

海 堤 灣 I
LA MIRABELLE I

SALES BROCHURE
售樓說明書

海 堤 灣 I
LA MIRABELLE I

01 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 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

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 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.

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town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;

- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

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

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include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material 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

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

- For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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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
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Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。

- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。

- 如您擬選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及內部尺寸²。售樓說明書所提供有關住宅物業外部及內部的尺寸，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

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。

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。

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。

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- 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。

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「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@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

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。

02 INFORMATION ON THE PHASE

期數的資料

Name of the Phase of the Development

Phase XIIIIB (the "Phase") of LOHAS PARK (the "Development") is called "LA MIRABELLE I"

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

No.1 Lohas Park Road

Total number of storeys of each multi-unit building

Tower 1 (1A) & Tower 1 (1B) & Tower 2 (2A) & Tower 2 (2B) : 63 storeys

Note:

- The above number of storeys includes podium floors (G/F, 1/F, 2/F, 3/F, 5/F) and refuge floors
- The above number of storeys does not include transfer plate, R/F, Lift Machine Room, Lower Roof, Upper Roof and Top Roof

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

Tower 1 (1A) & Tower 1 (1B) & Tower 2 (2A) & Tower 2 (2B) :
G/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-43/F, 45/F-52/F, 55/F-57/F, 59/F-63/F, 65/F-72/F, R/F, Lift Machine Room, Lower Roof, Upper Roof and Top Roof

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

Tower 1 (1A) & Tower 1 (1B) & Tower 2 (2A) & Tower 2 (2B) :
4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F

Refuge floors of each multi-unit building

Tower 1 (1A) & Tower 1 (1B) & Tower 2 (2A) & Tower 2 (2B) : 23/F and 52/F

發展項目的期數的名稱

日出康城 (「發展項目」) 第XIIIIB期 (「期數」) 稱為「海堤灣 I」

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

康城路1號

每幢多單位建築物的樓層的總數

第1座(1A)及第1座(1B)及第2座(2A)及第2座(2B) : 63層

備註:

- 上述樓層總數包括平台樓層 (地下、1樓、2樓、3樓、5樓) 及庇護層
- 上述樓層總數不包括轉換層、天台、升降機機房、下層天台、上層天台及頂層天台

期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

第1座(1A)及第1座(1B)及第2座(2A)及第2座(2B) :
地下至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓、45樓至52樓、55樓至57樓、59樓至63樓、65樓至72樓、天台、升降機機房、下層天台、上層天台及頂層天台

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

第1座(1A)及第1座(1B)及第2座(2A)及第2座(2B) :
4樓、13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓

每幢多單位建築物內的庇護層

第1座(1A)及第1座(1B)及第2座(2A)及第2座(2B) : 23樓及52樓

02 INFORMATION ON THE PHASE 期數的資料

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

30 June 2027

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.

由期數的認可人士提供的期數的預計關鍵日期

2027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。

03 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

MTR Corporation Limited (as "Owner")
Dynamic Wish Limited (as "Person so engaged")

Notes:

"Owner" means the legal or beneficial owner of the Phase.

"Person so engaged" means the person engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.

Holding Companies of the Vendor

Holding Companies of the Owner (MTR Corporation Limited)

Not applicable

Holding companies of the Person so engaged (Dynamic Wish Limited)

Cheer Smart Investment Limited

Authorized Person for the Phase

Wong Min Hon Thomas

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

Wong Tung & Partners Limited

Building contractors for the Phase

China Overseas Building Construction Limited

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

Deacons

Gallant

Kao, Lee & Yip

Slaughter and May

Baker & McKenzie

Li & Partners

Chan Raymond T.Y., Victoria Chan & Co.

Grandall Zimmern Law Firm

賣方

香港鐵路有限公司（作為「擁有人」）
泰衛有限公司（作為「如此聘用的人」）

備註：

「擁有人」指期數的法律上的擁有人或實益擁有人。

「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

賣方的控權公司

擁有人（香港鐵路有限公司）控權公司

不適用

如此聘用的人（泰衛有限公司）的控權公司

置俊投資有限公司

期數的認可人士

黃明康

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

王董建築師事務有限公司

期數的承建商

中國海外房屋工程有限公司

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

的近律師行

何耀棟律師事務所

高李葉律師行

司力達律師樓

貝克·麥堅時律師事務所

李偉斌律師行

陳添耀·陳瑛律師事務所

國浩律師(香港)事務所

03 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE

賣方及有參與期數的其他人的資料

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

Bank of China (Hong Kong) Limited

DBS Bank Ltd., Hong Kong Branch

Industrial and Commercial Bank of China (Asia) Limited

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

Central Wisdom Limited

Innate Power Development Limited

Champion Apex Limited

Apex Ally Limited

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

中國銀行(香港)有限公司

星展銀行有限公司·香港分行

中國工商銀行(亞洲)有限公司

已為期數的建造提供貸款的任何其他人

廣明有限公司

天能發展有限公司

華先有限公司

Apex Ally Limited

04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

有參與期數的各方的關係

(a)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an authorized person for the Phase; 賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人；	Not applicable 不適用
(b)	The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an authorized person; 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	Not applicable 不適用
(c)	The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an authorized person; 賣方或該期數的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人；	No 否
(d)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an associate of such an authorized person; 賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	Not applicable 不適用
(e)	The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an authorized person; 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	Not applicable 不適用
(f)	The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an authorized person; 賣方或該期數的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人；	No 否
(g)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase; 賣方或該期數的承建商屬個人，並屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not applicable 不適用
(h)	The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase; 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not applicable 不適用
(i)	The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors; 賣方或該期數的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人；	No 否
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a private company, and an authorized person for the Phase, or an associate of such an authorized person, holds at least 10% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或有關期數的承建商屬私人公司，而該期數的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	No 否
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	No 否

04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

有參與期數的各方的關係

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

Note:

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

備註：

在此提述賣方即提述香港鐵路有限公司（作為“擁有人”）或泰衛有限公司（作為“如此聘用的人”）。

05 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 of the Phase.

期數將會有非結構的預製外牆構成圍封牆的一部份。

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

每幢建築物的非結構的預製外牆之厚度範圍為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總面積表：

Tower 座	Floor 樓層	Flat 單位	Total area of 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 1 (1A) 第1座 (1A)	6/F 6樓	A	0.240
		B	0.981
		C	-
		D	-
		E	-
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、 25樓至33樓、35樓至43樓及 45樓至51樓	A	0.240
		B	0.981
		C	-
		D	-
		E	-
	55/F 55樓	A	0.382
		B	0.981
		D	-
		E	-
	56/F-57/F, 59/F-63/F & 65/F-71/F 56樓至57樓、59樓至63樓及 65樓至71樓	A	0.382
B		0.981	
D		-	
E		-	
72/F 72樓	A	1.142	

Tower 座	Floor 樓層	Flat 單位	Total area of 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 1 (1B) 第1座 (1B)	6/F 6樓	A	0.658
		B	-
		C	-
		D	0.449
		E	1.008
		F	-
		G	-
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、 25樓至33樓、35樓至43樓及 45樓至51樓	A	0.658
		B	-
		C	-
		D	0.449
		E	1.008
		F	-
		G	-
	55/F 55樓	A	0.658
		B	-
		C	-
		D	0.449
		E	1.008
		F	-
		G	-
	56/F-57/F, 59/F-63/F & 65/F-71/F 56樓至57樓、59樓至63樓及 65樓至71樓	A	0.658
		B	-
		C	-
D		0.449	
E		1.008	
F		-	
G		-	
72/F 72樓	A	1.570	
	D	0.449	
	E	1.008	
	F	-	
	G	-	
	H	-	

05 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 of the Phase.

期數將會有非結構的預製外牆構成圍封牆的一部份。

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

每幢建築物的非結構的預製外牆之厚度範圍為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總面積表：

Tower 座	Floor 樓層	Flat 單位	Total area of 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 2 (2A) 第2座 (2A)	6/F 6樓	A	-
		B	0.896
		C	0.244
		D	-
		E	-
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、 25樓至33樓、35樓至43樓及 45樓至51樓	A	-
		B	0.896
		C	0.244
		D	-
		E	-
	55/F-57/F, 59/F-63/F & 65/F-71/F 55樓至57樓、59樓至63樓及 65樓至71樓	A	-
		B	0.896
		C	0.244
		D	-
	72/F 72樓	A	1.024
		C	0.244
		D	-
E		-	

Tower 座	Floor 樓層	Flat 單位	Total area of 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 2 (2B) 第2座 (2B)	6/F 6樓	A	1.107
		B	-
		C	0.507
		D	1.094
		E	-
		F	-
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、 25樓至33樓、35樓至43樓及 45樓至51樓	A	1.107
		B	-
		C	0.507
		D	1.094
		E	-
		F	-
	55/F-57/F, 59/F-63/F & 65/F-71/F 55樓至57樓、59樓至63樓及 65樓至71樓	A	1.107
		B	-
		C	0.507
		D	1.094
		E	-
		F	-
72/F 72樓	A	0.948	
	C	0.507	
	D	1.094	
	F	-	

05 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 of the Phase.
期數將會有幕牆構成圍封牆的一部份。

The range of thickness of the curtain walls of each building is 200mm.
每幢建築物的幕牆之厚度範圍為200毫米。

Schedule of total area of the curtain walls of each residential property: 每個住宅物業的幕牆總面積表:

Tower 座	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m) 每個住宅物業的非結構的幕牆的總面積 (平方米)
Tower 1 (1A) 第1座 (1A)	6/F 6樓	A	2.369
		B	1.619
		C	0.961
		D	0.966
		E	0.553
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、 25樓至33樓、35樓至43樓及 45樓至51樓	A	2.549
		B	1.619
		C	0.961
		D	0.966
		E	0.553
	55/F 55樓	A	2.945
		B	1.619
		D	0.966
		E	0.553
	56/F-57/F, 59/F-63/F & 65/F-71/F 56樓至57樓、59樓至63樓及 65樓至71樓	A	2.945
B		1.619	
D		0.966	
E		0.553	
72/F 72樓	A	3.927	

Tower 座	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m) 每個住宅物業的非結構的幕牆的總面積 (平方米)
Tower 1 (1B) 第1座 (1B)	6/F 6樓	A	1.507
		B	0.909
		C	1.236
		D	0.829
		E	1.335
		F	0.979
		G	0.904
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、 25樓至33樓、35樓至43樓及 45樓至51樓	A	1.507
		B	0.909
		C	1.236
		D	0.829
		E	1.335
		F	0.979
		G	0.904
	55/F 55樓	A	1.507
		B	0.909
		C	1.350
		D	0.829
		E	1.335
		F	0.979
		G	0.904
	56/F-57/F, 59/F-63/F & 65/F-71/F 56樓至57樓、59樓至63樓及 65樓至71樓	A	1.507
		B	0.909
		C	1.350
D		0.829	
E		1.335	
F		0.979	
G		0.904	
72/F 72樓	A	3.277	
	D	0.829	
	E	1.335	
	F	0.979	
	G	0.904	
		H	0.553

05 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 of the Phase.

期數將會有幕牆構成圍封牆的一部份。

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

每幢建築物的幕牆之厚度範圍為200毫米。

Schedule of total area of the curtain walls of each residential property:

每個住宅物業的幕牆總面積表：

Tower 座	Floor 樓層	Flat 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 2 (2A) 第2座 (2A)	6/F 6樓	A	0.919
		B	1.230
		C	0.992
		D	0.966
		E	0.987
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、 25樓至33樓、35樓至43樓及 45樓至51樓	A	0.919
		B	1.230
		C	0.992
		D	0.966
		E	0.987
	55/F-57/F, 59/F-63/F & 65/F-71/F 55樓至57樓、59樓至63樓及 65樓至71樓	A	0.919
		B	1.230
		C	0.992
		D	0.966
		E	0.987
	72/F 72樓	A	2.377
		C	0.992
		D	0.966
E		0.987	

Tower 座	Floor 樓層	Flat 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 2 (2B) 第2座 (2B)	6/F 6樓	A	1.716
		B	1.430
		C	0.923
		D	1.334
		E	0.979
		F	0.939
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、 25樓至33樓、35樓至43樓及 45樓至51樓	A	1.716
		B	1.430
		C	0.923
		D	1.334
		E	0.979
		F	0.939
	55/F-57/F, 59/F-63/F & 65/F-71/F 55樓至57樓、59樓至63樓及 65樓至71樓	A	1.716
		B	1.430
		C	0.923
		D	1.334
		E	0.979
		F	0.939
72/F 72樓	A	2.536	
	C	0.923	
	D	1.334	
	F	0.939	

06 INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

**Person appointed as the Manager of the Phase under the latest draft
Deed of Mutual Covenant:**

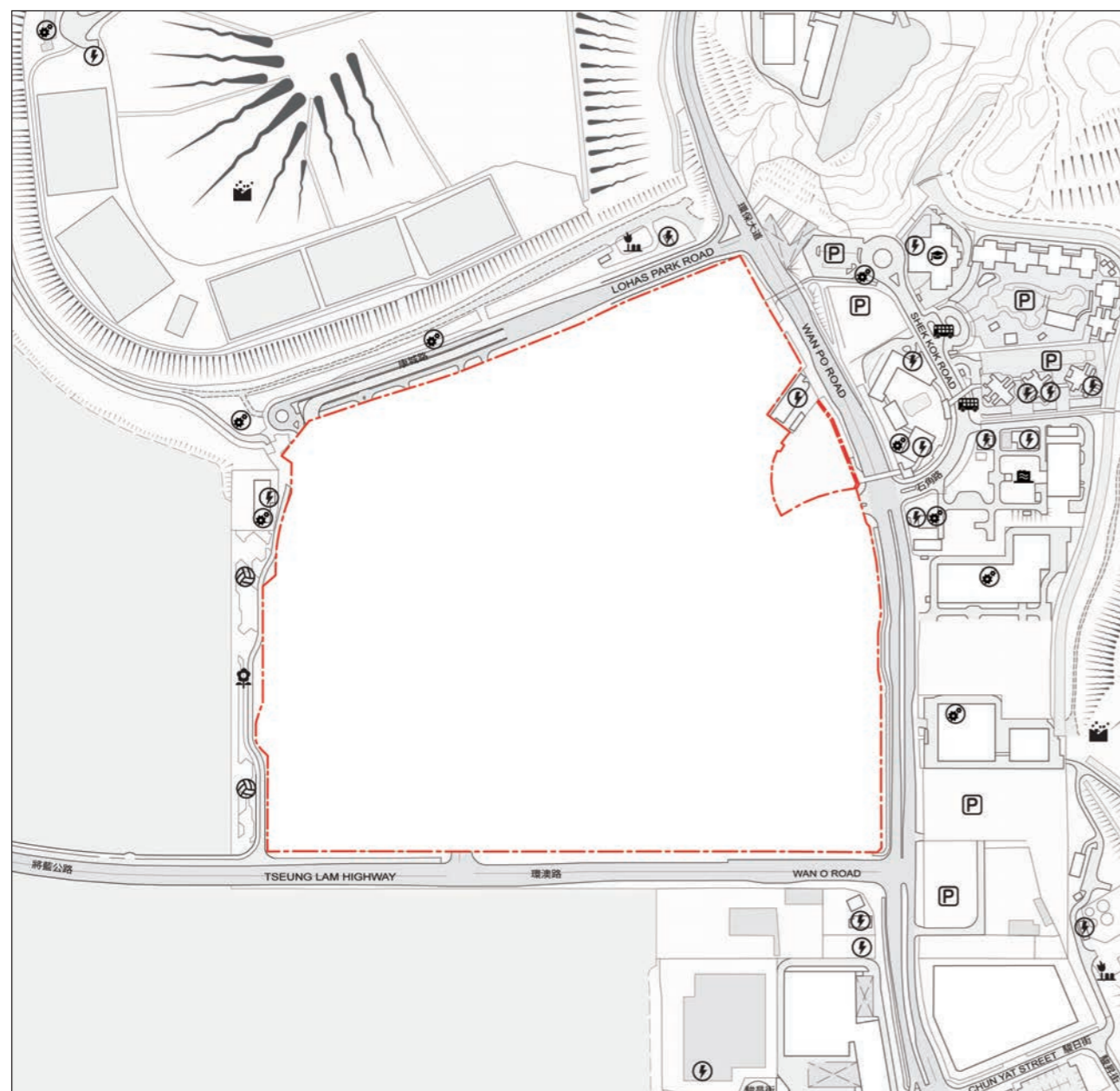
MTR Corporation Limited


根據有關公契的最新擬稿，獲委任為期數的管理人的人：

香港鐵路有限公司

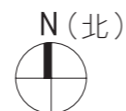
07 LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



 Location of the Development
發展項目的位置

Scale : 0M/米 250M/米
比例 : 



Street name(s) not shown in full in the Location Plan of the Development:

於發展項目的所在位置圖未能完全顯示之街道全名：

Chun Sing Street

Chun Cheong Street

駿昇街

駿昌街

The Location Plan is prepared with reference to Digital Topographic Map No. T12-SW-A dated 29 January 2026 from Survey and Mapping Office of the Lands Department with adjustments where necessary.

此位置圖是參考於2026年1月29日出版之地政總署測繪處之數碼地形圖，圖幅編號T12-SW-A編製，有需要處經修正處理。

NOTATION 圖例

 Power Plant (including Electricity Sub-stations) 發電廠 (包括電力分站)	 Sewage Treatment Works and Facilities 污水處理廠及設施
 Public Carpark (including Lorry Park) 公眾停車場 (包括貨車停泊處)	 Landfills (including Ex-landfills) 堆填區 (包括已停用的堆填區)
 Public Transport Terminal (including Rail Station) 公共交通總站 (包括鐵路車站)	 Landfill Gas Flaring Plant 堆填區氣體燃燒廠
 Public Utility Installation 公用事業設施裝置	 School (including Kindergarten) 學校 (包括幼稚園)
 Public Park 公園	 Sports Facilities (including Sports Ground and Swimming Pool) 體育設施 (包括運動場及游泳池)

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

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。

Notes:

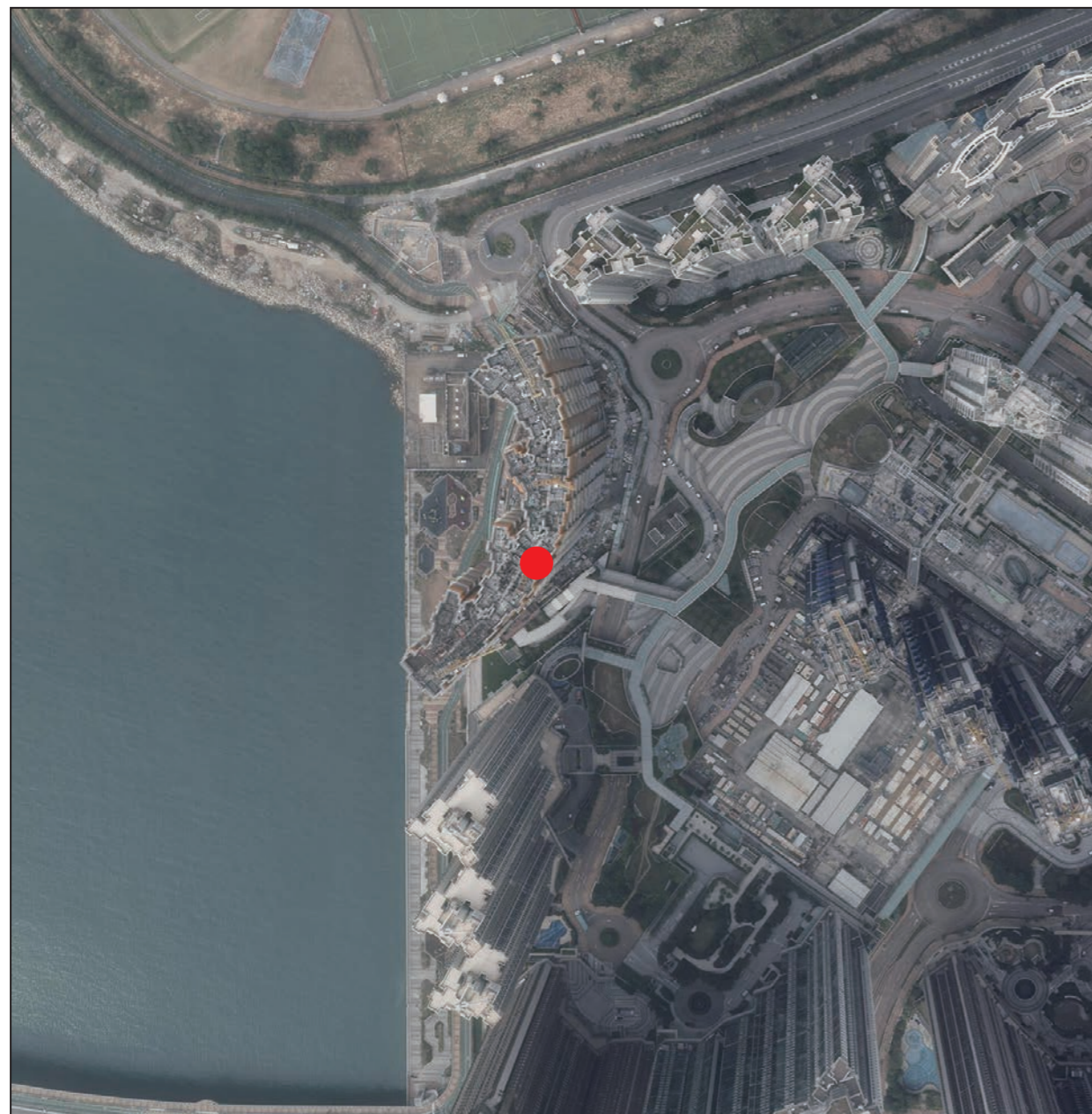
1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
2. The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance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

附註：

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

08 AERIAL PHOTOGRAPH OF THE PHASE

期數的鳥瞰照片



● Location of the Phase
期數的位置



The Aerial Photograph is adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 3,000 feet, Photo No. E249409C dated 7 January, 2025.

鳥瞰照片摘錄自地政總署測繪處在3,000呎的飛行高度拍攝之鳥瞰照片，照片編號E249409C，飛行日期為2025年1月7日。

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鳥瞰照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

Notes :

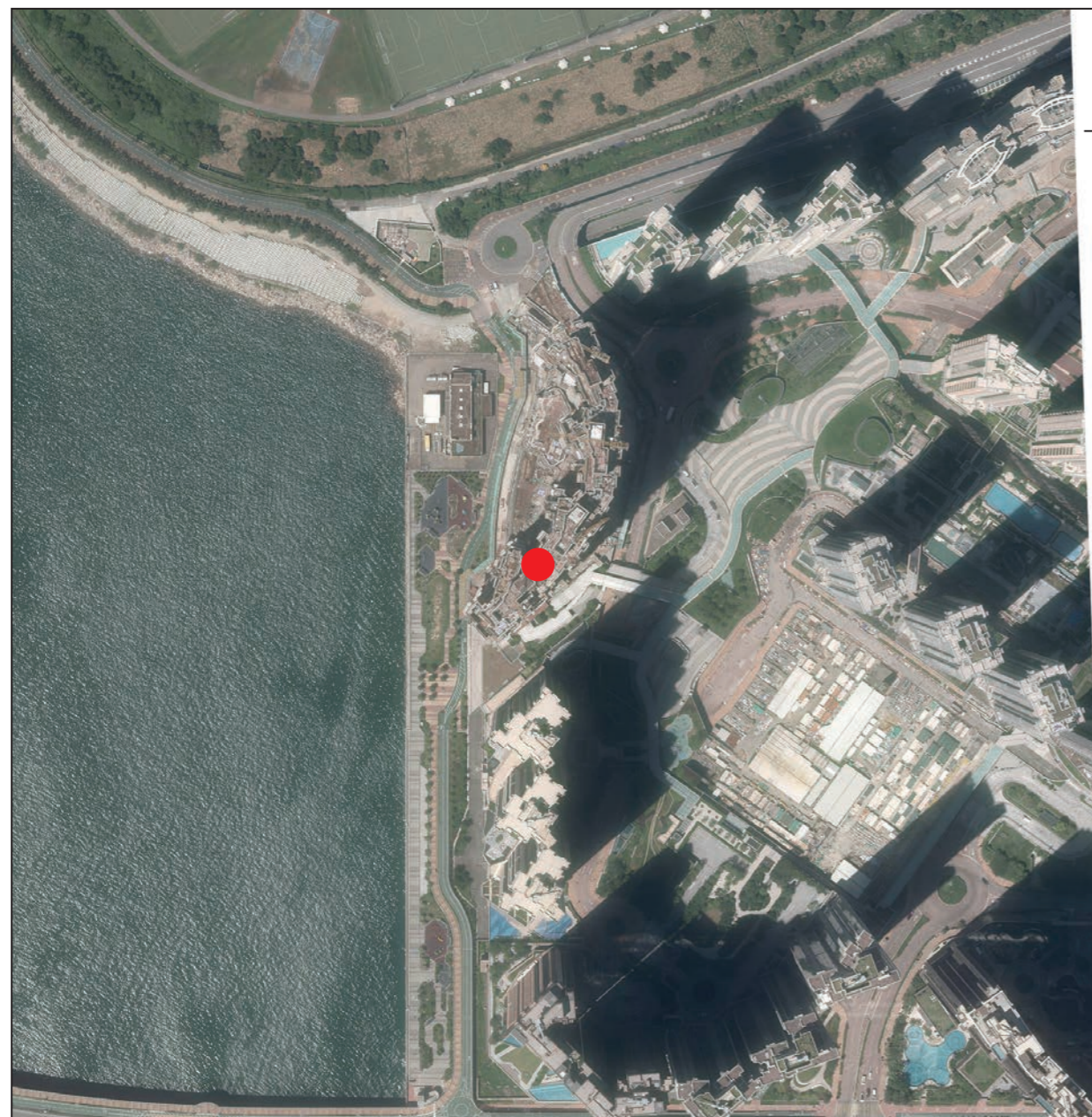
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office of the Phase during opening hours.
2. Due to technical reasons (such as the shape of the Phase), the aerial photograph may show more area than that required under the Residential Properties (First-hand Sales) Ordinance.
3. The vendor advises prospective purchasers to conduct on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.

附註：

1. 期數的鳥瞰照片之副本可於期數的售樓處開放時間內免費查閱。
2. 因技術原因（例如期數之形狀），此鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》所要求。
3. 賣方建議準買家到有關期數地盤作實地考察，以對該期數、其周邊地區環境及附近的公共設施有較佳了解。

08 AERIAL PHOTOGRAPH OF THE PHASE

期數的鳥瞰照片



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

● Location of the Phase
期數的位置



The Aerial Photograph is adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E259797C dated 12 September, 2025.

鳥瞰照片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E259797C，飛行日期為2025年9月12日。

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鳥瞰照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

Notes :

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

附註：

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2. 因技術原因（例如期數之形狀），此鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》所要求。
3. 賣方建議準買家到有關期數地盤作實地考察，以對該期數、其周邊地區環境及附近的公共設施有較佳了解。

08 AERIAL PHOTOGRAPH OF THE PHASE

期數的鳥瞰照片



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

● Location of the Phase
期數的位置



The Aerial Photograph is adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E259798C dated 12 September, 2025.

鳥瞰照片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E259798C，飛行日期為2025年9月12日。

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Notes :

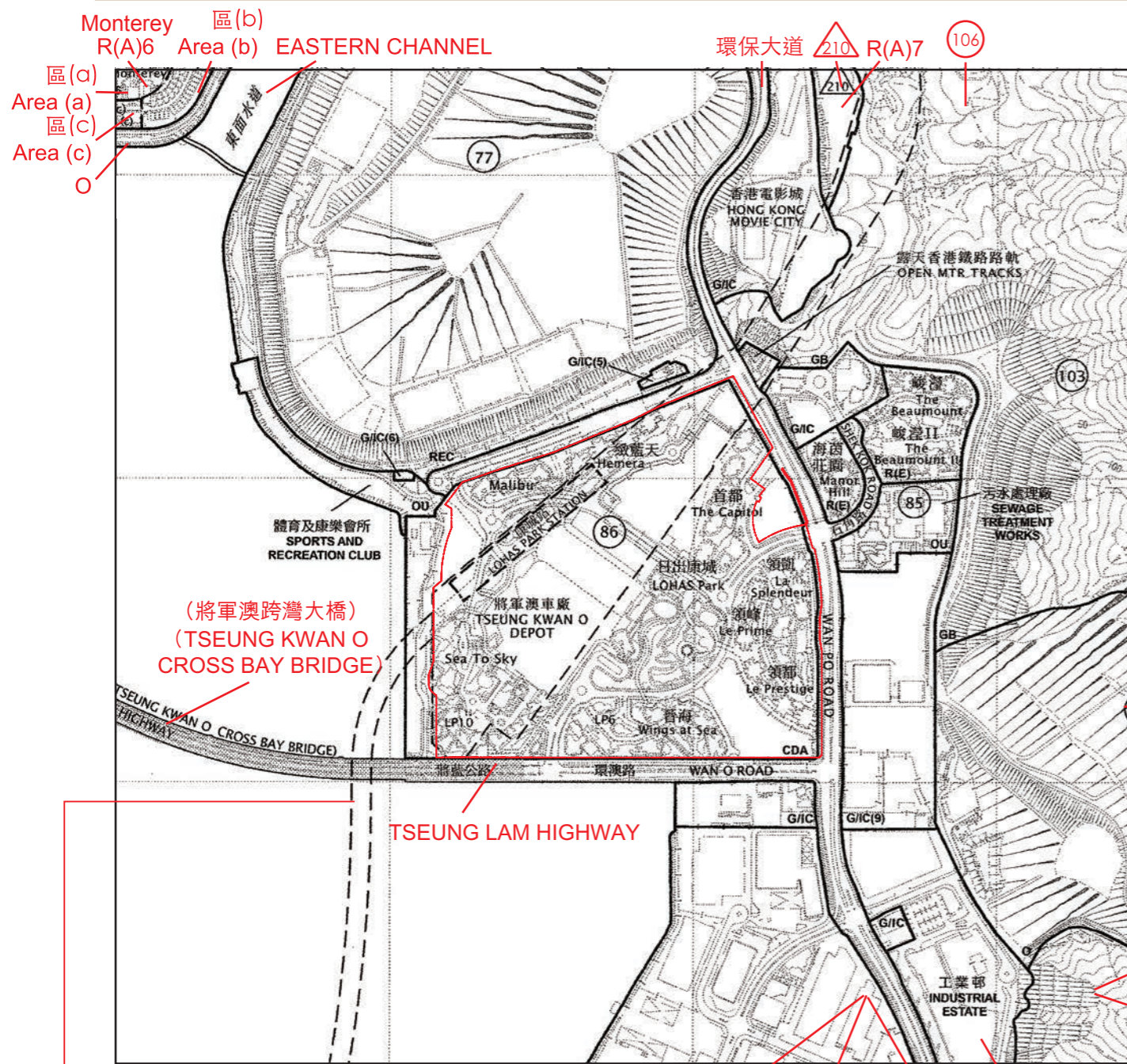
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office of the Phase during opening hours.
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2. 因技術原因（例如期數之形狀），此鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》所要求。
3. 賣方建議準買家到有關期數地盤作實地考察，以對該期數、其周邊地區環境及附近的公共設施有較佳了解。

09 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

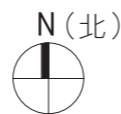
09 關乎發展項目的分區計劃大綱圖



可能的將軍澳線南延線(須待進一步研究)
 POSSIBLE TSEUNG KWAN O LINE SOUTHERN
 EXTENSION (SUBJECT TO FURTHER INVESTIGATION)

Boundary of the Development
 發展項目的邊界

Scale : 0M/米 500M/米
 比例 :



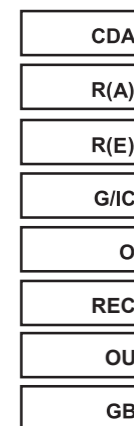
Extracted from approved Tseung Kwan O Outline Zoning Plan No. S/TKO/32, gazetted on 17 October 2025, with adjustments where necessary as shown in red. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.

摘錄自2025年10月17日刊憲之將軍澳分區計劃大綱核准圖，圖則編號為S/TKO/32，有需要處經修正處理，以紅色顯示。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。

Notation 圖例

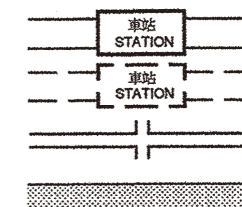
Zones 地帶

- CDA Comprehensive Development Area 綜合發展區
- R(A) Residential (Group A) 住宅(甲類)
- R(E) Residential (Group E) 住宅(戊類)
- G/I/C Government, Institution or Community 政府、機構或社區
- O Open Space 休憩用地
- REC Recreation 康樂
- OU Other Specified Uses 其他指定用途
- GB Green Belt 綠化地帶



Communications 交通

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



Miscellaneous 其他

- 104 Planning Area Number 規劃區編號
- Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)



Notes :

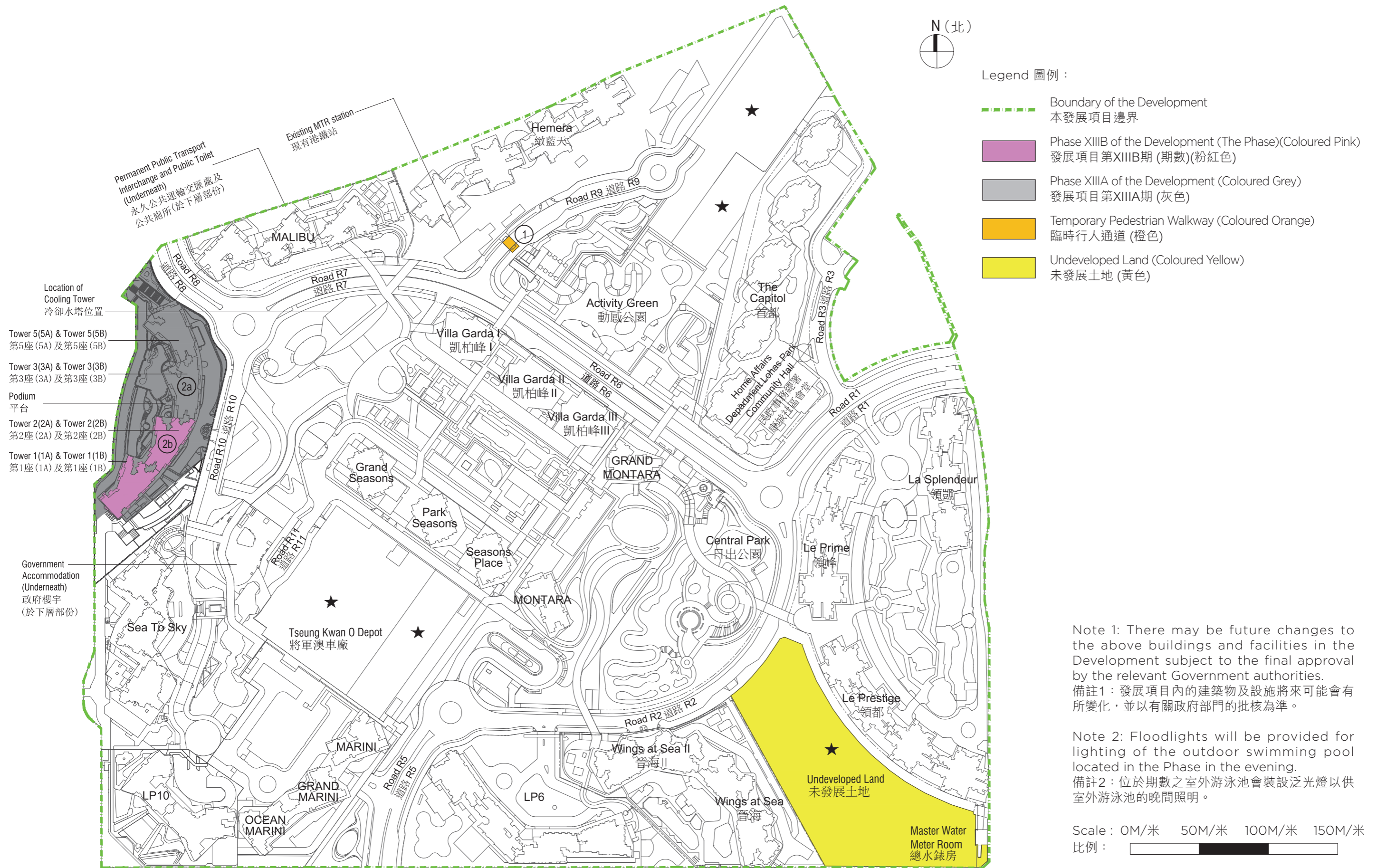
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office of the Phase during opening hours.
2. Due to technical reasons (such as the shape of the Development), the plan may show more area than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

附註 :

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於期數的售樓處開放時間內免費查閱。
2. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》所要求。
3. 賣方亦建議準買家到有關發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。

10 LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



10 LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖

1. Temporary Pedestrian Walkways (coloured orange on the plan) are existing facilities and their future uses are subject to change. The relevant facilities are also subject to removal.
臨時行人通道(圖中橙色部分)為現有設施,其未來用途或將有所改變。有關設施有可能被移除。

- 2a. The estimated date of completion of Phase XIII A of the Development located in Site KL is 30 October 2026 as provided by the authorized person for that development.
位於地盤KL的發展項目第XIII A期的認可人士提供該項目的預計落成日期為2026年10月30日。

- 2b. The estimated date of completion of the Phase (coloured pink on the plan) is 30 October 2026 as provided by the authorized person for the Phase.
期數的認可人士提供的期數(圖中粉紅色部分)的預計落成日期為2026年10月30日。

- ★ For Undeveloped Land (coloured yellow on the plan) and undeveloped sites, the intended uses include residential, open space and Government, Institution or Community uses.
未發展土地(圖中黃色部分)及未發展地盤之規劃用途將包括住宅、休憩用地及政府、機構或社區設施。

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Legend 圖例

A/C	= 冷氣機 AIR CONDITIONER UNIT	GB	= 玻璃欄柵 GLASS BALUSTRADE
A/C AT L/L	= 冷氣機置低位 AIR CONDITIONER UNIT AT LOW LEVEL	H/L	= 高位 HIGH LEVEL
A/C HOOD AT H/L	= 冷氣機遮簷置高位 AIR CONDITIONER HOOD AT HIGH LEVEL	HORIZONTAL AF	= 橫向建築裝飾 HORIZONTAL ARCHITECTURAL FEATURE
A/C PLATFORM	= 冷氣機平台 AIR CONDITIONER UNIT PLATFORM	HR	= 消防喉轆 HOSE REEL
ACCESS HATCH	= 維修艙門	INACCESSIBLE COMMON FLAT ROOF	= 非開放公用平台
AD	= 風管井 AIR DUCT	KIT	= 廚房 KITCHEN
AD FOR RSMRR	= 垃圾及物料回收室之風管井 AIR DUCT FOR REFUSE STORAGE AND MATERIAL RECOVERY ROOM	LAV	= 洗手間 LAVATORY
AF	= 建築裝飾 ARCHITECTURAL FEATURE	LIV	= 客廳 LIVING ROOM
AF ABOVE	= 建築裝飾置上 ARCHITECTURAL FEATURE ABOVE	LIFT	= 升降機
AF BELOW	= 建築裝飾置下 ARCHITECTURAL FEATURE BELOW	LIFT LOBBY	= 升降機大堂
AF SPANDREL	= 建築裝飾拱肩 ARCHITECTURAL FEATURE SPANDREL	LIFT SHAFT	= 升降機井
ALUM A/C GRILLE	= 鋁質冷氣機欄柵 ALUMINIUM AIR CONDITIONER GRILLE	L/L	= 低位 LOW LEVEL
BAL.	= 露台 BALCONY	MAINTENANCE PLATFORM	= 維修平台
BAL.&U.P.	= 露台及工作平台 BALCONY AND UTILITY PLATFORM	MBR	= 主人睡房 MASTER BEDROOM
BAL.&U.P. ABOVE	= 上層露台及工作平台位置 BALCONY AND UTILITY PLATFORM ABOVE	M BATH	= 主人浴室 MASTER BATHROOM
BATH	= 浴室 BATHROOM	O KIT	= 開放式廚房 OPEN KITCHEN
BATH 1	= 浴室 1 BATHROOM 1	PD	= 管道井 PIPE DUCT
BATH 2	= 浴室 2 BATHROOM 2	PLANTER	= 花槽
BR	= 睡房 BEDROOM	PLINTH	= 基底
BR1	= 睡房 1 BEDROOM 1	PRIVATE ROOF	= 私人天台
BR2	= 睡房 2 BEDROOM 2	RC FENCE WALL	= 鋼筋混凝土圍牆 REINFORCED CONCRETE FENCE WALL
BR3	= 睡房 3 BEDROOM 3	RC WALL	= 鋼筋混凝土牆 REINFORCED CONCRETE WALL
BUILDING LINE ABOVE	= 建築物邊線置上	RC COVER FOR BAL.&U.P. BELOW	= 鋼筋混凝土圍牆及工作平台之鋼筋混凝土結構 REINFORCED CONCRETE COVER FOR BALCONY AND UTILITY PLATFORM BELOW
CAT LADDER	= 豎梯	RC CURB	= 鋼筋混凝土礮 REINFORCED CONCRETE CURB
COMMON AREA	= 公用區	RC PARAPET	= 鋼筋混凝土護牆 REINFORCED CONCRETE PARAPET
COMMON FLAT ROOF	= 公用平台	RSMRR	= 垃圾及物料回收室 REFUSE STORAGE AND MATERIAL RECOVERY ROOM
COMMON GREEN FLAT ROOF	= 公用綠化平台	WMC	= 水錶櫃 WATER METER CABINET
CLADDING	= 飾板	ST.	= 煮食爐 STOVE
C.R.	= 電線管道井 CABLE RISER	STAIR HOOD COVER	= 梯屋上蓋
CW	= 玻璃幕牆 CURTAIN WALL	STORE	= 儲物房
DIN	= 飯廳 DINING ROOM	STUDY ROOM	= 書房
DN	= 落 DOWN	SINK	= 洗手盆
DOG HOUSE	= 機電管道房	TOP CAPPING OF CW	= 玻璃幕牆飾板頂蓋 TOP CAPPING OF CURTAIN WALL
EMC	= 電錶櫃 ELECTRIC METER CABINET	UP	= 上
EMR	= 電錶房 ELECTRIC METER ROOM	U.P.	= 工作平台 UTILITY PLATFORM
ELV	= 弱電房 EXTRA LOW VOLTAGE CABLE ROOM	UTILITY	= 工作間 UTILITY ROOM
FLAT ROOF	= 平台		

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Remarks:

1. There may be architectural features and/or exposed pipes on external walls of some floors.
2. Common pipes exposed and/ or enclosed in cladding are located at/ adjacent to balcony and/ or flat roof and/ or utility platform and/or air-conditioner platform and/ or external wall of some flats.
3. There are ceiling bulkheads or false ceiling at living room, dining room, bedrooms, lavatory, store, kitchen of some flats for the air-conditioning system and/ or mechanical and electrical services. There are sunken slabs for mechanical & electrical services of flats above at some residential flats.
4. The internal ceiling height within some flats may vary due to structural, architectural and/ or decoration design variations.
5. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, sink counter, etc, are retrieved from the latest approved building plans and are for general indication only.
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 flats, the air-conditioner platform(s) outside the residential flat will be placed with outdoor air-conditioner unit(s) belonging to its flat. The placement of these air-conditioner unit(s) may emit heat and/ or sounds.
8. Balconies and utility platforms are non-enclosed area.
9. During the necessary maintenance of the external walls by manager of the Phase, the gondola will be operating in the airspace outside window of residential properties and above flat roof/ roof in such tower.
10. There are non-structural prefabricated external walls in the residential flats. The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.

備註：

1. 部份樓層外牆設有建築裝飾及/或外露喉管。
2. 部份單位的露台及/或平台及/或工作平台及/或冷氣機平台及/或外牆或其鄰近地方設有外露及/或內藏於飾板的公用喉管。
3. 部份單位客廳、飯廳、睡房、洗手間、儲物室、廚房有裝飾橫樑或假天花，用以裝置冷氣系統及/或機電設備。部分單位天花板有跌級樓板，用以安裝樓上單位之機電設備。
4. 部份單位之天花板高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 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、洗滌盆櫃等乃根據最新的經批准的建築圖則，只作一般性標誌。
6. 期數內的每座大廈的平台及天台上裝設有外露喉管，只有部份外露喉管被鋁飾板所覆蓋。
7. 部份住宅單位外的冷氣機平台將會放置其單位的一部或多部冷氣戶外機。該等冷氣機的位置可能發出熱力及/或聲音。
8. 露台及工作平台為不可封閉的地方。
9. 在期數管理人員安排外牆之必要維修進行期間，吊船將在該等大廈的住宅物業之窗戶及平台/天台上之空間運作。
10. 單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。

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

	Tower 座數	Flats 單位		A	B	C	D	E	F	G
		Floor 樓層								
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 1 (1A) 第1座(1A)	6/F 6樓		150, 200	150, 200	150	150	150	-	-
	Tower 1 (1B) 第1座(1B)			150	150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Tower 1 (1A) 第1座(1A)			3150	3150	3150	3150	3150	-	-
	Tower 1 (1B) 第1座(1B)			3150	3150	3150	3150	3150	3150	3150

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.

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。

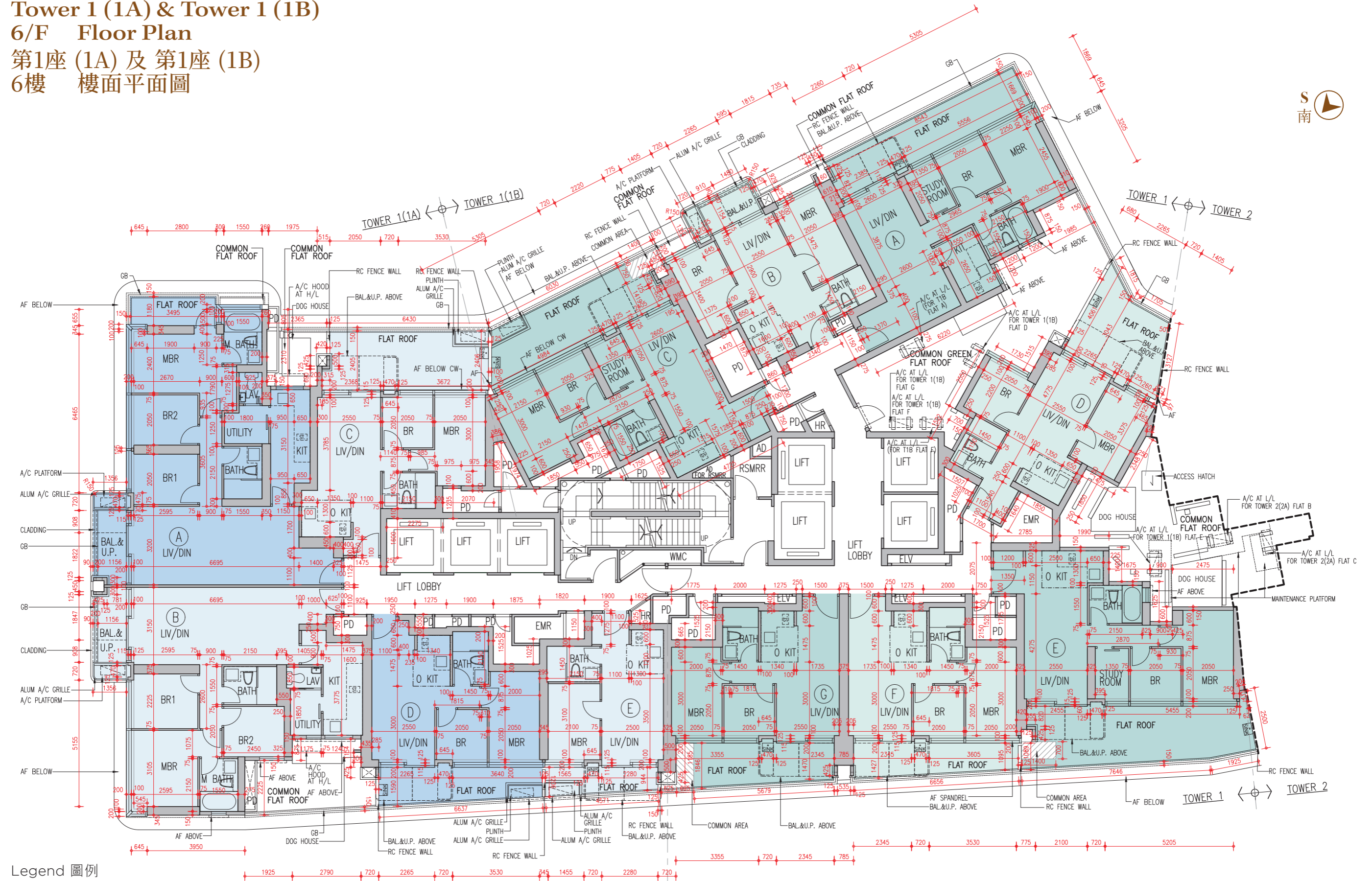
Notes :

- The dimensions in the floor plans are all structural dimensions in millimetre.
- (I) The restriction on the minimum number of residential units (as referred to in Special Condition No (16) (b)(i)(xi)(I) of the Land Grant) in Phase XIII (including Phase XIII A and Phase XIII B): 1,667
- (II) Special Condition No.(16)(k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.
- (III) Clause 15 of the Third Schedule to the approved form of Sub-Deed of Mutual Covenant and Management Agreement ("SDMC") stipulates that:
 - No Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase XIII Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Phase XIII Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase XIII Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
 - The Manager shall deposit in the management office of Phase XIII the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 15(a) of this Schedule for inspection by all Owners of Phase XIII free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase XIII.
(Remark: Phase XIII B forms part of Phase XIII)
- (IV) The total number of residential units provided in the Phase: 1266
- Please refer to page 27 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.

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。
- (I) 批地文件第 (16)(b)(i)(xi)(I) 條特別條款中對於第 XIII 期 (包括第 XIII A 及 XIII B 期) 中住宅單位的最少數目的限制: 1,667
- (II) 批地文件第 (16)(k) 條特別條款規定，除非獲地政總署署長 (「署長」) 事先書面同意，承批人不得進行或准許或容許與現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的任何住宅單位有關的任何工程 (包括但不限於拆除或改動任何分隔牆、任何地板或天花板或任何間隔結構) 而使該單位可由內部連接及可由任何現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的毗連或鄰近住宅單位進入。對於甚麼構成可使一個單位可由內部連接及可由任何毗連的或鄰近住宅單位進入之工程，署長之決定應為最終並對承批人有約束力。
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 - 經理人須於第 XIII 期管理辦公室存放關於本附錄第 15(a) 條所述的地政總署署長或不時替代地政總署署長的其他政府機關的同意之資料紀錄，以供所有第 XIII 期業主免費查閱。任何第 XIII 期業主均可在交付合理費用後，印取該等資料的副本，而該等費用將會存入第 XIII 期之特別基金。
(備註：第 XIII B 期屬第 XIII 期一部分)
- (IV) 期數所提供的住宅單位總數：1266
- 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
- 23樓及52樓為庇護層。

Tower 1 (1A) & Tower 1 (1B)
6/F Floor Plan
 第1座 (1A) 及 第1座 (1B)
 6樓 樓面平面圖



Legend 圖例

- Tower 1 (1A)
第1座 (1A)
- Tower 1 (1B)
第1座 (1B)

TOWER 1(1A) $\leftarrow \ominus \rightarrow$ TOWER 1(1B)

Scale : 0M/米 5M/米
 比例 :

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

	Tower 座數	Flats 單位 Floor 樓層	A	B	C	D	E	F	G
			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 1 (1A) 第1座(1A)	7/F-12/F, 15/F-21/F, 25/F-33/F, 35/F-43/F & 45/F-50/F	150, 200	150, 200	150	150
Tower 1 (1B) 第1座(1B)	150	150	150	150		150	150	150	
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Tower 1 (1A) 第1座(1A)	7樓至12樓、15樓至21樓、 25樓至33樓、35樓至43樓及 45樓至50樓	3150	3150	3150	3150	3150	-	-
	Tower 1 (1B) 第1座(1B)		3150	3150	3150	3150	3150	3150	3150
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 1 (1A) 第1座(1A)	22/F & 51/F 22樓及51樓	150, 200	150, 200	150	150	150	-	-
	Tower 1 (1B) 第1座(1B)		150	150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Tower 1 (1A) 第1座(1A)		3150	3150	3150	3150	3150	-	-
	Tower 1 (1B) 第1座(1B)		3150	3150	3150	3150	3150	3150	3150

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.

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。

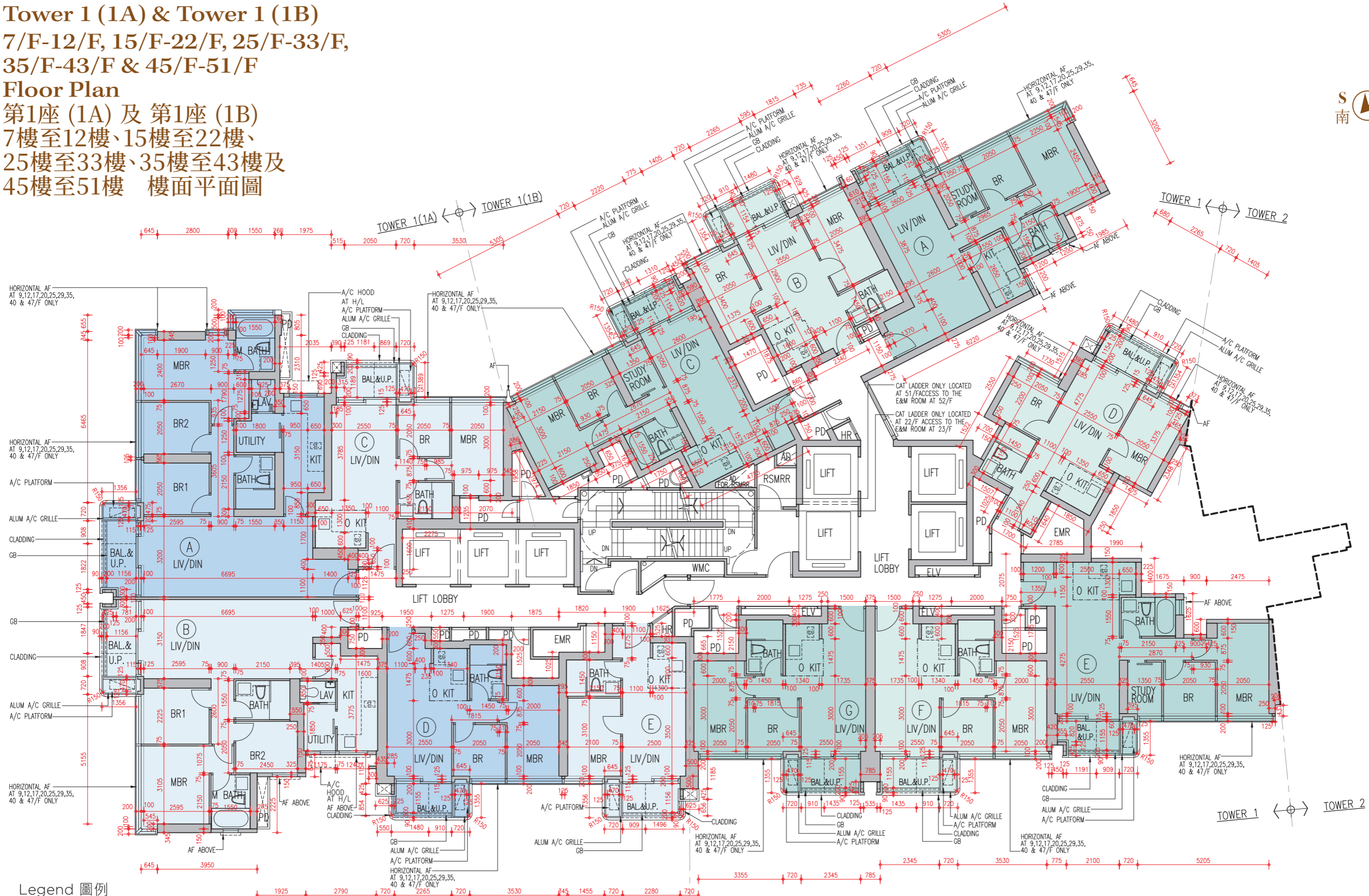
Notes :

- The dimensions in the floor plans are all structural dimensions in millimetre.
- (I) The restriction on the minimum number of residential units (as referred to in Special Condition No (16) (b)(i)(xi)(l) of the Land Grant) in Phase XIII (including Phase XIII A and Phase XIII B): 1,667
- (II) Special Condition No.(16)(k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.
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備註：

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- 23樓及52樓為庇護層。

Tower 1 (1A) & Tower 1 (1B)
7/F-12/F, 15/F-22/F, 25/F-33/F,
35/F-43/F & 45/F-51/F
Floor Plan
 第1座 (1A) 及 第1座 (1B)
 7樓至12樓、15樓至22樓、
 25樓至33樓、35樓至43樓及
 45樓至51樓 樓面平面圖



Legend 圖例

- Tower 1 (1A)
第1座 (1A)
- Tower 1 (1B)
第1座 (1B)

Scale : 0M/米 5M/米
 比例 :

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

	Tower 座數	Flats 單位		A	B	C	D	E	F	G
		Floor 樓層								
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 1 (1A) 第1座(1A)	55/F 55樓		150, 200	150, 200	-	150	150	-	-
	Tower 1 (1B) 第1座(1B)			150	150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Tower 1 (1A) 第1座(1A)		2800, 2900, 3050, 3100, 3150, 3200, 3400, 3450		3150	-	3150	3150	-	-
	Tower 1 (1B) 第1座(1B)		3150		3150	3150	3150	3150	3150	3150

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.

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。

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備註 :

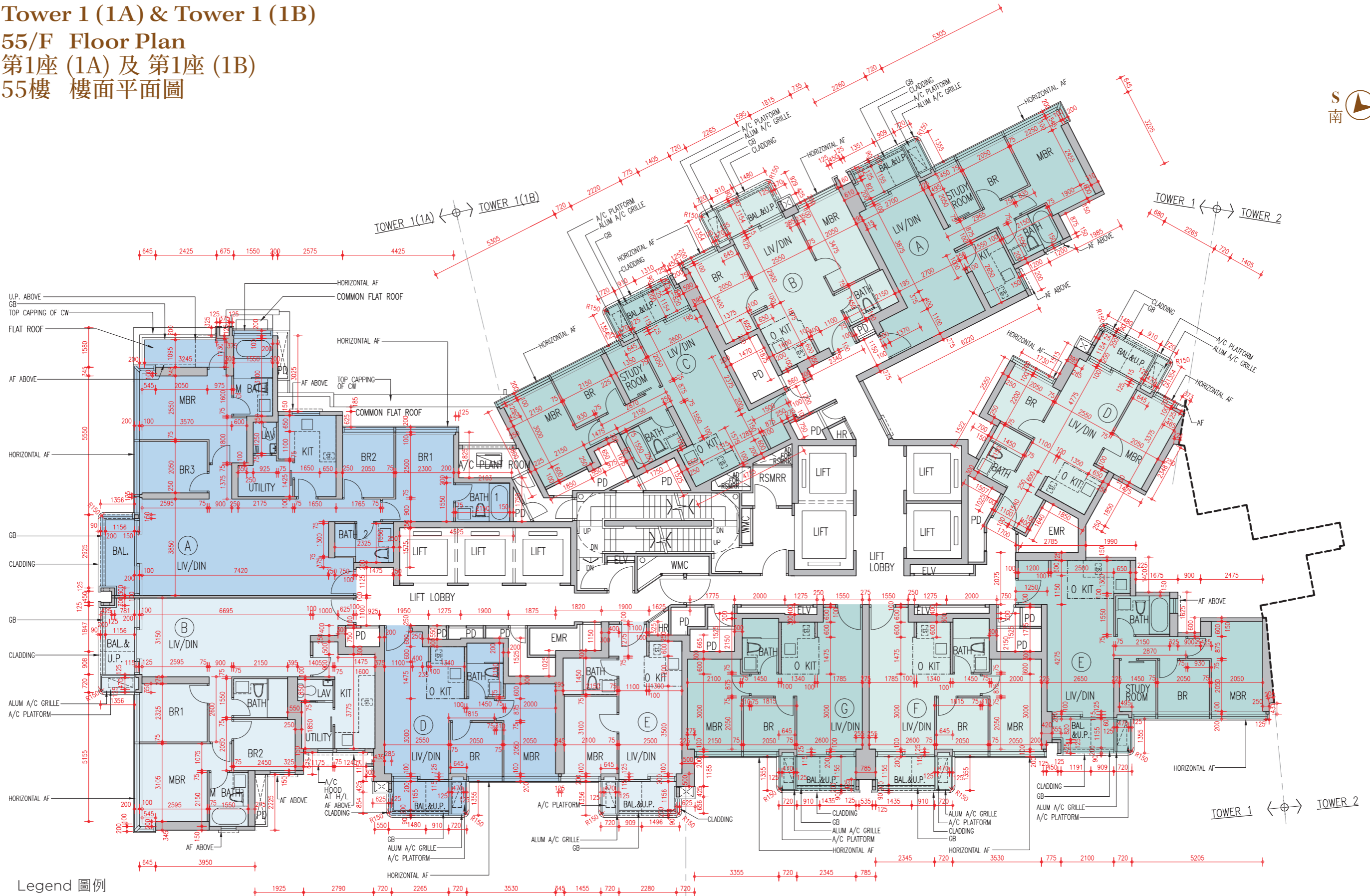
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Tower 1 (1A) & Tower 1 (1B)

55/F Floor Plan

第1座 (1A) 及 第1座 (1B)

55樓 樓面平面圖



Legend 圖例

- Tower 1 (1A)
第1座 (1A)
- Tower 1 (1B)
第1座 (1B)

TOWER 1(1A) ← ⊕ → TOWER 1(1B)

Scale : 0M/米 5M/米
比例 :

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

	Tower 座數	Flats 單位		A	B	C	D	E	F	G
		Floor 樓層								
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 1 (1A) 第1座 (1A)	56/F-57/F, 59/F-63/F & 65/F-70/F	56樓至57樓、59樓至63樓及 65樓至70樓	150, 200	150, 200	-	150	150	-	-
	Tower 1 (1B) 第1座 (1B)			150	150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Tower 1 (1A) 第1座 (1A)	56樓至57樓、59樓至63樓及 65樓至70樓	56樓至57樓、59樓至63樓及 65樓至70樓	3150	3150	-	3150	3150	-	-
	Tower 1 (1B) 第1座 (1B)			3150	3150	3150	3150	3150	3150	3150
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 1 (1A) 第1座 (1A)	71/F 71樓	71樓	150, 200	150, 200	-	150	150	-	-
	Tower 1 (1B) 第1座 (1B)			150, 200	150, 200	150, 200, 250	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Tower 1 (1A) 第1座 (1A)	71/F 71樓	71樓	3000, 3150, 3200, 3250, 3450, 3500, 3550, 3800, 3850	3150, 3200, 3450, 3500, 3550, 3800, 3850	-	3150, 3450, 3500, 3750, 3800, 3850	3500	-	-
	Tower 1 (1B) 第1座 (1B)			3150, 3200, 3500, 3550, 3850	3200, 3500, 3550, 3850	3150, 3200, 3450, 3500, 3800, 3850	3500	3500	3500	3500

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.

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。

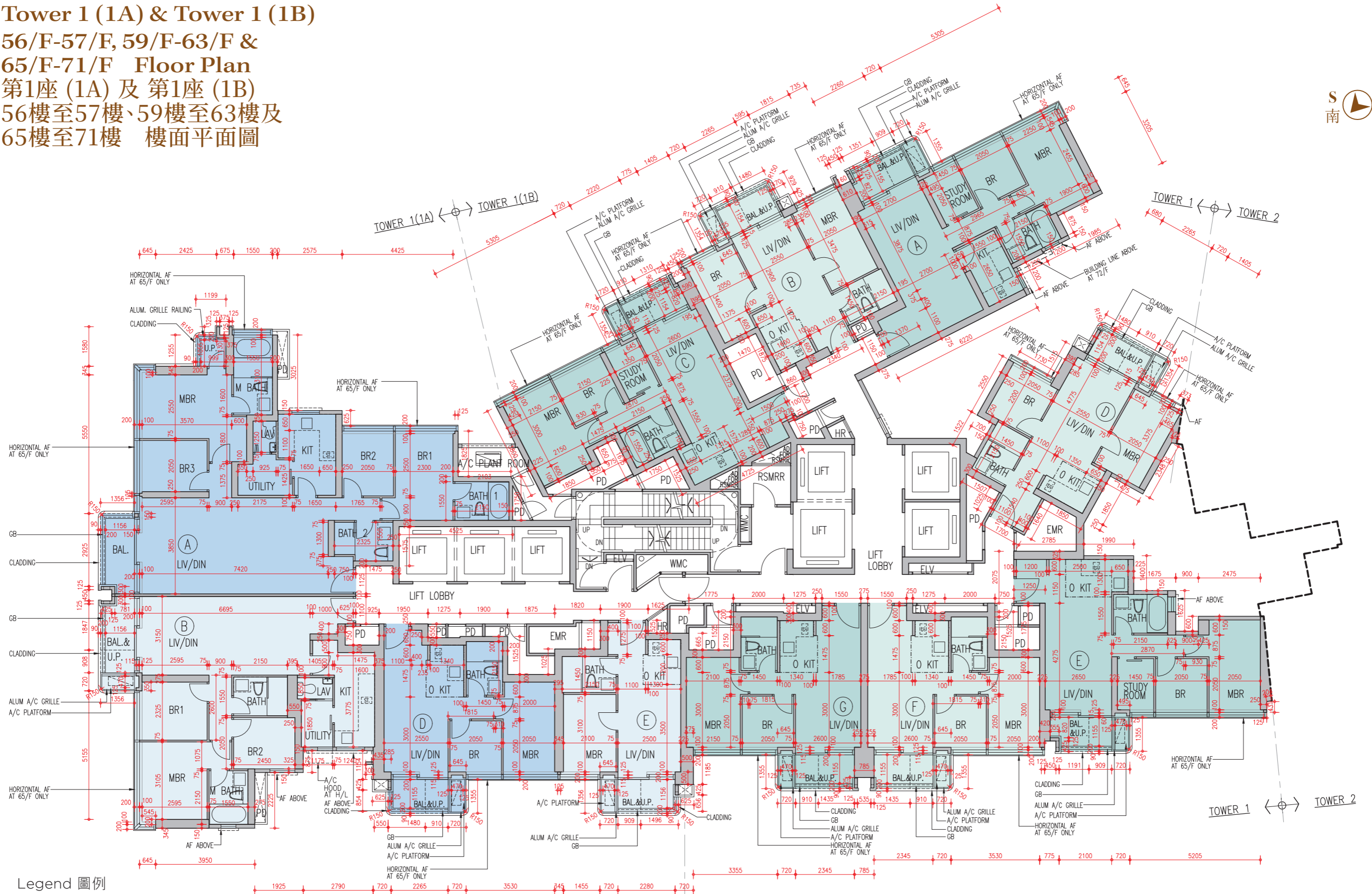
Notes :

- The dimensions in the floor plans are all structural dimensions in millimetre.
- (I) The restriction on the minimum number of residential units (as referred to in Special Condition No (16) (b)(i)(xi)(l) of the Land Grant) in Phase XIII (including Phase XIII A and Phase XIII B): 1,667
- (II) Special Condition No.(16)(k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.
- (III) Clause 15 of the Third Schedule to the approved form of Sub-Deed of Mutual Covenant and Management Agreement ("SDMC") stipulates that:
 - No Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase XIII Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Phase XIII Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase XIII Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
 - The Manager shall deposit in the management office of Phase XIII the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 15(a) of this Schedule for inspection by all Owners of Phase XIII free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase XIII.
(Remark: Phase XIII B forms part of Phase XIII)
- (IV) The total number of residential units provided in the Phase: 1266
- Please refer to page 27 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.

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。
- (I) 批地文件第 (16)(b)(i)(xi)(l) 條特別條款中對於第 XIII 期 (包括第 XIII A 及 XIII B 期) 中住宅單位的最少數目的限制: 1,667
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- (III) 已批核的副公契約及管理協議中第三附錄第 15 條規定：
 - 除非得到地政總署署長或不時替代地政總署署長的其他政府機關之預先書面同意 (地政總署署長或不時替代政府機關有絕對酌情權去給予或拒絕給予該等同意，而地政總署署長或不時替代政府機關一旦給予該等同意，有絕對權力去提出任何條款及條件 (包括徵收費用))，任何業主均不可進行或准許或容許任何有關任何第 XIII 期住宅單位的工程 (包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構) 而引致該第 XIII 期住宅單位可內部連接及進入任何毗連的或鄰近的第 XIII 期住宅單位。
 - 經理人須於第 XIII 期管理辦公室存放關於本附錄第 15(a) 條所述的地政總署署長或不時替代地政總署署長的其他政府機關的同意之資料紀錄，以供所有第 XIII 期業主免費查閱。任何第 XIII 期業主均可在交付合理費用後，印取該等資料的副本，而該等費用將會存入第 XIII 期之特別基金。
(備註：第 XIII B 期屬第 XIII 期一部分)
- (IV) 期數所提供的住宅單位總數：1266
- 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 不設 13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及 64樓。
- 23樓及 52樓為庇護層。

Tower 1 (1A) & Tower 1 (1B)
56/F-57/F, 59/F-63/F & 65/F-71/F Floor Plan
 第1座 (1A) 及 第1座 (1B)
 56樓至57樓、59樓至63樓及
 65樓至71樓 樓面平面圖



Legend 圖例

- Tower 1 (1A)
第1座 (1A)
- Tower 1 (1B)
第1座 (1B)

TOWER 1(1A) ← ⊕ → TOWER 1(1B)

Scale : 0M/米 5M/米
 比例 :

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

	Tower 座數	Flats 單位		A	D	E	F	G	H	
		Floor 樓層								
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 1 (1A) 第1座(1A)	72/F 72樓		200, 275, 300	-	-	-	-	-	
	Tower 1 (1B) 第1座(1B)			200, 225	200	200	200	200	200	
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Tower 1 (1A) 第1座(1A)			4000, 4050, 4070, 4200, 4350, 4420, 4550, 4770		-	-	-	-	-
	Tower 1 (1B) 第1座(1B)			4000, 4300, 4350	4000, 4050, 4250, 4350	4000, 4300	4000, 4050, 4300, 4350	4000, 4050, 4300, 4350	4000, 4300, 4350	

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.

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。

Notes :

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(Remark: Phase XIII B forms part of Phase XIII)
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- 23/F and 52/F are refuge floors.

備註 :

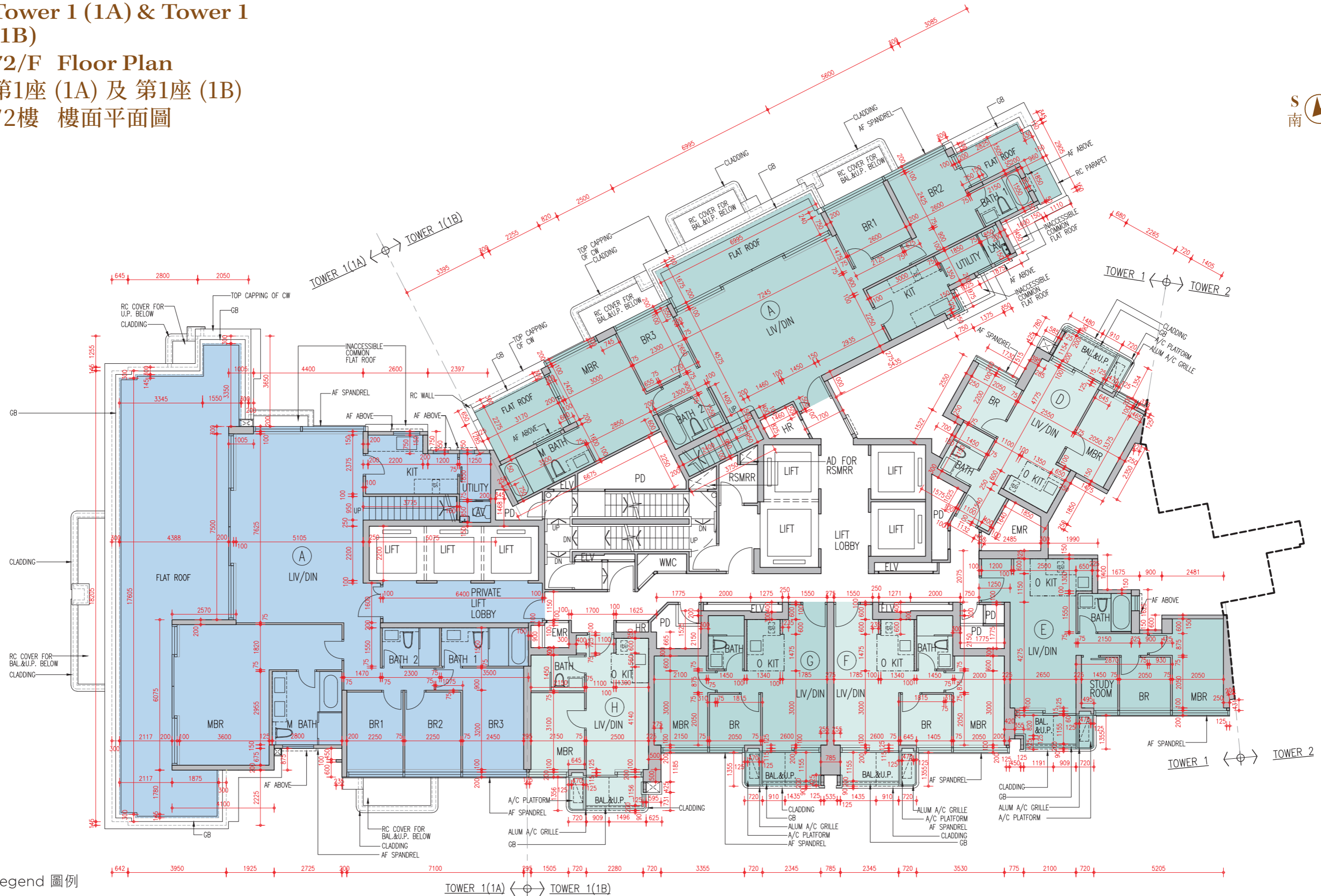
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- 23樓及52樓為庇護層。

Tower 1 (1A) & Tower 1 (1B)

72/F Floor Plan

第1座 (1A) 及 第1座 (1B)

72樓 樓面平面圖



Legend 圖例

- Tower 1 (1A)
第1座 (1A)
- Tower 1 (1B)
第1座 (1B)

Scale : 0M/米 5M/米
比例 :

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

	Tower 座數	Flats 單位 Floor 樓層	A	D	E	F	G	H
			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 1 (1A) 第1座 (1A)	Roof 天台	N/A 不適用	-	-
	Tower 1 (1B) 第1座 (1B)	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 of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Tower 1 (1A) 第1座 (1A)	N/A 不適用	-	-		-	-	-
	Tower 1 (1B) 第1座 (1B)	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.

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。

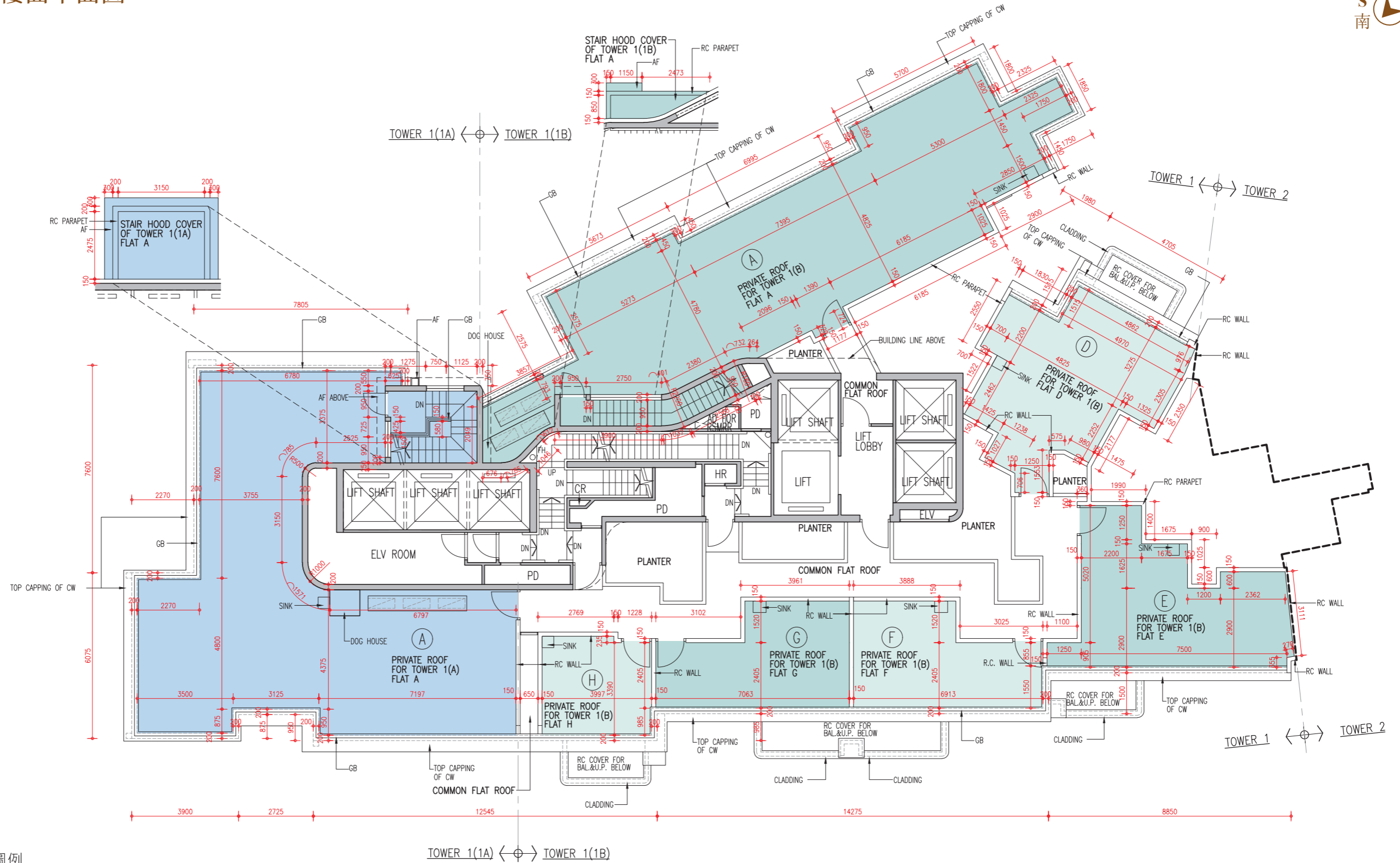
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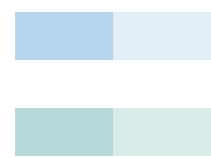
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- 23樓及 52樓為庇護層。

Tower 1 (1A) & Tower 1 (1B)
Roof Floor Plan
 第1座 (1A) 及 第1座 (1B)
 天台 樓面平面圖



Legend 圖例



Tower 1 (1A)
 第1座 (1A)
 Tower 1 (1B)
 第1座 (1B)

Scale : 0M/米 5M/米
 比例 :

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

	Tower 座數	Flats 單位 Floor 樓層	A	B	C	D	E	F
			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 2 (2A) 第2座 (2A)	6/F 6樓	150	150	150
	Tower 2 (2B) 第2座 (2B)	150	150	150		150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Tower 2 (2A) 第2座 (2A)	3150	3150	3150		3150	3150	-
	Tower 2 (2B) 第2座 (2B)	3150	3150	3150		3150	3150	3150

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.

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。

Notes :

- The dimensions in the floor plans are all structural dimensions in millimetre.
- (I) The restriction on the minimum number of residential units (as referred to in Special Condition No (16) (b)(i)(xi)(I) of the Land Grant) in Phase XIII (including Phase XIII A and Phase XIII B): 1,667
- (II) Special Condition No.(16)(k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.
- (III) Clause 15 of the Third Schedule to the approved form of Sub-Deed of Mutual Covenant and Management Agreement ("SDMC") stipulates that:
 - No Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase XIII Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Phase XIII Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase XIII Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
 - The Manager shall deposit in the management office of Phase XIII the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 15(a) of this Schedule for inspection by all Owners of Phase XIII free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase XIII.
(Remark: Phase XIII B forms part of Phase XIII)
- (IV) The total number of residential units provided in the Phase: 1266
- Please refer to page 27 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.

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。
- (I) 批地文件第 (16)(b)(i)(xi)(I) 條特別條款中對於第 XIII 期 (包括第 XIII A 及 XIII B 期) 中住宅單位的最少數目的限制: 1,667
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 - 經理人須於第 XIII 期管理辦公室存放關於本附錄第 15(a) 條所述的地政總署署長或不時替代地政總署署長的其他政府機關的同意之資料紀錄，以供所有第 XIII 期業主免費查閱。任何第 XIII 期業主均可在交付合理費用後，印取該等資料的副本，而該等費用將會存入第 XIII 期之特別基金。
(備註：第 XIII B 期屬第 XIII 期一部分)
- (IV) 期數所提供的住宅單位總數：1266
- 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 不設 13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及 64樓。
- 23樓及 52樓為庇護層。

Tower 2 (2A) & Tower 2 (2B)
6/F Floor Plan
 第2座 (2A) 及 第2座 (2B)
 6樓 樓面平面圖



Legend 圖例

- Tower 2 (2A)
第2座 (2A)
- Tower 2 (2B)
第2座 (2B)

Scale : 0M/米 5M/米
 比例 :

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

	Tower 座數	Flats 單位	A	B	C	D	E	F
		Floor 樓層						
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 2 (2A) 第2座 (2A)	7/F-12/F, 15/F-21/F, 25/F-33/F, 35/F-43/F & 45/F-50/F	150	150	150	150	150	-
	Tower 2 (2B) 第2座 (2B)		150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Tower 2 (2A) 第2座 (2A)	7樓至12樓、15樓至21樓、 25樓至33樓、35樓至43樓及 45樓至50樓	3150	3150	3150	3150	3150	-
	Tower 2 (2B) 第2座 (2B)		3150	3150	3150	3150	3150	3150
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 2 (2A) 第2座 (2A)	22/F & 51/F 22樓及51樓	150	150	150	150	150	-
	Tower 2 (2B) 第2座 (2B)		150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Tower 2 (2A) 第2座 (2A)	22樓及51樓	3150	3150	3150	3150	3150	-
	Tower 2 (2B) 第2座 (2B)		3150	3150	3150	3150	3150	3150

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.

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。

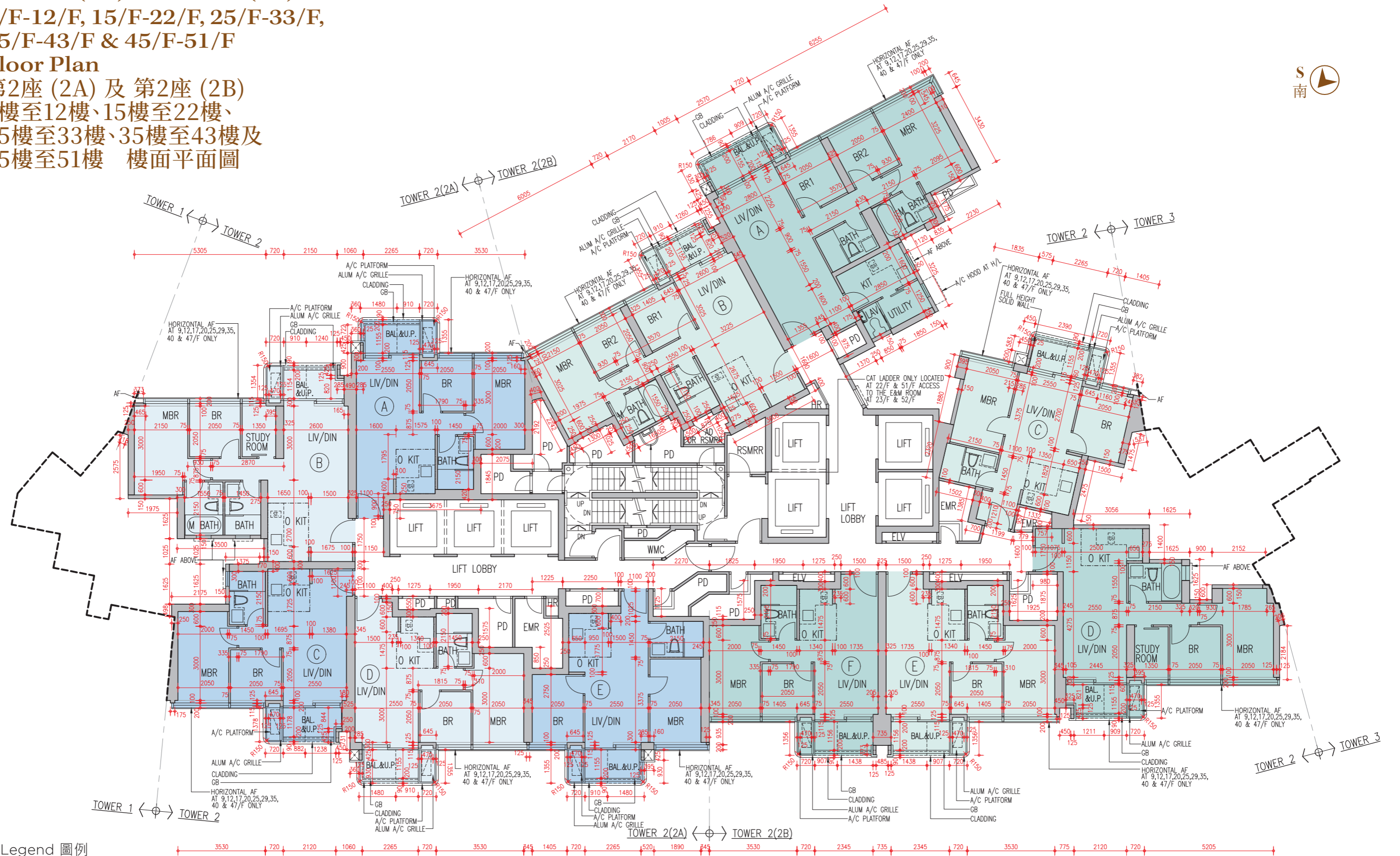
Notes :

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- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
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備註 :

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- 23樓及52樓為庇護層。

Tower 2 (2A) & Tower 2 (2B)
 7/F-12/F, 15/F-22/F, 25/F-33/F,
 35/F-43/F & 45/F-51/F
Floor Plan
 第2座 (2A) 及 第2座 (2B)
 7樓至12樓、15樓至22樓、
 25樓至33樓、35樓至43樓及
 45樓至51樓 樓面平面圖



Legend 圖例

- Tower 2 (2A)
第2座 (2A)
- Tower 2 (2B)
第2座 (2B)

Scale : 0M/米 5M/米
 比例 :

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

	Tower 座數	Flats 單位		A	B	C	D	E	F
		Floor 樓層							
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 2 (2A) 第2座 (2A)	55/F-57/F, 59/F-63/F & 65/F-70/F	55樓至57樓、59樓至63樓及 65樓至70樓	150	150	150	150	150	-
	Tower 2 (2B) 第2座 (2B)			150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Tower 2 (2A) 第2座 (2A)	55樓至57樓、59樓至63樓及 65樓至70樓	55樓至57樓、59樓至63樓及 65樓至70樓	3150	3150	3150	3150	3150	-
	Tower 2 (2B) 第2座 (2B)			3150	3150	3150	3150	3150	3150
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 2 (2A) 第2座 (2A)	71/F 71樓	71/F 71樓	150, 200	150, 250	150	150	150	-
	Tower 2 (2B) 第2座 (2B)			150, 200	150, 250	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Tower 2 (2A) 第2座 (2A)	71/F 71樓	71/F 71樓	3150, 3200, 3500, 3750, 3850	3150, 3400, 3450, 3500, 3700, 3750, 3850	3500	3500	3500	-
	Tower 2 (2B) 第2座 (2B)			3200, 3325, 3450, 3500, 3550, 3750, 3850	3150, 3450, 3500, 3800, 3850	3500	3500	3500	3500

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Notes :

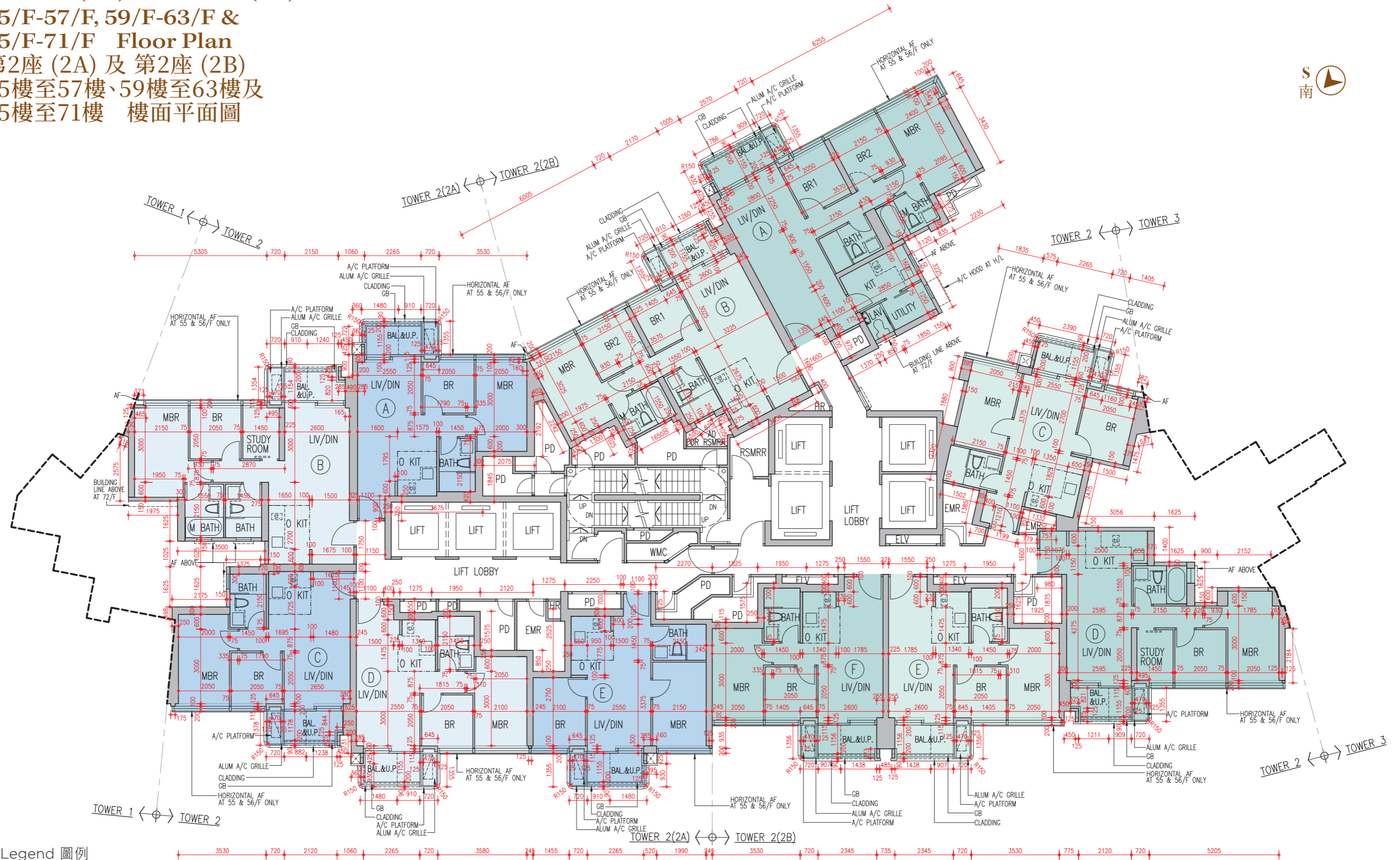
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- (III) 已批核的副公契約及管理協議中第三附錄第 15 條規定：
 - 除非得到地政總署署長或不時替代地政總署署長的其他政府機關之預先書面同意 (地政總署署長或不時替代政府機關有絕對酌情權去給予或拒絕給予該等同意，而地政總署署長或不時替代政府機關一旦給予該等同意，有絕對權力去提出任何條款及條件 (包括徵收費用))，任何業主均不可進行或准許或容許任何有關任何第 XIII 期住宅單位的工程 (包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構) 而引致該第 XIII 期住宅單位可內部連接及進入任何毗連的或鄰近的第 XIII 期住宅單位。
 - 經理人須於第 XIII 期管理辦公室存放關於本附錄第 15(a) 條所述的地政總署署長或不時替代地政總署署長的其他政府機關的同意之資料紀錄，以供所有第 XIII 期業主免費查閱。任何第 XIII 期業主均可在交付合理費用後，印取該等資料的副本，而該等費用將會存入第 XIII 期之特別基金。
(備註：第 XIII B 期屬第 XIII 期一部分)
- (IV) 期數所提供的住宅單位總數：1266
- 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 不設 13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及 64樓。
- 23樓及 52樓為庇護層。

Tower 2 (2A) & Tower 2 (2B)

55/F-57/F, 59/F-63/F &
65/F-71/F Floor Plan
第2座 (2A) 及 第2座 (2B)
55樓至57樓、59樓至63樓及
65樓至71樓 樓面平面圖



Legend 圖例

- Tower 2 (2A)
第2座 (2A)
- Tower 2 (2B)
第2座 (2B)

Scale : 0M/米 5M/米
比例 :

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

	Tower 座數	Flats 單位 Floor 樓層	A	C	D	E	F
			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 2 (2A) 第2座 (2A)	72/F 72樓	200	200
	Tower 2 (2B) 第2座 (2B)	200	200	200		200	200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Tower 2 (2A) 第2座 (2A)	4000, 4050, 4100, 4350	4000, 4050, 4300, 4350	4000, 4050, 4300, 4350		4000, 4300, 4350	-
	Tower 2 (2B) 第2座 (2B)	4000, 4050, 4175, 4300, 4350	4000, 4050, 4350	4000, 4300		4000, 4050, 4300, 4350	4000, 4050, 4300, 4350

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.

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。

Notes :

- The dimensions in the floor plans are all structural dimensions in millimetre.
- (I) The restriction on the minimum number of residential units (as referred to in Special Condition No (16) (b)(i)(xi)(I) of the Land Grant) in Phase XIII (including Phase XIII A and Phase XIII B): 1,667
- (II) Special Condition No.(16)(k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.
- (III) Clause 15 of the Third Schedule to the approved form of Sub-Deed of Mutual Covenant and Management Agreement ("SDMC") stipulates that:
 - No Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase XIII Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Phase XIII Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase XIII Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
 - The Manager shall deposit in the management office of Phase XIII the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 15(a) of this Schedule for inspection by all Owners of Phase XIII free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase XIII.
(Remark: Phase XIII B forms part of Phase XIII)
- (IV) The total number of residential units provided in the Phase: 1266
- Please refer to page 27 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.

備註 :

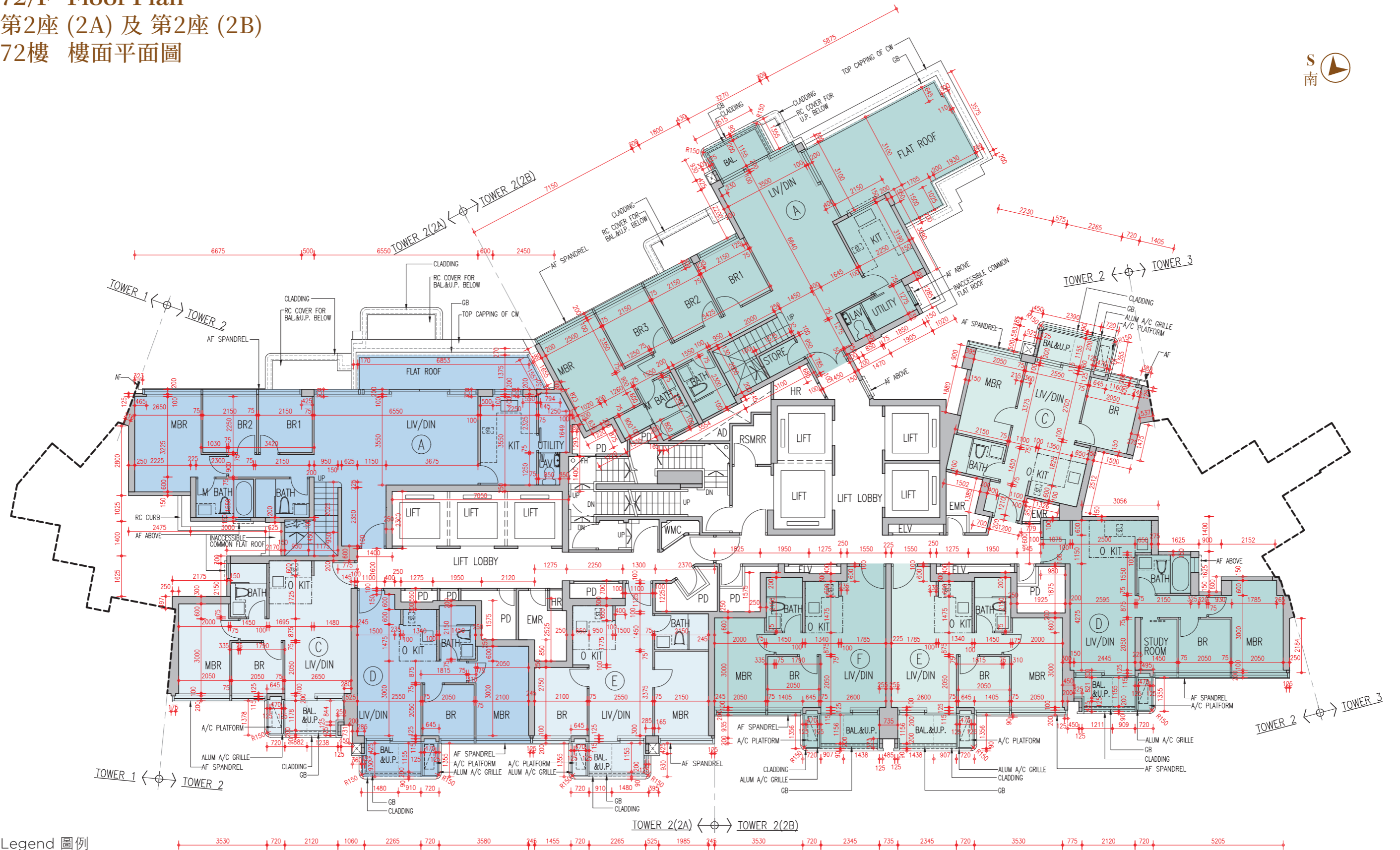
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- (I) 批地文件第 (16)(b)(i)(xi)(I) 條特別條款中對於第 XIII 期 (包括第 XIII A 及 XIII B 期) 中住宅單位的最少數目的限制: 1,667
- (II) 批地文件第 (16)(k) 條特別條款規定，除非獲地政總署署長 (「署長」) 事先書面同意，承批人不得進行或准許或容許與現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的任何住宅單位有關的任何工程 (包括但不限於拆除或改動任何分隔牆、任何地板或天花板或任何間隔結構) 而使該單位可由內部連接及可由任何現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的毗連或鄰近住宅單位進入。對於甚麼構成可使一個單位可由內部連接及可由任何毗連的或鄰近住宅單位進入之工程，署長之決定應為最終並對承批人有約束力。
- (III) 已批核的副公契約及管理協議中第三附錄第 15 條規定：
 - 除非得到地政總署署長或不時替代地政總署署長的其他政府機關之預先書面同意 (地政總署署長或不時替代政府機關有絕對酌情權去給予或拒絕給予該等同意，而地政總署署長或不時替代政府機關一旦給予該等同意，有絕對權力去提出任何條款及條件 (包括徵收費用))，任何業主均不可進行或准許或容許任何有關任何第 XIII 期住宅單位的工程 (包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構) 而引致該第 XIII 期住宅單位可內部連接及進入任何毗連的或鄰近的第 XIII 期住宅單位。
 - 經理人須於第 XIII 期管理辦公室存放關於本附錄第 15(a) 條所述的地政總署署長或不時替代地政總署署長的其他政府機關的同意之資料紀錄，以供所有第 XIII 期業主免費查閱。任何第 XIII 期業主均可在交付合理費用後，印取該等資料的副本，而該等費用將會存入第 XIII 期之特別基金。
(備註：第 XIII B 期屬第 XIII 期一部分)
- (IV) 期數所提供的住宅單位總數：1266
- 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
- 23樓及52樓為庇護層。

Tower 2 (2A) & Tower 2 (2B)

72/F Floor Plan

第2座 (2A) 及 第2座 (2B)

72樓 樓面平面圖



Legend 圖例

- Tower 2 (2A)
第2座 (2A)
- Tower 2 (2B)
第2座 (2B)

Scale : 0M/米 5M/米
比例 :

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

	Tower 座數	Flats 單位		A	C	D	E	F
		Floor 樓層						
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 2 (2A) 第2座 (2A)	Roof 天台		N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	-
	Tower 2 (2B) 第2座 (2B)			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 of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Tower 2 (2A) 第2座 (2A)			N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	-
	Tower 2 (2B) 第2座 (2B)			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.

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。

Notes :

- The dimensions in the floor plans are all structural dimensions in millimetre.
- (I) The restriction on the minimum number of residential units (as referred to in Special Condition No (16) (b)(i)(xi)(I) of the Land Grant) in Phase XIII (including Phase XIII A and Phase XIII B): 1,667
- (II) Special Condition No.(16)(k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.
- (III) Clause 15 of the Third Schedule to the approved form of Sub-Deed of Mutual Covenant and Management Agreement ("SDMC") stipulates that:
 - No Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase XIII Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Phase XIII Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase XIII Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
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(Remark: Phase XIII B forms part of Phase XIII)
- (IV) The total number of residential units provided in the Phase: 1266
- Please refer to page 27 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.

備註 :

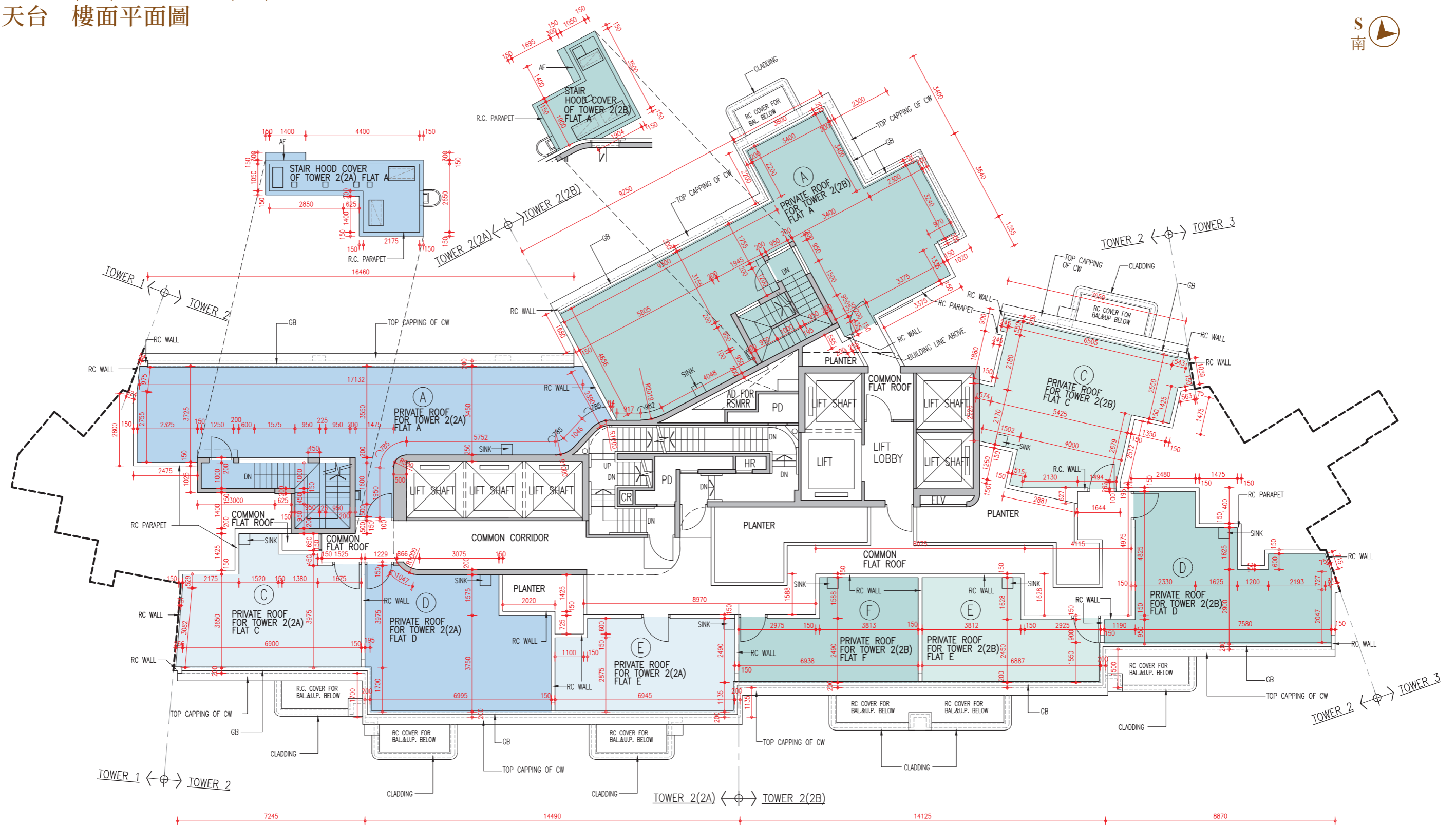
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- (I) 批地文件第 (16)(b)(i)(xi)(I) 條特別條款中對於第 XIII 期 (包括第 XIII A 及 XIII B 期) 中住宅單位的最少數目的限制: 1,667
- (II) 批地文件第 (16)(k) 條特別條款規定，除非獲地政總署署長 (「署長」) 事先書面同意，承批人不得進行或准許或容許與現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的任何住宅單位有關的任何工程 (包括但不限於拆除或改動任何分隔牆、任何地板或天花板或任何間隔結構) 而使該單位可由內部連接及可由任何現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的毗連或鄰近住宅單位進入。對於甚麼構成可使一個單位可由內部連接及可由任何毗連的或鄰近住宅單位進入之工程，署長之決定應為最終並對承批人有約束力。
- (III) 已批核的副公契約及管理協議中第三附錄第 15 條規定：
 - 除非得到地政總署署長或不時替代地政總署署長的其他政府機關之預先書面同意 (地政總署署長或不時替代政府機關有絕對酌情權去給予或拒絕給予該等同意，而地政總署署長或不時替代政府機關一旦給予該等同意，有絕對權力去提出任何條款及條件 (包括徵收費用))，任何業主均不可進行或准許或容許任何有關任何第 XIII 期住宅單位的工程 (包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構) 而引致該第 XIII 期住宅單位可內部連接及進入任何毗連的或鄰近的第 XIII 期住宅單位。
 - 經理人須於第 XIII 期管理辦公室存放關於本附錄第 15(a) 條所述的地政總署署長或不時替代地政總署署長的其他政府機關的同意資料紀錄，以供所有第 XIII 期業主免費查閱。任何第 XIII 期業主均可在交付合理費用後，印取該等資料的副本，而該等費用將會存入第 XIII 期之特別基金。
(備註：第 XIII B 期屬第 XIII 期一部分)
- (IV) 期數所提供的住宅單位總數：1266
- 請參閱本售樓說明書第 27 頁之圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 不設 13 樓、14 樓、24 樓、34 樓、44 樓、53 樓、54 樓、58 樓及 64 樓。
- 23 樓及 52 樓為庇護層。

Tower 2 (2A) & Tower 2 (2B)

Roof Floor Plan

第2座 (2A) 及 第2座 (2B)

天台 樓面平面圖



Legend 圖例

- Tower 2 (2A)
第2座 (2A)
- Tower 2 (2B)
第2座 (2B)

Scale : 0M/米 5M/米
比例 :

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)									
Block Name 大廈名稱	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	Stair- hood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 (1A) 第1座(1A)	6/F 6樓	A	82.731 (891) 露台 Balcony: 2.799 (30) 工作平台 Utility Platform: 1.500 (16)	-	-	-	4.086 (44)	-	-	-	-	-	-
		B	79.418 (855) 露台 Balcony: 2.833 (30) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	41.022 (442) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	15.832 (170)	-	-	-	-	-	-
		D	38.958 (419) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	9.380 (101)	-	-	-	-	-	-
		E	29.986 (323) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	5.002 (54)	-	-	-	-	-	-

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 it forms 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:

- The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
- There is no verandah in the residential properties in the Phase.
- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.

每個住宅物業的實用面積以及構成住宅物業的一部份的露台、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。構成住宅物業的一部份的其他指明項目(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:

- 上述以平方呎表達之面積由以平方米表達之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出,與以平方米表達之面積可能有些微差異。
- 期數住宅物業並無陽台。
- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
- 23樓及52樓為庇護層。

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)										
Block Name 大廈名稱	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	Stair- hood 梯屋	Terrace 前庭	Yard 庭院	
Tower 1 (1A) 第1座(1A)	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、 25樓至33樓、35樓至43樓及 45樓至51樓	A	82.780 (891) 露台 Balcony: 2.799 (30) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	79.418 (855) 露台 Balcony: 2.833 (30) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	44.522 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	42.458 (457) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	33.486 (360) 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 it forms 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 areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

每個住宅物業的實用面積以及構成住宅物業的一部份的露台、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。構成住宅物業的一部份的其他指明項目(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. 上述以平方呎表達之面積由以平方米表達之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出,與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。