room	Air-Conditioner Room	空調機房	H.R.	Hose Reel	消防喉轆
A/C Duct	Air-Conditioner Duct	空調機槽	Landscape Roof	Landscape Roof	天台花園
A.D.	Air Duct	風喉	M.V.	Mechanical Ventilation	機械通風槽
Canopy	Canopy	遮蓋頂	Potable Water Pump Room	Potable Water Pump Room	食用水泵房
D.	Down	下	Planter Area	Planter Area	花槽區
ELV	Extra Low Voltage Electrical Duct/ Room	特低壓電線槽 / 房	P.D.	Pipe Duct	管道槽
Fan Room (for RS&MRR)	Fan Room	通風機房	Roof	Roof	天台
Flushing Water Pump Room	Flushing Water Pump Room	沖廁水泵房	Sunshade Feature	Sunshade Feature	遮擋陽光的裝飾
Gondola Parking Space at Upper Roof	Gondola Parking Space at Upper Roof	吊船停放位置在高層天台	Top of Bal.	Top of Balcony	下層露台頂
			Top of Stairhood	Top of Stairhood	梯屋頂
			U.	Up	上
			Void	Void	中空
			W.M.D.	Water Meter Duct	水錶槽

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

Main Roof Floor Plan　主層天台平面圖



N

Scale 比例尺 0 5m (米)

Remark:
Please refer to page 27 for legends of the abbreviations shown on the floor plan.

備註：
有關樓面平面圖中顯示之英文名詞之註釋，請參閱第 27 頁之圖例。

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

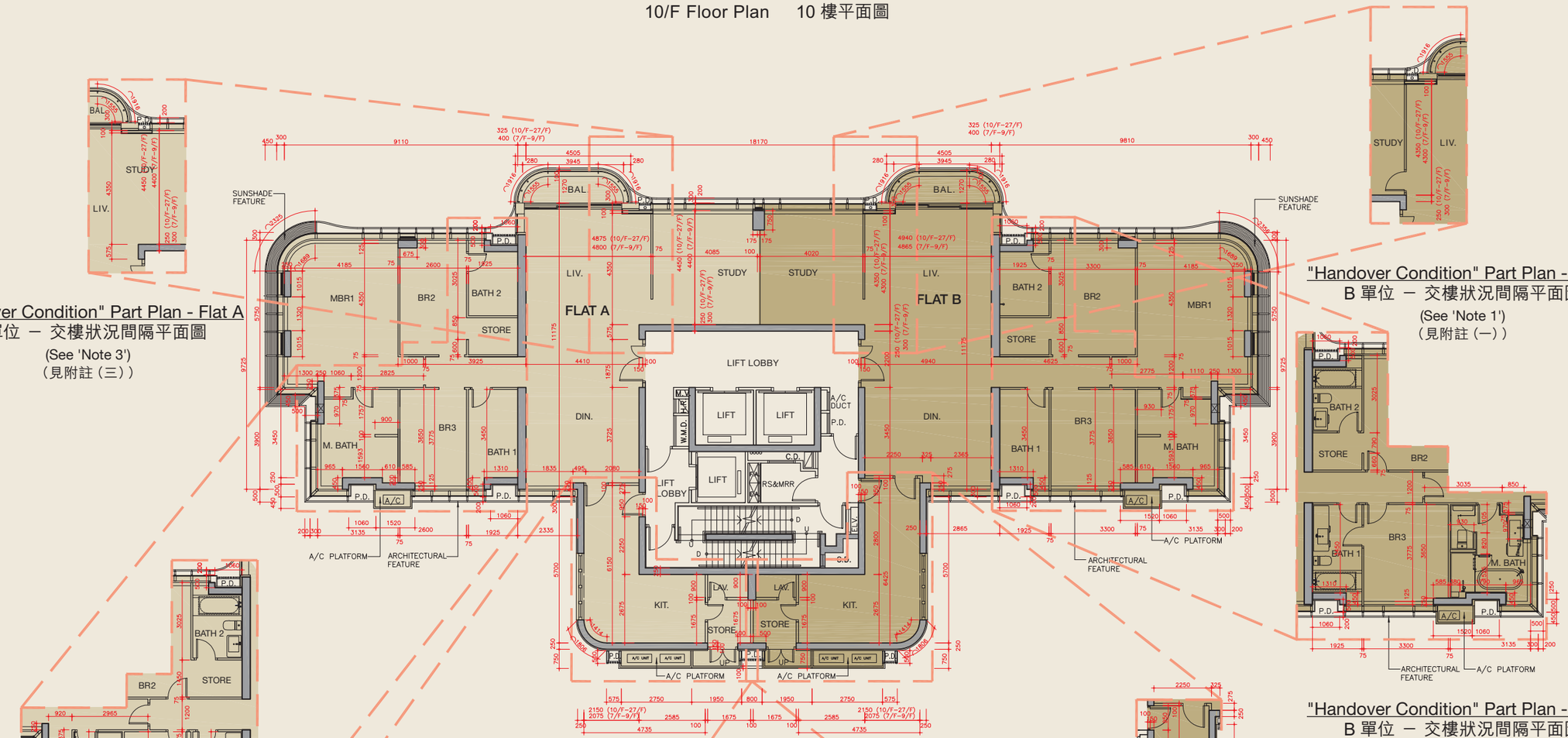
	Floor 樓層	Flat 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）	10/F 10 樓	150, 200, 240	150, 200, 240
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		3,125	3,125
The internal areas of residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。			
The dimensions in the floor plans are all structural dimensions in millimetre. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。			

Legend 圖例

A/C Platform	Air-Conditioner Platform	空調機平台	Lav.	Lavatory	洗手間
A/C Unit	Air-Conditioner Unit	空調機	Lift	Lift	升降機
A/C Duct	Air-Conditioner Duct	空調機槽	Lift Lobby	Lift Lobby	升降機大堂
Architectural Feature	Architectural Feature	建築裝飾	Liv.	Living Room	客廳
Bal.	Balcony	露台	MBR.	Master Bedroom	主人睡房
Bath	Bathroom	浴室	M.V.	Mechanical Ventilation	機械通風槽
BR.	Bedroom	睡房	M. Bath	Master Bathroom	主人房浴室
C.D.	Cable Duct	電線槽	P.D.	Pipe Duct	管道槽
D.	Down	下	RS&MRR	Refuse Storage and Material Recovery Room	垃圾及物料回收房
Din.	Dining Room	飯廳	Store	Store	儲物房
ELV	Extra Low Voltage Electrical Duct / Room	特低壓電線槽 / 房	Study	Study	書房
E.A.	Exhaust Air Duct	排風管	Sunshade Feature	Sunshade Feature	遮擋陽光的裝飾
F.A.	Fresh Air Duct	鮮風管	U.	Up	上
H.R.	Hose Reel	消防喉轆	UP	Utility Platform	工作平台
Kit.	Kitchen	廚房	W.M.D.	Water Meter Duct	水錶槽

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

10/F Floor Plan　10 樓平面圖



"Handover Condition" Part Plan - Flat A
A 單位 － 交樓狀況間隔平面圖
(See 'Note 3')
（見附註（三））

"Handover Condition" Part Plan - Flat B
B 單位 － 交樓狀況間隔平面圖
(See 'Note 1')
（見附註（一））

"Handover Condition" Part Plan - Flat B
B 單位 － 交樓狀況間隔平面圖
(See 'Note 1')
（見附註（一））

"Handover Condition" Part Plan - Flat A
A 單位 － 交樓狀況間隔平面圖
(See 'Note 1')
（見附註（一））

"Handover Condition" Part Plan - Flat A
A 單位 － 交樓狀況間隔平面圖
(See 'Note 2')
（見附註（二））

"Handover Condition" Part Plan - Flat B
B 單位 － 交樓狀況間隔平面圖
(See 'Note 2')
（見附註（二））

Scale 比例尺　0　5m（米）

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

Notes:

1. Upon handover of the flats, doors will be added to all bedrooms and study and a new opening with door into Bath 1 from BR 3 will be added, plus additional watercloset partition with door and a new shower cubicle will be added to M. Bath, original opening with door from BR 2 to Bath 2 will be sealed off and a new opening with door to Bath 2 from store will be installed. All such alterations are as shown in the "Handover Condition" Part Plans. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance.

2. Upon handover of the flats, area of kitchen will be reduced and the store will be correspondingly enlarged; door to store will be changed from side hung to sliding and door to lavatory will be changed from side hung to folding; all as shown in the "Handover Condition" Part Plans. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance.

3. Upon handover of Flat A on 10/F, partitioning wall between the study and the living room will be removed. Such alterations are as shown in the "Handover Condition" Part Plan – Flat A. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance.

Remark:
Please refer to page 29 for legends of the abbreviations shown on the floor plan.

附註：

（一） 於有關單位交樓時，所有睡房門及書房門會完成安裝，3號睡房會增設一道門進入1號浴室，而主人浴室內坐廁會增設間隔；另加一淋浴間，原有一道門由 2 號睡房進入 2 號浴室會封閉，而會安裝另一道新門由儲物房進入 2 號浴室，以上所有改動顯示於交樓狀況間隔平面圖，上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。

（二） 於有關單位交樓時，廚房面積會縮小，儲物房面積會相應增大，儲物房門將由側門改為滑動門，洗手間門將由側門改為摺門，以上所有改動顯示於交樓狀況間隔平面圖。上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。

（三） 於有關 10 樓 A 單位交樓時，書房與客廳之間的間隔牆將會拆除，以上所有改動顯示於 A 單位 - 交樓狀況間隔平面圖。上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。

備註：
有關樓面平面圖中顯示之英文名詞之註釋，請參閱第 29 頁之圖例。

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

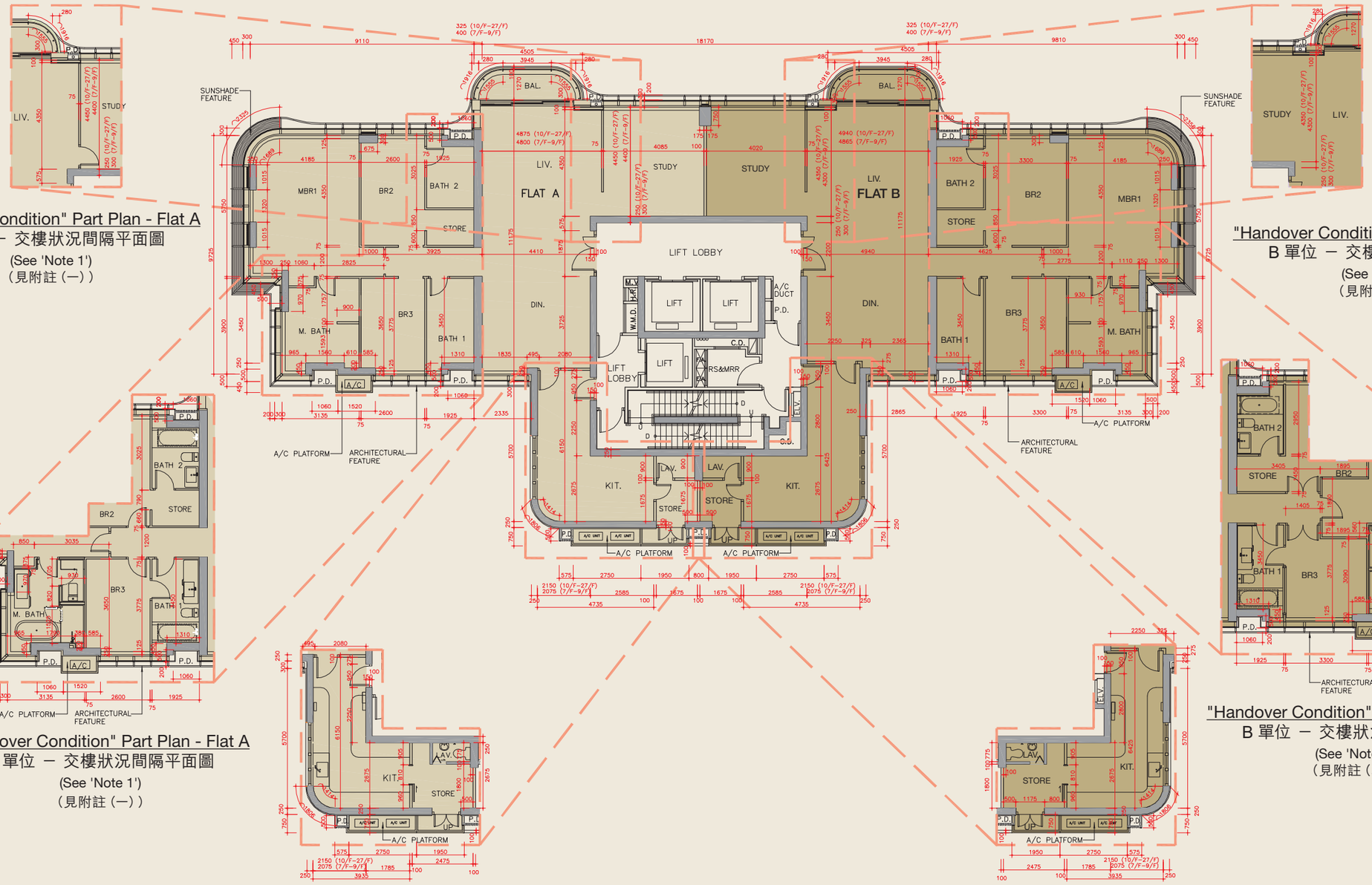
	Floor 樓層	Flat 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）	18/F 18 樓	150, 200, 240	150, 200, 240
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		3,125	3,125
The internal areas of residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。			
The dimensions in the floor plans are all structural dimensions in millimetre. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。			

Legend 圖例

A/C Platform	Air-Conditioner Platform	空調機平台	Lav.	Lavatory	洗手間
A/C Unit	Air-Conditioner Unit	空調機	Lift	Lift	升降機
A/C Duct	Air-Conditioner Duct	空調機槽	Lift Lobby	Lift Lobby	升降機大堂
Architectural Feature	Architectural Feature	建築裝飾	Liv.	Living Room	客廳
Bal.	Balcony	露台	MBR.	Master Bedroom	主人睡房
Bath	Bathroom	浴室	M.V.	Mechanical Ventilation	機械通風槽
BR.	Bedroom	睡房	M. Bath	Master Bathroom	主人房浴室
C.D.	Cable Duct	電線槽	P.D.	Pipe Duct	管道槽
D.	Down	下	RS&MRR	Refuse Storage and Material Recovery Room	垃圾及物料回收房
Din.	Dining Room	飯廳	Store	Store	儲物房
ELV	Extra Low Voltage Electrical Duct / Room	特低壓電線槽 / 房	Study	Study	書房
E.A.	Exhaust Air Duct	排風管	Sunshade Feature	Sunshade Feature	遮擋陽光的裝飾
F.A.	Fresh Air Duct	鮮風管	U.	Up	上
H.R.	Hose Reel	消防喉轆	UP	Utility Platform	工作平台
Kit.	Kitchen	廚房	W.M.D.	Water Meter Duct	水錶槽

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

18/F Floor Plan　18 樓平面圖



"Handover Condition" Part Plan - Flat A
A 單位 － 交樓狀況間隔平面圖
(See 'Note 1')
（見附註（一））

"Handover Condition" Part Plan - Flat B
B 單位 － 交樓狀況間隔平面圖
(See 'Note 2')
（見附註（二））

"Handover Condition" Part Plan - Flat A
A 單位 － 交樓狀況間隔平面圖
(See 'Note 1')
（見附註（一））

"Handover Condition" Part Plan - Flat B
B 單位 － 交樓狀況間隔平面圖
(See 'Note 2')
（見附註（二））

"Handover Condition" Part Plan - Flat A
A 單位 － 交樓狀況間隔平面圖
(See 'Note 3')
（見附註（三））

"Handover Condition" Part Plan - Flat B
B 單位 － 交樓狀況間隔平面圖
(See 'Note 3')
（見附註（三））

Scale 比例尺　0　5m（米）

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

Note:

1. Upon handover of Flat B on 18/F, partitioning wall between the study and the living room will be removed; doors will be added to all bedrooms and a new opening with door into Bath 1 from BR 3 will be added; the door entrance to BR 2 and BR 3 will be enlarged; the respective partitioning wall separating BR 2 from the corridor and BR 3 from the corridor will be set back; the door to MBR 1 will be relocated. Additional watercloset partition with door and a new shower cubicle will be added to M. Bath; original opening with door from BR 2 to Bath 2 will be sealed off and new opening with door to Bath 2 from store will be installed; area of kitchen will be reduced and the store will be correspondingly enlarged; door to store will be changed from side hung to sliding and door to lavatory will be changed from side hung to folding. All such alterations are as shown in the relevant "Handover Condition" Part Plan - Flat B for 18/F. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance.

Remark:
Please refer to page 31A for legends of the abbreviations shown on the floor plan.

附註：

(一) 於有關十八樓 B 單位交樓時，書房與客廳之間的間隔牆將會拆除，所有睡房門會完成安裝，3 號睡房會增設一度門進入 1 號浴室，2 號及 3 號睡房門口會增大。分開 2 號睡房及走廊的間隔牆及 3 號睡房及走廊的間隔牆會移後，主人睡房門位置會移動。主人浴室內坐廁會增設間隔連門；另加一淋浴間。原有一度門由 2 號睡房進入 2 號浴室會封閉，而會安裝另一度新門由儲物房進入 2 號浴室。廚房面積會縮小，儲物房面積會相應增大，儲物房門將由側門改為滑動門，洗手間門將由側門改為摺門，以上所有改動顯示於十八樓 B 單位 — 交樓狀況間隔平面圖。上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。

備註：

有關樓面平面圖中顯示之英文名詞之註釋，請參閱第 31A 頁之圖例。

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

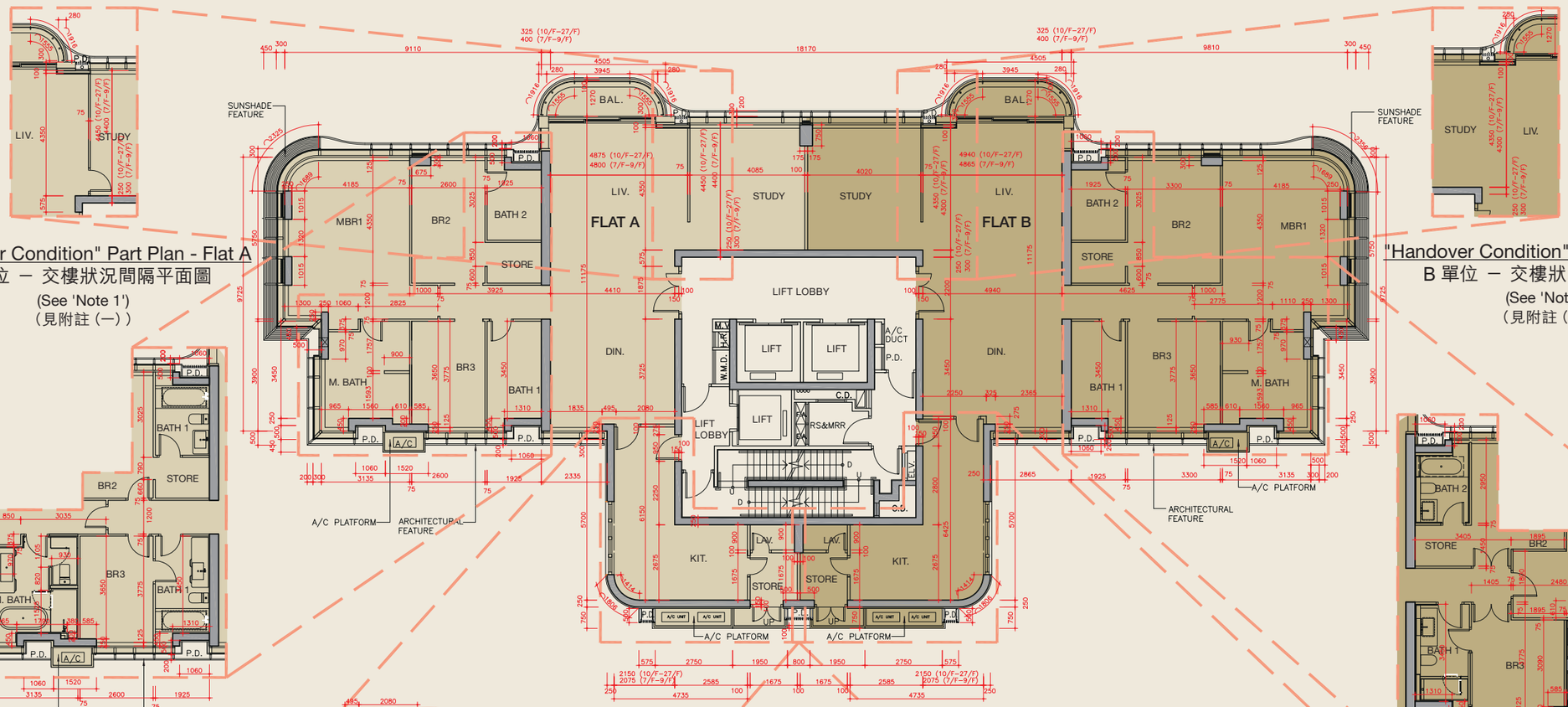
	Floor 樓層	Flat 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）	21/F 21 樓	150, 200, 240	150, 200, 240
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		3,125	3,125
The internal areas of residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。			
The dimensions in the floor plans are all structural dimensions in millimetre. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。			

Legend 圖例

A/C Platform	Air-Conditioner Platform	空調機平台	Lav.	Lavatory	洗手間
A/C Unit	Air-Conditioner Unit	空調機	Lift	Lift	升降機
A/C Duct	Air-Conditioner Duct	空調機槽	Lift Lobby	Lift Lobby	升降機大堂
Architectural Feature	Architectural Feature	建築裝飾	Liv.	Living Room	客廳
Bal.	Balcony	露台	MBR.	Master Bedroom	主人睡房
Bath	Bathroom	浴室	M.V.	Mechanical Ventilation	機械通風槽
BR.	Bedroom	睡房	M. Bath	Master Bathroom	主人房浴室
C.D.	Cable Duct	電線槽	P.D.	Pipe Duct	管道槽
D.	Down	下	RS&MRR	Refuse Storage and Material Recovery Room	垃圾及物料回收房
Din.	Dining Room	飯廳	Store	Store	儲物房
ELV	Extra Low Voltage Electrical Duct / Room	特低壓電線槽 / 房	Study	Study	書房
E.A.	Exhaust Air Duct	排風管	Sunshade Feature	Sunshade Feature	遮擋陽光的裝飾
F.A.	Fresh Air Duct	鮮風管	U.	Up	上
H.R.	Hose Reel	消防喉轆	UP	Utility Platform	工作平台
Kit.	Kitchen	廚房	W.M.D.	Water Meter Duct	水錶槽

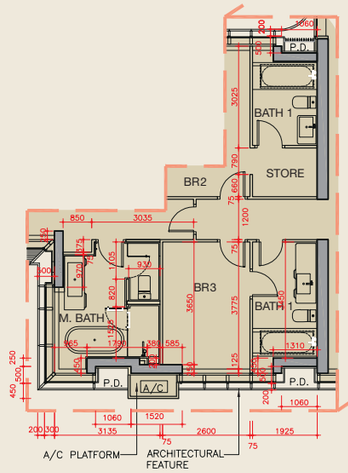
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

21/F Floor Plan　21 樓平面圖

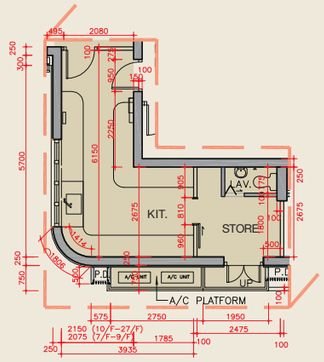


"Handover Condition" Part Plan - Flat A
A 單位 － 交樓狀況間隔平面圖
(See 'Note 1')
（見附註（一））

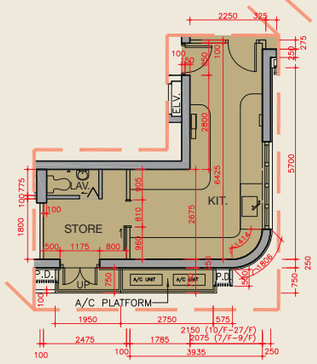
"Handover Condition" Part Plan - Flat B
B 單位 － 交樓狀況間隔平面圖
(See 'Note 2')
（見附註（二））



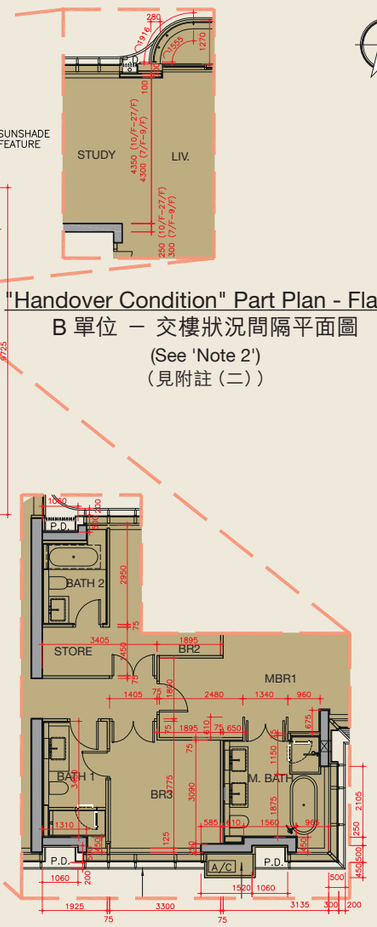
"Handover Condition" Part Plan - Flat A
A 單位 － 交樓狀況間隔平面圖
(See 'Note 1')
（見附註（一））



"Handover Condition" Part Plan - Flat A
A 單位 － 交樓狀況間隔平面圖
(See 'Note 3')
（見附註（三））



"Handover Condition" Part Plan - Flat B
B 單位 － 交樓狀況間隔平面圖
(See 'Note 3')
（見附註（三））



"Handover Condition" Part Plan - Flat B
B 單位 － 交樓狀況間隔平面圖
(See 'Note 2')
（見附註（二））

Scale 比例尺　0　5m（米）

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

Notes:

1. Upon handover of Flat A on 21/F, doors will be added to all bedrooms and study and a new opening with door into Bath 1 from BR 3 will be added, plus additional watercloset partition with door and a new shower cubicle will be added to M. Bath, original opening with door from BR 2 to Bath 2 will be sealed off and a new opening with door to Bath 2 from store will be installed. All such alterations are as shown in the "Handover Condition" Part Plan-Flat A. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance.

2. Upon handover of Flat B on 21/F, partitioning wall between the study and the living room will be removed, doors will be added to all bedrooms and a new opening with door into Bath 1 from BR 3 will be added. A new shower cubicle will be installed inside Bath 1. The door entrance to BR 2 and BR 3 will be enlarged. The respective partitioning wall separating BR 2 from the corridor and BR 3 from the corridor will be set back. The door to MBR 1 will be relocated. The semi-partitioning wall inside the M. Bath will be removed. The door entrance to M. bath will be enlarged. A new shower cabinet will be installed inside M. Bath. Original opening with door from BR 2 to Bath 2 will be sealed off and new opening with door to Bath 2 from store will be installed. All such alterations are as shown in the "Handover Condition" Part Plan-Flat B. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance.

3. Upon handover of both Flat A and Flat B on 21/F, area of kitchen will be reduced and the store will be correspondingly enlarged; door to store will be changed from side hung to sliding and door to lavatory will be changed from side hung to folding; all as shown in the "Handover Condition" Part Plans. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance.

Remark:
Please refer to page 32 for legends of the abbreviations shown on the floor plan.

附註：

(一) 於有關 21 樓 A 單位交樓時，所有睡房門及書房門會完成安裝，3 號睡房會增設一道門進入 1 號浴室，而主人浴室內坐廁會增設間隔；另加一淋浴間，原有一道門由 2 號睡房進入 2 號浴室會封閉，而會安裝另一道新門由儲物房進入 2 號浴室。以上所有改動顯示於 A 單位交樓狀況間隔平面圖。上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。

(二) 於有關 21 樓 B 單位交樓時，書房與客廳之間的間隔牆將會拆除，所有睡房門會完成安裝，3 號睡房會增設一道門進入 1 號浴室，1 號浴室內會加一淋浴間，2 號及 3 號睡房門口會增大。分開 2 號睡房及走廊的間隔牆及 3 號睡房及走廊的間隔牆會移後，主人睡房門位置會移動。主人浴室內的半間隔牆會拆除。主人浴室門口會增大。主人浴室內會增設一淋浴房。原有一道門由 2 號睡房進入 2 號浴室會封閉，而會安裝另一道新門由儲物房進入 2 號浴室。以上所有改動顯示於 B 單位交樓狀況間隔平面圖。上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。

(三) 於有關 21 樓 A 單位及 B 單位交樓時，廚房面積會縮小，儲物房面積會相應增大，儲物房門將由側門改為滑動門，洗手間門將由側門改為摺門，以上所有改動顯示於交樓狀況間隔平面圖。上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。

備註：

有關樓面平面圖中顯示之英文名詞之註釋，請參閱第 32 頁之圖例。

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

Description of Residential Property 物業的描述			Saleable Area (Including balcony, utility platform and verandah, (if any)) sq.metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台（如有）) 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
ALTAMIRA 尚璟	6/F 六樓	A	**188.45 (2,028)** Balcony 露台 : 0 (0) Utility platform 工作平台 : 0 (0)	6.39 (69)	-	-	57.66 (621)	-	-	-	-	11.68 (126)	-
		B	**198.55 (2,137)** Balcony 露台 : 0 (0) Utility platform 工作平台 : 0 (0)	5.29 (57)	-	-	58.40 (629)	-	-	-	-	11.68 (126)	-
	7/F-12/F 七樓至十二樓	A	**194.87 (2,098)** Balcony 露台 : 4.96 (53) Utility platform 工作平台 : 1.46 (16)	-	-	-	-	-	-	-	-	-	-
		B	**204.96 (2,206)** Balcony 露台 : 4.96 (53) Utility platform 工作平台 : 1.46 (16)	-	-	-	-	-	-	-	-	-	-
	15/F-23/F 十五樓至二十三樓	A	**194.87 (2,098)** Balcony 露台 : 4.96 (53) Utility platform 工作平台 : 1.46 (16)	-	-	-	-	-	-	-	-	-	-
		B	**204.96 (2,206)** Balcony 露台 : 4.96 (53) Utility platform 工作平台 : 1.46 (16)	-	-	-	-	-	-	-	-	-	-
	25/F-26/F 二十五樓至二十六樓	A	**194.87 (2,098)** Balcony 露台 : 4.96 (53) Utility platform 工作平台 : 1.46 (16)	-	-	-	-	-	-	-	-	-	-
		B	**204.96 (2,206)** Balcony 露台 : 4.96 (53) Utility platform 工作平台 : 1.46 (16)	-	-	-	-	-	-	-	-	-	-
	27/F 二十七樓	A	**194.87 (2,098)** Balcony 露台 : 4.96 (53) Utility platform 工作平台 : 1.46 (16)	-	-	-	-	-	-	126.64 (1,363)	7.85 (85)	-	-
		B	**204.96 (2,206)** Balcony 露台 : 4.96 (53) Utility platform 工作平台 : 1.46 (16)	-	-	-	-	-	-	135.49 (1,458)	7.85 (85)	-	-

- The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The areas of other specific items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

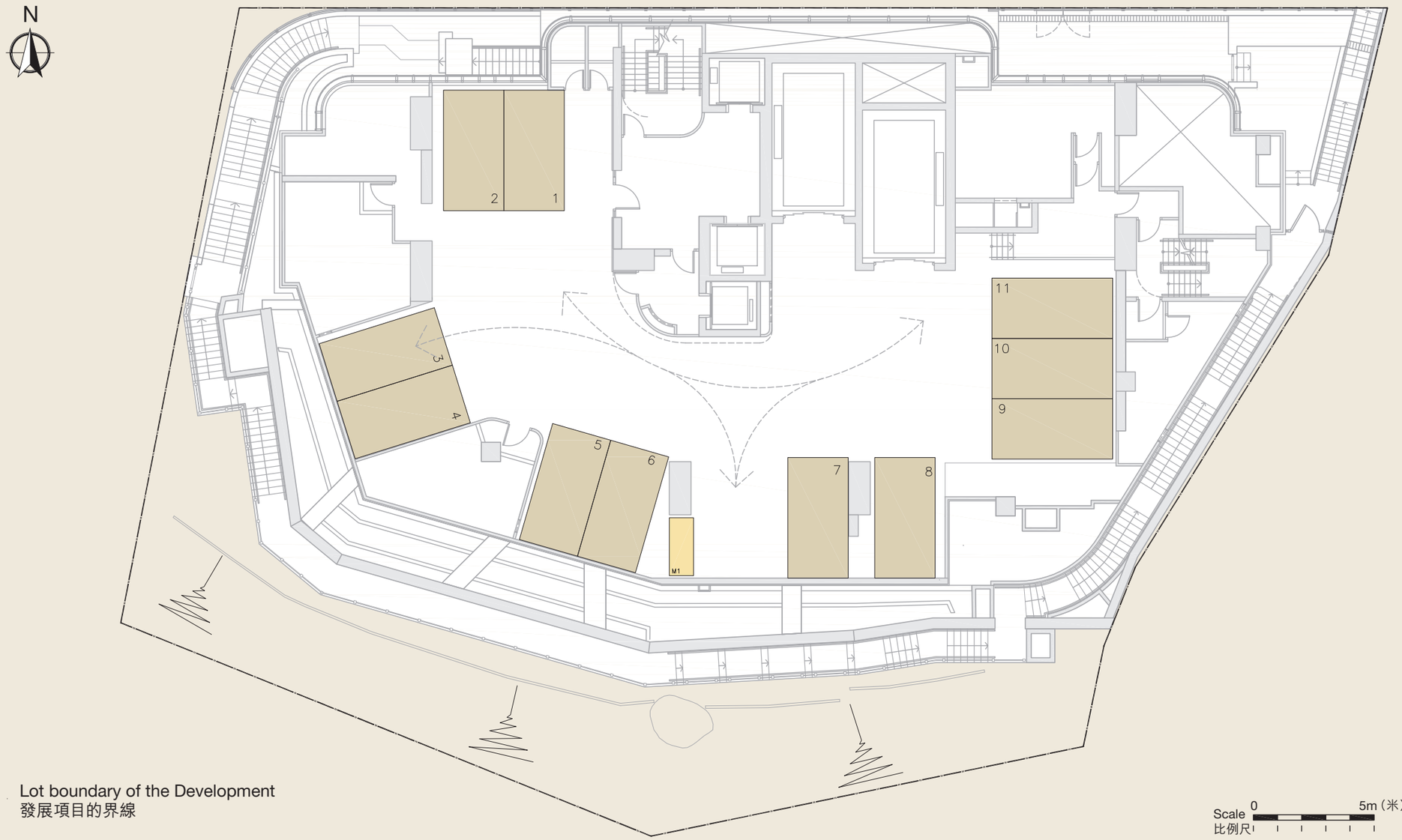
Remarks:
1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. 13/F, 14/F and 24/F are omitted.

- 實用面積是按《一手住宅物業銷售條例》第 8 條計算。
- 露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第 8 條計算。
- 其他指明項目的面積 (不包括在實用面積內) 是按《一手住宅物業銷售條例》附表 2 第 2 部計算。

備註：
1. 上述以平方呎表述之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至整數，與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。
3. 不設 13 樓、14 樓及 24 樓。

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

1/F FLOOR PLAN　一樓平面圖

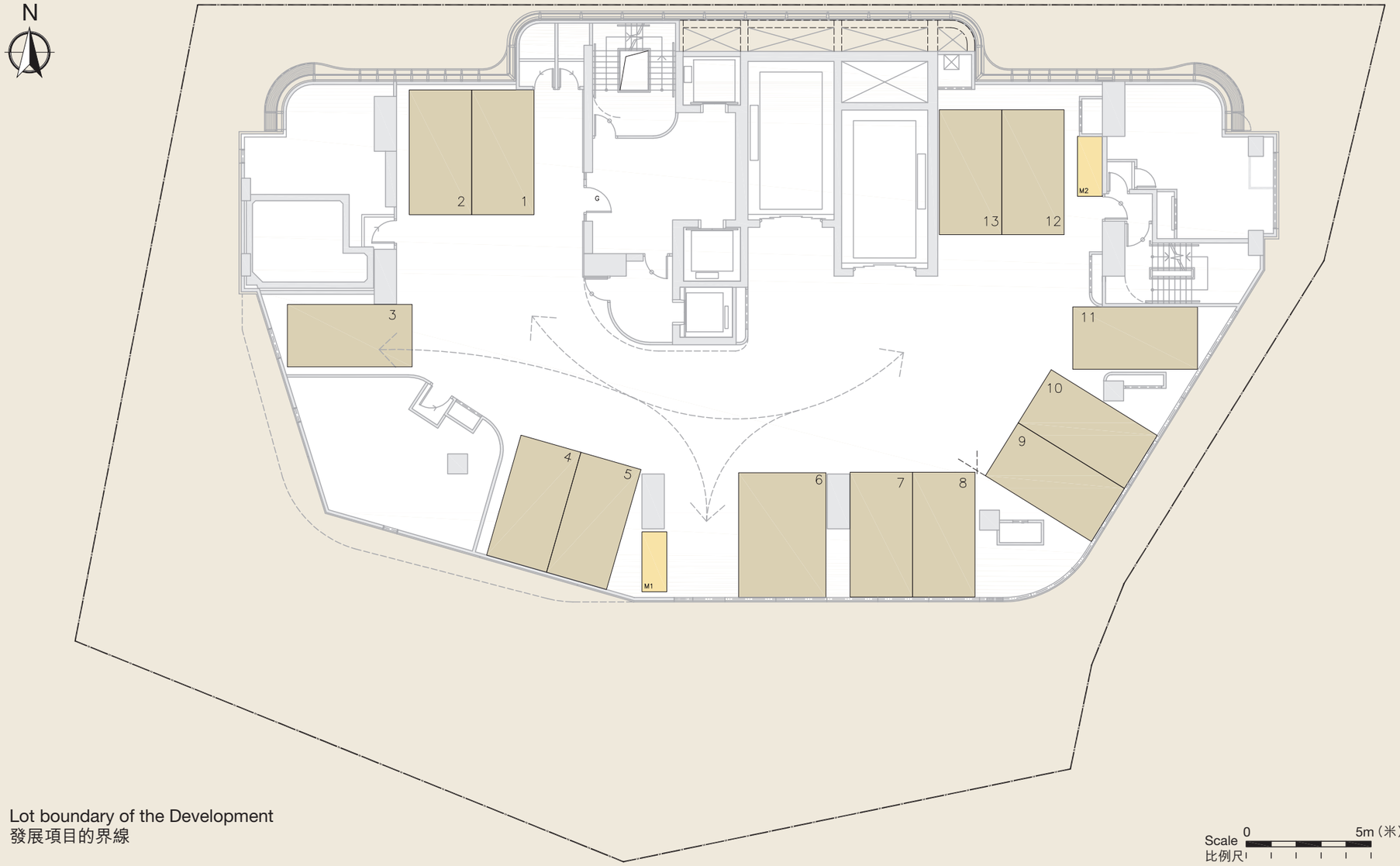


Number, Dimensions and Area of Parking Spaces 停車位數目、尺寸及面積

Category of Parking Space 停車位類別	Number 數目	Dimension (Length x Width) (m) 尺寸 (長 x 闊) (米)	Area Per Parking Space (sq.m.) 每個停車位面積 (平方米)
Residential Parking Space 住客停車位	11	5 x 2.5	12.5
Motorcycle Parking Space 電單車停車位	1	2.4 x 1	2.4

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

2/F FLOOR PLAN　二樓平面圖

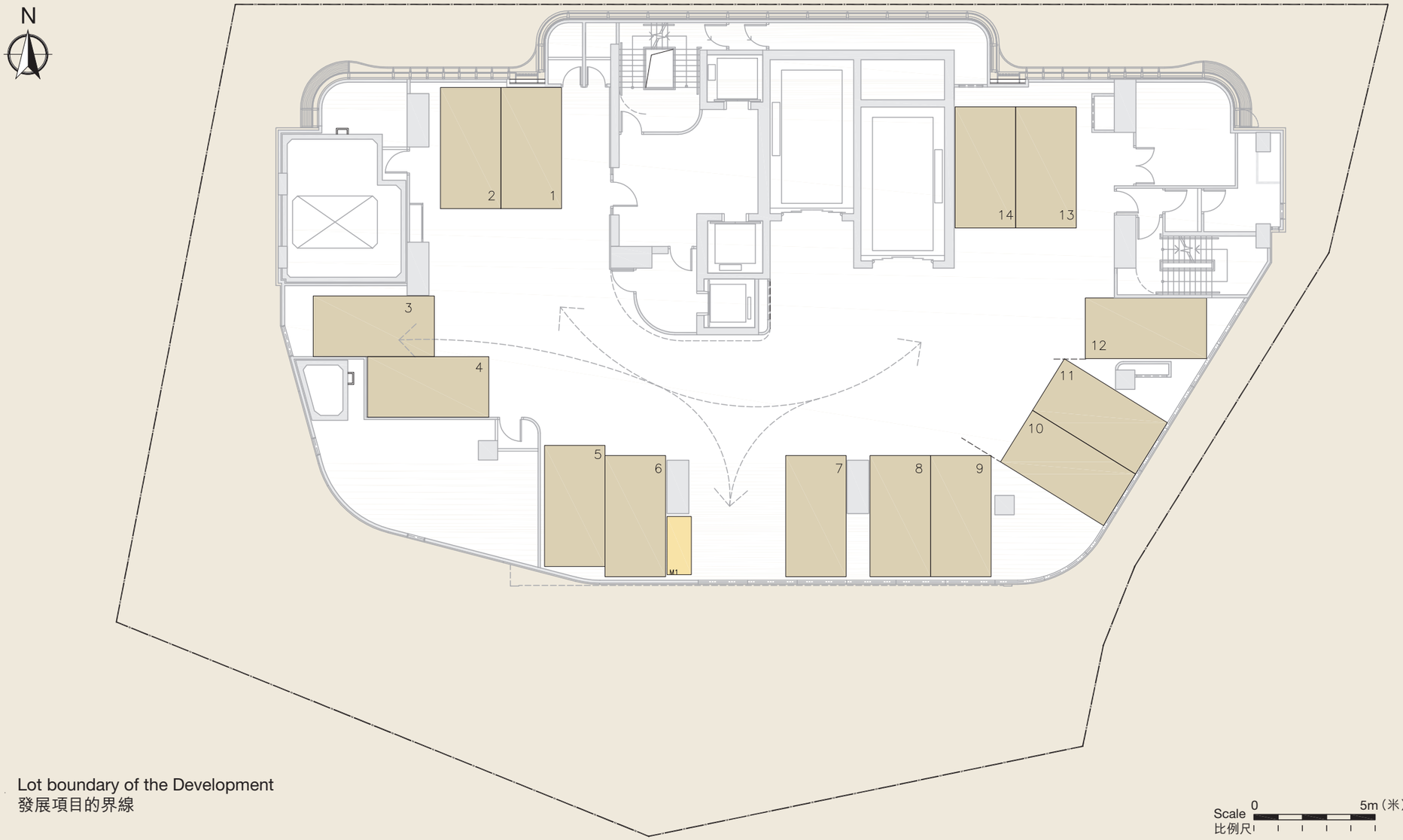


Number, Dimensions and Area of Parking Spaces 停車位數目、尺寸及面積

Category of Parking Space 停車位類別	Number 數目	Dimension (Length x Width) (m) 尺寸 (長 x 闊) (米)	Area Per Parking Space (sq.m.) 每個停車位面積 (平方米)
Residential Parking Space 住客停車位	12	5 x 2.5	12.5
Accessible (Disabled) Parking Space 無障礙 (傷健人士) 停車位	1	5 x 3.5	17.5
Motorcycle Parking Space 電單車停車位	2	2.4 x 1	2.4

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

3/F FLOOR PLAN　三樓平面圖



Number, Dimensions and Area of Parking Spaces 停車位數目、尺寸及面積

Category of Parking Space 停車位類別	Number 數目	Dimension (Length x Width) (m) 尺寸 (長 x 闊) (米)	Area Per Parking Space (sq.m.) 每個停車位面積 (平方米)
Residential Parking Space 住客停車位	14	5 x 2.5	12.5
Motorcycle Parking Space 電單車停車位	1	2.4 x 1	2.4

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

1. A preliminary deposit which is equal to 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase ("Preliminary Agreement").

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

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement -

   (i) the Preliminary Agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the Vendor does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約（"該臨時合約"）時須支付款額為售價 5% 的臨時訂金。

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

3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約—

   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 賣方不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A Deed of Mutual Covenant and Management Agreement has been executed into in respect of the Development ("DMC").

A. The common parts of the Development

1. "Common Areas and Facilities" means the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities.

2. "Development Common Areas and Facilities" means:-

   (a) such parts of the external walls (including the Curtain Wall erected thereon) from and including G/F level to the soffit of the transfer plate level, Slope Structures within the Land and the Development, lift lobbies on the G/F, 1/F, 2/F and 3/F, lift L1, lift shaft of lift L1, service lift lobbies, pipe ducts, electrical and mechanical ducts, cable trench, utility chamber for town gas lead, sprinkler inlet and fire service inlet and sprinkler control valve sets, maintenance platform, transformer room, cable chamber, high voltage switch room, electrical and mechanical equipment control room, cable duct rooms, pipe duct rooms, potable water tank and pump rooms, inaccessible existing platform on the first floor, low voltage switch room, sprinkler pump room, fire service and pump room, emergency generator room, sprinkler water tank room, refuse storage and material recovery chamber, telephone ducts, air ducts, water meter ducts, water meter cabinet, fire service water tank room, roof on the upper roof, gondola parking space, staircases and passages which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Indigo and Brown on the plans certified by the Authorized Person and annexed to the DMC;

   (b) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole; and

   (c) such other areas facilities of and in the Land and the Development designated as Development Common Areas and Facilities in accordance with the DMC,

   PROVIDED THAT where appropriate, if any parts of the Land and the Development other than the Carpark and the Residential Accommodation:-

   (i) are covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO and/or

   (ii) fall within the categories as specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO,

   then such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities, but excluding the Carpark Common Areas and Facilities and Residential Common Areas and Facilities.

3. "Residential Common Areas and Facilities" means:-

   (a) the Clubhouse, such parts of the external walls (including the Curtain Wall erected thereon) from and including the transfer plate level to the top roof level, lift lobbies on 5/F to 27/F, lifts L2, L3 and L4, lift shafts of lift L2, L3 and L4, lift overruns, lift pit, lift machine room, wider common corridors and lift lobbies, planters, staircases, passages, potable and flushing water tank and pump room, pipe ducts, pipe duct room, telecommunication and broadcasting equipment room, refuse storage and material recovery rooms, cable ducts, air conditioning ducts, water meter cabinets, air condition room for typical lift lobby, fan rooms, potable water pump room, flushing water pump room, air duct, water meter ducts and top roof which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Yellow and Yellow Hatched Black on the plans certified by the Authorized Person and annexed to the DMC;

   (b) such areas and facilities of and in the Land the Development intended for common use and benefit of the Residential Accommodation as a whole; and

   (c) such other areas and facilities of and in the Land and the Development designated as Residential Common Areas and Facilities in accordance with the DMC,

   PROVIDED THAT where appropriate, if any parts of the Land and the Development other than the Residential Accommodation:-

   (i) are covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO and/or

   (ii) fall within the categories as specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO,

   then such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities, but excluding the Carpark Common Areas and Facilities and Development Common Areas and Facilities.

Note:
Unless otherwise defined in the sales brochure, capitalized items used in this Summary of Deed of Mutual Covenant shall have the same meaning of such trems in the DMC.

4. "Carpark Common Areas and Facilities" means:-

(a) the whole of the Carpark (except the Parking Spaces);

(b) car lifts, car lift shafts, car lift machine room, car lift overruns, driveways and passages which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Green on the plans certified by the Authorized Person and annexed to the DMC;

(c) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Carpark as a whole; and

(d) such other areas and facilities of and in the Land and the Development designated as Carpark Common Areas and Facilities in accordance with the DMC,

PROVIDED THAT where appropriate, if any parts of the Land and the Development other than the Carpark:-

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

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

then such parts shall be deemed to have been included as, and shall form part of, the Carpark Common Areas and Facilities, but excluding the Development Common Areas and Facilities and Residential Common Areas and Facilities.

B. Number of undivided shares assigned to each residential property in the Development

Floor	Flat	Undivided Shares
6/F	A	202/8,300
	B	211/8,300
7/F – 12/F, 15/F- 23/F, 25/F, 26/F	A	195/8,300 each
	B	205/8,300 each
27/F	A	216/8,300
	B	227/8,300

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

The Manager will be appointed for an initial term of not exceeding 2 years from the date of the DMC and shall thereafter continue until terminated as provided in the DMC.

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

(a) Each Owner of the Development shall contribute his due proportion of the budgeted Development Management Expenses which proportion shall be equal to the Undivided Shares of all Unit(s) owned by him divided by the total Undivided Shares of all Units of the Development; and

(b) Each Owner of a Residential Unit shall, in addition to the amount payable under sub-paragraph (a) above, contribute his due proportion of the budgeted Residential Management Expenses which proportion shall be equal to Undivided Shares of his Residential Unit divided by the total Undivided Shares of all Residential Units.

E. The basis on which the management fees deposit is fixed

The management fees deposit is equal to three (3) months' contribution towards the Management Expenses payable in respect of his part of the Development.

F. Area (if any) in the Development retained by the owner for the owner's own use

Not Applicable.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

發展項目已訂立一份公契及管理協議 (「公契」) 。

A. 發展項目的公用部分

1. 「公用地方及設施」指發展項目公用地方及設施、住宅公用地方及設施及停車場公用地方及設施。

2. 「發展項目公用地方及設施」指：

（a）從（包括）地面至轉換樓層的拱腹內面的外牆部分（包括其上的幕牆）、該土地及發展項目內的斜坡構築物、地面、1 樓、2 樓及 3 樓的升降機門廊、L1 號升降機、L1 號升降機的升降機槽、服務升降機大堂、管槽、機電槽、電纜槽、煤氣公司引線用的公用事業小室、灑水器進水口、消防進水口及灑水器控制閥組件、維修平台、變壓器房、電纜室、高壓電掣房、機電設備控制室、電纜槽室、管槽室、食水水箱及泵房、1 樓現有不可進入平台、低壓電掣房、灑水器泵房、消防及泵房、緊急發電機室、灑水器水箱室、垃圾存放及物料回收室、電話槽、空氣槽、水錶槽、水錶櫃、消防水箱房、上層屋頂的天台、貢多拉停泊位、樓梯及通道，（如果可以在圖則上顯示）在公契附錄的圖則（經認可人士核實）上用靛青色和棕色顯示，僅供識別；

（b）該土地及發展項目內擬供整個發展項目共同使用與享用的其他地方及設施；及

（c）按公契指定該土地及發展項目內作為發展項目公用地方及設施的其他地方及設施，

但是，若適用，如果該土地及發展項目的任何部分（停車場及住宅區除外）；

（i）被建築物管理條例第 2 條列明的「公用部分」的定義（a）段所涵蓋；及 / 或

（ii）歸屬建築物管理條例第一附表指定的類別和被納入建築物管理條例第 2 條列明的「公用部分」的定義（b）段內，

則該等部分應視為被納入並構成發展項目公用地方及設施之部分，但不包括停車場公用地方及設施和住宅公用地方及設施。

3. 「住宅公用地方及設施」指：

（a）會所，從（包括）轉換樓層至頂樓天台的外牆（包括其上的幕牆）、5 樓至 27 樓的升降機門廊、L2、 L3 及 L4 號升降機、L2、L3 及 L4 號升降機的升降機槽、升降機的超越限度、升降機井、升降機機房、加闊公共走廊及升降機大堂、花槽、樓梯、通道、食水及沖廁水水箱及泵房、管槽、管槽室、電訊及廣播設備房、垃圾存放及物料回收室、電纜槽、冷氣槽、水錶櫃、專用升降機門廊的空調房、電扇房、食水泵房、沖廁水泵房、空氣槽、水錶槽及屋頂，（如果可以在圖則上顯示）在公契附錄的圖則（經認可人士核實）上用黃色和黃色加黑斜線顯示，僅供識別；

（b）該土地及發展項目內擬供整個住宅區共同使用與享用的其他地方及設施；及

（c）按公契指定該土地及發展項目內作為住宅公用地方及設施的其他地方及設施，

但是，若適用，如果該土地及發展項目的任何部分（住宅區除外）；

（i）被建築物管理條例第 2 條列明的「公用部分」的定義（a）段所涵蓋；及 / 或

（ii）歸屬建築物管理條例第一附表指定的類別和被納入建築物管理條例第 2 條列明的「公用部分」的定義（b）段內，

則該等部分應視為被納入並構成住宅公用地方及設施之部分，但不包括停車場公用地方及設施和發展項目公用地方及設施。

備註：
除非本售樓説明書另有定義外，在上述英文文本以大楷顯示的用詞等同於公契內該用詞的定義。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

4. 「停車場公用地方及設施」指：：

（a） 整個停車場（車位除外）；

（b） 車輛升降機、車輛升降機槽、車輛升降機機房、車輛升降機超越限度、車道及通道，（如果可以在圖則上顯示）在公契附錄的圖則（經認可人士核實）上用綠色顯示，僅供識別；

（c） 該土地及發展項目內擬供整個停車場共同使用與享用的其他地方及設施；及

（d） 按公契指定該土地及發展項目內作為停車場公用地方及設施的其他地方及設施，

但是，若適用，如果該土地及發展項目的任何部分（停車場除外）；

（i） 被建築物管理條例第 2 條列明的「公用部分」的定義（a）段所涵蓋；及 / 或

（ii） 歸屬建築物管理條例第一附表指定的類別和被納入建築物管理條例第 2 條列明的「公用部分」的定義（b）段內，

則該等部分應視為被納入並構成停車場公用地方及設施之部分，但不包括發展項目公用地方及設施和住宅公用地方及設施。

B. 分配予發展項目每個住宅物業的不可分割份數的數目

樓層	住宅單位	不可分割份數
6 樓	A	202/8,300
	B	211/8,300
7 樓 -12 樓 ,15 樓 -23 樓 ,25 樓 ,26 樓	A	195/8,300 每個單位
	B	205/8,300 每個單位
27 樓	A	216/8,300
	B	227/8,300

C. 有關發展項目的管理人的委任年期

管理人的初期任期為公契之日起不超過 2 年，其後繼續任期至按公契規定終止。

D. 在發展項目中的住宅物業的業主之間分擔管理開支的基準

（a） 發展項目每個業主須分擔預算發展項目管理開支中他的適當部分，該部分相等於他擁有的全部單位的不可分割份數除與發展項目所有單位的總不可分割份數；及

（b） 除了支付以上第（a）分段規定應付的款項外，每個住宅單位業主還須分擔預算住宅管理開支中他的適當部分，該部分相等於他擁有的住宅單位的不可分割份數除與所有住宅單位的總不可分割份數。

E. 計算管理費按金的基準

管理費按金相等於他在發展項目的部分應付管理開支的 3 個月分擔款項。

F. 業主在發展項目內保留作為業主自用的地方（如有）

不適用。

不適用。

SUMMARY OF LAND GRANT
批地文件的摘要

1. The Development is situated at Inland Lot No.5487 (the "Land").

2. The term of years under the Government Lease of Inland Lot No.5487 (the "Government Lease") is 75 years commencing from 6 March 2014 immediately after the expiration of the original term of 75 years.

3. The Government Lease contains the restrictions on the trade or business of Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy noisome or offensive trade or business whatever.

4. The owners of the Land and their executors administrators and assigns (collectively, the "Lessee") shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at their own proper costs and charges well and sufficiently repair uphold support maintain pave purge scour cleanse empty amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the Land and all the walls banks cuttings hedges ditches rails lights pavements privies sinks drains and watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the Government.

5. The Lessee will not allow any sewage or refuse water to flow from the Land on to any adjoining land or road and will not deposit any decaying noisome noxious excrementitious or other refuse matter on the Land.

6. The Lessee will not deposit any excavated earth on the Land nor (whether permission has been given or not) on the Government land or other land adjoining thereto in such a manner as shall expose the slopes of such excavated earth to be eroded and washed down by rain and will properly turf and if necessary secure such slopes by means of masonry toe walls and will remove all refuse matter daily from the Land.

7. The Lessee will maintain at their own expenses and to the satisfaction of the Government the protecting wall on the west side of the untrained rocky nullah on the eastern boundary of the Land.

8. The Lessee will construct substantial retaining walls where necessary to obviate landslips in the event of any cutting away the hill to level the site or to protect any filling in connection with the same and should a landslip occur as a result of such cutting or levelling will be responsible for and will indemnify the Government against all actions claims and demands arising out of any damage resulting from or brought about by such landslip.

9. The Lessee will found any walls proposed to be erected near to or adjoining the nullah or stream course to such depths as the Government may require and any reconstruction of nullah walls roof or invert which the Government may consider necessary by reason of any building erected or to be erected on the Land shall be carried out by the Government at the cost of the Lessee and the amount due in respect thereof shall be payable by the Lessee on demand.

10. The Lessee will not interfere with the existing waterway of the nullah or stream course or have any right to the water therein and the Government or any duly authorized Government officers shall have free access thereto and to any part of the Land at all times for the purposes of effecting repairs to inspecting or cleansing the said waterway and stream course or nullah and in the event of any opening up of the buildings on the Land which the Government may consider necessary for the purposes aforesaid and the reinstatement of such buildings rendered necessary thereby all such work shall be carried out by the Government at such times as the Government may consider desirable without it being necessary to give any notice thereof to the Lessee and the Lessee will pay into the Government on demand such sum as may be demanded to cover the cost of any such repairs alterations breaking up reconstruction or reinstatement.

11. In the event of spoil from the excavated site or spoil sites or other areas effected by the development of the Land being eroded and washed down into any nullah or stream course, the Lessee will pay into the Government on demand such sum as may be demanded by the Government to cover the cost of removal of spoil from or damage to such nullah or stream course or other properties of the Government.

12. The Lessee will construct and maintain to the satisfaction of the Government such drain or channel as may be necessary to intercept and carry off storm water falling on or flowing on to the Land from the hillside and will be solely liable for and will indemnify the Government and its officers from and against all actions claims and demands whatever arising out of any damage or nuisance caused or alleged to be caused by such storm water.

13. In the event of its becoming necessary or advisable in the opinion of the Government to carry out nullah training works in the vicinity of the Land, the Lessee will pay into the Government on demand a sum equal to the total cost of such works and, any such works shall be carry out by the Government.

14. The Lessee will pay into the Government on demand any sum which the Government shall certify to be the cost of making good any damage done to Po Shan Road by the Lessee his contractors or subcontractors or his or their workmen or vehicles or by any spoil from the Land.

15. In the event of any trees on the Land interfering with building operations, the Lessee will notify the Government who shall effect the removal thereof.

SUMMARY OF LAND GRANT
批地文件的摘要

1. 發展項目興建於內地段第 5487 號（「該土地」）。

2. 根據內地段第 5487 號的政府租契（「政府租契」）規定，該土地的租期為緊接在原 75 年租期屆滿後，從 2014 年 3 月 6 日起計 75 年。

3. 政府租契載有限制以下行業或業務的條款，不准從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、掏糞、垃圾清理或任何產生噪音、有害或令人厭惡的行業或業務。

4. 該土地的擁有人和他們的遺囑執行人、遺產管理人及受讓人（統稱「承租人」）必須在今後任何時候根據情況需要經常及隨時以適當及必要的方式自行出資妥善及充分地修理、維持、支持、維護、鋪蓋、清洗、洗刷、清潔、騰空、改動及保持宅院、宅院房屋或房屋和目前或今後任何時候在該土地上的其他搭建物及建築物和屬於及在任何方面歸屬或附屬該土地之內或旁邊的一切牆壁、堤壩、路塹、圍欄、溝渠、欄杆、燈具、行人路、洗手間、水槽、排水渠及水道並透過適當及必要的安排進行修整、清潔及改善，使政府滿意。

5. 承租人不准允許將該土地的任何污水或廢水排入毗鄰土地或道路，亦不准在該土地上放置任何腐蝕物、有害物、有毒物、排洩物或其他垃圾。

6. 承租人不准將任何挖掘泥土堆置在該土地或（不論是否取得許可）政府土地或其他毗鄰土地，以致讓上述挖掘泥土堆置成斜坡，被腐蝕或雨水沖垮，並須妥善鋪蓋草皮和如有必要砌築坡腳牆體，以固定斜坡並每天清除該土地的一切垃圾。

7. 承租人須自費保養該土地東邊邊界上的不規則岩石明渠右邊的護土牆，使政府滿意。

8. 倘若切割山丘以平整地盤，承租人須興建堅固的護土牆，避免山泥傾瀉或保護與其有關的一切填土。如果因為上述切割或平整土地造成山泥傾瀉，必須對此負責和就上述山泥傾瀉產生或造成的任何損害所導致的一切訴訟、索償及要求彌償政府。

9. 承租人須按政府要求的深度在明渠或溪道附近或旁邊建造任何牆壁和政府認為由於該土地上已建或擬建的任何建築物有必要重建明渠、牆體頂部或轉換之工程須由政府進行，費用由承租人承擔。承租人須在要求時支付上述到期應付款項。

10. 承租人不准干涉明渠或溪道的現有水路或對其中的水有任何權利。政府或正式授權的任何政府官員可在任何時候自由出入該土地的任何部分，旨在進行維修、視察或清潔上述水路、溪道或明渠。倘若政府認為上述目的需要，在該土地的建築物上打開任何開口和有必要修復上述建築物，上述一切工程須由政府在政府認為適當的時間內進行，毋須就此發通知給承租人。承租人須在要求時向政府支付涵蓋上述任何維修、更改、截斷、重建或修復的款項。

11. 倘若從挖掘地盤或棄土地盤或受開發該土地影響的其他區域清理的任何棄土被腐蝕或沖垮入任何明渠或溪道，承租人須在要求時向政府支付清理上述明渠或溪道或其他政府物業的棄土的費用。

12. 承租人須建造與保養必要的排水渠及渠道，使署長滿意，以便截斷與引導該土地的一切暴雨或從山坡下來的水流。承租人須對上述暴雨造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。

13. 倘若政府認為有必要或合適在該土地附近進行明渠修整工程，承租人須在要求時向政府支付一筆相等於上述工程總費用的款項，而該等工程須由政府進行。

14. 承租人須在要求時向政府支付經政府證實作為修復承租人、他的承建商或分包商或他的或他們的工人或車輛或從該土地堆積的任何棄土造成寶珊道的任何損壞之費用。

15. 倘若該土地上的任何樹木影響建築工程的進行，承租人須通知政府，由政府將其移走。

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

1. **Facilities that are required under the land grant to be constructed and provided for the Government, or for public use**

   Not Applicable.

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

   Not Applicable.

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

   Not Applicable.

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

   Not Applicable.

1. **根據批地文件規定須興建並提供予政府或供公眾使用的設施**

   不適用。

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

   不適用。

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

   不適用。

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

   不適用。

WARNING TO PURCHASERS
對買方的警告

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

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

3. If the purchaser instructs the firm of solicitors acting for the Vendor to act for the purchaser as well, and if a conflict of interest arises between the Vendor and the purchaser

   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate firm of solicitors; and
   (iii) in the case of item 3 (ii) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

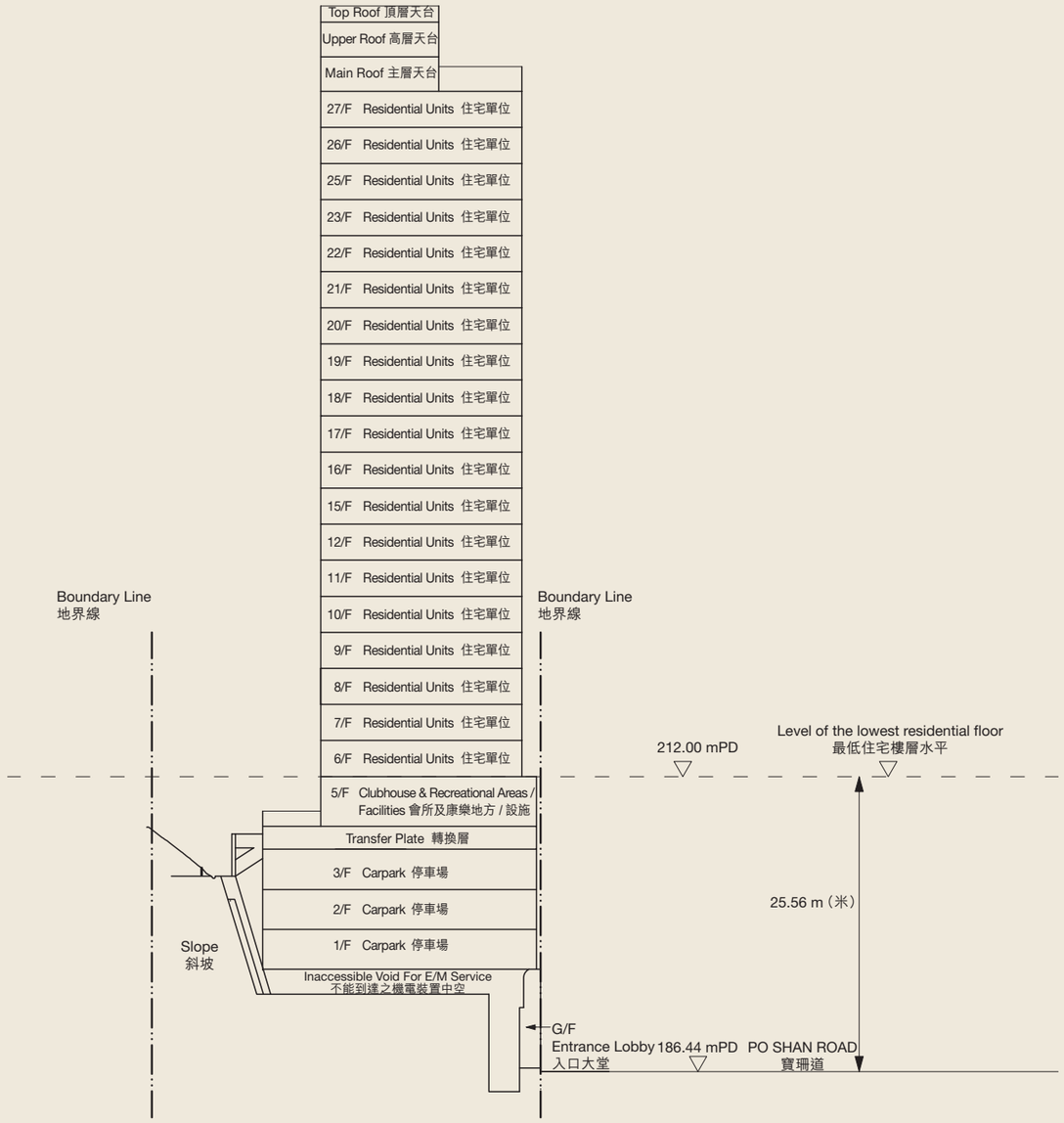
1. 現建議買方聘用一間獨立的律師事務所（代表賣方行事者除外），以在交易中代表買方行事。

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

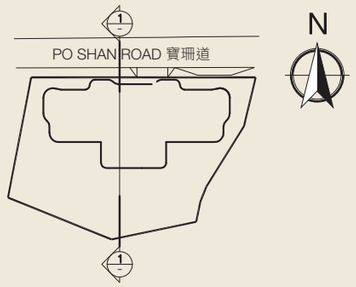
3. 如買方聘用代表賣方行事的律師事務所同時代表買方行事，而賣方與買方之間出現利益衝突

   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所；及
   (iii) 如屬上述項目 3 (ii) 的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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



CROSS SECTION PLAN 1-1
橫截面圖 1-1



KEY PLAN
指示圖

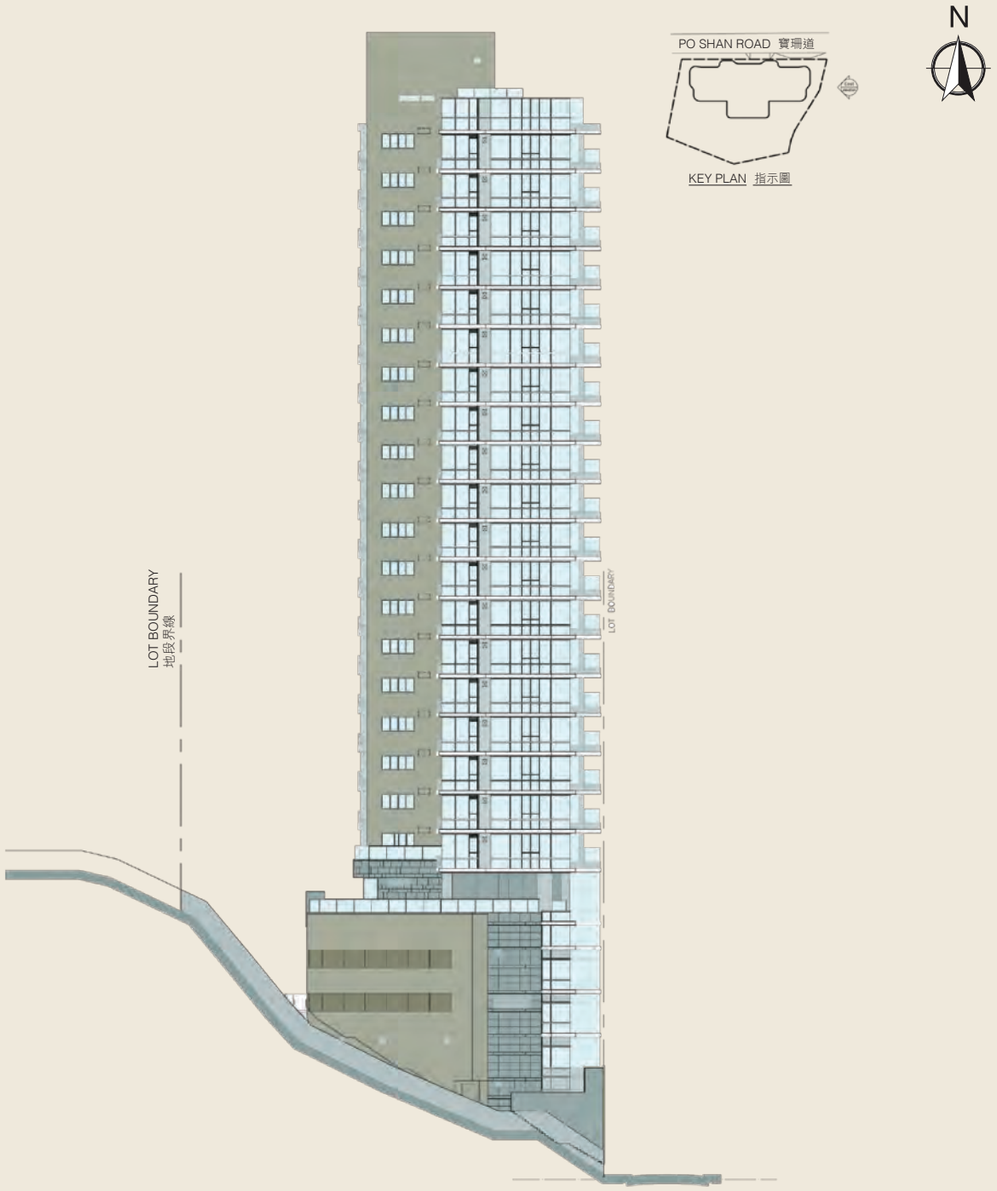
1. The part of Po Shan Road adjacent to the building is 186.44 metres above the Hong Kong Principal Datum.
2. The level of lowest residential floor of the Development is 212.00 metres above Hong Kong Principal Datum.
3. — — — Dotted line denotes the lowest residential floor of the building.
4. mPD - Height in metres above Hong Kong Principal Datum (HKPD)

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

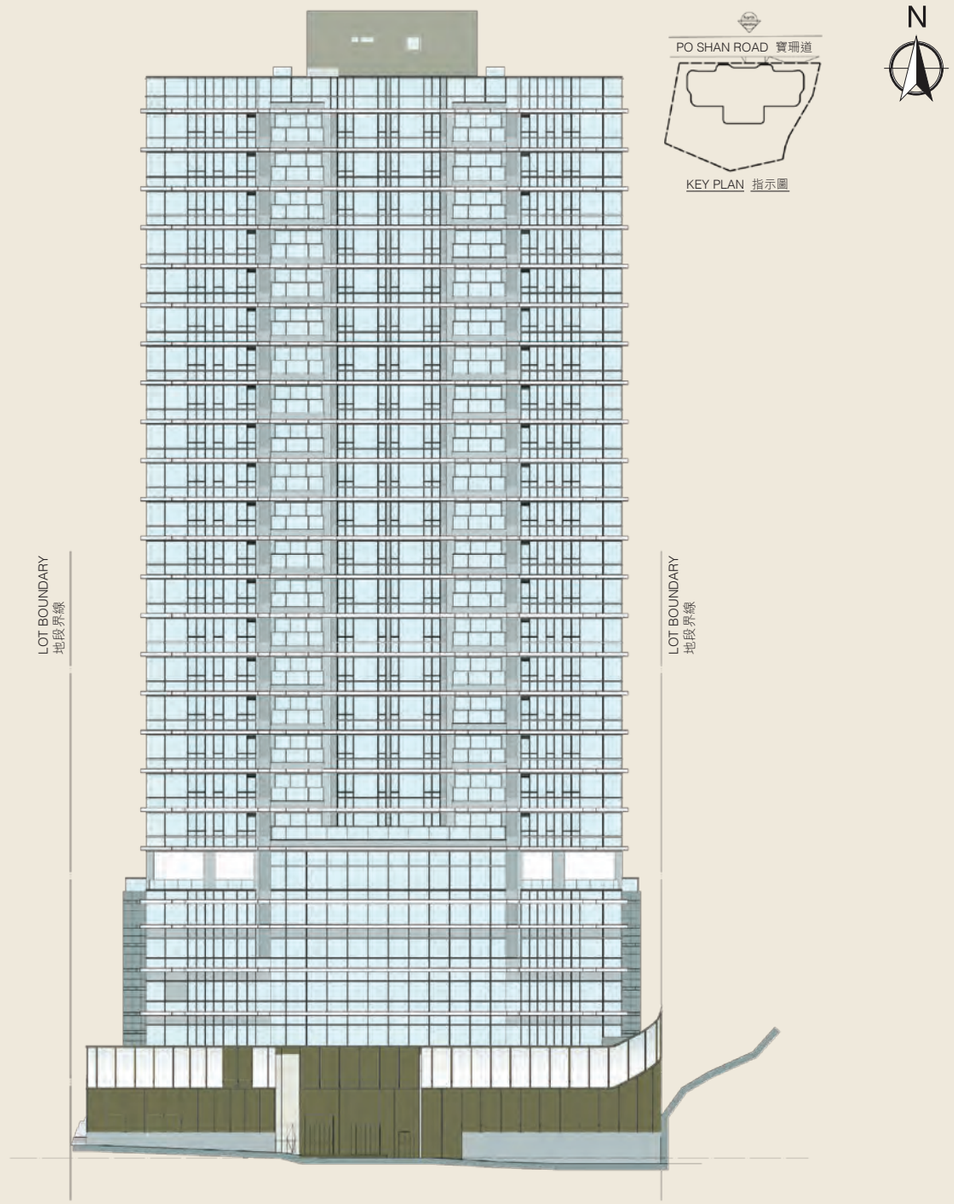
1 毗連建築物的一段寶珊道為香港主水平基準以上 186.44 米。
2. 發展項目之最低住宅樓層水平為香港主水平基準以上 212.00 米。
3. — — — 虛線為該建築物最低住宅樓層水平。
4. mPD - 香港主水平基準以上高度（米）。

附註：賣家建議買家到發展項目作實地考察，以獲取對發展項目及周邊地區的公共設施及環境較佳的了解。

ELEVATION PLAN
立面圖



EAST ELEVATION
東面立面圖

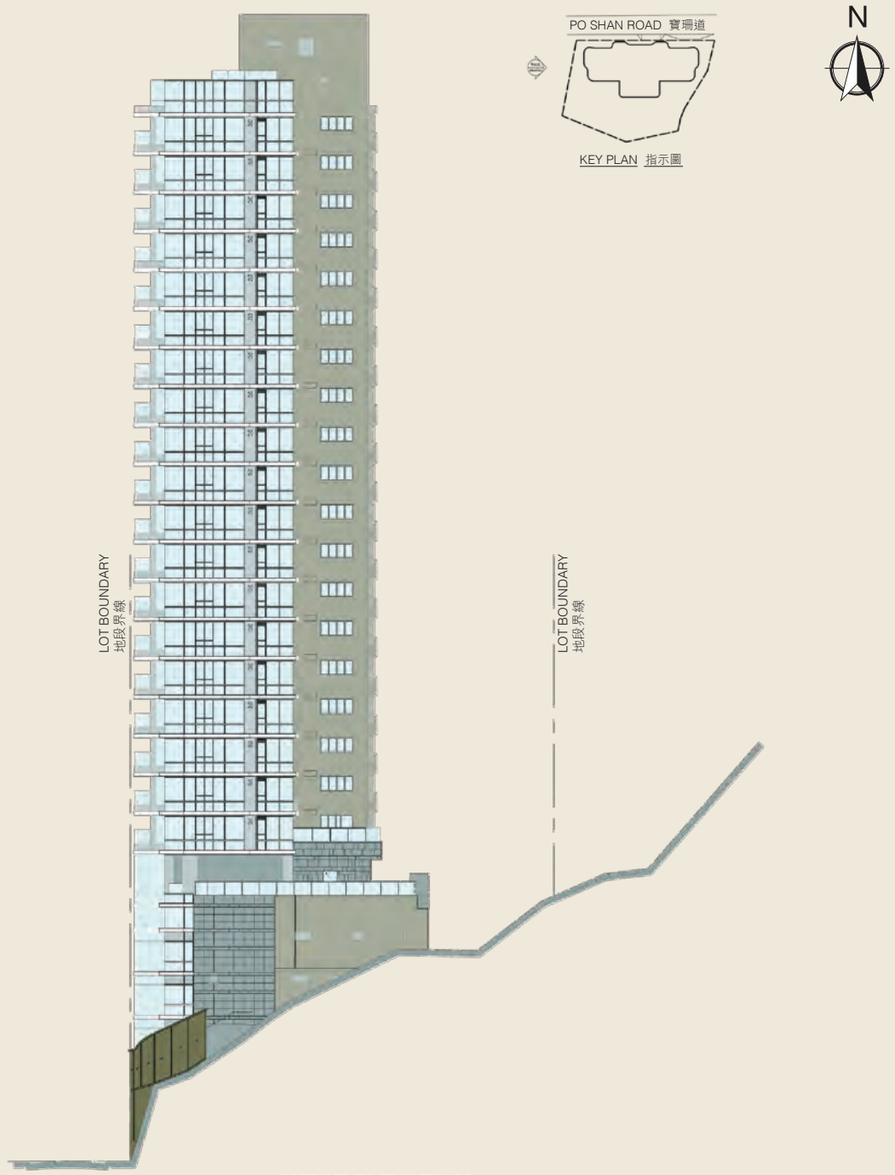


NORTH ELEVATION
北面立面圖

The Authorized Person for the Development certified that the elevations shown on these elevation plans:
1. are prepared on the basis of the approved building plans for the Development as of 25 August 2015; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
1. 以 2015 年 8 月 25 日此發展項目經批准的圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

ELEVATION PLAN
立面圖



WEST ELEVATION
西面立面圖

SOUTH ELEVATION
南面立面圖

The Authorized Person for the Development certified that the elevations shown on these elevation plans:
1. are prepared on the basis of the approved building plans for the Development as of 25 August 2015; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
1. 以 2015 年 8 月 25 日此發展項目經批准的圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

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

Category of common facilities 公用設施的類別	Floor 樓層	Covered Area 有蓋範圍		Uncovered Area 沒有蓋範圍	
		Area (sq.m.) 面積 (平方米)	Area (sq.ft.) 面積 (平方呎)	Area (sq.m.) 面積 (平方米)	Area (sq.ft.) 面積 (平方呎)
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	5/F 5 樓	435.032	4,683	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 （不論是稱為公用空中花園或有其他名稱）		-	-	-	-
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的，供住客使用的公用花園或遊樂地方 （不論是稱為有蓋及園景的遊樂場或有其他名稱）		170.486	1,835	194.981	2,099

Note: The areas as specified above in square feet are converted at a rate of 1 square metre equal to 10.764 square feet and rounded off to the nearest integer.
附註：上述以平方呎顯示之面積均以 1 平方米 =10.764 平方呎換算，並四捨五入至整數。

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

1. The address of the website on which a copy of the Outline Zoning Plan relating to the Development is available at
   http://www.ozp.tpb.gov.hk

2. A copy of the executed deed of mutual covenant in respect of the Development as at the date on which the specified residential property is offered to be sold is available for inspection free of charge at the place at which the specified residential property is offered to be sold.

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

2. 發展項目的已簽立的公契將於指明住宅物業提供出售的日期的文本存放在指明住宅物業的售樓處，以供免費閱覽。

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

1. Exterior Finishes

	Item	Description
(a)	External wall	Finished with ceramic tiles in general, partly with natural stone, metal cladding, aluminium grilles, louvres and partly with curtain wall
(b)	Window	Aluminium window frames fitted with clear glass
(c)	Bay window	Not Applicable
(d)	Planter	Not Applicable
(e)	Verandah or Balcony	Balconies are covered and fitted with glass balustrade with metal capping; walls are finished with aluminium cladding; ceilings are finished with emulsion paint on glass fiber reinforced gypsum plaster fitted with aluminium edge; floors are finished with timber decking on top of natural stone finishes; no verandah
(f)	Drying Facilities for Clothing	Not Applicable

2. Interior Finishes

	Item	Description
(a)	Lobby	Walls are finished with mirror, wall-covering, timber, metal, paint and faux leather. Floor is finished with natural stone. Gypsum board false ceiling with paint is provided.
(b)	Internal Wall and Ceiling	(10/F Flat A, 18/F Flat B and 21/F Flat B excluded) Walls and ceiling of living room, dining room and bedrooms are finished with emulsion paint. Part of ceiling of living room, dining room and bedrooms is gypsum board false ceiling finished with emulsion paint.
		(Applicable to 10/F Flat A only) Walls of living room, dining room and bedrooms are finished with timber veneer, glass, mirror, stainless steel, lacquered panel, synthetic leather, wall paper and fabric panel and runs up to false ceiling level. Part of the ceiling of living room, dining room and bedrooms is gypsum board and timber false ceiling finished with emulsion paint and artistic paint.
		(Applicable to 18/F Flat B only) Walls of living room and dining room are finished with timber veneer, wallpaper, mirror and metal and runs up to false ceiling level. Walls of master bedroom 1 are finished with timber veneer, wallpaper, metal, stone and fabric and runs up to false ceiling level. Walls of bedroom 2 are finished with timber veneer, wallpaper and fabric and runs up to false ceiling level. Walls of bedroom 3 are finished with timber veneer, wallpaper, metal and fabric and runs up to false ceiling level. Part of the ceiling of living room, dining room and bedrooms is gypsum board and timber false ceiling finished with emulsion paint.
		(Applicable to 21/F Flat B only) Walls of living room, dining room and bedrooms are finished with timber veneer, glass, mirror, stainless steel, lacquered panel, synthetic leather, gold leaf wallpaper, fabric panel and runs up to false ceiling level. Part of the ceiling of living room, dining room and bedrooms is gypsum board and timber false ceiling finished with emulsion paint.
(c)	Internal Floor	(10/F Flat A, 18/F Flat B and 21/F Flat B excluded) Living room, dining room and bedrooms are finished with timber flooring and timber skirting with natural stone border adjoining sliding door to balcony.
		(Applicable to 10/F Flat A, 18/F Flat B and 21/F Flat B only) Living room and dining room floor are finished with natural stone and stainless steel skirting. Bedrooms floor is finished with timber flooring and stainless steel skirting.
(d)	Bathroom	(16/F Flat B, 17/F Flat B and 18/F Flat B excluded) Floor is finished with natural stone to exposed surface. Walls are finished with natural stone to exposed surface and run up to false ceiling level. Gypsum board false ceiling is finished with emulsion paint.
		(Applicable to 16/F Flat B, 17/F Flat B and 18/F Flat B only) Floor is finished with natural stone to exposed surface. Walls of master bathroom are finished with natural stone, timber veneer and metal to exposed surface and run up to false ceiling level. Walls of bathroom 1 are finished with natural stone and timber veneer to exposed surface and run up to false ceiling level. Walls of bathroom 2 are finished with natural stone and mirror to exposed surface and run up to false ceiling level. Gypsum board false ceiling is finished with emulsion paint.
(e)	Kitchen	(21/F Flat B excluded) Floor is finished with natural stone to exposed surface. Walls are finished with natural stone and glass panel to exposed surface and run up to false ceiling level. Gypsum board false ceiling is finished with emulsion paint. Cooking bench is finished with artificial stone.
		(Applicable to 21/F Flat B only) Floor is finished with natural stone to exposed surface. Walls are finished with natural stone to exposed surface and run up to false ceiling level. Gypsum board false ceiling is finished with emulsion paint. Cooking bench is finished with artificial stone.

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

3. Interior Fittings

	Item	Description
(a)	Doors	Entrance doors: fire-rated solid core timber door finished with faux leather and timber door frame, fitted with electrical lockset, door closer and eye viewer.
		(Master Bedroom 1 of 18/F Flat B and all bedrooms of 21/F Flat B excluded) Bedroom door: solid core timber door finished with timber veneer, metal finish and timber door frame, fitted with lever handle, lockset and door stopper.
		(Applicable to Master Bedroom 1 of 18/F Flat B and all bedrooms of 21/F Flat B only) Bedroom door: solid core timber door finished with timber veneer and timber door frame, fitted with lever handle, lockset and door stopper.
		(Bathroom 1 of 16/F Flat B and 17/F Flat B, all bathrooms of 18/F Flat B and 21/F Flat B excluded) Bathroom door: solid core timber door finished with timber veneer, plastic laminated, metal finish and timber door frame, fitted with lever handle, lockset and door stopper.
		(Applicable to Bathroom 1 of 21/F Flat B only) Bathroom door: laminated glass door with steel frame, fitted with lockset, handle and door stopper.
		(Applicable to Bathroom 2 of 21/F Flat B only) Bathroom door: solid core timber door finished with timber veneer, and timber door frame, fitted with lever handle, lockset and door stopper.
		(Applicable to Master Bathroom of 21/F Flat B only) Bathroom door: double swing laminated glass door with steel frame, fitted with lockset, handle and door stopper.
		(Applicable to Bathroom 1 of 16/F Flat B and 17/F Flat B only) Bathroom door: solid core timber door finished with timber veneer, plastic laminated, metal finish and timber door frame, fitted with lever handle and lockset.
		(Applicable to Bathroom 1 of 18/F Flat B only) Bathroom door: solid core timber door finished with timber veneer, metal and timber door frame, fitted with lever handle and lockset.
		(Applicable to Bathroom 2 and Master bathroom of 18/F Flat B only) Bathroom door: solid core timber door finished with timber veneer and timber door frame, fitted with lever handle, lockset and door stopper.
		(10/F Flat A, 16/F Flat B, 17/F Flat B, 18/F Flat B and 21/F Flat B excluded) Kitchen door: fire-rated solid core timber door finished with timber veneer, plastic laminated, metal finish and timber door frame, fitted with fire-rated glass, door stopper, door closer and handle.
		(Applicable to 17/F Flat B only) Kitchen door: fire-rated solid core timber door finished with timber veneer, metal and timber door frame, fitted with glass vision panel, door closer and handle.
		(Applicable to 10/F Flat A only) Kitchen door: fire-rated solid core timber door finished with timber veneer, wallpaper and timber door frame, fitted with door stopper, door closer and handle.
		(Applicable to 21/F Flat B only) Kitchen door: fire-rated solid core timber door finished with timber veneer and timber door frame, fitted with door stopper, door closer and handle.
		(Applicable to 16/F Flat B and 18/F Flat B only) Kitchen door: fire-rated solid core timber door finished with timber veneer, metal and timber door frame, fitted with glass vision panel, door stopper, door closer and handle.
		(16/F Flat B, 17/F Flat B and 18/F Flat B excluded) Store door: solid core timber sliding door finished with plastic laminated and door frame, fitted with lockset, door stopper and door closer.
		(Applicable to 16/F Flat B, 17/F Flat B and 18/F Flat B only) Store door: solid core timber sliding door finished with plastic laminated and timber door frame, fitted with lockset and door stopper.
		(18/F Flat B excluded) Kitchen door (to Lobby): timber door finished with plastic laminate, paint and timber door frame, fitted with handle, lockset and door closer.
		(Applicable to 18/F Flat B only) Kitchen door (to Lobby): timber door finished with timber veneer, paint and timber door frame, fitted with handle, lockset and door closer.
		Lavatory door: aluminium door finished with powder coating and aluminium door frame, fitted with translucent glass, aluminium louver and lockset.
		Balcony door: aluminium framed glass door finished with powder coating, fitted with handle and lockset.
		Utility Platform door: aluminium framed glass door finished with powder coating, fitted with handle and lockset.
		Study door: timber door finished with timber veneer, metal finish and timber door frame, fitted with lever handle, lockset and door stopper.

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

(b)	Bathroom	Concealed copper water pipes for cold water supply and concealed copper water pipes with thermal insulation for hot water supply are provided. For the appliances provision and brand names, please refer to the “Appliances Schedule”.
		(16/F Flat B, 17/F Flat B, 18/F Flat B and 21/F Flat B excluded) Bathroom 1 & 2: wooden mirror cabinet and basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin with chrome plated basin mixer, and vitreous china bathtub of 1600mm (L) x 700mm (W) x 560mm (D) with chrome plated bath mixer. Other accessories include chrome plated towel bar and chrome plated toilet paper holder.
		(Applicable to 16/F Flat B, 17/F Flat B and 18/F Flat B only) Bathroom 1 & 2: wooden mirror cabinet finished with plastic laminate, glass and metal. Wooden basin cabinet fitted with natural stone counter top, for bathroom 1 finished with metal, natural stone and plastic laminate, for bathroom 2 finished with metal, natural stone, plastic laminate and mirror. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin with chrome plated basin mixer, and vitreous china bathtub of 1600mm (L) x 700mm (W) x 560mm (D) with chrome plated bath mixer. Other accessories include chrome plated towel bar, chrome plated robe hook and chrome plated toilet paper holder.
		(16/F Flat B, 17/F Flat B, 18/F Flat B and 21/F Flat B excluded) Master bathroom: wooden mirror cabinet and basin cabinet fitted with natural stone countertop and basin. Sanitary wares and fittings include vitreous china water closet, chrome plated basin mixer, vitreous china bathtub of 1750mm (L) x 800mm (W) x 580mm (D) with chrome plated bath mixer, shower cubicle fitted with aluminum chrome plated shower mixer set. Other accessories include chrome plated towel bar, chrome plated toilet paper holder and electronic towel warmer.
		(Applicable to 16/F Flat B, 17/F Flat B and 18/F Flat B only) Master bathroom: wooden mirror cabinet finished with plastic laminate, glass and metal. Wooden basin cabinet fitted with natural stone countertop finished with metal, natural stone and plastic laminate. Sanitary wares and fittings include vitreous china water closet with metal framed glass cubicle, chrome plated basin mixer, vitreous china bathtub of 1750mm (L) x 800mm (W) x 580mm (D) with chrome plated bath mixer, metal framed glass shower cubicle fitted with chrome plated shower mixer set. Other accessories include chrome plated towel bar, chrome plated toilet paper holder, chrome plated robe hook and electronic towel warmer.

		(Applicable to 21/F Flat B only) Bathroom 1: wooden mirror cabinet and basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin with chrome plated basin mixer, shower cubicle fitted with aluminum chrome plated shower mixer set. Other accessories include chrome plated towel bar and chrome plated toilet paper holder.
		(Applicable to 21/F Flat B only) Bathroom 2: wooden mirror cabinet and basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin with chrome plated basin mixer, and vitreous china bathtub of 1600mm (L) x 700mm (W) x 560mm (D) with chrome plated bath mixer. Other accessories include chrome plated towel bar and chrome plated toilet paper holder.
		(Applicable to 21/F Flat B only) Master bathroom: wooden mirror cabinet and basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin with matt black basin mixer, and vitreous china bathtub of 1750mm (L) x 800mm (W) x 580mm (D) with matt black bath mixer, shower cubicle fitted with matt black shower mixer set. Other accessories include matt black towel bar, matt black toilet paper holder and electronic towel warmer.
(c)	Kitchen	Kitchen : fitted with wooden kitchen cabinet finished with plastic laminate and paint with artificial stone countertop, stainless steel sink with chrome plated sink mixer. Concealed copper water pipes for cold water supply and concealed copper water pipes with thermal insulation for hot water supply are provided. For the appliances provision and brand names, please refer to the "Appliances Schedule".
(d)	Bedroom	(Applicable to 10/F Flat A and 21/F Flat B only) Built-in timber wardrobe.
		(Applicable to 18/F Flat B only) Master bedroom 1: built-in timber wardrobe finished with timber veneer, metal, glass and paint. Bedroom 2: not applicable Bedroom 3: wooden shelf finished with timber veneer, fabric and metal. Not applicable to all other units.
(e)	Telephone	Telephone outlet is provided in living room, bedrooms and study. Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Flats” below for the location and number of connection points.

(f)	Aerials	TV, FM outlets are provided in living room, bedrooms and study. Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Flats” below for the location and number of connection points.
(g)	Electrical Installations	All cables partly run in concealed and exposed conduit*. Three phase electricity supply with miniature circuit breakers distribution board and residual-current device are provided. Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Flats” for the location and number of power points and air conditioner points. *Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, pipe ducts or other materials.
(h)	Gas Supply	Type : Town gas supply Town gas supply pipes are provided and connected to built-in gas hob and gas water heater in kitchen and bathrooms.
(i)	Washing Machine Connection Point	Washing machine connection point is located in the store. Water inlet 15mm in diameter and water outlet 40mm in diameter are provided.
(j)	Water Supply	Copper pipes with thermal insulation are used for cold and hot water supply. uPVC pipes are used for flushing water supply system. Water pipes are partly concealed and partly exposed. Hot water supply is available. **Note: Other than those parts of the pipes concealed within concrete, the rest of them are exposed. The exposed pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, pipe ducts or other materials.

4. Miscellaneous

	Item	Description
(a)	Lifts	The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed. 1 "Mitsubishi" passenger lift (Model No.: Elenessa) Lift No. 1 to serve at G/F to 3/F, 5/F. 3 "Mitsubishi" passenger lifts (Model No.: NexWay-S) Lift No. 2 to serve at 1/F to 3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F. Lift No. 3 to serve at 5/F-12/F, 15/F-23/F, 25/F-27/F. Lift No. 4 to serve at 1/F to 3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F. 2 "Anlev" vehicle lifts (Model No.: AT Standard 2000) Lift No. 5 and Lift No. 6 to serve at G/F to 3/F.
(b)	Letter Box	Not applicable. Door-to-door delivery service will be provided by the property management.
(c)	Refuse Collection	Refuse storage and material recovery room are provided on each residential floor. Refuse will be collected by cleaner and handled at refuse storage and material recovery room at 3/F.
(d)	Water Meter, Electricity Meter and Gas Meter	Separate water meter for each residential flat is provided at the common Water Meter Cabinet on 7/F, 9/F, 12/F, 17/F, 20/F, 22/F and 26/F. Separate electricity meter for each residential flat is provided at the common electricity meter room or electricity meter cabinet on respective residential floor. Location for the installation of separate gas meter reserved at kitchen of each residential flat.

5. Security Facilities

Item	Description
Security Facilities	CCTV cameras are provided along boundary fence wall, inside G/F entrance lobby, inside 1/F-3/F lift lobby, all lift car cages, inside 5/F resident’s recreational facilities, carpark, and connect to the 1/F caretaker’s quarters. Video door phone handset is provided in each residential flat. Visitor intercom panels are provided at 1/F caretaker’s quarter. Smart card access control system is provided.

6. Appliances

Item	Description
Appliances	The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed. Please refer to the “Appliances Schedule” for brand names and model numbers of appliances provided.

The Vendor undertakes that if lifts or appliances of specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

1. 外部裝修物料

	細項	描述
(a)	外牆	主要鋪砌瓷磚，部份鋪砌天然石材，金屬板，鋁金屬格柵，百葉及部份玻璃幕牆。
(b)	窗	鋁質窗框配清玻璃。
(c)	窗台	不適用
(d)	花槽	不適用
(e)	陽台或露台	露台均為有蓋並裝有玻璃圍欄配金屬頂蓋；外牆有鋁金屬飾面；天花為玻璃纖維強化石膏板批盪髹上乳膠漆配鋁金屬邊；地台鋪砌木地台於天然石材上；沒有陽台。
(f)	乾衣設施	不適用

2. 室內裝修物料

	細項	描述
(a)	大堂	牆身鋪砌鏡、牆紙、木、金屬、油漆及人造皮。 地板鋪砌天然石材。 天花選用石膏板天花配手刷漆。
(b)	內牆及天花板	(10 樓 A 單位 , 18 樓 B 單位及 21 樓 B 單位除外) 客廳、飯廳及睡房的牆身及天花髹上乳膠漆。 客廳、飯廳及睡房的天花板部分以石膏板鋪砌及髹上乳膠漆。
		(只適用於 10 樓 A 單位) 客廳、飯廳及睡房的牆身選用木皮、玻璃、鏡、不銹鋼、漆面板、人造皮、牆紙及捫布板至假天花高度。 客廳、飯廳及睡房的天花板部分以石膏板及木板假天花髹上乳膠漆及藝術油漆。
		(只適用於 18 樓 B 單位) 客廳及飯廳牆身選用木皮、牆紙、鏡及金屬至假天花高度。 主人睡房 1 牆身選用木皮、牆紙、金屬、石及布至假天花高度。 睡房 2 牆身選用木皮、牆紙及布至假天花高度。 睡房 3 牆身選用木皮、牆紙、金屬及布至假天花高度。 客廳、飯廳及睡房的天花板部分以石膏板及木板假天花並髹上乳膠漆。
		(只適用於 21 樓 B 單位) 客廳、飯廳及睡房牆身選用木皮、玻璃、鏡、不銹鋼、漆面板及人造皮、金箔牆紙及捫布板至假天花高度。 客廳、飯廳及睡房的天花板部分以石膏板及木板假天花並髹上乳膠漆。
(c)	內部地板	(10 樓 A 單位，18 樓 B 單位及 21 樓 B 單位除外) 客廳、飯廳及睡房鋪砌木材地板及木材腳線，天然石材圍邊連接至往露台之趟門。
		(只適用於 10 樓 A 單位，18 樓 B 單位及 21 樓 B 單位) 客廳及飯廳地板鋪砌天然石材及不銹鋼腳線，睡房鋪砌木材地板及不銹鋼腳線。
(d)	浴室	(16 樓 B 單位，17 樓 B 單位及 18 樓 B 單位除外) 外露地板鋪砌天然石材。 外露牆壁鋪砌天然石材至假天花高度。 石膏板假天花髹上乳膠漆。
		(只適用於 16 樓 B 單位，17 樓 B 單位及 18 樓 B 單位) 外露地板鋪砌天然石材。 主人浴室外露牆壁鋪砌天然石材、木皮及金屬至假天花高度。 浴室 1 外露牆壁鋪砌天然石材及木皮至假天花高度。 浴室 2 外露牆壁鋪砌天然石材及鏡至假天花高度。 石膏板假天花髹上乳膠漆。
(e)	廚房	(21 樓 B 單位除外) 外露地板鋪砌天然石材。 外露牆壁鋪砌天然石材及玻璃飾面至假天花高度。 石膏板假天花髹上乳膠漆。 灶台枱面以人造石鋪砌。
		(只適用於 21 樓 B 單位) 外露地板鋪砌天然石材。 外露牆壁鋪砌天然石材至假天花高度。 石膏板假天花髹上乳膠漆。 灶台枱面以人造石鋪砌。

3. 室內裝置

	細項	描述
(a)	門	大門：防火實心木門以配以人造皮及木門框，配電門鎖、氣鼓及防盜眼。
		(18 樓 B 單位主人睡房 1 及 21 樓 B 單位所有睡房除外) 睡房門：實心木門及木門框配以木皮及金屬飾面，並裝配拉手、門鎖及門擋。
		(只適用於 18 樓 B 單位主人睡房 1 及 21 樓 B 單位所有睡房) 睡房門：實心木門及木門框配以木皮，並裝配拉手、門鎖及門擋。

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

		(16/F 樓 B 單位及 17 樓 B 單位浴室 1、18 樓 B 單位及 21 樓 B 單位所有浴室除外) 浴室門 : 實心木門配以木皮、膠板、金屬飾面及木門框，並裝配拉手、門鎖及門擋。
		(只適用於 21 樓 B 單位浴室 1) 浴室門 : 鋼框夾層玻璃門，並裝配門鎖、拉手及門擋。
		(只適用於 21 樓 B 單位浴室 2) 浴室門 : 實心木門配以木皮及木門框，並裝配拉手、門鎖及門擋。
		(只適用於 21 樓 B 單位主人房浴室) 浴室門 : 鋼框雙掩夾層玻璃門，並裝配門鎖、拉手及門擋 。
		(只適用於 16/F 樓 B 單位及 17 樓 B 單位浴室 1) 浴室門 : 實心木門配以木皮、膠板、金屬飾面及木門框，並裝配拉手及門鎖。
		(只適用於 18 樓 B 單位浴室 1) 浴室門 : 實心木門配以木皮、金屬及木門框，並裝配拉手及門鎖。
		(只適用於 18 樓 B 單位浴室 2 及主人房浴室) 浴室門 : 實心木門配以木皮及木門框，並裝配拉手、門鎖及門擋。
		(10 樓 A 單位、16 樓 B 單位、17 樓 B 單位、18 樓 B 單位及 21 樓 B 單位除外) 廚房門 : 防火實心木門配以木皮、膠板、金屬飾面及木門框，並裝配防火玻璃、門擋、氣鼓及拉手。
		(只適用於 17 樓 B 單位) 廚房門 : 防火實心木門配以木皮、金屬及木門框，並裝配玻璃視窗、氣鼓及拉手。
		(只適用於 10 樓 A 單位) 廚房門 : 防火實心木門配以木皮、牆紙及木門框，並裝配門擋、氣鼓及拉手。
		(只適用於 21 樓 B 單位) 廚房門 : 防火實心木門配以木皮及木門框，並裝配門擋、氣鼓及拉手。
		(只適用於 16 樓 B 單位及 18 樓 B 單位) 廚房門 : 防火實心木門配以木皮、金屬及木門框，並裝配玻璃視窗、門擋、氣鼓及拉手。
		(16 樓 B 單位、 17 樓 B 單位及 18 樓 B 單位除外) 儲物室門 : 實心木滑動門及門框配以膠板飾面，並裝配門鎖、門擋及氣鼓。
		(只適用於 16 樓 B 單位、 17 樓 B 單位及 18 樓 B 單位) 儲物室門 : 實心木滑動門及門框配以膠板飾面，並裝配門鎖及門擋。

		(18 樓 B 單位除外) 廚房門 (往大堂): 木門配以膠板、油漆及木門框，並裝配拉手、門鎖及氣鼓。
		(只適合於 18 樓 B 單位) 廚房門 (往大堂): 木門配以木皮、油漆及木門框，並裝配拉手、門鎖及氣鼓。
		洗手間門 : 鋁門配粉末塗層及鋁門框，並裝配磨沙玻璃、鋁百葉及門鎖。
		露台門 : 鋁框玻璃門配粉末塗層，並裝配拉手及門鎖。
		工作平台門 : 鋁框玻璃門配粉末塗層，並裝配拉手及門鎖。
		書房門 : 木門配以木皮、金屬飾面及木門框，並裝配拉手、門鎖及門擋。
(b)	浴室	冷水銅喉採用暗藏式安裝及熱水喉採用暗藏式安裝並附有熱絕緣保護之銅喉。隨樓附送之設備及品牌，請參閱「設備説明表」。
		(16 樓 B 單位 , 17 樓 B 單位 , 18 樓 B 單位及 21 樓 B 單位除外） 浴室 1 及 2 : 選用木製鏡櫃及洗面盆櫃並裝配天然石檯面。浴室潔具及裝置包括陶瓷座廁、陶瓷洗面盆配鍍鉻龍頭、陶瓷浴缸 (1600 毫米長 x 700 毫米闊 x 560 毫米深) 配鍍鉻龍頭。其他附件包括鍍鉻毛巾桿及鍍鉻廁紙架。
		(只適用於 16 樓 B 單位、 17 樓 B 單位及 18 樓 B 單位） 浴室 1 及 2: 選用木製鏡櫃配以膠板、玻璃及金屬及木製洗面盆櫃裝配天然石檯面 , 浴室 1 之木製洗面盆櫃配以金屬、天然石及膠板，浴室 2 之木製洗面盆櫃配以金屬、天然石、膠板及鏡。浴室潔具及裝置包括陶瓷座廁、陶瓷洗面盆配鍍鉻龍頭、陶瓷浴缸 (1600 毫米長 x 700 毫米闊 x 560 毫米深) 配鍍鉻龍頭。其他附件包括鍍鉻毛巾桿、鍍鉻掛勾及鍍鉻廁紙架。
		(16 樓 B 單位 , 17 樓 B 單位 , 18 樓 B 單位及 21 樓 B 單位 除外） 主人房浴室 : 選用木製鏡櫃及洗面盆櫃並裝配天然石檯面及洗面盆。浴室潔具及裝置包括陶瓷座廁、鍍鉻龍頭、陶瓷浴缸 (1750 毫米長 x 800 毫米闊 x 580 毫米深) 配鍍鉻龍頭、淋浴間裝設鋁製鍍鉻花灑裝置。其他附件包括鍍鉻毛巾桿、鍍鉻廁紙架及電暖毛巾架。
		(只適用於 16 樓 B 單位、 17 樓 B 單位及 18 樓 B 單位) 主人房浴室 : 選用木製鏡櫃裝配膠板、玻璃及金屬。木製洗面盆櫃裝配天然石檯面 , 配以金屬、天然石及膠板。浴室潔具及裝置包括陶瓷座廁配金屬框玻璃間隔、鍍鉻龍頭、陶瓷浴缸 (1750 毫米長 x 800 毫米闊 x 580 毫米深) 配鍍鉻龍頭、金屬框玻璃淋浴間裝設鍍鉻花灑裝置。其他附件包括鍍鉻毛巾桿、鍍鉻廁紙架、鍍鉻掛勾及電暖毛巾架。

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

(b)	浴室	(只適用於 21 樓 B 單位) 浴室 1 : 選用木製鏡櫃及洗面盆櫃並裝配天然石檯面。浴室潔具及裝置包括陶瓷座廁、陶瓷洗面盆配鍍鉻龍頭、淋浴間裝設鋁製鍍鉻花灑裝置。其他附件包括鍍鉻毛巾桿及鍍鉻廁紙架。
		(只適用於 21 樓 B 單位) 浴室 2 : 選用木製鏡櫃及洗面盆櫃並裝配天然石檯面。浴室潔具及裝置包括陶瓷座廁、陶瓷洗面盆配鍍鉻龍頭、陶瓷浴缸 (1600 毫米長 x 700 毫米闊 x 560 毫米深) 配鍍鉻龍頭。其他附件包括鍍鉻毛巾桿及鍍鉻廁紙架。
		(只適用於 21 樓 B 單位) 主人房浴室 : 選用木製鏡櫃及洗面盆櫃並裝配天然石檯面。浴室潔具及裝置包括陶瓷座廁、陶瓷洗面盆配啞黑色龍頭、陶瓷浴缸 (1750 毫米長 x 800 毫米闊 x 580 毫米深) 配啞黑色龍頭、淋浴間裝設啞黑色花灑裝置。其他附件包括啞黑色毛巾桿、啞黑色廁紙架及電暖毛巾架。
(c)	廚房	廚房 : 選用木製廚櫃裝配膠板及油漆配人造石灶台、不銹鋼洗滌盆及鍍鉻水龍頭。冷水銅喉採用暗藏式安裝及熱水喉採用暗藏式安裝並附有熱絕緣保護之銅喉。隨樓附送之設備及品牌，請參閱「設備説明表」。
(d)	睡房	(只適用於 10 樓 A 單位及 21 樓 B 單位) 設有嵌入式木製衣櫃。
		(只適用於 18 樓 B 單位) 主人睡房 1: 嵌入式木製衣櫃配以木皮、金屬、玻璃及油漆。 睡房 2：不適用 睡房 3：木製層架配以木皮、布及金屬。 其他單位不適用。
(e)	電話	電話插座裝設於客廳、睡房及書房。有關接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量説明」。
(f)	天線	電視、電台天線插座裝設於客廳、睡房及書房。有關接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量説明」。
(g)	電力裝置	全屋電線均用明裝及暗裝電線導管安裝方法 *。提供單相或三相供電並備有總電掣箱及漏電保護器。 有關電插座及空調機接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量説明」。 * 備註：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、槽位或其他物料遮蓋或隱藏。

(h)	氣體供應	類型 : 煤氣供應。 提供煤氣氣喉位接駁至嵌入式煤氣煮食爐及廚房和浴室內的煤氣熱水爐。
(i)	洗衣機接駁點	洗衣機接駁點設於儲物室。備有直徑 15 毫米的來水位及直徑 40 毫米的排水位。
(j)	供水	熱水及冷水喉採用配有隔熱絕緣體保護之銅喉。沖廁供水系統採用膠喉管。水管是部分隱藏部分外露。 有熱水供應。 ** 備註：除部分隱藏於混凝土內之導管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、槽位或其他物料遮蓋或隱藏。

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

4. 雜項

	細項	描述
(a)	升降機	賣方承諾如項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。 設有 1 部載客升降機〈品牌：三菱，Elenessa) 1 號升降機提供給地下至三樓及五樓使用。 設有 3 部載客升降機〈品牌：三菱，NexWay-S) 2 號升降機提供給一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十七樓使用。 3 號升降機提供給五樓至十二樓、十五樓至二十三樓、二十五樓至二十七樓使用。 4 號升降機提供給一層至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十七樓使用。 設有 2 部車輛升降機〈品牌：安力，AT Standard 2000) 5 號升降機及 6 號升降機提供給地下至三樓使用。
(b)	信箱	不適用。物業管理公司提供上門派遞服務。
(c)	垃圾收集	垃圾儲存及物料回收房設於每層住宅層。由清潔工人收集垃圾並於三樓之垃圾儲存及物料回收房處理。
(d)	水錶、電錶及氣體錶	每戶之獨立水錶設於住宅層七樓、九樓、十二樓、十七樓、二十樓、二十二及二十六樓之公共水錶槽。 每戶之獨立電錶設於每層住宅層之公共電錶房或電錶槽。 每戶廚房內預留安裝獨立煤氣錶之位置。

5. 保安設施

細項	描述
保安設施	閉路電視鏡頭裝設於沿邊界之圍牆、地下入口大堂內、一樓至三樓升降機大堂內、所有車輛升降機內、五樓住戶康樂設施內、停車場，並於一樓保安員崗位監控。每個住宅單位均設有視像對講機。一樓保安員崗位設有訪客對講機系統。提供智能卡出入保安系統。

6. 設備

細項	描述
設備	賣方承諾如項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。 有關設備之品牌名稱及產品型號，請參閱「設備說明表」。

賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

Appliances Schedule
設備説明表

				6/F-26/F (13/F, 14/F, 24/F omitted) 6 樓至 26 樓（不設 13 樓、14 樓及 24 樓）		27/F 27 樓	
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	A	B	A	B
Living Room & Dining Room 客廳及飯廳	Videophone 視像對講機	Schneider Electric	Xightor Pro	1	1	1	1
	Varible Refrigerant Volume Air-Conditioner (Indoor Unit) 可變冷媒流量空調機 (室內機)	Daikin	FXDQ32PBVE	1	1	-	-
		Daikin	FXDQ40PBVE	-	-	1	1
		Daikin	FXDQ63PBVE	1	1	1	1
Master Bedroom 1 主人睡房 1	Varible Refrigerant Volume Air-Conditioner (Indoor Unit) 可變冷媒流量空調機 (室內機)	Daikin	FXDQ32PBVE	-	1	-	-
		Daikin	FXDQ40PBVE	1	1	-	2
		Daikin	FXDQ50PBVE	1	-	2	-
Bedroom 2 睡房 2	Varible Refrigerant Volume Air-Conditioner (Indoor Unit) 可變冷媒流量空調機 (室內機)	Daikin	FXDQ25PBVE	1	-	1	-
		Daikin	FXDQ32PBVE	-	1	-	1
Bedroom 3 睡房 3	Varible Refrigerant Volume Air-Conditioner (Indoor Unit) 可變冷媒流量空調機 (室內機)	Daikin	FXDQ25PBVE	1	-	1	-
		Daikin	FXDQ32PBVE	-	1	-	1
Study 書房	Varible Refrigerant Volume Air-Conditioner (Indoor Unit) 可變冷媒流量空調機 (室內機)	Daikin	FXDQ32PBVE	1	1	1	1
Air Conditioner Platform (Outside Kitchen) 冷氣機平台 (廚房外)	Varible Refrigerant Volume Air-Conditioner (Indoor Unit) 可變冷媒流量空調機 (室內機)	Daikin	RXYMQ4PVE	1	1	-	-
		Daikin	RXYMQ5PVE	-	-	1	1
		Daikin	3MXS68E	1	1	1	1
Air Conditioner Platform (Outside Master Bedroom) 冷氣機平台 (主人睡房外)	Varible Refrigerant Volume Air-Conditioner (Indoor Unit) 可變冷媒流量空調機 (室內機)	Daikin	RXYMQ5PVE	1	1	1	1

The Vendor undertakes that if lifts or appliances of specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

Appliances Schedule
設備説明表

				6/F-27/F (13/F, 14/F, 24/F omitted) 6 樓至 27 樓（不設 13 樓、14 樓及 24 樓）	
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	A	B
Kitchen 廚房	Cooker Hood 抽油煙機	Miele	DA422-6	1	1
	Exhaust Fan 抽氣扇	IMASU	MSF 15	1	1
	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	Daikin	FTXS50F	1	1
	Gas Cooking Hob 煤氣煮食爐	Miele	CS 1018	1	1
		Miele	CS 1013-1	1	1
	Induction Hob 電磁爐	Miele	CS 1212-1I	1	1
	Dishwasher 洗碗碟機	Miele	G 6470 SCVI	1	1
	Wine Cellar 酒櫃	Miele	KWT 6321 UG	1	1
	Oven 焗爐	Miele	H 6890 BP	1	1
	Steam Oven 電蒸爐	Miele	DG 6800	1	1
	Gas Water Heater 煤氣熱水爐	TGC	TGW128D	1	1
		TGC	TNJW221FQL	1	1
	Refrigerator 雪櫃	Sub-Zero	ICBBI-48S	1	1
Store (inside Kitchen) 儲物房 (廚房內)	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	Daikin	FTXS25E	1	1
	Exhaust Fan 抽氣扇	IMASU	MBF125	1	1
	Washer 洗衣機	Miele	WKH 120 WPS	1	1
	Dryer 乾衣機	Miele	TKG 640 WP	1	1
Bathroom 1 浴室 1	Exhaust Fan 抽氣扇	IMASU	MBF125	1	1
Bathroom 2 浴室 2	Exhaust Fan 抽氣扇	IMASU	MBF125	1	1

The Vendor undertakes that if lifts or appliances of specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

Appliances Schedule
設備説明表

				6/F-27/F (13/F, 14/F, 24/F omitted and flat B of 21/F excluded) 6 樓至 27 樓（不設 13 樓、14 樓、24 樓及不包括 21 樓 B 單位）		21/F 21 樓
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	A	B	B
Master Bathroom 主人房浴室	Gas Water Heater 煤氣熱水爐	TGC	RJW200SFLM	1	1	1
	Electrical Water Heater 電熱水爐	German Pool	DSX	-	-	1
	Exhaust Fan 抽氣扇	IMASU	MBF125	1	1	1
	Electronic Towel Warmer 電暖毛巾架	ZEHNDER	TEC-070-050/DD	1	1	1

The Vendor undertakes that if lifts or appliances of specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Schedule of Mechanical & Electrical Provisions for Residential Flats
住宅單位機電裝置數量説明

		10/F Showflat 10 樓示範單位	18/F Showflat 18 樓示範單位	21/F Showflat 21 樓示範單位	6/F-27/F (13/F, 14/F, 24/F omitted and Flat A on 10/F, Flat B on 18/F and Flat B on 21/F excluded) 6 樓至 27 樓（不設 13 樓、14 樓、24 樓及不包括 10 樓 A 單位、18 樓 B 單位及 21 樓 B 單位）	
Location 位置	Description 描述	A	B	B	A	B
Living Room & Dining Room 客廳及飯廳	TV/ FM Outlet 電視 / 電台天線插座	2	1	1	2	2
	Telephone Outlet 電話插座	1	-	-	1	1
	Telephone & Data Outlet 電話及訊號插座	1	1	1	1	1
	Video Door Phone 視像對講機	1	1	1	1	1
	13A Twin Socket Outlet 13 安培雙位電插座	4	2	4	4	4
	13A Single Socket Outlet for lamp 13 安培單位電插座（供枱燈）	-	-	1	-	-
	Power Supply Point for Indoor A/C Unit 室內冷氣機供電位	1	2	2	2	2
Master Bedroom 1 主人睡房 1	TV/ FM Outlet 電視 / 電台天線插座	1	1	1	1	1
	Power Supply Point for Indoor A/C Unit 室內冷氣機供電位	2	2	2	2	2
	Telephone Outlet 電話插座	3	1	1	1	1
	13A Single Socket Outlet 13 安培單位電插座	3	5	4	-	-
	13A Single Socket Outlet for lamp 13 安培單位電插座（供枱燈）	1	-	3	-	-
	13A Twin Socket Outlet 13 安培雙位電插座	4	4	5	2	2

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

Schedule of Mechanical & Electrical Provisions for Residential Flats
住宅單位機電裝置數量説明

		10/F Showflat 10 樓示範單位	18/F Showflat 18 樓示範單位	21/F Showflat 21 樓示範單位	6/F-27/F (13/F, 14/F, 24/F omitted and Flat A on 10/F, Flat B on 18/F and Flat B on 21/F excluded) 6 樓至 27 樓（不設 13 樓、14 樓、24 樓及不包括 10 樓 A 單位、18 樓 B 單位及 21 樓 B 單位）	
Location 位置	Description 描述	A	B	B	A	B
Bedroom 2 睡房 2	TV/ FM Outlet 電視 / 電台天線插座	1	1	1	1	1
	Power Supply Point for Indoor A/C Unit 室內冷氣機供電位	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	13A Single Socket Outlet 13 安培單位電插座	2	2	2	2	2 / - (for 16/F & 17/F only) - (只供 16 樓及 17 樓)
	13A Single Socket Outlet for lamp 13 安培單位電插座（供枱燈）	-	-	1	-	-
	13A Twin Socket Outlet 13 安培雙位電插座	3	3	3	3	3 / 2 (for 16/F & 17/F only) 2 (只供 16 樓及 17 樓)
Bedroom 3 睡房 3	TV/ FM Outlet 電視 / 電台天線插座	1	1	-	1	1
	Power Supply Point for Indoor A/C Unit 室內冷氣機供電位	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	13A Single Socket Outlet for lamp 13 安培單位電插座（供枱燈）	2	-	1	-	-
	13A Twin Socket Outlet 13 安培雙位電插座	3	4	1	2	2
	13A Twin Socket Outlet 13 安培雙位電插座	1	-	1	-	-
Store (inside Bedroom 2) 儲物房 (睡房 2 內)	13A Twin Socket Outlet 13 安培雙位電插座	-	1	-	-	- / 1 (for 16/F & 17/F only) 1 (只供 16 樓及 17 樓)
	13A Single Socket Outlet 13 安培單位電插座	-	2	-	-	-

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

Schedule of Mechanical & Electrical Provisions for Residential Flats
住宅單位機電裝置數量説明

		10/F Showflat 10 樓示範單位	18/F Showflat 18 樓示範單位	21/F Showflat 21 樓示範單位	6/F-27/F (13/F, 14/F, 24/F omitted and Flat A on 10/F, Flat B on 18/F and Flat B on 21/F excluded) 6 樓至 27 樓（不設 13 樓、14 樓、24 樓 及不包括 10 樓 A 單位、18 樓 B 單位及 21 樓 B 單位）	
Location 位置	Description 描述	A	B	B	A	B
Study 書房	TV/ FM Outlet 電視 / 電台天線插座	1	1	1	1	1
	Power Supply Point for Indoor A/C Unit 室內冷氣機供電位	2	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	13A Single Socket Outlet for lamp 13 安培單位電插座（供枱燈）	-	1	1	-	-
	13A Twin Socket Outlet 13 安培雙位電插座	2	1	2	2	2
Corridor between Bedrooms 睡房之間走廊	13A Twin Socket Outlet 13 安培雙位電插座	1	-	-	-	-
Kitchen 廚房	13A Twin Socket Outlet 13 安培雙位電插座	3	3	3	3	3
	13A Single Socket Outlet 13 安培單位電插座	4	1	4	4	4 / 1 (for 16/F & 17/F only) 1 (只供 16 樓及 17 樓)
	Power Supply Point for Indoor A/C Unit 室內冷氣機供電位	1	1	1	1	1
	Power Supply Point for Steamer 蒸爐供電位	1	1	1	1	1

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

Schedule of Mechanical & Electrical Provisions for Residential Flats
住宅單位機電裝置數量説明

		10/F Showflat 10 樓示範單位	18/F Showflat 18 樓示範單位	21/F Showflat 21 樓示範單位	6/F-27/F (13/F, 14/F, 24/F omitted and Flat A on 10/F, Flat B on 18/F and Flat B on 21/F excluded) 6 樓至 27 樓（不設 13 樓、14 樓、24 樓及不包括 10 樓 A 單位、18 樓 B 單位及 21 樓 B 單位）	
Location 位置	Description 描述	A	B	B	A	B
Kitchen 廚房	Power Supply Point for Electric Oven 電焗爐供電電位	1	1	1	1	1
	Power Supply Point for Induction Hob 電磁爐供電電位	1	1	1	1	1
	Power Supply Point for Exhaust Hood 抽油煙機供電位	1	1	1	1	1
	Power Supply Point for Town Gas Cooker Hob 煤氣煮食爐供電位	1	1	1	1	1
	13A Single Socket Outlet for Fridge Freezer 13 安培單位電冰箱	1	1	1	1	1
	13A Single Socket Outlet for Wine Cellar 13 安培單位電插座供酒櫃	1	1	1	1	1
	13A Single Socket Outlet for Dishwasher 13 安培單位電插座供洗碗碟機	1	1	1	1	1
	Power Supply Point for Town Gas Water Heater 煤氣熱水爐供電位	2	2	2	2	2
	Power Supply Point for Door Bell 門鐘供電位	1	1	1	1	1

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

Schedule of Mechanical & Electrical Provisions for Residential Flats
住宅單位機電裝置數量説明

		10/F Showflat 10 樓示範單位	18/F Showflat 18 樓示範單位	21/F Showflat 21 樓示範單位	6/F-27/F (13/F, 14/F, 24/F omitted and Flat A on 10/F, Flat B on 18/F and Flat B on 21/F excluded) 6 樓至 27 樓（不設 13 樓、14 樓、24 樓 及不包括 10 樓 A 單位、18 樓 B 單位及 21 樓 B 單位）	
Location 位置	Description 描述	A	B	B	A	B
Master Bathroom 主人房浴室	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	1	1	1	1
	Power Supply Point for Mirror Light 鏡燈供電位	1	1	2	1	1
	Power Supply Point for Electronic Towel Warmer 電暖毛巾架供電位	1	1	1	1	1
	Power Supply Point for Town Gas Water Heater 煤氣熱水爐供電位	1	1	-	1	1
	Power Supply Point for Electric Water Heater 電熱水爐供電位	-	-	1	-	-
	13A Single Socket Outlet 13 安培單位電插座	1	1	2	1	1
Bathroom 1 浴室 1	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	1	1	1	1
	Power Supply Point for Mirror Light 鏡燈供電位	1	1	1	1	1
	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1	1
Bathroom 2 浴室 2	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	1	1	1	1
	Power Supply Point for Mirror Light 鏡燈供電位	1	1	1	1	1
	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1	1

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

Schedule of Mechanical & Electrical Provisions for Residential Flats
住宅單位機電裝置數量説明

		10/F Showflat 10 樓示範單位	18/F Showflat 18 樓示範單位	21/F Showflat 21 樓示範單位	6/F-27/F (13/F, 14/F, 24/F omitted and Flat A on 10/F, Flat B on 18/F and Flat B on 21/F excluded) 6 樓至 27 樓（不設 13 樓、14 樓、24 樓 及不包括 10 樓 A 單位、18 樓 B 單位及 21 樓 B 單位）	
Location 位置	Description 描述	A	B	B	A	B
Store (inside Kitchen) 儲物房 (廚房內)	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	1	1	1	1
	13A Single Socket Outlet for Washing Machine 13 安培單位電插座供洗衣機	1	1	1	1	1
	15A Single Socket Outlet for Dryer 15 安培單位電插座供乾衣機	1	1	1	1	1
	13A Twin Socket Outlet 13 安培雙位電插座	1	1	1	1	1
	Power Supply Point for Indoor A/C Unit 室內冷氣機供電位	-	1	-	-	- / 1 (for 16/F & 17/F only) 1 (只供 16 樓及 17 樓)
Lavatory in Store 儲物房內洗手間	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	1	1	1	1
Utility Platform 工作平台	13A Weatherproof Single Socket Outlet 13 安培防水單位插座	1	1	1	1	1
Air Conditioner Platform (Outside Kitchen) 冷氣機平台 （廚房外）	Isolator of Outdoor Air Conditioner 室外空調機開關掣	2	2	2	2	2
Air Conditioner Platform (Outside Master Bedroom 1) 冷氣機平台 （主人睡房 1 外）	Isolator of Outdoor Air Conditioner 室外空調機開關掣	1	1	1	1	1
Flat Roof 平台	13A Weatherproof Single Socket Outlet 13 安培防水單位插座	-	-	-	1 (for 6/F only) 1 (只供 6 樓)	1 (for 6/F only) 1 (只供 6 樓)

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hongkong Electric Company Limited.

電力由香港電燈有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT
地税

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

擁有人（賣方）有法律責任繳付指明住宅物業直至並包括該指明住宅物業買賣交易完成日（即該指明物業轉讓契日期）之地税。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

2. On that delivery, the purchaser is liable to pay to the owner (Vendor) a debris removal fee.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人（賣方）補還水、電力及氣體的按金。

2. 在交付時，買方須向擁有人（賣方）支付清理廢料的費用。

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

Defect liability warranty period for the specified residential property and the fittings, finishes and appliances as provided in the Agreement for Sale and Purchase is within six (6) months from the date of completion of the sale and purchase.

按買賣合約的規定，指定住宅物業及其裝置、裝修物料及設備之欠妥之處的保養責任期為指定住宅物業之成交日期起計為期六 (6) 個月內。

MAINTENANCE OF SLOPES
斜坡維修

1. According to the Government Lease of the Land, the owners of the Development:

   (a) shall from time to time and at all times hereafter when where and as often as need or occasion shall be and require at their own proper costs and charges well and sufficiently repair uphold support maintain pave purge scour cleanse empty amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the Land and all the walls banks cuttings hedges ditches rails lights pavements privies sinks drains and watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the Government;

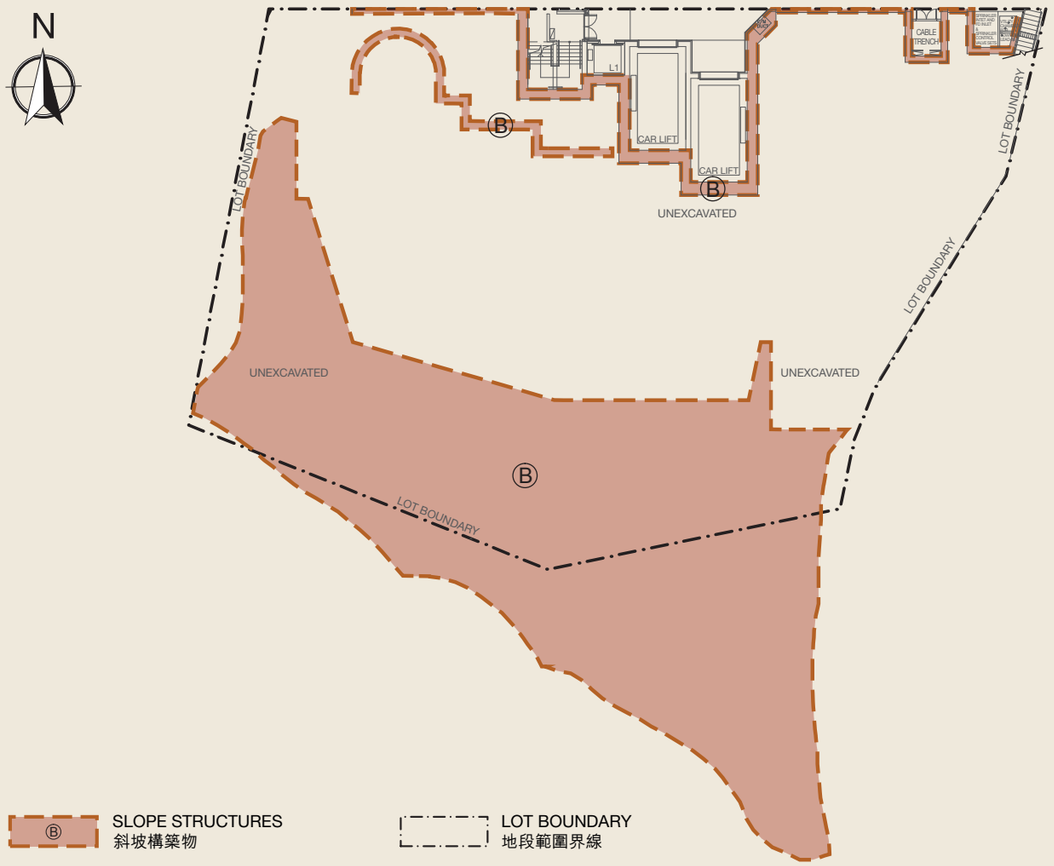
   (b) shall not deposit any excavated earth on the Land nor (whether permission has been given or not) on the Government land or other land adjoining thereto in such a manner as shall expose the slopes of such excavated earth to be eroded and washed down by rain and will properly turf and if necessary secure such slopes by means of masonry toe walls and shall remove all refuse matter daily from the Land;

   (c) shall maintain at their own expenses and to the satisfaction of the Government the protecting wall on the west side of the untrained rocky nullah on the eastern boundary of the Land; and

   (d) shall construct substantial retaining walls where necessary to obviate landslips in the event of any cutting away the hill to level the site or to protect any filling in connection with the same and should a landslip occur as a result of such cutting or levelling will be responsible for and will indemnify the Government against all actions claims and demands arising out of any damage resulting from or brought about by such landslip.

2. Each of the owners of the Development is obliged to contribute towards the cost of the maintenance works referred to above.

3. The location of slopes, retaining walls or related structures constructed or to be constructed within or outside the Land (if any) is, for identification purposes only, shown coloured Brown on the plan below.



4. The Manager is by the DMC, given authority to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition the to Slope Structures (as defined in the DMC) in accordance with "Geoguide 5 – Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended from time to time by appropriate Government departments regarding the maintenance of Slope Structures and to carry out any necessary works in relation thereto. The owners of the Development shall be responsible for the payment to the Manager of all cost lawfully incurred or to be incurred in carrying out such maintenance and repair works.

MAINTENANCE OF SLOPES
斜坡維修

1. 根據該土地的政府租契規定，發展項目的業主必須：

   (a) 在今後任何時候根據情況需要經常及隨時以適當及必要的方式自行出資妥善及充分地修理、維持、支持、維護、鋪蓋、清洗、洗刷、清潔、騰空、改動及保持宅院、宅院房屋或房屋和目前或今後任何時候在該土地上的其他搭建物及建築物和屬於及在任何方面歸屬或附屬該土地之內或旁邊的一切牆壁、堤壩、路塹、圍欄、溝渠、欄杆、燈具、行人路、洗手間、水槽、排水渠及水道並透過適當及必要的安排進行修整、清潔及改善，使政府滿意。

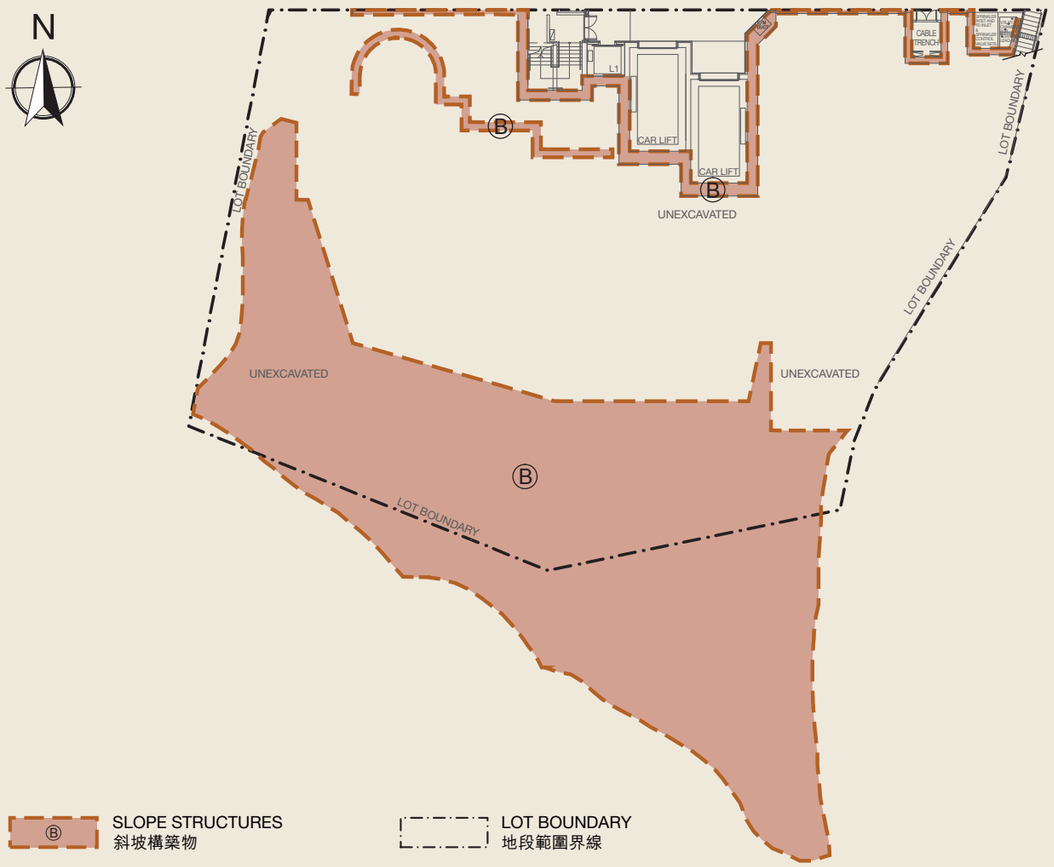
   (b) 不准將任何挖掘泥土堆置在該土地或（不論是否取得許可）政府土地或其他毗鄰土地，以致讓上述挖掘泥土堆置成斜坡，被腐蝕或雨水沖垮，並須妥善鋪蓋草皮和如有必要砌築坡腳牆體，以固定斜坡並每天清除該土地的一切垃圾。

   (c) 自費保養該土地東邊邊界上的不規則岩石明渠西面的護土牆，使政府滿意。

   (d) 倘若切割山丘以平整地盤，興建堅固的護土牆，避免山泥傾瀉或保護與其有關的一切填土。如果因為上述切割或平整土地造成山泥傾瀉，必須對此負責和就上述山泥傾瀉產生或造成的任何損害所導致的一切訴訟、索償及要求彌償政府。

2. 發展項目的每個業主有責任分擔上述保養工程的費用。

3. 在該土地之內或之外（如有）已建或擬建的斜坡、護土牆或相關構築物的位置在以下圖則上用棕色顯示，僅供識別。



4. 公契授權管理人聘請合適及合資格人士按土力工程處印發的「岩土指南第五冊——斜坡維修指南」（以主管政府部門不時對維修斜坡構築物和進行一切必要的工程作出的修訂為準）視察及妥善保養斜坡構築物（按公契界定）並進行有關的一切必要工程。發展項目業主須負責向管理人支付管理人進行上述保養及維修所有合法支出或將支出的一切費用。

MODIFICATION
修訂

There is no existing application to the Government for modification of the land grant for the Development.

現時沒有向政府提出修訂有關發展項目批地文件的申請。

RELEVANT INFORMATION
有關資料

Floor 樓層	Notes 附註
6/F to 9/F, Flat B on 10/F, 11/F, 12/F, 15/F to Flat A on 21/F, 22/F, 23/F, 25/F to 27/F (13/F, 14/F & 24/F omitted) 六樓至九樓、十樓 B 單位、十一樓、十二樓、十五樓至二十一樓 A 單位、二十二樓、二十三樓、二十五樓至二十七樓（不設十三樓、十四樓及二十四樓）	Upon handover of the flats, doors will be added to all bedrooms and a new opening with door into Bath 1 from BR 3 will be added, plus additional watercloset partition with door and a new shower cubicle will be added to M. Bath; original opening with door from BR 2 to Bath 2 will be sealed off and a new opening with door to Bath 2 from store will be installed; area of kitchen will be reduced and the store will be correspondingly enlarged; door to store will be changed from side hung to sliding and door to lavatory will be changed from side hung to folding. All such alterations are as shown in the "Handover Condition" Part Plans for the relevant flats and relevant floors. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance. 於有關單位交樓時，所有睡房門會完成安裝，3 號睡房會增設一度門進入 1 號浴室，而主人浴室內坐廁會增設間隔；另加一淋浴間，原有一度門由 2 號睡房進入 2 號浴室會封閉，而會安裝另一度新門由儲物房進入 2 號浴室，廚房面積會縮小，儲物房面積會相應增大，儲物房門將由側門改為滑動門，洗手間門將由側門改為摺門，以上所有改動顯示於相關單位及樓層的交樓狀況間隔平面圖，上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。
Flat A, 10/F 十樓 A 單位	Upon handover of Flat A on 10/F, doors will be added to all bedrooms and a new opening with door into Bath 1 from BR 3 will be added, plus additional watercloset partition with door and a new shower cubicle will be added to M. Bath, original opening with door from BR 2 to Bath 2 will be sealed off and a new opening with door to Bath 2 from store will be installed; partitioning wall between the study and the living room will be removed; area of kitchen will be reduced and the store will be correspondingly enlarged; door to store will be changed from side hung to sliding and door to lavatory will be changed from side hung to folding. All such alterations are as shown in the relevant "Handover Condition" Part Plan - Flat A for 10/F. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance. 於有關十樓 A 單位交樓時，所有睡房門會完成安裝，3 號睡房會增設一度門進入 1 號浴室，而主人浴室內坐廁會增設間隔；另加一淋浴間，原有一度門由 2 號睡房進入 2 號浴室會封閉，而會安裝另一度新門由儲物房進入 2 號浴室，書房與客廳之間的間隔牆將會拆除，廚房面積會縮小，儲物房面積會相應增大，儲物房門將由側門改為滑動門，洗手間門將由側門改為摺門，以上所有改動顯示於十樓 A 單位 — 交樓狀況間隔平面圖，上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。
Flat B, 18/F 十八樓 B 單位	Upon handover of Flat B on 18/F, partitioning wall between the study and the living room will be removed; doors will be added to all bedrooms and a new opening with door into Bath 1 from BR 3 will be added; the door entrance to BR 2 and BR 3 will be enlarged; the respective partitioning wall separating BR 2 from the corridor and BR 3 from the corridor will be set back; the door to MBR 1 will be relocated. Additional watercloset partition with door and a new shower cubicle will be added to M. Bath; original opening with door from BR 2 to Bath 2 will be sealed off and new opening with door to Bath 2 from store will be installed; area of kitchen will be reduced and the store will be correspondingly enlarged; door to store will be changed from side hung to sliding and door to lavatory will be changed from side hung to folding. All such alterations are as shown in the relevant "Handover Condition" Part Plan - Flat B for 18/F. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance. 於有關十八樓 B 單位交樓時，書房與客廳之間的間隔牆將會拆除，所有睡房門會完成安裝，3 號睡房會增設一度門進入 1 號浴室，2 號及 3 號睡房門口會增大。分開 2 號睡房及走廊的間隔牆及 3 號睡房及走廊的間隔牆會移後，主人睡房門位置會移動。主人浴室內坐廁會增設間隔連門；另加一淋浴間。原有一度門由 2 號睡房進入 2 號浴室會封閉，而會安裝另一度新門由儲物房進入 2 號浴室。廚房面積會縮小，儲物房面積會相應增大，儲物房門將由側門改為滑動門，洗手間門將由側門改為摺門，以上所有改動顯示於十八樓 B 單位 — 交樓狀況間隔平面圖。上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。
Flat B, 21/F 二十一樓 B 單位	Upon handover of Flat B on 21/F, partitioning wall between the study and the living room will be removed; doors will be added to all bedrooms and a new opening with door into Bath 1 from BR 3 will be added; a new shower cubicle will be installed inside Bath 1; the door entrance to BR 2 and BR 3 will be enlarged; the respective partitioning wall separating BR 2 from the corridor and BR 3 from the corridor will be set back; the door to MBR 1 will be relocated; the semi-partitioning wall inside the M. Bath will be removed; the door entrance to M. bath will be enlarged; a new shower cabinet will be installed inside M. Bath; original opening with door from BR 2 to Bath 2 will be sealed off and new opening with door to Bath 2 from store will be installed; area of kitchen will be reduced and the store will be correspondingly enlarged; door to store will be changed from side hung to sliding and door to lavatory will be changed from side hung to folding. All such alterations are as shown in the relevant "Handover Condition" Part Plan - Flat B for 21/F. Such alterations to the approved building plans are by way of exempted building works under the Buildings Ordinance. 於有關二十一樓 B 單位交樓時，書房與客廳之間的間隔牆將會拆除，所有睡房門會完成安裝，3 號睡房會增設一度門進入 1 號浴室，1 號浴室內會加一淋浴間，2 號及 3 號睡房門口會增大。分開 2 號睡房及走廊的間隔牆及 3 號睡房及走廊的間隔牆會移後，主人睡房門位置會移動。主人浴室內的半間隔牆會拆除。主人浴室門口會增大。主人浴室內會增設一淋浴房。原有一度門由 2 號睡房進入 2 號浴室會封閉，而會安裝另一度新門由儲物房進入 2 號浴室。廚房面積會縮小，儲物房面積會相應增大，儲物房門將由側門改為滑動門，洗手間門將由側門改為摺門，以上所有改動顯示於二十一樓 B 單位 — 交樓狀況間隔平面圖。上述對建築事務監督的經批准一般建築圖則的改動是在《建築物條例》內的豁免建築工程。

ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT
賣方就發展項目指定的互聯網網站的網址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:
http://www.altamira.hk

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

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

Breakdown of Gross Floor Area ("GFA") Concessions Obtained for All Features
獲寬免總樓面面積的設施分項

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below.
於印製售樓説明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。

Disregarded GFA under Building (Planning) Regulations23(3)(b) 根據《建築物（規劃）規例 》第 23(3)(b) 條不計算的總樓面面積		Area (m^2) 面積（平方米）
1.	Carpark and loading/unloading area (excluding public transport terminus) 停車場及上落客貨地方（公共交通總站除外）	1644.241
2.	Plant rooms and similar services 機房及類似設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	63.172
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝備及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	557.882
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	3.813
Green Features under Joint Practice Notes 1 and 2 根據《聯合作業備考》第 1 號和第 2 號提供的環保設施		Area (m^2) 面積 (平方米)
3.	Balcony 露台	178.416
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	86.944
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆，捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9.	Utility platform 工作平台	53.388
10.	Noise barrier 隔音屏障	Not Applicable 不適用

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

Amenity Features 適意設施		Area (m^2) 面積（平方米）
11.	Counter, office, store, guard room and lavatory for watchman and management staff, owners' corporation office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	Not Applicable 不適用
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	484.302
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	170.486
14.	Horizontal screens/covered walkways, trellis 橫向屏障 / 有蓋人行道，花棚	Not Applicable 不適用
15.	Larger lift shaft 擴大升降機井道	Not Applicable 不適用
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18.	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	14.756
19.	Pipe duct, air duct for non-mandatory feature or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22.	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall 伸出物，如空調機箱及伸出外牆超過 750 毫米的平台	Not Applicable 不適用
Other Exempted Items 其他項目		Area (m^2) 面積（平方米）
23.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
24.	Other projections 其他伸出物	275.434
25.	Public transport terminus 公共交通總站	Not Applicable 不適用
26.	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯，升降機槽及垂直管道的水平面積	Not Applicable 不適用
28.	Public passage 公眾通道	Not Applicable 不適用
29.	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
30.	Bonus GFA 額外總樓面面積	Not Applicable 不適用

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

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

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

Environmental Assessment of the Building and Information on the estimated energy performance or consumption for the common parts of the Development
有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochures.

Provisional
GOLD

PROVISIONAL
GOLD
NB V1.1 2015
HKGBC
BEAM Plus

Application no.: PAG0021/16

綠色建築認證

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

暫定評級
金級

暫定
金級
NB V1.1 2015
HKGBC
綠建環評

申請編號: PAG0021/16

The approved general building plans of this Development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this Development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士，註冊結構工程師及註冊岩土工程師作業備考》 APP-151 規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

ALTAMIRA SALES BROCHURE EXAMINATION RECORD
尚璟售樓說明書檢視紀錄

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		Revision Made 所作修改
	Page Number in Version with Print Date on 17th February 2017 2021 年 2 月 17 日印製版本之頁數	Page Number in Version with Print Date on 27th February 2017 2017 年 2 月 27 日檢視之版本之頁數	
27th February 2017 2017 年 2 月 27 日	15	15	Aerial Photograph Description of the Development is Updated 更新發展項目的鳥瞰照片描述

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	Page Number in Version with Print Date on 27th February 2017 2017 年 2 月 27 日印製版本之頁數	Page Number in Version with Print Date on 17th May 2017 2017 年 5 月 17 日檢視之版本之頁數	
17th May 2017 2017 年 5 月 17 日	13	13	Information on Property Management is Updated 更新物業管理的資料
	19, 22, 25, 30, 33	19, 22, 25, 30, 33	Floor Plan of 6/F, 10/F, 7/F-26/F, 21/F and 27/F are Updated 更新 6 樓、10 樓、7 樓至 26 樓、21 樓和 27 樓的樓面平面圖
	20, 23, 26, 31, 34	20, 23, 26, 31, 34	Notes of Floor Plans of Residential Properties in the Development are Updated 更新發展項目的住宅物業的樓面平面圖附註

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		Revision Made 所作修改
	Page Number in Version with Print Date on 17th May 2017 2017 年 5 月 17 日印製版本之頁數	Page Number in Version with Print Date on 17th August 2017 2017 年 8 月 17 日檢視之版本之頁數	
17th August 2017 2017 年 8 月 17 日	4, 5, 6, 7	4, 5, 5A, 6, 7, 7A	The Section of Notes to Purchasers of First-Hand Residential Properties is Updated 更新一手住宅物業買家須知
	15	15	Aerial Photograph Description of the Development is Updated 更新發展項目的鳥瞰照片描述
	53, 56	53, 56	The Table of Fittings, Finishes and Appliances is Updated 更新裝置、裝修物料及設備資料表
	73	73, 73A, 73B	The Table of Relevant Information is Updated 更新有關資料表

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	Page Number in Version with Print Date on 17th August 2017 2017 年 8 月 17 日印製版本之頁數	Page Number in Version with Print Date on 17th November 2017 2017 年 11 月 17 日檢視之版本之頁數	
17th November 2017 2017 年 11 月 17 日	31	31, 31A, 31B, 31C	Floor Plans of Residential Properties in the Development are Updated 更新發展項目的住宅物業的樓面平面圖
	53, 54, 55, 56, 57, 58, 62, 63, 64, 65, 66, 67	53, 54, 55, 56, 57, 58, 62, 63, 64, 65, 66, 67	The Table of Fittings, Finishes and Appliances is Updated 更新裝置、裝修物料及設備資料表
	73, 73A, 73B	73	The Table of Relevant Information is Updated. Pages 73A and 73B are Deleted 更新有關資料表、頁數 73A 及 73B 被刪除

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		Revision Made 所作修改
	Page Number in Version with Print Date on 17th November 2017 2017 年 11 月 17 日印製版本之頁數	Page Number in Version with Print Date on 15th February 2018 2018 年 2 月 15 日檢視之版本之頁數	
15th February 2018 2018 年 2 月 15 日	-	-	No revision made 並無作出修改

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		Revision Made 所作修改
	Page Number in Version with Print Date on 15th February 2018 2018 年 2 月 15 日印製版本之頁數	Page Number in Version with Print Date on 22nd February 2021 2021 年 2 月 22 日檢視之版本之頁數	
22nd February 2021 2021 年 2 月 22 日	9, 13, 14, 15, 16, 35, 40, 42, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67	9, 13, 14, 15, 16, 16A, 16B, 35, 40, 42, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 66A, 67, 67A	Information on Vendor and Others Involved in the Development, Information on Property Management, Location Plan and Aerial Photograph of the Development, Outline Zoning Plan Relating to the Development, Area of Residential Properties in the Development, Summary of Deed of Mutual Covenant, Inspection of Plans and Deed of Mutual Covenant and Fittings, Finishes and Appliances are Updated 更新賣方及有參與發展項目的其他人的資料，物業管理的資料，發展項目的所在位置圖及鳥瞰照片，關乎發展項目的分區計劃大綱圖，發展項目中的住宅物業的面積，公契的摘要，閱覽圖則及公契，及裝置、裝修物料及設備

ALTAMIRA SALES BROCHURE EXAMINATION RECORD
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	Page Number in Version with Print Date on 22nd February 2021 2021 年 2 月 22 日印製版本之頁數	Page Number in Version with Print Date on 24th May 2021 2021 年 5 月 24 日檢視之版本之頁數	
24th May 2021 2021 年 5 月 24 日	-	-	No revision made 並無作出修改

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		Revision Made 所作修改
	Page Number in Version with Print Date on 24th May 2021 2021 年 5 月 24 日印製版本之頁數	Page Number in Version with Print Date on 3rd August 2021 2021 年 8 月 3 日檢視之版本之頁數	
3rd August 2021 2021 年 8 月 3 日	4, 5, 5A, 6, 7, 7A	4, 5, 5A, 6, 7, 7A	Notes to Purchasers of Fist-hand Residential Properties is Updated 更新一手住宅物業買家須知
	14	14	Location Plan of the Development is Updated 更新發展項目的所在位置圖
	15	15	Aerial Photograph Description of the Development is Updated 更新發展項目的鳥瞰照片

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		Revision Made 所作修改
	Page Number in Version with Print Date on 3rd August 2021 2021 年 8 月 3 日印製版本之頁數	Page Number in Version with Print Date on 29th October 2021 2021 年 10 月 29 日檢視之版本之頁數	
29th October 2021 2021 年 10 月 29 日	-	-	No revision made 並無作出修改

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		Revision Made 所作修改
	Page Number in Version with Print Date on 29th October 2021 2021 年 10 月 29 日印製版本之頁數	Page Number in Version with Print Date on 27th January 2022 2022 年 1 月 27 日檢視之版本之頁數	
27th January 2022 2022 年 1 月 27 日	14	14	Location Plan of the Development is Updated 更新發展項目的所在位置圖

ALTAMIRA SALES BROCHURE EXAMINATION RECORD
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	Page Number in Version with Print Date on 27th January 2022 2022 年 1 月 27 日印製版本之頁數	Page Number in Version with Print Date on 26th April 2022 2022 年 4 月 26 日檢視之版本之頁數	
26th April 2022 2022 年 4 月 26 日	-	-	No revision made 並無作出修改

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		Revision Made 所作修改
	Page Number in Version with Print Date on 26th April 2022 2022 年 4 月 26 日印製版本之頁數	Page Number in Version with Print Date on 25th July 2022 2022 年 7 月 25 日檢視之版本之頁數	
25th July 2022 2022 年 7 月 25 日	9	9	Holding Company of the Vendor is updated 更新賣方控權公司
	14	14	Location Plan of Development is updated 更新發展項目的所在位置圖

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		Revision Made 所作修改
	Page Number in Version with Print Date on 25th July 2022 2022 年 7 月 25 日印製版本之頁數	Page Number in Version with Print Date on 23rd October 2022 2022 年 10 月 23 日檢視之版本之頁數	
23rd October 2022 2022 年 10 月 23 日	14	14	Location Plan of Development is updated 更新發展項目的所在位置圖
	15	15	Aerial Photograph Description of the Development is Updated 更新發展項目的鳥瞰照片

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	Page Number in Version with Print Date on 23rd October 2022 22022 年 10 月 23 日檢視之版本之頁數	Page Number in Version with Print Date on 21st January 2023 2023 年 1 月 21 日檢視之版本之頁數	
21st January 2023 2023 年 1 月 21 日	14	14	The date of the Digital Topographic Map has been updated 更新了數碼地形圖的修訂日期

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尚璟售樓說明書檢視紀錄

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		Revision Made 所作修改
	Page Number in Version with Print Date on 21st January 2023 2023 年 1 月 21 日檢視之版本之頁數	Page Number in Version with Print Date on 21st April 2023 2023 年 4 月 21 日檢視之版本之頁數	
21st April 2023 2023 年 4 月 21 日	5A, 7A	5A, 7A	Notes to Purchasers of Fist-hand Residential Properties has been updated 更新一手住宅物業買家須知
	14	14	The date of the Digital Topographic Map has been updated 更新了數碼地形圖的修訂日期

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	Page Number in Version with Print Date on 21st April 2023 2023 年 4 月 21 日檢視之版本之頁數	Page Number in Version with Print Date on 20th July 2023 2023 年 7 月 20 日檢視之版本之頁數	
20th July 2023 2023 年 7 月 20 日	14	14	The date of the Digital Topographic Map has been updated 更新了數碼地形圖的修訂日期
	15A	15A	Aerial Photograph of the Development is Updated 更新發展項目的鳥瞰照片

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18th October 2023 2023 年 10 月 18 日	14	14	The date of the Digital Topographic Map has been updated 更新了數碼地形圖的修訂日期 The copyrights description of the Digital Topographic Map has been updated 更新了關於數碼地形圖版權的描述

ALTAMIRA SALES BROCHURE EXAMINATION RECORD
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16th January 2024 2024 年 1 月 16 日	14	14	Location Plan of Development is updated 更新發展項目的所在位置圖
			The duplicate full stop has been deleted 刪除了重復的句號
	15	15	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	15A	15A	Aerial Photograph has been deleted and left blank intentionally 刪除了鳥瞰照片並保留空白

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15th April 2024 2024 年 4 月 15 日	14	14	Location Plan of Development is updated 更新發展項目的所在位置圖

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15th Jul 2024 2024 年 7 月 15 日	14	14	Location Plan of Development is updated 更新發展項目的所在位置圖
	15	15	Aerial Photograph Description of the Development is updated 更新發展項目的鳥瞰照片
	15A	-	The blank Page 15A has been removed intentionally 刪去保留空白的 15A 頁

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15th October 2024 2024 年 10 月 15 日	14	14	Location Plan of Development is updated 更新發展項目的所在位置圖
	15	15	Aerial Photograph Description of the Development is updated 更新發展項目的鳥瞰照片

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15th January 2025 2025 年 1 月 15 日	9	9	The English Name of The Firm of Solicitors acting for the Owner in relation to the sale of residential properties for the Development has been changed 就發展項目的住宅物業的出售而代表擁有人行事的律師事務所的英文名稱作了更改
	14	14	The date of the Digital Topographic Map has been updated 更新了數碼地形圖的修訂日期
	15	15, 15A, 15B, 15C	Aerial Photograph Description of the Development has been updated, and pages 15A, 15B &15C have been added 更新發展項目的鳥瞰照片，增加了頁數 15A,15B 及 15C

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15th April 2025 2025 年 4 月 15 日	14	14	The Digital Topographic Map and the date of the Digital Topographic Map have been updated 更新了數碼地形圖及數碼地形圖的修訂日期
	15,15A,15B,15C	15,15A,15B	Aerial Photograph Description of the Development has been updated, and pages 15C have been deleted 更新發展項目的鳥瞰照片，已刪除頁數 15C

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15th July 2025 2025 年 7 月 15 日	14	14	The Digital Topographic Map and the date of the Digital Topographic Map have been updated 更新了數碼地形圖及數碼地形圖的修訂日期

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15th October 2025 2025 年 10 月 15 日	14	14	The Digital Topographic Map and the date of the Digital Topographic Map have been updated 更新了數碼地形圖及數碼地形圖的修訂日期

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15th January 2026 2026 年 1 月 15 日	14	14	The Digital Topographic Map and the date of the Digital Topographic Map have been updated 更新了數碼地形圖及數碼地形圖的修訂日期
	15A,15B	15A,15B	Aerial Photograph Description of the Development has been updated 更新發展項目的鳥瞰照片

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		Revision Made 所作修改
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29th April 2026 2026 年 4 月 29 日	14	14	The Digital Topographic Map and the date of the Digital Topographic Map have been updated 更新了數碼地形圖及數碼地形圖的修訂日期

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27th July 2026 2026 年 7 月 27 日	14	14	The Digital Topographic Map and the date of the Digital Topographic Map have been updated 更新了數碼地形圖及數碼地形圖的修訂日期

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27th October 2026 2026 年 10 月 27 日	14	14	The Digital Topographic Map and the date of the Digital Topographic Map have been updated 更新了數碼地形圖及數碼地形圖的修訂日期

There may be future changes to the Development and the surrounding areas.
Printed on 27th October 2026

發展項目及其周邊地區日後可能出現改變。
印製日期：2026 年 10 月 27 日

Developer :

Majestic Elite Property Development Limited