

SOUTH SKY 澄天

SALES BROCHURE
售樓說明書

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

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²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

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

² 根據條例附表 1 第 1 部第 10(2)(d) 條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

- (i) 每個住宅物業的外部尺寸；
- (ii) 每個住宅物業的內部尺寸；
- (iii) 每個住宅物業的內部間隔的厚度；
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表 1 第 1 部第 10(3) 條，如有關發展項目的經批准的建築圖則，提供條例附表 1 第 1 部第 10(2)(d) 條所規定的資料，樓面平面圖須述明如此規定的該資料。



6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

**適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業****15. 預計關鍵日期及收樓日期**

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

適用於一手已落成住宅物業**16. 賣方資料表格**

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

17. 參觀物業

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

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

網址：www.srpa.gov.hk

電話：2817 3313

電郵：enquiry_srpa@hd.gov.hk

傳真：2219 2220

其他相關聯絡資料：**消費者委員會**

網址：www.consumer.org.hk

電話：2929 2222

電郵：cc@consumer.org.hk

傳真：2856 3611

地產代理監管局

網址：www.eaa.org.hk

電話：2111 2777

電郵：enquiry@caa.org.hk

傳真：2598 9596

香港地產建設商會

電話：2826 0111

傳真：2845 2521

一手住宅物業銷售監管局

2023 年 3 月

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ 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 property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.

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

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—

- the external dimensions of each residential property;
- the internal dimensions of each residential property;
- the thickness of the internal partitions of each residential property;
- 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.



- 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.

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.



- Before you appoint an estate agent to look for a property, you should –
 - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
 - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
 - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

- For uncompleted residential property under the Lands Department Consent Scheme, seek confirmation from the vendor whether the “Pre-sale Consent” has been issued by the Lands Department for the development.

14. Show Flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands’ Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - > For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - > For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - > strike or lock-out of workmen;
 - > riots or civil commotion;
 - > force majeure or Act of God;
 - > fire or other accident beyond the vendor’s control;
 - > war; or
 - > inclement weather.

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



- 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
Telephone : 2817 3313
Email : enquiry_srpa@hd.gov.hk
Fax : 2219 2220

Other useful contacts :

Consumer Council

Website : www.consumer.org.hk
Telephone : 2929 2222
Email : cc@consumer.org.hk
Fax : 2856 3611

Estate Agents Authority

Website : www.eaa.org.hk
Telephone : 2111 2777
Email : enquiry@eaa.org.hk
Fax : 2598 9596

Real Estate Developers Association of Hong Kong

Telephone : 2826 0111
Fax : 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

**發展項目名稱：**

澄天

街道名稱及門牌號數：

香港仔舊大街 80 號

樓層總數：

23 層（地下至 26 樓，不包括天台、水缸及泵房層、升降機機房層、緊急發電機層及頂層天台）

樓層號數：

地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓、26 樓、天台、水泵及水缸層、升降機房層、緊急發電機層及頂層天台

被略去的樓層號數：

不設 4 樓、13 樓、14 樓、24 樓

該幢多單位建築物內的庇護層

不設庇護層

NAME OF THE DEVELOPMENT:

SouthSky

NAME OF STREET AND STREET NUMBER:

No. 80 Old Main Street, Aberdeen

TOTAL NUMBER OF STOREYS:

23 Storeys (Ground Floor to 26/F, excluding Roof, Water Tank and Pump Room Floor, Lift Machine Room Floor, Genset Room Floor and Top Roof)

FLOOR NUMBERING:

G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F, 26/F, Roof, Water Tank and Pump Room Floor, Lift Machine Room Floor, Genset Room Floor and Top Roof

OMITTED FLOOR NUMBERS:

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

REFUGE FLOOR OF THE MULTI-UNIT BUILDING

No refuge floor

**賣方**

確豐有限公司

賣方的控權公司

英皇國際集團有限公司
英皇物業發展有限公司

發展項目的認可人士

周德灝

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

周余石 (香港) 有限公司

發展項目的承建商

梁祥誠建築工程有限公司

就發展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

國浩律師 (香港) 事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

中國銀行 (香港) 有限公司

已為發展項目的建造提供貸款的任何其他人

通耀投資有限公司

Vendor

All Harvest Corporation Limited

Holding company of the Vendor

Emperor International Holdings Limited
Emperor Property Development Limited

Authorized Person for the Development

CHAU, Tak Ho Kenneth

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

CYS Associates (Hong Kong) Limited

Building Contractor for the Development

Leung Cheung Shing Construction & Engineering Company Limited

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development

Grandall Zimmern Law Firm

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

Bank of China (Hong Kong) Limited

Any other person who has made a loan for the construction of the Development

Gold Shine Investment Limited



(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否
(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。	否

RELATIONSHIP BETWEEN PARTIES
INVOLVED IN THE DEVELOPMENT

(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.	No
(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.	No
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(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.	No
(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.	No
(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.	No
(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.	No
(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.	No
(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.	No
(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.	No
(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.	No



發展項目有構成圍封牆的一部分的非結構的預製外牆。

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

發展項目的非結構的預製外牆的厚度範圍為 150 毫米。

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

發展項目有構成圍封牆的一部分的幕牆。

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

發展項目的幕牆的厚度範圍為 200 毫米。

The range of thickness of the curtain walls of the Development is 200 mm.

每個住宅物業的非結構的預製外牆及幕牆的總面積表

Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property

樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆 總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的 總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
5 樓至 12 樓、 15 樓至 17 樓 5-12/F, 15-17/F	A	1.112	0.420
	B	0.672	0.340
	C	0.267	0.958
	D	0.267	0.958
	E	0.672	0.205
	F	1.216	0.420
18 樓 18/F	A	1.112	0.420
	B	0.672	0.340
	C	0.267	0.958
	D	0.267	0.958
	E	0.672	0.205
	F	0.992	0.420
19 樓至 23 樓、 25 樓 19-23/F, 25/F	A	1.112	0.420
	B	0.672	0.340
	C	0.267	0.958
	D	0.267	0.958
	E	0.672	0.340
	F	1.112	0.420
26 樓 26/F	A	2.079	1.298
	B	2.079	1.298

備註：

不設 4 樓、13 樓、14 樓及 24 樓

Note:

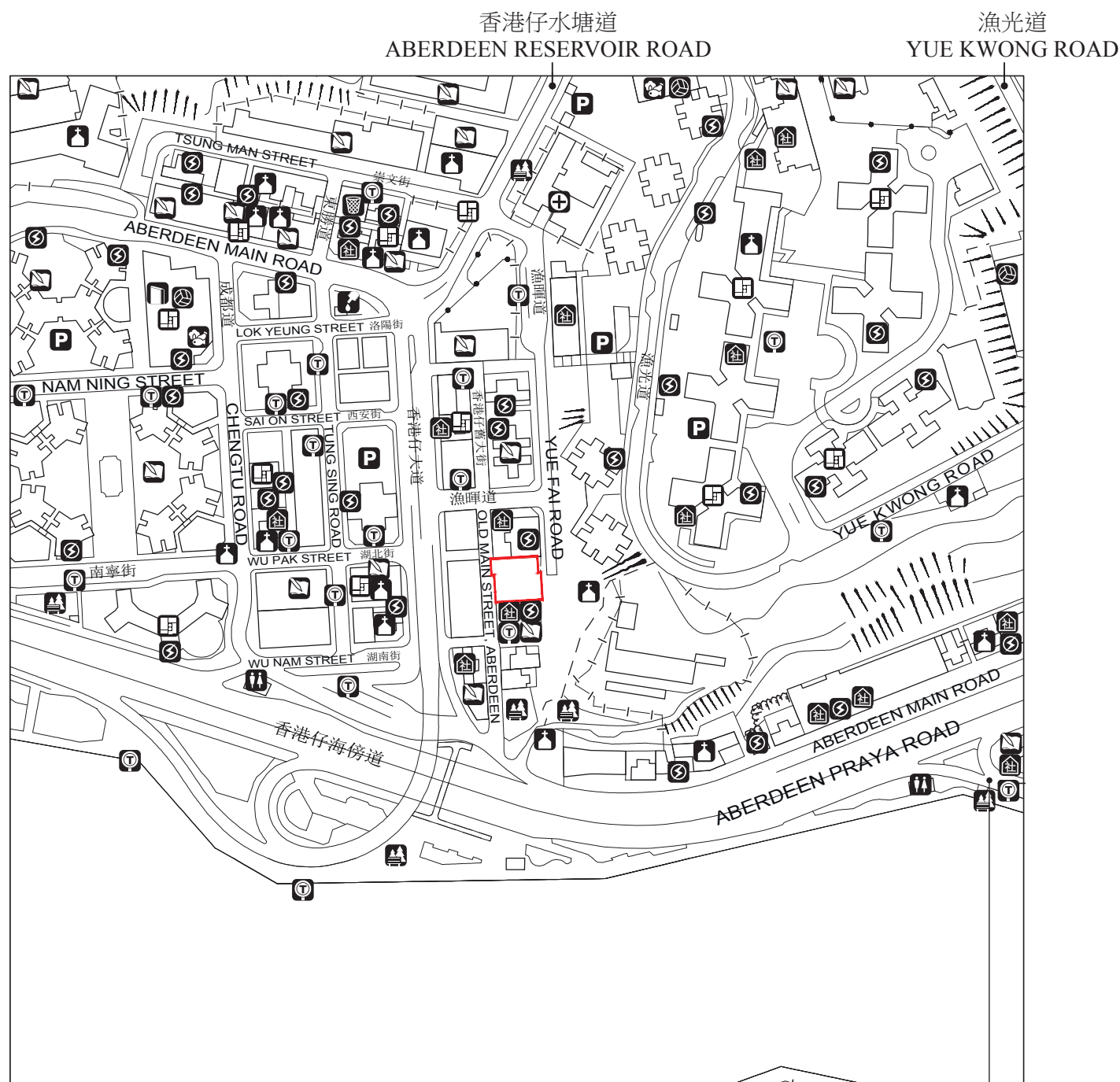
4/F, 13/F, 14/F and 24/F are omitted



根據已簽立的公契獲委任為發展項目的管理人的人：
英皇物業管理（香港）有限公司

The person appointed as the manager of the Development under the deed of mutual covenant that has been executed:

Emperor Property Management (HK) Limited

LOCATION PLAN OF
THE DEVELOPMENT圖例
Notation

-  圖書館
A Library
-  油站
A Petrol Filling Station
-  診療所
A Clinic
-  發電廠 (包括電力分站)
A Power Plant (Including Electricity Sub-stations)
-  垃圾收集站
A Refuse Collection Point
-  市場 (包括濕貨市場及批發市場)
A Market (Including A Wet Market And A Wholesale Market)
-  公眾停車場 (包括貨車停泊處)
A Public Carpark (Including A Lorry Park)
-  公廁
A Public Convenience
-  公共交通總站 (包括鐵路車站)
A Public Transport Terminal (Including A Rail Station)
-  公用事業設施裝置
A Public Utility Installation
-  宗教場所 (包括教堂、廟宇及祠堂)
A Religious Institution (Including A Church, A Temple And A Tsz Tong)
-  學校 (包括幼稚園)
A School (Including A Kindergarten)
-  社會福利設施 (包括老人中心及弱智人士護理院)
Social Welfare Facilities (Including An Elderly Centre And A Home For The Mentally Disabled)
-  體育設施 (包括運動場及游泳池)
Sports Facilities (Including A Sports Ground And A Swimming Pool)
-  公園
A Public Park
-  發展項目的位置
Location of the Development

比例尺 SCALE: 
0m (米) 250m (米)

觀海徑
KWUN HOI PATH

發展項目的位置圖：由賣方參考 2025 年 2 月 27 日及 2025 年 2 月 13 日修訂之地政總署測繪處之測繪圖擬備，編號為 T11-SW-D 和 T15-NW-B，有需要處經修正處理。

The Location Plan is prepared by the Vendor with reference to the Survey Sheet No. T11-SW-D and T15-NW-B dated 27th February 2025 and 13th February 2025 from Survey and Mapping Office of the Lands Department with adjustments where necessary.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.


備註：

1. 由於技術原因 (如發展項目形狀不規則)，上述位置圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

Notes:

1. Due to technical reasons (such as the irregular shape of the Development), this Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.



 發展項目的位置
Location of the Development

摘錄自地政總署測繪處在 6,900 呎的飛行高度拍攝之鳥瞰照片，照片編號 E199004C，飛行日期：2023 年 3 月 6 日。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photograph No. E199004C, date of flight: 6 March, 2023.

香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

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鳥瞰照片並不覆蓋空白範圍

This blank area falls outside the coverage of the aerial photograph

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於技術原因（例如發展項目形狀不規則），此鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。


Notes：

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. Due to technical reasons (such as the irregular shape of the Development), this aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.



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



 發展項目的位置
Location of the Development

摘錄自地政總署測繪處在 6,900 呎的飛行高度拍攝之鳥瞰照片，照片編號 E199005C，飛行日期：2023 年 3 月 6 日。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photograph No. E199005C, date of flight: 6 March, 2023.

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備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於技術原因（例如發展項目形狀不規則），此鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

Notes：

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. Due to technical reasons (such as the irregular shape of the Development), this aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.



 發展項目的位置
Location of the Development

摘錄自地政總署測繪處在 6,000 呎的飛行高度拍攝之鳥瞰照片，照片編號 E213027C，飛行日期：2023 年 11 月 22 日。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,000 feet, photograph No. E213027C date of flight: 22 November, 2023.

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備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於技術原因（例如發展項目形狀不規則），此鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

Notes：

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. Due to technical reasons (such as the irregular shape of the Development), this aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.



 發展項目的位置
Location of the Development

摘錄自地政總署測繪處在 6,000 呎的飛行高度拍攝之鳥瞰照片，照片編號 E225847C，飛行日期：2024 年 8 月 7 日。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,000 feet, photograph No. E225847C, date of flight: 7 August, 2024.

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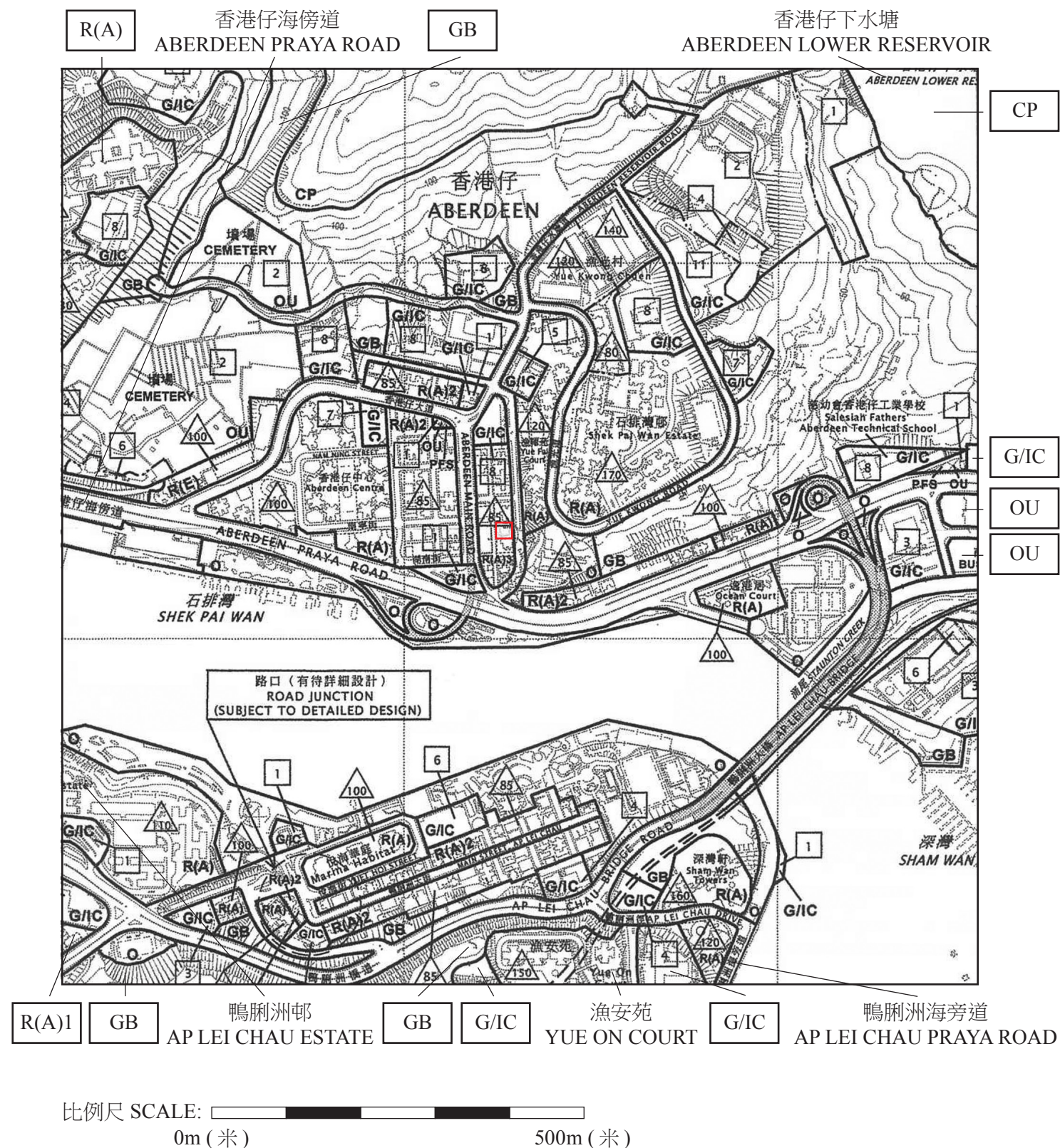
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備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於技術原因（例如發展項目形狀不規則），此鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

Notes :

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. Due to technical reasons (such as the irregular shape of the Development), this aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.



圖例
Notation

地帶
Zones

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

發展項目的邊界
Boundary of the Development

交通
Communications

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

其他
Miscellaneous

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

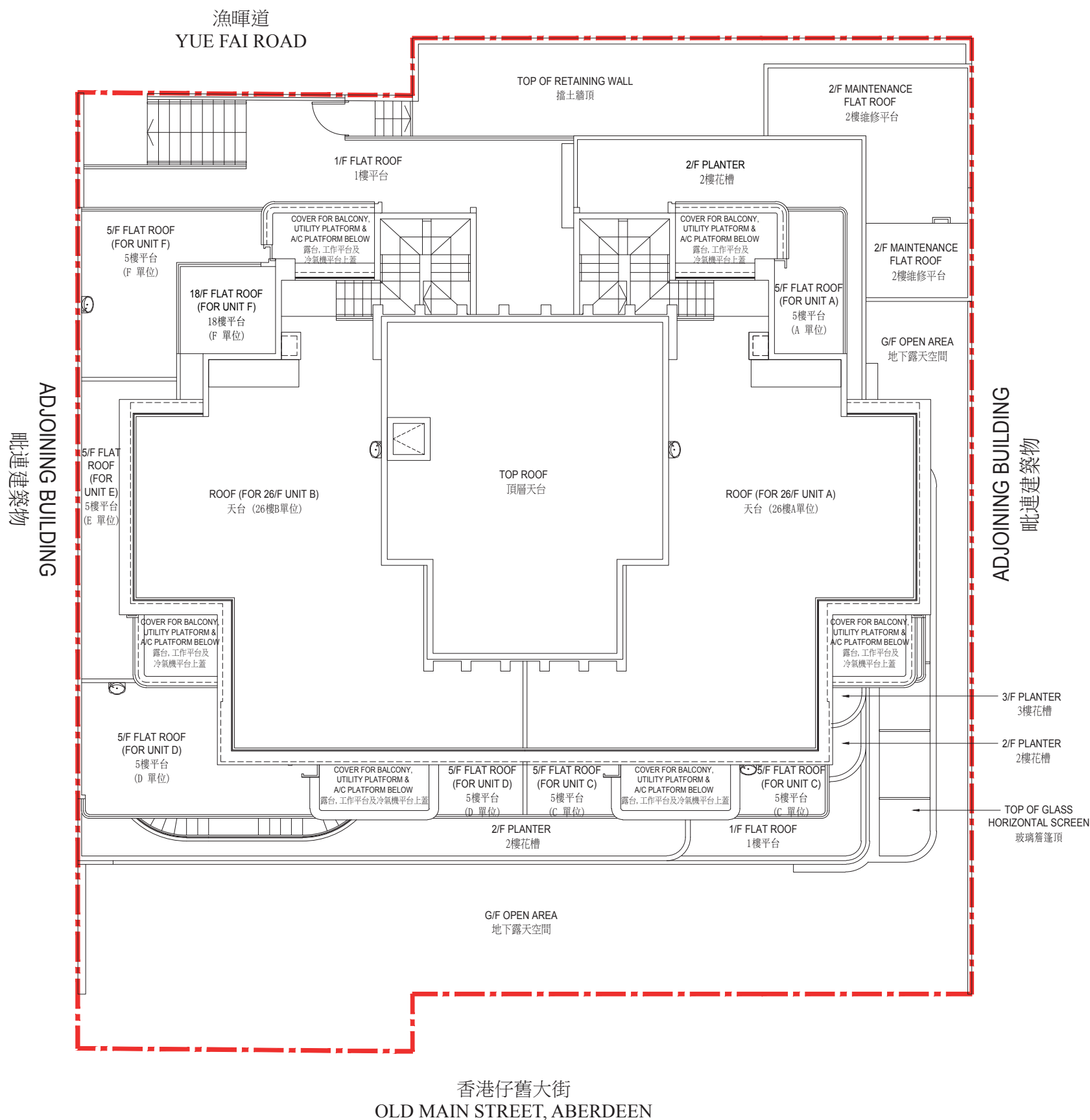
1. 分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
2. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因，此分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
4. 在印刷售樓說明書當日所適用的最近期更新版本分區計劃大綱圖及其附表可於售樓處開放時間內免費查閱。

Notes:

1. The Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.

摘錄自 2018 年 8 月 31 日刊憲之香港仔及鴨脷洲 (港島規劃區第 15 及 16 區) 分區計劃大綱核准圖，編號為 S/H15/33，經處理以紅色顯示發展項目邊界線及其他資料。
Adopted from part of the approved Aberdeen & Ap Lei Chau (Hong Kong Planning Areas No. 15 & 16) Outline Zoning Plan No. S/H15/33 gazetted on 31 August 2018 with adjustments to show the Development boundary and other information in red.

LAYOUT PLAN OF THE DEVELOPMENT



—— 發展項目的界線
Boundary line of the Development

比例尺 SCALE: 0m (米) 5m (米)

平面圖中所使用名詞及簡稱之圖例

Legend of terms and abbreviations used on floor plans

本節適用之備註：

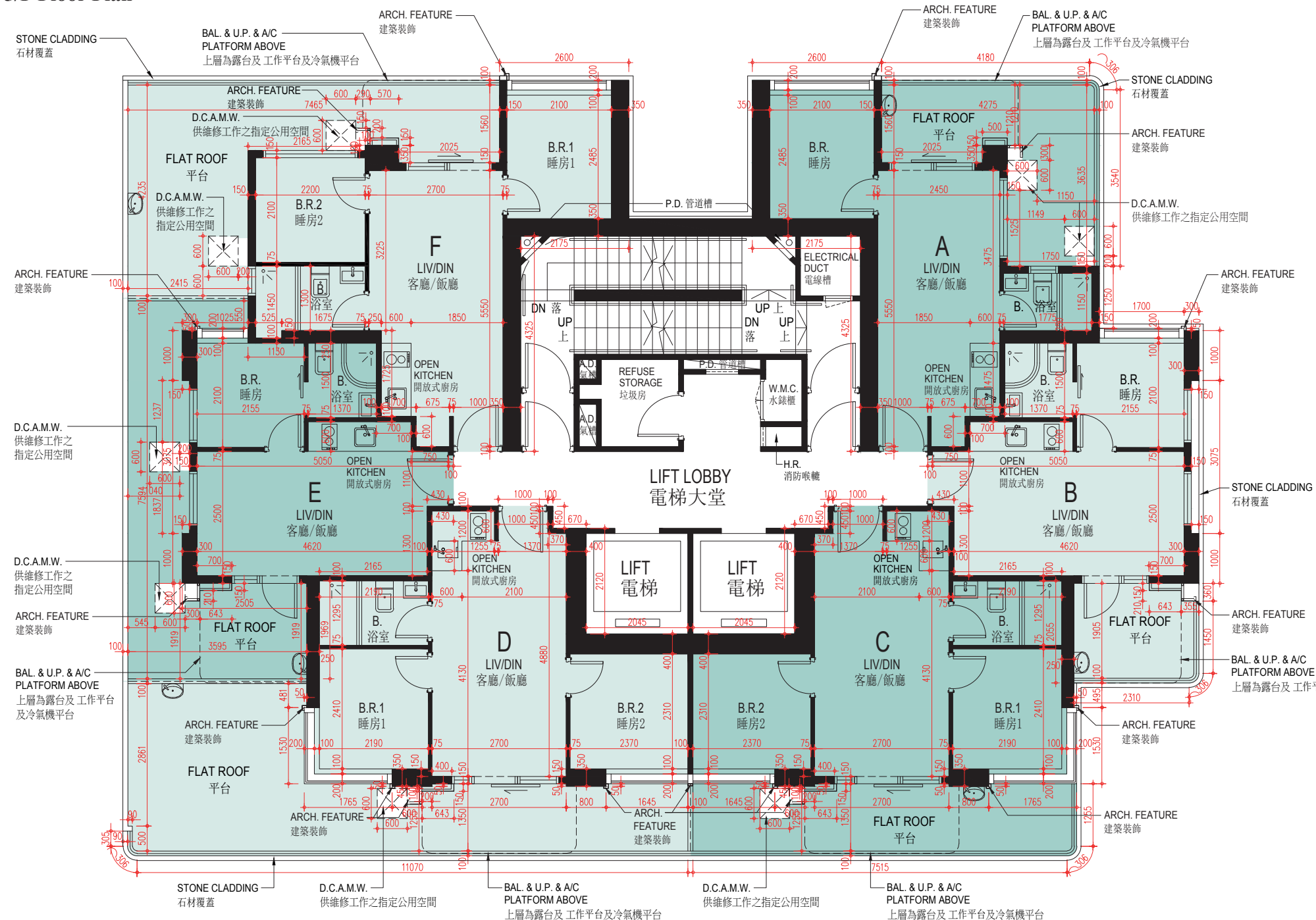
層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。

Note applicable to this section:

Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.

A/C PLATFORM	=	冷氣機平台	Air-conditioning Platform
A.D.	=	氣槽	Air Duct
ARCH. FEATURE	=	建築裝飾	Architectural Feature
B.	=	浴室	Bathroom
BAL. & U.P.	=	露台及工作平台	Balcony and Utility Platform
BAL. & U.P. & A/C PLATFORM ABOVE	=	上層為露台及工作平台及冷氣機平台	Balcony and Utility Platform and Air-conditioning Platform Above
BAL. & U.P. & A/C PLATFORM COVER	=	露台及工作平台及冷氣機平台上蓋	Balcony and Utility Platform and Air-conditioning Platform Cover
B.R.	=	睡房	Bedroom
CURTAIN WALL BELOW	=	玻璃幕牆在下	Curtain Wall Below
D.C.A.M.W.	=	供維修工作之指定公用空間	Designated Common Area for Maintenance Works
D.A.M.W.	=	供維修工作之指定空間	Designated Area for Maintenance Works
DN	=	落	Down
ELECTRICAL DUCT	=	電線槽	Electrical Duct
FLAT ROOF	=	平台	Flat Roof
H.R.	=	消防喉轆	Hose Reel
KIT.	=	廚房	Kitchen
LIFT	=	電梯	Lift
LIFT LOBBY	=	電梯大堂	Lift Lobby
LIV/DIN	=	客廳 / 飯廳	Living Room / Dining Room
M.B.R.	=	主人睡房	Master Bedroom
OPEN KITCHEN	=	開放式廚房	Open Kitchen
P.D.	=	管道	Pipe Duct
REFUSE STORAGE	=	垃圾房	Refuse Storage
ROOF	=	天台	Roof
UP	=	上	Up
UT.	=	工作間	Utility Room
WATER TANK & PUMP ROOM	=	水缸及泵房	Water Tank & Pump Room
W.M.C.	=	水錶櫃	Water Meter Cabinet

5 樓平面圖
5/F Floor Plan



比例尺 SCALE: 0m (米) 5m (米)

因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。（註：此乃根據《一手住宅物業銷售條例》（第 621 章）附表 1 第 1 部第 10(2)(e) 條所規定的陳述並不適用於發展項目。）The internal areas of the residential properties on the upper floor will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

備註：

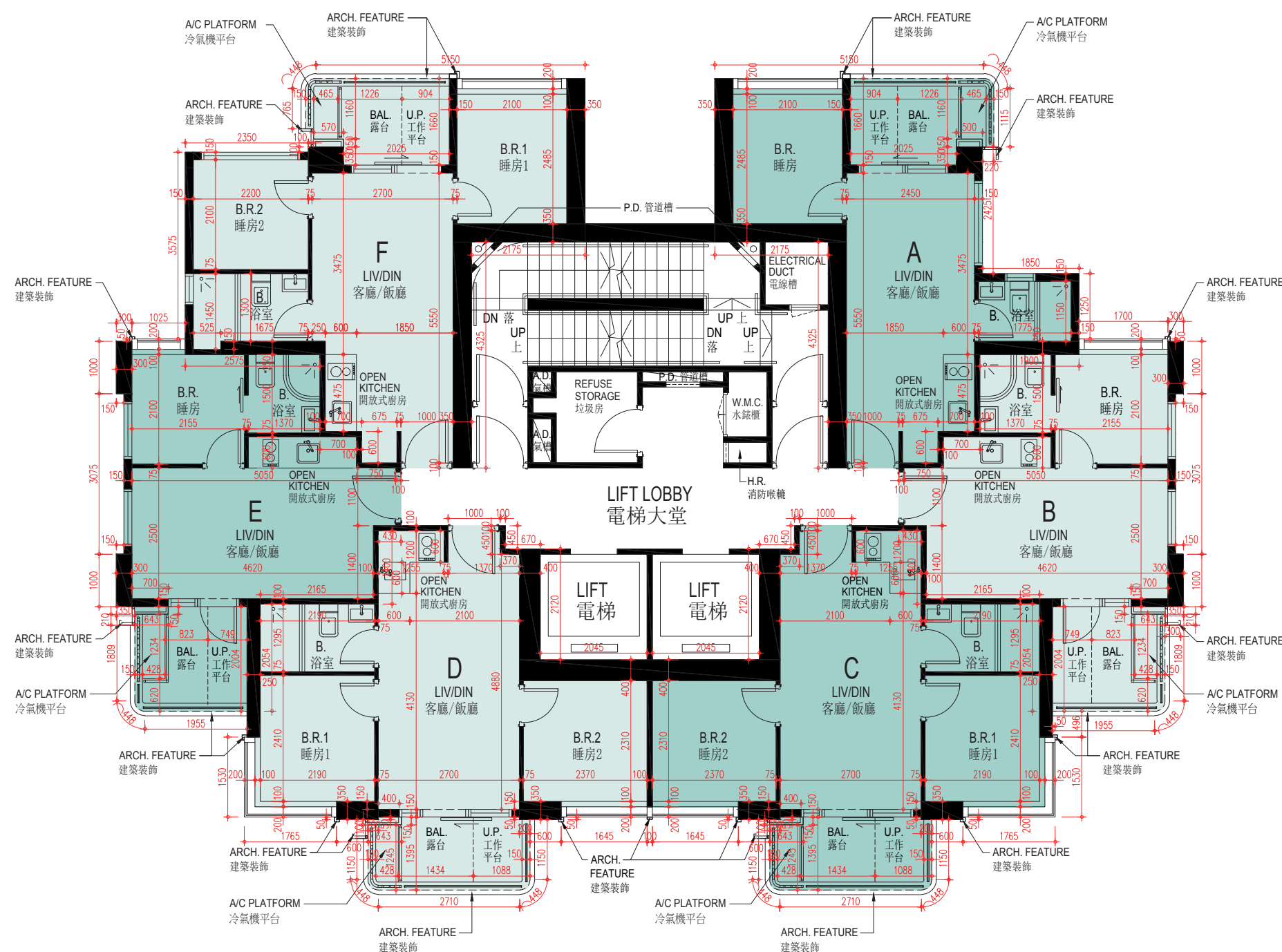
1. 平面圖所列之數字以毫米標示之建築結構呎吋。
2. 部分樓層外牆範圍設有建築裝飾。
3. 部分住宅單位的露台及 / 或平台及 / 或工作平台及 / 或冷氣機平台及 / 或外牆或附近設有外露之公用喉管。
4. 部分住宅單位客廳 / 飯廳、睡房、浴室、廚房及開放式廚房天花有跌級樓板及 / 或假天花用以裝置冷氣系統及 / 或其他機電設備。
5. 露台及工作平台為不可封閉地方。
6. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
7. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 20 頁。

Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter.
2. There may be architectural features on external walls of some of the floors.
3. Common pipes exposed are located at/adjacent to balcony and/or flat roof and/or utility platform and/or air-conditioning platform and/or external wall of some residential units.
4. There are sunken slabs and/or ceiling bulkheads at living rooms/dining rooms, bedrooms, bathrooms, kitchens and open kitchens of some residential units for the air-conditioning system and/or Mechanical and Electrical service.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings shown on the floor plans, such as bathtubs, sink, water closets, sink counter, etc., are architectural symbols retrieved from the latest approved General Building Plans and are for general indication only.
7. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	5 樓 5/F	2800, 3150	2800, 3150	2800, 3150	2800, 3150	2800, 3150	2800, 3150
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150

6樓至17樓平面圖 (不包括13樓及14樓)
6F to 17/F Floor Plan (13/F & 14/F Omitted)



比例尺 SCALE: 0m (米) 5m (米)

6 樓至 17 樓平面圖 (不包括 13 樓及 14 樓)
6F to 17/F Floor Plan (13/F & 14/F Omitted)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	6 至 16 樓 (不包括 13 及 14 樓) 6 to 16/F (13/F & 14/F Omitted)	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*
	17 樓 17/F	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	2800, 2950, 3150, 3150*
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	6 至 17 樓 (不包括 13 及 14 樓) 6 to 17/F (13/F & 14/F Omitted)	150	150	150	150	150	150

* 包括本層地台跌級樓板之跌級深度 (350 毫米)
Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第 621 章)附表 1 第 1 部第 10(2)(e) 條所規定的陳述並不適用於發展項目。)

備註：

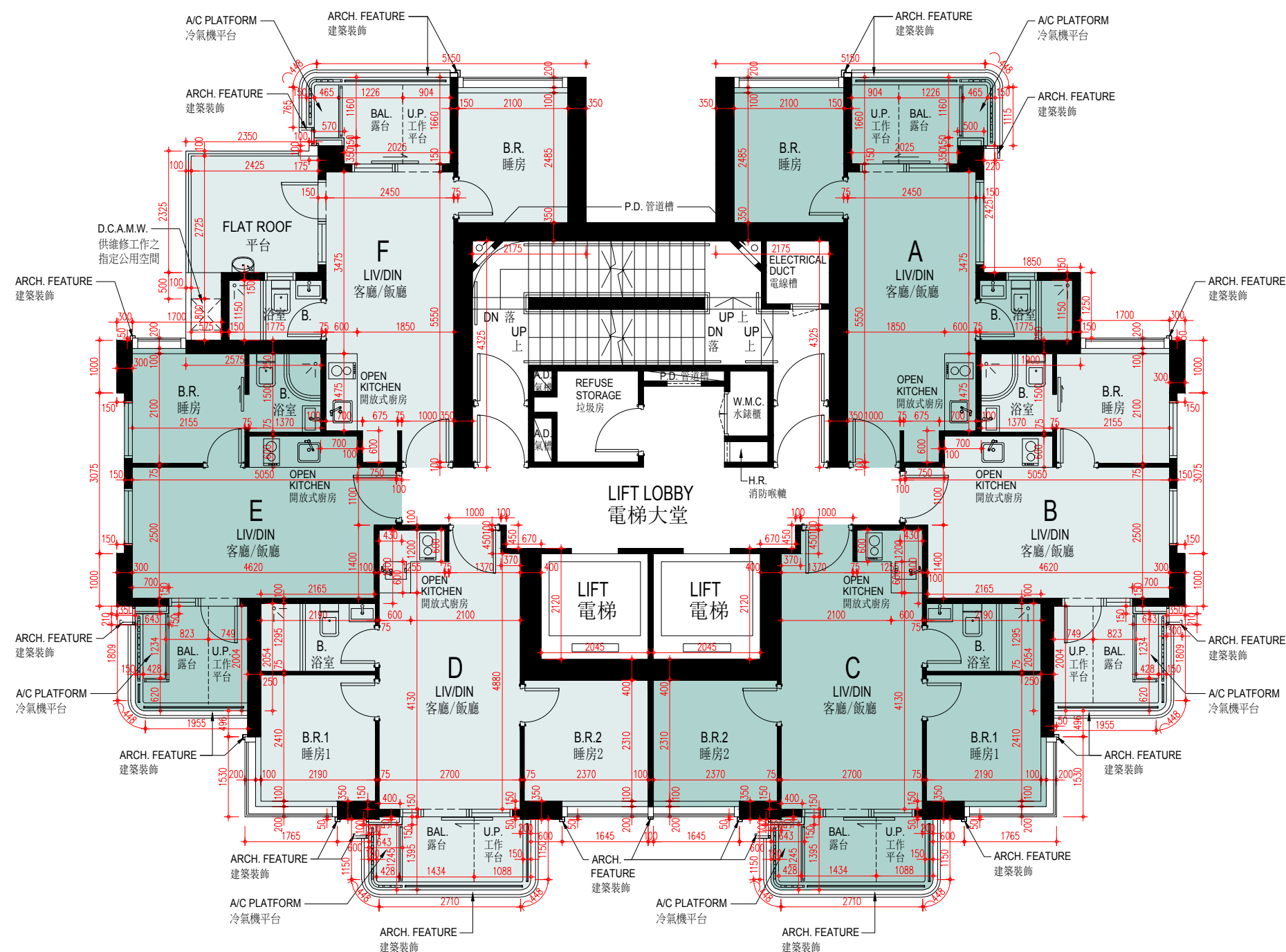
1. 平面圖所列之數字以毫米標示之建築結構呎吋。
2. 部分樓層外牆範圍設有建築裝飾。
3. 部分住宅單位的露台及 / 或平台及 / 或工作平台及 / 或冷氣機平台及 / 或外牆或附近設有外露之公用喉管。
4. 部分住宅單位客廳 / 飯廳、睡房、浴室、廚房及開放式廚房天花有跌級樓板及 / 或假天花用以裝置冷氣系統及 / 或其他機電設備。
5. 露台及工作平台為不可封閉地方。
6. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
7. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 20 頁。

The internal areas of the residential properties on the upper floor will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter.
2. There may be architectural features on external walls of some of the floors.
3. Common pipes exposed are located at/adjacent to balcony and/or flat roof and/or utility platform and/or air-conditioning platform and/or external wall of some residential units.
4. There are sunken slabs and/or ceiling bulkheads at living rooms/dining rooms, bedrooms, bathrooms, kitchens and open kitchens of some residential units for the air-conditioning system and/or Mechanical and Electrical service.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings shown on the floor plans, such as bathtubs, sink, water closets, sink counter, etc., are architectural symbols retrieved from the latest approved General Building Plans and are for general indication only.
7. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

18 樓平面圖
18/F Floor Plan



比例尺 SCALE: 0m (米) 5m (米)



18 樓平面圖
18/F Floor Plan

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	18 樓 18/F	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150* 3500*
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150	150	150	150	150

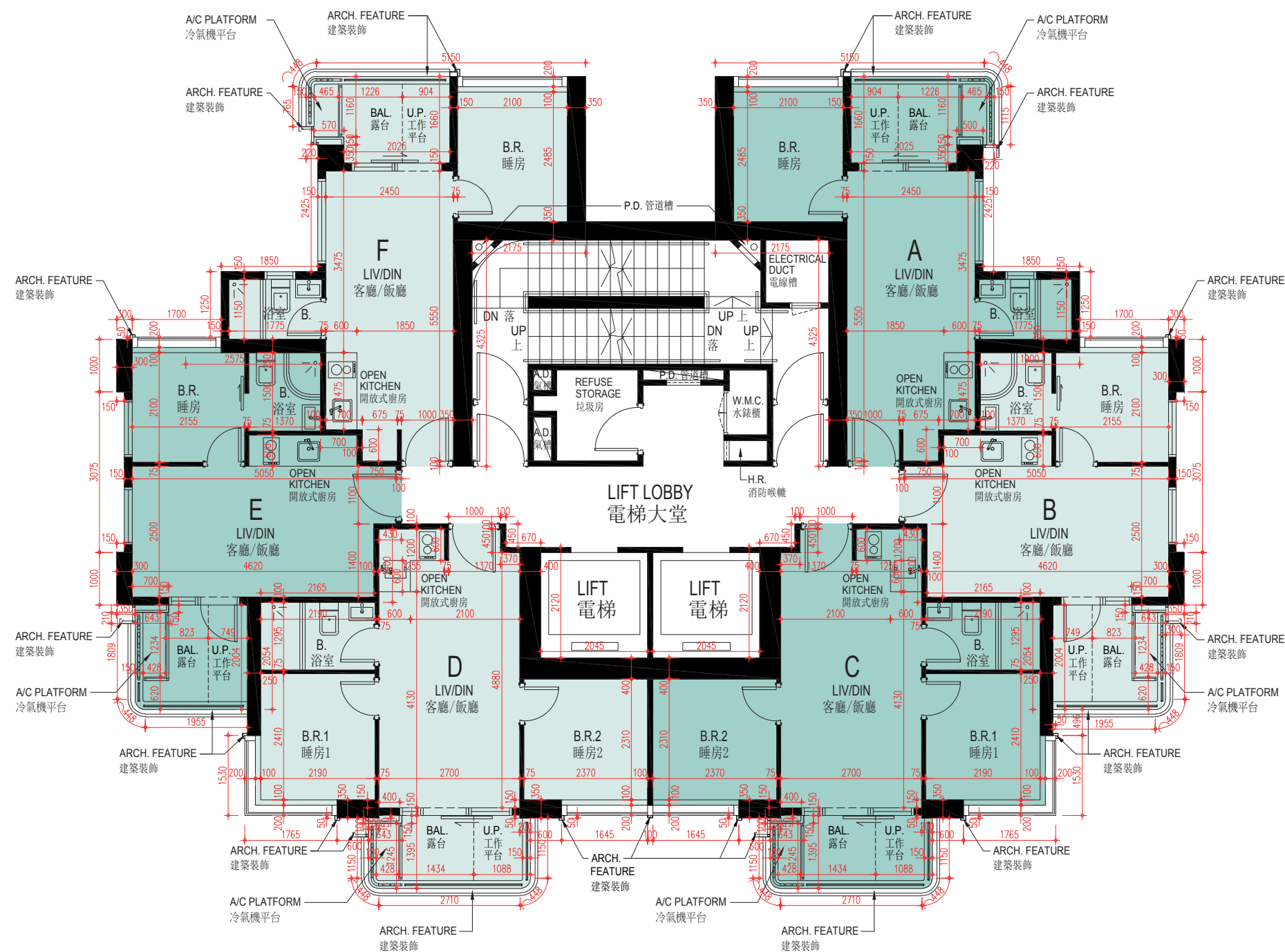
* 包括本層地台跌級樓板之跌級深度（350 毫米）
Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。（註：此乃根據《一手住宅物業銷售條例》（第 621 章）附表 1 第 1 部第 10(2)(e) 條所規定的陳述並不適用於發展項目。）

- 備註：
1. 平面圖所列之數字以毫米標示之建築結構呎吋。
 2. 部分樓層外牆範圍設有建築裝飾。
 3. 部分住宅單位的露台及 / 或平台及 / 或工作平台及 / 或冷氣機平台及 / 或外牆或附近設有外露之公用喉管。
 4. 部分住宅單位客廳 / 飯廳、睡房、浴室、廚房及開放式廚房天花有跌級樓板及 / 或假天花用以裝置冷氣系統及 / 或其他機電設備。
 5. 露台及工作平台為不可封閉地方。
 6. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
 7. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 20 頁。

The internal areas of the residential properties on the upper floor will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

- Notes:
1. The dimensions in floor plans are all structural dimensions in millimeter.
 2. There may be architectural features on external walls of some of the floors.
 3. Common pipes exposed are located at/adjacent to balcony and/or flat roof and/or utility platform and/or air-conditioning platform and/or external wall of some residential units.
 4. There are sunken slabs and/or ceiling bulkheads at living rooms/dining rooms, bedrooms, bathrooms, kitchens and open kitchens of some residential units for the air-conditioning system and/or Mechanical and Electrical service.
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 7. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

19樓至25樓平面圖 (不包括24樓)
19F to 25/F Floor Plan (24/F Omitted)

比例尺 SCALE: 0m (米) 5m (米)

19 樓至 25 樓平面圖 (不包括 24 樓)
19F to 25/F Floor Plan (24/F Omitted)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat					
		A	B	C	D	E	F
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	19 至 23 樓 19 to 23/F	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*
	25 樓 25/F	2800, 3150, 3500*	2800, 3150, 3500*	3150, 3500*	3150, 3500*	2800, 3150, 3500*	2800, 3150, 3500*
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	19 至 25 樓 (不包括 24 樓) 19 to 25/F (24/F Omitted)	150	150	150	150	150	150

* 包括本層地台跌級樓板之跌級深度 (350 毫米)
Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第 621 章)附表 1 第 1 部第 10(2)(e) 條所規定的陳述並不適用於發展項目。)

備註：

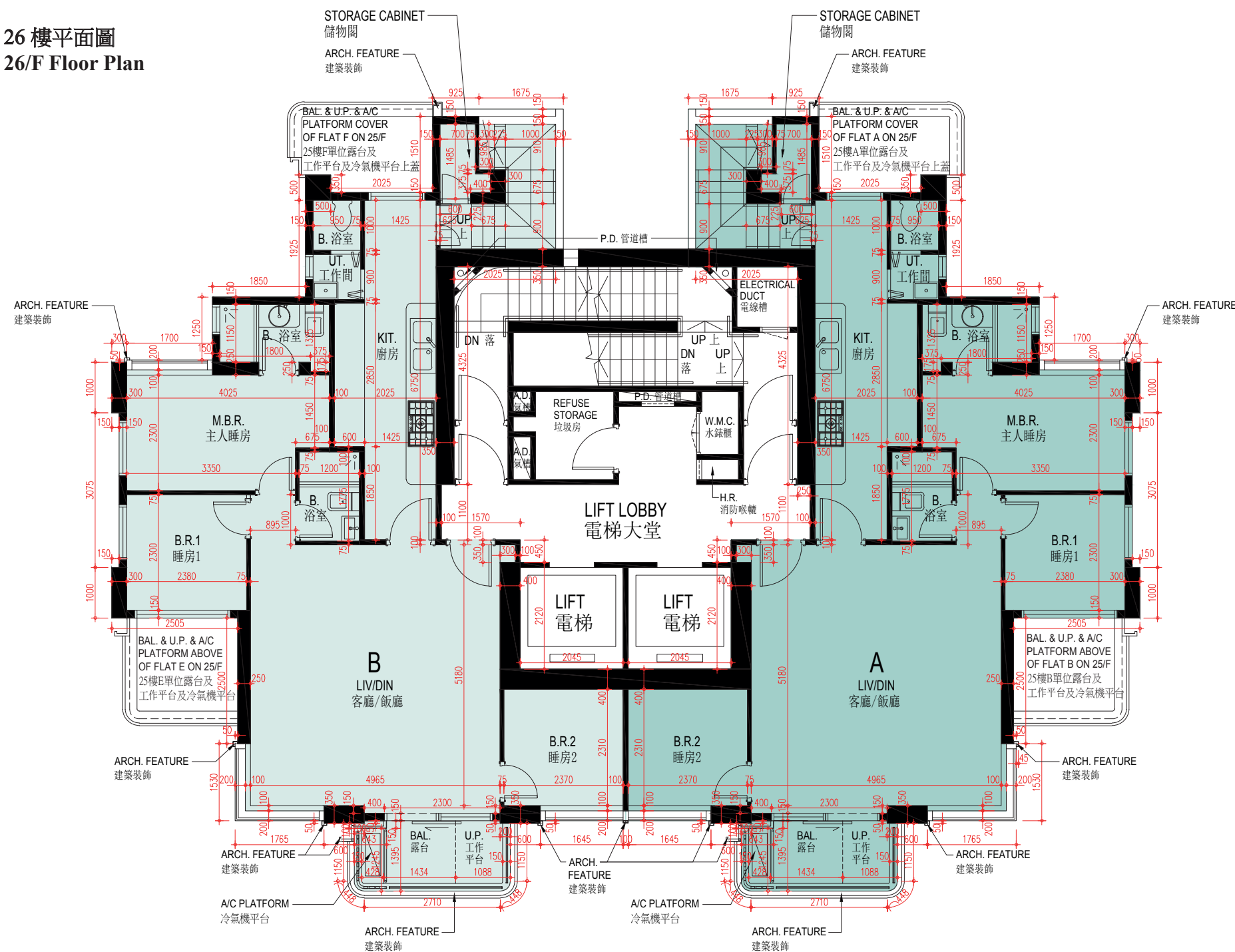
1. 平面圖所列之數字以毫米標示之建築結構呎吋。
2. 部分樓層外牆範圍設有建築裝飾。
3. 部分住宅單位的露台及 / 或平台及 / 或工作平台及 / 或冷氣機平台及 / 或外牆或附近設有外露之公用喉管。
4. 部分住宅單位客廳 / 飯廳、睡房、浴室、廚房及開放式廚房天花有跌級樓板及 / 或假天花用以裝置冷氣系統及 / 或其他機電設備。
5. 露台及工作平台為不可封閉地方。
6. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
7. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 20 頁。

The internal areas of the residential properties on the upper floor will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter.
2. There may be architectural features on external walls of some of the floors.
3. Common pipes exposed are located at/adjacent to balcony and/or flat roof and/or utility platform and/or air-conditioning platform and/or external wall of some residential units.
4. There are sunken slabs and/or ceiling bulkheads at living rooms/dining rooms, bedrooms, bathrooms, kitchens and open kitchens of some residential units for the air-conditioning system and/or Mechanical and Electrical service.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings shown on the floor plans, such as bathtubs, sink, water closets, sink counter, etc., are architectural symbols retrieved from the latest approved General Building Plans and are for general indication only.
7. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

26 樓平面圖
26/F Floor Plan



比例尺 SCALE: 0m (米) 5m (米)

因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。（註：此乃根據《一手住宅物業銷售條例》（第 621 章）附表 1 第 1 部第 10(2)(e) 條所規定的陳述並不適用於發展項目。）The internal areas of the residential properties on the upper floor will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

備註：

1. 平面圖所列之數字以毫米標示之建築結構呎吋。
2. 部分樓層外牆範圍設有建築裝飾。
3. 部分住宅單位的露台及 / 或平台及 / 或工作平台及 / 或冷氣機平台及 / 或外牆或附近設有外露之公用喉管。
4. 部分住宅單位客廳 / 飯廳、睡房、浴室、廚房及開放式廚房天花有跌級樓板及 / 或假天花用以裝置冷氣系統及 / 或其他機電設備。
5. 露台及工作平台為不可封閉地方。
6. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
7. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 20 頁。

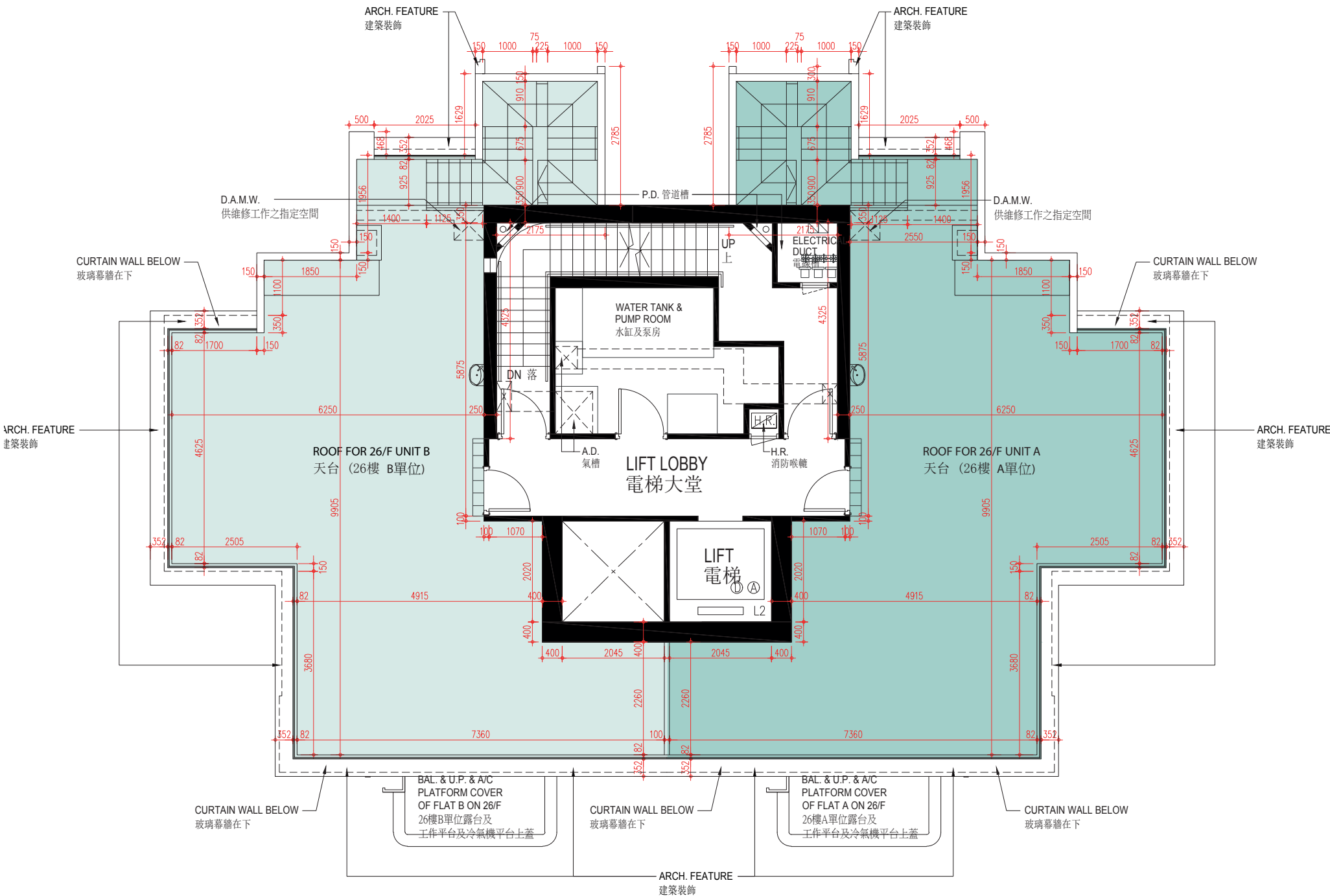
Notes:

1. The dimensions in floor plans are all structural dimensions in millimeter.
2. There may be architectural features on external walls of some of the floors.
3. Common pipes exposed are located at/adjacent to balcony and/or flat roof and/or utility platform and/or air-conditioning platform and/or external wall of some residential units.
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7. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat	
		A	B
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	26 樓 26/F	4000, 4350*	4000, 4350*
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150	150

* 包括本層地台跌級樓板之跌級深度（350 毫米）
Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

天台平面圖
Roof Floor Plan



比例尺 SCALE: 0m (米) 5m (米)

因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。（註：此乃根據《一手住宅物業銷售條例》（第 621 章）附表 1 第 1 部第 10(2)(e) 條所規定的陳述並不適用於發展項目。）
The internal areas of the residential properties on the upper floor will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

- 備註：
- 1. 平面圖所列之數字以毫米標示之建築結構呎吋。
 - 2. 部分樓層外牆範圍設有建築裝飾。
 - 3. 部分住宅單位的露台及 / 或平台及 / 或工作平台及 / 或冷氣機平台及 / 或外牆或附近設有外露之公用喉管。
 - 4. 部分住宅單位客廳 / 飯廳、睡房、浴室、廚房及開放式廚房天花有跌級樓板及 / 或假天花用以裝置冷氣系統及 / 或其他機電設備。
 - 5. 露台及工作平台為不可封閉地方。
 - 6. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
 - 7. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 20 頁。

- Notes:
- 1. The dimensions in floor plans are all structural dimensions in millimeter.
 - 2. There may be architectural features on external walls of some of the floors.
 - 3. Common pipes exposed are located at/adjacent to balcony and/or flat roof and/or utility platform and/or air-conditioning platform and/or external wall of some residential units.
 - 4. There are sunken slabs and/or ceiling bulkheads at living rooms/dining rooms, bedrooms, bathrooms, kitchens and open kitchens of some residential units for the air-conditioning system and/or Mechanical and Electrical service.
 - 5. Balconies and utility platforms are non-enclosed areas.
 - 6. Symbols of fittings shown on the floor plans, such as bathtubs, sink, water closets, sink counter, etc., are architectural symbols retrieved from the latest approved General Building Plans and are for general indication only.
 - 7. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat	
		A	B
層與層之間的高度（毫米） Floor-to-Floor Height (mm)	天台 Roof Floor	不適用 Not Applicable	不適用 Not Applicable
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		不適用 Not Applicable	不適用 Not Applicable



物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (Including Balcony, Utility Platform and Verandah, if any) 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) Area of Other Specified Items (Not included in the saleable area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air- Conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
澄天 Southsky	5 樓 5/F	A	26.720 (288) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	9.237 (99)	-	-	-	-	-	-
		B	22.930 (247) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	4.488 (48)	-	-	-	-	-	-
		C	33.895 (365) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	9.698 (104)	-	-	-	-	-	-
		D	33.895 (365) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	21.719 (234)	-	-	-	-	-	-
		E	22.761 (245) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	13.339 (144)	-	-	-	-	-	-
		F	33.621 (362) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	16.326 (176)	-	-	-	-	-	-

每個住宅物業的實用面積, 以及每一個露台、工作平台及陽台 (如有) 的樓面面積, 是按照《一手住宅物業銷售條例》第 8 條計算得出的。其他指明項目的面積 (不計算入實用面積) 是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

備註:

- 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。
- 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas in square metres 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.
- There is no verandah in the residential properties in the Development.



物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (Including Balcony, Utility Platform and Verandah, if any) 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) Area of Other Specified Items (Not included in the saleable area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air- Conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
澄天 Southsky	6 樓至 17 樓 * 6/F to 17/F*	A	30.220 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	26.693 (287) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	37.132 (400) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	37.132 (400) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	26.524 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	37.121 (400) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

* 不設 13 樓及 14 樓

Floor numberings of 13/F and 14/F are omitted.

每個住宅物業的實用面積, 以及每一個露台、工作平台及陽台 (如有) 的樓面面積, 是按照《一手住宅物業銷售條例》第 8 條計算得出的。其他指明項目的面積 (不計算入實用面積) 是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

備註:

- 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。
- 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas in square metres 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.
- There is no verandah in the residential properties in the Development.



物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (Including Balcony, Utility Platform and Verandah, if any) 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) Area of Other Specified Items (Not included in the saleable area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air- Conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
澄天 Southsky	18 樓 18/F	A	30.220 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	26.693 (287) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	37.132 (400) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	37.132 (400) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	26.659 (287) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	30.220 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	5.683 (61)	-	-	-	-	-	-

每個住宅物業的實用面積, 以及每一個露台、工作平台及陽台 (如有) 的樓面面積, 是按照《一手住宅物業銷售條例》第 8 條計算得出的。其他指明項目的面積 (不計算入實用面積) 是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

備註:

- 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。
- 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas in square metres 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.
- There is no verandah in the residential properties in the Development.



物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (Including Balcony, Utility Platform and Verandah, if any) 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) Area of Other Specified Items (Not included in the saleable area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air- Conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
澄天 Southsky	19 樓至 25 樓 * 19/F to 25/F*	A	30.220 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	26.693 (287) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	37.132 (400) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	37.132 (400) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	26.693 (287) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	30.220 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	26 樓及天台 26/F & Roof	A	83.244 (896) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	71.424 (769)	-	-	-
		B	83.244 (896) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	71.424 (769)	-	-	-

* 不設 24 樓

Floor numberings of 24/F are omitted.

每個住宅物業的實用面積, 以及每一個露台、工作平台及陽台 (如有) 的樓面面積, 是按照《一手住宅物業銷售條例》第 8 條計算得出的。其他指明項目的面積 (不計算入實用面積) 是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

備註:

- 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。
- 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas in square metres 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.
- There is no verandah in the residential properties in the Development.



不適用

Not Applicable



1. 在簽署臨時買賣合約（「該臨時合約」）時須支付款額為售價的 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份持有。
3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約：－
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 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。

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase (“the Preliminary Agreement”).
2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement:-
 - (i) 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. 發展項目的公用部分

- (a) 公用地方及設施指所有在發展項目及土地上擬供發展項目不同業主共同使用與享用，並非供個別業主獨享的部分、地方、設施及設備，包括（受制於發展項目的公契（「公契」））《建築物管理條例》（第 344 章）定義的「公用部分」所指的地方，以及按公契而指定的額外公用地方及設施。

公用地方及設施按公契分為發展項目公用地方及設施、住宅公用地方及設施及商業公用地方及設施。

- (b) 業主及合法佔用人等為了所有有關正當使用與享用其單位的目的是可自由進出以及使用公用地方及設施。
- (c) 除非已經取得業主委員會的批准，業主不得將任何公用地方及設施改作自用或供其受益。
- (d) 公用地方及設施的任何部分不得被阻塞，也不得在其上放置或遺留任何垃圾或其他物品與物件。業主亦不得在公用地方及設施作出或容忍作出或容許作出任何可能或成為對該發展項目其他部分的業主或佔用人造成滋擾的事情。
- (e) 業主不得毀壞、更改或干擾公用地方及設施。
- (f) 公用地方及設施將專由管理人管理和控制。管理人須作為全體業主的受託人以所有業主為受益人持有公用地方及設施。

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

各住宅物業獲分配有不分割份數。詳細的分配狀況，請參閱下文附表。

3. 發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目及土地的管理開支（指按公契管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算）（包括管理人之酬金）。一般而言：

- (a) 業主須按分配到其單位之管理份數之比例分擔有關發展項目公用地方及設施之管理開支；及
- (b) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關住宅公用地方及設施之管理開支。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數（5,000）與發展項目管理份數總數（4,038）不同。發展項目住宅物業之管理份數總數為 3,581。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理開支。

6. 擁有人（即賣方）在發展項目中保留作自用的範圍（如有的話）

本發展項目並無《一手住宅物業銷售條例》（第 621 章）附表 1 第 1 部第 14(2)(f) 條所提及之擁有人在發展項目中保留作自用的範圍。

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	單位	不分割份數
5 樓	A	26
	B	22
	C	33
	D	35
	E	23
	F	34
6 樓至 17 樓	A	30/ 每個單位
	B	26/ 每個單位
	C	37/ 每個單位
	D	37/ 每個單位
	E	26/ 每個單位
	F	37/ 每個單位
18 樓	A	30
	B	26
	C	37
	D	37
	E	26
	F	30
19 樓至 25 樓	A	30/ 每個單位
	B	26/ 每個單位
	C	37/ 每個單位
	D	37/ 每個單位
	E	26/ 每個單位
	F	30/ 每個單位
26 樓	A	88
	B	88

不設 4 樓、13 樓、14 樓及 24 樓

備註：

1. 請查閱公契擬稿以了解全部詳情。完整的公契擬稿現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後獲取複印本。

1. Common Parts of the Development

- (a) Common Areas and Facilities means those parts, areas, services and facilities of the Development and the Land which are intended for common use and benefit of different owners and not for the sole benefit of any owner including (subject to the provisions of the Deed of Mutual Covenant of the Development (the “DMC”)) such areas within the meaning of “common parts” as defined in the Building Management Ordinance (Cap. 344) and such additional Common Areas and Facilities designated under the provisions of the DMC.

Common Areas and Facilities are categorized under the DMC into Development Common Areas and Facilities, Residential Common Areas and Facilities and Commercial Common Areas and Facilities.

- (b) The owners and lawful occupants etc. have the full right and liberty to go pass and repass and to use the Common Areas and Facilities for all purposes connected with the proper use and enjoyment of his Unit.
- (c) The owners shall not convert any of the Common Areas and Facilities to his own use or for his own benefit unless the approval of the Owners’ Committee has been obtained.
- (d) No part of the Common Areas and Facilities shall be obstructed nor shall any refuse or other matter or things be placed or left thereon and no owner shall do or suffer or permit to be done anything in the Common Areas and Facilities as may be or become a nuisance to any other owners or occupiers of any other part of the Development.
- (e) The owners shall not damage, alter or interfere with the Common Areas and Facilities.
- (f) The Common Areas and Facilities shall be under the exclusive management and control of the Manager. The Manager shall hold the Common Areas and Facilities as trustee for the benefit of all owners.

2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table below.

3. Term of years for which the Manager of the Development is Appointed

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

4. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

Each owner shall contribute towards the management expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development and the Land under the DMC, and shall be based on the budget prepared by the Manager) (including the Manager’s remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

- (a) the owners shall contribute towards the management expenses relating to the Development Common Areas and Facilities in proportion to the Management Shares allocated to their Units; and
- (b) the owners of residential properties shall contribute towards the management expenses relating to the Residential Common Areas and Facilities in proportion to the Management Shares allocated to their residential properties.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development (5,000) is different from the total number of Management Shares in the Development (4,038). The total number of Management Shares of the residential properties in the Development is 3,581.

5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3 months’ monthly management expenses.

6. Area (if any) in the Development retained by the owner (i.e. the Vendor) for its own use

There is no area in the Development which is retained by the owner for that owner’s own use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance (Cap. 621).

Number Of Undivided Shares Allocated to Each Residential Property in the Development

Floor	Flat	Undivided Shares
5/F	A	26
	B	22
	C	33
	D	35
	E	23
	F	34
6/F to 17/F	A	30/ Each Flat
	B	26/ Each Flat
	C	37/ Each Flat
	D	37/ Each Flat
	E	26/ Each Flat
	F	37/ Each Flat
18/F	A	30
	B	26
	C	37
	D	37
	E	26
	F	30
19/F to 25/F	A	30/ Each Flat
	B	26/ Each Flat
	C	37/ Each Flat
	D	37/ Each Flat
	E	26/ Each Flat
	F	30/ Each Flat
26/F	A	88
	B	88

Floor numberings of 4/F, 13/F, 14/F and 24/F are omitted.

Note:

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



1. 發展項目所位於的土地的地段編號：

香港仔內地段第 64 號餘段及其增批部分（「土地 1」）、香港仔內地段第 161 號（「土地 2」）、香港仔內地段第 55 號餘段（「土地 3」）及香港仔內地段第 55 號 B 分段（「土地 4」）。

2. 有關租契規定的年期：

由 1860 年 12 月 26 日起計 999 年。

3. 適用於該土地的用途限制：

未經政府事先許可，土地 1、土地 3 和土地 4 不得用作任何銅匠、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。

土地 2 不得用作工業用途，及不得於其上興建工廠建築物。

4. 按規定須興建並提供予政府或供公眾使用的設施：

不適用

5. 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任：

A. 就土地 1、土地 3 和土地 4 而言（本 A 項下文中「該地段」指每一以下地段：香港仔內地段第 64 號和香港仔內地段第 55 號）：

- (a) 承授人須在批地文件批出租契年期第一年屆滿前，以良好、妥善及熟練之方法自費在部分該地段以磚塊或石材搭建、建築及完成一棟或多棟院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠及其他普遍使用或必要的附屬設施，使其完全適合使用，並須按批地條件動用與支出批地文件所述金額搭建一個或多個院宅或物業。上述院宅或物業須採用相同的建築比率、高度、物料及外觀，其座向及分佈須與所在街道的其他院宅或物業一致，並在所有方面使政府滿意。（備註：此興建契諾已期限屆滿，並不適用於發展項目。）
- (b) 在完成興建上述院宅或物業、搭建物及建築物後，承授人須不時於批地文件批出的餘下租契年期內，透過和連同各種所需的維修、清潔和修正，於有需要時自費妥善進行維修、保護、承托、保養、鋪設、清除、擦淨、清潔、清理、改善，以及保持上述院宅及物業、搭建物及建築物及其所屬或毗連的所有牆壁、欄杆、照明裝置等，以在所有方面使政府滿意。

B. 就土地 2 而言（本 B 項下文中「該地段」指土地 2）：

- (a) 承授人須在整個租契年期內將所興建的建築物維持修葺良好堅固。於租契年期任何時間內，倘當其時該地段或其任何部分上之任何建築物被拆卸，承授人須以穩固及堅固之同類及體積並無縮減之建築物或政府批准之類型和價值之建築物取而代之。
- (b) 任何要求鋪設的私家街道、道路及路徑須處於使政府滿意之位置，並按政府決定包括入或排除出租契範圍，及在任何一種情形下須應要求免費交回政府。如政府已取回上述街道、道路及路徑後，其路面鋪築、路邊石、排水渠（包括污水渠及雨水渠）及鋪設管道的工程由政府進行，費用由承授人承擔，其後由公帑支付其維修，唯其他租出或將出租範圍中的該等街道、道路及路徑，則須由承授人自費鋪設該等路面及路邊石、排水渠、管道及作保養，以在各方面使政府滿意。

- (c) 當政府要求時，承授人須塑造整個批地文件附圖 I 中塗以紅色和紅色加紅色斜線的範圍，以使政府滿意。

- (d) 如因塑造、平整或發展該地段或其任何部分目的或在與之有關連的情況下需要對毗連或附近山坡或堤作任何削去、移除或移後或作何建造或填土，承授人須興建當時或其後任何時間為保護與承托該等山坡和堤和該地段本身及避免和防止於其後發生任何泥土傾瀉、土地崩塌或地陷所必要的護土牆或其他承托物或負擔該興建支出，並於其後所有時間將上述護土牆或其他承托物維持修葺良好堅固。倘若承授人因違反本段規定導致於任何時間發生任何泥土傾瀉、土地崩塌、地陷，不論是在或自毗連山坡和堤或在或自該地段本身發生，承授人須自費修葺使之恢復原狀，及須就因或透過此而承受或招致的任何形式的將或可能作出之所有支出、費用、損害賠償、訴訟、索求和申索彌償政府。如按政府意見承授人於任何時間違反本段規定，則除批地文件對違反任何條件的其他權利或濟助外，政府有權透過書面通知要求承授人進行興建及／或保養工程或修葺和修復任何泥土傾瀉、土地崩塌或地陷，而若承授人忽略或未能在通知指定的期間內符合該通知，政府可立即執行和進行該工程，承授人須應要求歸還其費用給政府。

- (e) 承授人須自費興建與保養政府認為攔截及引導落於該地段或由山坡流下該地段的暴雨或雨水所必需的排水渠或渠道以使政府滿意，而承授人須對上述暴雨或雨水造成的任何損壞或滋擾所導致的所有訴訟、申索及索求彌償政府及其官員，且在租契年期存續時所有時間內負責保養和維修不論處於該地段邊界內或政府土地上的該等排水渠及渠道。

6. 對買方造成負擔的租用條件：

A. 就土地 1、土地 3 和土地 4 而言（本 A 項下文中「該地段」指每一以下地段：香港仔內地段第 64 號和香港仔內地段第 55 號）：

- (a) 政府已就該地段之內、之下及之上的礦產、礦物及石頭及就該地段之下或之上的可能為道路、公共建築或其他香港之公共目的所需的土地、泥土、泥灰等保留權利，並有權在租契年期存續時所有合理時間內進入該地段以視察、挖掘、轉用及移走該等事物，唯須對承授人造成盡可能少的損害。
- (b) 政府亦保留權力，於該地段內、該地段下及穿過該地段加置或接駁所有或任何公共或公用排污渠、排水渠或水道。
- (c) 若有需要，承授人須負擔、支付及備款支付加置、興建、維修及改善處於、屬於該地段或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、行人路、渠道、圍欄及共用牆、通風道、私人或公共排污渠及排水渠的支出和收費的合理分攤。
- (d) 政府可每年兩次或以上於日間內的任何合理時間進入該地段以視察、搜索及檢查上述第 (c) 段的事物的狀況及所有變化、缺陷、失修及缺乏改善之處，並可發出書面通知，要求承授人於三個公曆月內修理及改善之。
- (e) 於租契年期最後七年內，政府有權於日間任何合理時間進入該地段以製作一份明細表或清單，紀錄所有及每項在上述租契年期屆滿時將被交出的固定附著物和物件。
- (f) 承授人若違反或不履行批地文件內其須履行之契諾或條件，或未能繳付地租，政府可合法重收、重新管有及享用該地段或其任何部分及逐出承授人或該地段的佔用人。
- (g) 如為改善香港或其他公共目的所需，經發出三個公曆月的通知予佔用人及就該地段及其上之建築物支付予承授人由政府評定的充分和公平賠償，政府有權收回及管有該地段或其任何部分。



B. 就土地 2 而言（本 B 項下文中「該地段」指土地 2）：

- (a) 倘承授人若未能或忽略履行或符合批地文件內任何條件，政府有權重收或保留舊地段，及重收該地段及取回該地段和其上之所有建築物、搭建物和工程，而批地文件和其下承授人的權利隨即絕對終止和完結，但不影響政府就批地文件的條款和條件之任何不符合或不履行之權利、濟助和申索。
- (b) 承授人不得准許污水或廢水由該地段流進任何毗鄰土地或容許任何腐爛的、令人厭惡的、有害的、屬排洩物或其他垃圾物質放置在該地段任何部分，並須每日從該地段妥善清走上述一切物質。
- (c) 倘自該地段或受發展該地段影響的其他範圍任何棄土或瓦礫侵蝕或沖流到公眾路徑或道路上或道路暗渠、污水渠、雨水排水渠或溝渠或其他政府物業中，承授人須負責及應要求支付政府清除該等棄土或瓦礫或修復其對該等公眾路徑或道路或道路暗渠、污水渠、雨水排水渠或溝渠或其他政府物業造成的損毀之支出。承授人須就該等侵蝕或沖流造成私人財產的任何損毀或滋擾導致的所有訴訟、申索及索求彌償政府。
- (d) 承授人須應要求向政府支付政府認為必要之將該地段上或其毗連範圍的任何排水渠、污水渠、溝渠、水道、管道、電纜、電線、公用事業或任何其他工程或裝置作所需之清除、改道和另址復原的費用。
- (e) 承授人須應要求向政府支付政府所核證之修復由承授人、其承判商或分判商或他或他們的工人或車輛 或出自該地段之任何棄土對毗連公眾道路所造成之任何損毀的支出之任何金額。
- (f) 所有流自該地段之暴雨水或雨水須引導至政府要求的最近之溪流、集水井、渠道或雨水排水渠及須按政府批准的方式作出引導。
- (g) 承授人、其傭工或代理人對該地段之內或毗鄰的任何溝渠、污水渠、雨水排水渠、總水喉或其他政府財產造成的任何損壞或阻塞，將由政府修復而費用由承授人承擔，承授人須應要求支付有關應付之費用予政府。
- (h) 在被要求時，承授人須向政府支付將任何排水渠和污水渠從該地段連接至政府的雨水渠和污水渠（當已鋪設）的費用，上述工程由政府進行，政府毋須就此向承授人承擔任何責任。
- (i) 未獲由政府取得該等排水渠、水道或溝渠的必要改道已經完成的書面通知，承授人不得干擾任何在該地段內或毗鄰該地段之現有排水渠、水道或溝渠。
- (j) 於該地段內興建之任何建築物的排水，須如政府要求實行，承授人並須自費就透過該地段或政府土地內興建化糞池或以其他方式排放髒水或受污染的水並按政府要求的條款作所有安排以使政府滿意，且承授人須獨自就所造成的任何損害或滋擾負責。
- (k) 未經政府書面同意，政府總水喉來水不得用於該地段內任何部分的沖廁用途。除非替代水源不切實可行且能作證明之證據已在設計管道裝置前提提交予政府並獲其接受，以淡水作沖廁用途之同意將不會發出。因可能會提供鹹水總水喉，承授人不得於其水管裝置提案獲政府書面批准前實行該提案。倘井水或渠道的供水證實不足，海水不適合已安裝的水管不得作為使用總水喉淡水作沖廁用途之理據。

C. 見第 5 段。

備註：

本節中提述「承授人」一詞指根據相關批地文件中的承租人或承授人和如文意允許時包括其遺囑執行人、遺產管理人及承讓人。

1. The lot numbers of the land on which the Development is situated:

The Remaining Portion of Aberdeen Inland Lot No. 64 and the Extension Thereto ("Land 1"), Aberdeen Inland Lot No. 161 ("Land 2"), The Remaining Portion of Aberdeen Inland Lot No.55 ("Land 3") and Section B of Aberdeen Inland Lot No.55 ("Land 4").

2. The term of years under the lease:

999 years commencing from 26 December 1860.

3. The user restrictions applicable to that land:

Land 1, Land 3 and Land 4 shall not be used for any trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Government.

Land 2 shall not be used for industrial purposes and no factory building shall be erected thereon.

4. The facilities that are required to be constructed and provided for the Government or for public use:

Not applicable

5. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land:

A. In respect of Land 1, Land 3 and Land 4 ("Lot" below in this item A means each of Aberdeen Inland Lot No. 64 and Aberdeen Inland Lot No.55):

- (a) The grantee shall before the expiration of the first year of the term granted by the Land Grant, at his own costs; in a good, substantial and workman-like manner erect, build and completely finish it for use, one or more good, substantial and safe brick or stone messuage(s) or tenement(s) upon some part of the Lot, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances, and shall lay out and expend thereon the specified sum in the Land Grant, which said messuage(s) or tenement(s) shall be of the same rate of building, elevation, character and description, and shall front and range in an uniform manner with the messuages or tenements in the same street, and the whole to be done to the satisfaction of the Government. (Remark: This building covenant has expired and is not applicable to the Development.)
- (b) The grantee shall from time to time, and at all times, from and after the said messuage or tenement, erections and buildings on the Lot shall be respectively completed and finished, during the remainder of the term granted by the Land Grant, when, where and as often as need or occasion shall be and require, at his own costs, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the said messuage(s) and tenement(s), erections and buildings, and all the Walls, Rails, Lights etc., thereunto belonging, and which shall in any wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.

B. In respect of Land 2 ("Lot" below in this item B refers to Land 2):

- (a) The grantee shall throughout the term maintain all buildings erected in good and substantial repair and condition. In the event of demolition at any time during the term of any building then standing on the

Lot or any part thereof the grantee shall replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the Government.

- (b) Any private streets, roads and lanes which are required to be formed shall be sited to the satisfaction of the Government and included in or excluded from the area to be leased as may be determined by the Government and in either case shall be handed over to Government free of cost if so required. Where taken over by Government the surfacing, kerbing, drainage (both foul and storm-water sewers) and channelling shall be carried out by Government at the cost of the grantee and thereafter maintained at public expense but where remaining part of the area leased or to be leased, such streets, roads or lanes shall be surfaced, kerbed, drained, channelled and maintained by and at the expense of the grantee to the satisfaction in all respects of the Government.
- (c) The grantee shall form the whole of the areas coloured red and red hatched red on Plan I annexed to the Land Grant when required by and to the satisfaction of the Government.
- (d) Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the Lot itself and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslide, subsidence or falling away occurring at any time whether in or from the adjacent hill-side or banks or in or from the Lot itself as a result of any default by the grantee under this paragraph, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands, and claims whatsoever which shall or may be made, suffered or incurred through or by reason thereof. If in the opinion of the Government the grantee shall at any time be in default under this paragraph, then in addition to any other rights or remedies provided in the Land Grant for breach of any of the conditions the Government shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslide or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the Government may forthwith execute and carry out the work and the grantee shall on demand repay to the Government the cost thereof.
- (e) The grantee shall at his own expense construct and maintain to the satisfaction of the Government such drains or channels as the Government may consider necessary to intercept and carry off storm-water or rain water falling on or flowing from the hillside on to the Lot, and the grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain water and shall at all times during the continuance of the term remain responsible for the maintenance and repair of such drains and channels whether within the boundaries of the Lot or on Government Land.

6. The lease conditions that are onerous to a purchaser:

A. In respect of Land 1, Land 3 and Land 4 ("Lot" below in this item A means each of Aberdeen Inland Lot No. 64 and Aberdeen Inland Lot No.55):

- (a) TThe Government has reserved rights to mines, minerals and quarries of stone in, under and upon the Lot and such clay, chalk, brick-earth etc., under or upon the Lot as the Government may require for the roads, public buildings or other public purposes of Hong Kong, with full liberty at reasonable times in

during the continuance of the term of the Land Grant, to enter the Lot to view, dig for, convert and carry away such things thereby doing as little damage as possible to the grantee.

- (b) The Government has also reserved the power to make and conduct in, through and under the Lot all and any public or common sewers, drains or watercourses.
- (c) The grantee will as often as need shall require, bear pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains requisite for or in or belonging to the Lot or any part thereof, in common with other premises near or adjoining thereto.
- (d) The Government may, twice or oftener in every year, at all reasonable times in the day, enter into and upon the Lot to view, search and see the condition of the items mentioned in paragraph (c) above and of all decays, defects and wants of reparation and amendment and may issue notice in writing requiring the grantee to repair and amend the same within three calendar months.
- (e) The Government has the right to enter into the Lot at any reasonable hours in the day time, within the last seven years of the term of the Land Grant, to take a schedule or inventory of all and every fixtures and things to be yielded up at the expiration of the term.
- (f) In case of the breach or non-performance of any covenant and condition on the part of the grantee to be performed in the land grant or a failure to pay the Government Rent by the grantee, it shall be lawful for the Government to re-enter, repossess and enjoy the Lot or any part thereof and expel the grantee and occupiers of the Lot.
- (g) The Government has the power to resume and take possession of the Lot or any part thereof if required for the improvement of Hong Kong or any other public purpose whatsoever. Three calendar months' notice being given to the occupant of its being so required and a full and fair compensation for the Lot and the buildings thereon being paid to the said grantee to be valued by the Government.

B. In respect of Land 2 ("Lot" below in this item B refers to Land 2):

- (a) Should the grantee fail or neglect to observe or comply with any of the conditions of the Land Grant the Government shall be entitled to re-enter upon or retain the old lot, and to re-enter upon and take back possession of the Lot and all buildings, erections and works thereon, and thereupon the Land Grant and the rights of the grantee hereunder shall absolutely cease and determine but without prejudice to the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of the terms and conditions of the Land Grant.
- (b) The grantee shall not permit sewage or refuse water to flow from the Lot on to any adjoining land or allow any decaying, noisome, noxious, excrementitious, or other refuse matter to be deposited on any portion of the Lot and shall see that all such matter is removed daily from the Lot in a proper manner.
- (c) In the event of spoil or debris from the Lot or from other areas affected by the development of the Lot being eroded and washed down on to public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs or other government properties the grantee shall be held responsible and shall pay to the Government on demand the cost of removal of the spoil and debris from or for damage to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs or other government properties. The grantee shall indemnify Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.

- (d) The grantee shall pay to the Government on demand the cost of removing, diverting and reinstating elsewhere as may be required any drains, sewers, nullahs, water courses, pipes, cables, wires, utility services or any other works or installations on the Lot or on areas adjacent thereto which the Government may consider it necessary to remove, divert or reinstate.
- (e) The grantee shall pay to the Government on demand any sum which the Government shall certify to be the cost of making good any damage done to adjoining public roads by the grantee his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the Lot.
- (f) All storm or rain water from the Lot shall be conveyed into the nearest stream course, catchpit, channel or storm water drain as required and in a manner to be approved by the Government.
- (g) Any damage or obstruction caused by the grantee, his servants or agents or any nullah, sewer, storm-water drain, watermain or other government properties within or adjoining the Lot shall be made good by the Government at the cost of the grantee, and the amount due in respect thereof shall be paid on demand to the Government by the grantee.
- (h) The grantee shall pay to the Government on demand the cost of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers when laid, such works shall be carried out by the Government, who shall incur no liability to the grantee in respect thereof.
- (i) The grantee shall not interfere with any existing drain, waterway or nullah within or adjoining the Lot without obtaining a notice in writing from the Government that the necessary diversion of such drain, waterway or nullah has been completed.
- (j) The drainage of any building erected on the Lot shall be effected as may be required by the Government, and the grantee shall make all arrangements at his own expense and to the satisfaction of the Government for the disposal of foul or contaminated water by the construction of septic tanks either within the Lot or on Government land or otherwise and on such terms as the Government shall require, and the grantee shall be solely liable for any damage or nuisance caused thereby.
- (k) No water from Government mains shall be used for flushing purposes on any part of the Lot without the written consent of the Government. Consent to use fresh water for such purposes will not be given unless an alternative supply is impracticable and evidence to that effect is offered to and accepted by the Government before a plumbing installation is designed. It may be possible for a mains supply of salt water to be provided, and the grantee shall not therefore proceed to implement his proposals for plumbing until such proposals have been approved in writing by the Government. In the event of a well or nullah supply of water proving inadequate, the fact that sea water is unsuitable for the plumbing installed will not be accepted as a justification for the use of mains fresh water for flushing purposes.

C. See paragraph 5.

Note:

The expression "grantee" as mentioned in this section means the lessee or grantee under the Land Grant concerned and where the context admits or requires includes his executors, administrators and assigns.



不適用

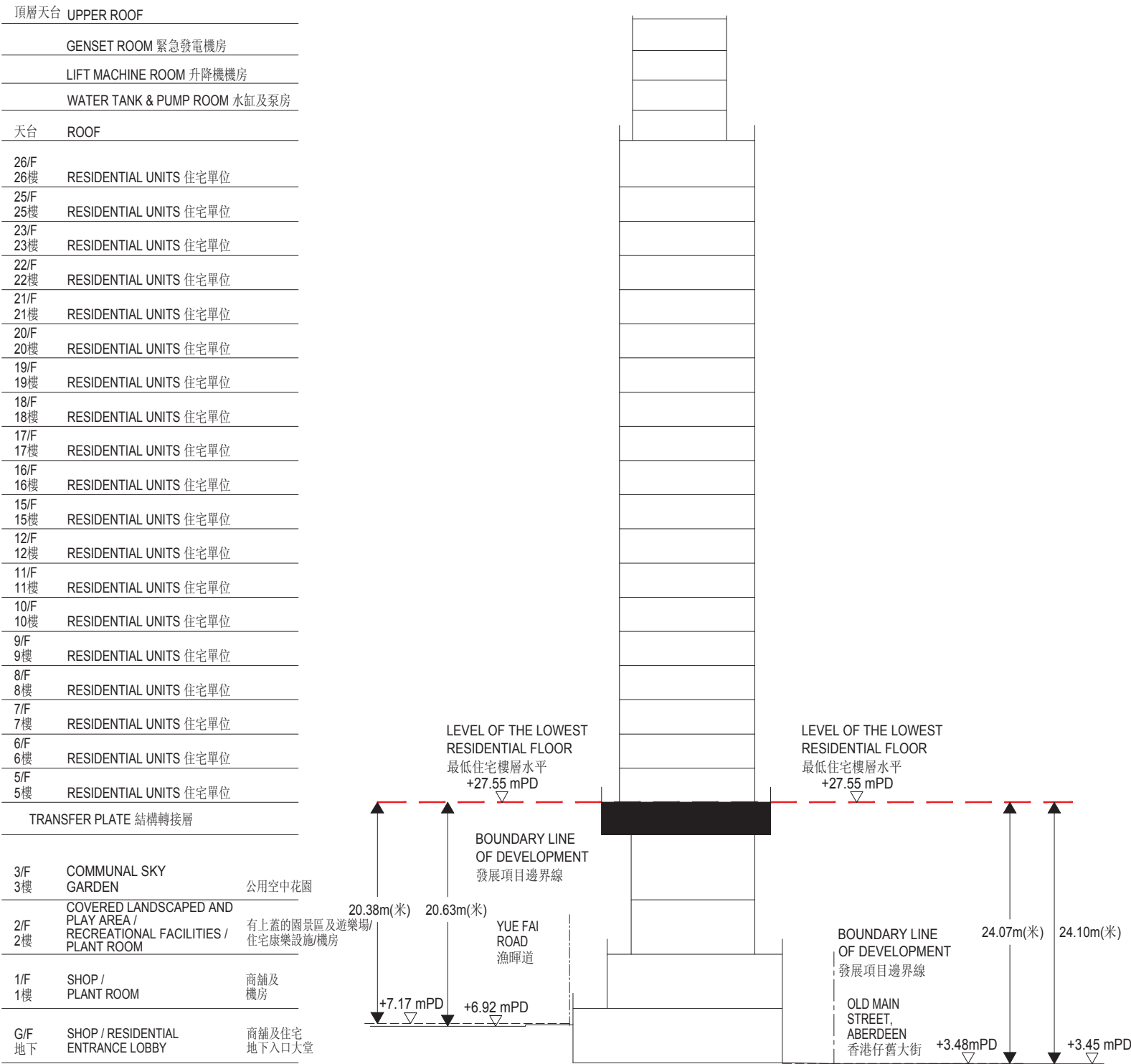
Not Applicable



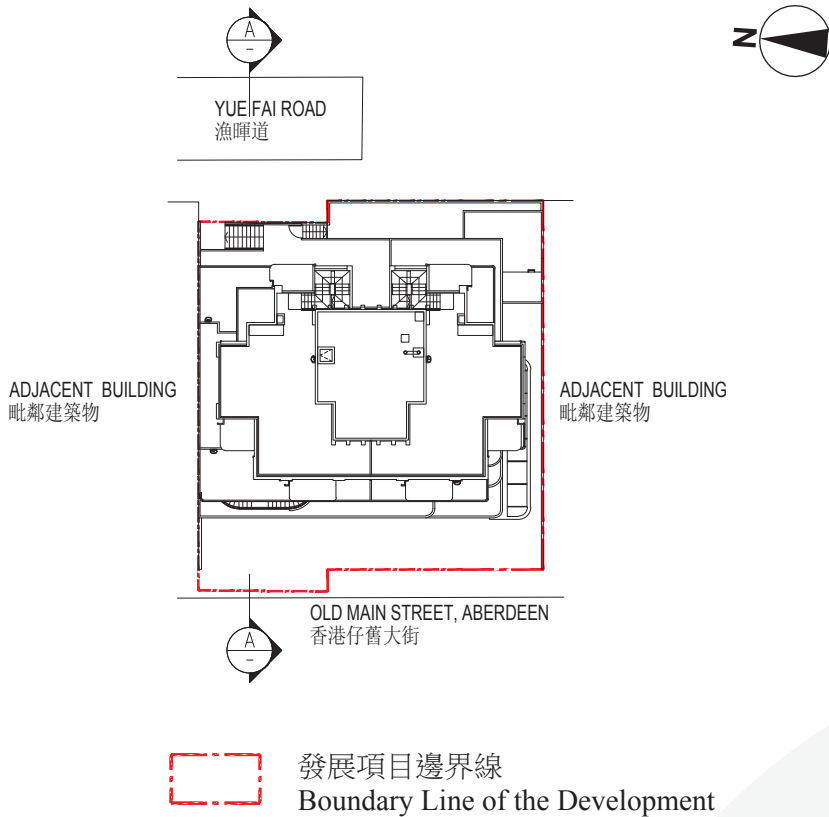
1. 現特此建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：－
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬 3(ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) 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 owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:-
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) that in the case of paragraph 3(ii), 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.

橫截面圖 A-A
Cross-Section Plan A-A



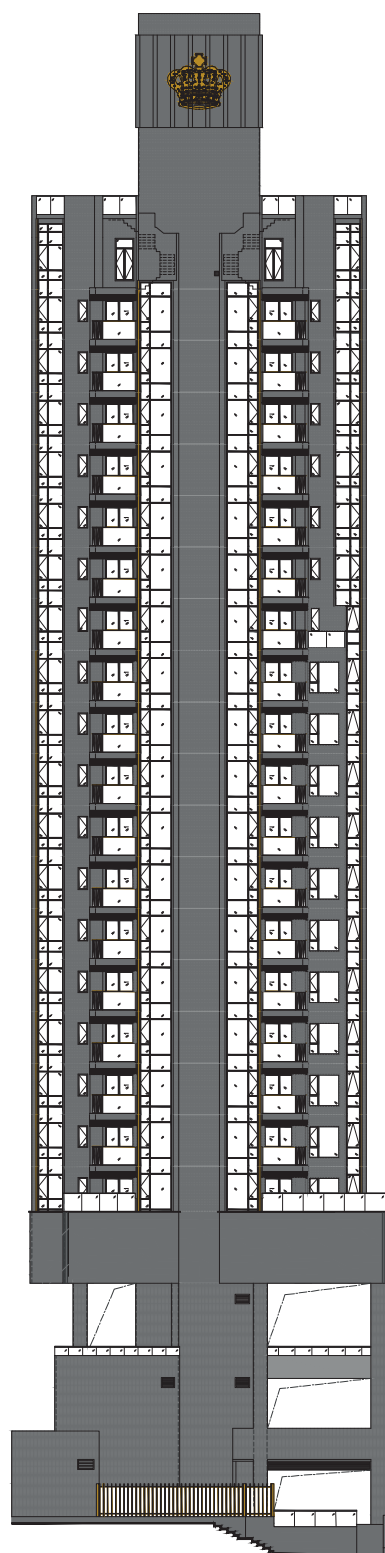
索引圖
Key Plan



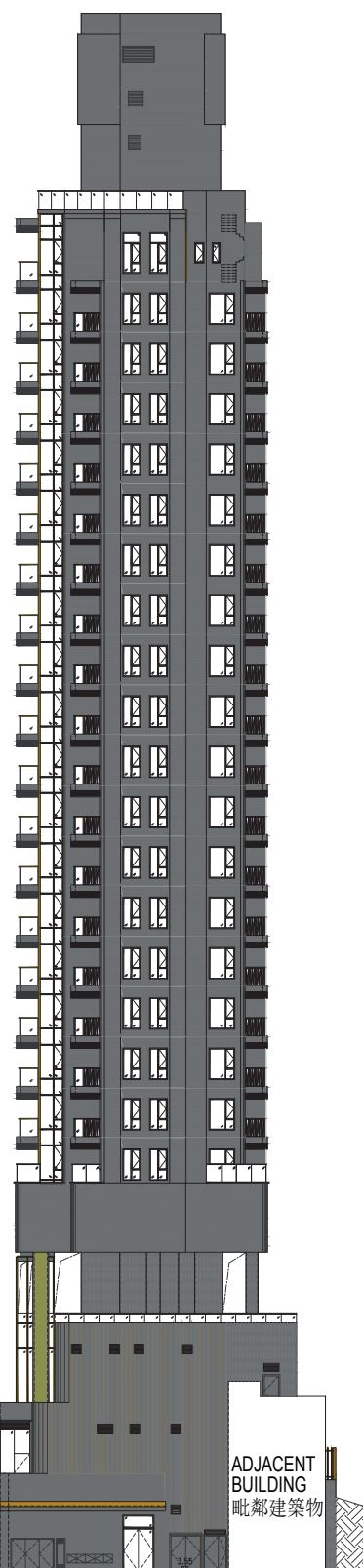
- 備註：
- 毗連建築物的一段香港仔舊大街為香港主水平基準以上 3.45 至 3.48 米。
 - 毗連建築物的一段漁暉道為香港主水平基準以上 6.92 至 7.17 米。
 - 紅色虛線為最低住宅樓層水平
 - mPD - 香港主水平基準以上的高度 (以米為單位)

- Notes:
- The part of Old Main Street, Aberdeen adjacent to the building is 3.45 to 3.48 metres above the Hong Kong Principal Datum (mPD).
 - The part of Yue Fai Road adjacent to the building is 6.92 to 7.17 metres above the Hong Kong Principal Datum (mPD).
 - Red dotted line denotes the lowest residential floor.
 - mPD - Height in metres above the Hong Kong Principal Datum (HKPD)

東立面圖
East Elevation



南立面圖
South Elevation



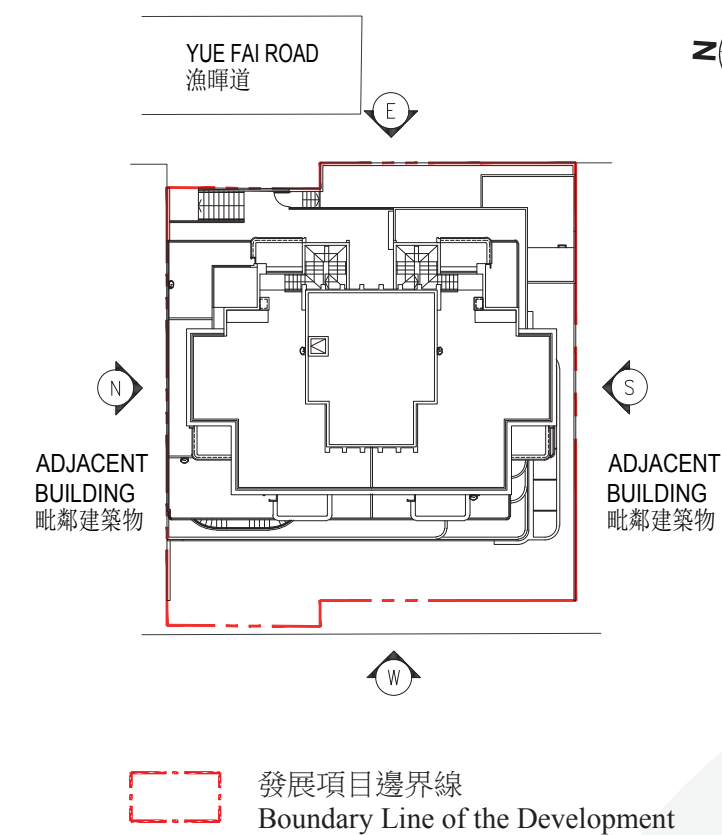
西立面圖
West Elevation



北立面圖
North Elevation



索引圖
Key Plan



發展項目的認可人士證明本立面圖所顯示的立面：
(a) 以 2024 年 11 月 14 日的情況為準的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。

It has been certified by the Authorized Person for the Development that the above elevations:

- (a) are prepared on the basis of the approved building plans for the Development as of 14 November, 2024; and
- (b) are in general accordance with the outward appearance of the Development.



公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered Area	沒有上蓋遮蓋面積 Uncovered Area
a) 住客會所 (包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	2 樓 2/F	32.513 sq. m. 平方米 350 sq.ft. 平方呎	不適用 Not Applicable
b) 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 A 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	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
c) 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 A communal garden or play area for residents' use below the lowest residential floor of a building in the development	2 樓, 3 樓 2/F, 3/F	359.827 sq.m. 平方米 3873 sq.ft. 平方呎	不適用 Not Applicable

備註：

1. 康樂設施有上蓋遮蓋之面積為核准圖則內獲建築事務監督豁免之康樂設施面積。
2. 以平方呎顯示之面積均依據 1 平方米 = 10.764 平方呎換算，並四捨五入至整數。

Note:

1. The covered area of recreational facilities is the exempted recreational facilities area permitted by the Building Authority as shown on the approved building plans.
2. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.



1. 備有關乎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 <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. 無須為閱覽付費。

1. Copies of the outline zoning plans relating to the Development is available for inspection at <http://www.ozp.tpb.gov.hk>.
2. A copy of every executed Deed of Mutual Covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available of inspection free of charge at the place at which the specified residential properties are offered to be sold.
3. The inspection is free of charge.



1. 外部裝修物料

	細項	描述	
(a)	外牆	裝修物料的類型	基座：玻璃牆、外牆瓷磚、鋁質飾板、鋁百葉、鋁飾條、天然石及外牆漆 住宅大廈：玻璃幕牆、鋁質飾板、鋁百葉、鋁飾條、鋁格柵及外牆瓷磚
(b)	窗	框的用料	氟化碳噴塗鋁質窗框
		玻璃的用料	所有住宅單位的客廳 / 飯廳及睡房之窗戶為中空玻璃 浴室窗戶（如有）為磨砂玻璃
(c)	窗台	用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	(i) 露台裝修物料的類型	圍欄裝設夾層鋼化清玻璃配以鋁質扶手及金屬欄桿 地台：瓷磚（只適用於除 18 樓 D 單位之外所有其他住宅單位），瓷磚及戶外環保木地台（只適用於 18 樓 D 單位） 牆身：外牆瓷磚及鋁質飾板 天花：鋁質飾條天花、鋁質飾板及外牆漆
		(ii) 露台是否有蓋	露台設有上蓋
		陽台	不適用
(f)	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

	細項	描述				
		牆壁	地板	天花板		
(a)	大堂	地下住宅入口大堂的裝修物料的類型	瓷磚、木皮、膠板、金屬、玻璃及鏡	瓷磚	石膏板假天花並髹乳膠漆。部份位置裝設夾板天花配膠板飾面	
		住宅樓層電梯大堂的裝修物料的類型	瓷磚、膠板、金屬、玻璃及木塑板配以壓覆膜皮	瓷磚及天然石材（門檻）	石膏板假天花並髹乳膠漆	
(b)	內牆及天花板		牆壁	天花板		
		客廳的裝修物料的類型	乳膠漆	髹乳膠漆。部份位置裝設石膏板假天花及假陣		
		飯廳的裝修物料的類型	乳膠漆	髹乳膠漆。部份位置裝設石膏板假天花及假陣		
		睡房的裝修物料的類型	乳膠漆	髹乳膠漆。部份位置裝設石膏板假天花及假陣		
(c)	內部地板		地板	牆腳線		
		客廳的用料	瓷磚（除下述單位以外）； 複合木地板及天然石門檻（只適用於 26 樓 A 及 B 單位）	木腳線		
		飯廳的用料	瓷磚（除下述單位以外）； 複合木地板及天然石門檻（只適用於 26 樓 A 及 B 單位）	木腳線		
		睡房的用料	瓷磚（除下述單位以外）； 複合木地板（只適用於 26 樓 A 及 B 單位）	木腳線		
(d)	浴室		牆壁	地板	天花板	
		(i) 裝修物料的類型	瓷磚及人造石	瓷磚及天然石材	鋁質假天花及鋁百葉	
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
(e)	廚房		牆壁	地板	天花板	灶台
		(i) 裝修物料的類型	牆身外露部分鋪設玻璃（除下述單位以外） 岩板及金屬飾條（只適用於 26 樓 A 及 B 單位）	瓷磚（除下述單位以外） 瓷磚及天然石材（只適用於 26 樓 A 及 B 單位）	石膏板假天花髹乳膠漆（除下述單位以外） 石膏板假天花髹乳膠漆及金屬飾條、部份位置 裝設鋁質假天花（只適用於 26 樓 A 及 B 單位）	石英人造石
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			



3. 室內裝置

	細項	描述			
		用料	裝修物料	配件	
(a)	門	單位大門	實心防火木掩門	膠板	門鎖、門鼓、門擋、門鉸及防盜眼
		露台及工作平台門 (只適用於 6 至 12 樓、15 至 23 樓及 25 樓 A、B、C、D、E 及 F 單位及 26 樓 A 及 B 單位)	氟化碳噴塗鋁質框	清玻璃	門鎖及趟路軌 (只適用於 6 至 12 樓、15 至 23 樓及 25 樓 A、C、D 及 F 單位、26 樓 A 及 B 單位) / 門鎖及門鉸 (只適用於 6 至 12 樓、15 至 23 樓及 25 樓 B 及 E 單位)
		平台門 (適用於 5 樓 A、B、C、D、E、F 單位及 18 樓 F 單位)	氟化碳噴塗鋁質框	清玻璃	門鎖及趟路軌 (只適用於 5 樓 A、C、D 及 F 單位) / 門鎖及門鉸 (只適用於 5 樓 B 及 E 單位、18 樓 F 單位)
		睡房門	木面夾板木門	膠板	門鎖、門擋及門鉸
		浴室門	木面夾板木門	膠板	門鎖、門擋及門鉸 (只適用於 5 至 12 樓、15 至 23 樓及 25 樓 A、C、D 及 F 單位、26 樓 A 及 B 單位) / 門鎖、門擋及趟路軌 (只適用於 5 至 12 樓、15 至 23 樓及 25 樓 B 及 E 單位)
		廚房門 (適用於 26 樓 A 及 B 單位)	防火實心木門及防火玻璃	防火玻璃、膠板飾面及金屬飾線	門鼓、門擋及門鉸
		天台門 (適用於 26 樓 A 及 B 單位)	氟化碳噴塗鋁質門	不適用	門鎖、門鼓、門擋及門鉸
		工作間門 (適用於 26 樓 A 及 B 單位)	鋁框摺疊門	磨砂玻璃	門鎖及摺疊路軌
		儲物閣門 (只適用於 26 樓 A 及 B 單位)	氟化碳噴塗鋁質框	鋁質板及鋁百葉	門鎖及門鉸
(b)	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	櫃枱面	人造石枱面
				洗手盆櫃	木製櫃連金屬及膠板飾面
				鏡櫃	木製櫃連鏡、金屬及膠板飾面
			其他設備	洗手盆水龍頭	鍍鉻
				洗手盆	搪瓷
				坐廁	搪瓷
				廁紙架	鍍鉻
				毛巾掛鈎	鍍鉻
		淋浴間	強化清玻璃		
		(ii) 供水系統的類型及用料		冷水喉	銅喉
				熱水喉	配有隔熱絕緣之銅喉
		(iii) 沐浴設施 (包括花灑或浴缸，(如適用的話))	花灑	花灑套裝	鍍鉻
(iv) 浴缸大小 (如適用的話)		不適用			
(c)	廚房		用料		
		(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣之銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製櫃配木製櫃門板	膠板、焗漆及金屬	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭 (只適用於除 26 樓 A 及 B 單位之外所有其他住宅單位); 不適用 (只適用於 26 樓 A 及 B 單位)	
其他裝置的類型	鍍鉻洗滌盆水龍頭				
(d)	睡房		裝置	類型	用料
		裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用



3. 室內裝置

(e)	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」	
(f)	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」	
	細項		描述	
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件 安全裝置	提供電掣及插座之面板 三相電力配電箱配置微型斷路器
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」	
(h)	氣體供應	類型	煤氣 (只適用於 26 樓 A 及 B 單位) ; 不適用 (除 26 樓 A 及 B 單位外之所有其他住宅單位)	
		系統	26 樓 A 及 B 單位之煤氣喉接駁煤氣煮食爐	
		位置	請參閱「住宅單位機電裝置數量說明表」	
(i)	洗衣機接駁點	位置	請參閱「住宅單位機電裝置數量說明表」	
		設計	設有洗衣機來、去水接駁喉位	
(j)	供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 ²	
		(iii) 有否熱水供應	廚房及浴室供應熱水	

4. 雜項

	細項	描述		
			住宅升降機	
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱 產品型號	奧的斯 GEN2 MR
		(ii) 升降機的數目及到達的樓層	升降機的數目	2
			到達的樓層	一號升降機: 地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓、天台 二號升降機: 地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓
(b)	信箱	用料	金屬	
(c)	垃圾收集	(i) 垃圾收集的方法	垃圾由清潔工人收集	
		(ii) 垃圾房的位置	各住宅層之公用地方設有垃圾房及地下設有中央垃圾房	
(d)	水錶、電錶及氣體錶		水錶	電錶
		(i) 位置	每層之公共水錶櫃	每層之公共電錶房
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立

5. 保安設施

細項	描述
保安系統及設備	入口通道控制及保安系統 閉路電視
嵌入式的裝備的細節	各住宅單位均裝配視像對講機連接地下入口大堂管理員櫃檯
嵌入式裝備的位置	請參閱「住宅單位機電裝置數量說明表」

6. 設備

細項	描述
設備	設備的品牌名稱及產品型號，請參閱「設備說明表」。

賣方承諾如發展項目沒有安裝分別於第 4(a) 及 6 項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

- 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。
- 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。



1. Exterior finishes

	Item	Description	
(a)	External Wall	Type of finishes	Podium: glass wall, external wall tiles, aluminium cladding, aluminium louvres, aluminium feature, natural stone and external paint Residential tower: curtain wall, aluminium cladding, aluminium louvres, aluminium feature, aluminium grilles and external wall tiles
(b)	Window	Material of frame	Fluorocarbon coating aluminum frame
		Material of glass	Insulated-Glass-Unit (IGU) for windows in living rooms/dining rooms and bedrooms of residential units Frosted glass for windows (if any) in bathrooms
(c)	Bay window	Material	Not applicable
		Window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	(i) Type of finishes of balcony	Fitted with tempered glass balustrade with aluminium handrails and metal railings Floor: Porcelain tiles for all residential units except Flat D of 18/F, porcelain tiles with outdoor composite wood decking for Flat D of 18/F Wall: Exterior wall tiles and aluminium cladding Ceiling: Installed with aluminium baffle ceiling, aluminium cladding and external paint.
		(ii) Whether balcony is covered	Balcony is covered
		Verandah	Not applicable
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior finishes

	Item	Description			
			Wall	Floor	Ceiling
(a)	Lobby	G/F residential entrance lobby finishes	Ceramic tiles, wood veneer, plastic laminate, metal, glass and mirror	Ceramic tiles	Finished with gypsum board false ceiling with emulsion paint. Partly equipped with plywood ceiling with plastic laminate finish.
		Lift lobby finishes for residential floors	Ceramic tiles, plastic laminate, metal, glass and wood composite panel with pressed laminate	Ceramic tiles and natural stone (door threshold)	Gypsum board false ceiling with emulsion paint
(b)	Internal wall and ceiling		Wall	Ceiling	
		Living room finishes	Emulsion paint	Finished with emulsion paint. Partly equipped with gypsum board false ceiling and ceiling bulkhead	
		Dining room finishes	Emulsion paint	Finished with emulsion paint. Partly equipped with gypsum board false ceiling and ceiling bulkhead	
		Bedroom finishes	Emulsion paint	Finished with emulsion paint. Partly equipped with gypsum board false ceiling and ceiling bulkhead	
(c)	Internal floor		Floor	Skirting	
		Material for living room	Porcelain tiles (Except those units set out below); Engineered timber flooring and natural stone door threshold (Only applicable for Flat A & B on 26/F)	Timber skirting	
		Material for dining room	Porcelain tiles (Except those units set out below); Engineered timber flooring and natural stone door threshold (Only applicable for Flat A & B on 26/F)	Timber skirting	
		Material for bedroom	Porcelain tiles (Except those units set out below); Engineered timber flooring (Only applicable for Flat A & B on 26/F)	Timber skirting	



3. Interior fittings

(d)	Bathroom		Wall	Floor	Ceiling	
		(i) Type of finishes	Porcelain tiles and solid surfacing material	Ceramic tiles and natural stone	Aluminum false ceiling and aluminum louvre	
		(ii) Whether the wall finishes run up to the ceiling	The wall finishes run up to the bottom line of false ceiling			
(e)	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		(i) Type of finishes	Wall is finished with glazing when exposed (Except those units set out below) Porcelain slab and metal feature (Only applicable for Flat A and B on 26/F)	Ceramic tiles (Except those units set out below) Porcelain tiles and natural stone (Only applicable for Flat A and B on 26/F)	Gypsum board false ceiling with emulsion paint (Except those units set out below) Gypsum board false ceiling with emulsion paint and metal feature. Partly equipped with aluminum false ceiling (Only applicable for Flat A and B on 26/F)	Quartz base reconstituted stone
		(ii) Whether the wall finishes run up to the ceiling	The wall finishes run up to the bottom line of false ceiling			
	Item		Description			
			Material	Finishes	Accessories	
(a)	Doors	Main entrance door	Solid core fire rated timber door	Plastic laminate	Lockset, door closer, door stopper, door hinge and eye viewer	
		Balcony door and utility platform door (Only applicable for Flat A, B, C, D, E & F on 6/F to 12/F, 15/F to 23/F, 25/F, and Flat A & B on 26/F)	Aluminum frame finished with fluorocarbon coating	Clear glass	Lockset and sliding door track (Only applicable for Flat A, C, D & F on 6/F to 12/F, 15/F to 23/F and 25/F, Flat A & B on 26/F) / Lockset and door hinge (Only applicable for Flat B & E on 6/F to 12/F, 15/F to 23/F and 25/F)	
		Flat roof door (Only applicable for Flat A, B, C, D, E & F on 5/F, and Flat F on 18/F)	Aluminum frame finished with fluorocarbon coating	Clear glass	Lockset and sliding door track (Only applicable for Flat A, C, D & F on 5/F) / Lockset and door hinge (Only applicable for Flat B & E on 5/F, Flat F on 18/F)	
		Bedroom door	Hollow core timber door	Plastic laminate	Lockset, door stopper, and door hinge	
		Bathroom door	Hollow core timber door	Plastic laminate	Lockset, door stopper and door hinge (Only Flat A, C, D, F on 5/F to 12/F, 15/F to 23/F, and 25/F, Flat A & B on 26/F) / Lockset, door stopper and sliding door track (Only applicable for Flat B & E on 5/F to 12/F, 15/F to 23/F and 25/F)	
		Kitchen door (Only applicable for Flat A & B on 26/F)	Solid core fire rated timber door with fire rated glass	Fire rated glass panel, Plastic laminate and Metal Feature	Door closer, door stopper and door hinge	
		Door to roof (Only applicable for Flat A & B on 26/F)	Aluminum door with fluorocarbon coating	Not applicable	Lockset, door closer, door stopper and door hinge	
		Utility room door (Only applicable for Flat A & B on 26/F)	Aluminum frame folding door	Frosted glass	Lockset and folding door track	
		Storage cabinet door (Only applicable for Flat A and B on 26/F)	Aluminum frame finished with fluorocarbon coating	Aluminum panel and aluminum louvre	Lockset and door hinge	



3. Interior fittings

(b)	Bathroom		Fittings & Equipment	Type	Material
		(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Solid surfacing material countertop
				Basin cabinet	Timber cabinet with metal and plastic laminate finish
				Mirror Cabinet	Timber cabinet with mirror, metal and plastic laminate finish
			Other appliances	Wash basin mixer	Chrome plated
				Wash basin	Vitreous China
				Water closet	Vitreous China
				Paper holder	Chrome plated
				Robe hook	Chrome plated
				Shower Compartment	Clear tempered glass
		(ii) Type and material of water supply system		Cold water supply	Copper water pipes
				Hot water supply	Copper water pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated
(iv) Size of bath tub, if applicable		Not applicable			
(c)	Kitchen		Material		
		(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper water pipes for cold water supply are provided. Copper water pipes with thermal insulation for hot water supply are provided.		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber cabinet with timber door panel	Plastic laminate, lacquer coating, and metal	
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Smoke detector and sprinkler head are fitted in or near the ceiling of open kitchen (All residential units except Flat A & B on 26/F); not applicable (Flat A & B on 26/F)	
			Other fittings	Chrome plated sink mixer	
(d)	Bedroom		Fittings	Type	Material
		Type and material of fittings (including built-in wardrobe)	Built-in Wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
(e)	Telephone	Location and number of connection points	Please refer to the “Schedule of Mechanical & Electrical Provisions for Residential Units”		
(f)	Aerials	Location and number of connection points	Please refer to the “Schedule of Mechanical & Electrical Provisions for Residential Units”		
	Item	Description			
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Electricity supply with three-phase power distribution box with miniature circuit breaker distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹		
		(iii) Location and number of power points and air-conditioner points	Please refer to the “Schedule of Mechanical & Electrical Provisions for Residential Units”		
(h)	Gas supply	Type	Town Gas (Only applicable to Flat A & B on 26/F); not applicable (All other residential units except Flat A & B on 26/F)		
		System	Gas supply pipe is provided and connected to gas cooker for Flat A & B on 26/F		
		Location	Please refer to the “Schedule of Mechanical & Electrical Provisions for Residential Units”		
(i)	Washing machine connection point	Location	Please refer to the “Schedule of Mechanical & Electrical Provisions for Residential Units”		
		Design	Drain point and water point are provided for washing machine		
(j)	Water supply	(i) Material of water pipes	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply		
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ²		
		(iii) Whether hot water is available	Hot water supply is provided to the kitchen and bathroom		

Notes:

- Other than those parts of the conduits concealed within the concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipes ducts or other materials.
- Other than those parts of the water pipes concealed within the concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipes ducts or other materials.



4. Miscellaneous

	Item	Description			
				Residential Lift	
(a)	Lifts	(i) Brand name and model number	Brand Name	OTIS	
			Model Number	GEN2 MR	
		(ii) Number and floors served by them	Number of lifts	2	
			Floor served by the lifts	Lift 1: G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F, R/F Lift 2: G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F	
(b)	Letter box	Material	Metal		
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse storage and material recovery room is provided in the common area of each residential floor. Refuse storage and material recovery chamber is provided on G/F		
(d)	Water meter, electricity meter and gas meter		Water Meter	Electricity Meter	Gas Meter
		(i) Location	Common water meter cabinet on each floor	Common electric meter room on each floor	Within false ceiling inside kitchen in Flat A & B on 26/F; not applicable (All other residential units except Flat A & B on 26/F)
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. Security facilities

Item	Description
Security system and equipment	Entrance Access Control and Security System
	CCTV
Details of built-in provisions	Video door phone connecting to caretaker's office at G/F entrance lobby for all residential units
Location of built-in provisions	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Units"

6. Appliances

Item	Description
Appliances	For brand names and model numbers of appliances, please refer to the "Appliances Schedule"

The vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the development, lifts or appliances of comparable quality will be installed.

設備說明表
Appliances Schedule

設備 Appliances	品牌名稱 Brand Name	產品型號 Model Number	5 樓 5/F						6 樓至 12 樓, 15 樓至 23 樓, 25 樓 6/F-12/F, 15/F-23/F, 25/F					6 樓至 12 樓, 15 樓至 17 樓 6/F-12/F, 15/F-17/F		18 樓至 23 樓, 25 樓 18/F-23/F, 25/F		26 樓 26/F	
			A	B	C	D	E	F	A	B	C	D	E	F		F		A	B
分體式冷氣機室內機 Single-Split Type Air-conditioner Indoor Unit	三菱重工 Mitsubishi Heavy Industries	SRK25MWKH1	Y	Y	-	-	Y	-	Y	Y	-	-	Y	-		Y		Y	Y
分體式冷氣機室外機 Single-Split Type Air-conditioner Outdoor Unit	三菱重工 Mitsubishi Heavy Industries	SRC25MWKH1	Y	Y	-	-	Y	-	Y	Y	-	-	Y	-		Y		Y	Y
分體式冷氣機室內機 Single-Split Type Air-conditioner Indoor Unit	三菱重工 Mitsubishi Heavy Industries	SRK50MUV P1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y		-	-
分體式冷氣機室外機 Single-Split Type Air-conditioner Outdoor Unit	三菱重工 Mitsubishi Heavy Industries	SRC50MUV P1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y		-	-
多聯分體式冷氣機室內機 Multi-Split Type Air-conditioner Indoor Unit	三菱重工 Mitsubishi Heavy Industries	SRK25ZS-W	-	-	Y	Y	-	Y	-	-	Y	Y	-	Y		-		-	-
多聯分體式冷氣機室外機 Multi-Split Type Air-conditioner Outdoor Unit	三菱重工 Mitsubishi Heavy Industries	SCM50ZS-S1	-	-	Y	Y	-	Y	-	-	Y	Y	-	Y		-		-	-
多聯式冷氣機室內機 VRF Type Air-conditioner Indoor Unit	三菱重工 Mitsubishi Heavy Industries	FDK28KXZE1	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y
多聯式冷氣機室內機 VRF Type Air-conditioner Indoor Unit	三菱重工 Mitsubishi Heavy Industries	FDK45KXZE1	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y
多聯式冷氣機室內機 VRF Type Air-conditioner Indoor Unit	三菱重工 Mitsubishi Heavy Industries	FDK71KXZE1	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y
多聯式冷氣機室外機 VRF Type Air-conditioner Outdoor Unit	三菱重工 Mitsubishi Heavy Industries	FDC141KXZEN2HJ	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y
電熱水爐 Electric Water Heater	斯寶亞創 Stiebel Eltron	DHB 27 ST Trend	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y		-	-
	斯寶亞創 Stiebel Eltron	DHB 18/21/24 ST Trend	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y
抽氣扇 Exhaust Fan	System Air	CBF-125M	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y		Y	Y
浴室寶 Thermo Ventilator	樂聲 Panasonic	FV-40BEN4H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y		Y	Y
拉趟式抽油煙機 Telescopic Hood	西門子 Siemens	LI67SA531B	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y		-	-
電磁煮食爐 Induction Hob	西門子 Siemens	EH375FBB1E	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y		-	-
雪櫃 Refrigerator	西門子 Siemens	KI42LAFF0K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y		-	-
洗衣乾衣機 Washer & Dryer	西門子 Siemens	WK14D321HK	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y		-	-

備註:

- 上表 “1, 2...” 表示提供於該住宅單位內的裝置數量。
- 上表所顯示的 “-” 代表「不適用」或「不提供」。
- 上表所顯示的 “Y” 代表「有提供」。

Notes:

- “1, 2...” as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
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設備說明表
Appliances Schedule

設備 Appliances	品牌名稱 Brand Name	產品型號 Model Number	5 樓 5/F						6 樓至 12 樓, 15 樓至 23 樓, 25 樓 6/F-12/F, 15/F-23/F, 25/F					6 樓至 12 樓, 15 樓至 17 樓 6/F-12/F, 15/F-17/F		18 樓至 23 樓, 25 樓 18/F-23/F, 25/F		26 樓 26/F	
			A	B	C	D	E	F	A	B	C	D	E	F		F		A	B
蒸爐 Steamer	Miele	DG6010	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y		-	-
拉趟式抽油煙機 Telescopic Hood	西門子 Siemens	LC91BUR50B	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y
電磁煮食爐 Induction Hob	西門子 Siemens	EX375FXB1E	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y
單頭氣體煮食爐 Gas Hob 1 Burner	西門子 Siemens	ER3A6AB70X	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y
雙頭氣體煮食爐 Gas Hob 2 Burners	西門子 Siemens	ER3A6BB70X	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y
雪櫃 Refrigerator	西門子 Siemens	KI86NAF31K	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y
洗衣機 Washer	西門子 Siemens	WG44A2UGHK	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y
乾衣機 Dryer	西門子 Siemens	WQ45G200HK	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y
蒸焗爐 Combi-Steam Oven	西門子 Siemens	CS736G1B1	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y
焗爐 Oven	西門子 Siemens	VB558C0S0	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y
微波爐 Microwave Oven	西門子 Siemens	BE732L1B1B	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y
洗碗碟機 Dishwasher	西門子 Siemens	SN67ZX86DM	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y
酒櫃 Wine Cellar	Miele	KWT 6321 UG	-	-	-	-	-	-	-	-	-	-	-	-		-		Y	Y

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住宅單位機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Units

位置 Location	描述 Description	5 樓 5/F						6 樓至 12 樓, 15 樓至 23 樓, 25 樓 6/F-12/F, 15/F-23/F, 25/F						26 樓 26/F	
		A	B	C	D	E	F	A	B	C	D	E	F	A	B
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	1	1	1	1	1	1	1
客廳 / 飯廳 Living Room / Dining Room	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	室內冷氣機開關掣 Switch for Indoor Air-conditioner Unit	1	1	1	1	1	1	1	1	1	1	1	1	2	2
	13A 雙位插座連開關制 13A Twin Switched Socket Outlet	3	4	3	3	4	3	3	4	3	3	4	3	7	7
	13A 雙位插座連開關制及 USB 13A Twin Switched Socket Outlet With USB Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電視及電台插座 TV&FM Outlet	1	2	2	2	2	1	1	2	2	2	2	1	2	2
	電話插座 Telephone Outlet	1	2	2	2	2	1	1	2	2	2	2	1	2	2
	數據插座 Data Outlet	1	2	2	2	2	1	1	2	2	2	2	1	2	2
	燈位 Lighting Point	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	燈掣 Lighting Switch	6	4	5	5	4	6	6	4	5	5	4	6	8	8
	浴室抽氣扇開關掣 Switch For Exhaust Fan For Bathroom	1	-	1	1	-	1	1	-	1	1	-	1	1	1
	浴室電熱水爐開關掣 Switch For Electric Water Heater For Bathroom	1	-	1	1	-	1	1	-	1	1	-	1	1	1

備註:

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- 上表所顯示的 “-” 代表「不適用」或「不提供」。

Notes:

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- The symbol “-” as shown in the schedule above denotes “Not applicable” or “Not provided”.



住宅單位機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Units

位置 Location	描述 Description	5 樓 5/F						6 樓至 12 樓, 15 樓至 17 樓 6/F-12/F, 15/F-17/F						18 樓至 23 樓, 25 樓 18/F-23/F, 25/F						26 樓 26/F	
		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B
睡房 / 睡房 1 Bedroom/Bedroom 1	室內冷氣機開關掣 Switch for Indoor Air-conditioner Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A 雙位插座連開關制 13A Twin Switched Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	13A 雙位插座連開關制及 USB 13A Twin Switched Socket Outlet With USB Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	3
	電視及電台插座 TV&FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2
	燈位 Lighting Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch	1	3	1	1	3	1	1	3	1	1	3	1	1	3	1	1	3	1	1	1
	浴室抽氣扇開關掣 Switch For Exhaust Fan For Bathroom	-	1	-	-	1	-	-	1	-	-	1	-	-	1	-	-	1	-	-	-
	浴室電熱水爐開關掣 Switch For Electric Water Heater For Bathroom	-	1	-	-	1	-	-	1	-	-	1	-	-	1	-	-	1	-	-	-
	室內冷氣機開關掣 Switch For Indoor Air-conditioner Unit	-	-	1	1	-	1	-	-	1	1	-	1	-	-	1	1	-	-	1	1
睡房 2 Bedroom 2	13A 雙位插座連開關制及 USB 13A Twin Switched Socket Outlet With USB Outlet	-	-	1	1	-	1	-	-	1	1	-	1	-	-	1	1	-	-	1	1
	13A 雙位插座連開關制 13A Twin Switched Socket Outlet	-	-	1	1	-	1	-	-	1	1	-	1	-	-	1	1	-	-	1	1
	電視及電台插座 TV&FM Outlet	-	-	1	1	-	1	-	-	1	1	-	1	-	-	1	1	-	-	1	1
	電話插座 Telephone Outlet	-	-	1	1	-	1	-	-	1	1	-	1	-	-	1	1	-	-	1	1
	燈位 Lighting Point	-	-	1	1	-	1	-	-	1	1	-	1	-	-	1	1	-	-	1	1
	燈掣 Lighting Switch	-	-	1	1	-	1	-	-	1	1	-	1	-	-	1	1	-	-	1	1
	室內冷氣機開關掣 Switch For Indoor Air-conditioner Unit	-	-	1	1	-	1	-	-	1	1	-	1	-	-	1	1	-	-	1	1
	13A 雙位插座連開關制及 USB 13A Twin Switched Socket Outlet With USB Outlet	-	-	1	1	-	1	-	-	1	1	-	1	-	-	1	1	-	-	1	1

備註:

- 上表 “1, 2...” 表示提供於該住宅單位內的裝置數量。
- 上表所顯示的 “-” 代表「不適用」或「不提供」。

Notes:

- “1, 2...” as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol “-” as shown in the schedule above denotes “Not applicable” or “Not provided”.



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

位置 Location	描述 Description	5 樓 5/F						6 樓至 12 樓, 15 樓至 17 樓 6/F-12/F, 15/F-17/F						18 樓至 23 樓, 25 樓 18/F-23/F, 25/F						26 樓 26/F	
		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B
主人睡房 Master Bedroom	室內冷氣機開關掣 Switch For Indoor Air-conditioner Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	13A 雙位插座連開關制及 USB 13A Twin Switched Socket Outlet With USB Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3
	13A 雙位插座連開關制 13A Twin Switched Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	電視及電台插座 TV&FM Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2
	電話插座 Telephone Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2
	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2
	燈掣 Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3
	浴室抽氣扇開關掣 Switch For Exhaust Fan For Bathroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	浴室電熱水爐開關掣 Switch For Electric Water Heater For Bathroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1

備註:

- 上表 “1, 2...” 表示提供於該住宅單位內的裝置數量。
- 上表所顯示的 “-” 代表「不適用」或「不提供」。

Notes:

- “1,2...” as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol “-” as shown in the schedule above denotes “Not applicable” or “Not provided”.

住宅單位機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Units

位置 Location	描述 Description	5 樓 5/F						6 樓至 12 樓, 15 樓至 23 樓, 25 樓 6/F-12/F, 15/F-23/F, 25/F						26 樓 26/F	
		A	B	C	D	E	F	A	B	C	D	E	F	A	B
浴室 Bathroom	13A 雙位插座連開關制及 USB 13A Twin Switched Socket Outlet With USB Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	櫃燈供電位 Power Supply Point For Cabinet Light	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇供電位 Power Supply Point For Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	浴室寶供電位連開關掣 Power Supply Point With Switch For Thermo Ventilator	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電熱水爐供電位 Power Supply Point For Electric Water Heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電熱水爐溫度掣 Electric Water Heater Wired Remote Control	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	2	2	3	3	2	2	2	2	3	3	2	2	2	2
主人睡房內的浴室 Bathroom in Master Bedroom	13A 雙位插座連開關制及 USB 13A Twin Switched Socket Outlet With USB Outlet	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	櫃燈供電位 Power Supply Point For Cabinet Light	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	抽氣扇供電位 Power Supply Point For Exhaust Fan	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	浴室寶供電位連開關掣 Power Supply Point With Switch For Thermo Ventilator	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	電熱水爐供電位 Power Supply Point For Electric Water Heater	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	電熱水爐溫度掣 Electric Water Heater Wired Remote Control	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	3	3

備註:

- 上表 “1, 2...” 表示提供於該住宅單位內的裝置數量。
- 上表所顯示的 “-” 代表「不適用」或「不提供」。

Notes:

- “1, 2...” as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol “-” as shown in the schedule above denotes “Not applicable” or “Not provided”.



住宅單位機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Units

位置 Location	描述 Description	5 樓 5/F						6 樓至 12 樓, 15 樓至 23 樓, 25 樓 6/F-12/F, 15/F-23/F, 25/F						26 樓 26/F	
		A	B	C	D	E	F	A	B	C	D	E	F	A	B
開放式廚房 Open Kitchen	門鈴 Door Bell	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	門鈴 5A 接線蘇 5A Fused Spur Unit For Door Bell	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	拉趟式抽油煙機 13A 單位電插座 13A Single Socket Outlet For Telescopic Hood	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	電磁煮食爐供電位連開關掣 Power Supply Point With Switch For Induction Hob	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	雪櫃 13A 單位電插座 13A Single Socket Outlet For Refrigerator	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	洗衣乾衣機 13A 單位電插座 13A Single Socket Outlet For Washer & Dryer	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	蒸爐供電位 Power Supply Point for Streamer	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	櫃燈供電位 Power Supply Point For Cabinet Light	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	13A 雙位插座連開關制及 USB 13A Twin Switched Socket Outlet With USB Outlet	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	洗衣乾衣機接駁點 (來去水位) Washer & Dryer Connection Point (Water Inlet & Outlet)	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	視像對講機 Video Door Phone	-	-	-	-	-	-	-	-	-	-	-	-	1	1
廚房 Kitchen	門鈴 Door Bell	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	門鈴 5A 接線蘇 5A Fused Spur Unit For Door Bell	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	拉趟式抽油煙機 13A 單位電插座 13A Single Socket Outlet For Telescopic Hood	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	電磁煮食爐供電位連開關掣 Power Supply Point With Switch For Induction Hob	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	雪櫃 13A 單位電插座 13A Single Socket Outlet For Refrigerator	-	-	-	-	-	-	-	-	-	-	-	-	1	1

備註:

- 上表 “1, 2...” 表示提供於該住宅單位內的裝置數量。
- 上表所顯示的 “-” 代表「不適用」或「不提供」。

Notes:

- “1, 2...” as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol “-” as shown in the schedule above denotes “Not applicable” or “Not provided”.

住宅單位機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Units

位置 Location	描述 Description	5 樓 5/F						6 樓至 12 樓, 15 樓至 23 樓, 25 樓 6/F-12/F, 15/F-23/F, 25/F						26 樓 26/F	
		A	B	C	D	E	F	A	B	C	D	E	F	A	B
廚房 Kitchen	洗碗碟機 13A 單位電插座 13A Single Socket Outlet For Dishwasher	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	乾衣機 13A 單位電插座 13A Single Socket Outlet For Dryer	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	酒櫃 13A 單位電插座 13A Single Socket Outlet For Wine Cellar	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	微波爐 13A 單位電插座 13A Single Socket Outlet For Microwave	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	焗爐 13A 單位電插座 13A Single Socket Outlet For Oven	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	洗衣機 13A 單位電插座 13A Single Socket Outlet For Washer	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	蒸焗爐供電位連開關掣 Power Supply Point With Switch For Combi Steam Oven	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	櫃燈供電位 Power Supply Point For Cabinet Light	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	13A 雙位插座連開關制及 USB 13A Twin Switched Socket Outlet With USB Outlet	-	-	-	-	-	-	-	-	-	-	-	-	3	3
	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	4	4
	配電箱 Miniature Circuit Breakers Board	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	洗衣機接駁點 (來去水位) Washer Connection Point (Water Inlet & Outlet)	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	乾衣機接駁點 (來去水位) Dryer Connection Point (Water Inlet & Outlet)	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	燈掣 Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	5	5
	室內冷氣機開關掣 Switch For Indoor Air-conditioner Unit	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	工作間抽氣扇開關掣 Switch For Exhaust Fan For Utility Room	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	工作間電熱水爐開關掣 Switch for Electric Water Heater for Utility Room	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	電熱水爐供電位 Power Supply Point For Electric Water Heater	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	電熱水爐溫度掣 Electric Water Heater Wired Remote Control	-	-	-	-	-	-	-	-	-	-	-	-	1	1

備註:

- 上表 “1, 2...” 表示提供於該住宅單位內的裝置數量。
- 上表所顯示的 “-” 代表「不適用」或「不提供」。

Notes:

- “1, 2...” as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol “-” as shown in the schedule above denotes “Not applicable” or “Not provided”.



住宅單位機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Units

位置 Location	描述 Description	5 樓 5/F						6 樓至 12 樓, 15 樓至 23 樓, 25 樓 (18 樓 F 單位除外) 6/F-12/F, 15/F-23/F, 25/F (Except Flat F of 18/F)						18 樓 18/F	26 樓 26/F	
		A	B	C	D	E	F	A	B	C	D	E	F	F	A	B
露台及工作平台 Balcony & Utility Platform	室外冷氣機防水刀掣 Weatherproof Isolator For Outdoor Air-conditioner Unit	-	-	-	-	-	-	2	2	2	2	2	2	2	1	1
	燈位 Lighting Point	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1
平台 Flat Roof	室外冷氣機防水刀掣 Weatherproof Isolator For Outdoor Air-conditioner Unit	2	2	2	2	2	2	-	-	-	-	-	-	-	-	-
	13A 防水單位電插座 13A Weatherproof Single Socket Outlet	1	1	1	1	1	1	-	-	-	-	-	-	1	-	-
	燈位 Lighting Point	2	1	1	3	3	2	-	-	-	-	-	-	1	-	-
天台 Roof	室外冷氣機防水刀掣 Weatherproof Isolator For Outdoor Air-conditioner Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2
	13A 防水單位電插座 13A Weatherproof Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4
	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	-	5	5
	燈掣 Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4
	30A 防水刀掣 30A Weatherproof Isolator	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
工作間 Utility Room	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
工作間內浴室 Bathroom in Utility Room	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
往天台樓梯 Staircase to Roof	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	-	8	8
儲物閣 Storage Cabinet	13A 防水單位電插座 13A Weatherproof Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	燈掣 Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1

備註:

- 上表 “1, 2...” 表示提供於該住宅單位內的裝置數量。
- 上表所顯示的 “-” 代表「不適用」或「不提供」。

Notes:

- “1, 2...” as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol “-” as shown in the schedule above denotes “Not applicable” or “Not provided”.

食水及沖廁水由水務署供應。
電力由香港電燈有限公司供應。
煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by The Hongkong Electric Company Limited.
Towngas is supplied by The Hong Kong and China Gas Company Limited.

賣方有法律責任繳付住宅物業直至該住宅物業買賣完成日(即該物業轉讓契日期)(包括該日)為止之地稅。

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

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：
根據發展項目之公契，買方須向發展項目的管理人(而非擁有人)支付清理廢料的費用。
而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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

Note:
Pursuant to the Deed of Mutual Covenant of the Development the purchaser should pay to the manager of the Development (not the Owner) the debris removal fee and where the Owner has paid that debris removal fee, the purchaser shall reimburse the Owner for the same.



凡物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則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。

The vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase of any residential property of the Development, remedy any defects to such property, or the fittings, finishes or appliances incorporated into the property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

1. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修任何斜坡，該規定的條款如下：

- 香港仔內地段第 161 號（「該地段」）批地文件附圖 I 紅色加紅色斜線的範圍不得作興建，唯興建護土牆除外。
- 如因塑造、平整或發展該地段或其任何部分目的或在與之有關連的情況下需要對毗連或附近山坡或堤作任何削去、移除或移後或作何建造或填土，承授人須興建當時或其後任何時間為保護與承托該等山坡和堤和該地段本身及避免和防止於其後發生任何泥土傾瀉、土地崩塌或地陷所必要的護土牆或其他承托物或負擔該興建支出，並於其後所有時間將上述護土牆或其他承托物維持修葺良好堅固。倘若承授人因違反本段規定導致於任可時間發生任何泥土傾瀉、土地崩塌、地陷，不論是在或自毗連山坡和堤或在或自該地段本身發生，承授人須自費修葺使之恢復原狀，及須就因或透過此而承受或招致的任何形式的將或可能作出之所有支出、費用、損害賠償、訴訟、索求和申索彌償政府。如按政府意見承授人於任何時間違反本段規定，則除批地文件對違反任何條件的其他權利或濟助外，政府有權透過書面通知要求承授人進行興建及／或保養工程或修葺和修復任何泥土傾瀉、土地崩塌或地陷，而若承授人忽略或未能在通知指定的期間內符合該通知，政府可立即執行和進行該工程，承授人須應要求歸還其費用給政府。

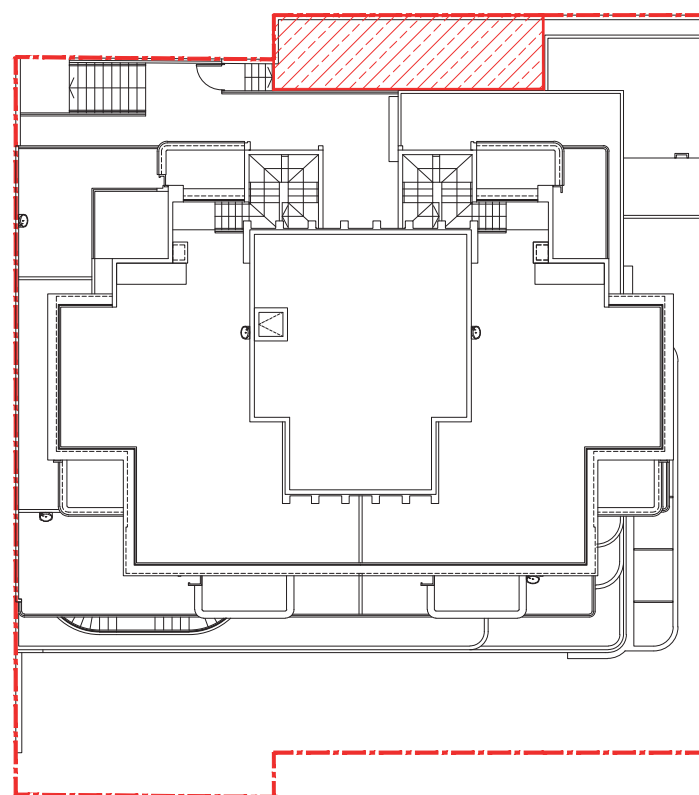
2. 每名擁有人均須分擔維修工程的費用。

3. 斜坡、護土牆或有關構築物（如有）之位置，請參閱本節之附圖。

4. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。

備註：

本節中提述「承授人」一詞指根據批地文件的承授人和如文意允許時包括其遺囑執行人、遺產管理人及承讓人。



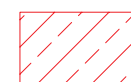
比例尺 SCALE: 0m (米) 5m (米)

1. The Land Grant requires the owners of the residential properties in the Development to maintain any slope at their own cost. The terms of the requirement are as follows:

- The area coloured red hatched red on plan I annexed to the Land Grant of Aberdeen Inland Lot No. 161 (the “Lot”) shall not be built on except for the erection of a retaining wall.
 - Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the Lot itself and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslide, subsidence or falling away occurring at any time whether in or from the adjacent hill-side or banks or in or from the Lot itself as a result of any default by the grantee under this paragraph, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands, and claims whatsoever which shall or may be made, suffered or incurred through or by reason thereof. If in the opinion of the Government the grantee shall at any time be in default under this paragraph, then in addition to any other rights or remedies provided in the Land Grant for breach of any of the conditions the Government shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslide or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the Government may forthwith execute and carry out the work and the grantee shall on demand repay to the Government the cost thereof.
- Each of the owners is obliged to contribute towards the costs of the maintenance work.
 - Please refer to the plan in this section for the location of the slope structures, retaining walls or related structures (if any):
 - Under the Deed of Mutual Covenant, the manager of the development has the owners’ authority to carry out the maintenance work.

Note:

The expression “grantee” as mentioned in this section means the grantee under the Land Grant and where the context admits or requires includes his executors, administrators and assigns.



斜坡、護土牆或有關構築物
Slope structures, retaining walls or related structures



發展項目的界線
Boundary line of the Development

備註：

上圖僅作顯示斜坡、護土牆或有關構築物的位置，圖中所示之其他事項未必能反映其最新狀況。

Remark:

The plan is for showing the locations of the slope structures, retaining walls or related structures only. Other matters shown in this plan may not reflect their latest conditions.



本發展項目現時並沒有向政府提出申請修訂批地文件。

No existing application to the Government for a modification of the Land Grant for this Development has been made.



不適用

Not Applicable



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.southsky.com.hk

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):
www.southsky.com.hk



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一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有 (#) 號的資料可以由認可人士提供的資料作為基礎。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。

根據《建築物（規劃）規例》第 23（3）（b）條不計算的總樓面面積		面積（平方米）
1.(#)	停車場及上落客貨地方（公共交通總站除外）	不適用
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》（《作業備考》）或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	76.67
2.2(#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	269.644
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	不適用
根據聯合作業備考第 1 及第 2 號提供的環保設施		
3.	露台	116.000
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	213.099
6.	隔聲簷	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	79.018
9.	工作平台	87.000
10.	隔音屏障	不適用
適意設施		
11.	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	4.900
12.	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	32.513
13.	有蓋園景區及遊樂場地	146.728
14.	橫向屏障／有蓋人行道及花棚	9.662
15.	擴大升降機槽	84.326
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18.(#)	強制性設施或必要機房所需的管槽及氣槽	不適用
19.	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空空間	不適用
22.	遮陽篷及反光罩	不適用
23.(#)	小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	不適用
24.	《作業備考》APP-19 第 3(b) 及 (c) 段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	不適用
其他項目		
25.(#)	底護層，包括底護層兼空中花園	不適用
26.	大型伸出／外懸設施下的有蓋地方	9.984
27.	公共交通總站	不適用
28.(#)	共用構築物及公用樓梯	不適用
29.(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	不適用
30.	公眾通道	不適用
31.	有蓋的後移部分	不適用
額外總樓面面積		
32.	額外總樓面面積	不適用
根據聯合作業備考（第 8 號）提供的額外環保設施		
33.	採用「組裝合成」建築法的樓宇	不適用

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》（《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。



有關建築物的環境評估

發展項目獲得綠建環評 1.2 版（新建建築）暫定不予評級。

綠色建築認證

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

**暫定評級
不予評級**

申請編號: PAU0091/23



HKGBC
香港綠色建築議會

發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

第 I 部分	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施	- 採用高效能的空調機設備 - 採用 LED 光管 / 燈膽

第 II 部分：擬興建樓宇 / 部分樓宇預計每年能源消耗量（備註 1）					
位置	使用有關裝置的內部樓面面積（平方米）	基線樓宇（備註 2）每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年	電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年
有使用中央屋宇裝備裝置的部份（備註 3）	1417.1	192.1	不適用	169.9	不適用

第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計	
裝置類型	
照明裝置	是
空調裝置	是
電力裝置	是
升降機及自動梯的裝置	是
以總能源為本的方法	不適用

備註：

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
 預計每年能源消耗量〔以耗電量（千瓦小時 / 平方米 / 年）及煤氣 / 石油氣消耗量（用量單位 / 平方米 / 年）計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
 (a) “每年能源消耗量”與新建樓宇 BEAM Plus 標準（現行版本）中的「年能源消耗」具有相同涵義；及
 (b) 樓宇、空間或單位的“內部樓面面積”，指外牆及 / 或共用牆的內壁之內表面起量度出來的樓面面積。
- “基線樓宇”與新建樓宇 BEAM Plus 標準（現行版本）中的“基準建築物模型（零分標準）”具有相同涵義。
- “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。



Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of Gross Floor Area (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. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions 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.

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (sq. m.)
1.(#)	Carpark and loading/unloading area excluding public transport terminus	N/A
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	76.67
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	269.644
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	N/A
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	116.000
4.	Wider common corridor and lift lobby	N/A
5.	Communal sky garden	213.099
6.	Acoustic fin	N/A
7.	Wing wall, wind catcher and funnel	N/A
8.	Non-structural prefabricated external wall	79.018
9.	Utility platform	87.000
10.	Noise barrier	N/A
Amenity Features		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and Owner's Corporation Office	4.900
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	32.513
13.	Covered landscaped and play area	146.728
14.	Horizontal screen/covered walkway, trellis	9.662
15.	Larger lift shaft	84.326
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	N/A
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	N/A
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	N/A
21.	Void in duplex domestic flat and house	N/A
22.	Sunshade and reflector	N/A
23.(#)	Minor Projection such as A/C box, A/C platform, window cill, projecting window	N/A
24.	Other projections such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	N/A
Other Exempted Items		
25.(#)	Refuge floor including refuge floor cum sky garden	N/A
26.	Covered area under large projecting / overhanging feature	9.984
27.	Public transport terminus (PTT)	N/A
28.(#)	Party structure and common staircase	N/A
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	N/A
30.	Public passage	N/A
31.	Covered set back area	N/A



Bonus GFA		Area (sq. m.)
32.	Bonus GFA	N/A
Additional Green Features under Joint Practice Note (No. 8)		
33.	Building adopting Modular Intergrated Construction	N/A

Note: 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.

The Environmental Assessment of the Building

The development has achieved the unclassified rating under the BEAM Plus V1.2 for New Buildings.

Green Building Certification

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

**Provisional
UNCLASSIFIED**



Application no.: PAU0091/23

Estimated Energy Performance or Consumption for the Common Parts of the Development

Latest Information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:

Part I	
Provision of Central Air Conditioning	No
Provision of Energy Efficient Features	Yes
Energy Efficient Features proposed	- High Coefficient of Performance (COP) AC Units - LED Light Fittings

Part II: The predicted annual energy use of the proposed building/ part of building (Note 1)					
Location	Internal Floor Area Served (m ²)	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh/ m ² / annum	Town Gas/ LPG unit/ m ² / annum	Electricity kWh/ m ² / annum	Town Gas/ LPG unit/ m ² / annum
Area served by central building services installation (note 3)	1417.1	192.1	Not applicable	169.9	Not applicable

Part III: The following installation(s) is/are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)	
Type of Installations	
Lighting Installations	YES
Air Conditioning Installations	YES
Electrical Installations	YES
Lift & Escalator Installations	YES
Performance-based Approach	Not applicable

Notes:

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:-
(a) “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus for New Buildings (current version); and
(b) “internal floor area”, in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus for New Buildings (current version).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations issued by the Electrical and Mechanical Services Department.



發展項目及其周邊地區日後可能出現改變。

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



檢視/修改日期 Examination / Revision Date	2023年10月8日印製版本之頁次 Page number in version with print date on 8 October 2023	2024年1月7日檢視版本之頁次 Page number in revised version with examination date on 7 January 2024	所作修改 Revision Made
2024年1月7日 7 January 2024	9	9	更新發展項目的資料 Information on the development is updated
	13	13	更新發展項目的設計的資料 Information on design of the development is updated
	15	15	更新發展項目的所在位置圖 Location plan of the development is updated
	24,28	24,28	更新發展項目的住宅物業的樓面平面圖 floor plans of residential properties in the development is updated
	55,56,63	55,56,63	更新裝置，裝修物料及設備 fittings,finishes and appliances is updated
	70,71,72,73,74	70,71,72,73,74	更新申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building is updated

檢視/修改日期 Examination / Revision Date	2024年1月7日印製版本之頁次 Page number in version with print date on 7 January 2024	2024年4月6日檢視版本之頁次 Page number in revised version with examination date on 6 April 2024	所作修改 Revision Made
2024年4月6日 6 April 2024	15	15	更新發展項目的所在位置圖 Location plan of the development is updated
	19	19	更新發展項目的布局圖 Layout plan of the development is updated
	20	20	更新發展項目的住宅物業的樓面平面圖的圖例 Legend of floor plans of residential properties in the development is updated
	28,29	28, 29	更新發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development is updated
	45	45	更新立面圖 Elevation plan is updated
	55,57,58,59,61,62,63	55,57,58,59,61,62,63	更新裝置，裝修物料及設備 Fittings, finishes and appliances is updated



檢視/修改日期 Examination / Revision Date	2024年4月6日印製版本之頁次 Page number in version with print date on 6 April 2024	2024年7月5日檢視版本之頁次 Page number in revised version with examination date on 5 July 2024	所作修改 Revision Made
2024年7月5日 5 July 2024	15	15	更新發展項目的所在位置圖 Location plan of the development is updated
	16,17	16,17	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated
	62,63	62,63	更新裝置，裝修物料及設備 fittings,finishes and appliances is updated

檢視/修改日期 Examination / Revision Date	2024年7月5日印製版本之頁次 Page number in version with print date on 5 July 2024	2024年10月4日檢視版本之頁次 Page number in revised version with examination date on 4 October 2024	所作修改 Revision Made
2024年10月4日 4 October 2024	15	15	更新發展項目的所在位置圖 Location plan of the development is updated
	-	17A	新增發展項目的鳥瞰照片 Aerial photograph of the development is added
	19	19	更新發展項目的布局圖 Layout plan of the development is updated
	24,26,28	24,26,28	更新發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development is updated
	33	33	更新發展項目中的住宅物業的面積 Area of residential properties in the development is updated
	45	45	更新立面圖 Elevation plan is updated
	48,49,51,52,53,63	48,49,51,52,53,63	更新裝置，裝修物料及設備 Fittings, finishes and appliances is updated



檢視/修改日期 Examination / Revision Date	2024年10月4日印製版本之頁次 Page number in version with print date on 4 October 2024	2025年1月3日檢視版本之頁次 Page number in revised version with examination date on 3 January 2025	所作修改 Revision Made
2025年1月3日 3 January 2025	9	9	更新發展項目的資料 Information on the development is updated
	13	13	更新發展項目的設計的資料 Information on design of the development is updated
	15	15	更新發展項目的所在位置圖 Location plan of the development is updated
	19	19	更新發展項目的布局圖 Layout plan of the development is updated
	21,22,24,26,28,29	21,22,24,26,28,29	更新發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development is updated
	45	45	更新立面圖 Elevation plan is updated
	46	46	更新發展項目中的公用設施的資料 Information on common facilities in the development is updated
	48,51	48,51	更新裝置，裝修物料及設備 Fittings,finishes and appliances is updated
	66	66	更新斜坡維修 Maintenance of slopes is updated
	70,71,72,74	70,71,72,74	更新申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building is updated

檢視/修改日期 Examination / Revision Date	2025年1月3日印製版本之頁次 Page number in version with print date on 3 January 2025	2025年4月2日檢視版本之頁次 Page number in revised version with examination date on 2 April 2025	所作修改 Revision Made
2025年4月2日 2 April 2025	9	9	更新發展項目的資料 Information on the development is updated
	14	14	更新物業管理的資料 Information on property management is updated
	15	15	更新發展項目的所在位置圖 Location plan of the development is updated
	-	17B	新增發展項目的鳥瞰照片 Aerial photograph of the development is added
	47	47	更新閱覽圖則及公契 Inspection of plans and deed of mutual covenant is updated
	64	64	更新買方的雜項付款 Miscellaneous payments by purchaser is updated