



KR KOKO ROSSO

SALES BROCHURE 售樓說明書

Phase 3A of KOKO HILLS Development
KOKO HILLS 發展項目第3A期

KR KOKO ROSSO

SALES BROCHURE 售樓說明書

Phase 3A of KOKO HILLS Development
KOKO HILLS 發展項目第3A期

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

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.

brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.

- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";

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

- (i) the external dimensions of each residential property;
- (ii) the internal dimensions of each residential property;
- (iii) the thickness of the internal partitions of each residential property;
- (iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 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

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the

property within 6 months after the issue of the Occupation Document including Occupation Permit.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

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

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會	
網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611

地產代理監管局	
網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596

香港地產建設商會	
電話	: 2826 0111
傳真	: 2845 2521

一手住宅物業銷售監管局

2023 年 3 月

2 INFORMATION ON THE PHASE 期數的資料

Name of the Phase of the Development:

KOKO HILLS Development ("Development"), Phase 3A of which is called "KOKO ROSSO" (the "Phase")

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

3 Ko Ling Road

Total number of storeys of each multi-unit building:

Tower 6 - 22 storeys

Tower 7 - 22 storeys

Note:

- The above number of storeys of Tower 6 and Tower 7 includes podium floors. The above number of storeys of Tower 6 and Tower 7 includes G/F.
- The above number of storeys does not include transfer plate, Roof and Upper Roof

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

Tower 6 - G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F, Roof and Upper Roof

Tower 7 - G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F, Roof and Upper Roof

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

Tower 6 - 4/F, 13/F, 14/F and 24/F

Tower 7 - 4/F, 13/F, 14/F and 24/F

Refuge floors of each multi-unit building:

No refuge floor in each tower

Estimated material date for the Phase as provided by the authorized person for the Phase:

30 June 2024

The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Phase may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed (as the case may be).

Note: "material date" means the date on which the conditions of the land grant are complied with in respect of the Phase.

發展項目的期數的名稱：

KOKO HILLS發展項目（「發展項目」）的第3A期稱為「KOKO ROSSO」（「期數」）

期數所位於的街道的名稱及由差餉物業估價署署長為識別期數的目的而編配的門牌號數：

高嶺道3號

每幢多單位建築物的樓層的總數：

第6座 — 22層

第7座 — 22層

備註：

- 上述第6座及第7座的樓層數目包括平台樓層。上述第6座及第7座的樓層數目包括地下。
- 上述樓層數目不包括轉換層、天台及上層天台

期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數：

第6座 — 地下、1樓至3樓、5樓至12樓、15樓至23樓，25樓、天台及上層天台

第7座 — 地下、1樓至3樓、5樓至12樓、15樓至23樓，25樓、天台及上層天台

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數：

第6座 — 4樓、13樓、14樓及24樓

第7座 — 4樓、13樓、14樓及24樓

每幢多單位建築物內的庇護層：

每座大廈不設庇護層

由期數的認可人士提供的期數的預計關鍵日期: 2024年6月30日

上述預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。

根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明期數落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為期數已落成或當作已落成(視屬何情況而定)的確證。

備註：「關鍵日期」指批地文件的條件就期數而獲符合的日期。

3 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE 賣方及有參與期數的其他人的資料

Vendor

Golden Centurion Limited

Holding companies of the Vendor

Wheelock and Company Limited

Wheelock Investments Limited

Myers Investments Limited

Wheelock Properties Limited

Seareef Holdings Limited

Authorized Person for the Phase

Chiu Wai Man

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

WCWP International Limited

Building contractor for the Phase

Hip Hing Construction Company Limited

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

Baker & McKenzie

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

The Hongkong and Shanghai Banking Corporation Limited

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

Wheelock Finance Limited

賣方

Golden Centurion Limited

賣方的控權公司

會德豐有限公司

Wheelock Investments Limited

Myers Investments Limited

會德豐地產有限公司

Seareef Holdings Limited

期數的認可人士

趙慧敏

期數的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

胡周黃建築設計（國際）有限公司

期數的承建商

協興建築有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所

貝克·麥堅時律師事務所

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海滙豐銀行有限公司

已為期數的建造提供貸款的任何其他人

Wheelock Finance Limited

5 INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls for the Phase.

期數將會有構成圍封牆的一部分的非結構的預製外牆。

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

每棟建築物的非結構的預製外牆之厚度為150毫米。

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

每個住宅物業的非結構的預製外牆的總面積表

Tower 座數	Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Tower 6 第6座	1/F 1樓	A	0.281
		B	0.203
		C	0.203
		D	0.188
		E	—
		F	0.233
		K	—
	2/F 2樓	A	0.281
		B	0.203
		C	0.203
		D	0.188
		E	—
		F	0.233
		J	—
		K	—

Tower 座數	Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Tower 6 第6座	3/F, 5/F-12/F, 15/F-23/F,25/F 3樓、5樓至12樓、 15樓至23樓、 25樓	A	0.281
		B	0.203
		C	0.203
		D	0.188
		E	—
		F	0.233
		G	0.143
		H	—
		J	—
		K	—

5 INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls for the Phase.
 期數將會有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of each tower is 150mm.
 每棟建築物的非結構的預製外牆之厚度為150毫米。

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

每個住宅物業的非結構的預製外牆的總面積表

Tower 座數	Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Tower 7 第7座	1/F 1樓	A	—
		B	0.229
		C	0.221
		D	—
		E	—
		F	—
		G	0.266
		H	0.203
		J	—
	2/F-3/F, 5/F-12/F, 15/F-23/F 2樓至3樓、 5樓至12樓、 15樓至23樓	A	—
		B	0.233
		C	0.221
		D	—
		E	—
		F	—
		G	0.266
		H	0.203
		J	—

Tower 座數	Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Tower 7 第7座	25/F 25樓	A	0.233
		C	—
		E	—
		F	—
		G	0.266
		H	0.203
		J	—

5 INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

There will be curtain walls forming part of the enclosing walls for the Phase.

期數將會有構成圍封牆的一部份的幕牆。

The thickness of curtain walls of each tower is 200mm.

每幢建築物的幕牆之厚度為200毫米。

Schedule of Total Area of the Curtain Walls of Each Residential Property 每個住宅物業的幕牆的總面積表			
Tower 座數	Floor 樓層	Unit 單位	Total Area of curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的總面積（平方米）
Tower 6 第6座	1/F 1樓	A	0.900
		B	0.850
		C	0.877
		D	0.869
		E	0.852
		F	1.398
		K	0.416
	2/F 2樓	A	0.900
		B	0.850
		C	0.877
		D	0.869
		E	0.852
		F	1.398
		J	0.361
		K	0.416

Tower 座數	Floor 樓層	Unit 單位	Total Area of curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的總面積（平方米）
Tower 6 第6座	3/F, 5/F-12/F, 15/F-23/F,25/F 3樓、5樓至12樓、 15樓至23樓、 25樓	A	0.900
		B	0.850
		C	0.877
		D	0.869
		E	0.852
		F	1.398
		G	1.094
		H	0.714
		J	0.361
		K	0.416

5 INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

There will be curtain walls forming part of the enclosing walls for the Phase.

期數將會有構成圍封牆的一部份的幕牆。

The thickness of curtain walls of each tower is 200mm.

每幢建築物的幕牆之厚度為200毫米。

Schedule of Total Area of the Curtain Walls of Each Residential Property
每個住宅物業的幕牆的總面積表

Tower 座數	Floor 樓層	Unit 單位	Total Area of curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的總面積（平方米）
Tower 7 第7座	1/F-3/F, 5/F-12/F, 15/F-23/F, 1樓至3樓、 5樓至12樓、 15樓至23樓	A	0.850
		B	0.782
		C	0.842
		D	0.852
		E	0.903
		F	0.360
		G	0.850
		H	1.095
		J	0.903
	25/F 25樓	A	2.132
		C	2.519
		E	0.903
		F	0.360
		G	0.850
		H	1.095
		J	0.903

6 INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

Harriman Property Management Limited is appointed as the Manager of the Phase under the deed of mutual covenant that has been executed.

根據已簽立的公契，獲委任為該期數的管理人為夏利文物業管理有限公司。

This page is left blank intentionally.

此頁特意留白

This page is left blank intentionally.

此頁特意留白

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

NOTATION 圖例

A/C = AIR CONDITIONER = 空調機

A/C PLATFORM = AIR CONDITIONER PLATFORM = 空調機平台

A/C PLINTH = AIR CONDITIONER PLINTH = 空調機底座

A/C OUTDOOR UNIT = AIR CONDITIONER OUTDOOR UNIT = 空調機室外機

A.F. = ARCHITECTURAL FEATURE = 建築裝飾

A.F. FOR R.W.P. = ARCHITECTURAL FEATURE FOR RAIN WATER PIPE = 雨水管道槽之建築裝飾

BAL. = BALCONY = 露台

BATH = BATHROOM = 浴室

B.R. = BEDROOM = 睡房

DIN. = DINING ROOM = 飯廳

E.A.D. = EXHAUST AIR DUCT = 排風管

E.D. = ELECTRICAL DUCT = 電線槽

E.L.V. = EXTRA LOW VOLTAGE ELECTRICAL ROOM = 特低壓電錶房

E.M.R. = ELECTRICAL METER ROOM = 電錶房

H = INDUCTION HOB = 電磁煮食爐

H.R. = HOSE REEL = 消防喉轆

KIT. = KITCHEN = 廚房

LIV. = LIVING ROOM = 客廳

M.BATH = MASTER BATHROOM = 主人浴室

M.B.R. = MASTER BEDROOM = 主人睡房

OPEN KIT. = OPEN KITCHEN = 開放式廚房

P.D. = PIPE DUCT = 管道

R.S.M.R.M. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM = 垃圾及物料回收室

R.W.P. = RWP = RAIN WATER PIPE = 雨水管

STORE = STORE ROOM = 儲物房

STORE (U.S.) = STORE (UNDER STAIRCASE) = 樓梯底下儲物房

STUDY = STUDY ROOM = 書房

T.R.S. = TEMPORARY REFUGE SPACE = 臨時庇護處

U.P. = UTILITY PLATFORM = 工作平台

UTIL. = UTILITY ROOM = 工作間

W.M.C. = WATER METER CABINET = 水錶櫃

Notes applicable to the floor plans of this section:

1. There are architectural features, metal grilles and/ or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
2. Common pipes exposed and/ or enclosed in cladding are located at/ adjacent to the balcony, utility platform and/ or roof and/ or flat roof and/ or air-conditioner platform and/ or external wall of some residential units. For details, please refer to the latest approved building plans and/ or approved drainage plans.
3. There are sunken slabs (for mechanical & electrical services of units above) and/ or ceiling bulkheads for the airconditioning fittings and/ or mechanical & electrical services at some residential units.
4. Balconies, utility platforms and air-conditioner platforms are non-enclosed areas.
5. The indications of fittings such as sinks, hobs, toilet bowls, wash basins, bathtubs etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, designs and shapes.
6. There are exposed pipes mounted at part of flat roof and roof of each Tower in the Phase. Only part of the exposed pipes are covered by aluminium cladding.
7. For some residential units, the common flat roof outside the residential unit will be placed with outdoor air-conditioner unit(s) belonging to its unit and / or other units. The placement of these air-conditioner unit(s) may have heat and/ or sounds.

適用於本章節所有平面圖的備註：

1. 部份樓層外牆設有建築裝飾金屬格柵及/或外露喉管。詳情請參閱售樓說明書。
2. 部份單位的露台及/或工作平台及/或天台及/或平台及/或空調機平台及/或外牆或其鄰近地方設有外露及/或內藏於飾板的公用喉管。詳細資料請參考最新批准的建築圖則及/或排水設施圖。
3. 部分住宅單位天花有跌級樓板（用以安裝樓上單位之機電設備）及/或假天花內裝置空調裝備及/或其他機電設備。
4. 露台、工作平台及空調機平台為不可封閉的地方。
5. 樓面平面圖所示之裝置如洗滌盤、煮食爐、坐廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、設計及形狀。
6. 期數內的每座大樓的部份平台及天台上裝設有外露喉管，只有部份外露喉管被鋁質飾板所覆蓋。
7. 部份住宅單位外的公共平台將會放置其單位及/或其他單位的一部或多部空調機。該等空調機的位置可能發出熱力及/或聲音。

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Units 單位						
			A	B	C	D	E	F	K
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 6 第6座	1/F 1樓	150	150	150	150	150	150	175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3150, 3300 ^{###} , 3400 ^{###}	3150, 3300 ^{###} , 3400 ^{###}	3150, 3300 ^{###} , 3400 ^{###}	3150, 3300 ^{###} , 3400 ^{###}	3150, 3300 ^{###} , 3400 ^{###}	3150, 3300 ^{###} , 3400 ^{###}	3150, 3300 ^{###} , 3400 ^{###}

Inclusive of the sunken depth of the sunken slab on the floor of this floor (500mm)

包括本層地台跌級樓板之跌級深度 (500毫米)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(Note: Not Applicable)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：不適用）

- Notes :
- The dimensions in the floor plans are all structural dimensions in millimetre.

- 備註：
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Units 單位							
			A	B	C	D	E	F	J	K
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 6 第6座	2/F 2樓	150	150	150	150	150	150	175	175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^

^

Inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm)

**

Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

^

包括本層地台跌級樓板之跌級深度 (250毫米)

**

包括本層地台跌級樓板之跌級深度 (350毫米)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not Applicable)

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：不適用）

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Units 單位									
			A	B	C	D	E	F	G	H	J	K
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 6 第6座	3/F 3樓	150	150	150	150	150	150	150	150	175	175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^

^

Inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm)

**

Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

^

包括本層地台跌級樓板之跌級深度 (250毫米)

**

包括本層地台跌級樓板之跌級深度 (350毫米)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(Note: Not Applicable)

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：不適用）

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Units 單位									
			A	B	C	D	E	F	G	H	J	K
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 6 第6座	18/F 18樓	150	150	150	150	150	150	150	150	175	175
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^	3150, 3150**, 3150^

^

Inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm)

**

Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

^

包括本層地台跌級樓板之跌級深度 (250毫米)

**

包括本層地台跌級樓板之跌級深度 (350毫米)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(Note: Not Applicable)

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：不適用）

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Units 單位									
			A	B	C	D	E	F	G	H	J	K
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 6 第6座	Roof 天台	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(Note: Not Applicable)

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：不適用）

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Units 單位								
			A	B	C	D	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 7 第7座	1/F 1樓	150	150	150	150, 175	150, 175	175	150	150	150
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3150, 3300 ^{###} , 3400 ^{###}	3150, 3300 ^{###} , 3400 ^{###}	3150, 3300 ^{###} , 3400 ^{###}	3150, 3300 ^{###} , 3400 ^{###}	3150, 3300 ^{###} , 3400 ^{###}	3150, 3300 ^{###} , 3400 ^{###}	3150, 3300 ^{###} , 3400 ^{###}	3150, 3300 ^{###} , 3400 ^{###}	3150, 3300 ^{###} , 3400 ^{###}

Inclusive of the sunken depth of the sunken slab on the floor of this floor (500mm)

包括本層地台跌級樓板之跌級深度 (500毫米)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(Note: Not Applicable)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：不適用）

- Notes :
- The dimensions in the floor plans are all structural dimensions in millimetre.

- 備註：
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Units 單位						
			A	C	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 7 第7座	25/F 25樓	150	150, 175, 200	150, 175	175	150	150	150
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3450, 3700^, 3800**, 3900***, 3950####	3450, 3800**	3450, 3800**, 3700^	3450, 3800**, 3700^	3450, 3800**, 3700^	3450, 3800**, 3700^	3450, 3800**, 3700^

^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm)
** Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
*** Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)
Inclusive of the sunken depth of the sunken slab on the floor of this floor (500mm)

^ 包括本層地台跌級樓板之跌級深度 (250毫米)
** 包括本層地台跌級樓板之跌級深度 (350毫米)
*** 包括本層地台跌級樓板之跌級深度 (450毫米)
包括本層地台跌級樓板之跌級深度 (500毫米)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(Note: Not Applicable)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：不適用）

Notes :
1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Units 單位						
			A	C	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 7 第7座	Roof 天台	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(Note: Not Applicable)

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：不適用）

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

12

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有))平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 6 第6座	3/F 3樓	G	40.657 (438) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	14.376 (155)	-	-	-	-	-	-
		H	35.901 (386) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	16.746 (180)	-	-	-	-	-	-
		J	27.895 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		K	28.787 (310) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any), to the extent that they form part of the residential property (not included in salesable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

- Notes:
1. The above areas 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 and the area shown in sq.ft. may be slightly different from that shown in sq. m.

2. There is no verandah in the residential properties in the Phase.
- 每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的其他指明項目（如有）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。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。

2. 期數住宅物業並無陽台。
- 50

12

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有))平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 6 第6座	5/F-12/F, 15/F-23/F, 5樓至12樓、 15樓至23樓	G	44.157 (475) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		H	39.401 (424) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		J	27.895 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		K	28.787 (310) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any), to the extent that they form part of the residential property (not included in salesable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas 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 and the area shown in sq.ft. may be slightly different from that shown in sq. m.
2. There is no verandah in the residential properties in the Phase.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的其他指明項目（如有）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。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
2. 期數住宅物業並無陽台。

12

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有))平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 6 第6座	25/F 25樓	G	44.157 (475) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	38.427 (414)	-	-	-
		H	39.401 (424) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	32.581 (351)	-	-	-
		J	27.895 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	15.260 (164)	-	-	-
		K	28.787 (310) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	17.964 (193)	-	-	-

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any), to the extent that they form part of the residential property (not included in salesable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

- Notes:
1. The above areas 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 and the area shown in sq.ft. may be slightly different from that shown in sq. m.

2. There is no verandah in the residential properties in the Phase.
- 每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的其他指明項目（如有）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。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。

2. 期數住宅物業並無陽台。
- 54

13 FLOOR PLANS OF PARKING SPACES IN THE PHASE

期數中的停車位的樓面平面圖

Location, Numbers, Dimensions and Areas of Parking Spaces
 停車位位置、數目、尺寸及面積

Floor 樓層	Category of parking space 停車位類別	Parking Space Number 停車位編號	Number 數目	Dimensions (LxW)(m) 尺寸(長x闊)(米)	Area of each parking space (sq.m) 每個停車位面積(平方米)
LGI/F 低層地下1樓	 Residential Car Parking Spaces 住客停車位	AR161-AR172	12	5 x 2.5	12.5
	 Residential Motor Cycle Parking Spaces 住客電單車停車位	ARM11-ARM13	3	2.4 x 1	2.4
	 Visitor's Parking Spaces 訪客停車位	AV23-AV34	12	5 x 2.5	12.5
	 Accessible Visitor's Parking Space 傷健人士訪客停車位	AV35(D3)	1	5 x 3.5	17.5
G/F 地下	 Residential Loading and Unloading Space 住客上落貨位	AL04-AL07	4	11 x 3.5	38.5

14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase;
 2. The preliminary deposit paid by the purchaser on the signing of 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. 在簽署臨時買賣合約時須支付款額為售價之5% 的臨時訂金；
 2. 買方在簽署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。

