



LA MARINA 揚海

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前,應留意下列事項:

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款,以及其他財務優惠

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

4. 物業的面積及四周環境

留意載於售樓說明書和價單內的物業面積資料,以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」),賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言,實用面積指該住宅物業的樓面面積,包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積:(i)露台;(ii)工作平台;以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積,即使該些項目構成該物業的一部分的範圍。

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。

- 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;參閱載於售樓説明書內的位置圖、鳥瞰照片、分區計劃大綱圖,以及橫截面圖。

5. 售樓説明書

- 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」;
 - 横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;
 - 管理費按其麼基準分擔;
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支,以及有關公眾休憩用地或公共設施的位置;以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契(或公契擬稿)。公契內載有天台和外牆業權等相關資料。賣方會在 售樓處提供政府批地文件和公契(或公契擬稿)的複本,供準買家免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地税。
- 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。
- ² 根據條例附表1第1部第10(2)(d)條述明,售樓説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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• 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,您應該一
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事,倘發生利益衝突,未必能夠保障您的最大利益;
 - 了解您須否支付佣金予該地產代理。若須支付,有關的佣金金額和支付日期為何;以及
 - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問,應要求該地產代理或

營業員出示其「地產代理證」,或瀏覽地產代理監管局的網頁(網址: www.eaa.org.hk),查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期3。
 - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而,假若發展項目比預期早落成,「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。

• 收樓日期

- 條例規定買賣合約須載有強制性條文,列明賣方須於買賣合約內列出的預計關鍵日期 後的14日內,以書面為發展項目申請佔用文件、合格證明書,或地政總署署長的轉讓同 意(視屬何種情況而定)。
 - 如發展項目屬地政總署預售樓花同意方案所規管,賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準),就賣方有能力有效地轉讓有關物業一事,以書面通知買家;或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管,賣方須在佔用文件(包括佔用許可證)發出後的六個月內,就賣方有能力有效地轉讓有關物業一事,以書面通知買家。

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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。

1 一手住宅物業買家須知

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- 條例規定買賣合約須載有強制性條文,列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後,賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文,列明發展項目的認可人士可以在顧及純粹由以下 一個或多於一個原因所導致的延遲後,批予在預計關鍵日期之後,完成發展項目:
 - ▶ 工人罷工或封閉工地;
 - ▶ 暴動或內亂;
 - ▶ 不可抗力或天災;
 - ▶ 火警或其他賣方所不能控制的意外;
 - ▶ 戰爭;或
 - ▶ 惡劣天氣。
 - 發展項目的認可人士可以按情況,多於一次批予延後預計關鍵日期以完成發展項目,即 收樓日期可能延遲。
 - 條例規定買賣合約須載有強制性條文,列明賣方須於認可人士批予延期後的14日內,向 買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問,可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

網址 : www.srpa.gov.hk

電話 : 2817 3313

電郵: enquiry_srpa@hd.gov.hk

傳真 : 2219 2220

其他相關聯絡資料:

消費者委員會

網址: www.consumer.org.hk

電話 : 2929 2222

電郵 : cc@consumer.org.hk

傳真 : 2856 3611

地產代理監管局

網址: www.eaa.org.hk

電話 : 2111 2777

電郵: enquiry@eaa.org.hk

傳真 : 2598 9596

香港地產建設商會

電話 : 2826 0111 傳真 : 2845 2521

一手住宅物業銷售監管局

2023年3月

1 一 手 住 宅 物 業 買 家 須 知 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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 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

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.

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

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². 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.

- (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.

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—

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

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.

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.

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

15. Estimated material date and handing over date

- Check the estimated material date³ 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.
- 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.

- 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.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

Website : www.srpa.gov.hk

Telephone : 2817 3313

Email : enquiry_srpa@hd.gov.hk

Fax : 2219 2220

Other useful contacts:

Consumer Council

Website : www.consumer.org.hk

Telephone : 2929 2222

Email : cc@consumer.org.hk

Fax : 2856 3611

Estate Agents Authority

Website : www.eaa.org.hk Telephone : 2111 2777

Email : enquiry@eaa.org.hk

Fax : 2598 9596

Real Estate Developers Association of Hong Kong

Telephone : 2826 0111 Fax : 2845 2521

Sales of First-hand Residential Properties Authority

March 2023

2 期數的資料 INFORMATION ON THE PHASE

發展項目的期數(「期數」)的名稱

港島南岸的第2期稱為「揚海」

期數所位於的街道名稱及由差餉物業估價署署長為識別期數的目的而編配的門牌號數

香葉道11號

每幢多單位建築物的樓層總數

第1座(1A及1B):28層 第2座(2A及2B):33層

備註:

- 上述樓層數目包括2樓、3樓、平台層及9樓(庇護層)
- 上述樓層數目不包括轉換層、天台、上層天台及頂層天台

期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

第1座(1A及1B):2樓、3樓、平台層、轉換層、5樓至12樓、15樓至23樓、25樓至32樓、天台、上層天台及頂層天台

第2座(2A及2B):2樓、3樓、平台層、轉換層、5樓至12樓、15樓至23樓、25樓至33樓、 35樓至38樓、天台、上層天台及頂層天台

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

第1座(1A及1B):4樓、13樓、14樓及24樓

第2座(2A及2B):4樓、13樓、14樓、24樓及34樓

每幢多單位建築物內的庇護層(如有的話)

第1座(1A及1B)及第2座(2A及2B):9樓

Name of the Phase of the Development (the "Phase")

Phase 2 of THE SOUTHSIDE is called "La Marina"

Name of the street at which the Phase is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Phase

11 Heung Yip Road

Total number of storeys of each multi-unit building

Tower 1 (1A and 1B): 28 storeys Tower 2 (2A and 2B): 33 storeys

Note:

- The above number of storeys includes 2/F, 3/F, Podium Floor and 9/F (Refuge Floor)
- The above number of storeys excludes Transfer Plate, Roof, Upper Roof and Top Roof

Floor numbering in each multi-unit building as provided in the approved building plans for the Phase

Tower 1 (1A and 1B): 2/F, 3/F, Podium Floor, Transfer Plate, 5/F-12/F, 15/F-23/F, 25/F-32/F, Roof, Upper Roof and Top Roof

Tower 2 (2A and 2B): 2/F, 3/F, Podium Floor, Transfer Plate, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F, Roof, Upper Roof and Top Roof

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order

Tower 1 (1A and 1B): 4/F, 13/F, 14/F and 24/F Tower 2 (2A and 2B): 4/F, 13/F, 14/F, 24/F and 34/F

Refuge floor (if any) of each multi-unit building

Tower 1 (1A and 1B) & Tower 2 (2A and 2B): 9/F

賣 方 及 有 参 與 期 數 的 其 他 人 的 資 料 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE

賣方

香港鐵路有限公司 (作為"擁有人")1 High Crown Holdings Limited (作為"如此聘用的人")²

賣方之控權公司

擁有人(香港鐵路有限公司)之控權公司:

不適用

如此聘用的人(High Crown Holdings Limited)之控權公司:

Best Profile Limited

期數的認可人士

李明嫻

期數的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

巴馬丹拿建築及工程師有限公司

期數的承建商

中國海外房屋工程有很公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所

的近律師行

高李葉律師行

胡關李羅律師行

劉漢銓律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構

不適用

已為期數的建造提供貸款的任何其他人士

Apex Ally Limited

Central Wisdom Limited

備註:

- 1. "擁有人"指期數中的住宅物業的法律上的擁有人或實益擁有人。
- 2. "如此聘用的人"指擁有人聘用以統籌和監督期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Vendor

MTR Corporation Limited (as "Owner")¹ High Crown Holdings Limited (as "Person so engaged")²

Holding Company of the Vendor

Holding Company of the Owner (MTR Corporation Limited):

Not applicable

Holding Company of the Person so engaged (High Crown Holdings Limited):

Best Profile Limited

Authorized Person for the Phase

Lee Ming Yen, Jennifer

The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity

P&T Architects and Engineers Limited

Building contractor for the Phase

China Overseas Building Construction Limited

The firms of solicitors acting for the owner in relation to the sale of residential properties in the Phase

Deacons

Kao, Lee & Yip

Woo Kwan Lee & Lo

Chu & Lau

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase

Not applicable

Any other persons who have made a loan for the construction of the Phase

Apex Ally Limited

Central Wisdom Limited

- 1. "Owner" means the legal or beneficial owner of the residential properties in the Phase.
- 2. "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.

	喜少少大眼柳帆从录表觉园 【	→ 沙 田
	賣方或有關期數的承建商屬個人,並屬該期數的認可人士的家人;	不適用
(a)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Phase;	Not applicable
	賣方或該期數的承建商屬合夥,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
(b)	The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;	Not applicable
	賣方或該期數的承建商屬法團,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;	
(c)	The Vendor or a building contractor for the Phase 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;	否 No
	賣方或該期數的承建商屬個人,並屬上述認可人士的有聯繫人士的家人;	不適用
(d)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not applicable
	賣方或該期數的承建商屬合夥,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
(e)	The Vendor or a building contractor for the Phase 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
	賣方或該期數的承建商屬法團,而該賣方或承建商(或該賣方的控權公司)的董事或 秘書屬上述認可人士的有聯繫人士的家人;	否
(f)	The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person;	No
	賣方或該期數的承建商屬個人,並屬就該期數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
(g)	The Vendor or a building contractor for the Phase 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 Phase;	Not applicable
	賣方或該期數的承建商屬合夥,而該賣方或承建商的合夥人屬就該期數內的住宅物業 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)	The Vendor or a building contractor for the Phase 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 Phase;	Not applicable
	賣方或該期數的承建商屬法團,而該賣方或承建商(或該賣方的控權公司)的董事或 秘書屬上述律師事務所的經營人的家人;	否
(i)	The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	No
	賣方、賣方的控權公司或有關期數的承建商屬私人公司,而該期數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;	
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a private company, and an Authorized Person for the Phase, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company	否 No
	or contractor;	

備註:

在此提述賣方即提述香港鐵路有限公司(作為"擁有人")或High Crown Holdings Limited (作為"如此聘用的人")。

	支入。 支入从心体方 J A A M M 从 Z A A D 同 L A A D	
<i>a</i> >	賣方、賣方的控權公司或該期數的承建商屬上市公司,而上述認可人士或上述有聯繫 人士持有該賣方、控權公司或承建商最少1%的已發行股份;	否
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	No
	賣方或該期數的承建商屬法團,而上述認可人士或上述有聯繫人士屬該賣方、承建商 或該賣方的控權公司的僱員、董事或秘書;	否
(1)	The Vendor or a building contractor for the Phase is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	No
(222)	賣方或該期數的承建商屬合夥,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
(m)	The Vendor or a building contractor for the Phase is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor;	Not applicable
	賣方、賣方的控權公司或該期數的承建商屬私人公司,而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份;	否
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, 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 Phase holds at least 10% of the issued shares in that Vendor, holding company or contractor;	No
	賣方、賣方的控權公司或該期數的承建商屬上市公司,而上述律師事務所的經營人持 有該賣方、控權公司或承建商最少1%的已發行股份;	否
(0)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	No
	賣方或該期數的承建商屬法團,而上述律師事務所的經營人屬該賣方或承建商或該賣 方的控權公司的僱員、董事或秘書;	否
(p)	The Vendor or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	No
	賣方或該期數的承建商屬合夥,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
(q)	The Vendor or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not applicable
	賣方或該期數的承建商屬法團,而期數的認可人士以其專業身分擔任董事或僱員的法 團為該賣方或承建商或該賣方的控權公司的有聯繫法團;	
(r)	The Vendor or a building contractor for the Phase is a corporation, and the corporation of which an Authorized Person for the Phase is a director or employee in his or her	否 No
	professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	110
	賣方或該期數的承建商屬法團,而該承建商屬該賣方或該賣方的控權公司的有聯繫 法團。	否
(s)	The Vendor or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	No

Remar

A reference to the Vendor here is a reference to either MTR Corporation Limited (as "Owner") or High Crown Holdings Limited (as "Person so engaged").

期數有構成圍封牆的一部分的非結構的預製外牆。

每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

每個住宅物業的非結構的預製外牆的總面積表

Schedule of Total Area of Non-structural Prefabricated External Walls of Each Residential Property

座	每個住宅物業的非結構的預製外牆的總面積(平方米) Total area of non-structural prefabricated external walls of each residential property (sq.n							
Tower	單位 樓層 Unit Floor	A	В	С	D	Е		
	5 樓 5/F	1.487	1.060	0.953	0.807	0.683		
第1座 (1A) Tower 1 (1A)	6樓至8樓、10樓至12樓、 15樓至23樓及25樓至31樓 6/F-8/F, 10/F-12/F, 15/F-23/F & 25/F-31/F	1.360	1.060	0.825	0.807	0.555		
	32 樓 32/F	2.138	0.458					

座	每個住宅物業 Total area of non-structural pre		y (sq.m)				
Tower	單位 樓層 Unit Floor	A	В	С	D	Е	F
	5樓 5/F	1.879	1.045	0.490	0.330	-	0.683
第1座 (1B) Tower 1 (1B)	6樓至8樓、10樓至12樓、 15樓至23樓及25樓至31樓 6/F-8/F, 10/F-12/F, 15/F-23/F & 25/F-31/F	1.752	1.045	0.490	0.330	-	0.556
	32 樓 32/F	1.354	-	-			

借註:

- 1. 第1座 (1A及1B) 不設13樓、14樓及24樓,9樓為庇護層。
- 2. 第2座 (2A及2B) 不設13樓、14樓、24樓及34樓,9樓為庇護層。
- 3. 上表"-"代表該住宅物業沒有構成圍封牆一部分的非結構的預製外牆。

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.

The range of thickness of the non-structural prefabricated external walls of each block is 150mm.

座	每個住宅物業的非結構的預製外牆的總面積(平方米) Total area of non-structural prefabricated external walls of each residential pro						
Tower	單位 樓層 Unit Floor	A	В	С	D	Е	F
	5 樓 5/F	0.573	1.346	0.837	0.582	0.296	-
	6樓至8樓 6/F-8/F	0.690	1.346	0.837	0.582	0.296	-
第2座 (2A) Tower 2 (2A)	10樓至12樓、15樓至23樓、 25樓至33樓及35樓至37樓 10/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F	0.690	1.346	0.837	0.582	0.296	-
	38 樓 38/F	0.825	0.409	-			

座	l外牆的約 al walls o			property	(sq.m)			
Tower	單位 樓層 Unit Floor	A	В	С	D	Е	F	G
	5 樓 5/F	-	0.821	0.845				0.683
	6樓至8樓 6/F-8/F	-	0.821	0.845	0.285	0.525	0.296	0.555
第2座 (2B) Tower 2 (2B)	10樓至12樓、15樓至23樓、 25樓至33樓及35樓至36樓 10/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-36/F	-	0.821	1.490		0.536	0.296	0.555
	37 樓 37/F		0.821	1.490		0.536	0.296	0.555
	37樓及38樓(複式) 37/F & 38/F (Duplex)	-						
	38 樓 38/F		0.476	-				

- 1. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B) and 9/F is refuge floor.
- 2. 13/F, 14/F, 24/F and 34/F are omitted in Tower 2 (2A and 2B) and 9/F is refuge floor.
- 3. The symbol "-" as shown in the schedule above denotes that there are no non-structural prefabricated external walls forming part of the enclosing walls of that residential property.

期數有構成圍封牆的一部分的幕牆。

每幢建築物的幕牆的厚度範圍為200毫米。

每個住宅物業的幕牆的總面積表

Schedule of Total Area of Curtain Walls of Each Residential Property

座	每個住宅物業的幕牆的總面積(平方米) Total area of curtain walls of each residential property (sq.m)								
Tower	單位 樓層 Unit Floor	A	В	С	D	Е			
	5樓 5/F	2.780	2.175	0.404	1.774	0.395			
第1座 (1A) Tower 1 (1A)	6樓至8樓、10樓至12樓、 15樓至23樓及25樓至31樓 6/F-8/F, 10/F-12/F, 15/F-23/F & 25/F-31/F	2.780	2.175	0.404	1.774	0.395			
	32樓 32/F	3.707	2.866						

座	每個住宅物業的幕牆的總面積(平方米) Total area of curtain walls of each residential property (sq.m)							
Tower	單位 樓層 Unit Floor	A	В	С	D	Е	F	
	5樓 5/F	3.170	1.941	0.830	0.829	1.520	0.393	
第1座 (1B) Tower 1 (1B)	6樓至8樓、10樓至12樓、 15樓至23樓及25樓至31樓 6/F-8/F, 10/F-12/F, 15/F-23/F & 25/F-31/F	3.170	1.941	0.674	0.673	1.364	0.393	
	32 樓 32/F	4.379	2.850	2.962				

There are curtain walls forming part of the enclosing walls of the Phase.

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

座			面積(平方米) esidential property (sq.m)				
Tower	單位 樓層 Unit Floor	A	В	С	D	Е	F
	5樓 5/F	2.075	1.846	0.990	1.771	0.558	1.593
	6樓至8樓 6/F-8/F	2.075	1.690	0.834	1.615	0.398	1.593
第2座 (2A) Tower 2 (2A)	10 樓至 12 樓、15 樓至 23 樓、 25 樓至 33 樓及 35 樓至 37 樓 10/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F	2.075	1.690	0.834	1.615	0.398	1.593
	38 樓 38/F	4.313	3.980	3.130			

座	每個住宅物業的幕牆的總面積(平方米) Total area of curtain walls of each residential property (sq.m)							
Tower	單位 樓層 Unit Floor	A	В	С	D	Е	F	G
	5樓 5/F	1.473	0.941	1.207				0.560
	6樓至8樓 6/F-8/F	1.473	0.785	0.921	0.335	0.625	0.400	0.400
第2座 (2B) Tower 2 (2B)	10樓至12樓、15樓至23樓、 25樓至33樓及35樓至36樓 10/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-36/F	1.473	0.782	0.949		0.625	0.400	0.400
	37樓 37/F		0.782	0.949		0.625	0.400	0.400
	37樓及38樓 (複式) 37/F & 38/F (Duplex)	3.019						
	38 樓 38/F		4.293	2.590				

備註

- 1. 第 1 座 (1A 及 1B) 不設 13 樓、14 樓及 24 樓,9 樓為庇護層。
- 2. 第 2 座 (2A 及 2B) 不設 13 樓、14 樓、24 樓及 34 樓,9 樓為庇護層。

- 1. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B) and 9/F is refuge floor.
- 2. 13/F, 14/F, 24/F and 34/F are omitted in Tower 2 (2A and 2B) and 9/F is refuge floor.

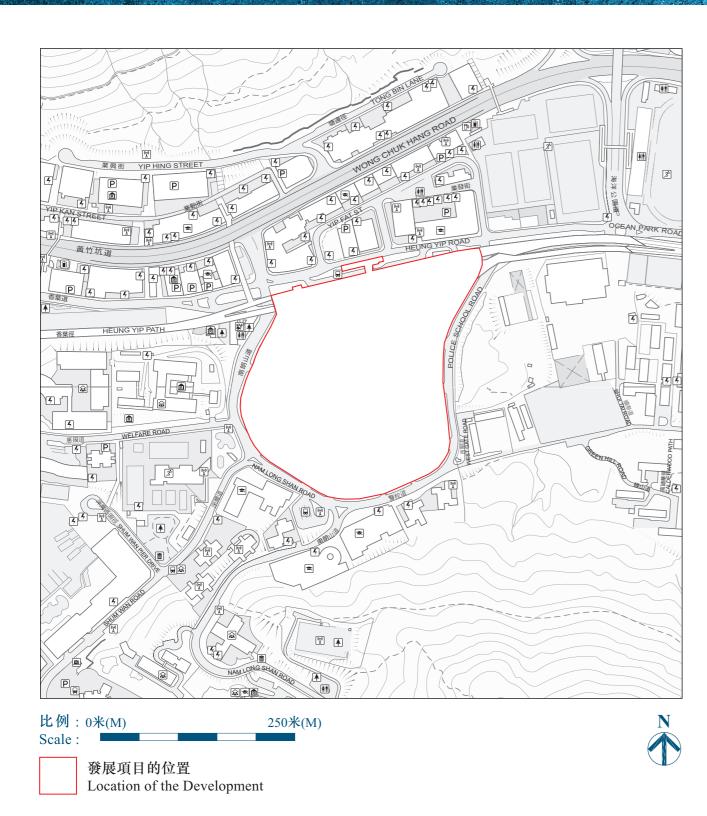
6 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT

根據已簽立的公契,獲委任為期數的管理人的人:

香港鐵路有限公司

Person appointed as the Manager of the Phase under the Deed of Mutual Covenant that has been executed:

MTR Corporation Limited



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。

The Map is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

此位置圖是由賣方擬備並參考地政總署測繪處於2025年5月8日出版之數碼地形圖,圖幅編號T11-SW-D及2025年4月26日出版之數碼地形圖,圖幅編號T15-NW-B,有需要處經修正處理。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SW-D dated 8 May 2025 and No. T15-NW-B dated 26 April 2025 from the Survey and Mapping Office of the Lands Department, with adjustments where necessary.

圖例 Notation

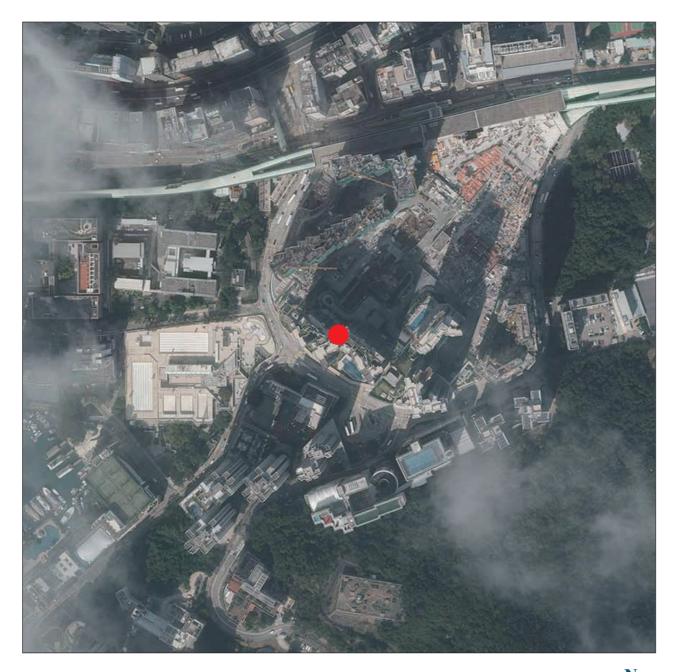
- 油站
 Petrol Filling Station
- 石油氣加氣站 LPG Filling Station
- 污水處理廠及設施 Sewage Treatment Works and Facilities
- **季電廠(包括電力分站)**Power Plant (including Electricity Sub-stations)
- 垃圾收集站
 Refuse Collection Point
- 市場(包括濕貨市場及批發市場) Market (including a Wet Market and a Wholesale Market)
- P 公眾停車場(包括貨車停泊處) Public Carpark (including a Lorry Park)
- 公廁
 Public Convenience

- □ 公共交通總站(包括鐵路車站)Public Transport Terminal (including a Rail Station)
- 公用事業設施裝置 Public Utility Installation
- 宗教場所(包括教堂、廟宇及祠堂)
 Religious Institution (including a Church, a Temple and a Tsz Tong)
- 學校(包括幼稚園) School (including a Kindergarten)
- 社會福利設施(包括老人中心及弱智人士護理院) Social Welfare Facilities (including an Elderly Centre and a Home for the Mentally Disabled)
- 愛 體育設施 (包括運動場及游泳池)
 Sports Facilities (including a Sports Ground and a Swimming Pool)
- ▲ 公園 Public Park

備註:

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

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



期數的位置 Location of the Phase



備註:

- 1. 摘錄自地政總署測繪處於 2023 年 11 月 22 日在 6,000 呎的飛行高度拍攝之鳥瞰照片 (照片編號為 E213028C)。
- 2. 香港特別行政區政府地政總署測繪處版權所有,未經許可,不得複製。
- 4. 賣方亦建議準買家到有關期數地盤作實地考察,以對該期數、其周邊地區的環境及附近的公共設施有較佳的了解。
- 5. 期數的鳥瞰照片之副本可於期數的售樓處開放時間內免費查閱。

- 1. 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 on 22 November 2023 (Photo No. E213028C).
- 2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved reproduction by permission only.
- 3. Due to the technical reason that the boundary of the Phase is irregular, the aerial photograph may show area more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- 4. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.
- 5. Copy of the aerial photograph of the Phase is available for free inspection at the sales office of the Phase during opening hours.



This blank area falls outside the coverage of the relevant aerial photograph 鳥瞰照片並不覆蓋該等空白範圍

期數的位置 Location of the Phase



備註:

- 1. 摘錄自地政總署測繪處於 2024年 8月 7日在 6,000 呎的飛行高度拍攝之鳥瞰照片 (照片編號為 E226052C)。
- 2. 香港特別行政區政府地政總署測繪處版權所有,未經許可,不得複製。
- 4. 賣方亦建議準買家到有關期數地盤作實地考察,以對該期數、其周邊地區的環境及附近的公共設施有較佳的了解。
- 5. 期數的鳥瞰照片之副本可於期數的售樓處開放時間內免費查閱。

- 1. 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 on 7 August 2024 (Photo No. E226052C).
- 2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved reproduction by permission only.
- 3. Due to the technical reason that the boundary of the Phase is irregular, the aerial photograph may show area more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- 4. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.
- 5. Copy of the aerial photograph of the Phase is available for free inspection at the sales office of the Phase during opening hours.

This blank area falls outside the coverage of the relevant aerial photograph 鳥瞰照片並不覆蓋該等空白範圍



期數的位置 Location of the Phase

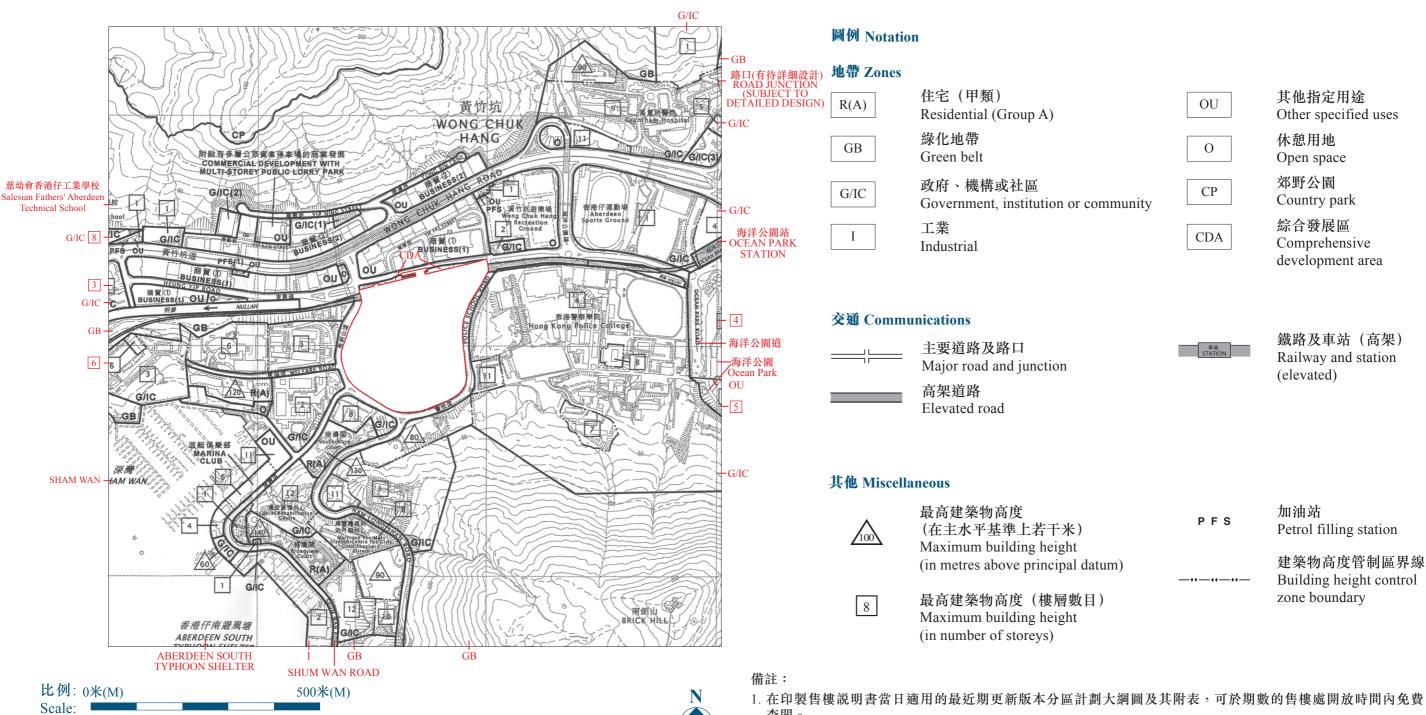


借註・

- 1. 摘錄自地政總署測繪處於 2024年 8月 7日在 6,000 呎的飛行高度拍攝之鳥瞰照片(照片編號為 E226054C)。
- 2. 香港特別行政區政府地政總署測繪處版權所有,未經許可,不得複製。
- 3. 由於期數邊界不規則的技術原因,鳥瞰照片所顯示之範圍可能多於《一手住宅物業銷售條例》所要求顯示的 範圍。
- 4. 賣方亦建議準買家到有關期數地盤作實地考察,以對該期數、其周邊地區的環境及附近的公共設施有較佳的了解。
- 5. 期數的鳥瞰照片之副本可於期數的售樓處開放時間內免費查閱。

- 1. 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 on 7 August 2024 (Photo No. E226054C).
- 2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved reproduction by permission only.
- 3. Due to the technical reason that the boundary of the Phase is irregular, the aerial photograph may show area more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- 4. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.
- 5. Copy of the aerial photograph of the Phase is available for free inspection at the sales office of the Phase during opening hours.

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發展項目邊界

Boundary of the Development

摘錄自2018年8月31日刊憲之香港仔及鴨脷洲(港島規劃區第15及16區)分區計劃大綱核准圖,圖則 編號為 S/H15/33,有需要處經修正處理,以紅色表示。

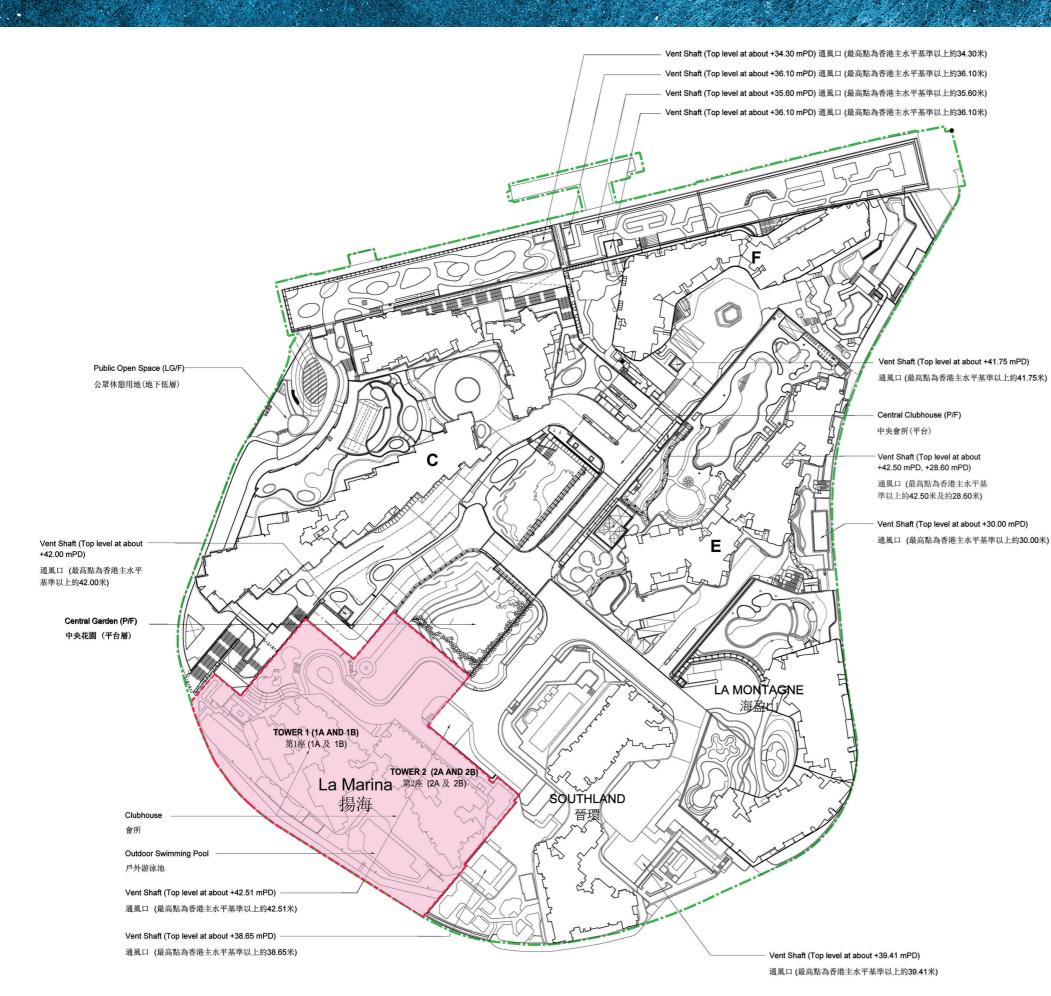
Adopted from part of the Hong Kong Planning Areas No.15 & 16 - Approved Aberdeen & Ap Lei Chau Outline Zoning Plan, Plan No. S/H15/33, gazetted on 31 August 2018, with adjustments where necessary as shown in red.

此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。

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.

- 2. 賣方建議準買家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。
- 3. 由於發展項目邊界不規則的技術原因,此圖所顯示之範圍可能多於《一手住宅物業銷售條例》所要求顯示的 範圍

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





圖例 Legend

____ 發展項目的邊界
Boundary of the Development

期數邊界 Boundary of the Phase

期數 (粉紅色) The Phase (Pink)

Remark:

- 1. There may be future changes to the buildings and facilities in the Development subject to the final approval by the relevant Government authorities.
- 2. Floodlights will be provided for lighting of the outdoor swimming pools of the Phase and other phases of the Development in the evening. Prospective purchasers please note the impact (if any) of the illumination of such lighting system on individual residential unit.
- 3. There are vent shafts of the Wong Chuk Hang Depot and Wong Chuk Hang Station located within the Development. Prospective purchasers please note the impact (if any) of such vent shafts on individual residential unit.
- 4. mPD = metres above the Hong Kong Principal Datum (in metres).

備註:

- 1. 發展項目內的建築物及設施將來可能會有所變化,並 以有關政府部門的批核為準。
- 2. 期數及發展項目其他期數之室外泳池會裝設泛光燈以 供室外泳池的晚間照明。請準買家注意該等照明系統 的照明對個別住宅單位造成的影響(如有)。
- 3. 發展項目內設有黃竹坑車廠及黃竹坑站的通風口。請 準買家注意該等通風口對個別住宅單位造成的影響 (如有)。
- 4. mPD=香港主水平基準以上高度(米)。

比例:0米(M) Scale:

- C. The estimated date of completion of Phase 3B of the Development located in Site C is 9 June 2025 as provided by the authorized person for the said phase. The estimated date of completion of Phase 3C of the Development located in Site C is 20 June 2025 as provided by the authorized person for the said phase.
- E. The estimated date of completion of Phase 5A of the Development located in Site E is 31 March 2026 as provided by the Authorized Person for the said phase. The estimated date of completion of Phase 5B of the Development located in Site E is 31 March 2026 as provided by the Authorized Person for the said phase.
- F. The estimated date of completion of Phase 6 of the Development located in Site F is 3 February 2028 as provided by the authorized person for the said phase.

- C. 位於C地盤的發展項目第3B期的認可人士提供該期數的預計落成日期為2025年6月9日。位於C地盤的發展項目第3C期的認可人士提供該期數的預計落成日期為2025年6月20日。
- E. 位於E地盤的發展項目第5A期的認可人士提供該期數的預計落成日期為2026年3月31日。位於E地盤的發展項目第5B期的認可人士提供該期數的預計落成日期為2026年3月31日。
- F. 位於F地盤的發展項目的第6期的認可人士提供該期數的預計落成日期為2028年2月3日。

Floor plans of residential properties in the Phase 期數的住宅物業的樓面平面圖

樓面平面圖中所使用名詞及簡稱之圖例 Legend of terms and abbreviations used on Floor Plan

ACCESS PANEL	= Access panel	= 檢修門
ACC. LIFT	= Accessible lift	= 傷健人士升降機
ACOUSTIC BALCONY	= Acoustic balcony	= 隔音露台
ACOUSTIC WINDOW	= Acoustic window	= 隔音窗
AT _/F ONLY	= At _/F only	= 只設於 _ 樓
A/C AREA	= Air conditioner area	= 冷氣機區
A/C PLATFORM	= Air conditioner platform	= 冷氣機平台
A/C PLATFORM ABOVE	= Air conditioner platform above	= 冷氣機平台置上
A/C PLATFORM BELOW	= Air conditioner platform below	= 冷氣機平台置下
A.D.	= Air Duct	= 通風管道
A.F.	= Architectural feature	= 建築裝飾
A.F ABOVE	= Architectural feature above	= 建築裝飾置上
A.F. BELOW	= Architectural feature below	= 建築裝飾置下
BAL.	= Balcony	= 露台
BAL. ABOVE	= Balcony above	=露台置上
BAL. BELOW	= Balcony below	= 露台置下
ВАТН	= Bathroom	= 浴室
BEDROOM	= Bedroom	= 睡房
BUILDING LINE ABOVE	= Building line above	= 建築物外線置上
COMMON AREA	= Common area	= 公用地方
CORRIDOR	= Corridor	= 走廊
C.W. ABOVE	= Curtain wall above	= 幕牆置上
DOG HOUSE	= Dog house	= 室外管道房
ELV.	= Extra low voltage electrical duct	= 特低壓電線槽
E.M.C.	= Electrical meter cabinet	= 電錶櫃
E.M.R.	= Electrical meter room	= 電錶房
FIREMAN'S LIFT LOBBY	= Fireman's lift lobby	= 消防員升降機大堂
FIXED FIRE PUMP ROOM	= Fixed fire pump room	= 固定消防泵房
FLAT ROOF	= Flat roof	= 平台
FLAT ROOF (COMMON AREA)	= Flat roof (common area)	= 平台(公用地方)
FLAT ROOF BELOW	= Flat roof below	= 平台置下
FLUSHING WATER PUMP ROOM	= Flushing water pump room	= 沖廁水泵房
FOR P.W. VENTING	= For pipe well venting	= 用作管道井通風

樓面平面圖中所使用名詞及簡稱之圖例 Legend of terms and abbreviations used on Floor Plan

TION TO	T	ما المد
FOR T2	= For Tower 2	= 於第2座
FOR _/F ONLY	= For _/F only	= 只設於 _ 樓
F.S. WATER TANK	= Fire service water tank	= 消防水缸
F.S. WATER TANK ROOM	= Fire service water tank room	= 消防水缸房
H.R.	= Hose reel	= 消防喉轆
INACCESSIBLE FLAT ROOF	= Inaccessible flat roof	= 不能進出的平台
KIT.	= Kitchen	= 廚房
LANDSCAPED AREA (INACCESSIBLE COMMON AREA)	= Landscaped area (inaccessible common area)	= 園景區 (不能進出的公用地方)
LAV.	= Lavatory	= 洗手間
LIFT	= Lift	= 升降機
LIFT LOBBY	= Lift lobby	= 升降機大堂
LIFT OVERRUN	= Lift overrun	= 升降機槽
LIV. / DIN.	= Living room/dining room	= 客廳 / 飯廳
L.W.	= Light well	= 天井
NOISE ABSORPTIVE WALL LINING	= Noise absorptive wall lining	= 吸音牆封板
METAL GRATING PLATFORM	= Metal grating platform	= 金屬格柵平台
METAL GRILLE ABOVE	= Metal grille above	= 金屬格柵置上
M. BATH	= Master bathroom	= 主人浴室
M. BEDROOM	= Master bedroom	= 主人睡房
M.L. AT H/L	= Metal louver at high level	= 金屬百葉設在高位
OPEN KIT.	= Open kitchen	= 開放式廚房
OPEN FLAT ROOF	= Open flat roof	= 露天平台
OPEN FLAT ROOF BELOW	= Open flat roof below	= 露天平台置下
PLANTER	= Planter	= 花槽
PRIVATE GARDEN	= Private garden	= 私人花園
POTABLE WATER PUMP ROOM	= Potable water pump room	= 食水泵房
POTABLE WATER TANK	= Potable water tank	= 食水水缸
PRIVATE ROOF	= Private roof	= 私人天台
P.D.	= Pipe duct	= 管道槽
P.D.(F.S.)	= Fire service pipe duct	= 消防管道槽
P.L.	= Protected lobby	= 防煙間
P.W.	= Pipe well	=管道井
ROOF OF BAL.	= Roof of balcony	= 露台頂部
	•	

樓面平面圖中所使用名詞及簡稱之圖例 Lagard of terms and abbreviations used on Fl

Legend of terms and abbreviations used on Floor Plan

ROOF OF U.P.	- Doof of wility plotform	= 工作平台頂部
ROOF OF U.F.	= Roof of utility platform	
R.C. PLINTH	= Reinforced concrete plinth	= 鋼筋混凝土基座
R.S.M.R.R.	= Refuse storage and material recovery room	= 垃圾及物料回收室
SELF-CLOSING DOOR (NOT FOR LIGHTING & VENTILATION)	= Self-closing door (not for lighting & ventilation)	= 自動關閉門 (不用作照明及通風)
STORE	= Store	= 士多房
STOVE	= Stove	= 爐
ST-T	= Staircase-Tower	= 第 _ 座 _ 號樓梯
TOWER	= Tower	= 座
T.R.S.	= Temporary refuge space	= 臨時庇護處
UP	= Up	= 往上
U.P.	= Utility platform	= 工作平台
U.P. ABOVE	= Utility platform above	= 工作平台置上
U.P. BELOW	= Utility platform below	= 工作平台置下
W.M.C.	= Water meter cabinet	= 水錶櫃
_ H.A.F.F.L	= _mm high above floor finish level	= 離地台完成面 _ 毫米高

適用於本節各樓面平面圖之備註:

- 1. 部分樓層外牆設有建築裝飾及/或外露喉管/管道。詳細資料請參考最新的經批准的建築圖則及其他相關圖則。
- 2. 部分住宅物業的露台及/或平台及/或工作平台及/或花園及/或冷氣機平台及/或外牆上/附近設有外露及/或內藏於外牆覆蓋板的公用喉管及/或其他機電設備。詳細資料請參考最新經批准的建築圖則及/或排水設施圖則。
- 3. 部分住宅物業之客廳、飯廳、睡房、士多房、廚房、浴室、洗手間及/或走廊之天花可能設有假天花及/或跌級樓板用以裝置冷氣系統及/或其他機電設備。
- 4. 樓面平面圖上所顯示的形象裝置符號,例如浴缸、淋浴間、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘錄自最新 的經批准的建築圖則,只作一般性標誌,而非展示其實際大小、設計及形狀。
- 露台及工作平台為不可封閉的地方。
- 6. 住宅物業有非結構預製外牆及幕牆。住宅物業之實用面積之計算包括非結構預製外牆及幕牆之面積,並由非 結構預製外牆及幕牆之外圍起計。
- 7. 在期數管理人員安排外牆之必要維修進行期間,吊船將在期數的住宅物業之窗戶外及平台/天台/花園上方之空間運作。

Notes applicable to the floor plans in this section:

- 1. There are architectural features and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and other relevant plans.
- 2. Common pipes and/or mechanical and electrical services exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or flat roof and/or utility platform and/or garden and/or air-conditioning platform and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans.
- 3. There are ceiling bulkheads and/or sunken slabs on the ceiling at living room, dining room, bedrooms, store, kitchen, bathroom, lavatory and/or corridors of some residential properties for the installation of the air-conditioning system and/or other mechanical and electrical services.
- 4. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, shower cubicle, sink, water closets, shower, sink counter etc. are architectural symbols retrieved from the latest approved building plans and are for general indication only and are not indications of their actual size, designs and shapes.
- 5. Balconies and utility platforms are non-enclosed areas.
- 6. There are non-structural prefabricated external walls and curtain walls in the residential properties. The saleable area of a residential property has included the area of non-structural prefabricated external walls and curtain walls and is measured from the exterior of such non-structural prefabricated external wall and curtain walls.
- 7. During the necessary maintenance of the external walls by manager of the Phase, the gondola will be operating in the airspace outside the window and above flat roof / roof / garden of residential properties of the Phase.



	描述 Description	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) The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)					每個住宅物業的樓板(不包括灰泥)的厚度(毫米) The thickness of the floor slabs (excluding plaster) of each residential property (mm)						
座 Tower	單位 Unit 樓層 Floor	A	A B C D E				A	В	(С	D	Е	
第1座 (1A) Tower 1 (1A)	5樓 5/F	3600,	3750, 3950	3650, 3750,3950			150	, 215, 250		150			
座 Tower	單位 Unit 樓層 Floor	A	В	C D	Е	F	A	В	С	D	Е	F	
第1座 (1B) Tower 1 (1B)	5樓 5/F	3550, 3600, 3650, 3750, 3950	3600, 3650, 3750, 3950	36	150, 2	15, 250	150, 300	150	15	50, 215			

備註

- 1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
- 2. 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。
- 3. 請參閱本售樓説明書第23至25頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。
- 4. 有關噪音緩解措施之詳情,請參閱本售樓説明書的有關資料章節。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

- 1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
- 2. The dimensions in the floor plans are all structural dimensions in millimetre.
- 3. Please refer to pages 23 to 25 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.
- 4. For details of the noise mitigation measures, please refer to the Relevant Information section in this sales brochure.

第1座 (1A及1B) 6樓至8樓、10樓至12樓及15樓至20樓 Tower 1 (1A and 1B) 6/F-8/F, 10/F-12/F and 15/F-20/F



	描述 Description	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) The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)					每個住宅物業的樓板(不包括灰泥)的厚度(毫米) The thickness of the floor slabs (excluding plaster) of each residential property (mm)						
座 Tower	單位 Unit 樓層 Floor	A	В	C		D	Е	A B		(D	Е
第1座(1A)	6樓至7樓、10樓至12樓及 15樓至20樓 6/F-7/F, 10/F-12/F & 15/F-20/F			150, 215, 250									
Tower 1 (1A)	8樓 8/F	31:	50, 3500		3150, 3450			150, 215, 250			150		
座 Tower	單位 Unit 樓層 Floor	A	В	С	D	Е	F	A	В	С	D	Е	F
第1座(1B)	6樓至7樓、10樓至12樓及 15樓至20樓 6/F-7/F, 10/F-12/F & 15/F-20/F	3150						150, 215,	, 250	150, 300	150	150	, 215
Tower 1 (1B)	8樓 8/F	3150, 3450, 3500, 3550	3150, 3450, 3500		3150), 3450		150, 215,	, 250	150, 300	150	150	, 215

備註:

- 1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
- 2. 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。
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- 4. 有關噪音緩解措施之詳情,請參閱本售樓説明書的有關資料章節。
- 5. 第1座 (1A及1B) 不設13樓、14樓及24樓,9樓為庇護層。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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- 4. For details of the noise mitigation measures, please refer to the Relevant Information section in this sales brochure.
- 5. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B) and 9/F is refuge floor.



\$	描述 Description	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) The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)											
座 Tower	單位 Unit 樓層 Floor	A B C D E					A	В	(С	D	Е	
	21樓至23樓、25樓至28樓 21/F-23/F, 25/F-28/F			31	50								
第1座 (1A) Tower 1 (1A)	29 樓 29/F			34	100								
	30樓 30/F	3450							150, 215, 250				
	31樓 31/F	3050, 3100, 3150, 3400, 3450, 3800 3150, 3450, 3500, 3800 3150, 3450 3750 3050, 3450, 3750 3750											
座 Tower	單位 Unit 樓層 Floor	A	В	С	D	Е	F	A	В	С	D	Е	F
	21樓至23樓、25樓至28樓 21/F-23/F, 25/F-28/F			31	50							·	
	29樓 29/F	3400								150, 300	150	150, 215	
第1座 (1B) Tower 1 (1B)	30樓 30/F	3450							15, 250				
	31樓 31/F	3000, 3100, 3150, 3350, 3400, 3450, 3500, 3750, 3800, 3850 3100, 3150, 3400, 3400, 3450, 3750 3150, 3450, 3750 3150, 3450, 3750											

備註:

- 1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
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- 5. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B) and 9/F is refuge floor.



圖例 LEGEND

> □ 洗滌盆 SINK



	描述 Description	石。 The floor-to-floor heigl structural slab of a floor a	層之間的高度(指該樓層 屎地台面之高度距離)(毫 nt (refers to the height betw nd the top surface of the stru oor) of each residential prop	米) een the top surface of the actural slab of its immediate	每個住宅物業的樓板(不包括灰泥)的厚度(毫米) The thickness of the floor slabs (excluding plaster) of each residential property (mm					
座 Tower	單位 Unit 樓層 Floor	A		В	A		В			
第1座 (1A) Tower 1 (1A)	32 樓 32/F	3450, 3800, 3850, 410	00, 4150	3450, 3750, 3850	150, 200, 215, 3	00		150, 200		
座 Tower	單位 Unit 樓層 Floor	A	В	В		I	3	С		
第1座 (1B) Tower 1 (1B)	32樓 32/F	3450, 3800, 3900	3450, 3750, 3800	3450, 3750	150, 200, 215, 300		300	150, 200, 215		

備註:

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	描述 Description	石) The floor-to-floor heigh structural slab of a floor an	屎地台面之高 nt (refers to the	度距離)(毫米 e height betwe ace of the strud	en the top surface of the ctural slab of its immediate	每個住宅物業的樓板(不包括灰泥)的厚度(毫米) The thickness of the floor slabs (excluding plaster) of each residential property (mm)				
座 Tower	單位 Unit 樓層 Floor	A			В	A		В		
第1座 (1A) Tower 1 (1A)	天台 Roof	不適用 Not applicable			3350	不適用 Not applicable		150		
座 Tower	單位 Unit 樓層 Floor	A	В		С	A	В		С	
第1座 (1B) Tower 1 (1B)	天台 Roof		適用 plicable		3000	不道 Not app			150	

備註

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 TOWER 2 (2B)
 TOWER 2 (2A)

 第2座 (2B)
 第2座 (2A)



	描述 Description	The floor	石 to-floor heigh ab of a floor a	層之間的高度 屎地台面之高 ht (refers to th nd the top surf oor) of each re	度距離)(毫米 e height betwe ace of the struc	k) en the top surf ctural slab of i	ace of the				包括灰泥)的厚度 g plaster) of each r		property (mm)	
座 Tower	單位 Unit 樓層 Floor	A	В	С	D	Е	F	A	В	С	D	Е	F	
第2座 (2A) Tower 2 (2A)	5樓 5/F	3650, 3750, 3950	3600, 3650, 3750, 3950	3600, 3650, 3700, 3750, 3950	3650, 3750, 3950	3575, 3650, 3750, 3950	3650, 3750, 3950	150, 215				150		
座 Tower	單位 Unit 樓層 Floor	A		В	С		G	A		В	С		G	
第2座 (2B) Tower 2 (2B)	5樓 5/F		3650, 3750, 3950					150, 215			150			

備註:

- 1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
- 2. 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。
- 3. 請參閱本售樓説明書第23至25頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。
- 4. 有關噪音緩解措施之詳情,請參閱本售樓説明書的有關資料章節。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

- 1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
- 2. The dimensions in the floor plans are all structural dimensions in millimetre.
- 3. Please refer to pages 23 to 25 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.
- 4. For details of the noise mitigation measures, please refer to the Relevant Information section in this sales brochure.



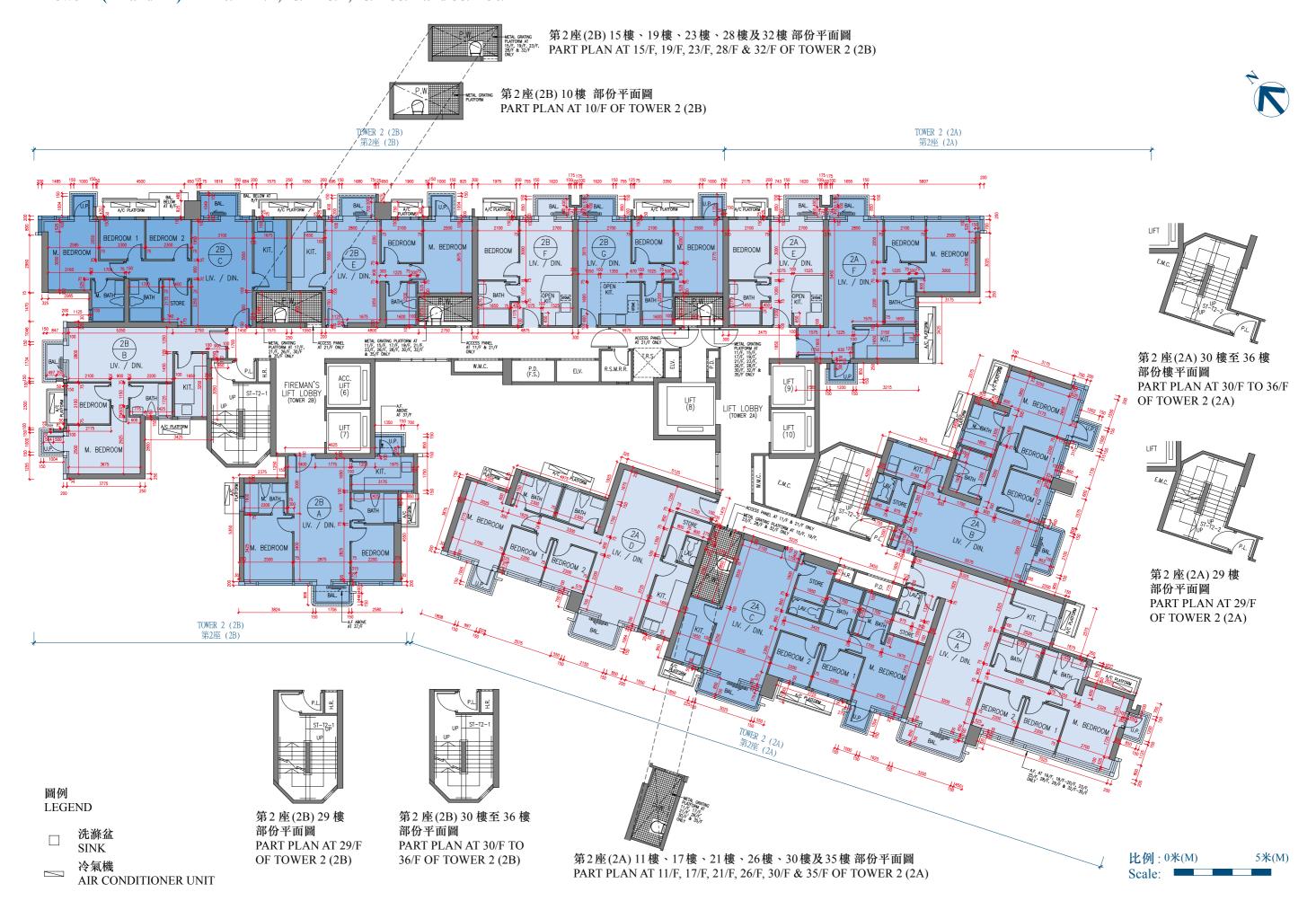
	描述 Description	The floor	r-to-floor heigh lab of a floor ar	屎地台面之高 nt (refers to th	度距離)(毫 e height betwe ace of the stru	长) een the top surf ctural slab of i	ace of the	每個住宅物業的樓板(不包括灰泥)的厚度(毫米) The thickness of the floor slabs (excluding plaster) of each residential property (mm)					operty (mm)				
座 Tower	單位 Unit 樓層 Floor	A	В	С	D	Е	F	A	В	С		D	Е	F			
第2座(2A)	6樓至7樓 6/F-7/F		3150 150, 215								150	150					
Tower 2 (2A)	8 樓 8/F	3150, 3450	3150, 3450, 3500	3150, 3400, 3450, 3500	3150, 3450	3150, 3450, 3525	3150, 3450	150, 215				150					
座 Tower	單位 Unit 樓層 Floor	A	В	C	D Е	F	G	A	В	С	D	Е	F	G			
第2座(2B)	6樓至7樓 6/F-7/F			31	50			150, 215			1.	50					
Tower 2 (2B)	8 樓 8/F	3150, 3450 3150, 3450, 3150, 3150, 3450, 3450, 3450						150, 215			1.	50					

備註:

- 1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
- 2. 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。
- 3. 請參閱本售樓説明書第23至25頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。
- 4. 有關噪音緩解措施之詳情,請參閱本售樓説明書的有關資料章節。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

- 1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
- 2. The dimensions in the floor plans are all structural dimensions in millimetre.
- 3. Please refer to pages 23 to 25 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.
- 4. For details of the noise mitigation measures, please refer to the Relevant Information section in this sales brochure.



	描述 Description	The floor	石。 -to-floor heigl ab of a floor a	層之間的高度 屎地台面之高」 nt (refers to the nd the top surfa oor) of each res	度距離)(毫分 c height betwe uce of the stru	k) en the top suctural slab of	rface of the	每個住宅物業的樓板(不包括灰泥)的厚度(毫米) The thickness of the floor slabs (excluding plaster) of each residential property					property (mm)	
座 Tower	單位 Unit 樓層 Floor	A	A B C D E F A B C D									Е	F	
	10樓至12樓、15樓至23樓及 25樓至28樓 10/F-12/F, 15/F-23/F & 25/F-28/F			31.	50									
第2座 (2A) Tower 2 (2A)	29樓 29/F			34	00			150, 215				150		
	30樓至33樓及35樓至36樓 30/F-33/F & 35/F-36/F			34.	50									
座 Tower	單位 Unit 樓層 Floor	A	В	С	Е	F	G	A	В	С	Е	F	G	
	10樓至12樓、15樓至23樓及 25樓至28樓 10/F-12/F, 15/F-23/F & 25/F-28/F			31.	50									
第2座(2B)	29樓 29/F			34	00			- 150, 215			150			
Tower 2 (2B)	30樓至33樓及35樓 30/F-33/F & 35/F	3450							130, 213					
	36樓 36/F	3150, 3450, 3750 3450												

備註:

- 1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
- 2. 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。
- 3. 請參閱本售樓説明書第23至25頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。
- 4. 有關噪音緩解措施之詳情,請參閱本售樓説明書的有關資料章節。
- 5. 第2座 (2A及2B) 不設13樓、14樓、24樓及34樓,9樓為庇護層。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

- 1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
- 2. The dimensions in the floor plans are all structural dimensions in millimetre.
- 3. Please refer to page 23 to 25 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.
- 4. For details of the noise mitigation measures, please refer to the Relevant Information section in this sales brochure.
- 5. 13/F, 14/F, 24/F and 34/F are omitted in Tower 2 (2A and 2B) and 9/F is refuge floor.



	描述 Description	The floor	石。 r-to-floor heigl lab of a floor a	層之間的高度 屎地台面之高 nt (refers to the nd the top surf oor) of each re	度距離)(毫米 e height betwe ace of the struc	♦) en the top surfectural slab of it	ace of the	每個住宅物業的樓板(不包括灰泥)的厚度(毫米) The thickness of the floor slabs (excluding plaster) of each residential property (mn					
座 Tower	單位 Unit 樓層 Floor	A	В	С	D	Е	F	A B C D				Е	F
第2座 (2A) Tower 2 (2A)	37 樓 37/F	3150, 3450, 3750	3000, 3100, 3300, 3450, 3750, 3800		3100, 3150, 3450, 3750	3450, 3750, 3825	3100, 3150, 3400, 3450, 3750	150, 215				1	150
座 Tower	單位 Unit 樓層 Floor	A	В	С	Е	F	G	A	В	С	Е	F	G
第2座 (2B) Tower 2 (2B)	37樓 37/F	3100, 3400, 3450, 3500, 3750	3100, 3150, 3400, 3450, 3750	3150, 3450, 3750	3050, 3100, 3150, 3450, 3750	3400, 3450, 3475, 3750, 3825	3100, 3150, 3400, 3450, 3750	150, 215	150				

備註:

- 1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
- 2. 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。
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- 4. 有關噪音緩解措施之詳情,請參閱本售樓説明書的有關資料章節。
- 5. 第2座 (2B) 37樓至38樓A單位為複式單位。

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- 4. For details of the noise mitigation measures, please refer to the Relevant Information section in this sales brochure.
- 5. Unit A on 37/F 38/F of Tower 2 (2B) is a duplex unit.



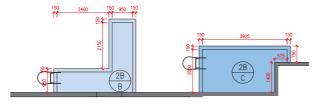
	描述 Description	石) The floor-to-floor heigh structural slab of a floor a	層之間的高度(指該樓層之 屎地台面之高度距離)(毫分 nt (refers to the height betwee nd the top surface of the stru por) of each residential prope	长) een the top surface of the ctural slab of its immediate	每個住宅物業的樓板(不包括灰泥)的厚度(毫米) The thickness of the floor slabs (excluding plaster) of each residential property (mm)				
座 Tower	單位 Unit 樓層 Floor	A	В	С	A	В	С		
第2座 (2A) Tower 2 (2A)	38樓 38/F	3450, 3750, 3800, 3900, 3950	3450, 3750, 3800, 3850, 3900	3450, 3750, 3800	150, 200	150, 200, 215, 250	150, 200, 300		
座 Tower	單位 Unit 樓層 Floor	A	В	С	A	В	С		
第2座 (2B) Tower 2 (2B)	38 樓 38/F	3450, 3800	3450, 3750, 3800, 4100	3450, 3750, 3800, 4100, 4150	150, 215	150, 200, 300	150		

備註:

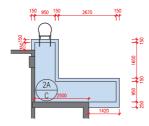
- 1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
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- 4. 有關噪音緩解措施之詳情,請參閱本售樓説明書的有關資料章節。
- 5. 第2座 (2B) 37樓至38樓A單位為複式單位。

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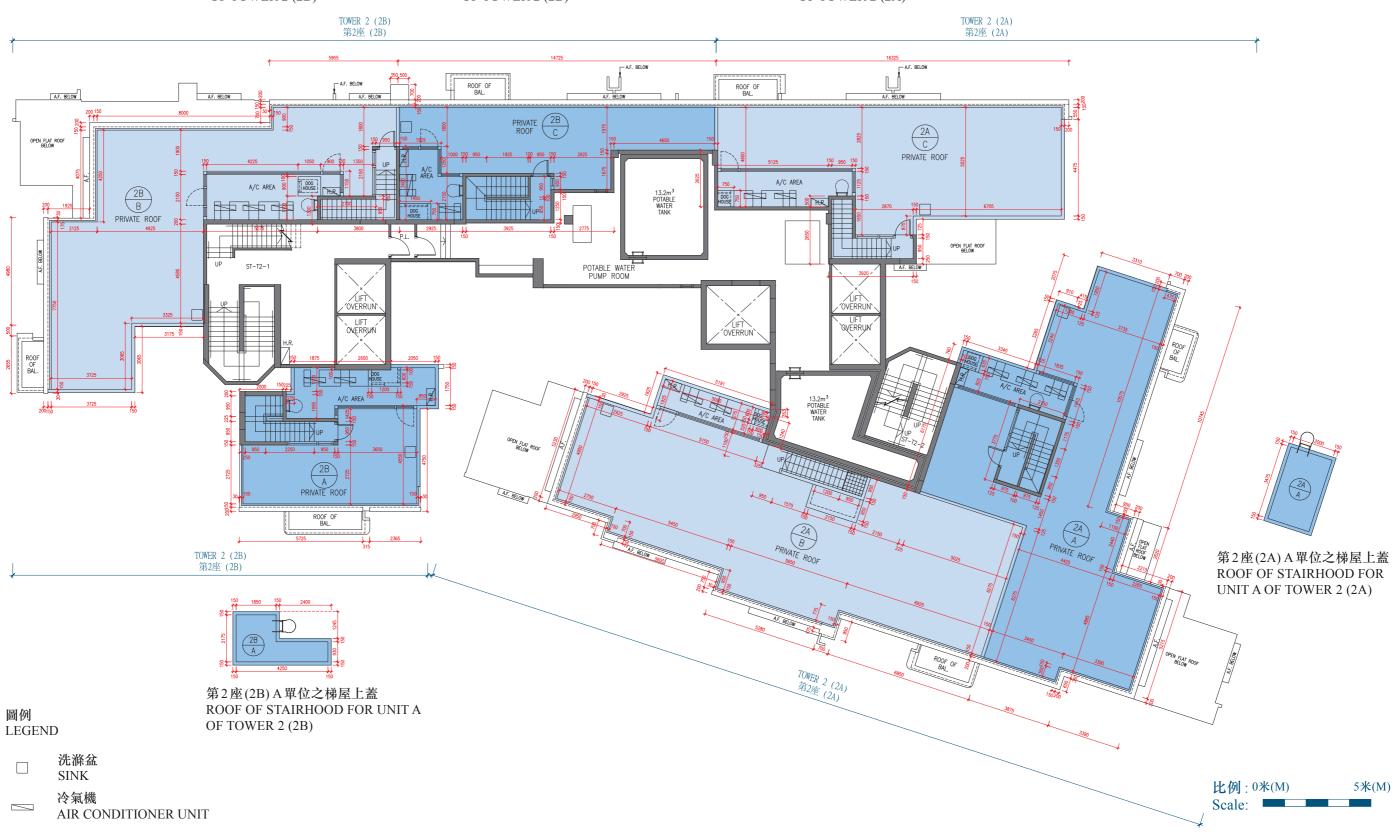


第2座(2B)B單位之梯屋上蓋 ROOF OF STAIRHOOD FOR UNIT B OF TOWER 2 (2B) 第2座(2B) C單位之梯屋上蓋 ROOF OF STAIRHOOD FOR UNIT C OF TOWER 2 (2B)



第2座(2A) C單位之梯屋上蓋 ROOF OF STAIRHOOD FOR UNIT C OF TOWER 2 (2A)





	描述 Description	石) The floor-to-floor heigh structural slab of a floor a	層之間的高度(指該樓層之 屎地台面之高度距離)(毫分 nt (refers to the height betwe nd the top surface of the stru- por) of each residential prope	en the top surface of the ctural slab of its immediate	每個住宅物業的樓板(不包括灰泥)的厚度(毫米) The thickness of the floor slabs (excluding plaster) of each residential property (mm)				
座 Tower	單位 Unit 樓層 Floor	A	В	С	A	В	С		
第2座 (2A) Tower 2 (2A)	天台 Roof	不適用 Not applicable		3000	150	不適用 Not applicable	200		
座 Tower	單位 Unit 樓層 Floor	A B		С	A	В	С		
第2座 (2B) Tower 2 (2B)	天台 Roof	30	000	2650, 3150	20	150			

備註:

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