

售樓說明書  
SALES BROCHURE



ONE  
EIGHTY



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# Notes to purchasers of first-hand residential properties

## 一手住宅物業買家須知

ONE EIGHTY

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

### For all first-hand residential properties

#### 1. Important information

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

#### 2. Fees, mortgage loan and property price

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

#### 3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans<sup>1</sup> as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

#### 4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

#### 5. Sales brochure

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

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

<sup>2</sup> According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—  
(i) the external dimensions of each residential property;  
(ii) the internal dimensions of each residential property;  
(iii) the thickness of the internal partitions of each residential property;  
(iv) the external dimensions of individual compartments in each residential property.

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

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- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;
  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - whether individual owners have responsibility to maintain slopes.

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

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

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

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

### 8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

### 9. Agreement for sale and purchase

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

### 10. Expression of intent of purchasing a residential property

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

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### 11. Appointment of estate agent

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

### 12. Appointment of solicitor

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

### For first-hand uncompleted residential properties

#### 13. Pre-sale Consent

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

### 14. Show flats

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

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

#### 15. Estimated material date and handing over date

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.

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

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

### For first-hand completed residential properties

#### 16. Vendor's information form

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

#### 17. Viewing of property

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

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

Website	: www.srpa.gov.hk
Telephone	: 2817 3313
Email	: enquiry_srpa@hd.gov.hk
Fax	: 2219 2220

Other useful contacts:

<b>Consumer Council</b>	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611

<b>Estate Agents Authority</b>	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596

<b>Real Estate Developers Association of Hong Kong</b>	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority  
March 2023



# Notes to purchasers of first-hand residential properties

## 一手住宅物業買家須知

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/ 每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸<sup>2</sup>。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。

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

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

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

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



### 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。
- 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](http://www.eaa.org.hk))，查閱牌照目錄。

### 12. 委聘律師

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

### 適用於一手未落成住宅物業

#### 13. 預售樓花同意書

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

### 14. 示範單位

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

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

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

# Notes to purchasers of first-hand residential properties

## 一手住宅物業買家須知

ONE EIGHTY

- 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

# Information on the Development

## 發展項目的資料

ONE EIGHTY

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

No. 180 Shau Kei Wan Road

### The Development consists of 1 multi-unit building.

### Total number of storeys

26 storeys (excluding the roof)

### Floor numbering in the multi-unit building as provided in the approved building plans for the Development

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F, Roof

### Omitted floor numbers

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

### Refuge floor

No refuge floor

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數  
筲箕灣道180號

發展項目 含一幢多單位建築物。

### 樓層總數

26層 (不包括天台)

### 發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓、天台

### 被略去的樓層號數

不設4樓、13樓、14樓及24樓

### 庇護層

沒有庇護層

# Information on Vendor and others involved in the Development

## 賣方及有參與發展項目的其他人的資料

ONE EIGHTY

### Vendor:

Joint Sun Corporation Limited and Ease Day Limited

### Holding companies of the Vendor:

Holding company of the Vendor (Joint Sun Corporation Limited): Three Tops (HK) Limited

Holding company of the Vendor (Ease Day Limited): Three Tops (HK) Limited and Joint Sun Corporation Limited

### Authorized person for the Development:

Ho Kui Yip

### Firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his professional capacity:

Freevision Limited

### Building contractor for the Development:

Lam Woo & Company Limited

### Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development:

Woo Kwan Lee & Lo

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

OCBC Wing Hang Bank Limited

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

Three Tops (HK) Limited

### 賣方：

日聯有限公司及宜日有限公司

### 賣方之控權公司：

賣方(日聯有限公司)之控權公司：三順(香港)有限公司

賣方(宜日有限公司)之控權公司：三順(香港)有限公司及日聯有限公司

### 發展項目的認可人士：

何鉅業

### 認可人士以其專業身分擔任某商號或法團的經 人、董事或僱員的商號或法團：

富匯測量師有限公司

### 發展項目的承建商：

聯益建造有限公司

### 就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所：

胡關李羅律師行

### 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：

華僑永亨銀行有限公司

### 已為發展項目的建造提供貸款的任何其他人：

三順(香港)有限公司



## Relationship between parties involved in the Development

### 有參與發展項目的各方的關係

ONE EIGHTY

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an authorized person for the Development 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人	Not applicable 不適用
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an authorized person 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人	Not applicable 不適用
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an authorized person 賣方或該項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述認可人士的家人	No 否
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an authorized person 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人	Not applicable 不適用
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an authorized person 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人	Not applicable 不適用
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an authorized person 賣方或該項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述認可人士的有聯繫人士的家人	No 否
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人	Not applicable 不適用
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人	Not applicable 不適用
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors 賣方或該項目的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述律師事務所的經營人的家人	No 否



## Relationship between parties involved in the Development

### 有參與發展項目的各方的關係

ONE EIGHTY

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

# Information on design of the Development

## 發展項目的設計的資料

There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.  
發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

There are curtain walls forming part of the enclosing walls of the Development.  
發展項目會有構成圍封牆的一部分的幕牆。

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

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

Floor 樓層	Unit 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
5/F 5樓	A	0.675
	B	0.870
6/F - 12/F; 15/F - 20/F 6樓至12樓： 15樓至20樓	A	1.017
	B	0.890
	C	1.197
21/F - 23/F; 25/F - 29/F 21樓至23樓： 25樓至29樓	A	1.462
	B	1.642

## Information on property management

### 物業管理的資料

---

ONE EIGHTY

**The manager of the Development appointed under the Deed of Mutual Covenant that has been executed:**  
Savills Property Management Limited

根據已簽立的公契，獲委任為發展項目的管理人：  
第一太平戴維斯物業管理有限公司

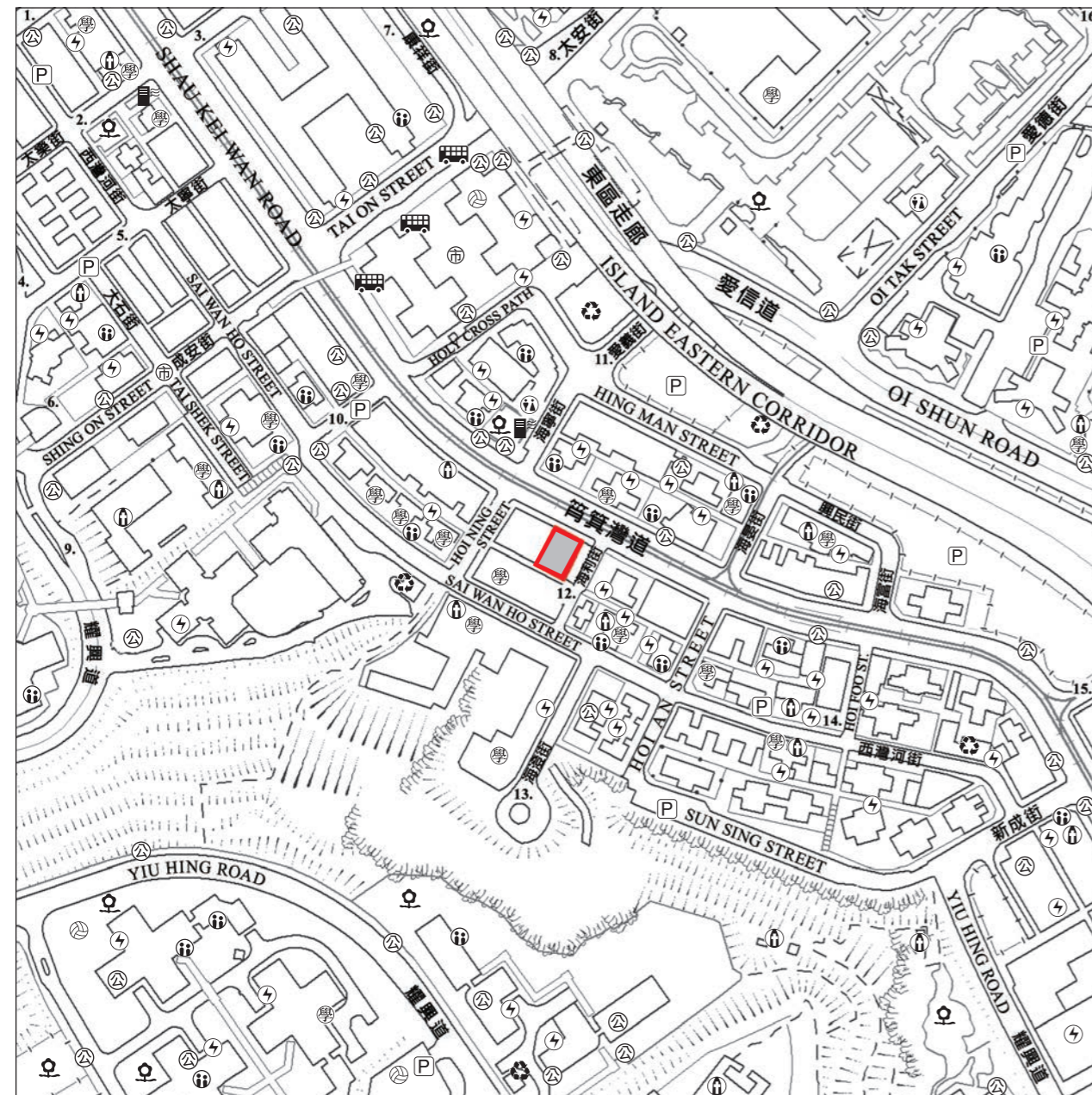


# Location plan of the Development

## 發展項目的所在位置圖

The location plan is prepared with reference to the Survey Sheet Nos. T11-SE-A and T11-SE-B from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此發展項目的所在位置圖是參考地政總署測繪處的測繪圖編號T11-SE-A及T11-SE-B擬備，有需要處經修正處理。



Street name(s) not shown in full in the location plan of the Development:

- |                      |                     |                       |                    |
|----------------------|---------------------|-----------------------|--------------------|
| 1. Tai Foo Street    | 2. Tai Lok Street   | 3. Tai Hong Street    | 4. Wai Hang Street |
| 5. Tai Ning Street   | 6. Shing On Lane    | 7. Hong Cheung Street | 8. Tai On Street   |
| 9. Yiu Hing Road     | 10. Holy Cross Path | 11. Oi Yee Street     | 12. Hoi Lee Street |
| 13. Hoi Ching Street | 14. Hoi Foo Street  | 15. Aldrich Bay Road  | 16. Oi Kan Road    |

於發展項目的所在位置圖未能顯示之街道全名：

- |         |          |           |         |
|---------|----------|-----------|---------|
| 1. 太富街  | 2. 太樂街   | 3. 太康街    | 4. 惠亨街  |
| 5. 太寧街  | 6. 成安里   | 7. 康祥街    | 8. 太安街  |
| 9. 耀興道  | 10. 聖十字徑 | 11. 愛義街   | 12. 海利街 |
| 13. 海澄街 | 14. 海富街  | 15. 愛秩序灣道 | 16. 愛勤道 |

### Legend 圖例

- |   |  |
|---|--|
| Public transport terminal (including a rail station)<br>公共交通總站 (包括鐵路車站)   | Refuse collection point<br>垃圾收集站   |
| Public convenience<br>公廁  | Public carpark (including a lorry park)<br>公眾停車場 (包括貨車停泊處)                               |
| Ventilation shaft for the Mass Transit Railway<br>香港鐵路的通風井  | Public utility installation<br>公用事業設施裝置  |
| Power plant (including electricity sub-stations)<br>發電廠 (包括電力分站)  | Market (including a wet market and a wholesale market)<br>市場 (包括濕貨市場及批發市場)               |
| Social welfare facilities (including an elderly centre and a home for the mentally disabled)<br>社會福利設施 (包括老人中心及弱智人士護理院) | School (including a kindergarten)<br>學校 (包括幼稚園)  |
| Sports facilities (including a sports ground and a swimming pool)<br>體育設施 (包括運動場及游泳池)                                   | Religious institution (including a church, a temple and a Tsz Tong)<br>宗教場所 (包括教堂、廟宇及祠堂) |
|   | Public park<br>公園  |

### Remarks:

- The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
- The map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.
- The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

### 備註:

- 由於技術原因，此所在位置圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
- 地圖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。
- 賣方建議準買方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。

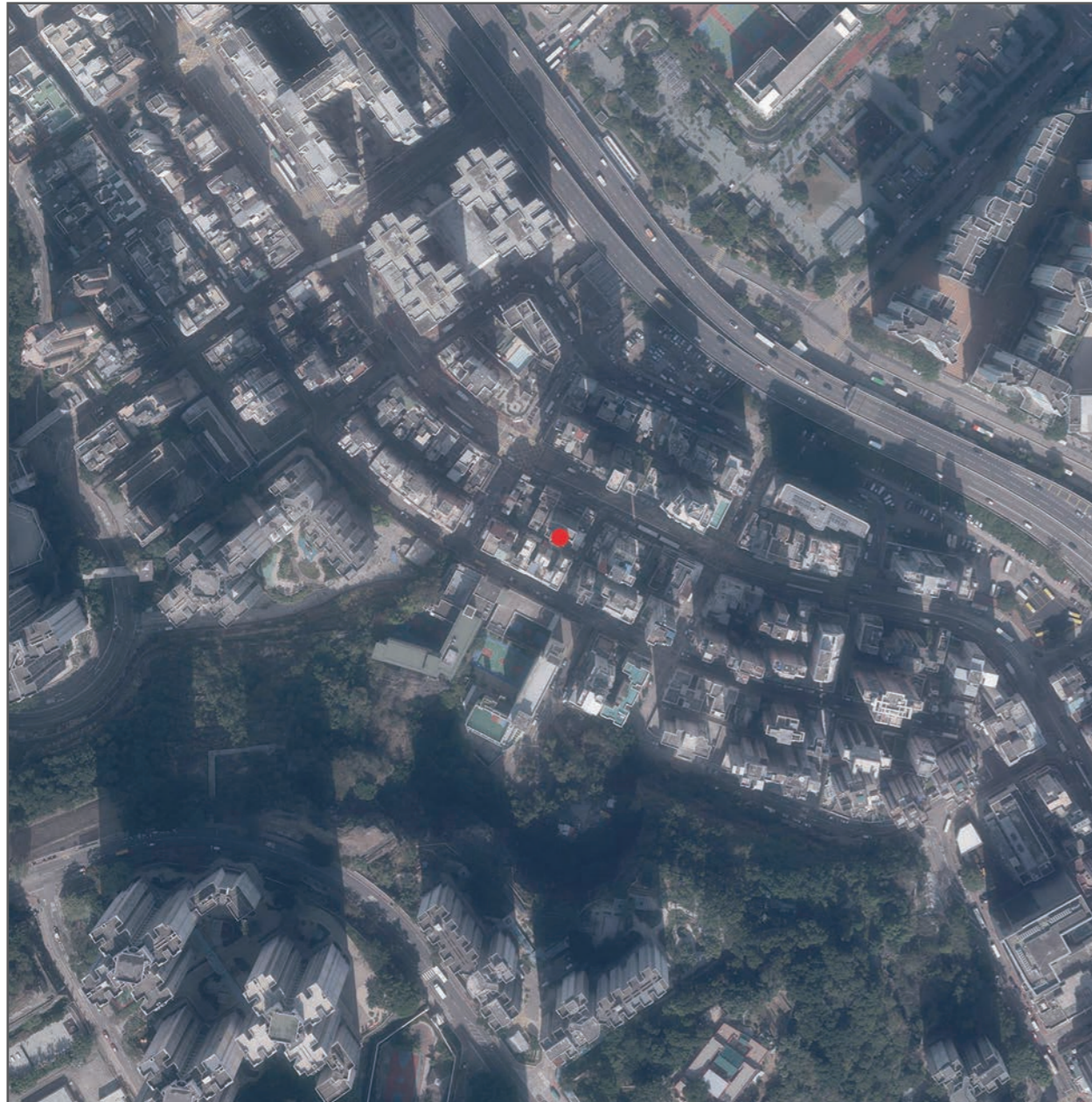
Scale: 比例：0 50 100 150 200 250 米/Metre

Location of the Development  
發展項目的位置



# Aerial photograph of the Development

## 發展項目的鳥瞰照片



Extracted from part of the aerial photo taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E145783C dated 11 January 2022.

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E145783C，飛行日期為2022年1月11日。

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The aerial photograph is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

航空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。

The photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

由於技術原因，此照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

Copy of the aerial photograph of the Development is available for free inspection at the sales office of the Development during opening hours.

發展項目的鳥瞰照片之副本可於發展項目的售樓處開放時間內免費查閱。

● Location of the Development  
發展項目的位置

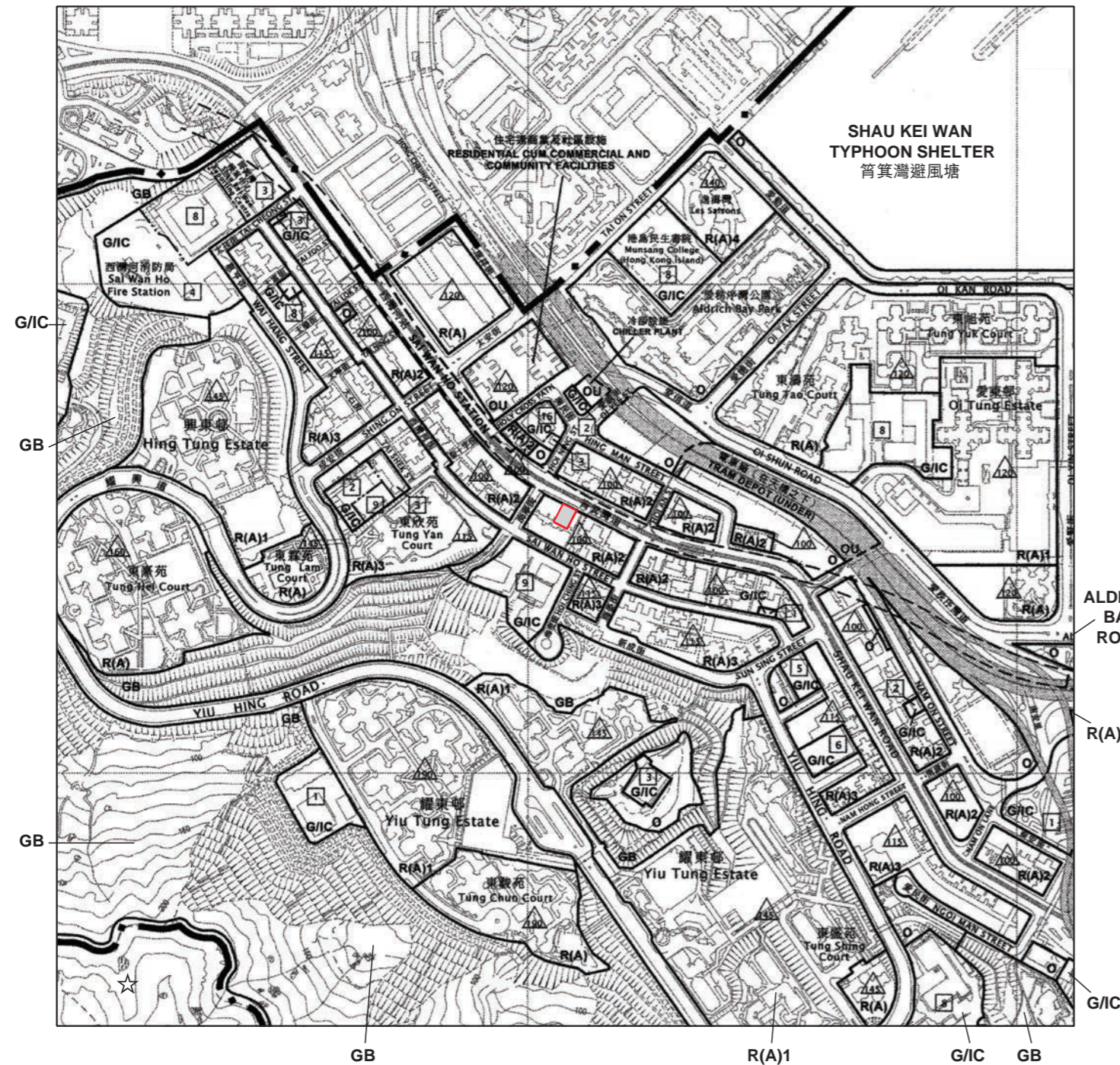


# Outline zoning plan etc. relating to the Development

## 關於發展項目的分區計劃大綱圖等

Extracted from the approved Shau Kei Wan (HPA 9) Outline Zoning Plan No. S/H9/18, gazetted on 17 April 2015, with adjustments where necessary.

摘錄自2015年4月17日刊憲之筲箕灣(港島規劃區第9區)分區計劃大綱核准圖，圖則編號為S/H9/18，有需要處經修正處理。



### Notation 圖例

#### Zones 地帶

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

#### Communications 交通

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

#### Remarks:

1. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
2. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

#### 備註:

1. 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。
2. 由於技術原因，此分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

#### Miscellaneous 其他

- Boundary of Planning Scheme  
規劃範圍界線
- Building Height Control  
Zone Boundary  
建築物高度管制區界線
- Maximum Building Height  
(in metres above Principal Datum)  
最高建築物高度  
(在主水平基準上若干米)
- Maximum Building Height  
(in number of storeys)  
最高建築物高度(樓層數目)
- Non-Building Area  
非建築用地

☆ This area is not covered under Outline Zoning Plan or Development Permission Plan, or the plan deemed to be a draft plan.

此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當做草圖的圖則。

Location of the Development  
發展項目的位置

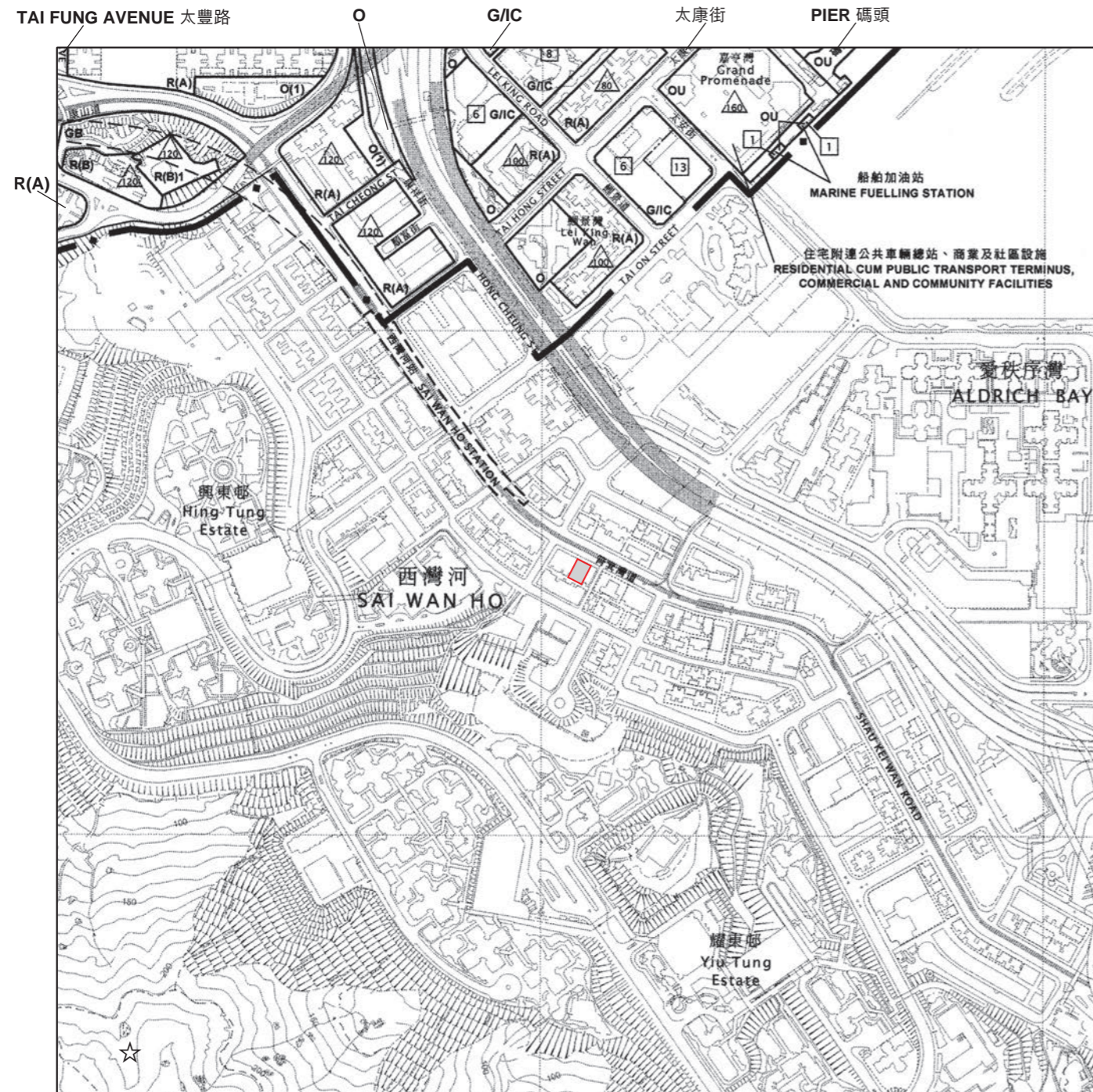


# Outline zoning plan etc. relating to the Development

## 關於發展項目的分區計劃大綱圖等


Extracted from the approved Quarry Bay (HPA 21) Outline Zoning Plan No. S/H21/28, gazetted on 17 September 2010, with adjustments where necessary.

摘錄自2010年9月17日刊憲之鯽魚涌(港島規劃區第21區)分區計劃大綱核准圖，圖則編號為S/H21/28，有需要處經修正處理。



☆ This area is not covered under Outline Zoning Plan or Development Permission Plan, or the plan deemed to be a draft plan.

此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當做草圖的圖則。

 Location of the Development  
發展項目的位置




### Notation 圖例

#### Zones 地帶

-  Residential (Group A)  
住宅(甲類)
-  Residential (Group B)  
住宅(乙類)
-  Government, Institution or Community  
政府、機構或社區
-  Open Space  
休憩用地
-  Other Specified Uses  
其他指定用途
-  Green Belt  
綠化地帶

#### Communications 交通

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


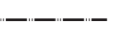



#### Remarks:

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2. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

#### 備註:

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2. 由於技術原因，此分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

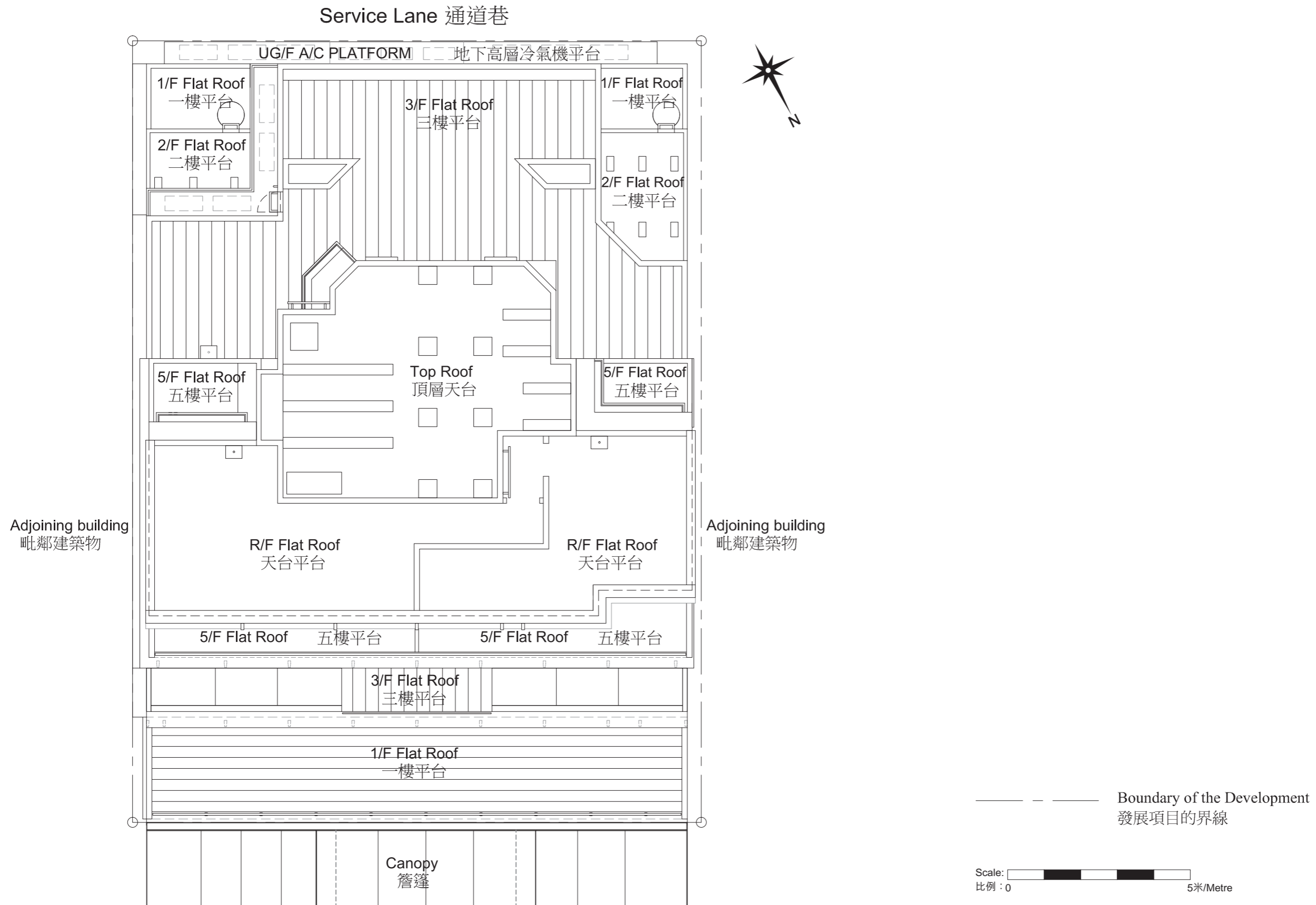
#### Miscellaneous 其他

-  Boundary of Planning Scheme  
規劃範圍界線
-  Building Height Control  
Zone Boundary  
建築物高度管制區界線
-  Maximum Building Height  
(in metres above Principal Datum)  
最高建築物高度  
(在主水平基準上若干米)
-  Maximum Building Height  
(in number of storeys)  
最高建築物高度(樓層數目)
-  Non-Building Area  
非建築用地



# Layout plan of the Development

## 發展項目的布局圖



Shau Kei Wan Road 筲箕灣道

# Floor plans of residential properties in the Development

## 發展項目的住宅物業的樓面平面圖

Remarks applicable to the floor plans in this section :

適用於本節之樓面平面圖之備註：

Remarks:

1. There are architectural features on external wall of residential units.
2. There are false ceiling and/or bulkheads at living/dining room and/or kitchen of residential units for the air-conditioning system and/or mechanical and electrical services.
3. There are sunken slab of the respective Units on the immediate upper floor and false ceiling at bathroom for the mechanical and electrical services.
4. Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
5. In relation to the thickness of floor slabs (excluding plaster) as mentioned, the floor slab refers to the floor slab of the ceiling immediately above each Unit.
6. The floor plans are prepared according to the building plans for the Development approved by the Building Authority on 23 January 2020.

備註：

1. 住宅單位外牆設有建築裝飾。
2. 住宅單位的客廳/飯廳及/或廚房之假天花及/或假陣內裝置有冷氣系統及/或其他機電設備。
3. 個別的單位內於上一層有跌級樓板及浴室設有假天花用以其他機電設備。
4. 層與層之間的高度是指結構地板表面及結構天花板於上一層的表面之間的高度。
5. 有關於提及的樓板（不包括灰泥）的厚度，樓板是指每一單位上的天花樓板。
6. 樓面平面圖是根據建築事務監督於2020年1月23日批准的發展項目的建築圖則準備。

Legend of Terms and Abbreviations used on Floor Plans:

樓面平面圖中所使用名詞及簡稱之圖例：

A/C PLATFORM	= 冷氣機平台 Air-conditioner platform
BATH.	= 浴室 Bathroom
B.R.	= 睡房 Bedroom
B.R. 1	= 睡房 1 Bedroom 1
B.R. 2	= 睡房 2 Bedroom 2
C.D.	= 電線槽 Cable duct
DN	= 落 Down
ELV.	= 特低電壓箱 Extra-Low voltage cabinet
E.M.C.	= 電錶箱 Electricity meter cabinet
F.H.	= 消防栓 Fire hydrant
H/L	= 高位 High level
H.R.	= 喉轆 Hose reel
LIV./DIN.	= 客飯廳 Living and dining room
METAL ARCH. FEATURE	= 金屬建築裝飾 Metal architectural feature
METAL ARCH. FIN	= 金屬建築裝飾鑄 Metal architectural fin
OPEN KIT.	= 開放式廚房 Open kitchen
O.W.	= 可開啟的窗戶 Openable window
P.D.	= 管槽 Pipe duct
R.C.	= 鋼筋混凝土 Reinforced concrete
R.C. ARCH. FEATURE	= 鋼筋混凝土建築裝飾 Reinforced concrete architectural feature
R.C. PLINTH FOR A/C	= 鋼筋混凝土冷氣機台 Reinforced concrete plinth for air-conditioner
T.D.	= 電話槽 Telephone duct
UP	= 上 Up
W.M.C.	= 水錶箱 Water meter cabinet

# Floor plans of residential properties in the Development

## 發展項目的住宅物業的樓面平面圖

5/F

5樓

Description 描述	Residential Unit 住宅單位	
	A	B
Floor-to-Floor Height (mm) 層與層之間的高度(毫米)	2800, 2900, 3100, 3150	2800, 2900, 3100, 3150
Thickness of Floor Slabs (excluding plaster) (mm) 樓板(不包括灰泥)的厚度(毫米)	150	150

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. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

Please refer to page 21 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

請參閱本售樓說明書第21頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

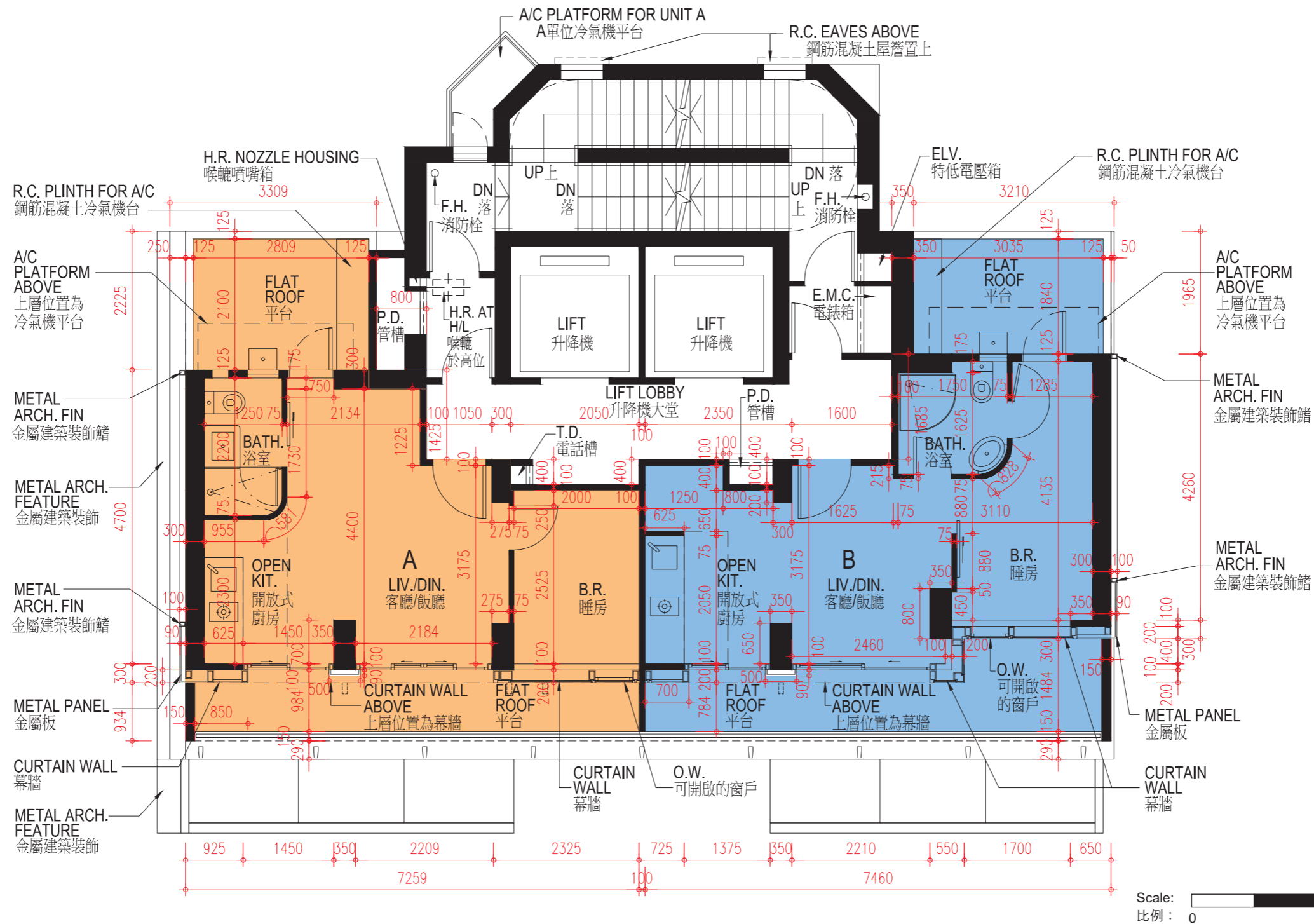
# Floor plans of residential properties in the Development

## 發展項目的住宅物業的樓面平面圖

ONE EIGHTY

5/F

5樓



**Remarks:**

1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to page 21 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

**備註:**

1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第21頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

# Floor plans of residential properties in the Development

## 發展項目的住宅物業的樓面平面圖

6/F - 12/F; 15/F - 20/F

6樓至12樓；15樓至20樓

Description 描述	Residential Unit 住宅單位		
	A	B	C
Floor-to-Floor Height (mm) 層與層之間的高度(毫米)	3150	2900, 3150, 3200, 3400	2900, 3100, 3150, 3200, 3400, 3500
Thickness of Floor Slabs (excluding plaster) (mm) 樓板(不包括灰泥)的厚度(毫米)	150	150	150

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. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

Please refer to page 21 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

請參閱本售樓說明書第21頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。



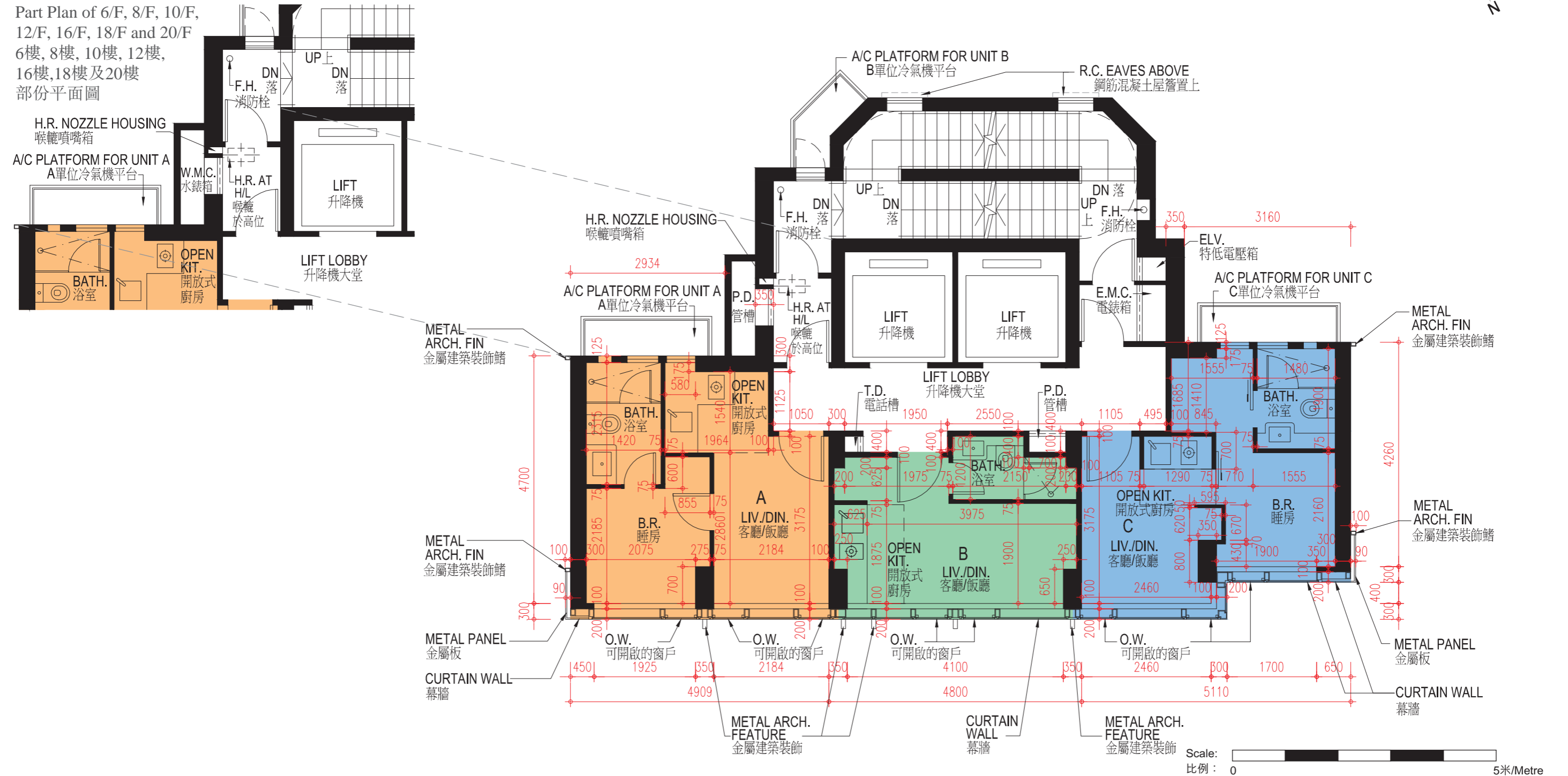
# Floor plans of residential properties in the Development

## 發展項目的住宅物業的樓面平面圖

ONE EIGHTY

6/F - 12/F; 15/F - 20/F

6樓至12樓；15樓至20樓



Remarks:

1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to page 21 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

備註:

1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第21頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

# Floor plans of residential properties in the Development

## 發展項目的住宅物業的樓面平面圖

21/F - 23/F; 25/F - 28/F

21樓至23樓；25樓至28樓

Description 描述	Residential Unit 住宅單位	
	A	B
Floor-to-Floor Height (mm) 層與層之間的高度(毫米)	3150	3150
Thickness of Floor Slabs (excluding plaster) (mm) 樓板(不包括灰泥)的厚度(毫米)	150	150

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. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

Please refer to page 21 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

請參閱本售樓說明書第21頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

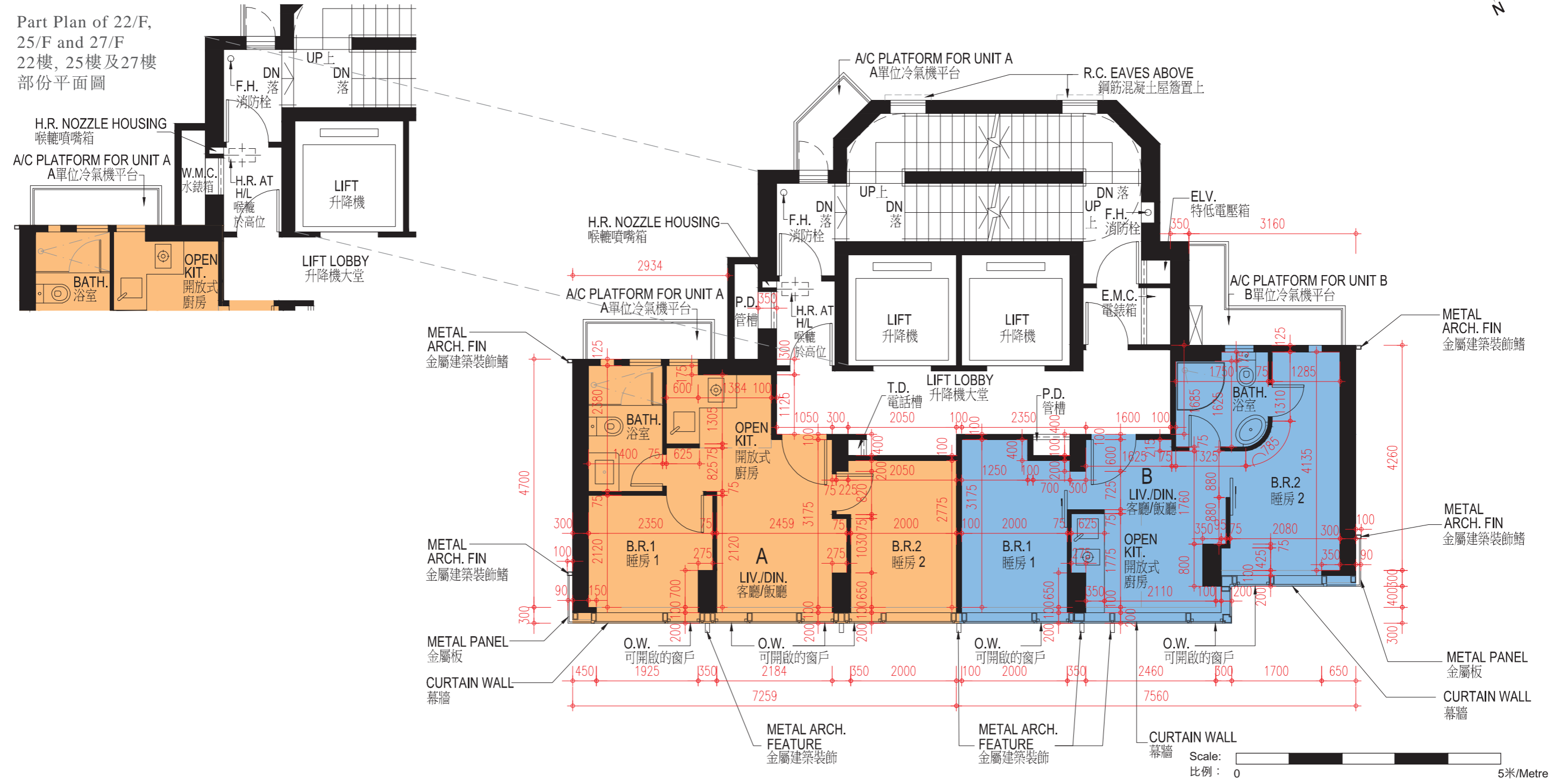
# Floor plans of residential properties in the Development

## 發展項目的住宅物業的樓面平面圖

ONE EIGHTY

21/F - 23/F; 25/F - 28/F

21樓至23樓；25樓至28樓



**Remarks:**

1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to page 21 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

**備註:**

1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第21頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

# Floor plans of residential properties in the Development

## 發展項目的住宅物業的樓面平面圖

29/F

29樓

Description 描述	Residential Unit 住宅單位	
	A	B
Floor-to-Floor Height (mm) 層與層之間的高度(毫米)	3500, 3550, 3850	3500, 3550, 3750
Thickness of Floor Slabs (excluding plaster) (mm) 樓板(不包括灰泥)的厚度(毫米)	150	150

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. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

Please refer to page 21 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

請參閱本售樓說明書第21頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

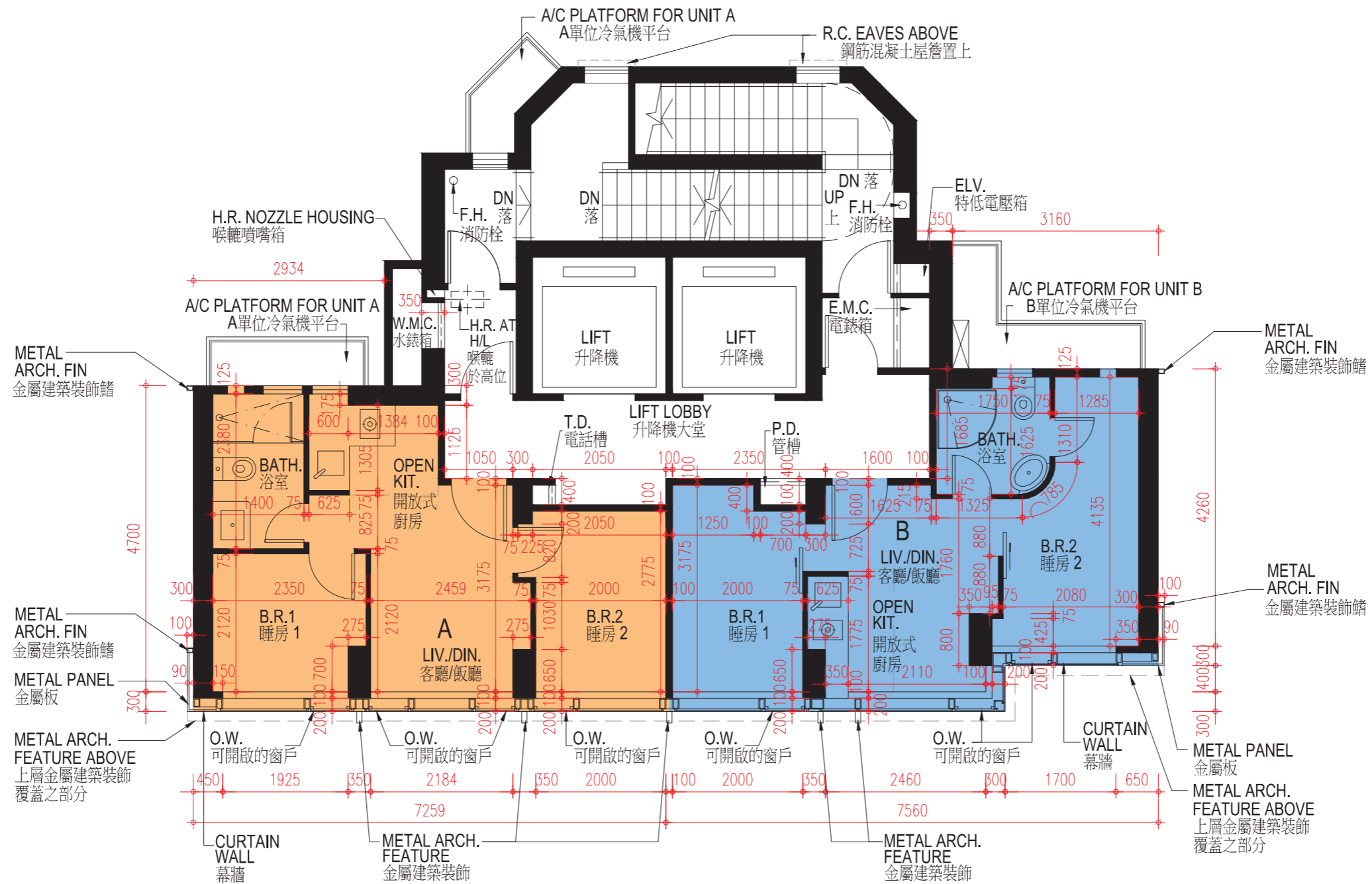
# Floor plans of residential properties in the Development

## 發展項目的住宅物業的樓面平面圖

ONE EIGHTY

29/F

29樓



Scale: 0 5米/Metre  
比例: 0 5米/Metre

**Remarks:**

1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to page 21 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

**備註:**

1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第21頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。



# Floor plans of residential properties in the Development

## 發展項目的住宅物業的樓面平面圖

### Roof

### 天台

Description 描述	Residential Unit 住宅單位	
	A	B
Floor-to-Floor Height (mm) 層與層之間的高度(毫米)	Not applicable 不適用	Not applicable 不適用
Thickness of Floor Slabs (excluding plaster) (mm) 樓板(不包括灰泥)的厚度(毫米)	Not applicable 不適用	Not applicable 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. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

Please refer to page 21 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

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。此情況及《一手住宅物業銷售條例》附表1第1部第10(2)(e)條不適用於此發展項目。

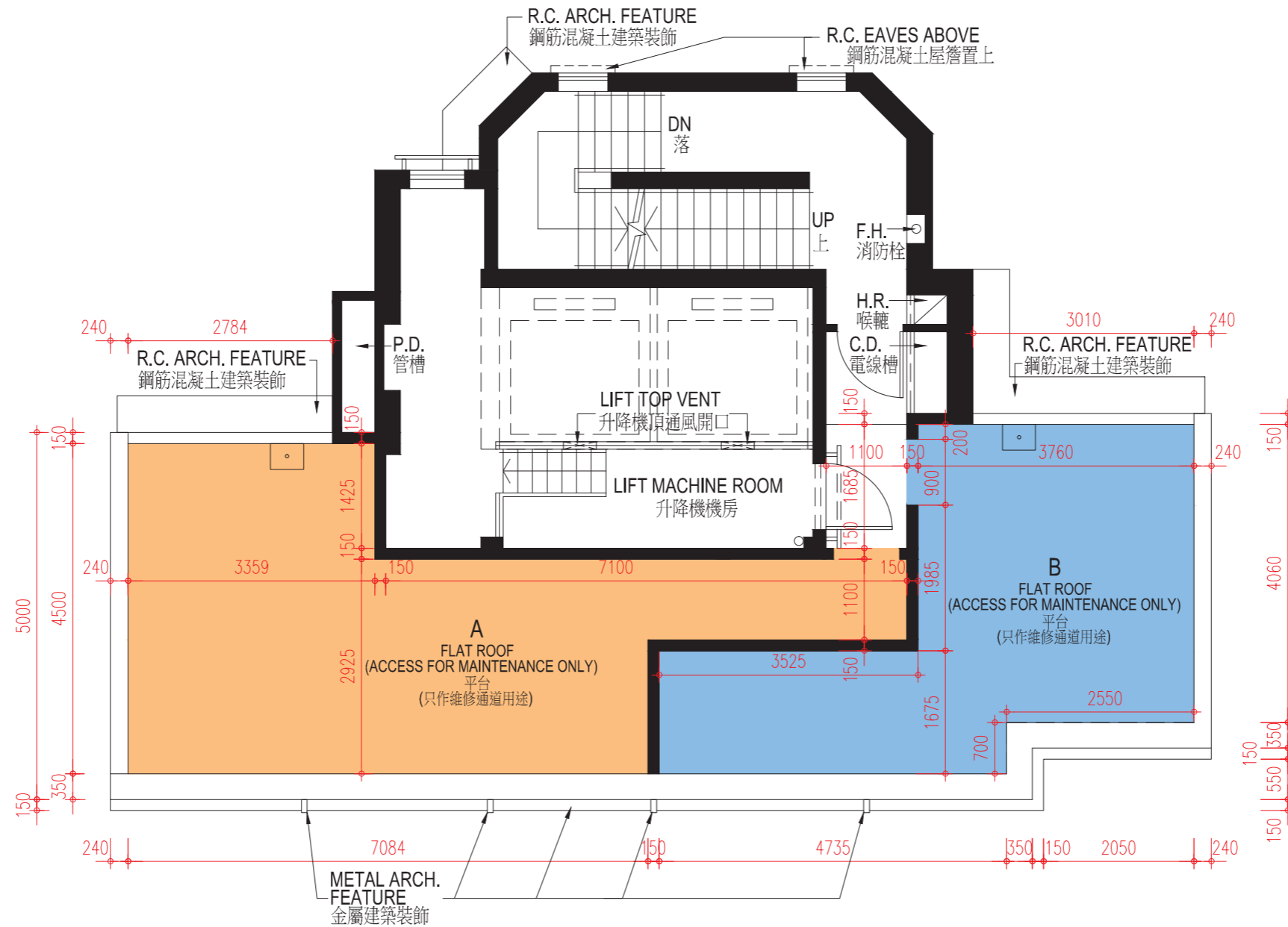
請參閱本售樓說明書第21頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

# Floor plans of residential properties in the Development

## 發展項目的住宅物業的樓面平面圖

ONE EIGHTY

Roof  
天台



Scale: 0 5米/Metre  
比例: 0 5米/Metre

Remarks:

1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to page 21 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.

備註:

1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第21頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

# Area of residential properties in the Development

## 發展項目中的住宅物業的面積

ONE EIGHTY

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	Stairhood 梯屋	Terrace 前庭	Yard 庭院
One Eighty	5/F 5樓	A	30.002 (323)	—	—	—	12.214 (131)	—	—	—	—	—	—
		B	30.086 (324)	—	—	—	13.582 (146)	—	—	—	—	—	—
	6/F – 12/F; 15/F – 20/F 6樓至12樓; 15樓至20樓	A	23.465 (253)	—	—	—	—	—	—	—	—	—	—
		B	15.267 (164)	—	—	—	—	—	—	—	—	—	—
		C	22.954 (247)	—	—	—	—	—	—	—	—	—	—
	21/F - 23/F; 25/F - 28/F 21樓至23樓; 25樓至28樓	A	30.789 (331)	—	—	—	—	—	—	—	—	—	—
		B	30.858 (332)	—	—	—	—	—	—	—	—	—	—
	29/F & Roof 29樓及天台	A	30.789 (331)	—	—	—	29.889 (322)	—	—	—	—	—	—
		B	30.858 (332)	—	—	—	22.017 (237)	—	—	—	—	—	—

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

Notes:

There is no balcony/utility platform/verandah in the residential properties in the Development.

Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer square feet, which may be slightly different from that shown in square metre.

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

備註:

發展項目住宅物業沒有露台/工作平台/陽台。

上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。

以平方呎顯示之面積均依據1平方米=10.764平方呎換算,並四捨五入至整數平方呎,與平方米表述之面積可能有些微差異。

## Floor plans of parking spaces in the Development

### 發展項目中的停車位的樓面平面圖

---

ONE EIGHTY

Not applicable.

不適用。



## Summary of preliminary agreement for sale and purchase

### 臨時買賣合約的摘要

ONE EIGHTY

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase.
  2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.
  3. If the purchaser fails to sign the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase -
    - (i) that preliminary agreement for sale and purchase is terminated;
    - (ii) the preliminary deposit paid by the purchaser is forfeited; and
    - (iii) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約時須支付款額為售價之5%的臨時訂金。
  2. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
  3. 如買方沒有在訂立該臨時買賣合約的日期之後的5個工作日內簽立正式買賣合約 —
    - (i) 該臨時買賣合約即告終止；
    - (ii) 買方支付的臨時訂金，即予沒收；及
    - (iii) 擁有人不得就買方沒有簽立正式買賣合約，而針對買方提出進一步申索。

# Summary of Deed of Mutual Covenant

## 公契的摘要

ONE EIGHTY

### A. Common parts of the Development

1. The Deed of Mutual Covenant Incorporating Management Agreement of the Development (“the DMC”) provides for the following Common Areas and Common Facilities:-

“**General Common Areas**” means the Estate Common Areas and Residential Common Areas.

“**General Common Facilities**” means the Estate Common Facilities and Residential Common Facilities.

“**Estate Common Areas**” means such of the external walls of the Estate (other than the external walls of the Residential Tower and the external walls of the Commercial Accommodation), Party Walls within the Land, caretaker’s counter, refuse chamber and material recovery room, entrance lobby, gas valve cabinet, HEC cable room, water meter cabinet, sprinkler valve, sprinkler inlet, lift lobby, F.S. water tank and pump room, F.S. tank, sprinkler pump room, sprinkler tank, fire services control room, flushing water and potable water pump room, water tanks, switch room, telecommunication & broadcasting equipment room, emergency generator room, electrical meter cabinet, cable ducts, pneumatic pump room, electrical ducts, pipe ducts and telephone ducts, Slopes and Retaining Walls (if any) within the Land, other areas and spaces containing the Estate Common Facilities and other areas and spaces in any part or parts of the Estate which are for the common use and benefit of all the Owners of the Estate EXCLUDING those areas being part of the Residential Common Areas and such areas within the Estate in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner.

“**Estate Common Facilities**” means all equipment, facilities and systems for the use, benefit or service of the Estate Common Areas only but no owner of any Unit has the exclusive right to use or enjoy the same and without limiting the generality of the foregoing, include:-

- (a) Such of the sewers, drains, water courses, pipes, gutters, wires and cables and other service facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Estate through which water, sewage, gas, electricity and any other services are supplied to the Estate or any part or parts thereof;
- (b) Security system, gondola system, mechanical ventilation / air-conditioning (if any), fire prevention and fire fighting system installation and equipment;
- (c) Lamp posts and lighting within the Estate; and
- (d) Other facilities and systems other than those being part of the Residential Common Facilities for the use and benefit of all the Owners of the Estate and not for the use and benefit of any particular Owner.

“**Residential Common Areas**” means such of the external walls of the Residential Tower including but not limited to the curtain walls, architectural features, parapet walls (other than those between units), roofs and/or top roof (unless otherwise specifically included in the Unit assigned) and flat roofs (unless otherwise specifically included in the Unit assigned), cable ducts, drainage pipe ducts, the Recreational Areas and Facilities, lift machine room, lift lobbies, halls and lift shafts, open areas, entrance lobby, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, metal cladding, passageways, staircases, corridors, planters, external walls of the Residential Tower, such areas and spaces containing the Residential Common Facilities and other areas and spaces in any part or parts of the Estate which are for the common use and benefit of all the Owners of the Residential Tower EXCLUDING those areas being part of the Estate Common Areas and such areas within the Estate in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner.

“**Residential Common Facilities**” means all those facilities, equipment, machines, apparatus and installations in, under or above the Land and the Estate for the general benefit and service of the Residential Tower only but no Owner of any Flat has the exclusive right to use or enjoy the same and shall include (but not limited to) Fire Service Installations for Open Kitchen, lifts, mail boxes, lighting, communal television antennae, satellite dishes (if any), recreational facilities, security system, fire service installation system and other electrical, mechanical and sanitary installations which are for the common use and benefit of the Owners of the Residential Tower EXCLUDING those being part of the Estate Common Facilities.

2. (a) The Estate Common Areas and the Estate Common Facilities are common areas and facilities for the benefit of all the Owners which areas and facilities may, subject to the provisions of the DMC and of any Sub-Deed of Mutual Covenant (“Sub-DMC”), be used by each Owner.  
(b) The Residential Common Areas and the Residential Common Facilities are common areas and facilities for the benefit of all the Owners of Flats which areas and facilities may, subject to the provisions of the DMC and of any Sub-DMC, be used by all the Owners of Flats for all purposes connected with the proper use and enjoyment of the same.
3. No Owner shall alter, repair, connect to or in any other way interfere with or affect the General Common areas or the General Common Facilities without the prior written consent of the Manager.
4. No Owner (including the First Owner) shall have the right to convert any parts of the General Common Areas to his own use or for his own benefit unless approved by the Owners’ Committee or the Owners’ Corporation (if formed).
5. No part of the General Common Areas shall be obstructed or incumbered nor shall any refuse or other matter or things be placed or left thereon nor shall any part thereof be used for any business or private purpose and no Owner shall do or suffer or permit to be done anything therein as may be or become a nuisance or cause annoyance to any other Owners or Occupiers of the Estate.

### B. Number of undivided shares assigned to each residential property in the Development

Please see table below titled “Allocation of undivided shares of residential properties in the Development”.

### C. Term of years for which the manager of the Development is appointed

The Manager shall be appointed from the date of the DMC for an initial term of two (2) years and to be continued thereafter until and unless termination by the Manager or the Owners’ Committee by giving not less than three (3) months’ notice in writing in accordance with the terms of the DMC.

# Summary of Deed of Mutual Covenant

## 公契的摘要

### D. Basis on which the management expenses are shared among the owners of the residential properties in the Development

The Owners of the Estate shall pay the Management Expenses in the following manners:-

- (a) Where any expenditure relates principally to the Residential Common Areas or the Residential Common Facilities providing services to Owners of Flats of the Estate, the expenditure shall form part of the Management Expenses of the Residential Tower and shall be borne by the Owners of Flats according to the proportions borne by the number of the Management Shares of their respective Flats to the total number of Management Shares allocated to all the Flats.
- (b) Where any expenditure relates principally to (i) the Estate Common Areas and/or Estate Common Facilities, or (ii) does not fall under any of the sub-paragraphs (a) above and (c) below, the expenditure shall form part of the Management Expenses of the Estate as a whole and shall be borne by all Owners of the Estate in accordance with the proportion that the respective Management Shares of the relevant part of the Estate bear to the total number of Management Shares of the Estate.
- (c) Notwithstanding anything contained in sub-clauses (a) and (b) above, (i) where any expenditure relates solely to or is solely for the benefit of any Unit and no Owner other than the Owner entitled to the exclusive right and privilege to hold, use and occupy that Unit will receive any material benefit therefrom, then the full amount of such expenditure shall be borne by the Owner of such Unit and (ii) where any expenditure relates solely to or is solely for the benefit of a group of Owners but does not relate to or is not for the benefit of the other Owners, the full amount of such expenditure shall be apportioned between such Owners in proportion to their respective Management Shares.

### E. Basis on which the management fee deposit is fixed

The amount of Management Deposit shall be equivalent to 3 months' Management Fee.

### F. The area (if any) in the Development retained by the owner for the owner's own use

Not Applicable

### Allocation of undivided shares of residential properties in the Development

Floor	Residential Unit	No. of undivided shares allocated to each Residential Unit
5/F	A	312/17,367
	B	314/17,367
6/F-12/F and 15/F-20/F	A	235/17,367
	B	153/17,367
	C	230/17,367
21/F-23/F and 25/F-28/F	A	308/17,367
	B	309/17,367
29/F and Roof	A	338/17,367
	B	331/17,367

Note:

- (1) Please refer to the DMC for full details. A full script of the DMC is available for inspection free of charge in the sales office.
- (2) Unless otherwise defined in the sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the DMC.

# Summary of Deed of Mutual Covenant

## 公契的摘要

ONE EIGHTY

### A. 發展項目的公用部份

1. 發展項目公共契約及管理協議（「公契」）訂明下列公用地方及公用設施:-

「**一般公用地方**」指屋苑公用地方及住宅公用地方。

「**一般公用設施**」指屋苑公用設施及住宅公用設施。

「**屋苑公用地方**」指屋苑的外牆（住宅大廈的外牆及商業樓宇的外牆除外）、土地上的界牆、管理員櫃檯、垃圾房及物料回收房、入口大堂、煤氣閥櫃、港燈電纜房、水錶櫃、灑水器閥室、灑水器進水處、電梯大堂、消防水箱及泵房、消防水箱、灑水器泵房、灑水器水箱、消防控制房、沖廁水及食用水泵房、水箱、電掣房、電訊網絡及廣播設備房、緊急發電房、電錶櫃、電纜管、氣壓泵房、電力管、管槽及電話線管、土地內斜坡及擋土牆（如有），設有屋苑公用設施的其他地方及範圍以及供所有屋苑業主共用與共享的其他屋苑地方及範圍，為住宅公用地方一部份的該等地方及屋苑內任何個別業主有獨家權利及特權持有、使用、佔用及享用的該等地方除外。

「**屋苑公用設施**」指僅供屋苑公用地方使用、享用及服務，而並無任何單位業主有獨家權利使用或享用的所有設備、設施及系統，在不限制前述的概括性的原則下，包括:-

(a) 污水渠、排水渠、水道、管道、明渠、電線及電纜及目前或任何時候在該地段之內、之下、之上或經過該屋苑供應水、污水、煤氣、電力及其他服務給屋苑或其任何部份的其他服務設施（不論是否有上套管）；

(b) 保安系統、吊船系統、機械通風/冷氣（如有）、防火及滅火系統裝置及設備；

(c) 屋苑內的路燈及照明；及

(d) 除為住宅公用設施一部份外，供所有屋苑業主共用及共享而非供個別業主使用及享用的其他設施及系統。

「**住宅公用地方**」指住宅大廈的外牆，包括但不限於幕牆、建築裝飾、護牆（單位之間的護牆除外）、天台及/或屋頂（特別被分配予單位的除外）及平台（特別被分配予單位的除外）、電纜槽、排水管槽、康樂地方及設施、升降機機房、升降機大堂、禮堂及升降機槽、開放空間、入口大堂、用作安裝或使用天線廣播分導或電訊網絡設施的地方、金屬面版、通道、樓梯、走廊、花槽、住宅大廈的外牆、裝有住宅公用設施的該等地方及範圍及屋苑任何部份內為所有住宅大廈業主共用及共享的其他地方及範圍，為屋苑公用地方一部份的該等地方及屋苑內任何個別業主有獨家權利及特權持有、使用、佔用及享用的該等地方除外。

「**住宅公用設施**」指位於土地和屋苑之內、之下、之上僅為住宅大廈的整體享用及服務而並無個別住宅業主有獨家權利使用及享用的所有設施、設備、機器、器具及裝備，包括並不限於開放式廚房的消防裝置、升降機、信箱、照明、公用電視天線、碟形衛星接收器（如有）、康樂設施、保安系統、消防服務裝置系統及供住宅大廈的業主共用及共享的其他電子、機械及衛生裝置，為屋苑公用設施一部份的該等設施除外。

2. (a) 屋苑公用地方及屋苑公用設施乃為所有業主的利益而設之公用地方及設施，亦可根據公契或任何副公契（「副公契」）之條文，供每位業主使用。

(b) 住宅公用地方及住宅公用設施乃為所有住宅業主的利益而設之公用地方及設施，亦可根據公契或任何副公契的條文，供每位住宅業主正當使用及享用。

3. 業主不得在未有管理人的事先書面同意下改變、維修、連接或以任何其他方式擾亂或影響一般公用地方或一般公用設施。

4. 業主（包括第一業主）無權將一般公用地方的任何一部份改作自用或為自己的利益，除非獲業主委員會或業主立案法團（如已成立）批准。

5. 業主不得阻塞或阻礙一般公用地方，或於一般公用地方放置或棄置垃圾或其他物件。業主不得使用一般公用地方的任何部分作商業或私人用途。業主亦不得於一般公用地方作出或容許任何對屋苑其他業主或佔用人造成滋擾的行為。

### B. 分配予發展項目中每個住宅物業的不分割份數的數目

請見下列「發展項目住宅物業不分割份數分配表」。

### C. 發展項目的管理人的委任年期

管理人的最初任期為由公契的日期起計兩年，並在期滿後續任，直至及除非管理人或業主委員會根據公契條文給予對方不少於三個月的書面通知終止委任。

### D. 管理開支在發展項目中住宅物業的擁有人之間分擔的基準

屋苑的業主須按以下方式支付管理開支：-

(a) 如任何開支主要關乎為屋苑住宅業主提供服務之住宅公用地方或住宅公用設施，則該等開支須計入各座住宅大廈的管理開支部份，並由住宅業主按照各自所持之住宅管理份數佔分配予所有住宅管理份數總額的比例分擔。

(b) 如任何開支主要關乎(i)屋苑公用地方及/或屋苑公用設施，或(ii)不屬於上述第(a)及下述(c)分段，則該等開支須計入屋苑整體管理開支部份，並由屋苑所有業主按照屋苑相關部份的管理份數佔屋苑管理份數總額的比例分擔。

(c) 儘管上述第(a)及(b)分段已有任何規定，(i)凡任何開支純粹涉及或純粹為任何單位的利益而設，而除具專有權利及特權持有、使用或佔用該單位的業主外，沒有其他業主會由此得到重大利益的，則該等開支須全數由該單位的業主獨力承擔；及(ii)凡任何開支純粹涉及一組業主或純粹為一組業主的利益而設，但並不涉及其他業主或並非為其他業主的利益而設，則該等開支須全數由該等業主按其各自之管理份數分攤。



# Summary of Deed of Mutual Covenant

## 公契的摘要

ONE EIGHTY

### E. 計算管理費按金的基準

管理費按金相當於三個月的管理費。

### F. 擁有人在發展項目中保留作自用的範圍（如有）

不適用

### 發展項目住宅物業不分割份數分配表

樓層	住宅單位	分配予每個住宅單位之不分割份數
5樓	A	312/17,367
	B	314/17,367
6樓至12樓及 15樓至20樓	A	235/17,367
	B	153/17,367
	C	230/17,367
21樓至23樓及 25樓至28樓	A	308/17,367
	B	309/17,367
29樓及天台	A	338/17,367
	B	331/17,367

附註：

- (1) 全部詳情請參閱公契。完整的公契文本可於售樓處免費參閱。
- (2) 除非本售樓說明書另設定義，否則上述名詞具有公契中該等名詞的相同意義。

# Summary of Land Grant

## 批地文件的摘要

ONE EIGHTY

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

The Development is constructed on The Remaining Portion of Shaukiwan Inland Lot No.496, Subsection 1 of Section D of Shaukiwan Inland Lot No.496, The Remaining Portion of Section D of Shaukiwan Inland Lot No.496 and Shaukiwan Lot No.406\* (collectively “the Lot”)

### 2. The terms of years under the leases:

Shaukiwan Inland Lot No.496:

75 years with a right of renewal for a further term of 75 years commencing from 26 March 1923

Shaukiwan Lot No.406\*:

75 years with a right of renewal for a further term of 75 years commencing from 10 August 1903

### 3. The user restrictions applicable to the Lot:

The Lot or any part thereof shall not be used for any trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger, or any other noisy, noisome or offensive trade or business whatever, without the previous licence of the Government signified in writing by the Government, or other person duly authorized in that behalf.

By two Offensive Trade Licences both dated 11 July 2019 and respectively registered in the Land Registry by Memorial Nos.19080801610013 and 19080801610027, the Government has respectively granted licences to the registered owner of the Lot to carry out the trade or business of sugar baker, oilman (excluding petrol filling station), butcher, victualler and tavern keeper in or upon the Lot subject to the conditions imposed therein.

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

Not applicable

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

The grantee and his assigns shall and will before the expiration of 24 calendar months of the respective term granted under the respective lease, at his or their own costs and charges, erect, build and completely finish fit for use, in a good, substantial and workmanlike manner and with the best materials of their respective kinds, one or more good substantial and safe brick or stone messuage or tenement, messuages or tenements, upon some part of the Lot, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances, which said messuage or tenement, messuages or tenements, shall be of the same rate of building, elevation, character and description, and shall front and range in a uniform manner with the building (if any) immediately adjoining in the same street, and the whole to be done to the satisfaction of the Government.

The grantee and his assigns shall and will, from time to time, and at all times, when, where, and as often as need or occasion shall be and require, at his or their own costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings on the Lot and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.

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

The grantee and his assigns shall and will, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing, and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the Lot or any part thereof, in common with other premises near or adjoining thereto.

The grantee and his assigns shall not and will not let, underlet, mortgage, assign, or otherwise part with, all or any part of the Lot, for all or any part of the respective term granted under the respective lease, without at the same time registering such alienation in the Land Registry and paying all reasonable fees and other expenses thereon.

The Government shall have full power to resume, enter into, and re-take possession of all or any part of the Lot, if required for the improvement of Hong Kong or for other public purpose whatsoever by giving three months' notice, and paying a full and fair compensation for the Lot and the buildings thereon to the grantee and his assigns, at a valuation, to be fairly and impartially made by the Government.

Note: \* Shaukiwan Lot No.406 is also known as Shaukiwan Inland Lot No.406.

### 1. 發展項目所位於的土地的地段編號：

發展項目建於筲箕灣內地段第496號餘段、筲箕灣內地段第496號D分段第1小分段、筲箕灣內地段第496號D分段餘段及筲箕灣地段第406號\* (統稱「該地段」)

### 2. 有關租契規定的年期：

筲箕灣內地段第496號：

自1923年3月26日開始起計75年，享有權續約延長75年

筲箕灣地段第406號\*：

自1903年8月10日開始起計75年，享有權續約延長75年

### 3. 適用於該地段的用途限制：

未有香港政府或其授權人士預先簽發的許可證下，該地段或其任何部份不得用作從事任何銅工、屠宰、製皂、製糖、製造皮草、化油、製油、販肉、釀酒、食品供應或旅館、打鐵、掏糞、垃圾處理的行業或業務，或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。

根據兩份日期均為2019年7月11日並分別登記於土地註冊處註冊摘要編號為19080801610013及19080801610027的有關厭惡性行業的許可證，政府經已分別批准該地段的註冊業主在受制於該許可證施加的條件所規限下在該地段上經營或從事製糖、製油（不包括加油站）、販肉、食品供應及旅館的行業或業務。

### 4. 按規定須興建並提供予政府或供公眾使用的設施：

不適用

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

承授人及其承讓人須在有關租契下之有關年期的24個公曆月期屆滿前，自費在該地段之上，以良好、妥善及有效及使用各種最好的物料的方式搭建、建築以及完成一棟或多棟良好、堅固及安全的磚塊或石材結構的院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠以及所有其他通常或必要的附屬設施，所有院宅或物業的建築、高度、特性及描述應保持一致的標準，也應當與同一街道上相連的建築物(如有)保持一致的風格，整體上達致政府滿意。

承授人及其承讓人須不時及在所有時間，按需要及於有需要時，自費妥善及充分地維修、保護、承托、保養、鋪設、清除、沖刷、清洗、清理、改善及保持該地段上院宅或物業及所有其他搭建物或建築物，及其所屬及無論如何與之有關或毗連之所有牆壁、堤岸、路塹、樹籬、溝渠、扶手、照明、行人道、廁所、溝渠、排水渠及水道，並以所有及必須的方式進行補償、清洗及修改，致使政府對此整體上滿意。

### 6. 對買方造成負擔的租用條件：

承授人及其承讓人須根據情況需要，承擔、支付與接受合理分攤及比例的部份費用，用以建造、建築、維修及改善位於或屬於該地段或其中任何部份及其附近或毗連物業共用的所有或任何道路、行人路、渠道、圍欄及分界牆、通風裝置、私人或公共污水渠及排水渠。

承授人或其承讓人就有關租契規定的有關年期的全部或任何部分而言，不可出租、分租、按揭、轉讓或以任何方式處置該地段的全部或部份予他人，除非同時在土地註冊處登記有關的文件並支付所有合理費用和其他有關開支。

如為改善香港或其他公共目的所需，經發出三個月的通知及按由政府公平及公正地作出之估值向承授人及其承讓人支付對該地段及該地段上建築物之充分和公平賠償，政府有充分權利收回、進入以及重新管有該地段或其任何部份。

備註：\* 筲箕灣地段第406號又名筲箕灣內地段第406號。

## Information on public facilities and public open spaces

### 公共設施及公眾休憩用地的資料

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ONE EIGHTY

Not applicable.

不適用。

## Warning to purchasers

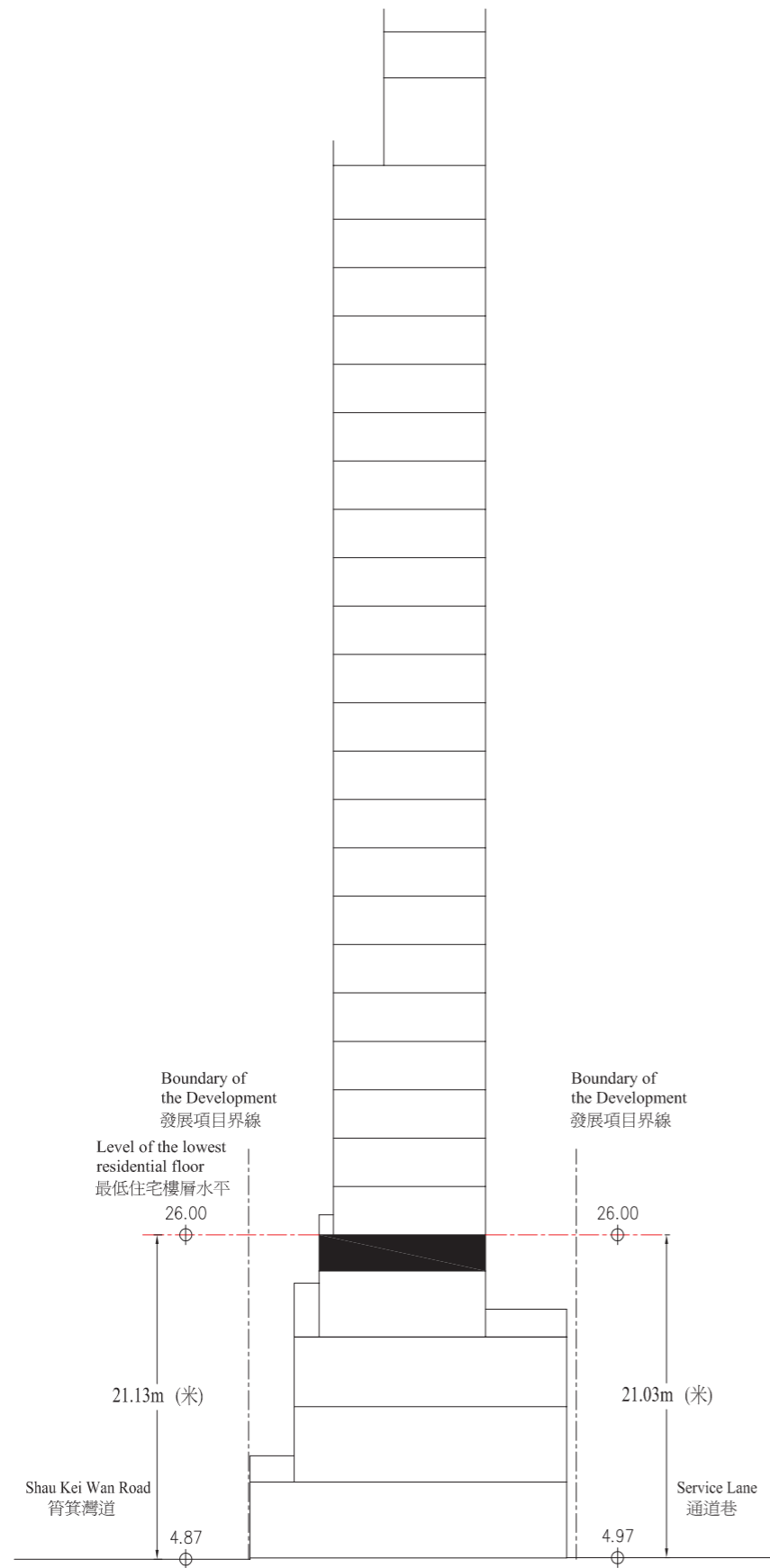
### 對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
  3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser: -
    - (i) that firm may not be able to protect the purchaser's interests; and
    - (ii) the purchaser may have to instruct a separate firm of solicitors.
  4. In the case of paragraph 3.(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
1. 建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
  2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
  3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：-
    - (i) 該律師事務所可能不能夠保障買方的利益；及
    - (ii) 買方可能要聘用一間獨立的律師事務所。
  4. 如屬3.(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。



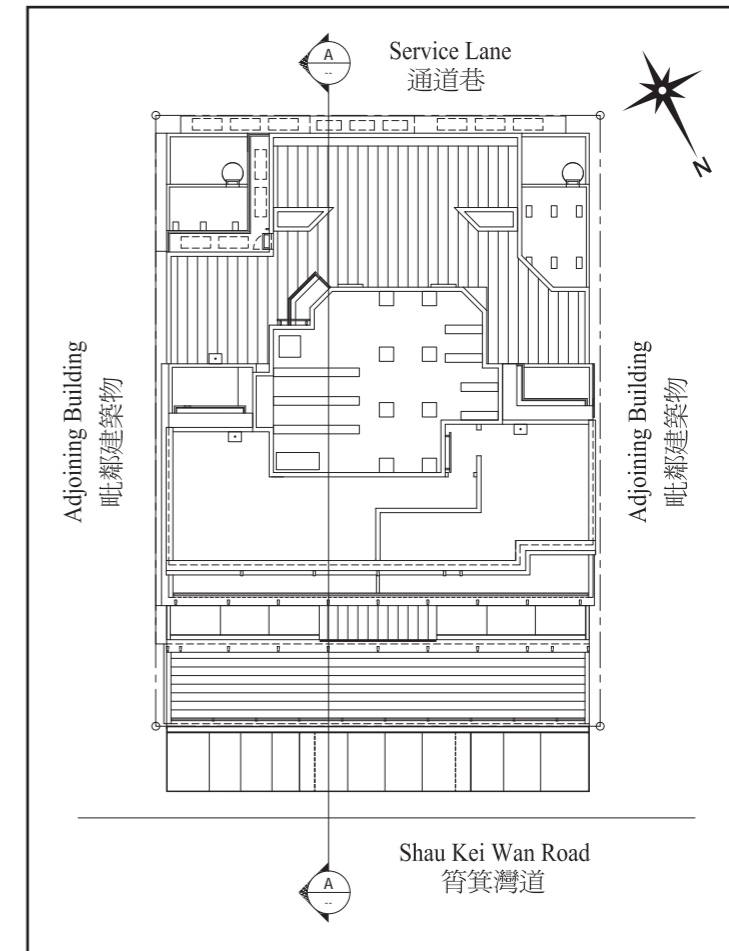
# Cross-section plan of building in the Development

## 發展項目中的建築物的橫截面圖



Cross-section Plan A-A  
橫截面圖A-A

	Top Roof	頂層天台
	Upper Roof	高層天台
R/F	天台	Lift Machine Room / Roof 升降機機房 / 天台
29/F	29樓	Residential Unit 住宅單位
28/F	28樓	Residential Unit 住宅單位
27/F	27樓	Residential Unit 住宅單位
26/F	26樓	Residential Unit 住宅單位
25/F	25樓	Residential Unit 住宅單位
23/F	23樓	Residential Unit 住宅單位
22/F	22樓	Residential Unit 住宅單位
21/F	21樓	Residential Unit 住宅單位
20/F	20樓	Residential Unit 住宅單位
19/F	19樓	Residential Unit 住宅單位
18/F	18樓	Residential Unit 住宅單位
17/F	17樓	Residential Unit 住宅單位
16/F	16樓	Residential Unit 住宅單位
15/F	15樓	Residential Unit 住宅單位
12/F	12樓	Residential Unit 住宅單位
11/F	11樓	Residential Unit 住宅單位
10/F	10樓	Residential Unit 住宅單位
9/F	9樓	Residential Unit 住宅單位
8/F	8樓	Residential Unit 住宅單位
7/F	7樓	Residential Unit 住宅單位
6/F	6樓	Residential Unit 住宅單位
5/F	5樓	Residential Unit 住宅單位
	Transfer Plate	結構轉接層
3/F	3樓	Resident's Recreational Facilities 住客康樂設施
2/F	2樓	E&M Floor 機電層
1/F	1樓	Shop 商舖
G/F	地下	Entrance Lobby / Shop 入口大堂 / 商舖



Key Plan 索引圖

Remarks:

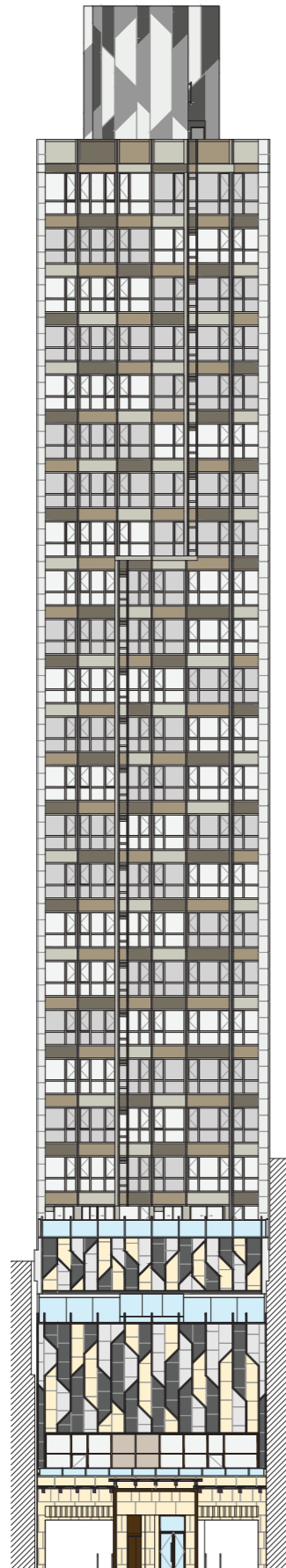
1. The part of Shau Kei Wan Road adjacent to the building is 4.87 metre above the Hong Kong Principal Datum.
2. The part of Service Lane adjacent to the building is 4.97 metre above the Hong Kong Principal Datum.
3. Red dotted line denotes the lowest residential floor.
4.  $\phi$  denotes height (in metres) above the Hong Kong Principal Datum.

備註:

1. 毗連建築物的一段筲箕灣道為香港主水平基準以上4.87米。
2. 毗連建築物的一段通道巷為香港主水平基準以上4.97米。
3. 紅色虛線為最低住宅樓層水平。
4.  $\phi$ 代表香港主水平基準以上的高度(米)。

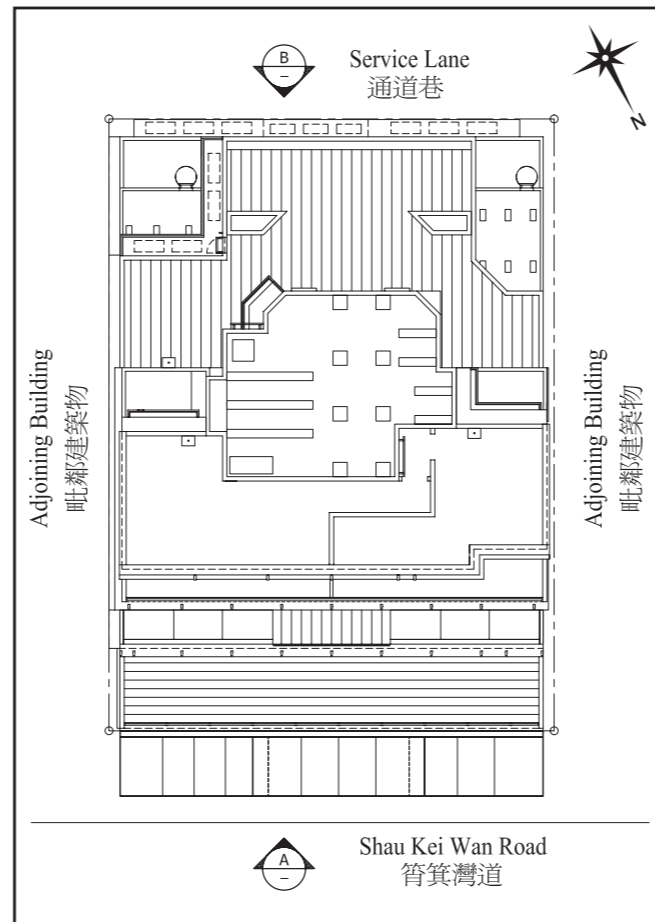
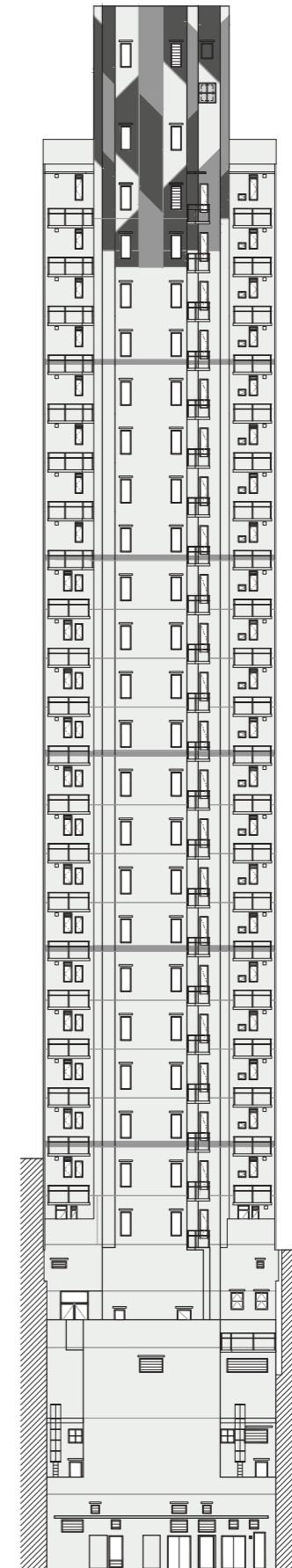
# Elevation plan 立面圖

Elevation plan A  
立面圖 A



ONE EIGHTY

Elevation plan B  
立面圖 B



Key Plan 索引圖

Authorized person for the Development certified that the elevations shown on these elevation plans:

1. are prepared on the basis of the approved building plans for the Development as of 3 January 2020 ; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2020年1月3日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

# Information on common facilities in the Development

## 發展項目中的公用設施的資料

ONE EIGHTY

Common Facilities 公用設施	Location 位置	Covered Area 有上蓋遮蓋面積		Uncovered Area 沒有上蓋遮蓋面積	
		sq. metre 平方米	sq. ft. 平方呎	sq. metre 平方米	sq. ft. 平方呎
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	3/F 3樓	113.037	1,217	Not applicable 不適用	Not applicable 不適用
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	3/F 3樓	3.409	37	78.670	847

**Note:**

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer square feet, which may be slightly different from that shown in square metre.

**備註：**

以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數平方呎，與平方米表述之面積可能有些微差異。

# Inspection of plans and Deed of Mutual Covenant

## 閱覽圖則及公契

1. Copies of outline zoning plans relating to the Development are available for inspection at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold - every Deed of Mutual Covenant in respect of the residential property that has been executed.  
(b) The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
2. (a) 以下文件的文本存放在發售住宅物業的售樓處，以供閱覽 - 住宅物業每一已簽立的公契。  
(b) 無須為閱覽付費。



# Fittings, finishes and appliances

## 裝置、裝修物料及設備

### 1. Exterior finishes

Item	Description	
(a) External wall	Type of finishes	Curtain wall, aluminum cladding, metal panel, metal architectural fins, metal architectural features, metal louvre, stone cladding and ceramic tiles
(b) Window	Material of frame	Aluminium window frame
	Material of glass	<p>Insulated-Glass-Unit (IGU) glass: Unit A of 7/F, 9/F, 12/F, 15/F, 17/F, 19/F, 22/F, 23/F, 26/F and 28/F; Unit B of 6/F, 8/F, 10/F, 12/F, 16/F, 17/F, 19/F, 20/F, 21/F, 22/F, 25/F, 26/F, 27/F and 29/F; Unit C of 7/F, 8/F, 10/F, 11/F, 15/F and 18/F</p> <p>Insulated-Glass-Unit (IGU) glass with low-E coating: Unit A of 5/F, 6/F, 8/F, 10/F, 11/F, 16/F, 18/F, 20/F, 21/F, 25/F, 27/F and 29/F; Unit B of 5/F, 7/F, 9/F, 11/F, 15/F, 18/F, 23/F and 28/F; Unit C of 6/F, 9/F, 12/F, 16/F, 17/F, 19/F and 20/F</p> <p>Grey tinted sandblasted glass: Unit A of 5/F-12/F, 15/F-23/F and 25/F-29/F; Unit B of 5/F, 21/F-23/F and 25/F-29/F; Unit C of 6/F-12/F and 15/F-20/F</p> <p>Clear glass: Spandrel at all residential units</p>
(c) Bay window	Material of bay window	Not applicable
	Window sill finishes	Not applicable
(d) Planter	Type of finishes	Not applicable
(e) Verandah or balcony	Type of finishes	Not applicable
	Whether it is covered	Not applicable
(f) Drying facilities for clothing	Type and material	Not applicable

### 1. 外部裝修物料

細項	描述	
(a) 外牆	裝修物料的類型	幕牆、鋁飾板、金屬板、金屬建築裝飾鰭、金屬建築裝飾、金屬百葉窗、石材飾面及瓷磚
(b) 窗	框的用料	鋁質窗框
	玻璃的用料	<p>雙層中空玻璃: 7樓、9樓、12樓、15樓、17樓、19樓、22樓、23樓、26樓及28樓的A單位; 6樓、8樓、10樓、12樓、16樓、17樓、19樓、20樓、21樓、22樓、25樓、26樓、27樓及29樓的B單位; 7樓、8樓、10樓、11樓、15樓及18樓的C單位</p> <p>雙層中空玻璃配低輻射鍍膜: 5樓、6樓、8樓、10樓、11樓、16樓、18樓、20樓、21樓、25樓、27樓及29樓的A單位; 5樓、7樓、9樓、11樓、15樓、18樓、23樓及28樓的B單位; 6樓、9樓、12樓、16樓、17樓、19樓及20樓的C單位</p> <p>灰色磨砂玻璃: 5樓至12樓、15樓至23樓及25樓至29樓的A單位; 5樓、21樓至23樓及25樓至29樓的B單位; 6樓至12樓及15樓至20樓的C單位</p> <p>清玻璃: 於所有住宅單位的窗間牆</p>
(c) 窗台	窗台的用料	不適用
	窗台板的裝修物料	不適用
(d) 花槽	裝修物料的類型	不適用
(e) 陽台或露台	裝修物料的類型	不適用
	是否有蓋	不適用
(f) 乾衣設施	類型及用料	不適用

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

# Fittings, finishes and appliances

## 裝置、裝修物料及設備

### 2. Interior finishes

Item	Description			
(a) Lobby	Type of wall, floor and ceiling finishes			
		Wall	Floor	Ceiling
	Main entrance lobby at G/F	Wood veneer, plastic laminate, granite, glass and aluminium panel	Marble	Gypsum board with emulsion paint, aluminium panel, plastic laminate and wood veneer
	Residential floors lift lobby	Wood veneer, plastic laminate, aluminium, stainless steel and glass	Marble	Wood veneer and stainless steel
(b) Internal wall and ceiling	Type of wall and ceiling finishes for living room, dining room and bedroom			
		Wall	Ceiling	
	Living room and Dining room (Unit A and Unit B on 5/F)	Emulsion paint, aluminium panel and wood veneer	Gypsum board with emulsion paint	
	Living room and Dining room (Unit C on 6/F-12/F and 15/F-20/F, and Unit A and Unit B on 6/F-12/F, 15/F-23/F and 25/F-29/F)	Emulsion paint and aluminium panel	Gypsum board with emulsion paint	
	Bedroom	Emulsion paint and aluminium panel	Gypsum board with emulsion paint	
(c) Internal floor	Material of floor and skirting for living room, dining room and bedroom			
		Floor	Skirting	
	Living room and Dining room	Engineered timber flooring	Timber skirting	
	Bedroom	Engineered timber flooring	Timber skirting	
(d) Bathroom	(i) Type of wall, floor and ceiling finishes			
	Wall	Floor	Ceiling	
	Ceramic tiles	Ceramic tiles and marble	Gypsum board with emulsion paint	
	(ii) Whether the wall finishes run up to the ceiling		Up to level of false ceiling	

### 2. 室內裝修物料

細項	描述			
(a) 大堂	牆壁、地板及天花板的裝修物料的類型			
		牆壁	地板	天花板
	地下之大廈入口大堂	木皮飾面、膠板、麻石、玻璃及鋁板	雲石	乳膠漆面石膏板、鋁板、膠板及木皮飾面
	住宅樓層升降機大堂	木皮飾面、膠板、鋁、不銹鋼及玻璃	雲石	木皮飾面及不銹鋼
(b) 內牆及天花板	客廳、飯廳及睡房的牆壁及天花板的裝修物料的類型			
		牆壁	天花板	
	客廳及飯廳 (5樓A單位及B單位)	乳膠漆、鋁板及木皮飾面	乳膠漆面石膏板	
	客廳及飯廳 (6樓至12樓及15樓至20樓C單位; 6樓至12樓、15樓至23樓及25樓至29樓A單位及B單位)	乳膠漆及鋁板	乳膠漆面石膏板	
	睡房	乳膠漆及鋁板	乳膠漆面石膏板	
(c) 內部地板	客廳、飯廳及睡房的地板及牆腳線的用料			
		地板	牆腳線	
	客廳及飯廳	複合木地板	木牆腳線	
	睡房	複合木地板	木牆腳線	
(d) 浴室	(i) 牆壁、地板及天花板的裝修物料的類型			
	牆壁	地板	天花板	
	瓷磚	瓷磚及雲石	乳膠漆面石膏板	
	(ii) 牆壁的裝修物料是否鋪至天花板		鋪至假天花高度	

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賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

# Fittings, finishes and appliances

## 裝置、裝修物料及設備

### 2. Interior finishes

Item	Description				
(e) Kitchen	(i) Type of wall, floor, ceiling and cooking bench finishes				
		Wall	Floor	Ceiling	Cooking bench
	Unit A and Unit B on 5/F	Ceramic tiles and glass	Engineered timber flooring	Gypsum board with emulsion paint	Reconstituted stone
	Unit C on 6/F-12/F and 15/F-20/F, and Unit A and Unit B on 6/F-12/F, 15/F-23/F and 25/F-29/F	Ceramic tiles and reconstituted stone	Engineered timber flooring	Gypsum board with emulsion paint	Reconstituted stone
	(ii) Whether the wall finishes run up to the ceiling				Up to level of false ceiling

### 2. 室內裝修物料

細項	描述				
(e) 廚房	(i) 牆壁、地板、天花板及灶台的裝修物料的類型				
		牆壁	地板	天花板	灶台
	5樓A單位及B單位	瓷磚及玻璃	複合木地板	乳膠漆面石膏板	人造石
	6樓至12樓及15樓至20樓C單位; 6樓至12樓、15樓至23樓及25樓至29樓A單位及B單位	瓷磚及人造石	複合木地板	乳膠漆面石膏板	人造石
	(ii) 牆壁的裝修物料是否鋪至天花板				鋪至假天花高度

### 3. Interior fittings

Item	Description			
(a) Doors		Material	Finishes	Accessories
	Flat main entrance	Fire rated solid core timber swing door	Plastic laminate and wood veneer	Lockset, door hinges, concealed closer, door viewer, security chain and door stop
	Bathroom (for Unit A on 5/F)	Hollow core timber sliding door	Wood veneer	Lockset and sliding door track
	Bathroom (for Unit B on 5/F)	Hollow core timber swing door	Wood veneer	Lockset, door hinges and door stop
	Bathroom (for Unit A on 6/F-12/F and 15/F-20/F)	Hollow core timber swing door	Wood veneer	Lockset, door hinges and door stop

### 3. 室內裝置

細項	描述			
(a) 門		用料	裝修物料	配件
	單位主入口	防火實心木掩門	膠板及木皮飾面	門鎖、門鉸、暗藏門鼓、防盜眼、防盜鏈及門阻
	浴室 (5樓A單位)	空心木趟門	木皮飾面	門鎖及趟門軌
	浴室 (5樓B單位)	空心木掩門	木皮飾面	門鎖、門鉸及門阻
浴室 (6樓至12樓及15樓至20樓A單位)	空心木掩門	木皮飾面	門鎖、門鉸及門阻	

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# Fittings, finishes and appliances

## 裝置、裝修物料及設備

### 3. Interior fittings

Item	Description			
		Material	Finishes	Accessories
(a) Doors	Bathroom (for Unit B on 6/F-12/F and 15/F-20/F)	Hollow core timber swing door	Wood veneer	Lockset, door hinges and door stop
	Bathroom (for Unit C on 6/F-12/F and 15/F-20/F)	Hollow core timber sliding door	Wood veneer	Lockset and sliding door track
	Bathroom (for Unit A on 21/F-23/F and 25/F-29/F)	Hollow core timber swing door	Wood veneer	Lockset, door hinges and door stop
	Bathroom (for Unit B on 21/F-23/F and 25/F-29/F)	Hollow core timber swing door	Wood veneer	Lockset, door hinges and door stop
	Bedroom (for Unit A on 5/F-12/F and 15/F-20/F)	Hollow core timber swing door	Wood veneer	Lockset, door stop and door hinges
	Bedroom (for Unit B on 5/F and Unit C on 6/F-12/F and 15/F-20/F)	Hollow core timber sliding door	Wood veneer	Lockset and sliding door track
	Bedroom 1 (for Unit A on 21/F-23/F and 25/F-29/F)	Hollow core timber swing door	Wood veneer	Lockset, door stop and door hinges
	Bedroom 1 (for Unit B on 21/F-23/F and 25/F-29/F)	Hollow core timber sliding door	Wood veneer	Lockset and sliding door track

### 3. 室內裝置

細項	描述			
		用料	裝修物料	配件
(a) 門	浴室 (6樓至12樓 及15樓至 20樓B單位)	空心木掩門	木皮飾面	門鎖、門鉸及門阻
	浴室 (6樓至12樓 及15樓至 20樓C單位)	空心木趟門	木皮飾面	門鎖及趟門軌
	浴室 (21樓至23樓 及25樓至 29樓A單位)	空心木掩門	木皮飾面	門鎖、門鉸及門阻
	浴室 (21樓至23樓 及25樓至 29樓B單位)	空心木掩門	木皮飾面	門鎖、門鉸及門阻
	睡房 (5樓至12樓 及15樓至 20樓A單位)	空心木掩門	木皮飾面	門鎖、門阻及門鉸
	睡房 (5樓B單位； 6樓至12樓及 15樓至20樓 C單位)	空心木趟門	木皮飾面	門鎖及趟門軌
	睡房 1 (21樓至23樓 及25樓至 29樓A單位)	空心木掩門	木皮飾面	門鎖、門阻及門鉸
	睡房 1 (21樓至23樓 及25樓至 29樓B單位)	空心木趟門	木皮飾面	門鎖及趟門軌

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賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。



## Fittings, finishes and appliances

### 裝置、裝修物料及設備

ONE EIGHTY

#### 3. Interior fittings

Item	Description			
(a) Doors		Material	Finishes	Accessories
	Bedroom 2 (for Unit A on 21/F-23/F and 25/F-29/F)	Hollow core timber swing door	Wood veneer	Lockset, door hinges and door stop
	Bedroom 2 (for Unit B on 21/F-23/F and 25/F-29/F)	Hollow core timber sliding door	Wood veneer	Lockset and sliding door track
	Flat roof facing service lane (for Unit A and Unit B on 5/F)	Tempered glass with aluminium frame swing door	Fluorocarbon coating	Lockset and door hinges
	Flat roof facing Shau Kei Wan Road (for Unit A and Unit B on 5/F)	Tempered glass with aluminium frame sliding door	Fluorocarbon coating	Lockset and sliding door track

#### 3. 室內裝置

細項	描述			
(a) 門		用料	裝修物料	配件
	睡房 2 (21樓至23樓 及25樓至 29樓A單位)	空心木掩門	木皮飾面	門鎖、門鉸及門阻
	睡房 2 (21樓至23樓 及25樓至 29樓B單位)	空心木趟門	木皮飾面	門鎖及趟門軌
	平台 面向通道巷 (5樓A單位 及B單位)	鋁框強化玻璃掩門	氟碳塗層	門鎖及門鉸
	平台 面向筲箕灣道 (5樓A單位 及B單位)	鋁框強化玻璃趟門	氟碳塗層	門鎖及趟門軌

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# Fittings, finishes and appliances

## 裝置、裝修物料及設備

### 3. Interior fittings

Item	Description		
(b) Bathroom	(i) Type and material of fittings and equipment		
	Fittings and equipment	Type	Material
	Cabinet	Basin countertop Unit A on 5/F-12/F, 15/F-23/F and 25/F-29/F, and Unit B and Unit C on 6/F-12/F, 15/F-20/F	Reconstituted stone
		Basin cabinet	Wooden cabinet with plastic laminate
		Hanging cabinet	Wooden cabinet with plastic laminate, mirror, glass and stainless steel
	Sanitary fittings	Paper holder	Chrome plated
		Soap dish Unit B on 5/F, 21/F-23/F and 25/F-29/F	Chrome plated
		Hook	Chrome plated
		Water closet	Vitreous china
		Wash basin	Vitreous china
		Wash basin mixer	Chrome plated
	(ii) Type and material of water supply system	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply	
	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)		
	Bathing facilities	Type	Material
	Shower	Shower compartment	Clear tempered glass
		Shower set	Chrome plated
	(iv) Size of bath tub (if applicable)	Not applicable	

### 3. 室內裝置

細項	描述		
(b) 浴室	(i) 裝置及設備的類型及用料		
	裝置及設備	類型	用料
	櫃	洗手盆檯面 5樓至12樓、15樓至23樓及 25樓至29樓A單位； 6樓至12樓、15樓至20樓 B單位及C單位	人造石
		洗手盆櫃	木櫃配膠板
		吊櫃	木櫃配膠板、鏡、玻璃及不銹鋼
	潔具裝置	廁紙架	鍍鉻
		肥皂碟 5樓、21樓至23樓及 25樓至29樓B單位	鍍鉻
		掛鉤	鍍鉻
		座廁	搪瓷
		洗手盆	搪瓷
		洗手盆水龍頭	鍍鉻
	(ii) 供水系統的類型及用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
	(iii) 淋浴設施 (包括花灑或浴缸，如適用)		
	淋浴設施	類型	用料
	淋浴	淋浴間	強化清玻璃
		花灑套裝	鍍鉻
	(iv) 浴缸大小 (如適用)	不適用	

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# Fittings, finishes and appliances

## 裝置、裝修物料及設備

### 3. Interior fittings

Item	Description		
(c) Kitchen	(i) Material of sink unit	Stainless steel	
	(ii) Material of water supply system	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply	
	(iii) Material and finishes of kitchen cabinet	Material	Finishes
		Wooden kitchen cabinet fitted with wooden cabinet door panel	Plastic laminate
(iv) Type of all other fittings and equipment	Sprinkler head and smoke detector are installed in open kitchen		
(d) Bedroom	Type and material of fittings (including built-in wardrobe)	Type	Material
		Built-in wardrobe (for Bedroom of Unit A and Unit C on 6/F - 12/F and 15/F - 20/F, and Bedroom 1 of Unit B on 21/F - 23/F and 25/F - 29/F)	Plywood with plastic laminate, mirror and stainless steel (for Bedroom of Unit A on 6/F-12/F and 15/F- 20/F, and Bedroom 1 of Unit B on 21/F-23/F and 25/F-29/F)  Plywood with plastic laminate and stainless steel (for Bedroom of Unit C on 6/F-12/F and 15/F- 20/F)
		Wardrobe (for Bedroom of Unit A and Unit B on 5/F, Bedroom 1 and Bedroom 2 of Unit A on 21/F - 23/F and 25/F - 29/F, and Bedroom 2 of Unit B on 21/F - 23/F and 25/F - 29/F)	Plywood with plastic laminate, mirror and stainless steel
(e) Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical and Electrical Provisions "	
(f) Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical and Electrical Provisions "	

### 3. 室內裝置

細項	描述		
(c) 廚房	(i) 洗滌盆的用料	不銹鋼	
	(ii) 供水系統的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
	(iii) 廚櫃的用料及裝修物料	用料	裝修物料
		木廚櫃配木櫃門板	膠板
(iv) 所有其他裝置及設備的類型	消防花灑頭及煙霧偵測器安裝於開放式廚房		
(d) 睡房	裝置(包括嵌入式衣櫃)的類型及用料	類型	用料
		嵌入式衣櫃  (6樓至12樓及15樓至20樓A單位及C單位的睡房；21樓至23樓及25樓至29樓B單位的睡房 1)	木夾板配膠板、鏡及不銹鋼  (6樓至12樓及15樓至20樓A單位的睡房; 21樓至23樓及25樓至29樓B單位的睡房 1)  木夾板配膠板及不銹鋼 (6樓至12樓及15樓至20樓C單位的睡房)
		衣櫃  (5樓A單位及B單位的睡房；21樓至23樓及25樓至29樓A單位的睡房 1 及睡房 2；21樓至23樓及25樓至29樓B單位的睡房 2)	木夾板配膠板、鏡及不銹鋼
(e) 電話	接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(f) 天線	接駁點的位置及數目	請參閱「機電裝置數量說明表」	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

# Fittings, finishes and appliances

## 裝置、裝修物料及設備

### 3. Interior fittings

Item	Description	
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Faceplate for all switches and power sockets is provided.  Three phases electricity supply with miniature circuit breaker distribution board is provided for Unit A and Unit B on 5/F, 21/F-23/F and 25/F-29/F, Unit B on 6/F-12/F and 15/F-20/F.  Single phase electricity supply with miniature circuit breaker distribution board is provided for Unit A and Unit C on 6/F-12/F and 15/F-20/F.
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed. Other than those part of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
	(iii) Location and number of power points and air - conditioner points	Please refer to the "Schedule of Mechanical and Electrical Provisions"
(h) Gas supply	Type	Towngas
	System	Towngas supply is provided for Gas Water Heater at Unit A and Unit C on 6/F-12/F and 15/F-20/F
	Location	Please refer to the "Appliances Schedule"
(i) Washing machine connection point	Location	Please refer to the "Schedule of Mechanical and Electrical Provisions"
	Design	Drain point and water point are provided for washing machine
(j) Water supply	(i) Material of water pipes	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those part of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
	(iii) Whether hot water is available	Hot water is available

### 3. 室內裝置

細項	描述	
(g) 電力裝置	(i) 供電附件 (包括安全裝置)	提供所有電掣及插座之面板。  5樓、21樓至23樓及25樓至29樓A單位及B單位； 6樓至12樓及15樓至20樓B單位提供三相電力並裝妥微型斷路器配電箱。  6樓至12樓及15樓至20樓A單位及C單位提供單相電力並裝妥微型斷路器配電箱。
	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露。 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。 外露的導管可能被假天花、假陣、貯存櫃、飾面板、非混凝土間牆、指定管道槽或其他物料遮蓋或掩藏。
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置數量說明表」
(h) 氣體供應	類型	煤氣
	系統	6樓至12樓及15樓至20樓A單位及C單位供應煤氣接駁煤氣熱水爐
	位置	請參閱「設備說明表」
(i) 洗衣機接駁點	位置	請參閱「機電裝置數量說明表」
	設計	設有洗衣機來去水位
(j) 供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
	(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露。 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。 外露的水管可能被假天花、假陣、貯存櫃、飾面板、非混凝土間牆、指定管道槽或其他物料遮蓋或掩藏。
	(iii) 有否熱水供應	有熱水供應

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。



# Fittings, finishes and appliances

## 裝置、裝修物料及設備

### 4. Miscellaneous

Item	Description		
(a) Lifts	Residential passenger lift		
	(i)	Brand name	Toshiba
		Model number	ELCOSMO-III-L/CV630
	(ii)	Number of lifts	1
		Floors served by the lifts	Ground floor, 1/F, 3/F, 5/F - 12/F, 15/F - 23/F and 25/F -29/F
	Residential passenger lift / fireman lift		
	(i)	Brand name	Toshiba
		Model number	ELCOSMO-III-L/CV630
	(ii)	Number of lifts	1
		Floors served by the lifts	Ground floor, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F and 25/F -29/F
P assenger lift			
(i)	Brand name	Toshiba	
	Model number	SPACEL-III/CV600	
(ii)	Number of lifts	1	
	Floors served by the lifts	Ground floor and 1/F	
(b) Letter box	Material	Stainless steel	
(c) Refuse collection	(i) Means of refuse collection	Refuse will be collected by cleaner	
	(ii) Location of refuse room	Refuse storage below Extra-Low Voltage cabinet at all residential floors Material recovery and refuse storage chamber at ground floor	

### 4. 雜項

細項	描述		
(a) 升降機	住宅載客升降機		
	(i)	品牌名稱	東芝
		產品型號	ELCOSMO-III-L/CV630
	(ii)	數目	1
		到達的樓層	地下、1樓、3樓、5樓至12樓、15樓至23樓及25樓至29樓
	住宅載客升降機 /消防員升降機		
	(i)	品牌名稱	東芝
		產品型號	ELCOSMO-III-L/CV630
	(ii)	數目	1
		到達的樓層	地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓
載客升降機			
(i)	品牌名稱	東芝	
	產品型號	SPACEL-III/CV600	
(ii)	數目	1	
	到達的樓層	地下及1樓	
(b) 信箱	用料	不銹鋼	
(c) 垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾	
	(ii) 垃圾房的位置	垃圾儲存於所有住宅樓層的特低電壓箱之下 物料回收及垃圾儲存室於地下	

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# Fittings, finishes and appliances

## 裝置、裝修物料及設備

### 4. Miscellaneous

Item	Description			
		Water meter	Electricity meter	Gas meter
(d) Water meter, electricity meter and gas meter	(i) Location	Inside water meter cabinet at 6/F (served for 5/F and 6/F); 8/F (served for 7/F and 8/F); 10/F (served for 9/F and 10/F); 12/F (served for 11/F and 12/F); 16/F (served for 15/F and 16/F); 18/F (served for 17/F and 18/F); 20/F (served for 19/F and 20/F); 22/F (served for 21/F and 22/F); 25/F (served for 23/F and 25/F); 27/F (served for 26/F and 27/F); and 29/F (served for 28/F and 29/F)	Inside electricity meter cabinet at each floor	Fixed above false ceiling of bathroom at Unit A and Unit C on 6/F-12/F and 15/F-20/F
	(ii) Whether they are separate or communal meters for residential properties	Separate	Separate	Separate

### 4. 雜項

細項	描述			
		水錶	電錶	氣體錶
(d) 水錶、電錶及氣體錶	(i) 位置	在6樓(供應5樓及6樓)； 8樓(供應7樓及8樓)； 10樓(供應9樓及10樓)； 12樓(供應11樓及12樓)； 16樓(供應15樓及16樓)； 18樓(供應17樓及18樓)； 20樓(供應19樓及20樓)； 22樓(供應21樓及22樓)； 25樓(供應23樓及25樓)； 27樓(供應26樓及27樓)； 及 29樓(供應28樓及29樓)之水錶箱內	每層之電錶箱內	固定在6樓至12樓及15樓至20樓A單位及C單位的浴室假天花之上
	(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

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## Fittings, finishes and appliances

### 裝置、裝修物料及設備

ONE EIGHTY

#### 5. Security facilities

Item	Description		
Security Facilities	Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor panel and card access security system are provided at the main entrance at G/F. Card access security system is provided at lifts and clubhouse.
		CCTV	CCTV cameras are provided at main entrance lobby on G/F, lifts, clubhouse and landscape. CCTV signal is connected to the caretaker's counter in main entrance lobby at G/F.
		Details of built-in provisions	Video door phone is provided inside each residential unit
		Location of built-in provisions	For the location of video door phone, please refer to the "Schedule of Mechanical and Electrical Provisions"

#### 6. Appliances

Item	Description
Appliances	For brand name and model number, please refer to the "Appliances Schedule"

#### 5. 保安設施

細項	描述		
保安設施	保安系統及設備 (包括嵌入式的裝備的細節及其位置)	入口通道控制及保安系統	地下入口提供訪客對講機及智能卡保安系統。升降機及會所均設有智能卡保安系統。
		閉路電視	地下入口大堂、升降機、會所及園景花園均設有閉路電視。閉路電視訊號連接至地下入口大堂管理員櫃檯。
		嵌入式的裝備的細節	每個住宅單位內均設有視像對講機。
		嵌入式的裝備的位置	有關於視像對講機的位置，請參閱「機電裝置數量說明表」。

#### 6. 設備

細項	描述
設備	有關品牌名稱及產品型號，請參閱「設備說明表」

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# Fittings, finishes and appliances

## 裝置、裝修物料及設備

ONE EIGHTY

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Floor 樓層	5/F 5樓		6/F - 12/F, 15/F - 20/F 6樓至12樓、15樓至20樓			21/F - 23/F, 25/F - 28/F 21樓至23樓、 25樓至28樓		29/F 29樓		
	Unit 單位	A	B	A	B	C	A	B	A	B	
Living Room / Dining Room 客廳 / 飯廳	Door Bell 門鐘	1	1	1	1	1	1	1	1	1	
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	
	Connection Unit and 20A Double Pole Switch for Steam Oven 接線座及20安培雙極開關掣供蒸爐	1	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	2	2	1	1	-	-	2	-	2	
	13A Twin Socket Outlet 13安培雙位電插座	3	3	2	1	2	2	2	2	2	
	13A Socket for Fridge Freezer 13安培電插座供雪櫃連冰箱	-	1	-	1	1	-	1	-	1	
	TV / FM Outlet 電視/電台天線插座	3	2	2	1	2	2	1	2	1	
	Telephone Outlet 電話插座	1	2	2	1	2	2	2	2	2	
	Double Pole Switch for Air Conditioner Indoor Unit 雙極開關掣供室內冷氣機	1	2	1	1	-	1	1	1	1	
	Distribution Board 配電箱	-	1	-	1	-	1	-	1	-	

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# Fittings, finishes and appliances

## 裝置、裝修物料及設備

ONE EIGHTY

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Floor 樓層	5/F 5樓		6/F - 12/F, 15/F - 20/F 6樓至12樓、15樓至20樓			21/F - 23/F, 25/F - 28/F 21樓至23樓、 25樓至28樓		29/F 29樓	
	Unit 單位	A	B	A	B	C	A	B	A	B
Bedroom 睡房	13A Single Socket Outlet 13安培單位電插座	2	3	2	/	3	/	/	/	/
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	/	1	/	/	/	/
	13A Socket for Washer Dryer 13安培電插座供洗衣乾衣機	-	-	-	/	1	/	/	/	/
	TV / FM Outlet 電視/電台天線插座	1	1	1	/	1	/	/	/	/
	Telephone Outlet 電話插座	1	1	1	/	1	/	/	/	/
	Double Pole Switch for Air Conditioner Indoor Unit 雙極開關掣供室內冷氣機	1	1	1	/	1	/	/	/	/
	Distribution Board 配電箱	-	-	-	/	1	/	/	/	/

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# Fittings, finishes and appliances

## 裝置、裝修物料及設備

ONE EIGHTY

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Floor 樓層	5/F 5樓		6/F - 12/F, 15/F - 20/F 6樓至12樓、15樓至20樓			21/F - 23/F, 25/F - 28/F 21樓至23樓、 25樓至28樓		29/F 29樓	
	Unit 單位	A	B	A	B	C	A	B	A	B
Bedroom 1 睡房 1	13A Single Socket Outlet 13安培單位電插座	/	/	/	/	/	1	-	1	-
	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	/	/	1	2	1	2
	TV / FM Outlet 電視/電台天線插座	/	/	/	/	/	1	1	1	1
	Telephone Outlet 電話插座	/	/	/	/	/	1	1	1	1
	Double Pole Switch for Air Conditioner Indoor Unit 雙極開關掣供室內冷氣機	/	/	/	/	/	1	1	1	1
Bedroom 2 睡房 2	13A Single Socket Outlet 13安培單位電插座	/	/	/	/	/	1	3	1	3
	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	/	/	1	1	1	1
	TV / FM Outlet 電視/電台天線插座	/	/	/	/	/	1	1	1	1
	Telephone Outlet 電話插座	/	/	/	/	/	1	1	1	1
	Double Pole Switch for Air Conditioner Indoor Unit 雙極開關掣供室內冷氣機	/	/	/	/	/	1	1	1	1
	Distribution Board 配電箱	/	/	/	/	/	-	1	-	1

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# Fittings, finishes and appliances

## 裝置、裝修物料及設備

ONE EIGHTY

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Floor 樓層	5/F 5樓		6/F - 12/F, 15/F - 20/F 6樓至12樓、15樓至20樓			21/F - 23/F, 25/F - 28/F 21樓至23樓、 25樓至28樓		29/F 29樓		
	Unit 單位	A	B	A	B	C	A	B	A	B	
Open Kitchen 開放式廚房	13A Single Socket Outlet 13安培單位電插座	-	-	-	1	-	1	-	1	-	
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	
	Connection Unit and 20A Double Pole Switch for Induction Hob 接線座及20安培雙極開關掣供電磁爐	1	1	1	1	1	1	1	1	1	
	Connection Unit and 20A Double Pole Switch for Steam Oven 接線座及20安培雙極開關掣供蒸爐	-	1	-	-	-	-	-	-	-	
	13A Socket for Fridge Freezer 13安培電插座供雪櫃連冰箱	1	-	1	-	-	1	-	1	-	
	13A Socket for Microwave Oven 13安培電插座供微波爐	-	-	1	1	1	1	1	1	1	
	13A Socket for Washer Dryer 13安培電插座供洗衣乾衣機	1	1	1	1	-	1	1	1	1	
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	1	1	1	1	1	1	1	1	
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	1	1	1	1	1	1	1	1	
	13A Socket for Wine Cellar 13安培電插座供酒櫃	1	1	-	-	-	-	-	-	-	
	13A Socket for Cooker Hood 13安培電插座供抽油煙機	1	1	1	1	1	1	1	1	1	
	TV / FM Outlet 電視/電台天線插座	-	-	-	1	-	-	-	1	-	1
	Telephone Outlet 電話插座	-	-	-	1	-	-	-	1	-	1
	Double Pole Switch for Air Conditioner Indoor Unit 雙極開關掣供室內冷氣機	1	-	-	-	-	1	-	-	-	-
Distribution Board 配電箱	1	-	1	-	-	-	-	-	-	-	
Switch Disconnecter for Electric Water Heater 隔離開關掣供電熱水爐	1	1	-	-	-	-	-	-	-	-	

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# Fittings, finishes and appliances

## 裝置、裝修物料及設備

ONE EIGHTY

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Floor 樓層	5/F 5樓		6/F - 12/F, 15/F - 20/F 6樓至12樓、15樓至20樓			21/F - 23/F, 25/F - 28/F 21樓至23樓、 25樓至28樓		29/F 29樓	
	Unit 單位	A	B	A	B	C	A	B	A	B
Flat Roof on R/F 天台平台	13A Waterproof Socket Outlet 13安培防水電插座	/	/	/	/	/	/	/	2	2
Flat Roof on 5/F 五樓平台	13A Waterproof Socket Outlet 13安培防水電插座	2	2	/	/	/	/	/	/	/
	Switch Disconnecter for Air Conditioner Outdoor Unit 隔離開關掣供室外冷氣機	2	3	/	/	/	/	/	/	/
Air Conditioner Platform 冷氣機平台	Switch Disconnecter for Air Conditioner Outdoor Unit 隔離開關掣供室外冷氣機	1	/	2	1	2	3	3	3	3
Lift Lobby 升降機大堂	Door Bell Push Button 門鐘掣手掣	1	1	1	1	1	1	1	1	1
Bathroom 浴室	13A Single Socket Outlet (with USB ports) 13安培單位電插座(附有USB接口)	2	2	2	2	2	2	2	2	2
	Fuse Spur Unit for Thermo Ventilator 菲士座供浴室寶	1	1	1	-	1	1	1	1	1
	Fuse Spur Unit for Exhaust Fan 菲士座供抽氣扇	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Gas Water Heater 菲士座供煤氣熱水爐	-	-	1	-	1	-	-	-	-
	Switch Disconnecter for Electric Water Heater 隔離開關掣供電熱水爐	1	1	-	1	-	1	1	1	1

1. The symbol “-” as shown in the above table denotes “Not Provided”.
2. The symbol “/” as shown in the above table denotes “Not Applicable”.
3. The numbers as shown in the above table denotes “the numbers provided”.

1. 上表符號“-”表示不提供。
2. 上表符號“/”表示不適用。
3. 上表數字表示提供的數目。



# Fittings, finishes and appliances

## 裝置、裝修物料及設備

ONE EIGHTY

### Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號		5/F 5樓		6/F - 12/F, 15/F - 20/F 6樓至12樓、15樓至20樓			21/F - 23/F, 25/F - 29/F 21樓至23樓、 25樓至29樓		
					A	B	A	B	C	A	B	
Open Kitchen 開放式廚房	Split Type Air Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVBMA8 (Indoor Unit 室內機)	RXS25EBVMA (Outdoor Unit 室外機)	✓	—	—	—	—	—	—	
	Induction Hob 電磁爐	De Dietrich 帝璽	DPI7360X		—	—	✓	✓	✓	✓	✓	
			DPI7469XS		✓	✓	—	—	—	—	—	
	Cooker Hood 抽油煙機		DHT6605X		✓	✓	✓	✓	✓	✓	✓	
	Microwave Oven 微波爐		DME1507X		—	—	✓	✓	✓	✓	✓	
	Steam Oven 蒸爐		DKR7580X		✓	✓	—	—	—	—	—	
	Fridge Freezer 雪櫃連冰箱		DRP1905JE		✓	✓	✓	—	✓	✓	✓	✓
			DRS1124J		—	—	—	✓	—	—	—	—
	Washer Dryer 洗衣乾衣機		DLZ792JU		✓	✓	✓	✓	✓	✓	✓	✓
	Wine Cellar 酒櫃		Vinvautz 名望	VZ18BUP		✓	✓	—	—	—	—	—
	Electric Water Heater 電熱水爐		Stiebel Eltron 斯寶亞創	DHM 6		✓	✓	—	—	—	—	—

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Remarks:

1. The symbol “—” as shown in the above table denotes “Not Provided”.
2. The symbol “/” as shown in the above table denotes “Not Applicable”.
3. The symbol “✓” as shown in the above table denotes “Provided”.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

附註：

1. 上表符號“—”表示不提供。
2. 上表符號“/”表示不適用。
3. 上表符號“✓”表示提供。

# Fittings, finishes and appliances

## 裝置、裝修物料及設備

### Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號		5/F 5樓		6/F - 12/F, 15/F - 20/F 6樓至12樓、15樓至20樓			21/F - 23/F, 25/F - 29/F 21樓至23樓、 25樓至29樓	
					A	B	A	B	C	A	B
Living Room / Dining Room 客廳 / 飯廳	Split Type Air Conditioner 分體式冷氣機	Daikin 大金	FTXS35EVBMA8 (Indoor Unit 室內機)	RXS35EBVMA (Outdoor Unit 室外機)	✓	✓	✓	✓	✓	✓	✓
			FTXS25EVBMA8 (Indoor Unit 室內機)	RXS25EBVMA (Outdoor Unit 室外機)	—	✓	—	—	—	—	—
Bedroom, Bedroom 1 and Bedroom 2 睡房、睡房1及睡房2	Split Type Air Conditioner 分體式冷氣機	Daikin 大金	FDXS35CVMA (Duct Type 管導式) (Indoor Unit 室內機)	RXS35EBVMA (Outdoor Unit 室外機)	✓	—	—	/	—	—	—
			FTXS25EVBMA8 (Indoor Unit 室內機)	RXS25EBVMA (Outdoor Unit 室外機)	—	✓	✓	/	✓	✓	✓
Bathroom 浴室	Exhaust Fan 抽氣扇	Panasonic	FV-18NS3H		✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶		FV-30BG3H		✓	✓	✓	—	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DEL21SL		✓	✓	—	✓	—	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221 TFL		—	—	✓	—	✓	—	—
	Heat Lamp 暖燈	Philips 飛利浦	IR250CH BR125		—	—	—	✓	—	—	—

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Remarks:

1. The symbol “—” as shown in the above table denotes “Not Provided”.
2. The symbol “/” as shown in the above table denotes “Not Applicable”.
3. The symbol “✓” as shown in the above table denotes “Provided”.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

附註：

1. 上表符號“—”表示不提供。
2. 上表符號“/”表示不適用。
3. 上表符號“✓”表示提供。

## Service agreements

### 服務協議

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ONE EIGHTY

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hongkong Electric Company Limited.

電力由香港電燈有限公司供應。

Town gas is supplied by The Hong Kong and China Gas Company Limited.

煤氣由香港中華煤氣有限公司供應。

## Government rent 地稅

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ONE EIGHTY

The owner is liable for the Government rent of the residential property up to and including the date of completion of the sale and purchase of that residential property.

擁有人有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日(包括該日)為止。



## Miscellaneous payments by purchaser

### 買方的雜項付款

ONE EIGHTY

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

Note :

On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) of the Development under the Deed of Mutual Covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

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

備註：

在交付時，買方須根據公契向發展項目的管理人(而非擁有人)支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

## Defect liability warranty period

### 欠妥之處的保養責任期

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ONE EIGHTY

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

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

## Maintenance of slopes

### 斜坡維修

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ONE EIGHTY

Not applicable.

不適用。

# Modification

## 修訂

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ONE EIGHTY

Not applicable

不適用

# Relevant information

## 有關資料

### 1. Operation of gondola or similar device

During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls of the Development (including the windows, curtain walls, air-conditioner platforms, flat roofs and roof forming part of a residential unit) and the Common Area and Facilities (particularly the Residential Common Areas for gondola) of the Development as arranged by the Manager, gondola or similar device (whether its installation is permanent or temporary) will be parked on roofs of residential units, and operating in the airspace outside windows, curtain walls and air-conditioner platforms and above the flat roofs and roofs of the residential properties in the Development.

### 2. Tramway anchor

Pursuant to Section 6 of the Tramway Ordinance, an anchor is installed at approximately 6.33 metres from the ground level on the external walls of 1/F flat roof of the Development (facing Shau Kei Wan Road) for the purpose of attaching the span wires of the tramway.

### 3. Access for maintenance only on flat roofs on roof floor

The flat roofs on roof floor (immediately above Unit A and Unit B on 29/F) can only be used for access for maintenance.

### 4. Bathroom shower compartment door

The shower compartment glass partition door of bathroom in Unit B on 6/F-12/F and 15/F-20/F is of a sliding-swing type.

### 5. Residential unit subject to tenancy agreement

As of the date of examination of this sales brochure, 10 residential units of the development held by the Vendor and listed below are subject to tenancy agreement.

Floor	Unit(s)
21/F	B
22/F	B
23/F	A, B
25/F	A, B
26/F	A, B
27/F	A, B

#### Note:

The above information only reflects the leasing status of those residential units as at the date of the latest examination/revision, the above information may be subject to changes from time to time according to the actual circumstances. Please refer to documents containing the sales arrangement or other publications to be supplied by the Vendor for the most up-to-date information regarding properties to be sold subject to tenancy.

### 1. 吊船或類似設備操作

在管理人安排為發展項目的外牆（包括構成住宅單位一部分的窗、幕牆、冷氣機平台、平台及天台）及公用地方與設施（尤其是吊船位於住宅之公用地方）進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間，吊船或類似設備（不論是永久或臨時的吊船或類似設備的裝置）將會停泊在住宅單位的天台上，並在住宅單位的窗外、幕牆外及冷氣機平台外及平台及天台上空操作。

### 2. 電車纜掌板

根據電車條例第6條，電車纜掌板已於離地面約6.33米的發展項目(面向筲箕灣道)之1樓平台外牆上安裝，以作懸掛電車之電線之用。

### 3. 天台平台只供維修通道用途

天台平台(於29樓A單位及B單位上方)只可用作維修通道用途。

### 4. 浴室淋浴間門

於6樓至12樓及15樓至20樓B單位浴室內的淋浴間玻璃浴屏門為趟拉式設計。

### 5. 連租約住宅單位

於本售樓說明書檢視日期，發展項目中下列之10個賣方持有之住宅單位為連租約物業。

樓層	單位
21/F	B
22/F	B
23/F	A, B
25/F	A, B
26/F	A, B
27/F	A, B

#### 備註：

以上資料僅反映該等住宅單位於最新檢視/修改日期之租賃情況，並可因應實際情況而不時更改，請參閱載有銷售安排的文件或由賣方提供的其他刊物述明連租約售賣的物業之最新資料。



## Website of the Development

### 發展項目之互聯網網站

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ONE EIGHTY

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance is: [www.OneEighty.hk](http://www.OneEighty.hk)

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址為：  
[www.OneEighty.hk](http://www.OneEighty.hk)

# Information in application for concession on gross floor area of building

## 申請建築物總樓面面積寬免的資料

ONE EIGHTY

### Breakdown of GFA Concessions Obtained for All Features

#### 獲寬免總樓面面積的設施分項

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the Development.

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		Area (m <sup>2</sup> ) 面積(平方米)
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積</b>		
1	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	Not Applicable 不適用
2	<b>Plant rooms and similar services</b> <b>機房及相類設施</b>	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	59.160
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	232.439
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	Not Applicable 不適用
<b>Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施</b>		
3	Balcony 露台	Not Applicable 不適用
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5	Communal sky garden 公用空中花園	Not Applicable 不適用
6	Acoustic fin 隔聲鰭	Not Applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9	Utility platform 工作平台	Not Applicable 不適用
10	Noise barrier 隔音屏障	Not Applicable 不適用

# Information in application for concession on gross floor area of building

## 申請建築物總樓面面積寬免的資料

ONE EIGHTY

		Area (m <sup>2</sup> ) 面積(平方米)
<b>Amenity Features 適意設施</b>		
11 (#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	4.533
12 (#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	113.037
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	3.409
14	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	Not Applicable 不適用
15	Larger lift shaft 擴大升降機井道	82.622
16	Chimney shaft 煙囪管道	Not Applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18 (#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	75.367
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	Not Applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出物，如空調機箱及伸出外牆超過750毫米的平台	Not Applicable 不適用
<b>Other Exempted Items 其他項目</b>		
23	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
24 (#)	Other projections 其他伸出物	135.804
25	Public transport terminus 公共交通總站	Not Applicable 不適用
26 (#)	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
27 (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	36.114
28	Public passage 公眾通道	Not Applicable 不適用
29	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
<b>Bonus GFA 額外總樓面面積</b>		
30	Bonus GFA 額外總樓面面積	Not Applicable 不適用

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

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

# Information in application for concession on gross floor area of building

## 申請建築物總樓面面積寬免的資料

### The Environmental Assessment of the Building

#### 有關建築物的環境評估

The Development has achieved Bronze rating under BEAM Plus NB V1.2 for New Buildings.

發展項目獲得綠建環評新建建築(1.2版)銅級。



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

#### 發展項目的公用部分的預計能量表現或消耗

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

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

Part I 第I部分					
Provision of Central Air Conditioning 提供中央空調		No 否			
Provision of Energy Efficient Features 提供具能源效益的設施		Yes 是			
Energy Efficient Features proposed 擬安裝的具能源效益的設施		1. LED Lighting; 2. High Efficiency Air Conditioner.		1. LED 燈 ; 2. 高效率冷氣機。	
Part II : The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup> 第II部分：擬興建樓宇/部份樓宇預計每年能源消耗量 <sup>(註腳1)</sup> ：—					
Location 位置	Internal Floor Area Served (m <sup>2</sup> ) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building <sup>(Note 2)</sup> 基線樓宇 <sup>(註腳2)</sup> 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m <sup>2</sup> /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m <sup>2</sup> /annum 煤氣 / 石油氣 用量單位/平方米/年	Electricity kWh/m <sup>2</sup> /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m <sup>2</sup> /annum 煤氣 / 石油氣 用量單位/平方米/年
Tower (Area served by central building services installation <sup>(Note 3)</sup> ) 塔樓 (有使用中央屋宇裝備裝置 <sup>(註腳3)</sup> 的部份)	1308.573	90.742	Not Applicable 不適用	89.825	Not Applicable 不適用
Podium (Area served by central building services installation <sup>(Note 3)</sup> ) 基座 (有使用中央屋宇裝備裝置 <sup>(註腳3)</sup> 的部份)	75.184	80.473	Not Applicable 不適用	79.635	Not Applicable 不適用

# Information in application for concession on gross floor area of building

## 申請建築物總樓面面積寬免的資料

ONE EIGHTY

Part III : The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第III部分：以下裝置乃按機電工程署公布的相關實務守則設計：－			
Type of Installations 裝置類型	YES 是	NO 否	Not applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

### Notes :

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.  
The predicted annual energy use, in terms of electricity consumption (kWh/m<sup>2</sup>/annum) and town gas/LPG consumption (unit/m<sup>2</sup>/annum), of the Development by the internal floor area served, where:  
(a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (v1.2 version); and  
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (v1.2 version).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

### 註腳：

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。  
預計每年能源消耗量 [以耗電量 (千瓦小時/平方米/年) 及煤氣/石油氣消耗量 (用量單位/平方米/年) 計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：  
(a) “每年能源消耗量”與新建樓宇BEAM Plus標準 (1.2版) 第4節及附錄8中的「年能源消耗」具有相同涵義；及  
(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- “基準樓宇”與新建樓宇BEAM Plus標準 (1.2版) 第4節及附錄8中的“基準建築物模式 (零分標準)”具有相同涵義。
- “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則 (2010年2月版) (草稿)中的涵義相同。



## Possible future changes

### 日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

Date of Printing: 4 July 2019  
印製日期: 2019年7月4日

# Examination Record

## 檢視紀錄

Examination/ Revision Date	Revision Made	
	Page Number	Revision Made
3 October 2019	16	Location plan of the Development is updated
	20	Layout plan of the Development is updated
	21, 23	Floor plans of residential properties in the Development is updated
	39	Summary of Land Grant is updated
	42	Cross-section plan of building in the Development is updated
	43	Elevation plan is updated
	44	Information on common facilities in the Development is updated
	69	Modification is updated
	72, 73	Information in application for concession on gross floor area of building is updated
1 January 2020	16	Location plan of the Development is updated
	25, 27	Floor plans of residential properties in the Development is updated
1 April 2020	10	Information on the Development is updated
	14	Information on design of the Development is updated
	15	Information on property management is updated
	20	Layout plan of the Development is updated
	21, 23, 25, 27, 29	Floor plans of residential properties in the Development is updated
	42	Cross-section plan of building in the Development is updated
	43	Elevation plan is updated
	47	Fittings, finishes and appliances is updated

檢視/修改日期	所作修改	
	頁次	所作修改
2019年 10月3日	16	更新發展項目的所在位置圖
	20	更新發展項目的布局圖
	21, 23	更新發展項目的住宅物業的樓面平面圖
	39	更新批地文件的摘要
	42	更新發展項目中的建築物的橫截面圖
	43	更新立面圖
	44	更新發展項目中的公用設施的資料
	69	更新修訂
	72, 73	更新申請建築物總樓面面積寬免的資料
2020年 1月1日	16	更新發展項目的所在位置圖
	25, 27	更新發展項目的住宅物業的樓面平面圖
2020年 4月1日	10	更新發展項目的資料
	14	更新發展項目的設計的資料
	15	更新物業管理的資料
	20	更新發展項目的布局圖
	21, 23, 25, 27, 29	更新發展項目的住宅物業的樓面平面圖
	42	更新發展項目中的建築物的橫截面圖
	43	更新立面圖
	47	更新裝置、裝修物料及設備

# Examination Record

## 檢視紀錄

Examination/ Revision Date	Revision Made	
	Page Number	Revision Made
30 June 2020	10	Information on the Development is updated
	15	Information on property management is updated
	17a	Latest aerial photograph of the Development is added
	35-38	Summary of Deed of Mutual Covenant is updated
	45	Inspection of plans and Deed of Mutual Covenant is updated
	66	Miscellaneous payments by purchaser is updated
30 September 2020	16	Location plan of the Development is updated
	17c, 17b	Latest aerial photographs of the Development are added
30 December 2020	16	Location plan of the Development is updated
	17	Aerial photograph of the Development is updated
	17a, 17b, 17c	Aerial photograph of the Development is deleted
30 March 2021	16	Location plan of the Development is updated
	17	Aerial photograph of the Development is updated
30 June 2021	17	Aerial photograph of the Development is updated
30 September 2021	2 – 9	Notes to purchasers of first-hand residential properties is updated
30 December 2021	16	Location plan of the Development is updated
30 March 2022	16	Location plan of the Development is updated
	74	The Environmental Assessment of the Building is updated
30 June 2022	16	Location plan of the Development is updated
	70	Relevant Information is updated

檢視/修改日期	所作修改	
	頁次	所作修改
2020年 6月30日	10	更新發展項目的資料
	15	更新物業管理的資料
	17a	增添發展項目的最新鳥瞰照片
	35-38	更新公契的摘要
	45	更新閱覽圖則及公契
	66	更新買方的雜項付款
2020年 9月30日	16	更新發展項目的所在位置圖
	17c, 17b	增添發展項目的最新鳥瞰照片
2020年 12月30日	16	更新發展項目的所在位置圖
	17	更新發展項目的鳥瞰照片
	17a, 17b, 17c	刪除發展項目的鳥瞰照片
2021年 3月30日	16	更新發展項目的所在位置圖
	17	更新發展項目的鳥瞰照片
2021年 6月30日	17	更新發展項目的鳥瞰照片
2021年 9月30日	2 – 9	更新一手住宅物業買家須知
2021年 12月30日	16	更新發展項目的所在位置圖
2022年 3月30日	16	更新發展項目的所在位置圖
	74	更新有關建築物的環境評估
2022年 6月30日	16	更新發展項目的所在位置圖
	70	更新有關資料

# Examination Record

## 檢視紀錄

Examination/ Revision Date	Revision Made	
	Page Number	Revision Made
30 September 2022	16	Location plan of the Development is updated
	17	Aerial photograph of the Development is updated
	70	Relevant Information is updated
30 December 2022	16	Location plan of the Development is updated
30 March 2023	5,9	Notes to purchasers of first-hand residential properties is updated
	16	Location plan of the Development is updated

檢視/修改日期	所作修改	
	頁次	所作修改
2022年 9月30日	16	更新發展項目的所在位置圖
	17	更新發展項目的鳥瞰照片
	70	更新有關資料
2022年 12月30日	16	更新發展項目的所在位置圖
2023年 3月30日	5,9	更新一手住宅物業買家須知
	16	更新發展項目的所在位置圖



