

# *Giovane* 青薈

Sales Brochure 售樓說明書



The background features several large, overlapping circles in various colors: orange, purple, yellow, green, blue, and magenta. These circles are scattered across the frame, creating a vibrant and abstract design.

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# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

This Note is issued by the Sales of First-hand Residential Properties Authority (SRPA) for the purpose of section 19(1) of the Residential Properties (First-hand Sales) Ordinance.

### 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](http://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<sup>1</sup> as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

##### **4. Property area and its surroundings**

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

floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. 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.

Remark:

<sup>1</sup> 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.

<sup>2</sup> 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.

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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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](http://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.



# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 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<sup>3</sup> 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.

### 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](http://www.srpa.gov.hk)  
Telephone : 2817 3313  
Email : [enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)  
Fax : 2219 2220

#### Other useful contacts:

##### Consumer Council

Website : [www.consumer.org.hk](http://www.consumer.org.hk)  
Telephone : 2929 2222  
Email : [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
Fax : 2856 3611

##### Estate Agents Authority

Website : [www.eaa.org.hk](http://www.eaa.org.hk)  
Telephone : 2111 2777  
Email : [enquiry@eaa.org.hk](mailto: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  
Transport and Housing Bureau  
July 2021

Remark:

<sup>3</sup> 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.

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

此須知是由一手住宅物業銷售監管局為施行《一手住宅物業銷售條例》第19(1)條而發出的。  
一手住宅物業買家須知

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](http://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<sup>1</sup>。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：i 露台；ii 工作平台；以及 iii 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部 and 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，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

### 6. 政府批地文件和公契

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

### 7. 售樓處內有關可供揀選住宅物業的資料

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

### 8. 成交紀錄冊

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

備註：

<sup>1</sup> 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。

<sup>2</sup> 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。



# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 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。

### 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<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「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；

備註:

<sup>3</sup> 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。



# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

- 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。

運輸及房屋局  
一手住宅物業銷售監管局  
2021年7月

### 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。您應仔細應仔細考慮，然後才決定，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](http://www.srpa.gov.hk)  
電話 : 2817 3313  
電郵 : [enquiry\\_srpa@hd.gov.hk](mailto: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](http://www.consumer.org.hk)  
電話 : 2929 2222  
電郵 : [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
傳真 : 2856 3611

##### 地產代理監管局

網址 : [www.eaa.org.hk](http://www.eaa.org.hk)  
電話 : 2111 2777  
電郵 : [enquiry@caa.org.hk](mailto:enquiry@caa.org.hk)  
傳真 : 2598 9596

##### 香港地產建設商會

電話 : 2826 0111  
傳真 : 2845 2521

# INFORMATION ON THE DEVELOPMENT

## 發展項目的資料

**NAME OF THE DEVELOPMENT**

Giovane

**NAME OF STREET AND STREET NUMBER**

201 Castle Peak Road

**TOTAL NUMBER OF STOREYS**

26 storeys (excluding Roof (Refuge Roof) and Mechanical Floors)

**FLOOR NUMBERING**

G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 30/F

**OMITTED FLOOR NUMBERS**

4/F, 13/F, 14/F and 24/F

**REFUGE FLOOR**

Roof (Refuge Roof)

**發展項目名稱**

青薈

**街道名稱及門牌號數**

青山道201號

**樓層總數**

二十六層 (不包括天台(庇護層)及機房樓層)

**樓層號數**

地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十樓

**被略去的樓層號數**

四樓、十三樓、十四樓及二十四樓

**庇護層**

天台(庇護層)

# 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**

Profit Share Corporation Limited

### **HOLDING COMPANIES OF THE VENDOR**

Conqueror Wealth Limited

Wang Fu Group Limited

### **AUTHORIZED PERSON**

Mr. Mok Chi Kin, of A.LEAD Architects Limited

### **BUILDING CONTRACTOR**

Win Win Way Construction Co. Ltd.

### **SOLICITORS FOR VENDOR**

Vincent T.K. Cheung, Yap & Co.

### **AUTHORIZED FINANCIAL INSTITUTION OR LENDER FOR THE DEVELOPMENT**

United Overseas Bank Ltd (the loan has been fully repaid) and

DBS Bank (Hong Kong) Limited (the loan has been fully repaid)

### **ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT**

Conqueror Wealth Limited (the loan has been fully repaid) and

Hing Rich Limited (the loan has been fully repaid)

### **賣方**

派盈有限公司

### **賣方的控權公司**

鈞泰有限公司

宏富(華聯)集團有限公司

### **認可人士**

領建建築師事務所有限公司之莫志堅先生

### **承建商**

恆誠建築工程有限公司

### **賣方代表律師**

張葉司徒陳律師事務所

### **已為發展項目的建造提供貸款的認可融資機構**

大華銀行(貸款已全部清還)及

星展銀行(香港)有限公司(貸款已全部清還)

### **已為發展項目的建造提供貸款的其他人**

鈞泰有限公司(貸款已全部清還)及

慶城有限公司(貸款已全部清還)

# 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 the 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。	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 non-structural prefabricated external walls forming part of the enclosing walls for the Residential Accommodation of the Development.  
There are no curtain walls forming part of the enclosing walls for the Residential Accommodation of the Development.  
住宅單位部份有構成圍封牆的一部分的非結構的預製外牆。住宅單位部份無構成圍封牆的一部分的幕牆。

Schedule of total area of the non-structural prefabricated external walls of each residential property  
每個住宅物業的非結構預製外牆面積表

Floor 樓層	Total area of Non-Structural Prefabricated External Walls of each flat (sq.metre) 每個單位的非結構預製外牆總面積(平方米)			
	A	B	C	D
7/F-12/F,15/F-23/F and 25/F-28/F 七樓至十二樓、十五樓至二十三樓及二十五樓至二十八樓	0.852	0.526	0.526	0.852
29/F 二十九樓	1.212	1.212	-	-
30/F 三十樓	1.212	1.212	-	-

Remark: There are no 13/F, 14/F and 24/F.  
備註：不設十三樓、十四樓及二十四樓。

## INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

**THE MANAGER OF THE DEVELOPMENT TO BE APPOINTED UNDER THE  
LATEST DRAFT OF THE DEED OF MUTUAL COVENANT:**  
Carson Management Limited

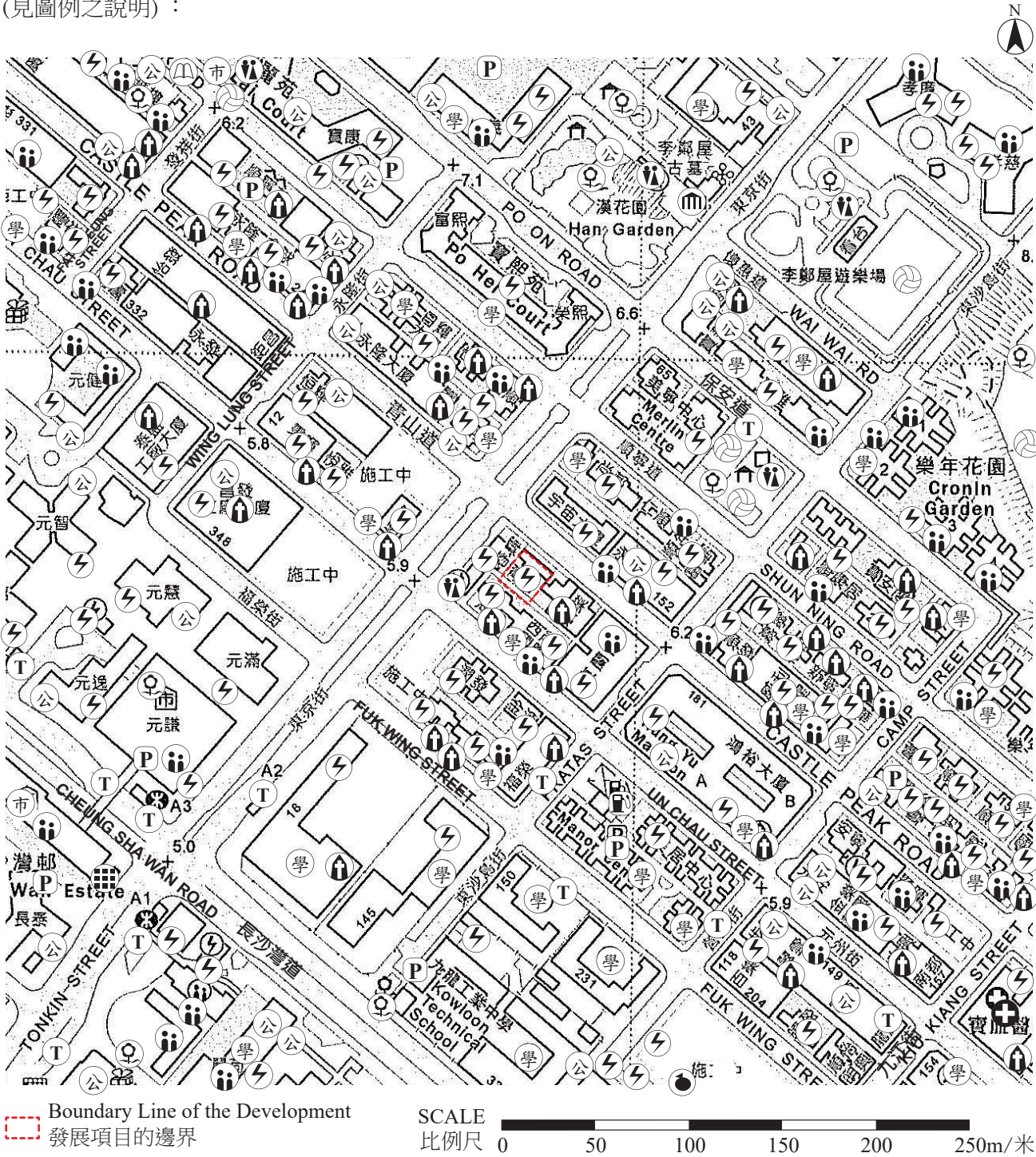
根據有關公契的最新擬稿，獲委任為本發展項目的管理人：  
嘉信管理有限公司



# LOCATION PLAN OF THE DEVELOPMENT

## 發展項目的所在位置圖

The Location Plan below shows the location of the Development and the names of streets and the buildings, facilities and structures (set out in the notation) situated within 250m from the boundary of the Development:  
以下之所在位置圖顯示發展項目的位置及發展項目的界線250米以內的街道名稱及建築物、設施及構築物(見圖例之說明)：



### NOTATION 圖例

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

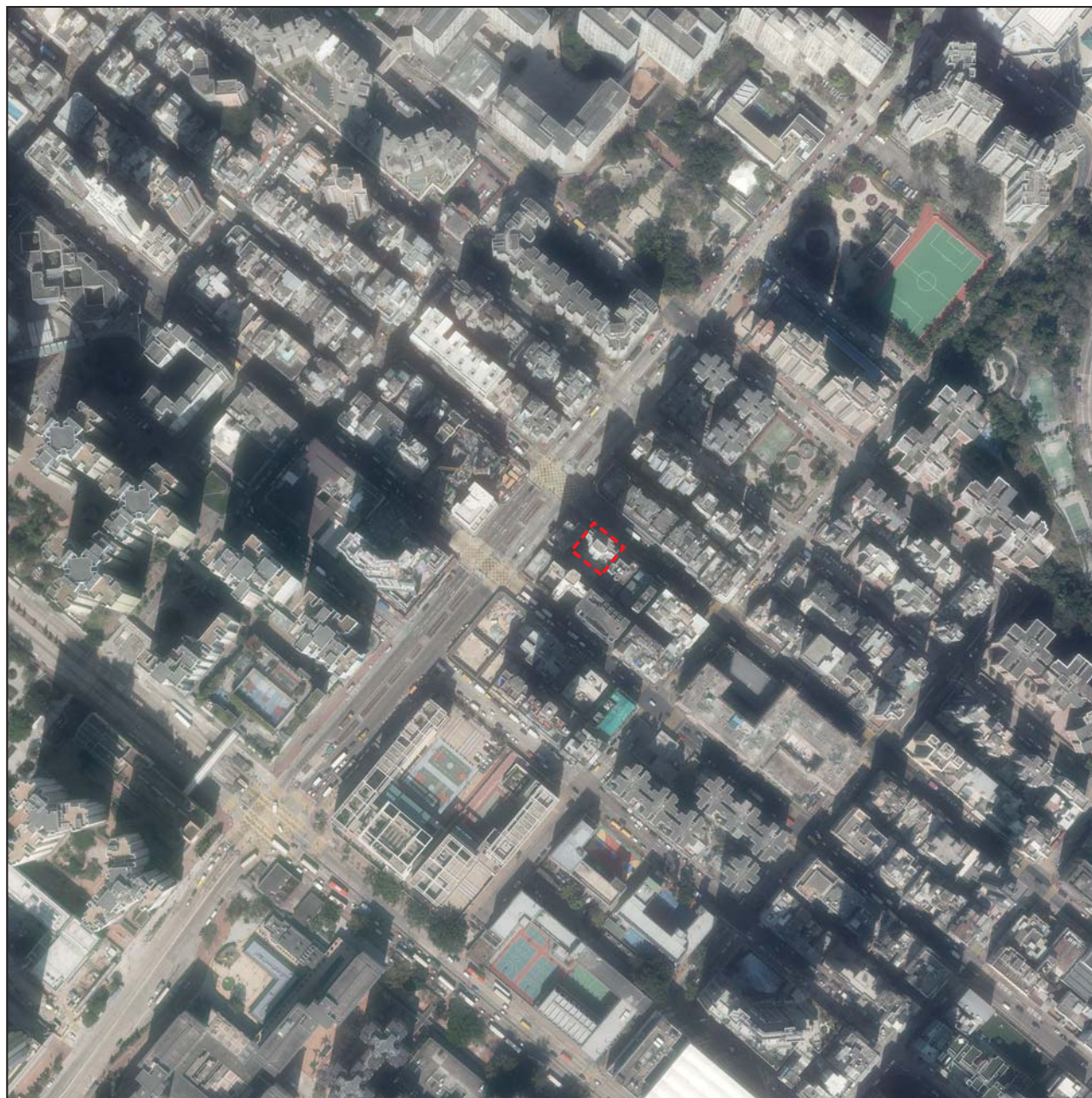
- Remarks:
1. This Location Plan is prepared by making reference to the Survey Sheet (11-NW-B) dated 13 May 2022, with adjustments where necessary.
  2. This Location Plan is prepared by reproducing the above Survey Sheet with the permission of the Director of Lands under the Government of Hong Kong SAR Licence (No.82/2021).
  3. Due to technical reasons (such as the shape of the Development), the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.


- 備註：
1. 本物業位置圖乃參考於2022年5月13日修訂之測繪圖編號(11-NW-B)，經修正處理。
  2. 本物業位置圖之製作須複印上述之測繪圖，其版權屬香港特區政府，經地政總署准許複印，版權特許編號(82/2021)。
  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》所要求者。



# AERIAL PHOTOGRAPH OF THE DEVELOPMENT

## 發展項目的鳥瞰照片



 Boundary Line of the Development  
發展項目的邊界

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. E139796C, dated 5 February 2021.

摘錄自地政總署測繪處於2021年2月5日在6,900呎飛行高度拍攝之鳥瞰照片之部份，編號為E139796C。

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Remark:

This Aerial Photograph has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons (such as the shape of the Development).

備註：

由於技術原因 (例如發展項目之形狀)，此鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。




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

Adopted from part of the approved Cheung Sha Wan (Kowloon Planning Area No.5 ) Outline Zoning Plan, Plan No. S/K5/38, gazetted on 28 January 2022.

摘錄自2022年1月28日刊憲之長沙灣分區(九龍規劃區第5區)分區計劃大綱核准圖，圖則編號為S/K5/38。

The Outline Zoning Plan is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.  
分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。



 Boundary Line of the Development  
發展項目的邊界

SCALE  
比例尺





0 100 200 300 400 500m/米


## NOTATION 圖例

ZONES 地帶






<div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 10px;">C</div> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 10px;">G/K</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">OU</div>	<p><b>Commercial</b> 商業</p> <p><b>Government, Institution or Community</b> 政府、機構或社區</p> <p><b>Other Specified Uses</b> 其他指定用途</p>	<div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 10px;">R(A)</div> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 10px;">O</div> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 10px;">GB</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">R(E)</div>	<p><b>Residential (Group A)</b> 住宅 (甲類)</p> <p><b>Open Space</b> 休憩用地</p> <p><b>Green Belt</b> 綠化地帶</p> <p><b>Residential (Group E)</b> 住宅 (戊類)</p>
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## COMMUNICATIONS 交通

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

 Elevated Road  
 高架道路

## MISCELLANEOUS 其他

	Boundary of Planning Scheme 規劃範圍界線		Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度(在主水平基準上若干米)
	Building Height Control Zone Boundary 建築物高度管制區界線		Petrol Filling Station 加油站
	Maximum Building Height (In Number of Storeys) 最高建築物高度 (樓層數目)		

Remark:

The plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons (such as the shape of the Development).

備註：  
由於技術原因(例如發展項目之形狀)，此圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。



# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖

Adopted from part of the approved Shek Kip Mei (Kowloon Planning Area No.4 ) Outline Zoning Plan, Plan No. S/K4/31, gazetted on 23 September 2022.

摘錄自2022年9月23日刊憲之石硤尾分區(九龍規劃區第4區)分區計劃大綱核准圖，圖則編號為S/K4/31。

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Boundary Line of the Development  
發展項目的邊界

SCALE  
比例尺 0 100 200 300 400 500m/米

### NOTATION 圖例

#### ZONES 地帶

G/IC	Government, Institution or Community 政府、機構或社區	R(A)	Residential (Group A) 住宅(甲類)
OU	Other Specified Uses 其他指定用途	O	Open Space 休憩用地
GB	Green Belt 綠化地帶		

#### COMMUNICATIONS 交通

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

#### MISCELLANEOUS 其他

	Boundary of Planning Scheme 規劃範圍界線		Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度(在主水平基準上若干米)
	Building Height Control Zone Boundary 建築物高度管制區界線		P F S Petrol Filling Station 加油站
	Maximum Building Height (In Number of Storeys) 最高建築物高度 (樓層數目)		

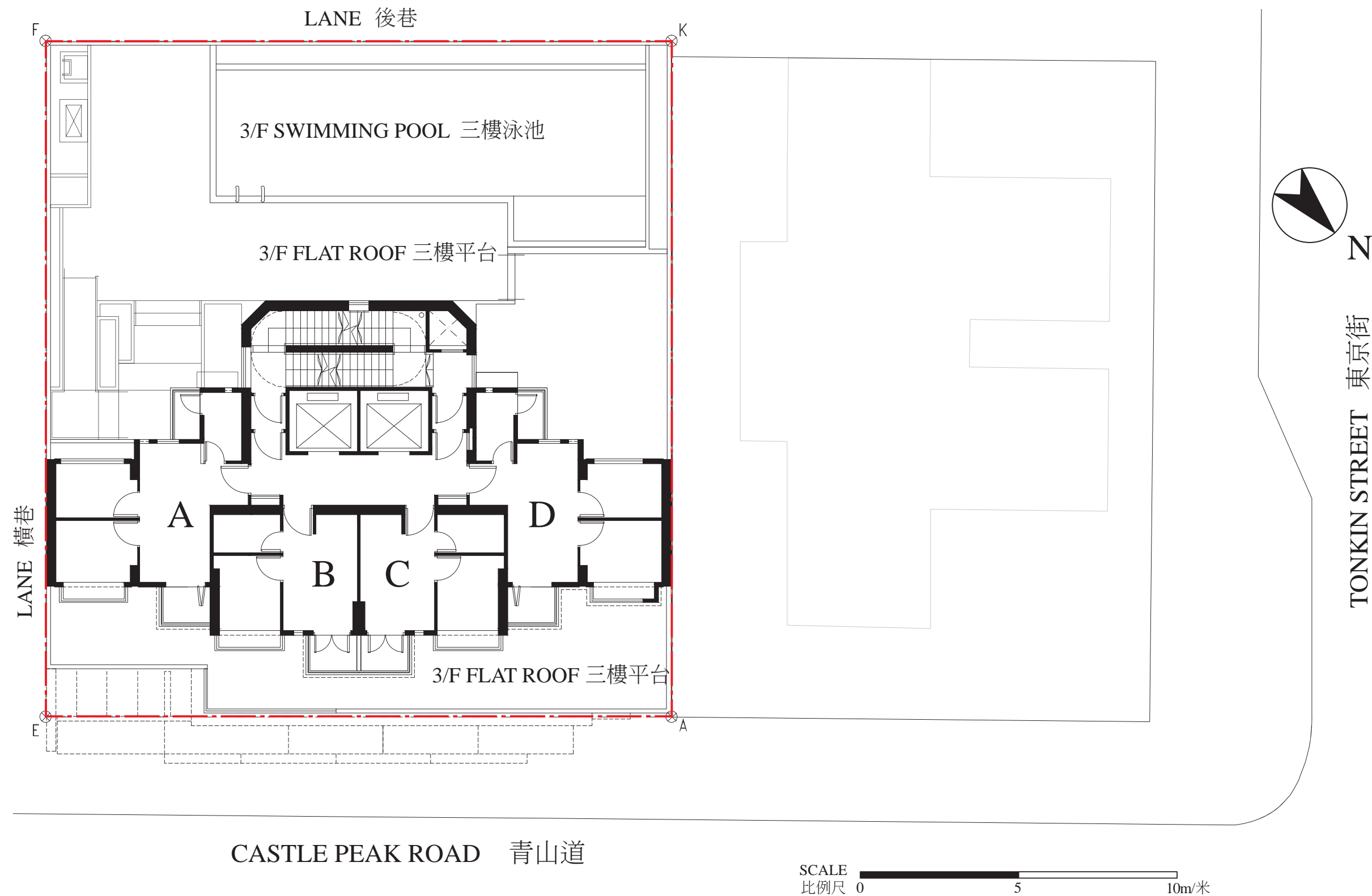
Remark:  
The plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons (such as the shape of the Development).

備註：  
由於技術原因(例如發展項目之形狀)，此圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。



# LAYOUT PLAN OF THE DEVELOPMENT

## 發展項目的布局圖



The estimated date of completion of the building and facilities as provided by the Authorised Person for the Development:  
30 April 2016  
由發展項目的認可人士提供建築物及設施的預計完成日期：2016年4月30日

Remark:  
The layout of residential properties in the Development shown in the plan is based on the layout applicable to 7/F-12/F, 15/F-23/F and 25/F-28/F.

SCALE  
比例尺 0 5 10m/米

--- Boundary Line of Development  
發展項目邊界線

備註：  
圖中所顯示發展項目的住宅物業的布局參照七樓至十二樓、十五樓至二十三樓及二十五樓至二十八樓樓層之布局。

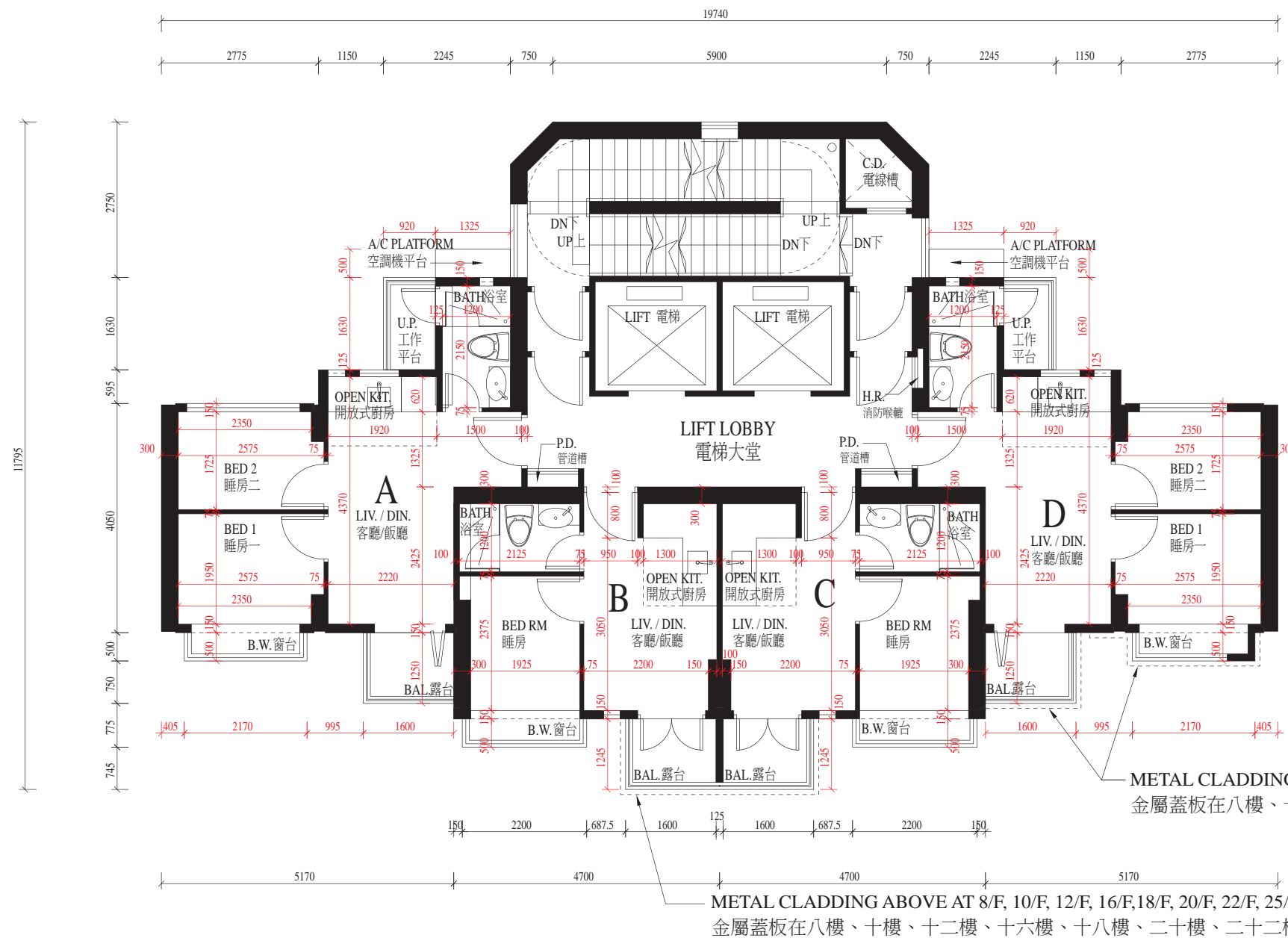


# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

7/F-12/F, 15/F-23/F and 25/F-28/F FLOOR PLAN

七樓至十二樓、十五樓至二十三樓及二十五樓至二十八樓樓面平面圖



Remarks:

1. The floor-to-floor height of each flat of the Development is 3.15m.
2. The thickness of the floor slabs (excluding plaster) of each residential property is 150mm.
3. The internal area 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.
4. There is no cover for balconies of Flat B and Flat C on 28/F of the Development.

備註：

1. 每一單位的樓面至樓面高度為3.15米。
2. 每個住宅單位的樓板(不包括灰泥)的厚度為150毫米。
3. 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。
4. 發展項目28樓B單位及C單位的露台不設上蓋。

## NOTATION 圖例

A/C PLATFORM = Air-conditioning Platform 空調機平台

BAL. = Balcony 露台

BATH = Bathroom 浴室

BED 1 = Bedroom 1 睡房一

BED 2 = Bedroom 2 睡房二

BED RM. = Bedroom 睡房

B.W. = Bay Window 窗台

DIN = Dining Room 餐廳

C.D. = Cable Duct 電線槽

C.D. = Cable Duct 電線槽  
H.P. = Hose Reel 消防喉輦

H.R. = Hose Reel 消防喉轆  
L.I.V. = Living Room 客廳

LIV. = Living Room 客廳

OPEN KIT. = Open Kitchen 開放式廚房

P.D. = Pipe Duct 管道槽

U.P. = Utility Platform 工作平台

— METAL CLADDING ABOVE AT 8/F, 10/F, 12/F, 16/F, 18/F, 20/F, 22/F, 25/F AND 27/F

金屬蓋板在八樓、十樓、十二樓、十六樓、十八樓、二十樓、二十二樓、二十五樓及二十七樓之上



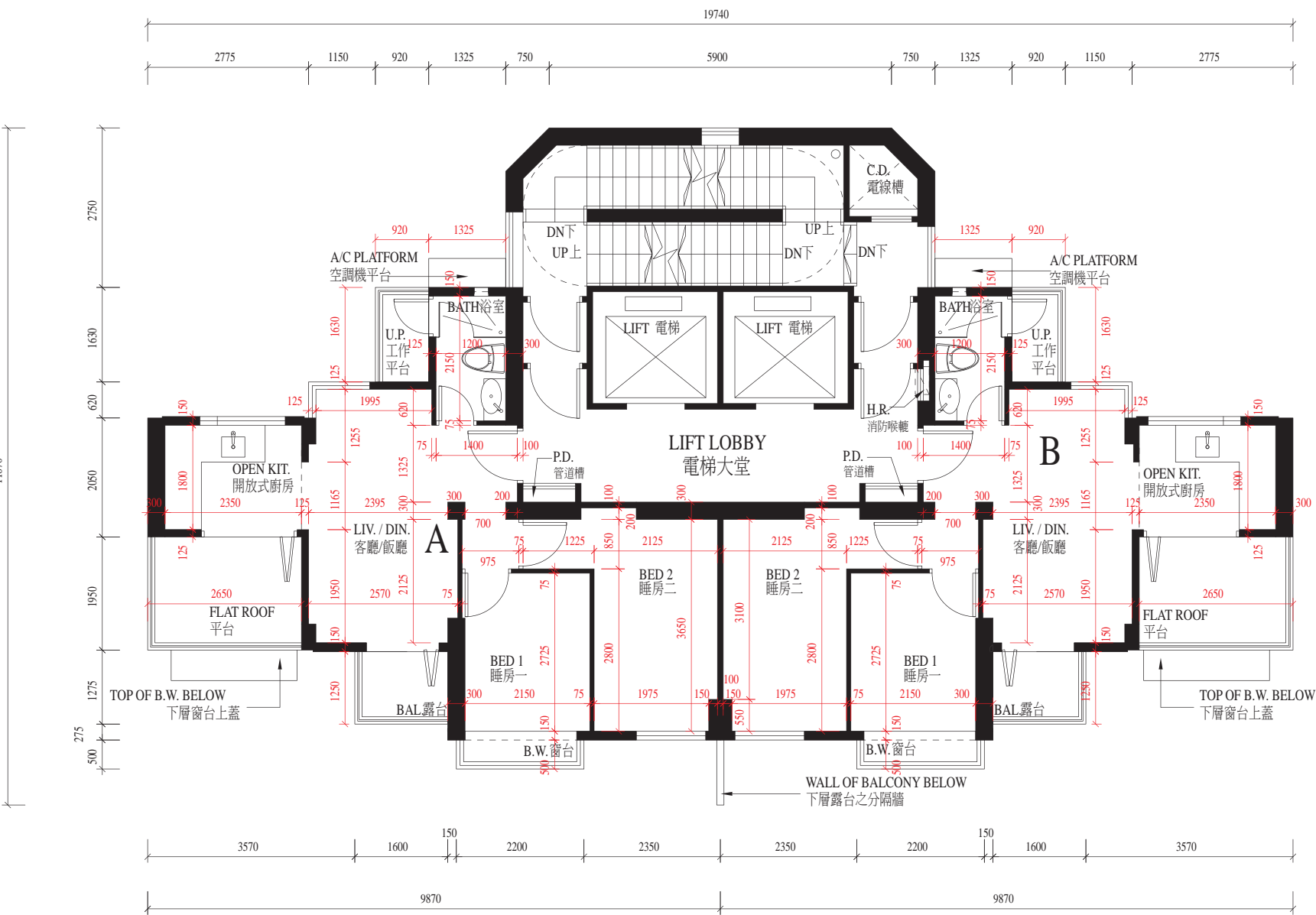
SCALE  
比例尺

0 1 2 3 4 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

29/F FLOOR PLAN  
二十九樓樓面平面圖



Remarks:

1. The floor-to-floor height of each flat of the Development is 3.15m.
2. The thickness of the floor slabs (excluding plaster) of each residential property is 150mm.
3. The internal area 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.

備註：

1. 每一單位的樓面至樓面高度為3.15米。
2. 每個住宅單位的樓板(不包括灰泥)的厚度為150毫米。
3. 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。

- NOTATION 圖例
- A/C PLATFORM = Air-conditioning Platform 空調機平台
  - BAL. = Balcony 露台
  - BATH = Bathroom 浴室
  - BED 1 = Bedroom 1 睡房一
  - BED 2 = Bedroom 2 睡房二
  - B.W. = Bay Window 窗台
  - DIN. = Dining Room 飯廳
  - C.D. = Cable Duct 電線槽
  - H.R. = Hose Reel 消防喉轆
  - LIV. = Living Room 客廳
  - OPEN KIT. = Open Kitchen 開放式廚房
  - P.D. = Pipe Duct 管道槽
  - U.P. = Utility Platform 工作平台

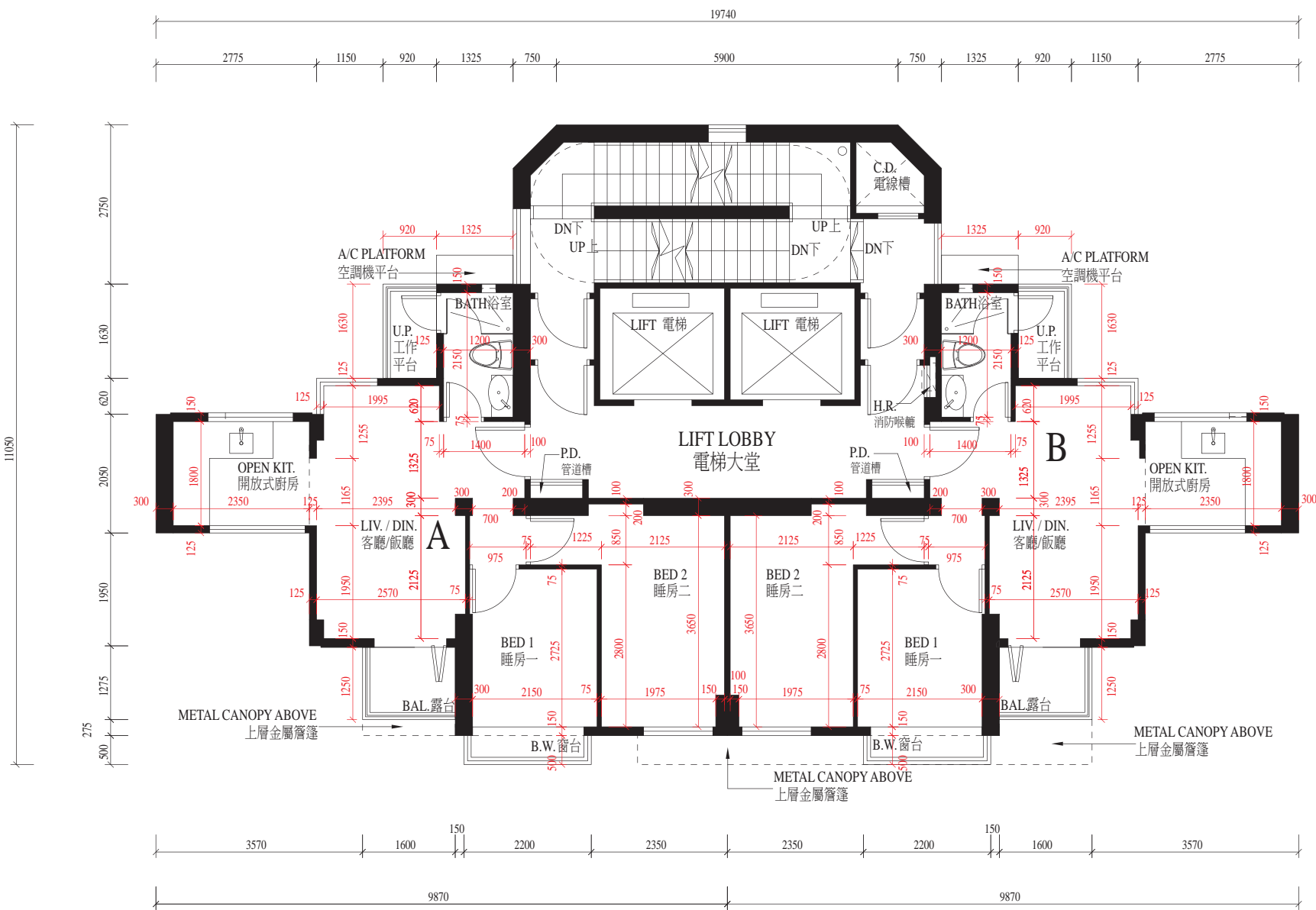


SCALE  
比例尺 0 1 2 3 4 5m/米

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

30/F FLOOR PLAN  
三十樓樓面平面圖



Remarks:

1. The floor-to-floor height of each flat of the Development is 3.15m.
2. The thickness of the floor slabs (excluding plaster) of each residential property is 150mm.
3. The internal area 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.

備註：

1. 每一單位的樓面至樓面高度為3.15米。
2. 每個住宅單位的樓板(不包括灰泥)的厚度為150毫米。
3. 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。

### NOTATION 圖例

- A/C PLATFORM = Air-conditioning Platform 空調機平台
- BAL. = Balcony 露台
- BATH = Bathroom 浴室
- BED 1 = Bedroom 1 睡房一
- BED 2 = Bedroom 2 睡房二
- B.W. = Bay Window 窗台
- DIN. = Dining Room 飯廳
- C.D. = Cable Duct 電線槽
- H.R. = Hose Reel 消防喉轆
- LIV. = Living Room 客廳
- OPEN KIT. = Open Kitchen 開放式廚房
- P.D. = Pipe Duct 管道槽
- U.P. = Utility Platform 工作平台



AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

			Saleable Area (Including balcony, utility platform)sq. metre (sq. ft) 實用面積 (包括露台及工作平台)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	Stairhood 梯屋	Terrace 前庭	Yard 庭院
GIOVANE 青薈	30/F 三十樓	A	45.2(487) Balcony 露台 : 2 (22) Utility Platform 工作平台: 1.5 (16)	-	1.1(12)	-	-	-	-	-	-	-	-
		B	45.1(485) Balcony 露台 : 2 (22) Utility Platform 工作平台: 1.5 (16)	-	1.1(12)	-	-	-	-	-	-	-	-
	29/F 二十九樓	A	45.2(487) Balcony 露台 : 2 (22) Utility Platform 工作平台: 1.5 (16)	-	1.1(12)	-	4.6(50)	-	-	-	-	-	-
		B	45.1(485) Balcony 露台 : 2 (22) Utility Platform 工作平台: 1.5 (16)	-	1.1(12)	-	4.6(50)	-	-	-	-	-	-
	7/F-12/F, 15/F-23/F and 25/F-28/F 七樓至 十二樓、 十五樓 至二十三樓 及二十五樓 至二十八樓	A	31.5(339) Balcony 露台 : 2 (22) Utility Platform 工作平台: 1.5 (16)	-	1.1(12)	-	-	-	-	-	-	-	-
		B	21(226) Balcony 露台 : 2 (22) Utility Platform 工作平台: 0 (0)	-	1.1(12)	-	-	-	-	-	-	-	-
		C	21(226) Balcony 露台 : 2 (22) Utility Platform 工作平台: 0 (0)	-	1.1(12)	-	-	-	-	-	-	-	-
		D	31.4(338) Balcony 露台 : 2 (22) Utility Platform 工作平台: 1.5 (16)	-	1.1(12)	-	-	-	-	-	-	-	-

Remarks:

1. The square metre adopted for the above saleable area have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

2. The saleable area of each residential property and the floor area of every balcony and utility platform set out in the above table are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance Cap.621.

3. The area of other specified 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 Cap.621.

4. There is no cover for balconies of Flat B and Flat C on 28/F of the Development.

備註：

1. 上述以平方米列出的面積以1平方米=10.764平方呎換算至平方呎並以四捨五入至整數。

2. 上述所列之每個住宅物業的實用面積以及每一個露台及工作平台的樓面面積是按《一手住宅物業銷售條例》第621章第8條計算。

3. 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》第621章附表2第2部計算。

4. 發展項目二十八樓B單位及C單位露台不設上蓋。



# FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖

NOT APPLICABLE TO THIS DEVELOPMENT  
不適用於本發展項目

# SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

## 臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement -
  - (i) that preliminary agreement is terminated;
  - (ii) the preliminary deposit is forfeited; and
  - (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
  - (i) 該臨時合約即告終止；
  - (ii) 有關的臨時訂金即予沒收；及
  - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

# SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### 1. The common parts of the Development

"Common Areas" means collectively the Residential Common Areas and Estate Common Areas (each of which Common Areas shall, where applicable, include those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344)).

"Common Facilities" means collectively the Residential Common Facilities and Estate Common Facilities (each of which Common Facilities shall, where applicable, include those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344)).

"Estate Common Areas" means such part or parts of the Building which do not form part of the Residential Common Areas and are intended for the common use and benefit of the Building as a whole and not just any particular part thereof and which subject to the provisions of the Deed of Mutual Covenant are to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Building which said parts include but not limited to (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Residential Units or the Commercial Accommodation; and (b) all those areas which for the purpose of identification only are shown and coloured Green on the plans annexed to the Deed of Mutual Covenant.

"Estate Common Facilities" means all those facilities in the Land and the Building which do not form part of the Residential Common Facilities and are intended for the common use and benefit of the Building as a whole and not just any particular part thereof and which subject to the provisions of the Deed of Mutual Covenant are to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Building and include but not limited to all Conduits and mechanical and electrical installations, equipment, fixtures and facilities not exclusively for the Residential Accommodation and/or the Commercial Accommodation.

"Residential Common Areas" means such parts of the Residential Accommodation intended for the common use and benefit of the Residential Accommodation as a whole and not just any particular Residential Unit and which subject to the provisions of the Deed of Mutual Covenant are to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to (a) those part or parts of the Building which for identification purpose only are shown and coloured Orange hatched on the Plans attached to the Deed of Mutual Covenant; (b) those parts of the facade or external walls of the Building above the podium which do not form part of any Residential Unit, including all architectural features, cladding, louvers and grilles but for the avoidance of doubt excluding the internal surface of the concrete walls facing the Residential Units, the parapets of the flat roofs or their replacement, the balustrade of the utility platforms or their replacement, the windows, window frames and sealant around the window frames of the Residential Units which form as part of the Residential Units; (c) any structural or load bearing element of the Building which only serves or supports the Residential Units (or any or some of them) and/or any areas of the Building; (d) Recreational Areas; (e) Sky Garden; and (f) common corridors and lift lobbies.

"Residential Common Facilities" means all those facilities in the Building intended for the common use and benefit of the Residential Accommodation as a whole and not just any particular Residential Unit and which subject to the provisions of the Deed of Mutual Covenant are to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to all lifts, Conduits, Recreational Facilities and all mechanical and electrical installations, equipment, fixtures and facilities exclusively for the Residential Accommodation.

### 2. The number of undivided shares assigned to each residential property in the Development

Floor	Undivided Shares for Each Residential Property			
	A	B	C	D
7/F-12/F, 15/F-23/F, 25/F-28/F	321	216	216	320
29/F (together with flat roof appertaining thereto)	472	471	-	-
30/F	458	457	-	-

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

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

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter unless and until the Manager’s appointment is terminated in accordance with the provisions thereof.

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

The owner of each Residential Unit shall contribute towards the management expenses (including the Manager’s remuneration) of the Development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the residential management budget which due proportion shall be the same proportion as the number of Management Shares allocated to his Residential Unit bears to the total number of Management Shares allocated to all the Residential Units in the Development.

### 5. The basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months’ management contribution based on the first annual Management Budget payable by the Owner in respect of his Residential Unit.

### 6. The area in the Development retained by the vendor for its own use

Not applicable.

Unless otherwise defined in this sales brochure, capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

Note: For full details, please refer to the Deed of Mutual Covenant which is free for inspection during opening hours at the sales office. Full script of the Deed of Mutual Covenant is available for inspection upon request and copies of the Deed of Mutual Covenant can be obtained upon paying necessary photocopying charges.

# SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### 1. 發展項目的公用部分

「公用地方」統指住宅公用地方及大廈公用地方(各公用地方在適用的情況下包括《建築物管理條例》(第344章)附表一所列舉的相關公用部分)。

「公用設施」統指住宅公用設施及大廈公用設施(各公用設施在適用的情況下包括《建築物管理條例》(第344章)附表一所列舉的相關公用部分)。

「大廈公用地方」指大廈內不構成住宅公用地方及供該大廈整體而非特定部份使用及享用，並受該大廈公契條款規定每位業主及居住者與其他該大廈業主及居住者共同使用的部分，包括但不限於(a)地基、柱、橫樑、厚板及其他結構性支承物及不屬於或構成住宅單位或商業的部份；及(b)所有附於公契內圖則並以綠色顯示作識別的部份。

「大廈公用設施」指所有不構成住宅公用設施及供該大廈整體而非特定部份使用及享用，並受該大廈公契條款規定每位業主及居住者與其他該大廈業主及居住者共同使用的設施，包括但不限於僅供住宅部份及/或商業部份供用的線管、機電裝置及機房設施或服務。

「住宅公用地方」指供住宅發展部份整體而非單一住宅單位使用及享用，並受該大廈公契條款規定每位住宅單位業主及居住者與其他住宅單位業主及居住者共同使用的住宅發展部份，包括但不限於(a)所有附於公契圖則並以橙色斜線顯示作識別的部份；(b)該大廈住宅大樓不構成住宅單位部份的外牆，包括所有相關建築裝飾、蓋板、通風用之百葉窗和鐵柵但不包括面向住宅單位的內牆、平台部份的欄杆或其他替代物、工作平台部份的欄杆或其替代物、窗口、窗框等組成的住宅部份；(c)任何屬大廈結構或含負荷物元素並祇供住宅單位(任何或部份)使用的部份；(d)休憩區域；(e)空中花園及；(f)公用走廊及電梯大堂。

「住宅公用設施」指所有供住宅發展部份整體而非單一住宅單位使用及享用，並受該大廈公契條款規定每位住宅單位業主及居住者與其他住宅單位業主及居住者共同使用該大廈的設施，包括但不限於所有升降機、線管、設於休憩區域的體育及娛樂設施與及所有專門就住宅發展部份而設的機電裝置及機房設施。

### 2. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	住宅單位之不分割份數			
	A	B	C	D
七樓至十二樓、十五樓至二十三樓 及二十五樓至二十八樓	321	216	216	320
二十九樓 (連同其附設平台)	472	471	-	-
三十樓	458	457	-	-

備註：不設四樓、十三樓、十四樓及二十四樓

### 3. 發展項目的管理人的委任年期

經理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止為止。

### 4. 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

每個住宅單位的業主應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理開支(包括經理人酬金)。該應繳的份額比例，應與分配給其住宅單位的管理份數對分配給發展項目內所有住宅單位的管理份數的比例相同。

### 5. 計算管理費按金的基準

管理費按金相等於業主就其住宅單位按首個年度管理預算案計算而須繳付的三個月管理費。

### 6. 賣方在發展項目中保留作自用的範圍

不適用。

除非本售樓說明書另有規定，本公契摘要內所用的詞彙與該詞彙在公契內的意思相同。

備註：請查閱公契了解全部詳情。完整公契文本現存於售樓處，於開放時間可應要求供免費查閱，並可在支付所需影印費後取得公契之複本。



# SUMMARY OF LAND GRANT

## 批地文件的摘要

1. The development is constructed on Section A of New Kowloon Inland Lot No.2798, Sub-section 1 of Section B of New Kowloon Inland Lot No.2798, The Remaining Portion of Section B of New Kowloon Inland Lot No.2798 and Section C of New Kowloon Inland Lot No.2798 (collectively the “Land”).
2. The Land is held under the Conditions of Sale No.UB4103 (the “Land Grant”) for a term of 75 years commencing from 1<sup>st</sup> July 1898 and renewable for 24 years less the last three days thereof which term has been extended to 30<sup>th</sup> June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance Cap. 150.
3. General Condition No.10 of the Land Grant stipulates that “no sewage or refuse water will be allowed to flow from the lot on to any of the adjoining lands whether belonging to the Crown or to private persons: neither shall any decaying noisome, noxious, excrementitious or other refuse matter be deposited, on any portion of the lot and in carrying out any works of excavation on the lot no excavated earth shall be deposited on the lot or (with permission) on Crown land adjoining in such manner as shall expose the slopes of such excavated earth to be eroded and washed down by the rains, and all such slopes shall be properly turfed and, if necessary, secured in place by means of masonry toe walls. The Purchaser shall see that all refuse matters are properly removed daily from off the premises.”
4. General Condition No.13 of the Land Grant stipulates that “any scavenging lanes formed to be handed over to the Government free of costs”.
5. Special Condition No.2 of the Land Grant stipulates that “the whole of the areas colored red and green on sale plan shall be formed by the purchaser at his own expense to such levels as the Director of Public Works may approve within 24 months from the day of sale. The area colored green shall be handed over to Government free of cost on completion.”
6. Special Condition No.3 of the Land Grant stipulates that “the purchaser will not be allowed to utilize the areas colored green for the purpose of storage or for the erection of any buildings or structures without the consent of the Director of Public Works first having been obtained.”
7. Special Condition No.4 of the Land Grant stipulates that “the purchaser shall pay into the Colonial Treasury, on demand, the cost of removing any water main, gas main or service pipe, cable, telegraph or telephone line, sewer or culvert, which the Director of Public Works may consider it necessary to have removed.”

# SUMMARY OF LAND GRANT

## 批地文件的摘要

1. 發展項目興建於新九龍內地段第2798號A段、新九龍內地段第2798號B段第1分段、新九龍內地段第2798號B段餘段及新九龍內地段第2798號C段(統稱「發展地段」)。
2. 一份屬於「發展地段」的「賣地條件第UB4103號」(「批地文件」)所規定的年期由1898年7月1日起計75年，並有權續期24年減最後3天，有關年期並已按「新界土地契約(續期)條例」延至2047年6月30日。
3. 「批地文件」內之一般條款第10條規定：「不得讓污水或廢水從該地段流進任何不論屬於官方或私人的毗連土地：須確保不讓任何腐壞、發出惡臭、有毒的物質、排泄物或其他廢物棄置在該地段上，以及在該地段任何部份進行挖掘工程時，不得將任何挖出的泥土棄置在該地段上或(獲准許)毗連的官地上，而該棄置方式會使被挖出的泥土之斜坡暴露，令其被雨水侵蝕或沖走。購買方須將所有該等斜坡妥為植草。及如有需要，須將該斜坡以石砌坡腳牆加以鞏固。購買方亦須確保每日把所有廢物移離該處所。」
4. 「批地文件」內之一般條款第13條規定：「以任何形式形成的後巷須無償交予政府」。
5. 「批地文件」內之特別條款第2條規定：「購買方須於出售土地之日起二十四個月內自費建造在圖則上以紅色及綠色顯示的整個範圍以達至工務司批准的水平。圖則上以綠色顯示的範圍須無償交予政府」。
6. 「批地文件」內之特別條款第3條規定：「如沒有事先取得工務司的同意，購買方不得使用該地段以綠色顯示的範圍作儲存或建設任何臨時建築物之用」。
7. 「批地文件」內之特別條款第4條規定：「購買方須按要求，在工務司認為需要移除的情況下，向政府庫務署支付移除水幹管、煤氣幹管或公共設施喉管、電纜、電報或電話線、陰溝或地下電纜道的費用」。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

(a) Facilities that are required under the land grant to be constructed and provided for the Government, or for public use.	Not applicable
(b) 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
(c) Open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development.	Not applicable
(d) Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of section 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F).	Not applicable

(a) 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施。	不適用
(b) 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
(c) 根據批地文件規定須由該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
(d) 該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

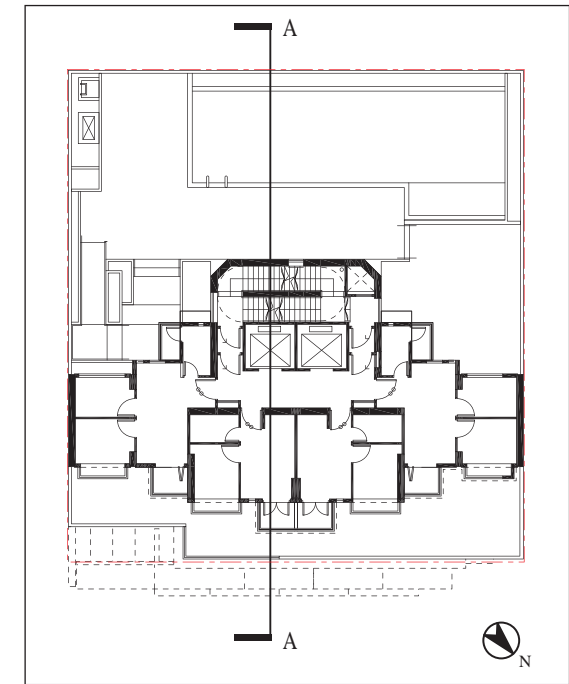
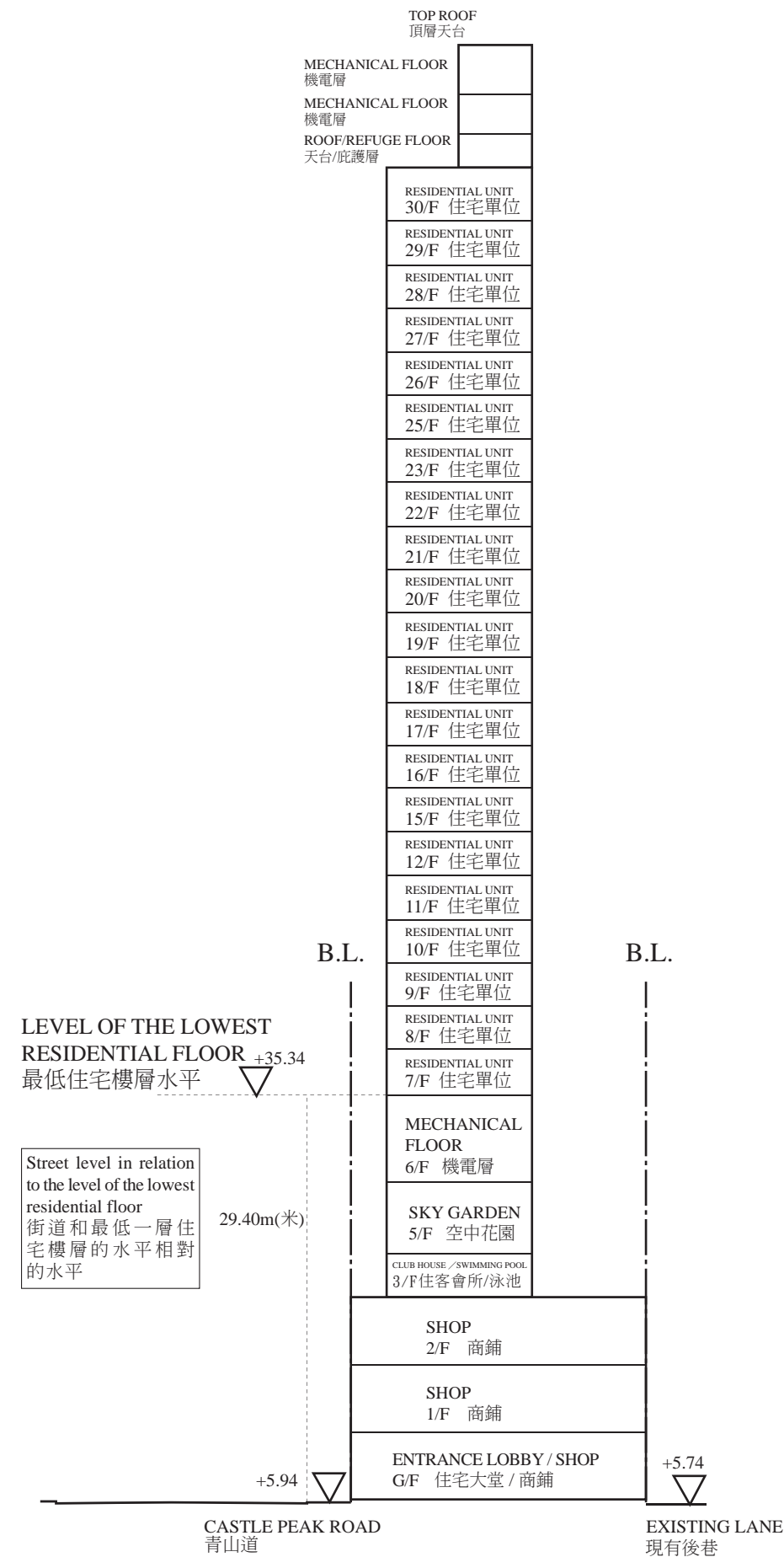
1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the vendor) to act for the purchaser in relation to the transaction.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that 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 a conflict of interest arises between the vendor and the purchaser:-
  - (a) that firm may not be able to protect the purchaser's interests; and
  - (b) the purchaser may have to instruct a separate firm of solicitors.
4. In the case of paragraph 3.(b), 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. 謹此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：-
  - (a) 該律師事務所可能不能夠保障買方的利益；及
  - (b) 買方可能要聘用一間獨立的律師事務所。
4. 如屬上述3.(b)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始聘用一間獨立的律師事務所須支付的費用。

# 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  
橫截面圖



Block Plan 座向圖 --- Boundary Line of Development  
發展項目邊界線

- B.L. = Boundary Line of Development  
發展項目邊界線
- ▽ Height (in meters) above the Hong Kong Principal Datum  
香港主水平基準上高度 (米)

- Remarks:
1. The part of Castle Peak Road adjacent to the building is 5.94 meters above the Hong Kong Principal Datum.
  2. The part of Existing Lane adjacent to the building is 5.74 metres above the Hong Kong Principal Datum.
  3. Dotted line denotes the lowest residential floor.

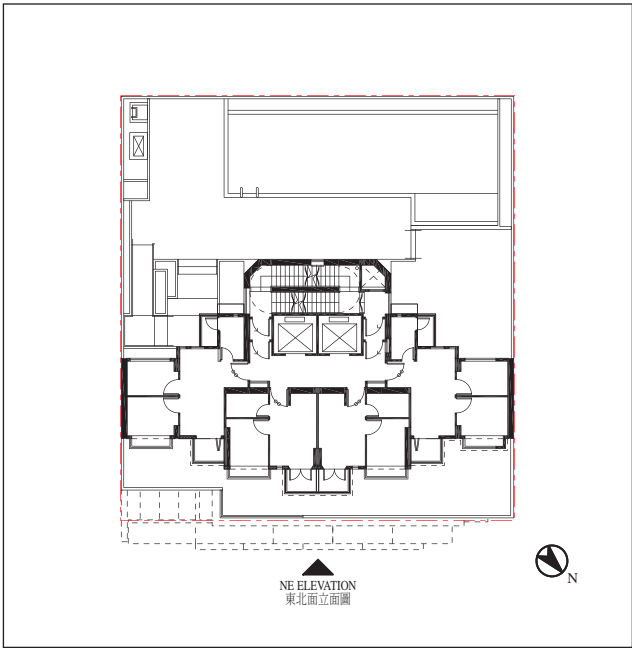
- 備註:
1. 毗連建築物的一段青山道為香港主水平基準以上5.94米。
  2. 毗連建築物的一段現有後巷為香港主水平基準以上5.74米。
  3. 虛線為最低住宅樓層水平。

# ELEVATION PLAN

## 立面圖



NE Elevation 東北面立面圖



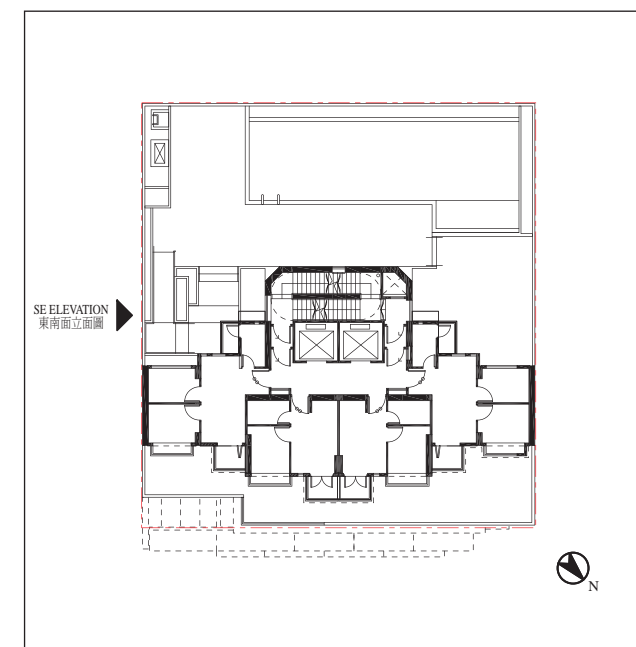
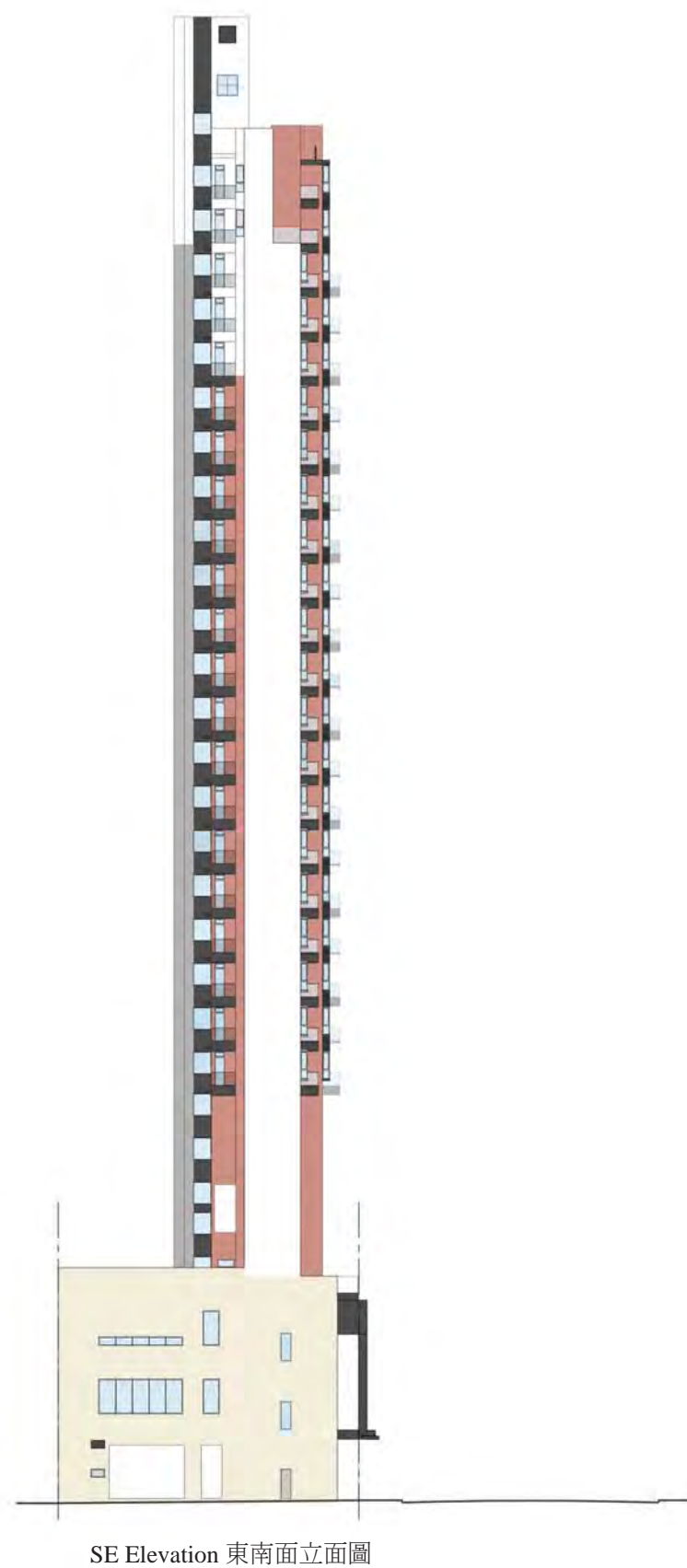
Block Plan 座向圖    --- Boundary Line of Development  
發展項目邊界線

Remarks:  
The elevation plan has been certified by the Authorized Person that the elevations:  
(a) are prepared on the basis of the approved building plans for the Development as of 25 August 2015; and  
(b) are in general accordance with the outward appearance of the Development.

備註:  
立面圖已由本發展項目的認可人士證明該等立面：  
(a) 以2015年8月25日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及  
(b) 大致上與發展項目的外觀一致。



# ELEVATION PLAN 立面圖



Block Plan 座向圖

## Remarks:

The elevation plan has been certified by the Authorized Person that the elevations:

- (a) are prepared on the basis of the approved building plans for the Development as of 25 August 2015; and
- (b) are in general accordance with the outward appearance of the Development.

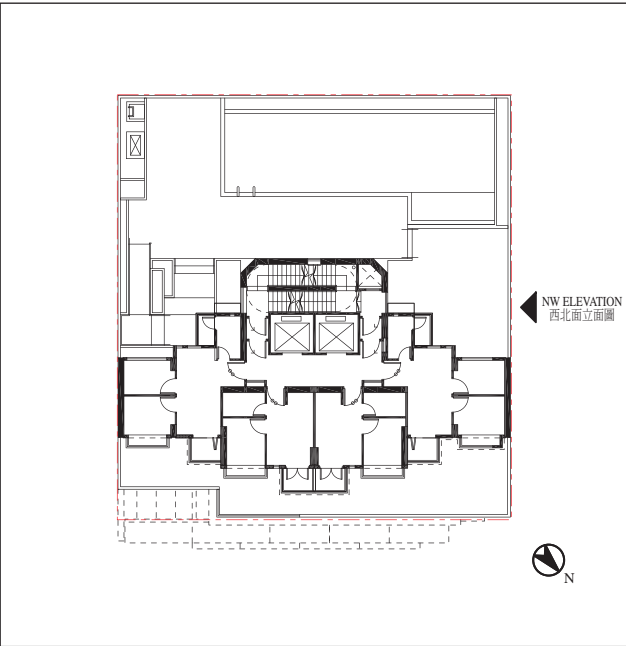
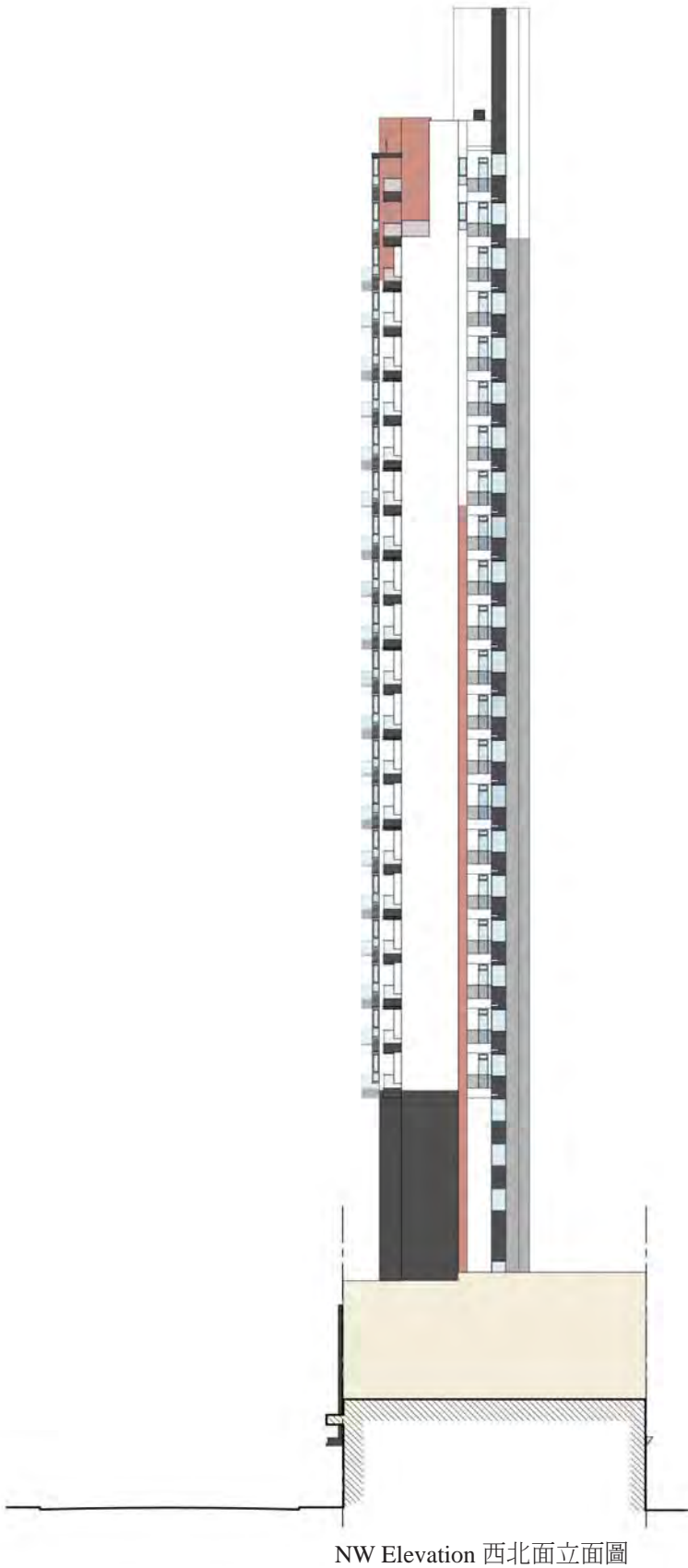
## 備註:

立面圖已由本發展項目的認可人士證明該等立面：

- (a) 以2015年8月25日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

# ELEVATION PLAN

## 立面圖

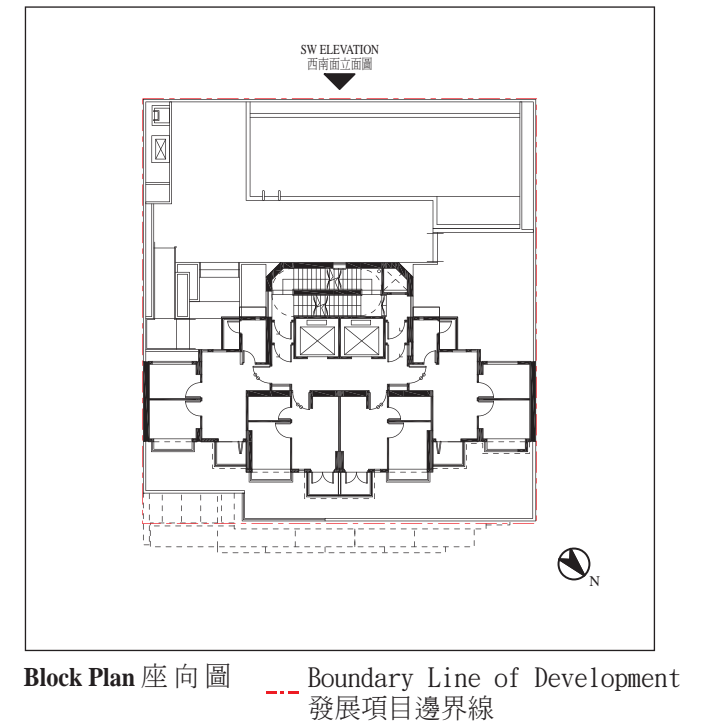
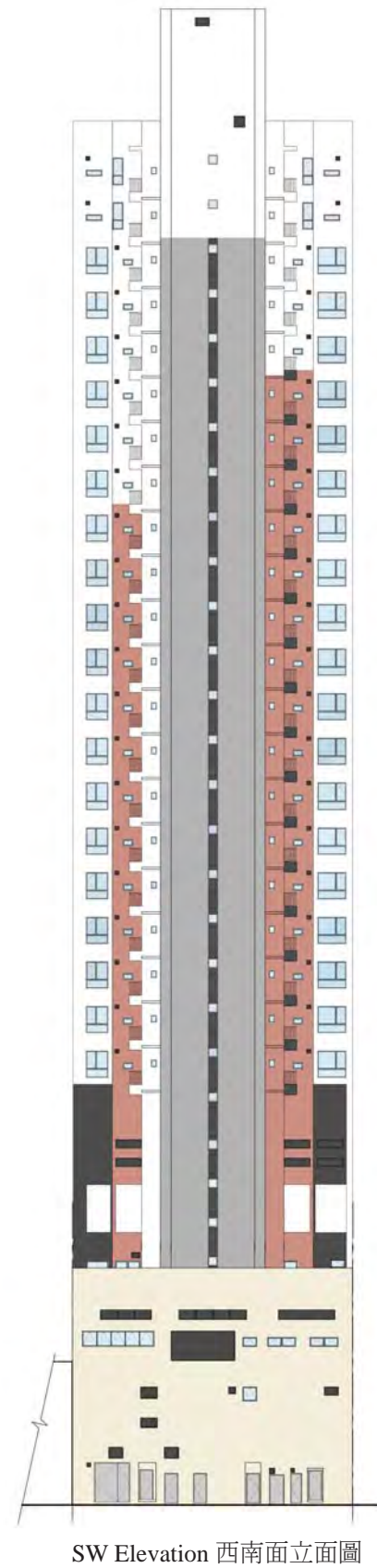


Block Plan 座向圖    --- Boundary Line of Development  
發展項目邊界線

Remarks:  
The elevation plan has been certified by the Authorized Person that the elevations:  
(a) are prepared on the basis of the approved building plans for the Development as of 25 August 2015; and  
(b) are in general accordance with the outward appearance of the Development.

備註:  
立面圖已由本發展項目的認可人士證明該等立面：  
(a) 以2015年8月25日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及  
(b) 大致上與發展項目的外觀一致。

# ELEVATION PLAN 立面圖



## Remarks:

The elevation plan has been certified by the Authorized Person that the elevations:

- (a) are prepared on the basis of the approved building plans for the Development as of 25 August 2015; and
- (b) are in general accordance with the outward appearance of the Development.

## 備註:

立面圖已由本發展項目的認可人士證明該等立面：

- (a) 以2015年8月25日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與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 有蓋面積 sq.m.(sq.ft.) 平方米(平方呎)	Uncovered Area 露天面積 sq.m.(sq.ft.) 平方米(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）	3/F 三樓	139 (1,496)	272 (2,928)
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）	-	0 (0)	0 (0)
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）	5/F 五樓	139 (1,496)	0 (0)

Remark:  
The areas in square metres have been converted to square feet based on the conversion rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.

備註：  
以平方米顯示之面積以1平方米=10.764平方呎換算為平方呎，並以四捨五入至整數。

# INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

## 閱覽圖則及公契

1. Copies of the Outline Zoning Plans relating to the Development are available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
2. A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為[www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
2. 指明住宅物業的每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付款。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 1. Exterior Finishes

Item	Description
(a) External wall	<b>External wall of tower</b> Finished with homogeneous tiles, aluminium cladding and spray paint.  <b>External wall of podium</b> Finished with natural stone, aluminium cladding, curtain wall, spray paint
(b) Window	Aluminium framed single-pane clear glass for all windows other than bathroom. Single-pane translucent glass for bathroom.
(c) Bay window	Reinforced concrete bay window fitted with aluminium window. Bay window sill is finished with natural stone.
(d) Planter	Not applicable.
(e) Balcony	All balconies are covered except for Flat B (28/F) and Flat C (28/F). Balcony is fitted with clear glass balustrade with stainless steel top rail and homogeneous tile curb. Floor and walls are finished with homogeneous tile. Ceiling is finished with emulsion paint and fitted with aluminium light trough except for Flat B (28/F) and Flat C (28/F).
(f) Utility Platform	All Utility Platforms are covered and are fitted with metal balustrade. Floor and walls are finished with homogeneous tile. Ceiling is finished with emulsion paint.
(g) Flat Roof (29/F)	Floor finished with recycled timber decking. Wall finished with homogeneous tile. Fitted with glass balustrade.
(h) Drying facilities for clothing	Not applicable

### 2. Interior Finishes

Item	Description
(a) Lobby	<b>Residential Entrance Lobby</b> Floor is finished with natural stone. Walls are finished with natural stone, glass panel, and stainless steel panel where exposed. Ceiling is of false ceiling design finished with gypsum board with emulsion paint and aluminium grille.  <b>Residential Floor Lift Lobby</b> Floor is finished with natural stone. Walls are finished with natural stone, timber veneer panel, mirror glass panel and stainless steel panel where exposed. Ceiling is of false ceiling design finished with gypsum board with emulsion paint, aluminium strip panel and mirror glass panel.
(b) Internal wall and ceiling	<b>Living / Dining Room and Bedrooms</b> Walls and ceiling are plastered and painted with emulsion paint to exposed surface. Ceiling is partially of false ceiling design finished with gypsum board with emulsion paint.

### 2. Interior Finishes

Item	Description
(c) Internal floor	<b>Living / Dining Room and Bedrooms</b> Floor is finished with timber strip flooring with timber skirting to exposed surface.
(d) Bathroom	<b>Bathroom</b> Floor is finished with porcelain tile and natural stone to exposed surface. Walls are finished with porcelain tile, natural stone and glass panel on exposed surface . Aluminium false ceiling are provided.
(e) Kitchen	<b>Open Kitchen</b> Floor is finished with timber strip flooring and skirting. Walls are finished with emulsion paint . Ceiling is finished with emulsion paint and is partially of false ceiling design finished with gypsum board with emulsion paint. Fire service installations and equipment: Concealed type fire sprinkler and smoke detector are fitted in or near open kitchen.

### 3. Interior Fittings

Item	Description
(a) Door	<b>Flat Entrance Door</b> Solid-core timber door finished with timber veneer, fitted with metal handle, lockset, door closer and door viewer.  <b>Bedroom Door</b> Hollow core timber, finished with timber veneer, fitted with lockset and metal handle.  <b>Bathroom Door</b> Hollow core timber, finished with timber veneer, fitted with lockset and metal handle.  <b>Balcony Door</b> <u>Flat A &amp; D of 7/F-12/F, 15/F-23/F and 25/F-28/F</u> Aluminium framed clear single glazing folding door with lock and metal handle. <u>Flat B &amp; C of 7/F-12/F, 15/F-23/F and 25/F-28/F</u> Aluminium framed clear single glazing door with lock and metal handle. <u>All Flats at 29/F and 30/F</u> Aluminium framed clear single glazing folding door with lock and metal handle.  <b>Utility Platform Door</b> Aluminium framed translucent single glazing door with lock and metal handle.  <b>Kitchen Door</b> Not applicable  <b>Flat Roof Door (Flats of 29/F)</b> Aluminium framed clear single glazing folding door with lock and metal handle.



# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 3. Interior Fittings

Item	Description
(b) Bathroom	Fitted with solid surfacing countertop, plastic laminated basin cabinet and mirror cabinet. Sanitary wares and fittings include ceramic wash basin, chrome-plated wash basin mixer, chrome-plated shower mixer and hand shower at shower cubicle, ceramic water closet with water cistern, chrome-plated tissue holder and towel rack and bathrobe holder. Other fittings include lighting, electric water heater with controller and exhaust fan.
(c) Kitchen	<b>Open Kitchen</b> Cooking bench is fitted with solid surfacing countertop. Glass panel is fitted at the back of cooking bench. Fitted with wooden kitchen cabinet with plastic laminate and back-sprayed glass panel. Stainless steel sink and chrome-plated sink mixer, cooker hood, induction hob, washer/dryer, microwave oven and built-in refrigerator are provided.
(d) Bedroom	Not applicable.
(e) Telephone	Telephone connection points are installed at Living / Dining Rooms and all bedrooms. For the number and the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units” and the “Mechanical & Electrical Provisions Plans”.
(f) Aerials	Communal TV/FM points are installed at Living / Dining rooms and Bedroom 2 of all flats at 29/F and 30/F. For the number and the location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units” and the “Mechanical & Electrical Provisions Plans”.
(g) Electrical installation	Concealed conduit wiring for lighting, power points and A/C points are provided in living / dining rooms, bedrooms, open kitchens and bathrooms. Three-phase electricity supply with miniature circuit breakers distribution board completed with residual current device is provided in all residential units. For the number and the location of power point and A/C point, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units” and the “Mechanical & Electrical Provisions Plans”.
(h) Gas supply	Not applicable.
(i) Washing machine connection point	Drain point and water point are provided in all residential units. For the location of connection points, please refer to “Mechanical & Electrical Provisions Plan”.
(j) Water supply	Concealed copper water pipes for hot and cold water supply system.

### 4. Miscellaneous

Item	Description
(a) Lifts	Two (2) no. of “Otis” Gen-2 passenger lifts serving G/F to 30/F for the residential tower.
(b) Letter box	Metal letter box is provided for each residential unit.
(c) Refuse collection	Rubbish bin is provided at the rear staircase on each floor and will be collected by cleaners and centralized at G/F Refuse Storage and Material Recovery Chamber for handling.
(d) Water meter, Electricity meter and Gas meter	Separate water meters are provided at pipe duct of 7/F, 9/F, 11/F, 15/F, 17/F, 19/F, 21/F, 23/F, 26/F, 28/F and 30/F. Separate electricity meters are provided are provided at cable duct of each residential floor.

### 5. Security facilities

Description
CCTV cameras are installed at the main residential entrance lobby, lift cars, residents' clubhouse swimming pool area, sky garden and refuge roof are connected directly to the caretaker counter. Video door phone (with panic alarm button connected to the caretaker counter) is provided in each flat. Residential entrance lobby is provided with visitor panel with video door phone and smart card reader.

### 6. Appliances

Description
For brand names and model numbers of appliances, please refer to “Appliances Schedule” below.

In relation to the appliances in the Development specified in the Appliances Schedule, the Vendor undertakes that if appliances of the specified brand or model number are not installed, 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	大廈外牆: 鋪砌均質磚、鋁板及噴漆。  基座外牆: 鋪砌天然石、鋁板、玻璃幕牆及噴漆。
(b) 窗	除浴室外全部鋁窗採用單片清玻璃。浴室採用單片透光玻璃。
(c) 窗台	窗台用料為鋼筋混凝土及鋁窗。窗台面鋪砌天然石材。
(d) 花槽	不適用。
(e) 露台	除二十八樓B及C單位外，所有露台均有上蓋。 欄杆用清玻璃配不鏽鋼杆及均質地台腳邊。地台、牆身鋪砌均質磚。 天花髹上乳膠漆及裝上鋁燈槽(二十八樓B及C單位除外)。
(f) 工作平台	地台、牆身鋪砌均質磚。天花髹上乳膠漆。裝有金屬欄杆。所有工作平台均有上蓋。
(g) 平台(二十九樓)	地台鋪砌環保木。牆身鋪砌均質磚。裝有玻璃欄杆。
(h) 乾衣設施	不適用。

### 2. 室內裝修物料

細項	描述
(a) 大堂	<b>住宅入口大堂</b> 地台鋪砌天然石材。牆身鋪砌天然石材、玻璃及不鏽鋼板至見光處。天花裝設石膏板之假天花，髹上乳膠漆。  <b>住宅樓層電梯大堂</b> 地台鋪砌天然石材。牆身鋪砌天然石材、木飾面、鏡面玻璃及不鏽鋼板至見光處。天花裝設石膏板、鋁片、鏡面玻璃之假天花，髹上乳膠漆。
(b) 室內牆壁及天花板	<b>客廳、飯廳及睡房</b> 牆壁及天花均批盪後髹上乳膠漆至見光處。部分天花位置設石膏板假天花並髹上乳膠漆。
(c) 室內地板	<b>客廳、飯廳及睡房</b> 地台見光處鋪砌木地板及木製牆腳線。
(d) 浴室	地台見光處鋪砌瓷磚及天然石。 牆壁見光處鋪砌瓷磚、天然石及玻璃。 天花裝設鋁片假天花。
(e) 廚房	<b>開放式廚房</b> 地台鋪砌木地板及木製牆腳線。 牆身髹上乳膠漆。 天花髹上乳膠漆。部分天花位置設石膏板假天花並髹上乳膠漆。

### 3. 室內裝置

細項	描述
(a) 門	<b>單位大門</b> 採用木皮飾面實心木門。並配以金屬手柄、門鎖、氣鼓及防盜眼。  <b>睡房門</b> 採用木皮飾面中空木門，並配以金屬手柄及門鎖。  <b>浴室門</b> 採用木皮飾面中空木門，並配以金屬手柄及門鎖。  <b>露台門</b> <u>七樓至十二樓、十五樓至二十三樓及二十五樓至二十八樓A及D單位</u> 鋁框單層清玻璃摺門並配以門鎖及金屬手柄。 <u>七樓至十二樓、十五樓至二十三樓及二十五樓至二十八樓B及C單位</u> 鋁框單層清玻璃門並配以門鎖及金屬手柄。 <u>二十九樓及三十樓各單位</u> 鋁框單層清玻璃摺門並配以門鎖及金屬手柄。  <b>工作平台門</b> 鋁框單層透光玻璃掩門並配以門鎖及金屬手柄。  <b>廚房門</b> 不適用。  <b>平台門(二十九樓單位)</b> 鋁框單層清玻璃摺門並配以門鎖及金屬手柄。
(b) 浴室	選用實體面材枱面，並配有膠板飾面洗手盆櫃及鏡櫃。裝置及設備包括陶瓷洗手盆，鍍鉻洗手盆水龍頭、鍍鉻手握式花灑及水龍頭、陶瓷坐廁連水箱、鍍鉻廁紙架、毛巾架及浴袍鈎。 其它設備包括燈、附設溫度控制器之電熱水爐及抽氣風扇。
(c) 廚房	<b>開放式廚房</b> 廚櫃選用木夾板及以仿木紋膠板及背面焗色玻璃作飾面，並選用實體面材枱面並裝有玻璃背板、不鏽鋼洗滌盆連鍍鉻洗滌盆水龍頭、抽油煙機、電磁煮食爐、洗衣/乾衣機、微波爐及嵌入式雪櫃。 消防裝置及設備：開放式廚房內或附近的暗藏式消防花灑頭及煙霧感應器。
(d) 睡房	不適用。
(e) 電話	客飯廳及所有睡房均設有電話插座。有關接駁點的數目及位置，請參考「住宅單位機電裝置數量說明表」及「機電裝置平面圖」。
(f) 天線	客飯廳及所有二十九樓及三十樓的睡房二均裝有電視/電台接收插座。有關接駁點的數目及位置，請參考「住宅單位機電裝置數量說明表」及「機電裝置平面圖」。
(g) 電力裝置	客飯廳、睡房、開放式廚房及浴室均裝有暗線燈掣、插座及冷氣掣。所有單位均提供三相電力配電箱並裝置有漏電斷路器。有關接駁點的數目及位置，請參考「住宅單位機電裝置數量說明表」及「機電裝置平面圖」。
(h) 氣體供應	不適用。
(i) 洗衣機接駁點	所有住宅單位均配備來去水接駁點。位置請參考「機電裝置平面圖」。
(j) 供水	冷熱水喉管全部採用隱藏式銅喉。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### 4.雜項

細項	描述
(a) 升降機	住宅大樓設有兩部「奧的斯」 Gen-2升降機由地下直達至三十樓。
(b) 信箱	各單位設有金屬信箱。
(c) 垃圾收集	垃圾桶設於每層後樓梯。垃圾由清潔工人收集，送到地下垃圾及物料回收房處理。
(d) 水錶、電錶及氣體錶	每戶住宅單位之獨立水錶安裝於位於七樓、九樓、十一樓、十五樓、十七樓、十九樓、二十一樓、二十三樓、二十六樓、二十八樓及三十樓之管道槽內。每戶住宅單位之獨立電錶安裝於大廈每層住宅樓層之電線槽內。

### 5. 保安設施

描述
住客入口大堂、電梯內、住客會所、空中花園及天台/庇護層均裝有閉路電視，並直接通往大堂管理處。住宅入口大堂設有訪客對講系統及住戶專用感應卡系統之控制板。各單位設有視像訪客對講系統，並附設警報按鈕連接管理處。

### 6. 設備

描述
有關設備的品牌及型號，請參閱以下之「設備說明表」。

設備說明表所指明的發展項目中的設備，賣方承諾如未能安裝指明的品牌或產品型號的設備，賣方將會安裝品質相若的設備。



# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### Appliances Schedule

#### 設備說明

7/F-12/F, 15/F-23/F and 25/F-28/F (Flat A&D)

七樓至十二樓、十五樓至二十三樓及二十五樓至二十八樓(A及D單位)

Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	
Bathroom 浴室			
Electric Water Heater 電熱水爐	Stiebel Eltron	HDB-E 18Si	
Kitchen 廚房			
Telescopic Type Cooker Hood 拉趟式抽油煙機	Electrolux	EFP6500X	
Induction Hob 電磁煮食爐	Electrolux	EHH3320FOK	
Microwave Oven 微波爐	Electrolux	EMS17256OX	
Refrigerator 雪櫃	Electrolux	ERG2105FOW	
Washer / Dryer 洗衣/乾衣機	Electrolux	EWX147410W	
		Indoor Unit 室內機	Outdoor Unit 室外機
Living / Dining Room 客飯廳			
Split Type Air Conditioner (Inverter – Cooling & Heating) 分體式冷氣機 (變頻冷暖機)	Fujitsu General	ASHA18LACM	AOH30LMAW4
Bedroom 睡房			
Split Type Air Conditioner (Inverter – Cooling & Heating) 分體式冷氣機 (變頻冷暖機)	Fujitsu General	ASHA09LACM	AOH30LMAW4

7/F-12/F, 15/F-23/F and 25/F-28/F (Flat B&C)

七樓至十二樓、十五樓至二十三樓及二十五樓至二十八樓(B及C單位)

Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	
Bathroom 浴室			
Electric Water Heater 電熱水爐	Stiebel Eltron	HDB-E 18Si	
Kitchen 廚房			
Telescopic Type Cooker Hood 拉趟式抽油煙機	Electrolux	EFP6500X	
Induction Hob 電磁煮食爐	Electrolux	EHH3320FOK	
Microwave Oven 微波爐	Electrolux	EMS17256OX	
Refrigerator 雪櫃	Electrolux	ERY1201FOW	
Washer / Dryer 洗衣/乾衣機	Electrolux	EWX147410W	
		Indoor Unit 室內機	Outdoor Unit 室外機
Living / Dining Room 客飯廳			
Split Type Air Conditioner (Inverter – Cooling ) 分體式冷氣機 (變頻淨冷機)	Fujitsu General	ASWA09J	AOWR09J
Bedroom 睡房			
Split Type Air Conditioner (Inverter – Cooling ) 分體式冷氣機 (變頻淨冷機)	Fujitsu General	ASWA09J	AOWR09J

29/F-30/F (Flat A&B)

二十九樓至三十樓 (A及B單位)

Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	
Bathroom 浴室			
Electric Water Heater 電熱水爐	Stiebel Eltron	HDB-E 18Si	
Kitchen 廚房			
Telescopic Type Cooker Hood 拉趟式抽油煙機	Electrolux	EFP90541X	
Induction Hob 電磁煮食爐	Electrolux	EHL7640FOK	
Microwave Oven 微波爐	Electrolux	EMS17256OX	
Refrigerator 雪櫃	Electrolux	ENN2853COW	
Washer / Dryer 洗衣/乾衣機	Electrolux	EWX147410W	
		Indoor Unit 室內機	Outdoor Unit 室外機
Living / Dining Room 客飯廳			
Split Type Air Conditioner (Inverter – Cooling & Heating) 分體式冷氣機 (變頻冷暖機)	Fujitsu General	ASHA18LACM	AOH30LMAW4
Bedroom 睡房			
Split Type Air Conditioner (Inverter – Cooling & Heating) 分體式冷氣機 (變頻冷暖機)	Fujitsu General	ASHA09LACM	AOH30LMAW4

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

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

Floor樓層		7/F-12/F, 15/F-23/F and 25/F-28/F 七樓至十二樓、十五樓至二十三樓 及二十五樓至二十八樓				29/F 二十九樓		30/F 三十樓	
Flat 單位		A	B	C	D	A	B	A	B
Living / Dining Room 客飯廳	Video Doorphone 視像對講機	1	1	1	1	1	1	1	1
	Door Bell 門鐘	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3	5	5	5	5
	20A Double Pole On/Off Switch c/w Pilot Lamp (for Exhaust Air Fan) 20安培雙極燈曲掣 (抽氣扇)	1	1	1	1	1	1	1	1
	20A Double Pole On/Off Switch c/w Pilot Lamp (for Electric Water Heater) 20安培雙極燈曲掣 (電熱水爐)	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2
	TV/FM Outlet 電視/電台接線點	2	2	2	2	2	2	2	2
Bedroom 1 睡房一	13A Single Socket Outlet 13安培單位電插座	1	-	-	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	-	-	1	1	1	1	1
	Telephone Outlet 電話插座	1	-	-	1	1	1	1	1
Bedroom 2 睡房二	13A Single Socket Outlet 13安培單位電插座	1	-	-	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	-	-	1	2	2	2	2
	Telephone Outlet 電話插座	1	-	-	1	1	1	1	1
Bedroom 睡房	13A Single Socket Outlet 13安培單位電插座	-	1	1	-	-	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	-	1	1	-	-	-	-	-
	Telephone Outlet 電話插座	-	1	1	-	-	-	-	-
Bathroom 浴室	115V-230V Shaver Socket 115V-230V鬚刨電插座	1	1	1	1	1	1	1	1
	Fused Spur Unit (Has Been Connected to Lighting or Exhaust Fan) 接線位 (已用作連接燈或抽氣扇)	2	2	2	2	2	2	2	2
Open Kitchen 開放式廚房	13A Single Socket Outlet (Has Been Connected to Lighting or Appliance) 13安培單位電插座 (已用作連接燈或設備)	3	3	3	3	3	3	3	3
	Fused Spur Unit (Has Been Connected to Lighting or Appliance) 接線位 (已用作連接燈或設備)	3	3	3	3	3	3	3	3

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

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

Floor樓層		7/F-12/F, 15/F-23/F and 25/F-28/F 七樓至十二樓、十五樓至二十三樓 及二十五樓至二十八樓				29/F 二十九樓		30/F 三十樓	
Flat 單位		A	B	C	D	A	B	A	B
Open Kitchen 開放式廚房	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1
Balcony 露台	13A Waterproof Single Socket Outlet 13安培防水單位電插座	1	1	1	1	1	1	1	1
Utility Platform 工作平台	13A Waterproof Single Socket Outlet 13安培防水單位電插座	1	-	-	1	1	1	1	1
Flat Roof 天台	13A Waterproof Single Socket Outlet 13安培防水單位電插座	-	-	-	-	1	1	-	-



# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

Mechanical & Electrical Provisions Plans 7/F-12/F, 15/F-23/F and 25/F-28/F  
機電裝置平面圖七樓至十二樓、十五樓至二十三樓及二十五樓至二十八樓

Remark:  
Please refer to the notations of “Floor Plans of Residential Properties in the Development” for the terms and abbreviations shown in the plan above.

備註：  
以上圖中顯示的名詞及簡稱請參閱「發展項目的住宅物業的樓面平面圖」之圖例。



# FITTINGS, FINISHES AND APPLIANCES

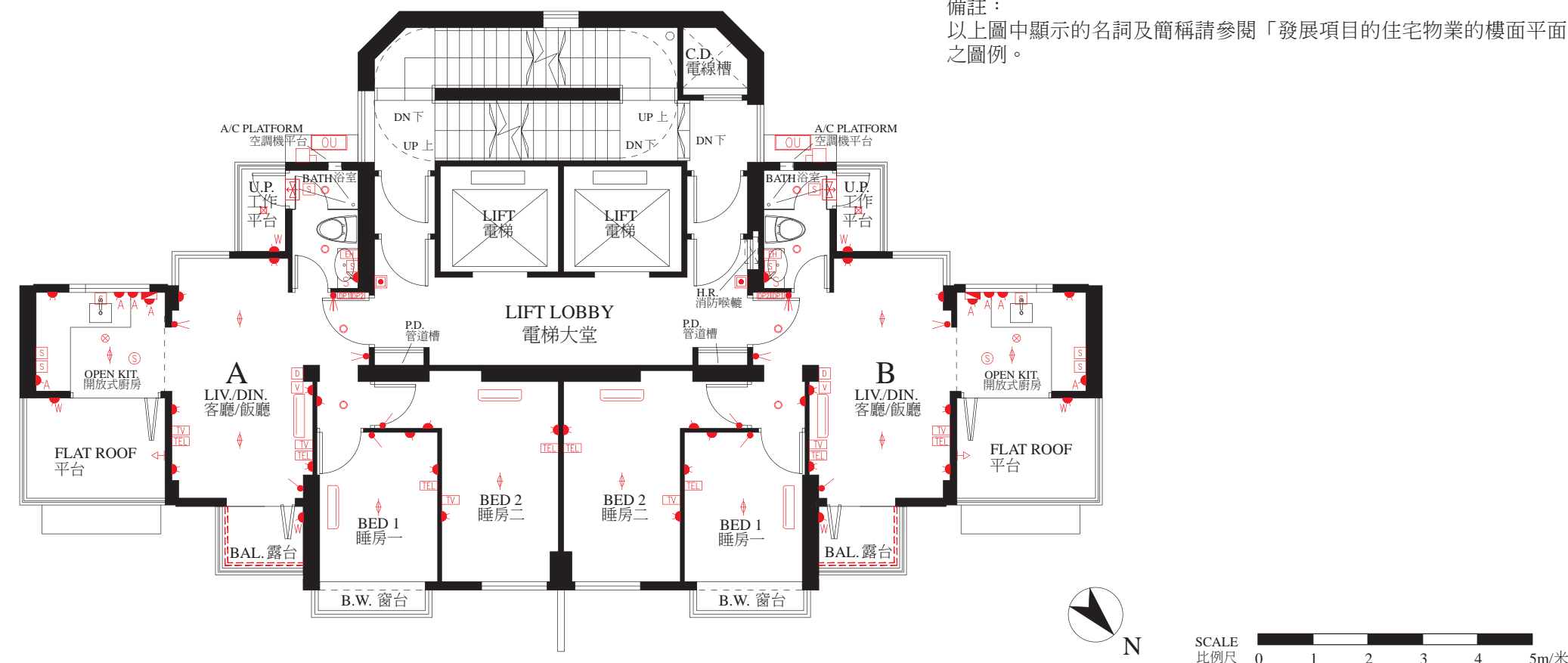
## 裝置、裝修物料及設備

### Mechanical & Electrical Provisions Plans 29/F
































#### 機電裝置平面圖二十九樓

Remark:  
Please refer to the notations of “Floor Plans of Residential Properties in the Development” for the terms and abbreviations shown in the plan above.

備註：  
以上圖中顯示的名詞及簡稱請參閱「發展項目的住宅物業的樓面平面圖」之圖例。



#### NOTATION圖例:

 MCB BOARD 電力配電箱	 10A 1-WAY 1-GANG SP SWITCH 10 安倍單位單控開關掣	 WALL MOUNTED AC INDOOR UNIT 掛牆室內分體式冷氣機	 EXTERIOR CEILING MOUNTED LAMP 室外天花燈	 SMOKE DETECTOR 煙霧感應器
 13A SINGLE SOCKET OUTLET 13 安倍單位電插座	 10A 1-WAY 2-GANG SP SWITCH 10 安倍單位雙控開關掣	 AC OUTDOOR UNIT 室外分體式冷氣機	 LED CEILING LIGHT STRIP LED 天花燈帶	 CONCEALED TYPE FIRE SPRINKLER 暗藏式消防花灑頭
 13A TWIN SOCKET OUTLET 13 安倍雙位電插座	 10A 1-WAY 3-GANG SP SWITCH 10 安倍單位三控開關掣	 TPN ISOLATOR SWITCH 絕緣開關	 TELEPHONE POINT 電話接線點	 FIRE SPRINKLER (INSIDE FALSE CEILING) 消防花灑頭 (假天花內)
 115V-230V SHAVER SOCKET 115V-230V 鬚刨電插座	 20A DOUBLE POLE ON/OFF SWITCH C/W PILOT LAMP FOR EXHAUST AIR FAN 20 安倍雙極燈曲掣 (抽氣扇)	 EXHAUST AIR FAN (WINDOW TYPE) 抽氣風扇 (窗口式)	 TV/FM POINT 電視/電台接線點	 ELECTRIC WATER HEATER WITH TEMPERATURE CONTROLLER 電熱水爐及溫度控制器
 13A WATERPROOFED SINGLE SOCKET OUTLET 13 安倍防水單位電插座	 20A DOUBLE POLE ON/OFF SWITCH C/W PILOT LAMP FOR ELECTRIC WATER HEATER 20 安倍雙極燈曲掣 (電熱水爐)	 EXHAUST AIR FAN (CONCEALED CEILING TYPE) 抽氣風扇 (天花暗藏式)	 DOOR BELL 門鐘	 WALL MOUNTED LIGHTING 掛牆燈
 13A SINGLE SOCKET OUTLET (HAS BEEN CONNECTED TO LIGHTING OR APPLIANCE) 13 安倍單位電插座 (已用作連接燈或設備)	 FUSES SPUR UNIT C/W SWITCH & PILOT LAMP (HAS BEEN CONNECTED TO LIGHTING, EXHAUST FAN OR APPLIANCE) 電源接線器 (已用作連接燈, 抽氣扇或設備)	 LIGHT POINT 燈位	 DOOR BELL PRESS BUTTON 門鐘按鈕	
		 RECESS CEILING DOWNLIGHT 暗藏式天花燈	 VIDEO DOORPHONE 視像對講機	

# FITTINGS, FINISHES AND APPLIANCES

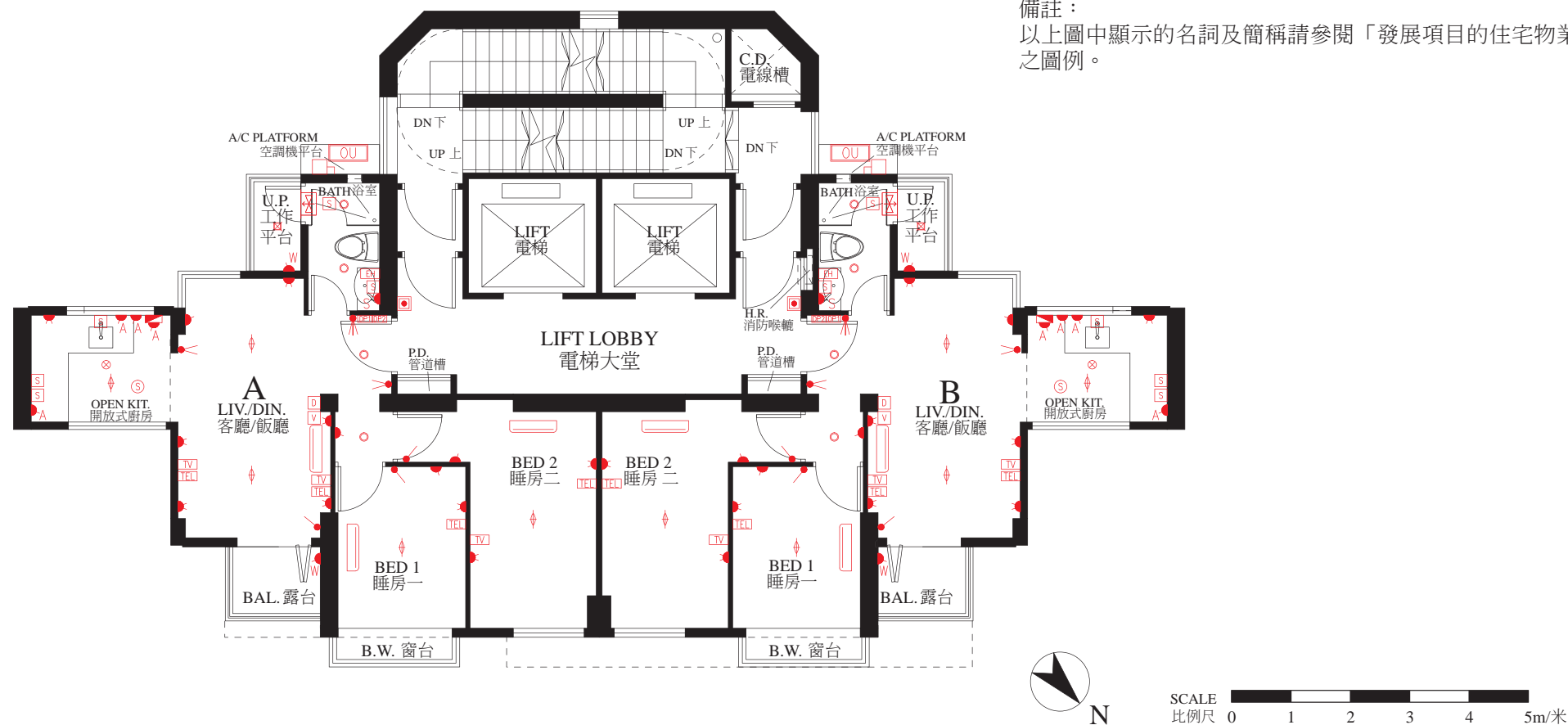
## 裝置、裝修物料及設備

### Mechanical & Electrical Provisions Plans 30/F

#### 機電裝置平面圖三十樓

Remark:  
Please refer to the notations of “Floor Plans of Residential Properties in the Development” for the terms and abbreviations shown in the plan above.

備註：  
以上圖中顯示的名詞及簡稱請參閱「發展項目的住宅物業的樓面平面圖」之圖例。



#### NOTATION圖例：

MCB BOARD 電力配电箱	10A 1-WAY 1-GANG SP SWITCH 10 安倍單位單控開關掣	WALL MOUNTED AC INDOOR UNIT 掛牆室內分體式冷氣機	EXTERIOR CEILING MOUNTED LAMP 室外天花燈	SMOKE DETECTOR 煙霧感應器
13A SINGLE SOCKET OUTLET 13 安培單位電插座	10A 1-WAY 2-GANG SP SWITCH 10 安倍單位雙控開關掣	AC OUTDOOR UNIT 室外分體式冷氣機	LED CEILING LIGHT STRIP LED 天花燈帶	CONCEALED TYPE FIRE SPRINKLER 暗藏式消防花灑頭
13A TWIN SOCKET OUTLET 13 安培雙位電插座	10A 1-WAY 3-GANG SP SWITCH 10 安倍單位三控開關掣	TPN ISOLATOR SWITCH 絕緣開關	TELEPHONE POINT 電話接線點	FIRE SPRINKLER (INSIDE FALSE CEILING) 消防花灑頭（假天花內）
115V-230V SHAVER SOCKET 115V-230V 鬚刨電插座	20A DOUBLE POLE ON/OFF SWITCH C/W PILOT LAMP FOR EXHAUST AIR FAN 20 安倍雙極燈曲掣（抽氣扇）	EXHAUST AIR FAN (WINDOW TYPE) 抽氣風扇（窗口式）	TV/FM POINT 電視/電台接線點	ELECTRIC WATER HEATER WITH TEMPERATURE CONTROLLER 電熱水爐及溫度控制器
13A WATERPROOFED SINGLE SOCKET OUTLET 13 安培防水單位電插座	20A DOUBLE POLE ON/OFF SWITCH C/W PILOT LAMP FOR ELECTRIC WATER HEATER 20 安倍雙極燈曲掣（電熱水爐）	EXHAUST AIR FAN (CONCEALED CEILING TYPE) 抽氣風扇（天花暗藏式）	DOOR BELL 門鐘	WALL MOUNTED LIGHTING 掛牆燈
13A SINGLE SOCKET OUTLET (HAS BEEN CONNECTED TO LIGHTING OR APPLIANCE) 13 安培單位電插座（已用作連接燈或設備）	FUSES SPUR UNIT C/W SWITCH & PILOT LAMP (HAS BEEN CONNECTED TO LIGHTING, EXHAUST FAN OR APPLIANCE) 電源接線器（已用作連接燈，抽氣扇或設備）	LIGHT POINT 燈位	DOOR BELL PRESS BUTTON 門鐘按鈕	
		RECESS CEILING DOWNLIGHT 暗藏式天花燈	VIDEO DOORPHONE 視像對講機	

# SERVICE AGREEMENTS

## 服務協議

- 1. Potable and flushing water is supplied by Water Supplies Department.
- 2. Electricity is supplied by CLP Power Hong Kong Ltd.

- 1. 食水及沖廁水由水務署供應。
- 2. 電力由中華電力有限公司供應。

# GOVERNMENT RENT

## 地稅

The Owner (Vendor) will pay or has paid (as the case may be) all outstanding Government rent payable in respect of the Land up to the date of the respective assignments of the residential properties to the Purchaser.

擁有人(賣方)將會繳付或已繳付(視屬何情況而定)有關發展地段之地稅，直至該住宅物業轉讓予買方當日終止。



## MISCELLANEOUS PAYMENTS BY PURCHASER

### 買方的雜項付款

Notwithstanding the exact amount of the following deposit and fee is yet to be ascertained at the date on which the Sales Brochure is printed:

1. On the delivery of vacant possession of the residential property to the Purchaser, the Purchaser is liable to reimburse the Owner for the deposits for water, electricity and gas.
2. The Purchaser is not liable to pay to the Owner a debris removal fee.

Remark:

On the delivery of vacant possession of the residential property to the Purchaser, the Purchaser is liable to pay to the Manager of the Development a debris removal fee.

縱然在售樓說明書的印製日期時下述按金及費用的款額尚未確定:-

1. 在向買方交付物業在空置情況下的管有權時，買方須負責向擁有人補還賣方已付的有關單位之水、電及煤氣之按金。
2. 買方不須向擁有人繳付裝修泥頭清理費。

備註：

在向買方交付住宅物業的空置情況下的管有權時，買方須向本發展項目的經理人繳付裝修泥頭清理費。

## DEFECT LIABILITY WARRANTY PERIOD

### 欠妥之處的保養責任期

The Vendor shall, at its own costs and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of sale and purchase, remedy any defects to the residential property of the fittings, finishes or appliances as set out in the Agreement for Sale and Purchase, caused otherwise than by the act or neglect of the Purchaser.

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

# MAINTENANCE OF SLOPES

## 斜坡維修

Not applicable to this Development.

不適用於本發展項目。

# MODIFICATION

## 修訂

Not applicable to this Development.

不適用於本發展項目。

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

## 申請建築物總樓面面積寬免的資料

### BREAKDOWN OF GFA CONCESSIONS OBTAINED FOR ALL FEATURES

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. The breakdown of GFA concession may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

		Area (m <sup>2</sup> ) 面積(平方米)
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b> <b>根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積</b>		
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）	-
<b>Plant rooms and similar services</b> <b>機房及相類設施</b>		
2.1	Area of plant rooms and similar services which are limited by respective PNAPs or regulations such as A/C plant room, TBE room, refuse storage and material recovery chamber, etc. 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》或相關規例限制的機房及類似設施（如空調機房、電訊及廣播設備室、垃圾及物料回收房等）	77.075
2.2	Area of plant rooms and similar services which are NOT limited by any PNAPs or regulations such as transformer room, switch room, pump room, etc. 不受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或相關規例限制的機房及類似設施（如變壓器房、電掣房、泵房等）	360.328
<b>Disregarded GFA under Building (Planning) Regulations 23A(3)</b> <b>根據《建築物(規劃)規例》第23A(3)條不計算的總樓面面積</b>		
3.	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle 供人離開或到達旅館時上落汽車之用的面積	-
4.	Supporting facilities for hotels 旅館的輔助性設施	-
<b>Green Features under Joint Practice Notes 1 and 2</b> <b>根據聯合作業備考第1號及第2號提供的環保設施</b>		
5.	Balcony 露台	160.000
6.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	-
7.	Communal sky garden 公用空中花園	77.579
8.	Communal podium garden 公用平台花園	-
9.	Acoustic fin 隔聲鰭	-
10.	Sunshade and reflector 遮陽篷及反光罩	-
11.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	-
12.	Non-structural prefabricated external wall 非結構性預製外牆	54.692
13.	Utility platform 工作平台	63.000
14.	Mail delivery room with mail boxes 設有郵箱的郵件派遞室	-
15.	Noise barrier 隔音屏障	-

### 獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的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。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		Area (m <sup>2</sup> ) 面積(平方米)
<b>Amenity Features 適意設施</b>		
16.	Counter, office, store, guard room and lavatory for watchman and management staff 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所	4.692
17.	Recreational facilities 康樂設施	77.654
18.	Miniature logistic service room 小型後勤設施用房	-
19.	Covered landscaped and play areas 有上蓋的園景區及遊樂用地	-
20.	Horizontal screens/covered walkways 橫向屏障 / 有蓋行人道	-
21.	Prestige entrance 尊貴入口	-
22.	Mail room in commercial and industrial buildings 在商業及工業樓宇內的郵件室	-
<b>Other Exempted Items 其他獲豁免面積</b>		
23.	Pipe duct 管槽	-
24.	Void 空間	-
25.	Refuge floor 庇護層	-
26.	Swimming pool filtration plant room 游泳池的濾水機房	42.548
27.	Public passage 公眾通道	-
28.	Public transport terminus (PTT) 公共交通總站	-
29.	Lift Shaft 升降機井道	100.723
30.	Party structure and common staircase 共用構築物及樓梯	-
<b>Bonus GFA 額外總樓面面積</b>		
31.	Bonus GFA 額外總樓面面積	-

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

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

# 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**

The approved general building plans of this Development are not subject to the requirements stipulated in the Practice Note for Authorized Person, 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.

### **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**

本發展項目的經批准一般建築圖則不受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。本發展項目的環境評估及公用部份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。



RELEVANT INFORMATION  
有關資料

NOT Applicable

不適用

**INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES  
BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT**  
地政總署署長作為給與預售樓花同意書的條件而規定列於售樓說明書的資料

NOT Applicable

不適用

EXAMINATION RECORD

檢視紀錄

Examination Record 檢視記錄		
Examination/Revision Date 檢視／修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
14th January 2016 2016年1月14日	6	Information on vendor and others involved in the development is amended. 修正賣方及有參與發展項目的其他人的資料。
	12	The aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
30th May 2016 2016年5月30日	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
	12	The aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
	13	The outline zoning plan relating to the development is updated. 更新關乎發展項目的分區計劃大綱圖。
22nd August 2016 2016年8月22日	6	Information on vendor and others involved in the development is updated. 更新賣方及有參與發展項目的其他人的資料。
	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
18th October 2016 2016年10月18日	39	Fittings, Finishes and Appliances is amended. 修正裝置、裝修物料及設備的資料。
8th March 2017 2017年3月8日	6	Information on vendor and others involved in the development is updated. 更新賣方及有參與發展項目的其他人的資料。
	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
	13	The outline zoning plan relating to the development is updated. 更新關乎發展項目的分區計劃大綱圖。
8th June 2017 2017年6月8日	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
	34	The section “Inspection of plans and deed of mutual covenant” is updated. 更新「閱覽圖則及公契」一節。
8th September 2017 2017年9月8日	1-4.2	Notes to Purchasers of First-hand Residential Properties are updated. 更新一手住宅物業買家須知。
	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
	12	The aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。

Examination Record 檢視記錄		
Examination/Revision Date 檢視／修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
8th December 2017 2017年12月8日	5	Information on development is updated. 更新發展項目的資料。
	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
8th March 2018 2018年3月8日	-	No revision made. 並無作出修改。
8th June 2018 2018年6月8日	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
	12	The aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
7th September 2018 2018年9月7日	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
7th December 2018 2018年12月7日	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
	12	The aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
	35, 37	Fittings, Finishes and Appliances is updated. 更新裝置、裝修物料及設備。
7th March 2019 2019 年3月7日	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
6th June 2019 2019年6月6日	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
	12	The aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
6th Septempber 2019 2019 年9月6日	12	The aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
6th December 2019 2019年12月6日	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
6th March 2020 2020年3月6日	-	No revision made. 並無作出修改。



EXAMINATION RECORD

檢視紀錄

Examination Record 檢視記錄		
Examination/Revision Date 檢視／修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
5th June 2020 2020年6月5日	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
4th September 2020 2020年9月4日	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
4th December 2020 2020年12月4日	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
	12	The aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
4th March 2021 2021年3月4日	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
	12	The aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
4th June 2021 2021年6月4日	-	No revision made. 並無作出修改。
3rd September 2021 2021年9月3日	1-4.2	Notes to Purchasers of First-hand Residential Properties are updated. 更新一手住宅物業買家須知。
	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
	12	The aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
3rd December 2021 2021年12月3日	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
	12	The aerial photograph of the development is updated. 更新發展項目的鳥瞰照片。
	14	The outline zoning plan relating to the development is updated. 更新關乎發展項目的分區計劃大綱圖。
3rd March 2022 2022年3月3日	11	The location plan of the development is updated. 更新發展項目的所在位置圖。

Examination Record 檢視記錄		
Examination/Revision Date 檢視／修改日期		Revision Made 所作修改
	Page Number 頁次	Revision Made 所作修改
2nd June 2022 2022年6月2日	11	The location plan of the development is updated. 更新發展項目的所在位置圖。
	13	The outline zoning plan relating to the development is updated. 更新關乎發展項目的分區計劃大綱圖。
2nd September 2022 2022年9月2日	--	No revision made. 並無作出修改。
2nd December 2022 2022年12月2日	14	The outline zoning plan relating to the development is updated. 更新關乎發展項目的分區計劃大綱圖。



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

發展項目及其周邊地區日後可能出現改變。

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 (Cap 621)

賣方為施行《一手住宅物業銷售條例》(第621章)

第2部而就發展項目指定的互聯網網站的網址

[www.giovane.hk](http://www.giovane.hk)





