

THE  
SIGNATURE

春暉 8 號

售樓說明書 SALES BROCHURE

THE  
SIGNATURE

春暉 8 號

香港春暉臺8號 • No.8 ChunFaiTerrace, HongKong

# 發展項目基本資料

資料日期：2011年11月

資料來源：地政總署

資料類別：住宅發展項目

資料用途：供參考

資料備註：資料不詳

<b>一般資料</b>	
<b>物業名稱</b>	: 春暉8號
<b>郵寄地址</b>	: 香港春暉臺8號
<b>地段編號</b>	: 內地段3565號A段之剩餘部份
<b>地段面積</b>	: 約1,192.80 平方米
<b>現時地租</b>	: 每年地租為地段應課差餉租值百分之三
<b>政府租契用途限制</b>	: 私人住宅用途
<b>年期</b>	: 由1933年6月26日起計75年，可再續75年期
<b>賣方</b>	: 富利香港投資有限公司
<b>賣方之控股公司</b>	: 新世界發展有限公司及培新控股有限公司
<b>賣方代表律師</b>	: 姚黎李律師行
	地址：香港中環畢打街十一號置地廣場告羅士打大廈二十樓
	電話：2810 8082
	傳真：2845 2752
	(注意：買方可自行聘用代表律師並請詳閱“有關臨時買賣合約事宜”之“重要提示”部份。)
	香港律師公會查詢電話：2846 0500
	網址：www.hklawsoc.org.hk

<b>認可人仕</b>	: 關永康
<b>建築師</b>	: 關黃建築師有限公司
<b>外牆設計師</b>	: 廖宜康國際有限公司
<b>結構工程師</b>	: 區兆堅建築及工程設計顧問有限公司
<b>建築總承建商</b>	: 協興建業有限公司
<b>園藝設計師</b>	: 貝爾高林國際香港有限公司
<b>會所設計師</b>	: Cell Design (HK) Ltd.
<b>融資人</b>	: 新世界財務有限公司及Winteam Holdings Ltd.
<b>提供建築經費以完成物業發展項目之銀行</b>	: 中國銀行(香港)有限公司

資料日期：2011年11月

資料來源：地政總署

資料類別：住宅發展項目

資料用途：供參考

資料備註：資料不詳

<b>物業設計</b>	
<b>座數</b>	: 1座
<b>住宅單位總數</b>	: 66個
<b>項目樓層</b>	: 基座共5層
	(地下、一樓、二樓、三樓及五樓)。
	住宅共35層
	(住宅物業由六樓至四十三樓，不設十四、二十四及三十四樓)。
<b>住宅樓層高度</b>	: 六至三十六樓：3.255米（約10呎8吋)(每層)
<b>(樓面至樓面高度)**</b>	: 三十七至四十樓，四十二樓：3.50米（約11呎6吋)(每層)
	四十一及四十三樓：3.43米(約11呎3吋)(每層)
	** 單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)。
	住宅單位內裝有內置空調及/ 或機電設備之假天花或假陣。
<b>車位數目：</b>	
住客車位 (每個車位面積：5米 x 2.5米)	: 70個
傷健/訪客車位 (車位面積：5米 x 3.5米)	: 1 個
上落貨車位數目 (上落貨車位面積：7.5米 x 3.5米)	: 1 個

**會所設施**：游泳池、兒童池、日光曬台、健身室、多用途功能室、室內兒童遊樂場地、遊戲室、閱讀廊、男洗手間及更衣室、女洗手間及更衣室、桑拿室、戶外園藝花園及雅座等。

- 附註：**
- 住客會所及附屬康樂設施於入伙時未必能即時啟用。部份設施須以政府有關部門之審批同意或簽發為準。
  - 傷健/訪客車位及上落貨車位均為住宅公用地方。
  - 賣方保留更改物業範圍內所有公共設施的設計及用途以及修訂及更改物業的設計、規格、特色及平面圖的權利。有關此物業的發展規劃及設計更改，將以屋宇署，地政總署及/或其他政府有關部門最後批准之修訂圖則為準。
  - 康樂設施(包括但不限於住客會所)只供住客及其真誠訪客使用。

# BASIC INFORMATION OF THE DEVELOPMENT

資料日期：2011年11月

資料來源：地政總署

資料類別：住宅發展項目

資料用途：供參考

資料備註：資料不詳

<b>GENERAL INFORMATION</b>	
<b>Name of the Development</b>	: The Signature
<b>Postal Address</b>	: No. 8 Chun Fai Terrace, Hong Kong
<b>Lot No.</b>	: The Remaining Portion of Section A of Inland Lot No. 3565.
<b>Lot Area</b>	: Approx. 1,192.80 sq.m.
<b>Current Government Rent</b>	: 3% of rateable value of the lot per annum
<b>Land Grant User Restriction</b>	: Private Residential
<b>Term of Government Lease</b>	: 75 years commencing 26th day of June 1933 and renewable for further term of 75 years.
<b>Vendor</b>	: Fully H.K. Investments Limited
<b>Vendor's Holding Company</b>	: New World Development Co. Ltd. & Peterson Holdings Co. Ltd.
<b>Vendor's Solicitors</b>	: lu, Lai & Li Solicitors & Notaries. Address：20/F, Gloucester Tower, The Landmark, No.11 Pedder Street. Central, Hong Kong. Tel　：2810 8082 Fax　：2845 2752
	(Noted: Purchasers can appoint their own solicitors and should carefully read the Section entitled: "Matters Relating to Preliminary Agreement For Sale and Purchase" – "Warning to Purchasers".)
	The Law Society of Hong Kong Enquiry Tel: 2846 0500 Website: www.hklawsoc.org.hk

**Authorized Person**  
**Architect**  
**Facade Designer**  
**Structural Engineer**  
**Main Superstructure Contractor**  
**Landscape Designer**  
**Club House Designer**  
**Financier**

**Mortgagee Bank Financing the Construction of the Development:** Bank of China (Hong Kong) Ltd. **under a Building Mortgage**

資料日期：2011年11月

資料來源：地政總署

資料類別：住宅發展項目

資料用途：供參考

資料備註：資料不詳

資料日期：2011年11月

資料來源：地政總署

資料類別：住宅發展項目

資料用途：供參考

資料備註：資料不詳

<b>DESIGN OF THE DEVELOPMENT</b>	
<b>No. of Block</b>	: 1
<b>Total no. of Residential Units</b>	: 66 units
<b>Storeys of Development</b>	: 5 storeys podium ( G/F, 1/F, 2/F, 3/F & 5/F). 35 storeys of Residential Units (Residential Floor from 6/F to 43/F. 14/F, 24/F & 34/F are omitted.)
<b>Residential Storey Height (Floor to Floor)**:</b>	
	6/F to 36/F: 3.255m (approx. 10'-8") each
	37/F to 40/F,42/F: 3.5m (approx.11'-6") each
	41/F & 43/F: 3.43m (approx. 11'-3") each
	**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).
	There are false ceiling or bulkheads installed inside residential units for air-conditioning system and/or M&E services.
<b>No. of Parking Space:</b>	
Residential Parking Space (size of each space：5M x 2.5M)	: 70 nos.
Disabled / Visitor Parking Space (size of space：5M x 3.5M)	: 1 no.
Loading and Unloading Space (size of space：7.5M x 3.5M)	: 1 no.
Club House recreational facilities	: Swimming pool, children's pool, sun deck, gymnasium, multi-function room, indoor children's play area, game rooms, reading lounge, male changing room & toilet, female changing room & toilet, saunas, outdoor landscape garden and outdoor seatings etc.

資料日期：2011年11月

資料來源：地政總署

資料類別：住宅發展項目

資料用途：供參考

資料備註：資料不詳

- Remarks:**
- Club house and ancillary recreational facilities may not be immediately available for use upon the date of occupation. Operation of certain facilities are subject to Government consents or licenses if applicable.
  - The Disabled / Visitor Parking Space and the loading / unloading space are Residential Common Parts.
  - The Vendor reserves the right to change the layout and use of all common facilities within the Development and the right to make modifications and changes to building designs, specifications, features and floor plans without prior notice. Any changes to the plans shall be subject to final plans approved by the Buildings Department, Lands Department and / or other relevant Government Departments and Authorities.
  - Recreational facilities (including but not limited to the Club House) are to be solely used by the Residents and their bona fide guests and visitors.

註：

- 姚黎李律師行其中一位合夥人乃賣方其中一所控股公司 - 新世界發展有限公司屬下一間上市之附屬公司 - 新創建集團有限公司之非執行董事。而新創建集團有限公司亦為此發展項目之建築總承建商，即協興建業有限公司之控股公司。
- 物業發展項目的建築總承建商與賣方之其中一所控股公司新世界發展有限公司為同一公司集團成員。
- 有關地段的鄰近土地用途，可參閱摘錄自2011年6月24日修訂之銅鑼灣(港島規劃區第6區)分區計劃大綱圖，圖則編號為R/S/H6/15-A2，2007年10月2日制訂之渣甸山及黃泥涌峽(港島規劃區第13區)分區計劃大綱圖，圖則編號為S/H13/12，以及2010年11月30日制訂之北角(港島規劃區第8區)分區計劃大綱圖，圖則編號為S/H8/24。另政府可隨時根據城市規劃條例(香港法例第131章)更改鄰近土地之規劃用途。
- 賣方提供之六個月免費維修保證(公用地方除外)受本售樓說明書內「保證修繕缺漏期限」中之條款限制。

註：

- Notes:
- A partner of the solicitors firm "lu, Lai & Li, Solicitors & Notaries" is a non-executive director of NWS Holdings Limited, a listed subsidiary of New World Development Company Limited, one of the Vendor's holding companies. NWS Holdings Limited is also the holding company of Hip Hing Builders Co. Ltd., the Main Superstructure Contractor of the Development.
  - The Main Superstructure Contractor of the Development is a member of the same group of companies as New World Development Co. Ltd., one of the holding companies of the Vendor.
  - Relating to neighborhood users, please refer to the latest version from the part of Causeway Bay (HKPA6) Outline Zoning Plan No. R/S/H6/15-A2. dated 24th June 2011, Jardine's Lookout & Wong Nai Chung Gap (HKPA13) Outline Zoning Plan No. S/H13/12, dated 2nd Oct, 2007, and North Point (HKPA8) Outline Zoning Plan No. S/H8/24, dated 30th Nov, 2010. The Government may at anytime modify neighborhood land user in accordance with the Town Planning Ordinance (Chapter 131).
  - 6-months guaranteed defect liability warranty period provided by the Vendor (excluding the common areas), is subject to the conditions as listed in the section "Defect Liability Warranty Period" in this sales brochure.

## 物業設計及管理

建築材料、設備及公共地方

建築材料、設備及公共地方

建築材料、設備及公共地方

#### 建築材料及設備說明

#### 公共地方

**外牆** : 住宅大廈外牆鋪砌高透節能中空環保玻璃幕牆配特式裝飾線及噴漆。基座大樓鋪砌美觀外牆磚裝飾線、天然石、噴漆及玻璃外牆，並配燈槽。

**住宅入口大堂** : 地台鋪砌天然石；牆身鋪砌多款名貴裝飾材料及天然石，美術假天花配精美燈飾，高貴典雅，另設有冷氣系統。

**各層電梯大堂** : 地台鋪砌天然石，牆身以天然石及多款名貴材料配襯，美術假天花配燈飾。

**電梯** : 住宅設有二部客用電梯及一部客貨電梯穿梭各層住宅、地下入口大堂、會所以及停車場，電梯廂內地台鋪砌天然石，牆身以多款名貴裝飾材料配襯，美術天花配精美燈飾，客用電梯內設冷氣系統。

**信箱** : 每戶之專用精美信箱設於地下入口大堂內。

**保安系統** : 住宅入口大堂及三部電梯內均設閉路電視系統，由管理員監察，保障住戶安全。

標準單位 (六樓至三十九樓)

#### 標準單位 (六樓至三十九樓)

**內牆及天花** : 客飯廳及睡房之內牆及天花(士多房之內牆)所有外露位置均經批盪及髹上上等乳膠漆。

**地板** : 客飯廳、睡房鋪砌高級複合木地板配牆腳線。

**窗戶** : 客飯廳、主人房、睡房、浴室、士多房及廚房(廚房或士多房另加高級鋁窗)採用玻璃幕牆配備活窗。

**門扇** : 住宅大門用優質木面實心大門，裝妥氣鼓、防盜眼、防盜扣及名貴門鎖；睡房及浴室用木面木門配精美門鎖；廚房用木面木門配精美門鎖及氣鼓。*設備品牌請參考附表。*

**廚房** : 地台所有外露位置鋪砌天然石，牆身外露位置鋪砌天然石至假天花，假天花配燈飾。附送名廠廚櫃系列，配以高級無縫石檯面連不銹鋼洗滌盆，冷熱水供應。並裝有名廠二合一洗衣乾衣機、洗碗碟機、雙門雪櫃、紅酒櫃、微波爐、焗爐、蒸爐、嵌入式煮食爐、抽油煙機及抽氣系統等。*設備品牌請參考附表。*

浴室

浴室

浴室

**浴室** : 所有單位之浴室地台外露位置皆以天然石鋪砌。所有單位之浴室牆身外露位置以天然石鋪砌，全部鋪至假天花，假天花配燈飾。所有浴室均設有高級儲物櫃連天然石檯面及精美鏡箱，並配以名貴潔具及設備包括浴缸(客廁除外)、浴缸水龍頭及花洒龍頭、面盆、面盆龍頭、坐廁、抽氣系統及其他配件。液晶電視更設於主人浴室。*設備品牌請參考附表。*

**冷氣機** : 客飯廳、睡房、士多房及廚房皆裝有變頻式冷氣機。*設備品牌請參考附表。*

**電話及電視天線** : 客飯廳、所有睡房及士多房均裝有電話插頭，公用天線接收插座，可接收本地電視 / 電台節目；另主人浴室及廚房亦配備公用天線接收插座。

**電力供應** : 單位設有美觀安全燈掣及電插蘇，以暗喉暗線鋪砌。

**煤氣** : 裝妥煤氣喉接駁煮食爐及熱水爐。

**水喉** : 冷熱水喉全部採用銅喉。

**對講機** : 每單位內均設有免提彩色影像對講機連接大堂入口。

**備註** : 所有欲購買單位連天台/平台之買家請注意，在天台 / 平台內可能有外露之喉管，售樓處職員可提供有關天台 / 平台之平面圖作參考，外露喉管之大約位置將會展示該平面圖上，但賣方保留更改該等圖則之權利。

#### 附註：

- 賣方將保留一切權利，按實際情況以同等質素建築材料及設備代替上述所列各項。各項建築材料及設備可能在顏色、尺寸、紋理、組織及/或手工上出現輕微差別。
- 中英文版本如有歧義，以英文版本為準。

## 物業設計及管理

標準單位 (六樓至三十九樓)

標準單位 (六樓至三十九樓)

標準單位 (六樓至三十九樓)

#### 標準單位 (六樓至三十九樓)

設備	品牌	
廚房	廚櫃組合	Bulthaup
	檯面石	Formica Stone
	洗滌盆龍頭	Gessi
	雪櫃及冰箱	Sub-zero
	紅酒櫃	Sub-zero
	煮食爐連電磁爐	Miele
	抽油煙機	Miele
	微波爐	Miele
	焗爐	Miele
	蒸爐	Miele
	洗碗碟機	Miele
二合一洗衣乾衣機	Siemens	
變頻式冷氣系統	Daikin	
抽氣扇(置於抽氣管內)	Panasonic	
主人浴室	浴缸	Villeroy & Boch (Bette)
	浴缸花灑套裝	Dornbracht
	淋浴間花灑套裝	Dornbracht
	坐廁	Villeroy & Boch
	洗面盆	Villeroy & Boch
	面盆龍頭	Dornbracht
	抽氣扇(置於抽氣管內)	Panasonic
液晶電視	Ad Notam	

浴室

浴室

設備	品牌	
套房浴室	浴缸	Kaldewei
	浴缸花灑套裝	Dornbracht
	坐廁	Villeroy & Boch
	洗面盆	Villeroy & Boch
	面盆龍頭	Dornbracht
	抽氣扇(置於抽氣管內)	Panasonic
浴室	坐廁	Villeroy & Boch
	花灑套裝	Dornbracht
	洗面盆	Villeroy & Boch
	面盆龍頭	Dornbracht
	抽氣扇(置於抽氣管內)	Panasonic
客飯廳、睡房及士多房	變頻式冷氣系統	Daikin
門扇	住宅大門鎖	Baldwin

附註：

附註：

- 賣方將保留一切權利，按實際情況以同等質素建築材料及設備代替上述所列各項。各項建築材料及設備可能在顏色、尺寸、紋理、組織及/或手工上出現輕微差別。
- 中英文版本如有歧義，以英文版本為準。



# DESIGN OF THE DEVELOPMENT AND PROPERTY MANAGEMENT

## FITTINGS & FINISHES SCHEDULE COMMON AREAS

**External Walls** : Residential tower finished with curtain wall system using insulated energy saving glass with high transmittance, and spray paint. Podium finished with facing wall tiles, natural stone, spray paint and glass wall with decorated features and lighting.

**Main Entrance Lobby of Residential Tower** : Floor finished with natural stone. Wall finished with natural stones and various materials. Aesthetic false ceiling with elegant lighting. Air-conditioning system provided in G/F lobby.

**Typical Lift Lobbies** : Floor finished with natural stone. Wall finished with natural stones and various materials. Aesthetic false ceiling with lighting.

**Lifts** : 2 passenger lifts and 1 service lift are provided and connecting to all floors of residential units, G/F entrance lobby, clubhouse and car parks. The interior of lifts are nicely decorated. Floor finished with natural stone. Walls finished with various nice materials. Aesthetic false ceiling with elegant lighting. Air-conditioning system provided in 2 passenger lifts.

**Letter Box** : Letter box is provided for each unit at entrance lobby on G/F.

**Security System** : Residential main entrance lobby and interior of 3 lifts are monitored by CCTV monitory system linked to the security control point.

## TYPICAL UNITS (6/F-39/F)

**Internal Walls & Ceilings** : Walls and ceilings of living & dining room and bedrooms (Walls of store room) are finished with plaster and quality emulsion paint where exposed.

**Flooring** : Living, dining room, bedrooms are finished with timber engineering flooring and skirting.

**Windows** : Curtain wall system with openable windows to be provided at living & dining room, master bedroom, bedrooms, bathrooms, store room and kitchen (plus aluminium window and tinted glass for kitchen or store room only).

**Doors** : Entrance door is solid core, veneered and fitted with concealed overhead door closer, door viewer, security door guard and quality lockset. Doors of bedrooms and bathrooms are veneered timber doors fitted with quality lockset. Kitchen door is timber door with wood veneer, door closer and quality lockset. *For appliances provision, please refer to schedule table.*

**Kitchens** : Floors finished with natural stone where exposed. Walls finished with natural stone up to underside of false ceiling where exposed. False ceiling with lightings. Complete set of kitchen cabinet, installed with reconstituted stone counter-top & stainless steel sink with hot & cold water supply, 2 in 1 washer & dryer, dish washer, refrigerator, wine-cellar, microwave oven, oven, steamer, cooker, cooker hood and duct type exhaust system. *For appliances provision, please refer to schedule table.*

**Bathrooms** : Floors finished with natural stone where exposed. Walls are finished with natural stone in all bathrooms up to underside of false ceiling where exposed. False ceiling with lightings. All bathrooms fully installed with high quality storage cabinet, natural stone counter and mirror cabinet. High quality sanitary wares include bath-tub (except guest bathroom), bath-tub mixer, shower mixer, basin, basin mixer, water closet, duct type exhaust system & accessories. LED TV at master bathroom. *For appliances provision, please refer to schedule table.*

**Air-conditioners** : VRV type air-conditioners are installed in living & dining room, bedrooms, kitchen and store room. *For appliances provision, please refer to schedule table.*

**Telephone & TV** : Telephone points, Communal TV / FM points are installed at living & dining room, all bedrooms and store room. Master bathroom and kitchen provided with Communal TV/FM points.

**Electrical Installation** : Concealed conduit wiring with lighting switches and power points.

**Gas Supply** : Gas supply connected to gas hobs and gas water heaters.

**Water Supply** : Copper pipes for hot and cold water are provided.

**Door Phone** : Handfree colour video door phone provided for each unit is connected to Main Entrance.

**Notes** : All purchasers of units with roofs / flat roofs are hereby advised that exposed piping may be found inside the parameter of roofs / flat roofs. Plans showing the location of such piping can be available for viewing at the sales office(s). The Vendor reserves the right to amend such plans subject to the approval by relevant government authorities.

### Remarks:

1. The Vendor reserves the right to substitute other fittings and finishes of comparable quality and standard for the intended fittings and finishes as listed in the above tables. Provisions may have slight variation in the color, measurement, grain, texture, and/or workmanship.
2. Where there is discrepancy in the meaning between the English and Chinese Version, the English version shall prevail.

# DESIGN OF THE DEVELOPMENT AND PROPERTY MANAGEMENT

## TYPICAL UNITS (6/F-39/F)

Appliance		Brand
Kitchen	Kitchen Cabinet	Bulthaup
	Worktop Surface	Formica Stone
	Sink Mixer	Gessi
	Refrigerator	Sub-zero
	Wine-Cellar	Sub-zero
	Gas Cooker & Induction Hob	Miele
	Cooker Hood	Miele
	Microwave Oven	Miele
	Oven	Miele
	Steamer	Miele
	Dish Washer	Miele
2 in 1 Washer & Dryer	Siemens	
VRV Air-Conditioner System	Daikin	
Exhaust Fan (Duct Type)	Panasonic	
Master Bathroom	Bath Tub	Villeroy & Boch (Bette)
	Bath Mixer Set	Dornbracht
	Shower Mixer	Dornbracht
	Water Closet	Villeroy & Boch
	Wash Basin	Villeroy & Boch
	Basin Mixer	Dornbracht
	Exhaust Fan (Duct Type)	Panasonic
	LED TV	Ad Notam

Appliance		Brand
En-suite Bathroom	Bath Tub	Kaldewei
	Bath Mixer Set	Dornbracht
	Water Closet	Villeroy & Boch
	Wash Basin	Villeroy & Boch
	Basin Mixer	Dornbracht
	Exhaust Fan (Duct Type)	Panasonic
Bathroom	Water Closet	Villeroy & Boch
	Shower Set	Dornbracht
	Wash Basin	Villeroy & Boch
	Basin Mixer	Dornbracht
	Exhaust Fan (Duct Type)	Panasonic
Living / Dining Room, Bedrooms & Store Room	VRV Air-Conditioner System	Daikin
Door	Main Door Lockset	Baldwin

### Remarks:

1. The Vendor reserves the right to substitute other fittings and finishes of comparable quality and standard for the intended fittings and finishes as listed in the above tables. Provisions may have slight variation in the color, measurement, grain, texture, and/or workmanship.
2. Where there is discrepancy in the meaning between the English and Chinese Version, the English version shall prevail.

# 物業設計及管理

## 物業管理

- 管理公司** : 新世界物業管理有限公司
- 任期** : 管理公司的首個任期由大廈公共契約及管理合約(大廈公契)日期起計為期兩年。管理公司的薪酬為管理屋苑的所須實際支出總額的10%。
- 預算每月管理費** : 住宅每月每平方呎約港幣3.50元(以建築面積計算)
- 預算車位管理費** : 每個車位每個月約港幣430元
- 以上僅為大致上之預算金額，實際管理費金額以大廈公契所訂者為準。管理費按管理人擬備之管理預算案及相關單位之管理份數厘定。管理費須於每月上期支付。
- 保險安排** : 管理人將為整個物業發展項目的原有建築結構和建築材料安排保險，按揭銀行一般接納此類保險為有效火險。因此業主可能無須另行購買按揭協議所規訂的火險，但最終安排將視乎個別按揭契約的條款規定為準。
- 入伙時需繳費用** : 買方入伙時須繳付下列費用：
- (i) 管理費上期 : 相當於1個月管理費
  - (ii) 管理費按金 : (只可轉名)  
: 相當於1個月管理費
  - (iii) 屋苑基金 : (不可退還及不可轉名)  
: 相當於2個月管理費
  - (iv) 裝修泥頭清理費 : (不可退還及不可轉名)  
: 相等於1個月管理費  
(車位業主毋需繳付)
  - (v) 公眾水、電錶按金 : (只可轉名)  
經適當攤分之單位及/  
公用部份之水電費按金
1. 入伙前買方須補選有關買方的單位的公用設施按金。  
2. 上述費用的正確金額雖未確定，惟買方須於入伙時繳付。

## 獲豁免計算地盤覆蓋面積及樓面面積之環保及創新設施

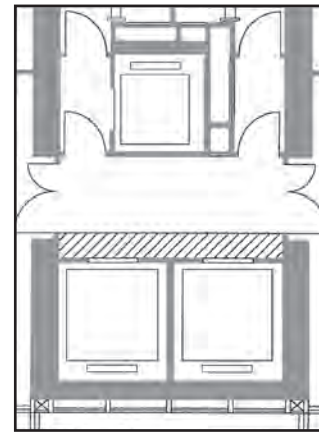
物業發展項目內有以下環保或創新設施，其面積已據屋宇署、地政總署及規劃署推行之環保及創新樓宇政策獲豁免計算地盤覆蓋面積及樓面面積。

- (a) 非結構預製外牆組件(約150毫米厚) : 18.97平方米
- (b) 加闊的公用升降機大堂 : 95.305平方米
- (c) 露台面積 : 252.376平方米
- (d) 工作平台面積 : 99.0平方米

### 附註：

住宅單位之實用面積包括其計算樓面面積的露台、工作平台及非結構預製外牆組件的樓面面積。上述定義以英文版本為準。

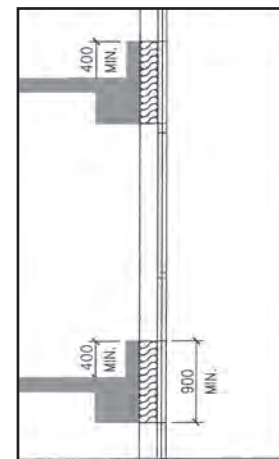
加闊的公用升降機大堂  
Wider Common Lift Lobbies



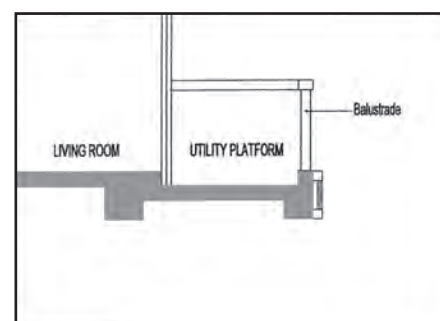
六至四十三樓 (不設十四，二十四及三十四樓)  
6th-43rd floor (14th, 24th & 34th are omitted)

加闊的公用升降機大堂位置  
Location of Wider Common Lift Lobbies

玻璃幕牆標準剖面圖  
Typical Section of Curtain Wall



露台及工作平台標準剖面圖  
Typical Section of  
Balcony and Utility Platform



# DESIGN OF THE DEVELOPMENT AND PROPERTY MANAGEMENT

## PROPERTY MANAGEMENT

**Manager** : New World Property Management Company Limited

**Term of Appointment** : The Manager shall be appointed for an initial term of 2 years commencing from the date of the Deed of Mutual Covenant and Management Agreement (DMC). The remuneration of the Manager shall be ten percent (10%) of the total actual expenditure incurred in the management of the Development.

**Estimated Monthly Management Fee for Residential Unit:**  
Approx. HK\$3.50 per sq.ft. per month on gross floor area basis

**Estimated Monthly Management Fee for Residential Parking Space:**  
Approx. HK\$430 per month for each parking space

The above amounts are approximate estimates only. The actual amount of the Management Fee will be determined in accordance with the DMC. The amount of the Management Fee is determined in accordance with the Management Budget prepared by the Manager and the Management Shares of the unit concerned. Management Fee should be paid in advance.

**Insurance Arrangement** : The Manager will arrange a master insurance for the original building fabric, fittings and finishes of the Development. This kind of insurance is generally accepted by mortgagees as a valid fire insurance. The individual owner / mortgagor may thereby be exempted from being requested to buy a separate fire insurance to the individual mortgage agreement but such arrangement shall be subject to the terms and conditions as specified in the mortgage deed on an individual basis.

### Initial Payment Upon Handover of Unit:

A purchaser has to make the following payments when a unit is handed over:

- (i) Management Fee Advance Payment : equivalent to 1 month's Management Fee.
- (ii) Management Fee Deposit (transferable) : equivalent to 1 month's Management Fee.
- (iii) Special Fund (non-refundable and non-transferable) : equivalent to 2 months' Management Fee.
- (iv) Debris Removal / Decoration Charges (non-refundable and non-transferable) : equivalent to 1 month's Management Fee. (Owner of carpark is not liable to pay this charges.)
- (v) Utility Charge Deposits (transferable) : due proportion of the deposits for supply of utilities to the unit and/or to the Common Parts.

### Remarks:

1. Utility deposits paid in respect of a residential unit shall be reimbursed by the purchaser before the purchaser's residential unit is handed over to the purchaser.
2. The purchaser should pay the above amounts notwithstanding that the exact amount of such amounts is yet to be finalized.

## SITE COVERAGE EXEMPTED AND GROSS FLOOR AREA EXEMPTED UNDER THE GREEN AND INNOVATIVE BUILDINGS POLICY

The Development contains the following green and innovative features which have been exempted from site coverage and gross floor area calculation under the Green and Innovative Buildings Policy implemented jointly by the Buildings Department, Lands Department and the Planning Department:

- (a) Non-structural Prefabricated External Walls (150mm thick approx.): 18.97sq.m.
- (b) Wider Common Lift Lobbies: 95.305sq.m.
- (c) Balconies: 252.376sq.m.
- (d) Utility Platforms: 99.0sq.m.

### Remarks:

The exempted gross floor area of a balcony, utility platform and non-structural prefabricated external wall will be included in the saleable area of the residential unit concerned. Where there is discrepancy between the Chinese and English version, the English version shall prevail.

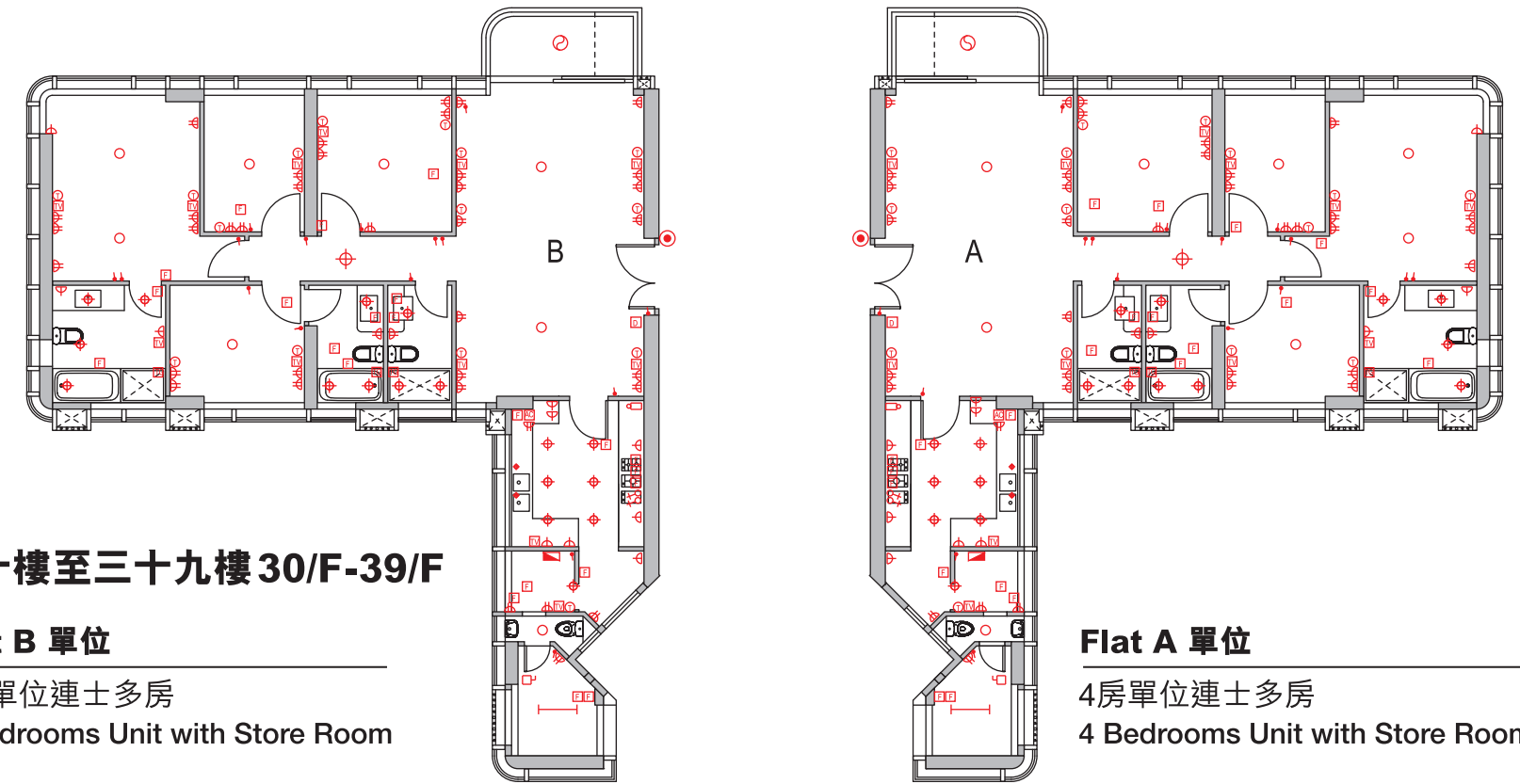
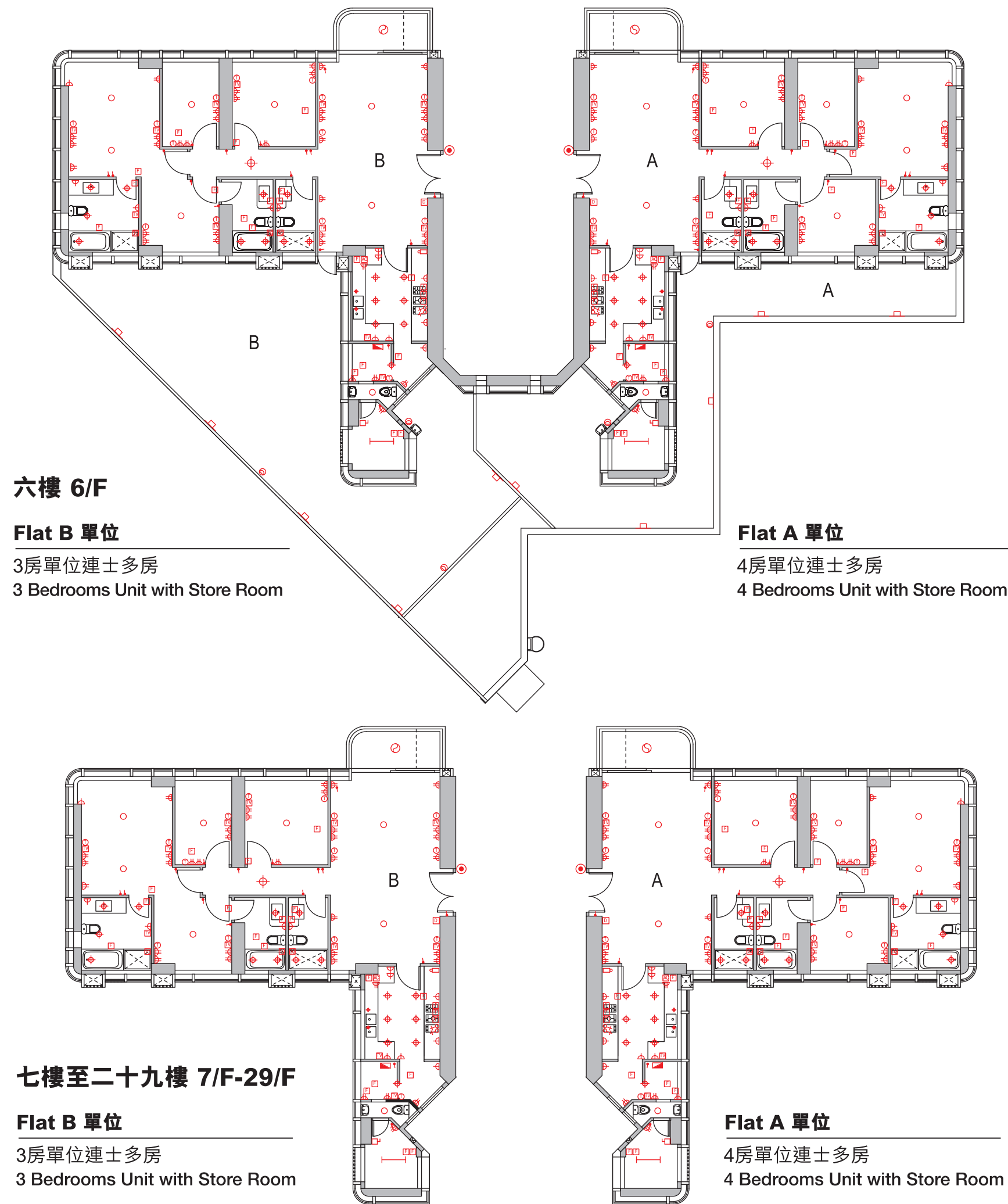


# 物業設計及管理

# DESIGN OF THE DEVELOPMENT AND PROPERTY MANAGEMENT

## 機電裝置圖

## MECHANICAL & ELECTRICAL PLANS



### 符號說明 Legend:

燈掣 Lighting Switch	電話插座 Telephone Outlet	總電箱 M.C.B. Board	天花光管 Fluorescent Light
電力開關顯示掣 Switch / Pilot Lamp	電視及公共天線插座 TV/FM Outlet	露台燈 Balcony Light	接線蘇 13A Fused Spur Unit
單位電插座 13A Socket Outlet	門鈴按鈕 Door Bell Push Button	暗藏天花燈 Recessed Downlight	冷氣開關掣 A/C Switch
雙位電插座 13A Twin Type Socket Outlet	門鈴 Door Bell	天花燈位 Lamp Holder	揚聲器 Speaker
熱水器恆溫控制器 Gas Water Heater Temperature Control	視像對講機 Video Doorphone	空氣調節控制器 AC Temperature Control	防水燈 Weatherproof Light
		防水電插座 Weatherproof Socket Outlet	

### 附註:

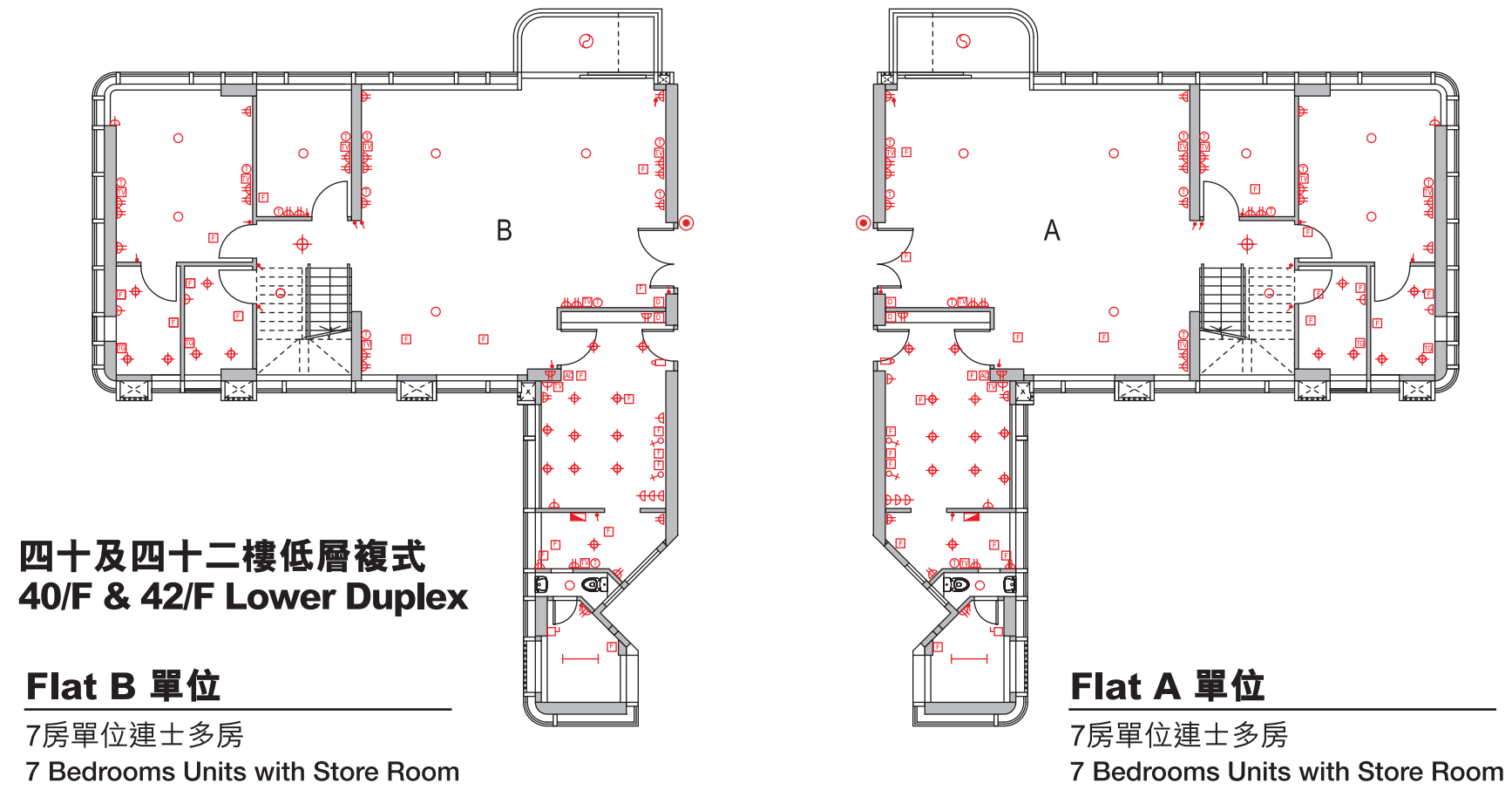
1. 上圖不可作準。有關各住宅單位之座向及擺位，請參閱本售樓說明書內之平面圖。詳細訂正圖則以屋宇署、地政總署及/或政府相關部門最後批准之圖則為準。
2. 上圖所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備，以入伙時所提供為準。
3. 上圖僅示意部份住宅單位之機電裝置。準買家請向其售樓人員或其有關行業之專業人士詢問查證。
4. 中英文版本如有歧義，以英文版本為準。

### Remarks:

1. The above plan may be inaccurate. Please refer to the typical floor plans in this sales brochure for the unit orientation and direction. All plans are subject to the final approval by the Buildings Department, the Lands Department, and/or relevant Government Authorities.
2. All layouts, interior and exterior designs, fittings and finishes, and all provisions of the above plan are subject to the final adjustment upon completion.
3. The above plan only indicate the mechanical and electrical provisions for some residential units. Prospective purchasers are advised to consult their own sales personnel or own relevant professionals for details of the mechanical and electrical provisions of particular residential units.
4. Where there is discrepancy in the meaning between the English and Chinese version, the English version shall prevail.

# 物業設計及管理

## 機電裝置圖

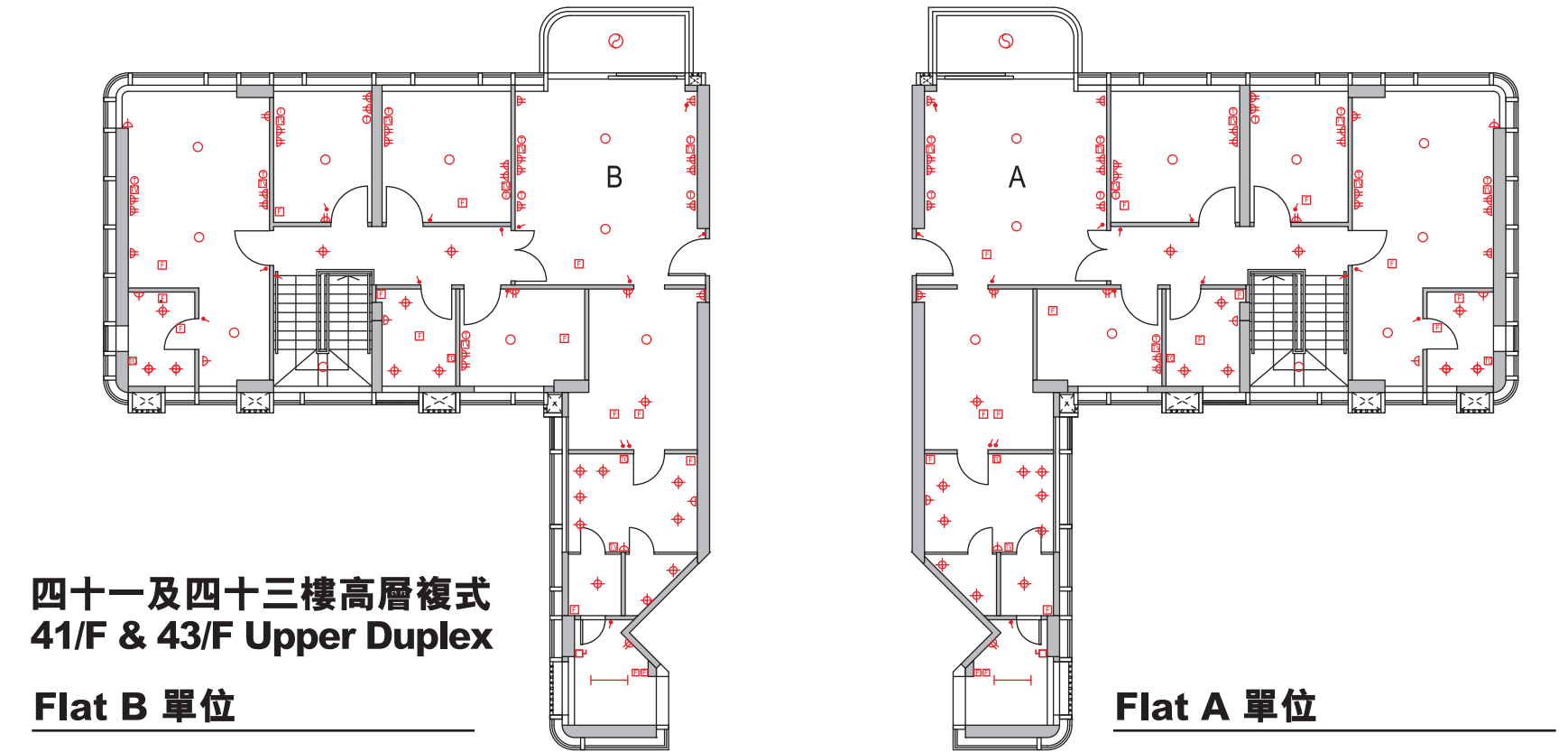


### 符號說明 Legend:

燈掣 Lighting Switch	電話插座 Telephone Outlet	總電箱 M.C.B. Board	天花光管 Fluorescent Light
電力開關顯示掣 Switch / Pilot Lamp	電視及公共天線插座 TV/FM Outlet	露台燈 Balcony Light	接線蘇 13A Fused Spur Unit
單位電插座 13A Socket Outlet	門鈴按鈕 Door Bell Push Button	暗藏天花燈 Recessed Downlight	冷氣開關掣 A/C Switch
雙位電插座 13A Twin Type Socket Outlet	門鈴 Door Bell	天花燈位 Lamp Holder	揚聲器 Speaker
熱水器恆溫控制器 Gas Water Heater Temperature Control	視像對講機 Video Doorphone	空氣調節控制器 AC Temperature Control	防水燈 Weatherproof Light
		防水電插座 Weatherproof Socket Outlet	

# DESIGN OF THE DEVELOPMENT AND PROPERTY MANAGEMENT

## MECHANICAL & ELECTRICAL PLANS



### 天台 Roof



### 附註:

1. 上圖不可作準。有關各住宅單位之座向及擺位，請參閱本售樓說明書內之平面圖。詳細訂正圖則以屋宇署、地政總署及/或政府相關部門最後批准之圖則為準。
2. 上圖所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備，以入伙時所提供為準。
3. 上圖僅示意部份住宅單位之機電裝置。準買家請向其售樓人員或其有關行業之專業人士詢問查證。
4. 中英文版本如有歧義，以英文版本為準。

### Remarks:

1. The above plan may be inaccurate. Please refer to the typical floor plans in this sales brochure for the unit orientation and direction. All plans are subject to the final approval by the Buildings Department, the Lands Department, and/or relevant Government Authorities.
2. All layouts, interior and exterior designs, fittings and finishes, and all provisions of the above plan are subject to the final adjustment upon completion.
3. The above plan only indicate the mechanical and electrical provisions for some residential units. Prospective purchasers are advised to consult their own sales personnel or own relevant professionals for details of the mechanical and electrical provisions of particular residential units.
4. Where there is discrepancy in the meaning between the English and Chinese version, the English version shall prevail.

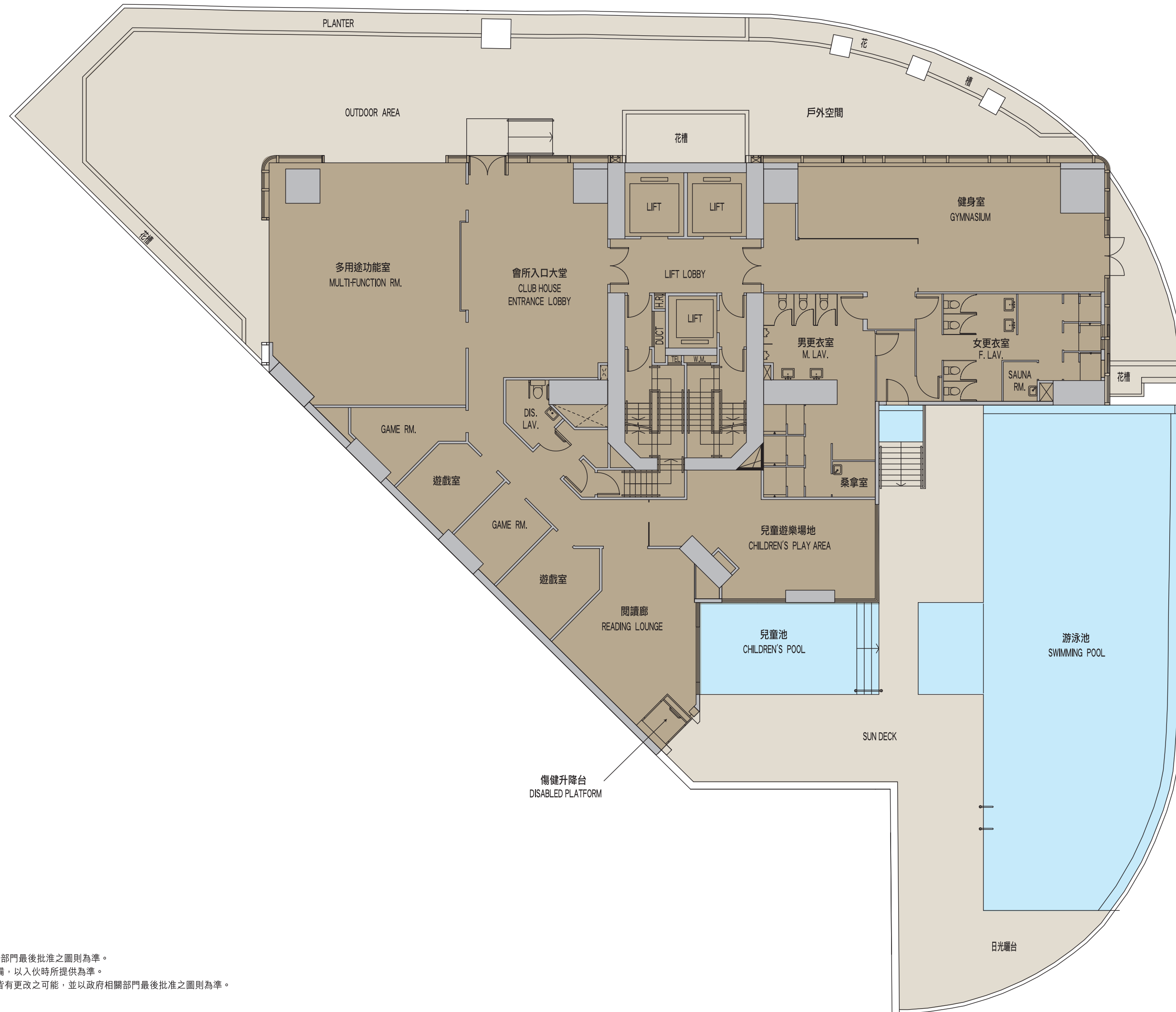


# 物業設計及管理

# DESIGN OF THE DEVELOPMENT AND PROPERTY MANAGEMENT

五樓住客會所平面圖  
5TH Club House Floor Plan

0M 5M



**附註：**

1. 上圖不可作準。所有圖則以屋宇署、地政總署及/或政府相關部門最後批准之圖則為準。
2. 上圖所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備，以入伙時所提供為準。
3. 本發展項目之設計、佈局、建材及設備、色調配搭及其特色皆有更改之可能，並以政府相關部門最後批准之圖則為準。
4. 中英文版本如有歧義，以英文版本為準。

**Remarks:**

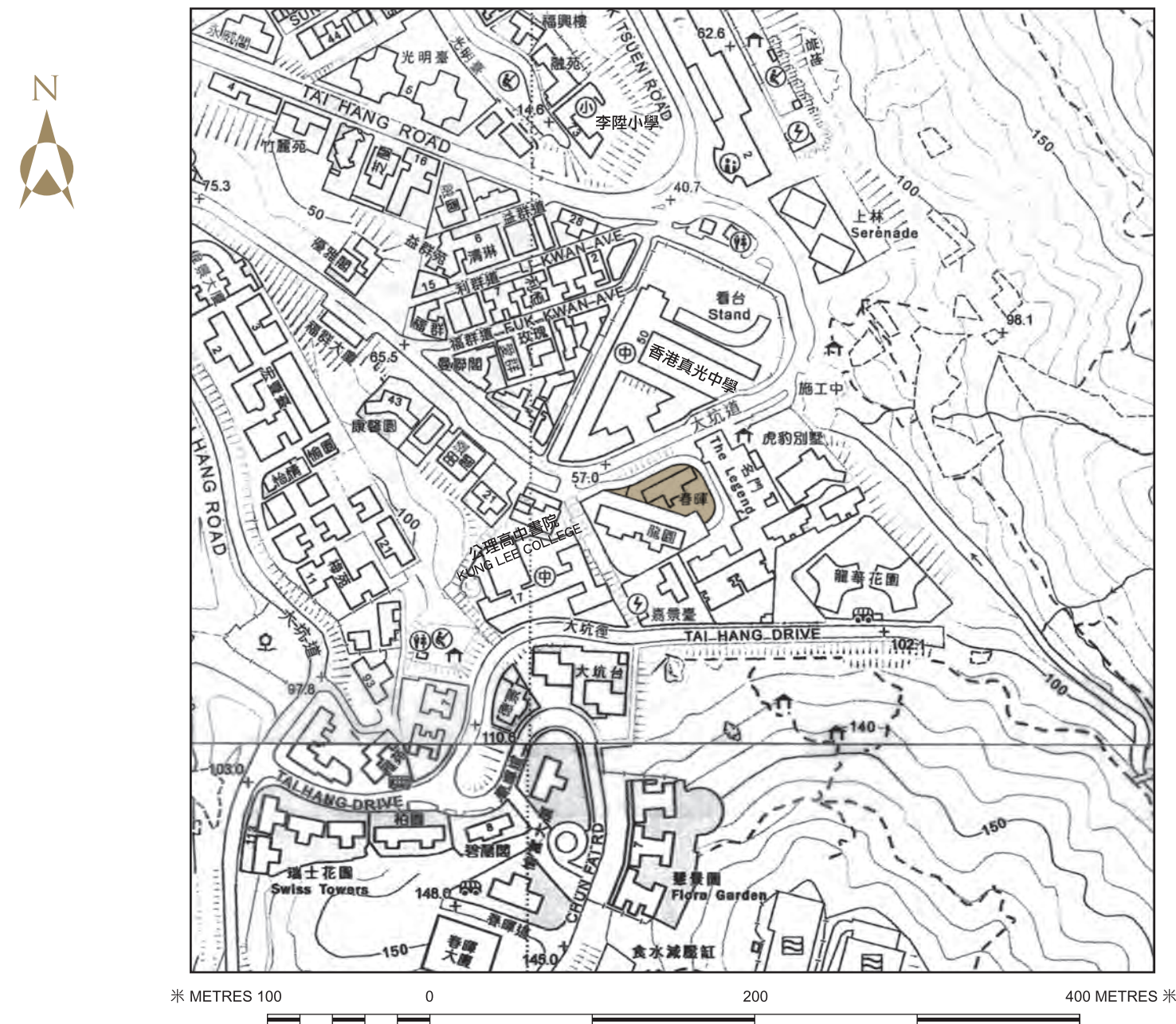
1. The above plan may be inaccurate. All plans are subject to the final approval by the Buildings Department, the Lands Department, and/or relevant Government Authorities.
2. All layouts, interior and exterior designs, fittings and finishes, and all provisions of the above plan are subject to the final adjustment upon completion.
3. The overall design, layouts, fittings and finishes, color scheme and features of the Development are subject to changes and the final approval by relevant Government Authorities.
4. Where there is discrepancy in the meaning between the English and Chinese version, the English version shall prevail.

Top Roof
天台(部分樓層) Roof (Part of Floor)
43/F
42/F
41/F
40/F
39/F
38/F
37/F
36/F
35/F
34/F
33/F
32/F
31/F
30/F
29/F
28/F
27/F
26/F
25/F
24/F
23/F
22/F
21/F
20/F
19/F
18/F
17/F
16/F
15/F
14/F
13/F
12/F
11/F
10/F
9/F
8/F
7/F
6/F
轉機房 Transfer Plant
會所 Club House 5/F
停車場 Car Park 3/F
停車場 Car Park 2/F
停車場 Car Park 1/F
入口大堂 Entrance Lobby G/F
游泳池 Swimming Pool

大坑道  
Tai Hang Road



# 物業位置圖 LOCATION PLAN OF THE DEVELOPMENT

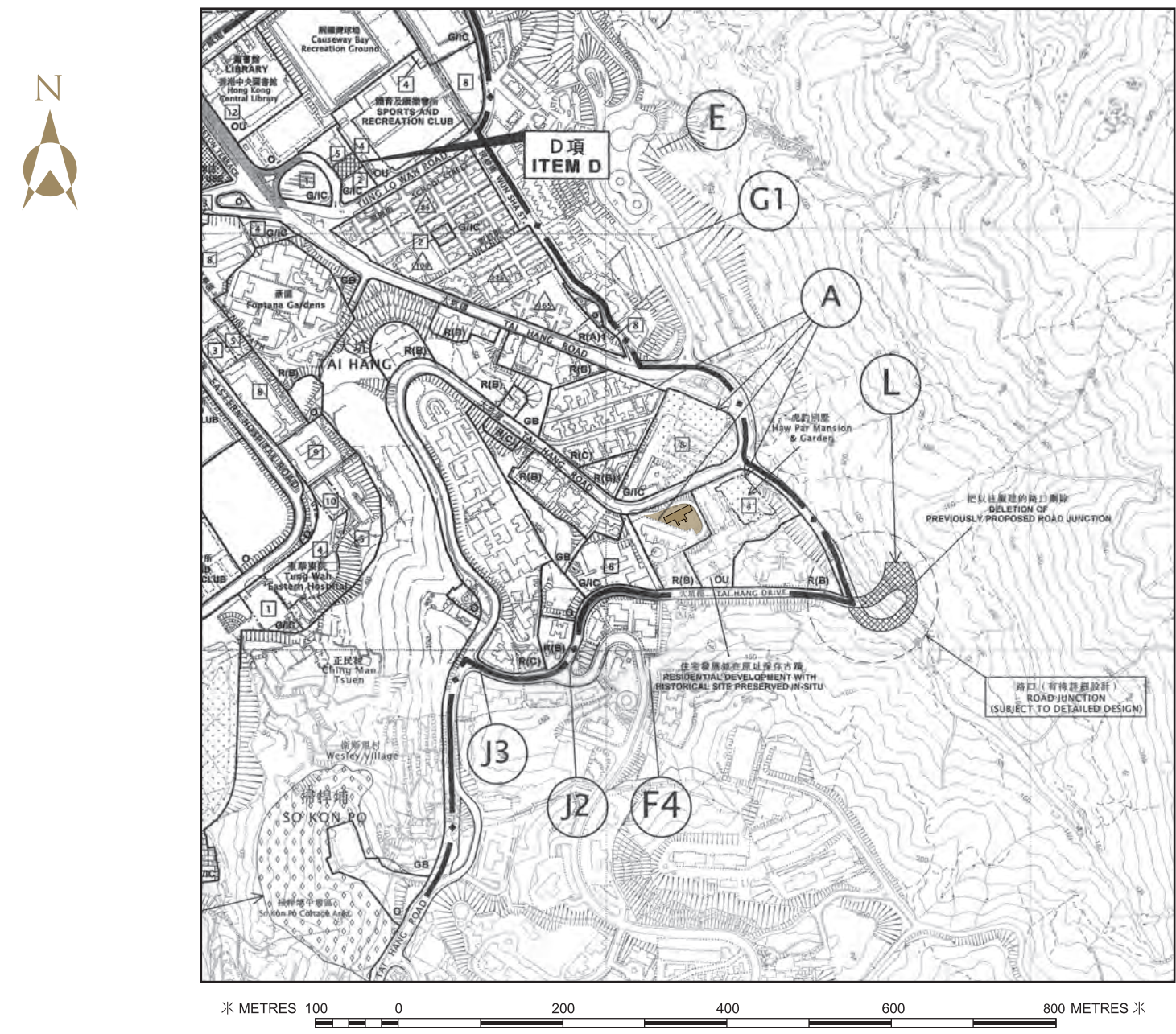


	塘 Pond		大石 / 外露岩石 Boulder / Rock Outcrop		酒店 / 綜合商業中心或商場 Hotel / Commercial Centre or Complex		祠堂 / 廟宇 Tsz Tong / Temple
	水道 Watercourses		峭壁 / 石礦場 Cliff / Quarry		博物館 / 劇院或戲院 Museum / Theatre or Cinema		教堂 / 清真寺 Church / Mosque
	沼澤 Marsh / Swamp		岩地 Rocky Area		社區中心 / 圖書館 Community Centre / Library		小學 / 中學 Primary / Secondary School
	沼林 Mangrove		梯級 Steps		熟食檔 / 市場或市集 Cooked Food Stall / Market or Bazaar		幼稚園 / 特殊學校 Kindergarten / Special School
	耕地 Cultivation		泥路、小徑 Track, Footpath		市政大廈 / 郵政局 Municipal Services Building / Post Office		航標或燈標 (航海 / 航空) Beacon or Light (Nautical / Aeronautical)
	沙灘 Sand / Beach		人工斜坡 Artificial Slope		法定古蹟 / 亭 Declared Monument / Pavilion		巴士總站 / 專線小巴總站 Bus / Green Minibus Terminus
	壩 Dam		電纜、塔架 Power Line, Pylon		醫院 / 診療所 Hospital / Clinic		油站 / 石油氣加氣站 Petrol / LPG Filling Station
	墳場 Cemetery		柵、牆 Fence, Wall		民政事務處 / 政府合署 District Office / Government Offices		輕鐵站 / 港鐵進出口 Light Rail Stop / MTR Access
					消防局 / 警署或警崗 Fire Station / Police Station or Police Post		單車徑 / 直升機坪 Cycling Track / Helicopter Landing Pad
					運動場 / 室內運動場 Sports Ground / Indoor Games Hall		停車場 / 配水庫 Car Park / Service Reservoir
					遊樂場 / 泳池 Playground / Swimming Pool		訊號站 / 地面衛星通訊站 Signal Station / Earth Satellite Station
					公園 / 郊野公園管理站 Park / Country Park Management Centre		電力變壓站 / 廁所 Electricity Substation / Toilet
					香港旅遊發展局旅客諮詢及服務中心 HKTb Visitor Information and Services Centre		

此圖摘錄自2012年3月2日及2011年10月21日修訂之測繪圖，編號分別為11-SE-A及11-SE-C。  
地圖版權屬香港特區政府，經地政總署准許複印，版權特別編號為22/2011  
Adopted from part of the Survey Sheet Nos. 11-SE-A and 11-SE-C dated 2nd March 2012 and 21st October 2011 respectively.  
The map reproduced with permission of the Director of Lands. ©The Government of Hong Kong SAR. License No. 22/2011

附註： 1. 在印刷售樓說明書當日所適用的最近更新版本測繪圖現存於售樓處，於開放時間可供免費查閱。  
2. 整體發展計劃及周圍地區及環境可能會作出修改而有所改變。  
3. 發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及其周圍地區的公共設施及環境較佳的了解。  
Remarks: 1. The last updated version of Survey Sheets at the date of printing of the sales brochure is available for free inspection during opening hours at the sales office.  
2. The overall development scheme of the Development site and the surrounding areas and environment are subject to change or modification.  
3. The Developer also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

# 分區計劃大綱圖 OUTLINE ZONING PLAN



ZONES		地帶		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)
COMMERCIAL		商業		BUILDING GAP RESTRICTION AS STIPULATED ON THE NOTES		《註釋》內訂明建築物之間的空隙限制
RESIDENTIAL (GROUP A)		住宅(甲類)		MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
RESIDENTIAL (GROUP B)		住宅(乙類)		NON-BUILDING AREA		非建築用地
RESIDENTIAL (GROUP C)		住宅(丙類)				A項 最高建築物高度由主水平基準以上100米修改為主水平基準以上130米
GOVERNMENT, INSTITUTION OR COMMUNITY		政府、機構或社區				ITEM B REZONING FROM "RESIDENTIAL(GROUP A)1" TO "OTHER SPECIFIED USED" ANNOTATED "MIXED USE" 地帶
OPEN SPACE		休憩用地				ITEM C REZONING FROM "RESIDENTIAL(GROUP A)1" TO "OTHER SPECIFIED USED" ANNOTATED "MIXED USE" 地帶
OTHER SPECIFIED USES		其他指定用途				ITEM D MAXIMUM BUILDING HEIGHT AMENDED FROM 2 STOREYS TO 5 STOREYS
GREEN BELT		綠化地帶				
COMMUNICATIONS		交通				
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站(地下)				
MAJOR ROAD AND JUNCTION		主要道路及路口				
ELEVATED ROAD		高架道路				
MISCELLANEOUS		其他				
BOUNDARY OF PLANNING		規劃範圍界線				
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線				

此圖摘錄自2011年6月24日修訂之銅鑼灣(港島規劃區第6區)分區計劃大綱圖，圖則編號為R/S/H6/15-A2。  
地圖版權屬香港特區政府，經地政總署准許複印，版權特別編號為22/2011  
Adopted from part of the Causeway Bay (HKPA6) Outline Zoning Plan No. R/S/H6/15-A2, dated 24th June 2011.  
The map reproduced with permission of the Director of Lands. ©The Government of Hong Kong SAR. License No. 22/2011

附註： 1. 在印刷售樓說明書當日所適用的最近更新版本測繪圖現存於售樓處，於開放時間可供免費查閱。  
2. 整體發展計劃及周圍地區及環境可能會作出修改而有所改變。  
3. 發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及其周圍地區的公共設施及環境較佳的了解。  
Remarks: 1. The last updated version of Survey Sheets at the date of printing of the sales brochure is available for free inspection during opening hours at the sales office.  
2. The overall development scheme of the Development site and the surrounding areas and environment are subject to change or modification.  
3. The Developer also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.



# 分區計劃大綱圖 OUTLINE ZONING PLAN



米 METRES 100 0 200 400 600 800 METRES 米

ZONES	地帶	COMMUNICATIONS	交通
COMMERCIAL	商業	MAJOR ROAD AND JUNCTION	主要道路及路口
RESIDENTIAL (GROUP B)	住宅(乙類)	MISCELLANEOUS	其他
RESIDENTIAL (GROUP C)	住宅(丙類)	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區	PETROL FILLING STATION	加油站
OPEN SPACE	休憩用地		
OTHER SPECIFIED USES	其他指定用途		
GREEN BELT	綠化地帶		
COUNTRY PARK	郊野公園		

此圖摘錄自2007年10月2日制訂之渣甸山及黃泥涌峽(港島規劃區第13區)分區計劃大綱圖，圖則編號為S/H13/12。  
地圖版權屬香港特區政府，經地政總署准許複印，版權特別編號為22/2011  
Adopted from part of the Jardine's Lookout & Wong Nai Chung Gap (HKPA13) Outline Zoning Plan No. S/H13/12, dated 2nd Oct, 2007.  
The map reproduced with permission of the Director of Lands. ©The Government of Hong Kong SAR. License No. 22/2011

附註：  
1. 在印刷售樓說明書當日所適用的最近更新版本測繪圖現存於售樓處，於開放時間可供免費查閱。  
2. 整體發展計劃及周圍地區及環境可能會作出修改而有所改變。  
3. 發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以其周圍地區的公共設施及環境較佳的了解。

Remarks: 1. The last updated version of Survey Sheets at the date of printing of the sales brochure is available for free inspection during opening hours at the sales office.  
2. The overall development scheme of the Development site and the surrounding areas and environment are subject to change or modification.  
3. The Developer also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

# 分區計劃大綱圖 OUTLINE ZONING PLAN



米 METRES 100 0 200 400 600 800 METRES 米

ZONES	地帶	COMMUNICATIONS	交通
COMMERCIAL	商業	RAILWAY AND STATION (UNDERGROUND)	鐵路及車站(地下)
COMPREHENSIVE DEVELOPMENT AREA	綜合發展區	MAJOR ROAD AND JUNCTION	主要道路及路口
COMMERCIAL / RESIDENTIAL	商業 / 住宅	ELEVATED ROAD	高架道路
RESIDENTIAL (GROUP A)	住宅(甲類)	RAILWAY RESERVE	鐵路專用範圍
RESIDENTIAL (GROUP B)	住宅(乙類)	MISCELLANEOUS	其他
RESIDENTIAL (GROUP C)	住宅(丙類)	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區	BOUNDARY OF COUNTRY PARK	郊野公園界線
OPEN SPACE	休憩用地	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
OTHER SPECIFIED USES	其他指定用途	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)
GREEN BELT	綠化地帶	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

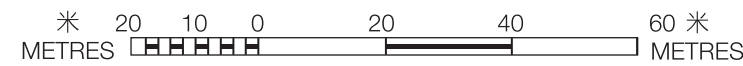
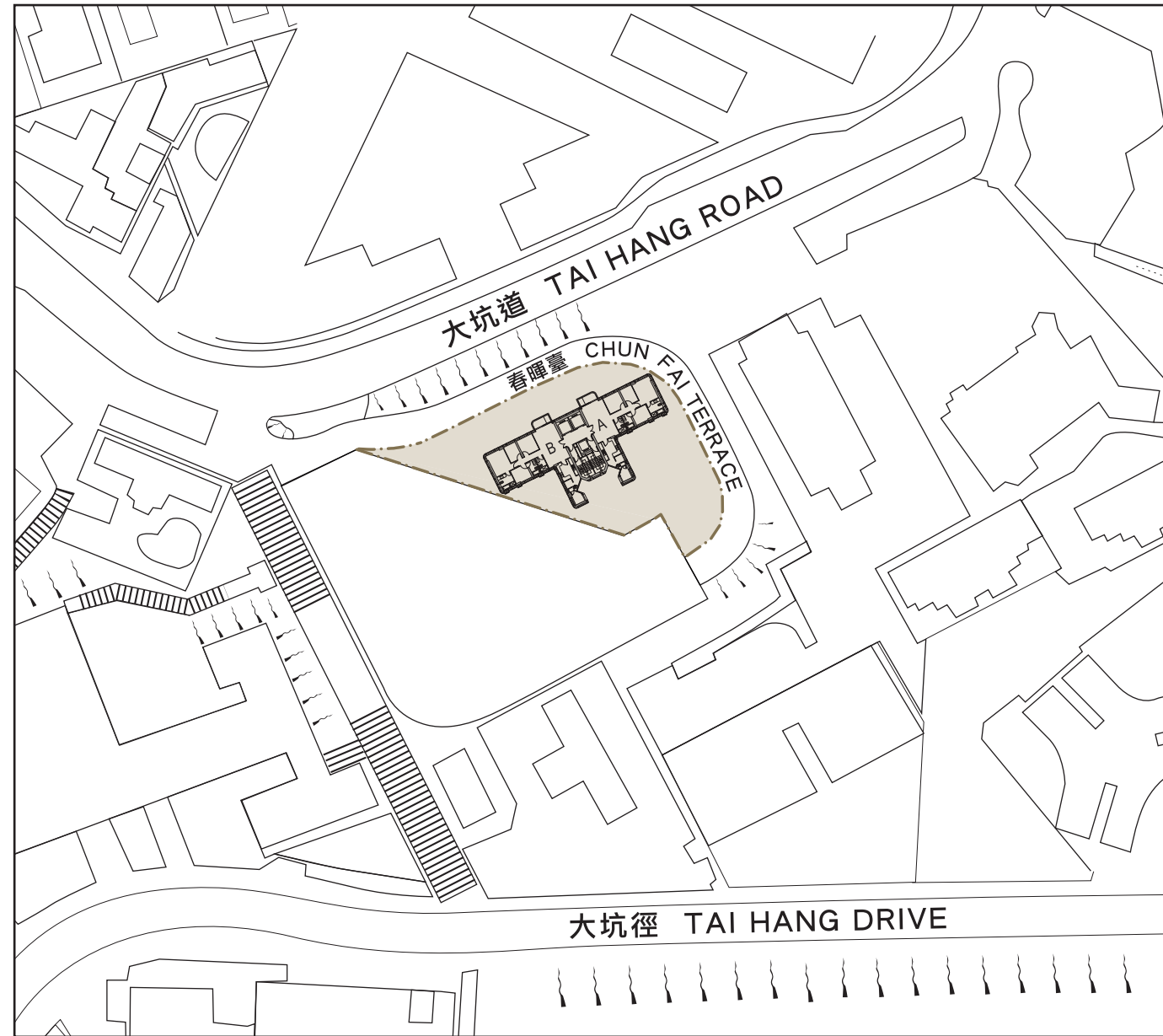
此圖摘錄自2010年11月30日制訂之北角(港島規劃區第8區)分區計劃大綱圖，圖則編號為S/H8/24。  
地圖版權屬香港特區政府，經地政總署准許複印，版權特別編號為22/2011  
Adopted from part of the North Point (HKPA8) Outline Zoning Plan No. S/H8/24, dated 30th Nov, 2010.  
The map reproduced with permission of the Director of Lands. ©The Government of Hong Kong SAR. License No. 22/2011

附註：  
1. 在印刷售樓說明書當日所適用的最近更新版本測繪圖現存於售樓處，於開放時間可供免費查閱。  
2. 整體發展計劃及周圍地區及環境可能會作出修改而有所改變。  
3. 發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以其周圍地區的公共設施及環境較佳的了解。

Remarks: 1. The last updated version of Survey Sheets at the date of printing of the sales brochure is available for free inspection during opening hours at the sales office.  
2. The overall development scheme of the Development site and the surrounding areas and environment are subject to change or modification.  
3. The Developer also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.



# 整體規劃圖 MASTER LAYOUT PLAN



The Remaining Portion of Section A of Inland Lot No.3565

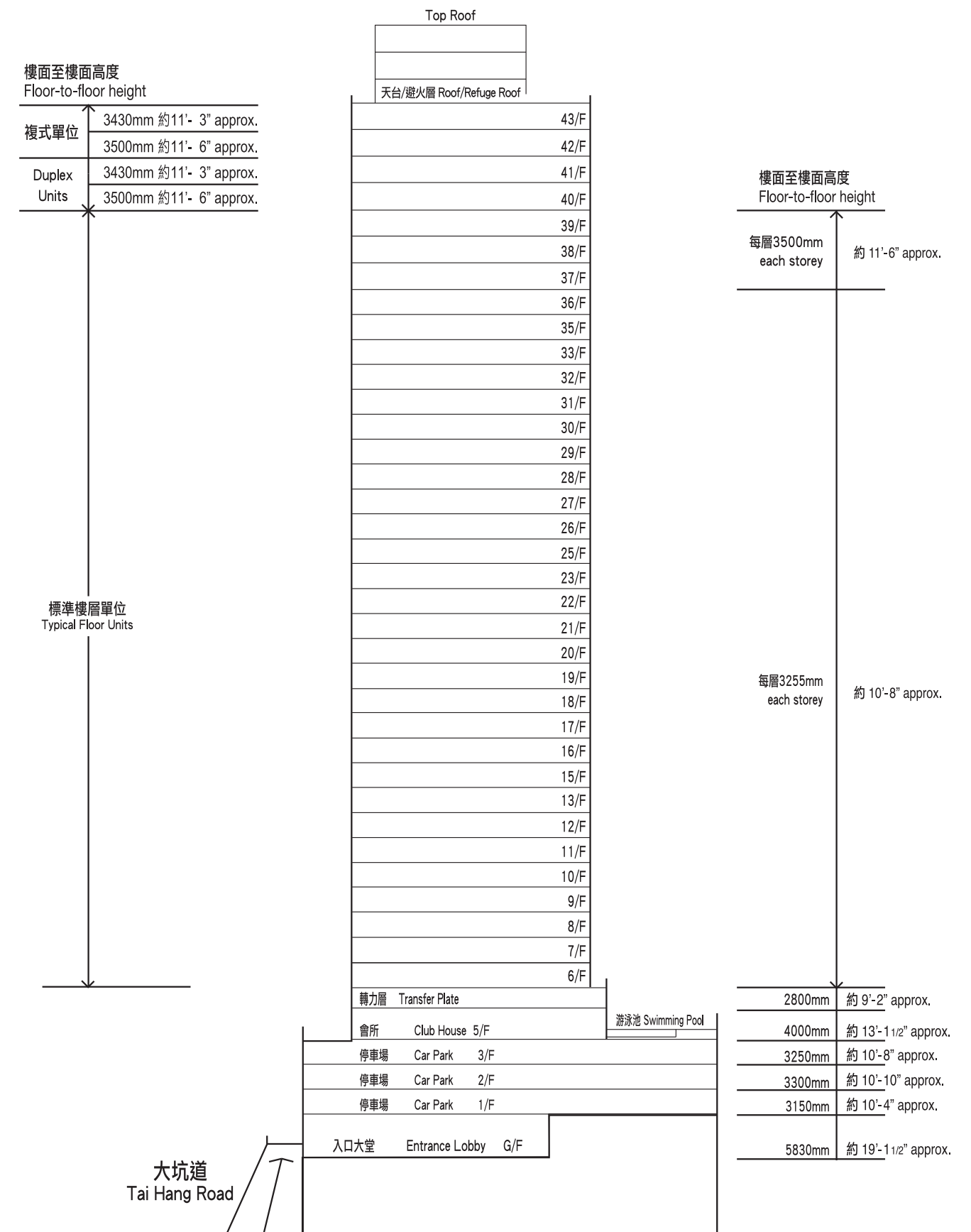
## 附註：

1. 上述之物業整體規劃圖以屋宇署、地政總署及/或政府相關部門最後批准之圖則為準。
2. 以上物業整體規劃圖上所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備僅供參考，以入伙時所提供為準，並以政府相關部門最後批准之圖則為準。
3. 在此建議各準買家親身到訪物業發展項目，以充分了解其地盤現場、周圍環境及地方及鄰近公共設施，以及清楚了解該物業發展項目的外觀及/或建築裝飾，特別是屬於或影響準買家欲購買的住宅單位的建築裝飾。住宅單位的景觀有可能會受到周圍的建築物及住宅單位本身之位置所影響。
4. 物業發展項目之整體發展計劃及周圍環境及地方皆可能受到改變或修改。
5. 本頁內一切內容不可作準，所有資料依據買賣合約所訂為標準。中英文版本如有歧義，以英文版本為準。

## Remarks:

1. The above Master Layout Plan of the Development is subject to the final approval by the Buildings Department, the Lands Department, and/or relevant Government Authorities.
2. All layouts, interior and exterior designs, fittings and finishes, and all provisions shown on the Master Layout Plan are subject to the final adjustment upon completion and final approval by relevant Government Authorities.
3. Prospective purchasers are advised to conduct on-site visit to the Development for a better understanding of the Development site, its surrounding environment and areas, and the public facilities nearby as well as the physical appearances and/or architectural features of the Development, especially those of or affecting the residential units they intend to purchase. Views of residential units are subject to and may be affected by the surrounding buildings and the location of the unit itself.
4. The overall development scheme of the Development and the surrounding environment and areas of the Development may be subject to change or modification.
5. All contents on this page may be inaccurate. All information shall be subject to the terms and conditions of the Formal Agreement for Sale and Purchase. Where there is discrepancy in the meaning between the English and Chinese versions, and English version shall prevail.

# 剖面圖 SECTION



## 附註：

1. 上述剖面圖經簡化處理，不可作準。詳細訂正圖則以屋宇署、地政總署及有關政府部門最後批准之圖則為準。
2. 所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備以入伙時所提供為準。賣方保留一切權利修改發展項目之佈局、室內及戶外之間隔、裝飾、設計、擺設及設備。
3. 有關樓層高度的資料，請參閱此售樓說明書內「發展項目基本資料」部份之「住宅單位樓面至樓面高度」。
4. 在此建議各準買家親身到訪物業發展項目，以充分了解其地盤現場、周圍環境及地方及鄰近公共設施，以及清楚了解該物業發展項目的外觀及/或建築裝飾，特別是屬於或影響準買家欲購買的住宅單位的建築裝飾。住宅單位的景觀有可能會受到周圍的建築物及住宅單位本身之位置所影響。
5. 春暉8號為香港主水平基準以上203.15米高。
6. 中英文版本如有歧義，以英文版本為準。

## Remarks:

1. The above section plan is simplified and may be inaccurate. All plans are subject to the final approval by the Buildings Department, the Lands Department, and relevant Government Authorities.
2. All layouts, interior and exterior designs, fittings and finishes, and provisions shown on the section plan are subject to the final adjustment upon completion. The Vendor reserves the rights to make any amendments to the layouts, interior and exterior designs, fittings and finishes, and provisions of the Development.
3. For information relating to the floor height, please refer to the "Floor-to-Floor Height of Residential Units" under the section "Basic Information of the Development" in this sales brochure.
4. Prospective purchasers are advised to conduct on-site visit to the Development for a better understanding of the Development site, its surrounding environment and areas, and the public facilities nearby as well as the physical appearances and/or architectural features of the Development, especially those of or affecting the residential units they intend to purchase. Views of residential units are subject to and may be affected by the surrounding buildings and the location of the unit itself.
5. THE SIGNATURE is 203.15 metres above Hong Kong Principal Datum (mPD).
6. Where there is discrepancy in the meaning between the English and Chinese version, the English version shall prevail.



# 平面圖附註概要

## SUMMARY OF FLOOR PLAN NOTES

### 附註：

- 1 露台、工作平台、平台和天台均為不可封閉之地方。
- 2 住宅樓層由6樓開始，不設14、24及34樓。
- 3 部分樓層外牆設有建築裝飾及或外露喉管，詳細資料請參考最後批准之建築圖則。
- 4 住宅樓層高度：
  - 6樓至36樓：約10呎8吋(3.255米)
  - 37樓至40樓及42樓：約11呎6吋(3.500米)
  - 41樓及43樓：約11呎3吋(3.430米)住宅樓層高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。住宅單位之內部樓底將會因應其結構、建築及或裝修設計上的差異而有所不同。
- 5 部分住宅單位客/飯廳、睡房、士多房、走廊及或廚房之裝飾橫樑內裝置冷氣喉管及/或其他機電設備。
- 6 層數較高單位由於個別結構牆較低層單位稍薄，因而室內空間或會稍為增多。
- 7 圖中所有住宅單位尺寸只供參考用途。
- 8 所有圖則以相關政府部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。
- 9 實用面積包括露台(如有)、工作平台(如有)、玻璃幕牆(如有)及非結構性外牆預製組件(如有)面積，但不包括窗台面積(如有)、其他面積(如有)、冷氣機房(如有)、泳池過濾系統機房(如有)及水泵房(如有)面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部分起計算。
- 10 單位有蓋面積包括實用面積及窗台(如有)及冷氣機房面積(如有)。
- 11 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
- 12 單位所分攤的公用地方面積包括但不限於住宅之各樓層之電梯大堂，電梯槽、樓梯及康樂設施面積等(如有關面積屬公用部分)。但不包括各停車場樓層面積。
- 13 根據買賣合約，上述之面積均以平方米列明。上述所列之面積則以1平方米=10.764平方呎換算並以四捨五入至整數平方呎。

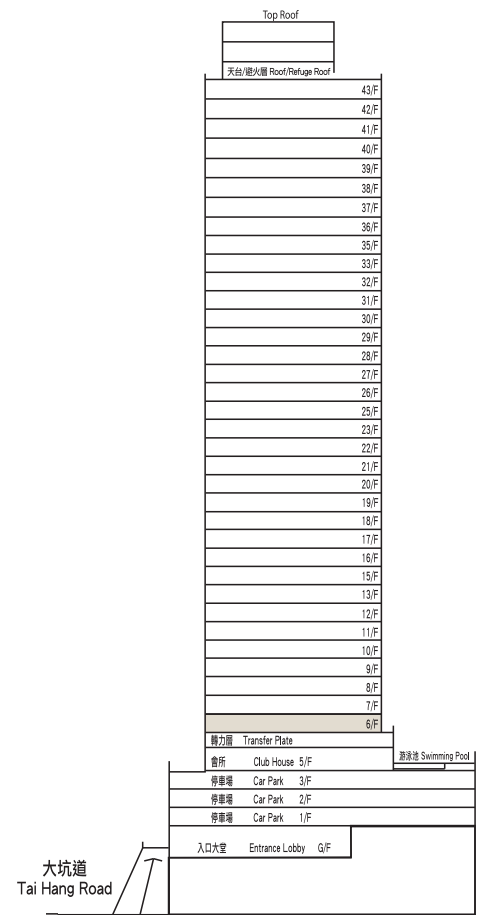
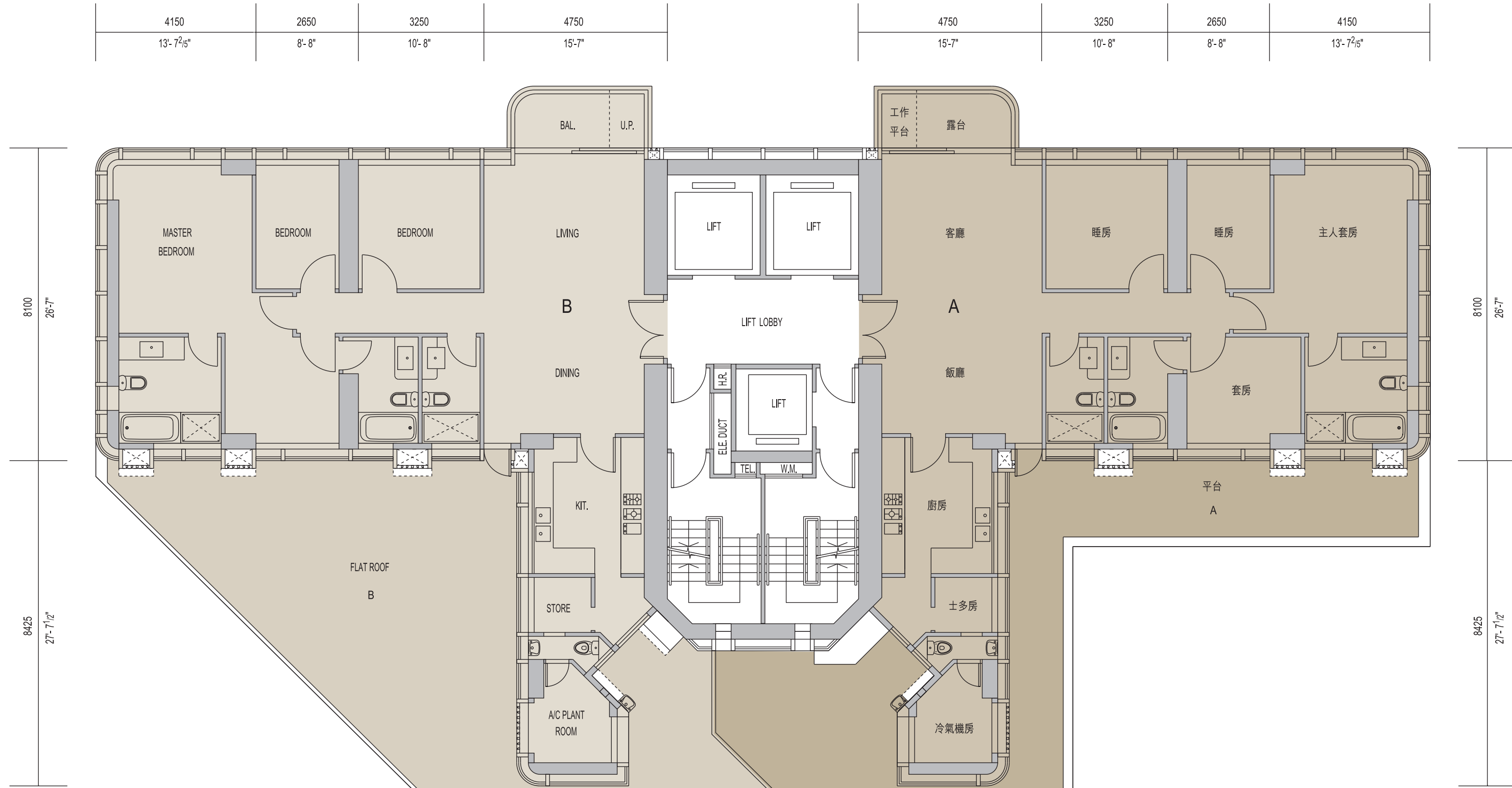
### Notes：

- 1 Balconies, utility platforms, flat roofs and roofs are non-enclosed areas.
- 2 Residential floors are on 6/F and above. There are no 14/F, 24/F and 34/F.
- 3 There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
- 4 Residential floor-to-floor height:
  - 6/F to 36/F - Approx. 10'-8" (3.255m)
  - 37/F to 40/F, 42/F - Approx. 11'-6" (3.500m)
  - 41/F & 43/F - Approx. 11'-3" (3.430m)Residential floor height refer to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor; the internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
- 5 There may be some ceiling bulkheads at living/dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning system and/or M&E services.
- 6 The internal space of residential units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of localized structural walls at those upper floors.
- 7 All dimensions of residential units are for reference only.
- 8 All plans are subject to final approval of the relevant Government authorities. The Vendor reserves the right to amend the plans in accordance with the Formal Agreement for Sale and Purchase.
- 9 Saleable Area includes areas of balcony (if any), utility platform (if any), curtain wall (if any) and non-structural prefabricated external wall (if any) but does not include the areas of bay window (if any) or Other Areas (if any) or A/C plant room (if any) or filtration plant room (if any) & water pump room (if any). Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.
- 10 Unit Covered Area includes the Saleable Area and areas of bay window (if any) and A/C Plant Room (if any).
- 11 Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 12 Apportioned Share of Common Area includes, but not limited to lift lobbies, lift shafts, staircases of residential floors and recreational facilities area, etc. (to the extent forming common parts). All carpark floor areas are excluded from the Apportioned Share of Common Area.
- 13 The Areas will be specified in square metres in the Formal Agreement for Sale and Purchase. These areas have been converted to square feet based on a conversion rate of 1 square meter = 10.764 square feet and rounded in square feet.

## 住宅單位平面圖

### RESIDENTIAL UNITS FLOOR PLANS

# 6/F 平面圖 FLOOR PLAN



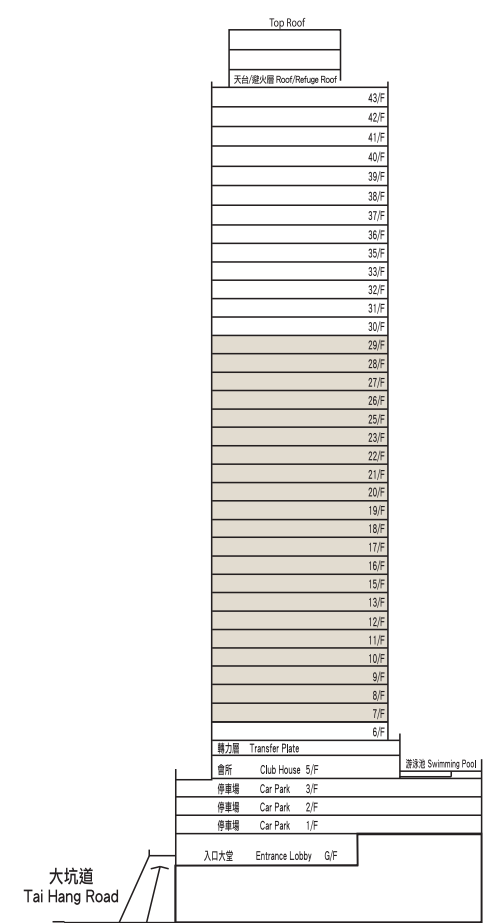
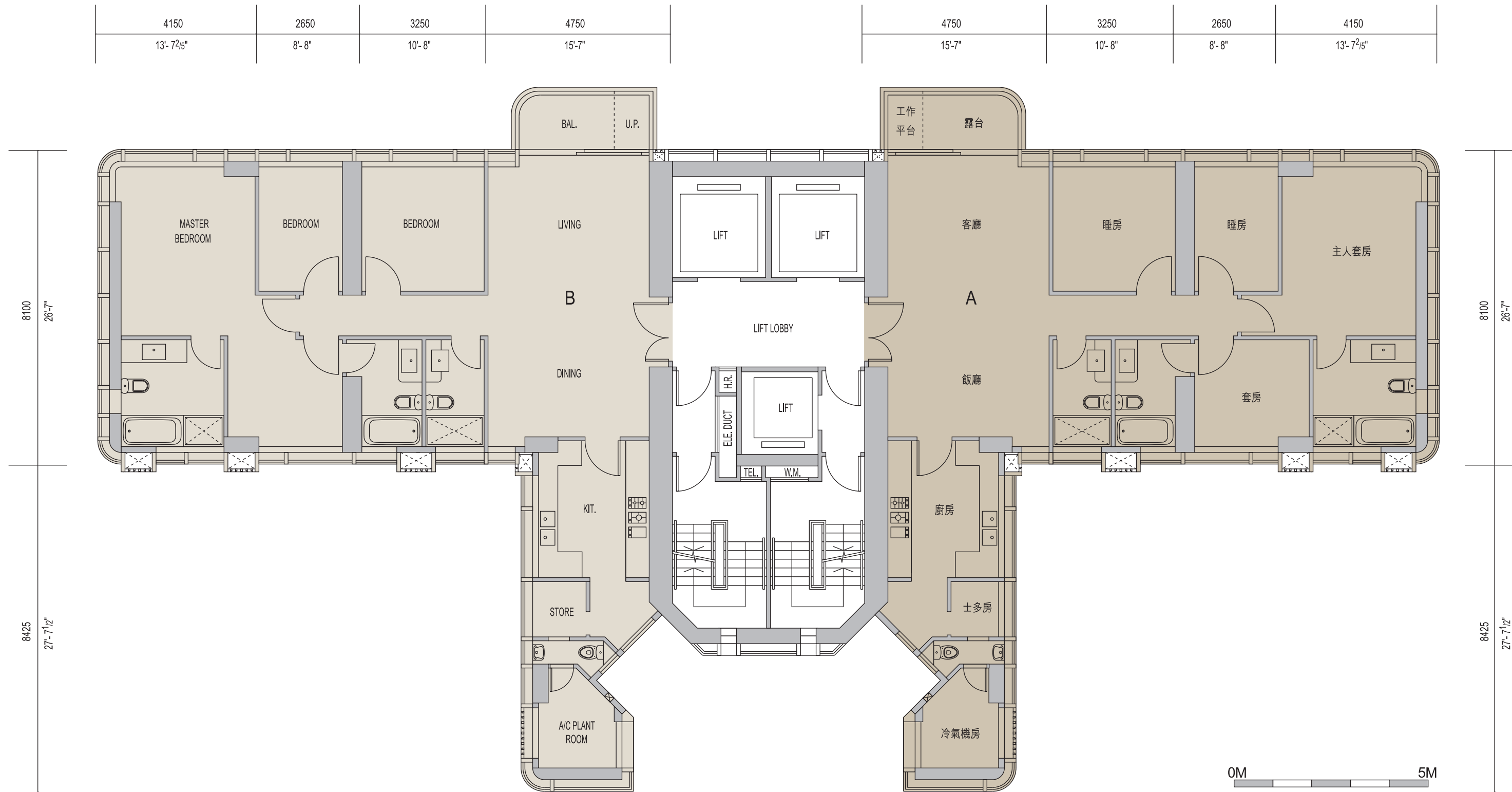
- 附註：**
- 露台、工作平台、平台和天台均為不可封閉之地方。
  - 住宅樓層由6樓開始，不設14、24及34樓。
  - 部分樓層外牆設有建築裝飾及外露喉管，詳細資料請參考最後批准之建築圖則。
  - 住宅樓層高度：
    - 6樓至36樓：約10呎8吋(3.255米)
    - 37樓至40樓及42樓：約11呎6吋(3.500米)
    - 41樓及43樓：約11呎3吋(3.430米)
 住宅樓層高度指該樓層之石原地台面與上一層石原地台面之高度距離。住宅單位之內部樓底將會因應其結構、建築及或裝修設計上的差異而有所不同。
  - 部分住宅單位客/飯廳、睡房、士多房、走廊及或廚房之裝飾橫樑內裝置冷氣喉管及/或其他機電設備。
  - 層數較高單位由於個別結構牆較低層單位稍薄，因而室內空間或會稍為增多。
  - 圖中所有住宅單位尺寸只供參考用途。
  - 所有圖則以相關政府部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。
  - 實用面積包括露台(如有)、工作平台(如有)、玻璃幕牆(如有)及非結構性外牆預製組件(如有)面積，但不包括窗台面積(如有)、其他面積(如有)、冷氣機房(如有)、泳池過濾系統機房(如有)及水泵房(如有)面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部分起計算。
  - 單位有蓋面積包括實用面積及窗台(如有)及冷氣機房面積(如有)。
  - 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
  - 單位所分攤的公用地方面積包括但不限於住宅之各樓層之電梯大堂、電梯槽、樓梯及康樂設施面積等(如有關連屬公用部分)。但不包括各停車場樓層面積。
  - 根據買賣合約，上述之面積均以平方米列明。上述所列之面積則以1平方米=10.764平方呎換算並以四捨五入至整數平方呎。

- Remarks:**
- Balconies, utility platforms, flat roofs and roofs are non-enclosed areas.
  - Residential floors are on 6/F and above. There are no 14/F, 24/F and 34/F.
  - There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
  - Residential floor-to-floor height:
    - 6/F to 36/F - Approx. 10'-8" (3.255m)
    - 37/F to 40/F, 42/F - Approx. 11'-6" (3.500m)
    - 41/F & 43/F - Approx. 11'-3" (3.430m)
 Residential floor height refer to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor; the internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
  - There may be some ceiling bulkheads at living/dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning system and/or M&E services.
  - The internal space of residential units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of localized structural walls at those upper floors.
  - All dimensions of residential units are for reference only.
  - All plans are subject to final approval of the relevant Government authorities. The Vendor reserves the right to amend the plans in accordance with the Formal Agreement for Sale and Purchase.
  - Saleable Area includes areas of balcony (if any), utility platform (if any), curtain wall (if any) and non-structural prefabricated external wall (if any) but does not include the areas of bay window (if any) or Other Areas (if any) or A/C plant room (if any) or filtration plant room (if any) & water pump room (if any). Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.
  - Unit Covered Area includes the Saleable Area and areas of bay window (if any) and A/C Plant Room (if any).
  - Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
  - Apportioned Share of Common Area includes, but not limited to lift lobbies, lift shafts, staircases of residential floors and recreational facilities area, etc. (to the extent forming common parts). All carpark floor areas are excluded from the Apportioned Share of Common Area.
  - The Areas will be specified in square metres in the Formal Agreement for Sale and Purchase. These areas have been converted to square feet based on a conversion rate of 1 square meter = 10.764 square feet and rounded in square feet.

Area Schedule面積表 (Area: sq. ft. 面積：平方呎)

樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) Saleable Area (Including Balcony & Utility Platform)	露台 Balcony	工作平台 Utility Platform	另 Plus		單位所分攤的公用地方面積 Apportioned Share of Common Area	建築面積 Gross Floor Area	其他面積 Other Area	
					冷氣機房面積 A/C Plant Room Area	單位有蓋面積 Unit Covered Area			平台 Flat Roof	天台 Roof
6/F	A	1,566	40	16	47	1,613	403	2,016	606	---
	B	1,566	40	16	47	1,613	403	2,016	988	---

# 7/F-29/F 平面圖 FLOOR PLAN



- 附註：**
- 露台、工作平台、平台和天台均為不可封閉之地方。
  - 住宅樓層由6樓開始，不設14、24及34樓。
  - 部分樓層外牆設有建築裝飾及或外露喉管，詳細資料請參考最後批准之建築圖則。
  - 住宅樓層高度：
    - 6樓至36樓：約10呎8吋(3.255米)
    - 37樓至40樓及42樓：約11呎6吋(3.500米)
    - 41樓及43樓：約11呎3吋(3.430米)
 住宅樓層高度指該樓層之石原地台面與上一層石原地台面之高度距離。住宅單位之內樓底將會因應其結構、建築及或裝修設計上的差異而有所不同。
  - 部分住宅單位客/飯廳、睡房、士多房、走廊及或廚房之裝飾橫樑內裝置冷氣喉管及/或其他機電設備。
  - 層數較高單位由於個別結構牆較低層單位稍薄，因而室內空間或會稍為增多。
  - 圖中所有住宅單位尺寸只供參考用途。
  - 所有圖則以相關政府部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。
  - 實用面積包括露台(如有)、工作平台(如有)、玻璃幕牆(如有)及非結構性外牆預製組件(如有)面積，但不包括窗台面積(如有)、其他面積(如有)、冷氣機房(如有)、泳池過濾系統機房(如有)及水泵房(如有)面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部分起計算。
  - 單位有蓋面積包括實用面積及窗台(如有)及冷氣機房面積(如有)。
  - 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
  - 單位所分攤的公用地方面積包括但不限於住宅之各樓層之電梯大堂、電梯槽、樓梯及康樂設施面積等(如有關面積屬公用部分)。但不包括各停車場樓層面積。
  - 根據買賣合約，上述之面積均以平方米列明。上述所列之面積則以1平方米=10.764平方呎換算並以四捨五入至整數平方呎。

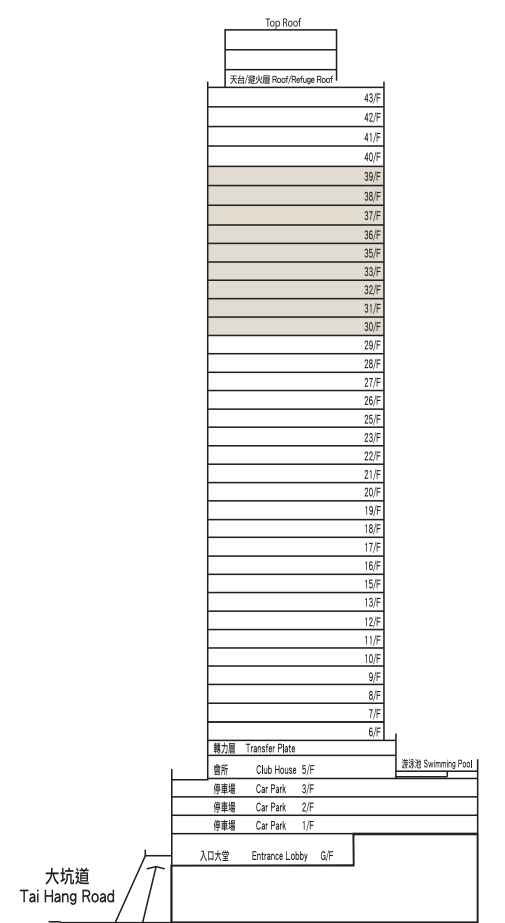
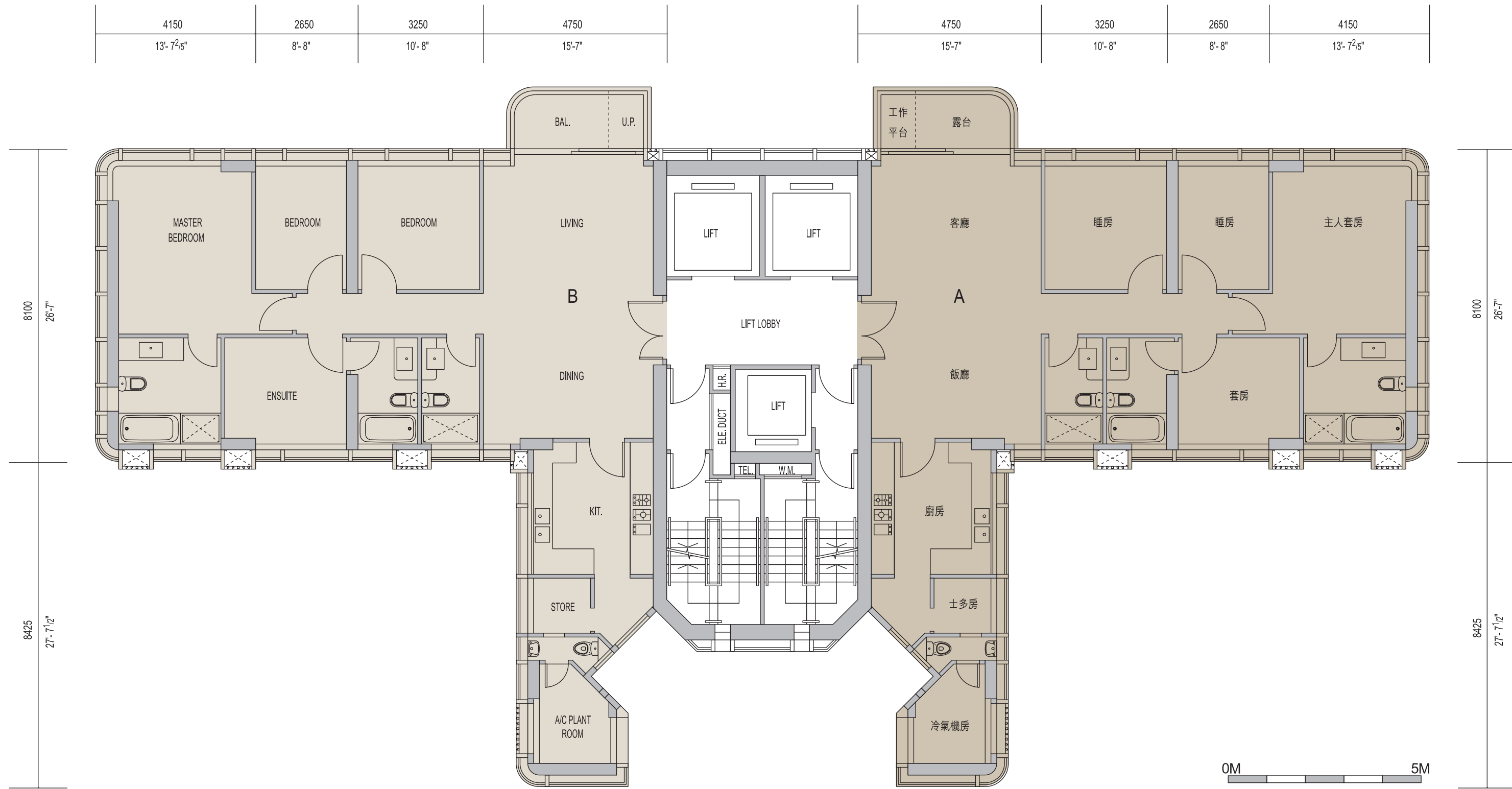
- Remarks:**
- Balconies, utility platforms, flat roofs and roofs are non-enclosed areas.
  - Residential floors are on 6/F and above. There are no 14/F, 24/F and 34/F.
  - There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
  - Residential floor-to-floor height:
    - 6/F to 36/F - Approx. 10'-8" (3.255m)
    - 37/F to 40/F, 42/F - Approx. 11'-6" (3.500m)
    - 41/F & 43/F - Approx. 11'-3" (3.430m)
 Residential floor height refer to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor; the internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
  - There may be some ceiling bulkheads at living/dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning system and/or M&E services.
  - The internal space of residential units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of localized structural walls at those upper floors.
  - All dimensions of residential units are for reference only.
  - All plans are subject to final approval of the relevant Government authorities. The Vendor reserves the right to amend the plans in accordance with the Formal Agreement for Sale and Purchase.
  - Saleable Area includes areas of balcony (if any), utility platform (if any), curtain wall (if any) and non-structural prefabricated external wall (if any) but does not include the areas of bay window (if any) or Other Areas (if any) or A/C plant room (if any) or filtration plant room (if any) or water pump room (if any). Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.
  - Unit Covered Area includes the Saleable Area and areas of bay window (if any) and A/C Plant Room (if any).
  - Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
  - Apportioned Share of Common Area includes, but not limited to lift lobbies, lift shafts, staircases of residential floors and recreational facilities area, etc. (to the extent forming common parts). All carpark floor areas are excluded from the Apportioned Share of Common Area.
  - The Areas will be specified in square metres in the Formal Agreement for Sale and Purchase. These areas have been converted to square feet based on a conversion rate of 1 square meter = 10.764 square feet and rounded in square feet.

Area Schedule 面積表 (Area: sq. ft. 面積：平方呎)

樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) Saleable Area (Including Balcony & Utility Platform)			另 Plus		單位有蓋面積 Unit Covered Area	單位所分攤的公用地方面積 Apportioned Share of Common Area	建築面積 Gross Floor Area	其他面積 Other Area	
		露台 Balcony	工作平台 Utility Platform	冷氣機房面積 A/C Plant Room Area	平台 Flat Roof	天台 Roof					
7/F - 29/F	A	1,566	40	16	47	1,613	403	2,016	---	---	
	B	1,566	40	16	47	1,613	403	2,016	---	---	



# 30/F-39/F 平面圖 FLOOR PLAN



### 附註：

- 露台、工作平台、平台和天台均為不可封閉之地方。
- 住宅樓層由6樓開始，不設14、24及34樓。
- 部分樓層外牆設有建築裝飾及或外露喉管，詳細資料請參考最後批准之建築圖則。
- 住宅樓層高度：
  - 6樓至36樓：約10呎8吋(3.255米)
  - 37樓至40樓及42樓：約11呎6吋(3.500米)
  - 41樓及43樓：約11呎3吋(3.430米)
 住宅樓層高度指該樓層之石屎地台與上一層石屎地台之高度距離。住宅單位之內部樓底將會因應其結構、建築及或裝修設計上的差異而有所不同。
- 部分住宅單位客/飯廳、睡房、士多房、走廊及或廚房之裝飾橫樑內裝置冷氣喉管及/或其他機電設備。
- 層數較高單位由於個別結構牆較低層單位稍薄，因而室內空間或會稍為增多。
- 圖中所有住宅單位尺寸只供參考用途。
- 所有圖則以相關政府部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。
- 實用面積包括露台(如有)、工作平台(如有)、玻璃幕牆(如有)及非結構性外牆預製組件(如有)面積，但不包括窗台面積(如有)、其他面積(如有)、冷氣機房(如有)、泳池過濾系統機房(如有)及水泵房(如有)面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部分起計算。
- 單位有蓋面積包括實用面積及窗台(如有)及冷氣機房面積(如有)。
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
- 單位所分攤的公用地方面積包括但不限於住宅之各樓層之電梯大堂、電梯槽、樓梯及康樂設施面積等(如有關面積屬公用部分)。但不包括各停車場樓層面積。
- 根據買賣合約，上述之面積均以平方米列明。上述所列之面積則以1平方米=10.764平方呎換算並以四捨五入至整數平方呎。

### Remarks:

- Balconies, utility platforms, flat roofs and roofs are non-enclosed areas.
- Residential floors are on 6/F and above. There are no 14/F, 24/F and 34/F.
- There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
- Residential floor-to-floor height:
  - 6/F to 36/F - Approx. 10'-8" (3.255m)
  - 37/F to 40/F, 42/F - Approx. 11'-6" (3.500m)
  - 41/F & 43/F - Approx. 11'-3" (3.430m)
 Residential floor height refer to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor; the internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
- There may be some ceiling bulkheads at living/dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning system and/or M&E services.
- The internal space of residential units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of localized structural walls at those upper floors.
- All dimensions of residential units are for reference only.
- All plans are subject to final approval of the relevant Government authorities. The Vendor reserves the right to amend the plans in accordance with the Formal Agreement for Sale and Purchase.
- Saleable Area includes areas of balcony (if any), utility platform (if any), curtain wall (if any) and non-structural prefabricated external wall (if any) but does not include the areas of bay window (if any) or Other Areas (if any) or A/C plant room (if any) or filtration plant room (if any) and water pump room (if any). Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.
- Unit Covered Area includes the Saleable Area and areas of bay window (if any) and A/C Plant Room (if any).
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- Apportioned Share of Common Area includes, but not limited to lift lobbies, lift shafts, staircases of residential floors and recreational facilities area, etc. (to the extent forming common parts). All carpark floor areas are excluded from the Apportioned Share of Common Area.
- The Areas will be specified in square metres in the Formal Agreement for Sale and Purchase. These areas have been converted to square feet based on a conversion rate of 1 square meter = 10.764 square feet and rounded in square feet.

Area Schedule 面積表 (Area: sq. ft. 面積：平方呎)

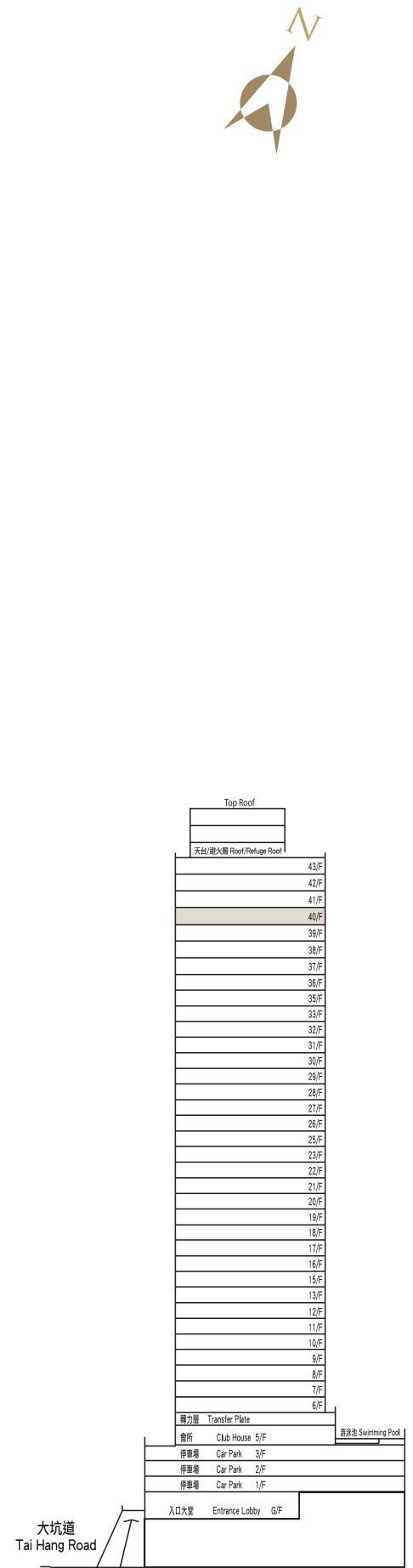
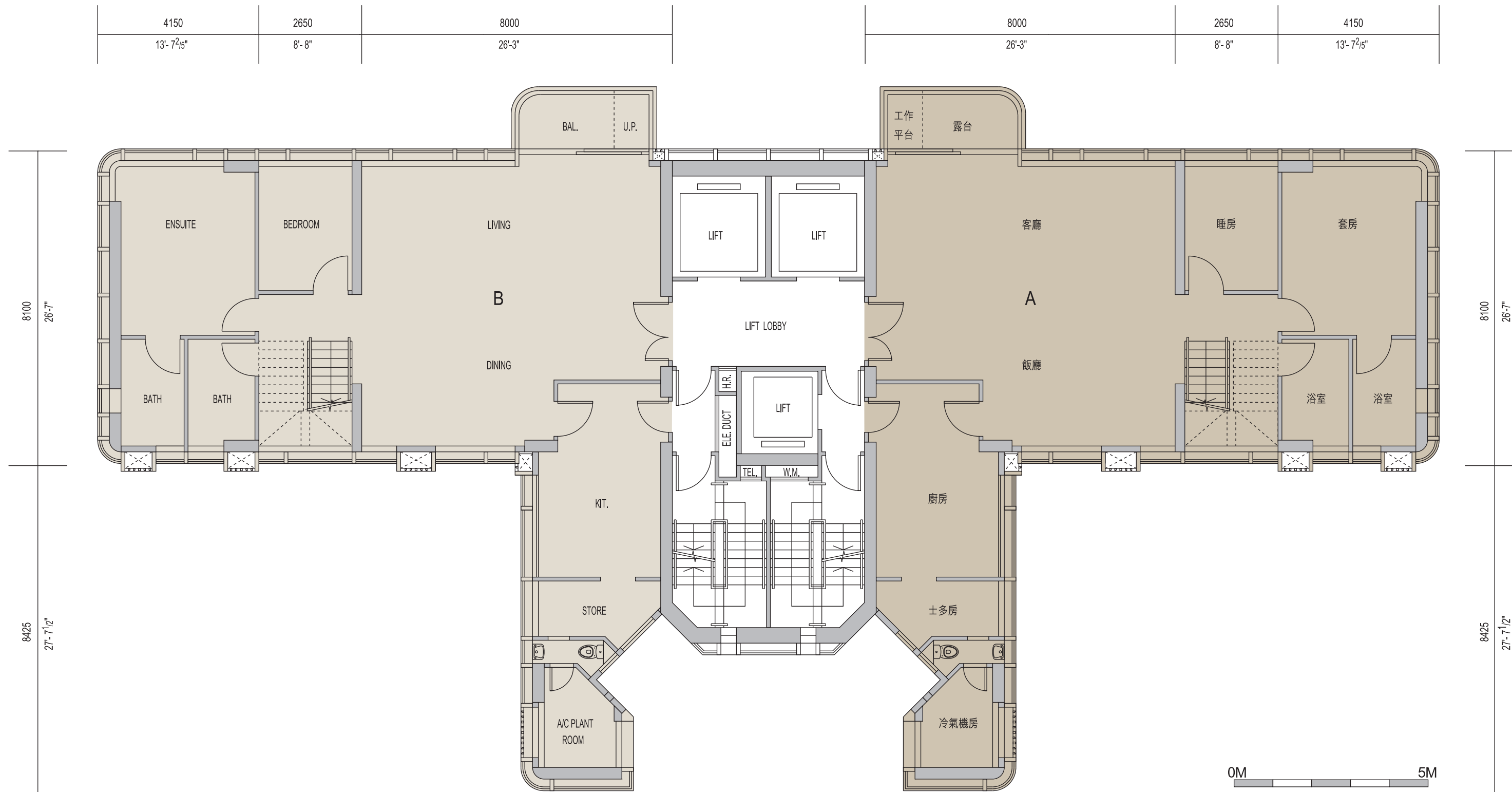
樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) Saleable Area (Including Balcony & Utility Platform)		另 Plus		單位有蓋面積 Unit Covered Area	單位所分攤的公用地方面積 Apportioned Share of Common Area	建築面積 Gross Floor Area		其他面積 Other Area	
		露台 Balcony	工作平台 Utility Platform	冷氣機房面積 A/C Plant Room Area	平台 Flat Roof			天台 Roof			
30/F - 39/F	A	1,566	40	16	47	1,613	403	2,016	---	---	
	B	1,566	40	16	47	1,613	403	2,016	---	---	



# 40/F 平面圖

## FLOOR PLAN

低層複式 Lower Duplex



### 附註:

- 露台、工作平台、平台和天台均為不可封閉之地方。
- 住宅樓層由6樓開始，不設14、24及34樓。
- 部分樓層外牆設有建築裝飾及或外露喉管，詳細資料請參考最後批准之建築圖則。
- 住宅樓層高度：
  - 6樓至36樓：約10呎8吋(3.255米)
  - 37樓至40樓及42樓：約11呎6吋(3.500米)
  - 41樓及43樓：約11呎3吋(3.430米)
 住宅樓層高度指該樓層之石原地台面與上一層石原地台面之高度距離。住宅單位之內部樓底將會因應其結構、建築及或裝修設計上的差異而有所不同。
- 部分住宅單位客/飯廳、睡房、土多房、走廊及或廚房之裝飾橫樑內裝置冷氣喉管及/或其他機電設備。
- 層數較高單位由於個別結構牆較低層單位稍薄，因而室內空間或會稍為增多。
- 圖中所有住宅單位尺寸只供參考用途。
- 所有圖則以相關政府部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。
- 實用面積包括露台(如有)、工作平台(如有)、玻璃幕牆(如有)及非結構性外牆預製組件(如有)面積，但不包括窗台面積(如有)、其他面積(如有)、冷氣機房(如有)、泳池過濾系統機房(如有)及水泵房(如有)面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部分起計算。
- 單位有蓋面積包括實用面積及窗台(如有)及冷氣機房面積(如有)。
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
- 單位所分攤的公用地方面積包括但不限於住宅之各樓層之電梯大堂、樓梯、樓梯及康樂設施面積等(如有關面積屬公用部分)。但不包括各停車場樓層面積。
- 根據買賣合約，上述之面積均以平方米列明。上述所列之面積則以1平方米=10.764平方呎換算並以四捨五入至整數平方呎。

### Remarks:

- Balconies, utility platforms, flat roofs and roofs are non-enclosed areas.
- Residential floors are on 6/F and above. There are no 14/F, 24/F and 34/F.
- There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
- Residential floor-to-floor height:
  - 6/F to 36/F - Approx. 10'-8" (3.255m)
  - 37/F to 40/F, 42/F - Approx. 11'-6" (3.500m)
  - 41/F & 43/F - Approx. 11'-3" (3.430m)
 Residential floor height refer to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor; the internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
- There may be some ceiling bulkheads at living/dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning system and/or M&E services.
- The internal space of residential units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of localized structural walls at those upper floors.
- All dimensions of residential units are for reference only.
- All plans are subject to final approval of the relevant Government authorities. The Vendor reserves the right to amend the plans in accordance with the Formal Agreement for Sale and Purchase.
- Saleable Area includes areas of balcony (if any), utility platform (if any), curtain wall (if any) and non-structural prefabricated external wall (if any) but does not include the areas of bay window (if any) or Other Areas (if any) or A/C plant room (if any) or filtration plant room (if any) & water pump room (if any). Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.
- Unit Covered Area includes the Saleable Area and areas of bay window (if any) and A/C Plant Room (if any).
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- Apportioned Share of Common Area includes, but not limited to lift lobbies, lift shafts, staircases of residential floors and recreational facilities area, etc. (to the extent forming common parts). All carpark floor areas are excluded from the Apportioned Share of Common Area.
- The Areas will be specified in square metres in the Formal Agreement for Sale and Purchase. These areas have been converted to square feet based on a conversion rate of 1 square meter = 10.764 square feet and rounded in square feet.

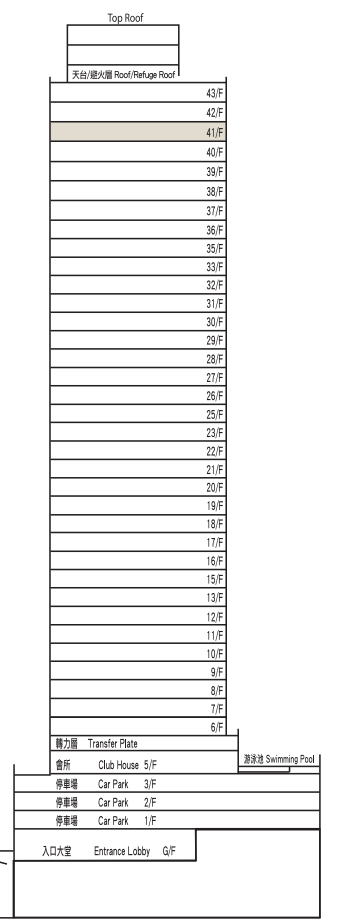
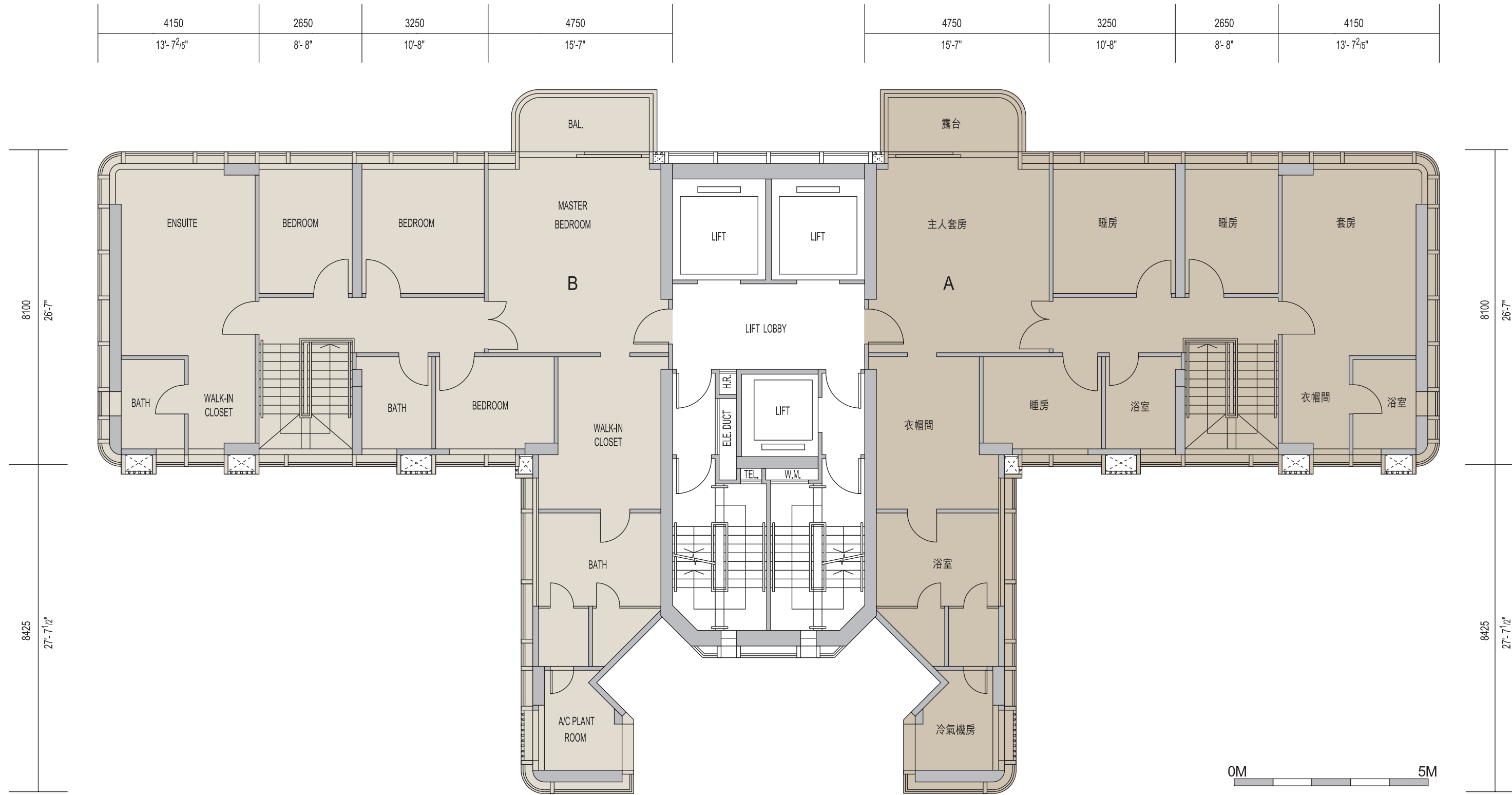
Area Schedule面積表 (Area: sq. ft. 面積: 平方呎)

樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) Saleable Area (Including Balcony & Utility Platform)			另 Plus		單位有蓋面積 Unit Covered Area	單位所分攤的公用地方面積 Apportioned Share of Common Area	建築面積 Gross Floor Area		其他面積 Other Area	
		露台 Balcony	工作平台 Utility Platform	冷氣機房面積 A/C Plant Room Area	平台 Flat Roof	天台 Roof						
40/F & 41/F	A	3,128	97	16	99	3,227	807	4,034	---	---		
	B	3,128	97	16	99	3,227	807	4,034	---	---		

# 41/F 平面圖

## FLOOR PLAN

高層複式 Upper Duplex



**附註:**

- 露台、工作平台、平台和天台均為不可封閉之地方。
- 住宅樓層由6樓開始，不設14、24及34樓。
- 部分樓層外牆設有建築裝飾及或外露喉管，詳細資料請參考最後批准之建築圖則。
- 住宅樓層高度：
  - 6樓至36樓：約10呎8吋(3.255米)
  - 37樓至40樓及42樓：約11呎6吋(3.500米)
  - 41樓及43樓：約11呎3吋(3.430米)
 住宅樓層高度指該樓層之石屎地台與上一層石屎地台之高度距離。住宅單位之內部樓底將會因應其結構、建築及或裝修設計上之差異而有所不同。
- 部分住宅單位客/飯廳、睡房、土多房、走廊及或廚房之裝飾橫樑內裝置冷氣喉管及/或其他機電設備。
- 層數較高單位由於個別結構牆較低層單位稍薄，因而室內空間或會稍為增多。
- 圖中所有住宅單位尺寸只供參考用途。
- 所有圖則以相關政府部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。
- 實用面積包括露台(如有)、工作平台(如有)、玻璃幕牆(如有)及非結構性外牆預製組件(如有)面積，但不包括窗台面積(如有)、其他面積(如有)、冷氣機房(如有)、泳池過濾系統機房(如有)及水泵房(如有)面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部分起計算。
- 單位有蓋面積包括實用面積及窗台(如有)及冷氣機房面積(如有)。
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
- 單位所分攤的公用地方面積包括但不限於住宅之各樓層之電梯大堂、電梯槽、樓梯及康樂設施面積等(如有關面積屬公用部分)。但不包括各停車場樓層面積。
- 根據買賣合約，上述之面積均以平方米列明。上述所列之面積則以1平方米=10.764平方呎換算並以四捨五入至整數平方呎。

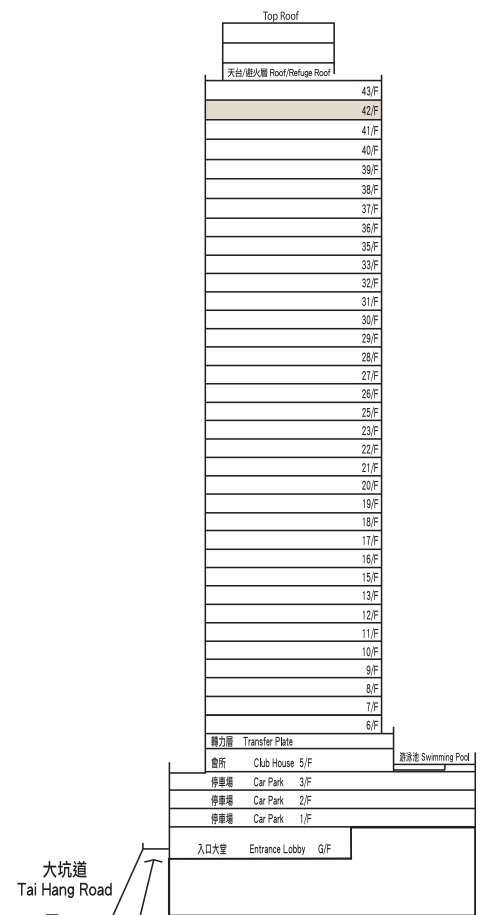
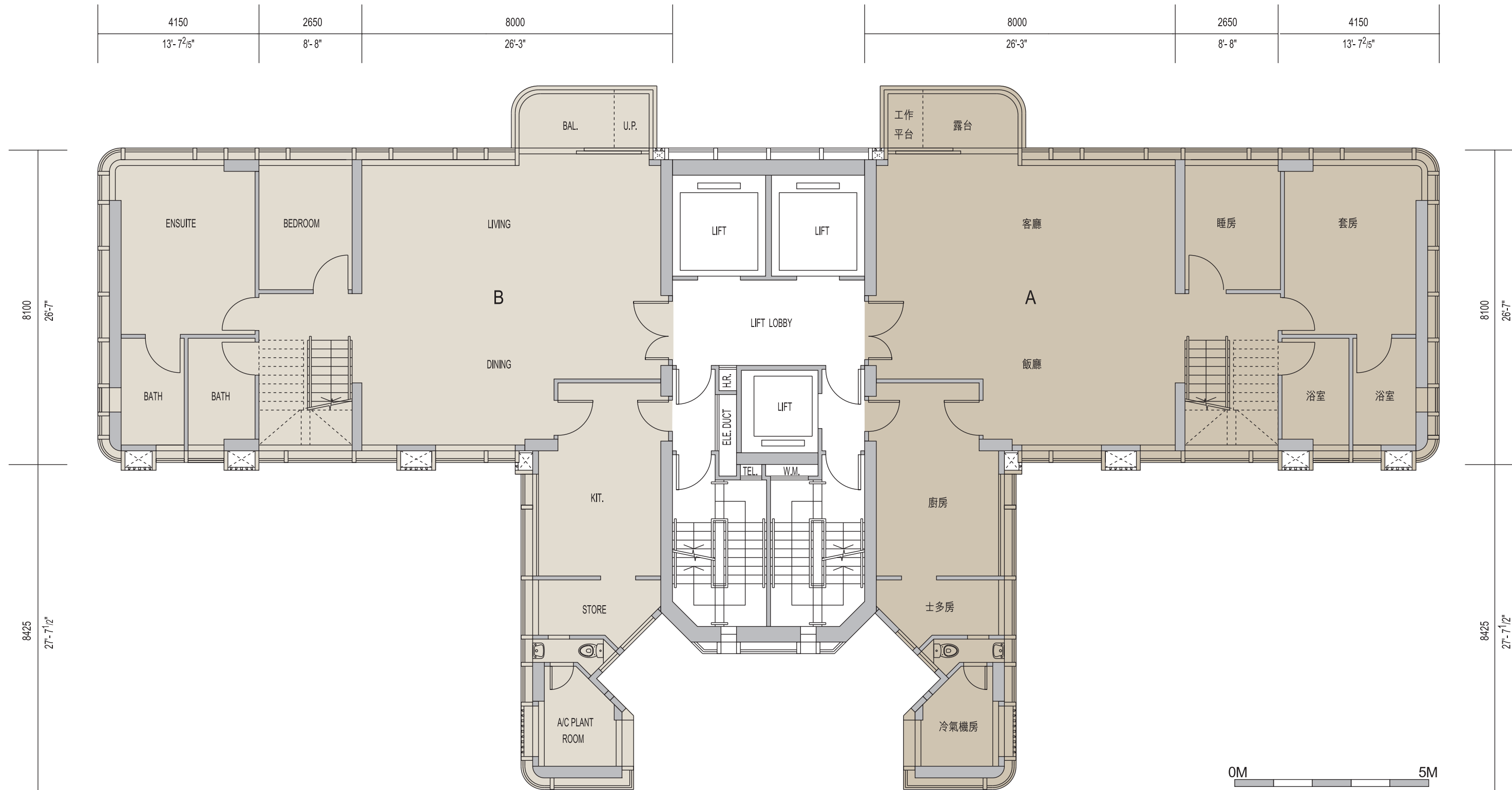
**Remarks:**

- Balconies, utility platforms, flat roofs and roofs are non-enclosed areas.
- Residential floors are on 6/F and above. There are no 14/F, 24/F and 34/F.
- There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
- Residential floor-to-floor height:
  - 6/F to 36/F - Approx. 10'-8" (3.255m)
  - 37/F to 40/F, 42/F - Approx. 11'-6" (3.500m)
  - 41/F & 43/F - Approx. 11'-3" (3.430m)
 Residential floor height refer to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor; the internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
- There may be some ceiling bulkheads at living/dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning system and/or M&E services.
- The internal space of residential units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of localized structural walls at those upper floors.
- All dimensions of residential units are for reference only.
- All plans are subject to final approval of the relevant Government authorities. The Vendor reserves the right to amend the plans in accordance with the Formal Agreement for Sale and Purchase.
- Saleable Area includes areas of balcony (if any), utility platform (if any), curtain wall (if any) and non-structural prefabricated external wall (if any) but does not include the areas of bay window (if any) or Other Areas (if any) or A/C plant room (if any) or filtration plant room (if any) & water pump room (if any). Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.
- Unit Covered Area includes the Saleable Area and areas of bay window (if any) and A/C Plant Room (if any).
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- Apportioned Share of Common Area includes, but not limited to lift lobbies, lift shafts, staircases of residential floors and recreational facilities area, etc. (to the extent forming common parts). All carpark floor areas are excluded from the Apportioned Share of Common Area.
- The Areas will be specified in square metres in the Formal Agreement for Sale and Purchase. These areas have been converted to square feet based on a conversion rate of 1 square meter = 10.764 square feet and rounded in square feet.

# 42/F 平面圖

## FLOOR PLAN

低層複式 Lower Duplex



### 附註:

- 露台、工作平台、平台和天台均為不可封閉之地方。
- 住宅樓層由6樓開始，不設14、24及34樓。
- 部分樓層外牆設有建築裝飾及或外置喉管，詳細資料請參考最後批准之建築圖則。
- 住宅樓層高度：
  - 6樓至36樓：約10呎8吋(3.255米)
  - 37樓至40樓及42樓：約11呎6吋(3.500米)
  - 41樓及43樓：約11呎3吋(3.430米)
 住宅樓層高度指該樓層之石原地台面與上一層石原地台面之高度距離。住宅單位之內部樓底將會因應其結構、建築及或裝修設計上的差異而有所不同。
- 部分住宅單位客廳/飯廳、睡房、士多房、走廊及或廚房之裝飾橫樑內裝置冷氣喉管及/或其他機電設備。
- 層數較高單位由於個別結構牆較低層單位稍薄，因而室內空間或會稍為增多。
- 圖中所有住宅單位尺寸只供參考用途。
- 所有圖則以相關政府部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。
- 實用面積包括露台(如有)、工作平台(如有)、玻璃幕牆(如有)及非結構性外牆預製組件(如有)面積，但不包括窗台面積(如有)、其他面積(如有)、冷氣機房(如有)、泳池過濾系統機房(如有)及水泵房(如有)面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部分起計算。
- 單位有蓋面積包括實用面積及窗台(如有)及冷氣機房面積(如有)。
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
- 單位所分攤的公用地方面積包括但不限於住宅之各樓層之電梯大堂、電梯槽、樓梯及康樂設施面積等(如有關面積屬公用部分)。但不包括各停車場樓層面積。
- 根據買賣合約，上述之面積均以平方米列明。上述所列之面積則以1平方米=10.764平方呎換算並以四捨五入至整數平方呎。

### Remarks:

- Balconies, utility platforms, flat roofs and roofs are non-enclosed areas.
- Residential floors are on 6/F and above. There are no 14/F, 24/F and 34/F.
- There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
- Residential floor-to-floor height:
  - 6/F to 36/F - Approx. 10'-8" (3.255m)
  - 37/F to 40/F, 42/F - Approx. 11'-6" (3.500m)
  - 41/F & 43/F - Approx. 11'-3" (3.430m)
 Residential floor height refer to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor; the internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
- There may be some ceiling bulkheads at living/dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning system and/or M&E services.
- The internal space of residential units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of localized structural walls at those upper floors.
- All dimensions of residential units are for reference only.
- All plans are subject to final approval of the relevant Government authorities. The Vendor reserves the right to amend the plans in accordance with the Formal Agreement for Sale and Purchase.
- Saleable Area includes areas of balcony (if any), utility platform (if any) and non-structural prefabricated external wall (if any) but does not include the areas of bay window (if any) or Other Areas (if any) or A/C plant room (if any) or filtration plant room (if any) & water pump room (if any). Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.
- Unit Covered Area includes the Saleable Area and areas of bay window (if any) and A/C Plant Room (if any).
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- Apportioned Share of Common Area includes, but not limited to lift lobbies, lift shafts, staircases of residential floors and recreational facilities area, etc. (to the extent forming common parts). All carpark floor areas are excluded from the Apportioned Share of Common Area.
- The Areas will be specified in square metres in the Formal Agreement for Sale and Purchase. These areas have been converted to square feet based on a conversion rate of 1 square meter = 10.764 square feet and rounded in square feet.

Area Schedule面積表 (Area: sq. ft. 面積: 平方呎)

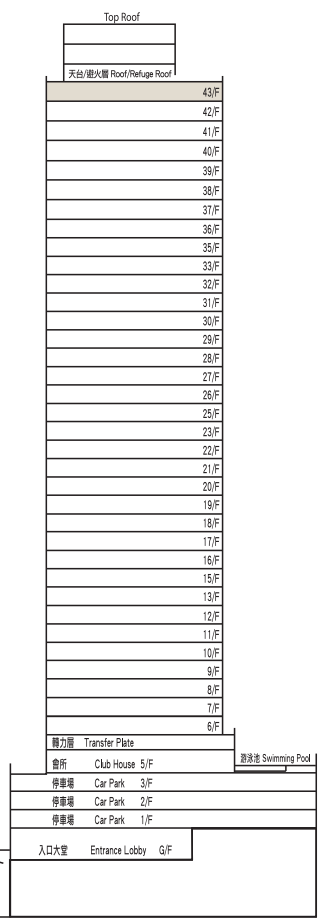
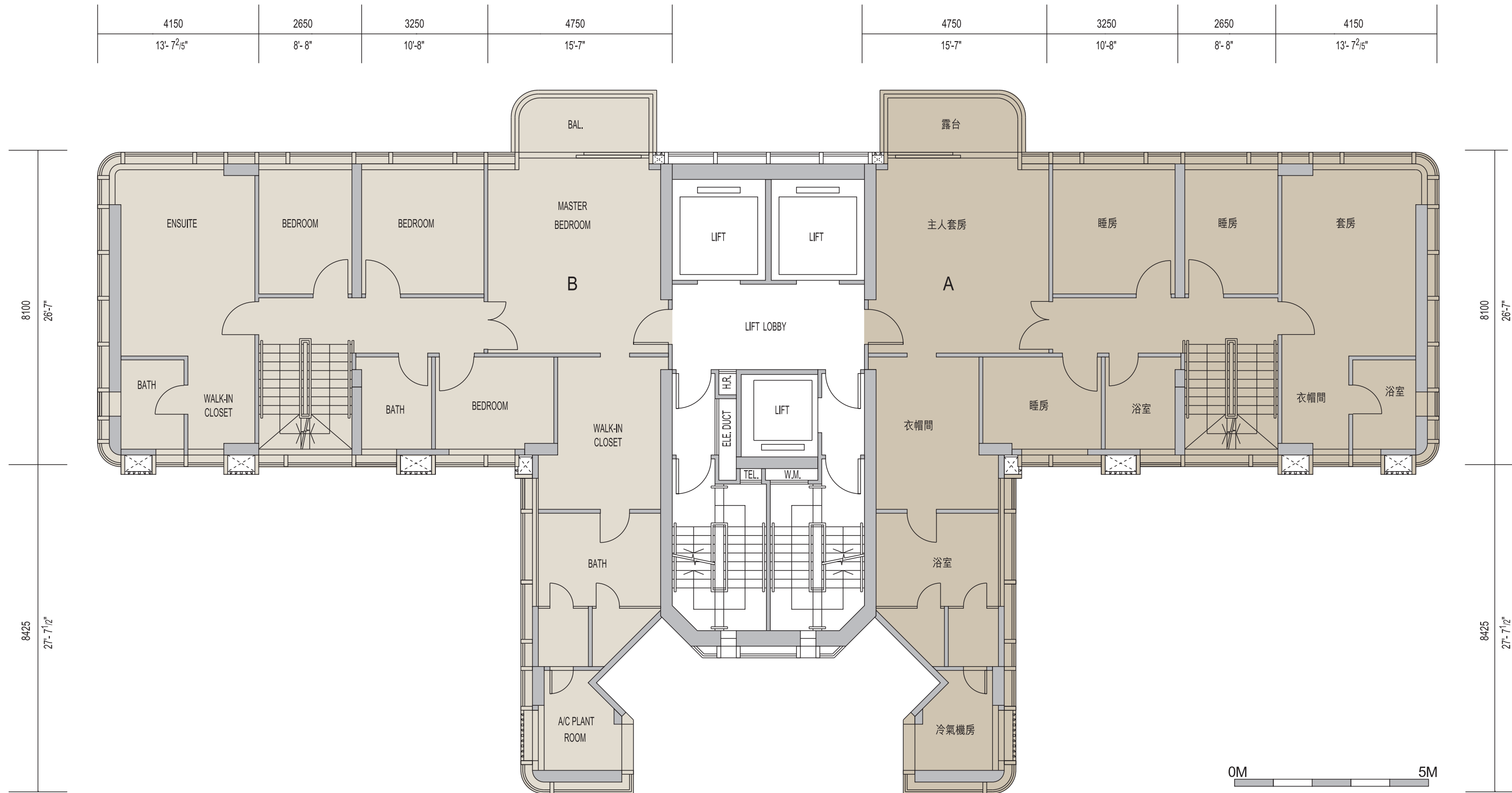
樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) Saleable Area (Including Balcony & Utility Platform)	露台 Balcony	工作平台 Utility Platform	另 Plus		單位所分攤的公用地方面積 Apportioned Share of Common Area	其他面積 Other Area	
					冷氣機房面積 A/C Plant Room Area	單位有蓋面積 Unit Covered Area		平台 Flat Roof	天台 Roof
42/F & 43/F	A	3,128	97	16	99	3,227	807	---	383
	B	3,128	97	16	99	3,227	807	---	383



# 43/F 平面圖

## FLOOR PLAN

高層複式 Upper Duplex



- 附註：**
- 露台、工作平台、平台和天台均為不可封閉之地方。
  - 住宅樓層由6樓開始，不設14、24及34樓。
  - 部分樓層外牆設有建築裝飾及或外露喉管，詳細資料請參考最後批准之建築圖則。
  - 住宅樓層高度：
    - 6樓至36樓：約10呎8吋(3.255米)
    - 37樓至40樓及42樓：約11呎6吋(3.500米)
    - 41樓及43樓：約11呎3吋(3.430米)
 住宅樓層高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。住宅單位之內部樓底將會因應其結構、建築及裝修設計上之差異而有所不同。
  - 部分住宅單位客/飯廳、睡房、士多房、走廊及或廚房之裝飾橫樑內裝置冷氣喉管及/或其他機電設備。
  - 層數較高單位由於個別結構牆較低層單位稍薄，因而室內空間或會稍為增多。
  - 圖中所有住宅單位尺寸只供參考用途。
  - 所有圖則以相關政府部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。
  - 實用面積包括露台(如有)、工作平台(如有)、玻璃幕牆(如有)及非結構性外牆預製組件(如有)面積，但不包括窗台面積(如有)、其他面積(如有)、冷氣機房(如有)、泳池過濾系統機房(如有)及水泵房(如有)面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部分起計算。
  - 單位有蓋面積包括實用面積及窗台(如有)及冷氣機房面積(如有)。
  - 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
  - 單位所分攤的公用地方面積包括但不限於住宅之各樓層之電梯大堂、電梯槽、樓梯及康樂設施面積等(如有關面積屬公用部分)。但不包括各停車場樓層面積。
  - 根據買賣合約，上述之面積均以平方米列明。上述所列之面積則以1平方米=10.764平方呎換算並以四捨五入至整數平方呎。

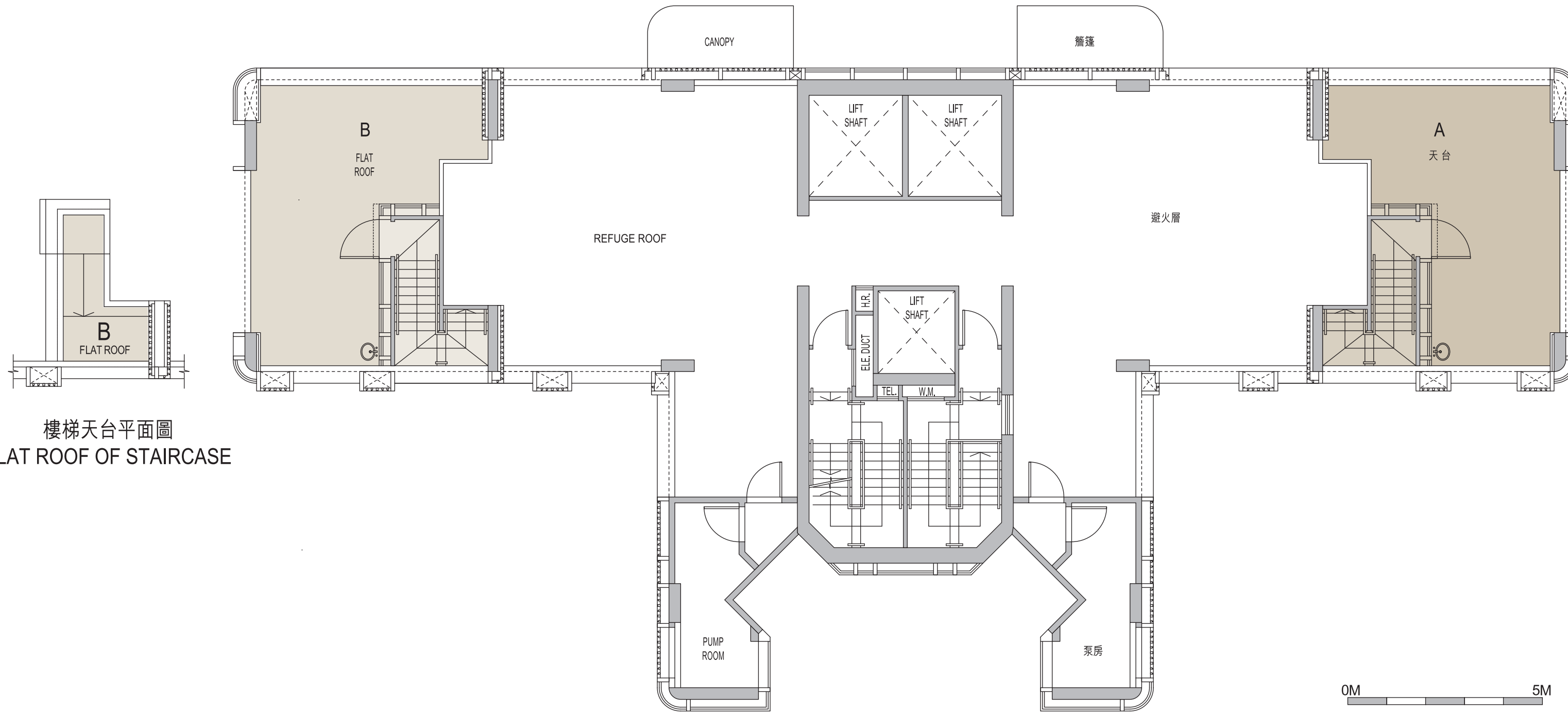
- Remarks:**
- Balconies, utility platforms, flat roofs and roofs are non-enclosed areas.
  - Residential floors are on 6/F and above. There are no 14/F, 24/F and 34/F.
  - There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
  - Residential floor-to-floor height:
    - 6/F to 36/F - Approx. 10'-8" (3.255m)
    - 37/F to 40/F, 42/F - Approx. 11'-6" (3.500m)
    - 41/F & 43/F - Approx. 11'-3" (3.430m)
 Residential floor height refer to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor; the internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
  - There may be some ceiling bulkheads at living/dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning system and/or M&E services.
  - The internal space of residential units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of localized structural walls at those upper floors.
  - All dimensions of residential units are for reference only.
  - All plans are subject to final approval of the relevant Government authorities. The Vendor reserves the right to amend the plans in accordance with the Formal Agreement for Sale and Purchase.
  - Saleable Area includes areas of balcony (if any), utility platform (if any), curtain wall (if any) and non-structural prefabricated external wall (if any) but does not include the areas of bay window (if any) or Other Areas (if any) or A/C plant room (if any) or filtration plant room (if any) & water pump room (if any). Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.
  - Unit Covered Area includes the Saleable Area and areas of bay window (if any) and A/C Plant Room (if any).
  - Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
  - Apportioned Share of Common Area includes, but not limited to lift lobbies, lift shafts, staircases of residential floors and recreational facilities area, etc. (to the extent forming common parts). All carpark floor areas are excluded from the Apportioned Share of Common Area.
  - The Areas will be specified in square metres in the Formal Agreement for Sale and Purchase. These areas have been converted to square feet based on a conversion rate of 1 square meter = 10.764 square feet and rounded in square feet.

大坑道  
Tai Hang Road

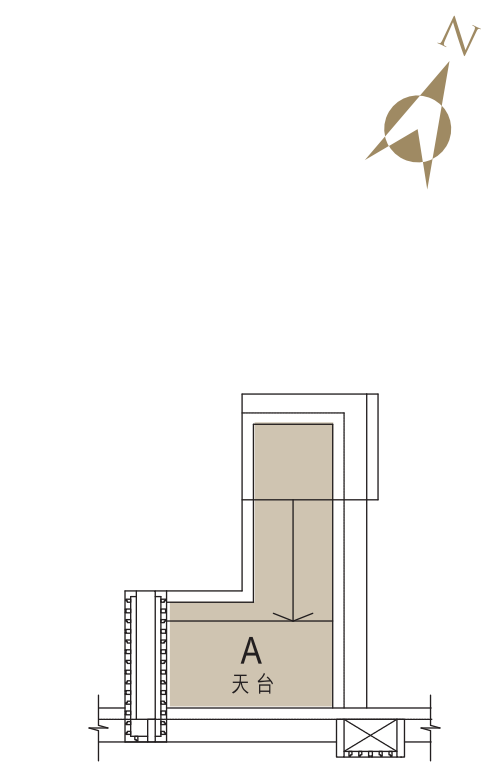


# ROOF 天台平面圖

## PLAN



樓梯天台平面圖  
FLAT ROOF OF STAIRCASE



樓梯天台平面圖  
FLAT ROOF OF STAIRCASE

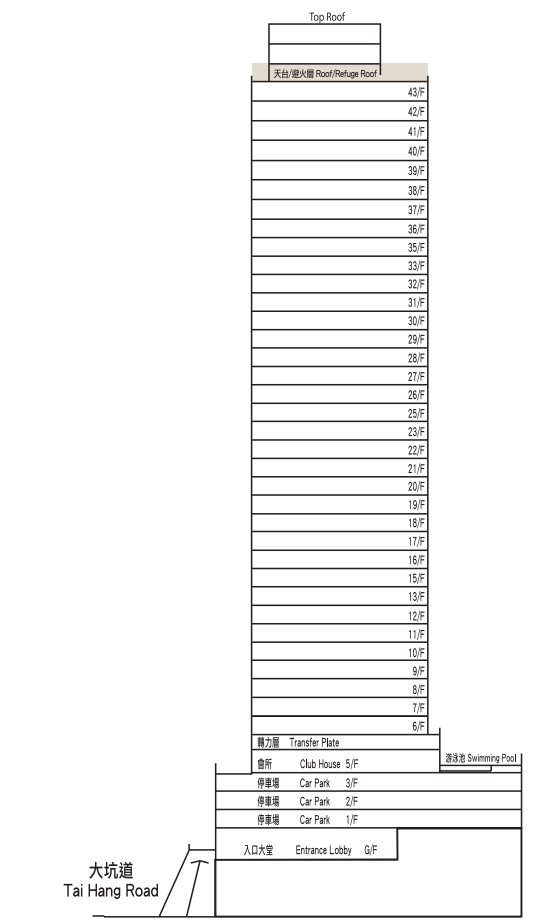


**附註：**

- 1 露台、工作平台、平台和天台均為不可封閉之地方。
- 2 住宅樓層由6樓開始，不設14、24及34樓。
- 3 部分樓層外牆設有建築裝飾及或外置喉管，詳細資料請參考最後批准之建築圖則。
- 4 住宅樓層高度：
  - 6樓至36樓：約10呎8吋(3.255米)
  - 37樓至40樓及42樓：約11呎6吋(3.500米)
  - 41樓及43樓：約11呎3吋(3.430米)
 住宅樓層高度指該樓層之石屎地台與上一層石屎地台之高度距離。住宅單位之內部樓底將會因應其結構、建築及或裝修設計上的差異而有所不同。
- 5 部分住宅單位客/飯廳、睡房、士多房、走廊及或廚房之裝飾橫樑內裝置冷氣喉管及/或其他機電設備。
- 6 層數較高單位由於個別結構牆較低層單位稍薄，因而室內空間或會稍為增多。
- 7 圖中所有住宅單位尺寸只供參考用途。
- 8 所有圖則以相關政府部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。
- 9 實用面積包括露台(如有)、工作平台(如有)、玻璃幕牆(如有)及非結構性外牆預製組件(如有)面積，但不包括窗台面積(如有)、其他面積(如有)、冷氣機房(如有)、泳池過濾系統機房(如有)及水泵房(如有)面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部分起計算。
- 10 單位有蓋面積包括實用面積及窗台(如有)及冷氣機房面積(如有)。
- 11 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
- 12 單位所分攤的公用地方面積包括但不限於住宅之各樓層之電梯大堂、電梯槽、樓梯及康樂設施面積等(如有關面積屬公用部分)。但不包括各停車場樓層面積。
- 13 根據買賣合約，上述之面積均以平方米列明。上述所列之面積則以1平方米=10.764平方呎換算並以四捨五入至整數平方呎。

**Remarks:**

- 1 Balconies, utility platforms, flat roofs and roofs are non-enclosed areas.
- 2 Residential floors are on 6/F and above. There are no 14/F, 24/F and 34/F.
- 3 There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
- 4 Residential floor-to-floor height:
  - 6/F to 36/F - Approx. 10'-8" (3.255m)
  - 37/F to 40/F, 42/F - Approx. 11'-6" (3.500m)
  - 41/F & 43/F - Approx. 11'-3" (3.430m)
 Residential floor height refer to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor; the internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
- 5 There may be some ceiling bulkheads at living/dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning system and/or M&E services.
- 6 The internal space of residential units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of localized structural walls at those upper floors.
- 7 All dimensions of residential units are for reference only.
- 8 All plans are subject to final approval of the relevant Government authorities. The Vendor reserves the right to amend the plans in accordance with the Formal Agreement for Sale and Purchase.
- 9 Saleable Area includes areas of balcony (if any), utility platform (if any), curtain wall (if any) and non-structural prefabricated external wall (if any) but does not include the areas of bay window (if any) or Other Areas (if any) or A/C plant room (if any) or filtration plant room (if any) & water pump room (if any). Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.
- 10 Unit Covered Area includes the Saleable Area and areas of bay window (if any) and A/C Plant Room (if any).
- 11 Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 12 Apportioned Share of Common Area includes, but not limited to lift lobbies, lift shafts, staircases of residential floors and recreational facilities area, etc. (to the extent forming common parts). All carpark floor areas are excluded from the Apportioned Share of Common Area.
- 13 The Areas will be specified in square metres in the Formal Agreement for Sale and Purchase. These areas have been converted to square feet based on a conversion rate of 1 square meter = 10.764 square feet and rounded in square feet.



# AREA 單位面積表

## SCHEDULE OF UNITS

**物業名稱**：春暉8號

**郵寄地址**：香港春暉臺8號

**Name of the Development**：The Signature

**Postal Address**：No. 8 Chun Fai Terrace, Hong Kong

樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) Saleable Area (Including Balcony & Utility Platform)	露台 Balcony	工作平台 Utility Platform	另 Plus	單位有蓋 面積 Unit Covered Area	單位所分攤之 公用地方 面積 Apportioned Share of Common Area	建築面積 Gross Floor Area	其他面積 Other Area	
					冷氣機房 面積 A/C Plant Room Area				平台 Flat Roof	天台 Roof
6/F	A	1,566	40	16	47	1,613	403	2,016	606	-
	B	1,566	40	16	47	1,613	403	2,016	988	-
7/F   39/F	A	1,566	40	16	47	1,613	403	2,016	-	-
	B	1,566	40	16	47	1,613	403	2,016	-	-
40/F & 41/F	A	3,128	97	16	99	3,227	807	4,034	-	-
	B	3,128	97	16	99	3,227	807	4,034	-	-
42/F & 43/F	A	3,128	97	16	99	3,227	807	4,034	-	383
	B	3,128	97	16	99	3,227	807	4,034	-	383

(單位：平方呎/ Unit: Square Feet)

**附註：**

- 露台、工作平台、平台和天台均為不可封閉之地方。
- 住宅樓層由6樓開始，不設14、24及34樓。
- 部分樓層外牆設有建築裝飾及或外露喉管，詳細資料請參考最後批准之建築圖則。
- 住宅樓層高度：
  - 6樓至36樓：約10呎8吋(3.255米)
  - 37樓至40樓及42樓：約11呎6吋(3.500米)
  - 41樓及43樓：約11呎3吋(3.430米)
 住宅樓層高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。住宅單位之內部樓底將會因應其結構、建築及或裝修設計上的差異而有所不同。
- 部分住宅單位客/飯廳、睡房、土多房、走廊及或廚房之裝飾橫樑內裝置冷氣喉管及/或其他機電設備。
- 層數較高單位由於個別結構牆較低層單位稍薄，因而室內空間或會稍為增多。
- 圖中所有住宅單位尺寸只供參考用途。
- 所有圖則以相關政府部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。
- 實用面積包括露台(如有)、工作平台(如有)、玻璃幕牆(如有)及非結構性外牆預製組件(如有)面積，但不包括窗台面積(如有)、其他面積(如有)、冷氣機房(如有)、泳池過濾系統機房(如有)及水泵房(如有)面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部分起計算。
- 單位有蓋面積包括實用面積及窗台(如有)及冷氣機房面積(如有)。
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
- 單位所分攤的公用地方面積包括但不限於住宅之各樓層之電梯大堂、電梯槽、樓梯及康樂設施面積等(如有關面積屬公用部分)。但不包括各停車場樓層面積。
- 根據買賣合約，上述之面積均以平方米列明。上述所列之面積則以1平方米=10.764平方呎換算並以四捨五入至整數平方呎。

**Remarks:**

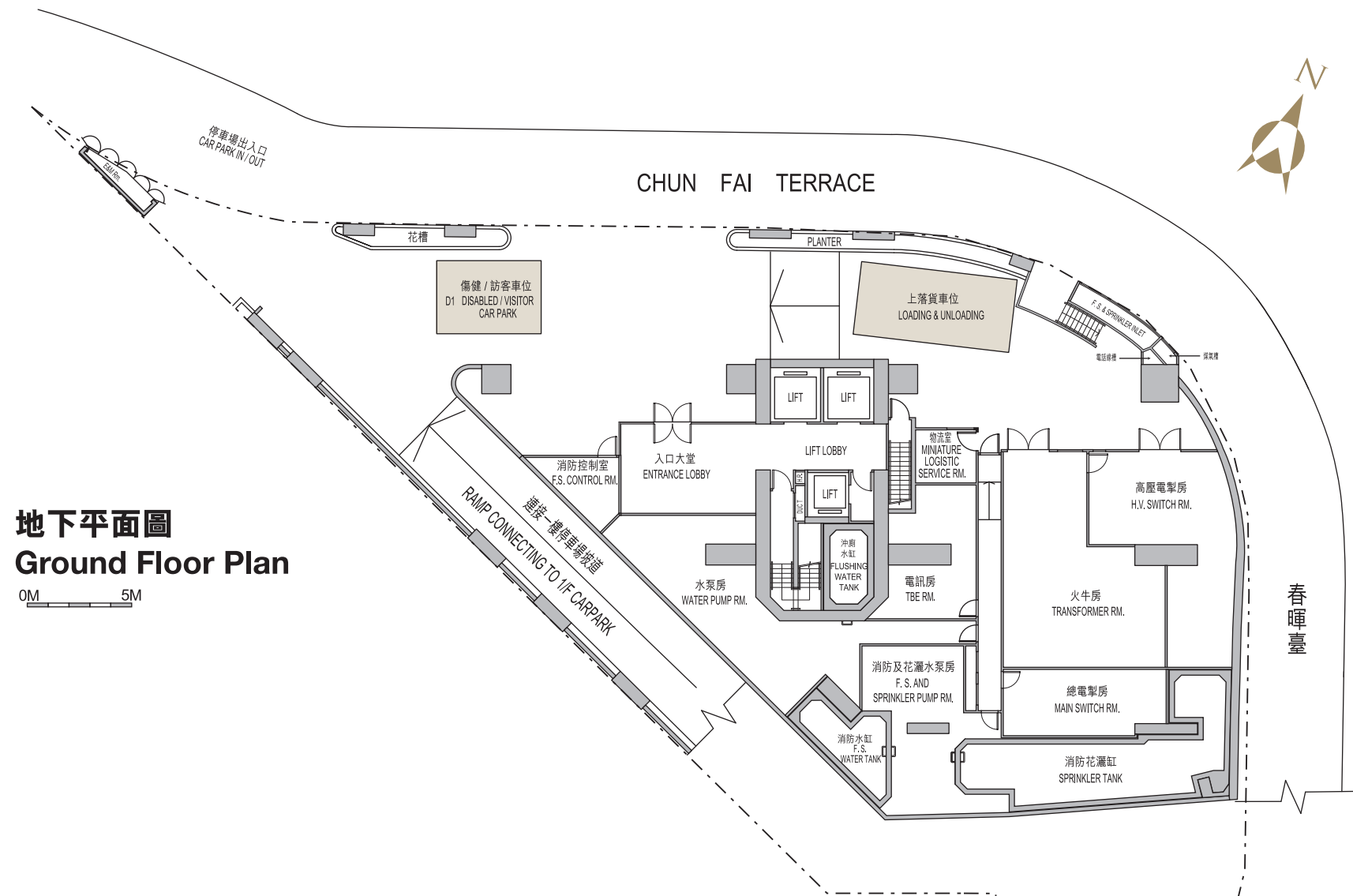
- Balconies, utility platforms, flat roofs and roofs are non-enclosed areas.
- Residential floors are on 6/F and above. There are no 14/F, 24/F and 34/F.
- There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
- Residential floor-to-floor height:
  - 6/F to 36/F - Approx. 10'-8" (3.255m)
  - 37/F to 40/F, 42/F - Approx. 11'-6" (3.500m)
  - 41/F & 43/F - Approx. 11'-3" (3.430m)
 Residential floor height refer to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor; the internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
- There may be some ceiling bulkheads at living/dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning system and/or M&E services.
- The internal space of residential units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of localized structural walls at those upper floors.
- All dimensions of residential units are for reference only.
- All plans are subject to final approval of the relevant Government authorities. The Vendor reserves the right to amend the plans in accordance with the Formal Agreement for Sale and Purchase.
- Saleable Area includes areas of balcony (if any), utility platform (if any), curtain wall (if any) and non-structural prefabricated external wall (if any) but does not include the areas of bay window (if any) or Other Areas (if any) or A/C plant room (if any) or filtration plant room (if any) & water pump room (if any). Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.
- Unit Covered Area includes the Saleable Area and areas of bay window (if any) and A/C Plant Room (if any).
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- Apportioned Share of Common Area includes, but not limited to lift lobbies, lift shafts, staircases of residential floors and recreational facilities area, etc. (to the extent forming common parts). All carpark floor areas are excluded from the Apportioned Share of Common Area.
- The Areas will be specified in square metres in the Formal Agreement for Sale and Purchase. These areas have been converted to square feet based on a conversion rate of 1 square meter = 10.764 square feet and rounded in square feet.

# 停車場平面圖

## CAR PARK FLOOR PLAN

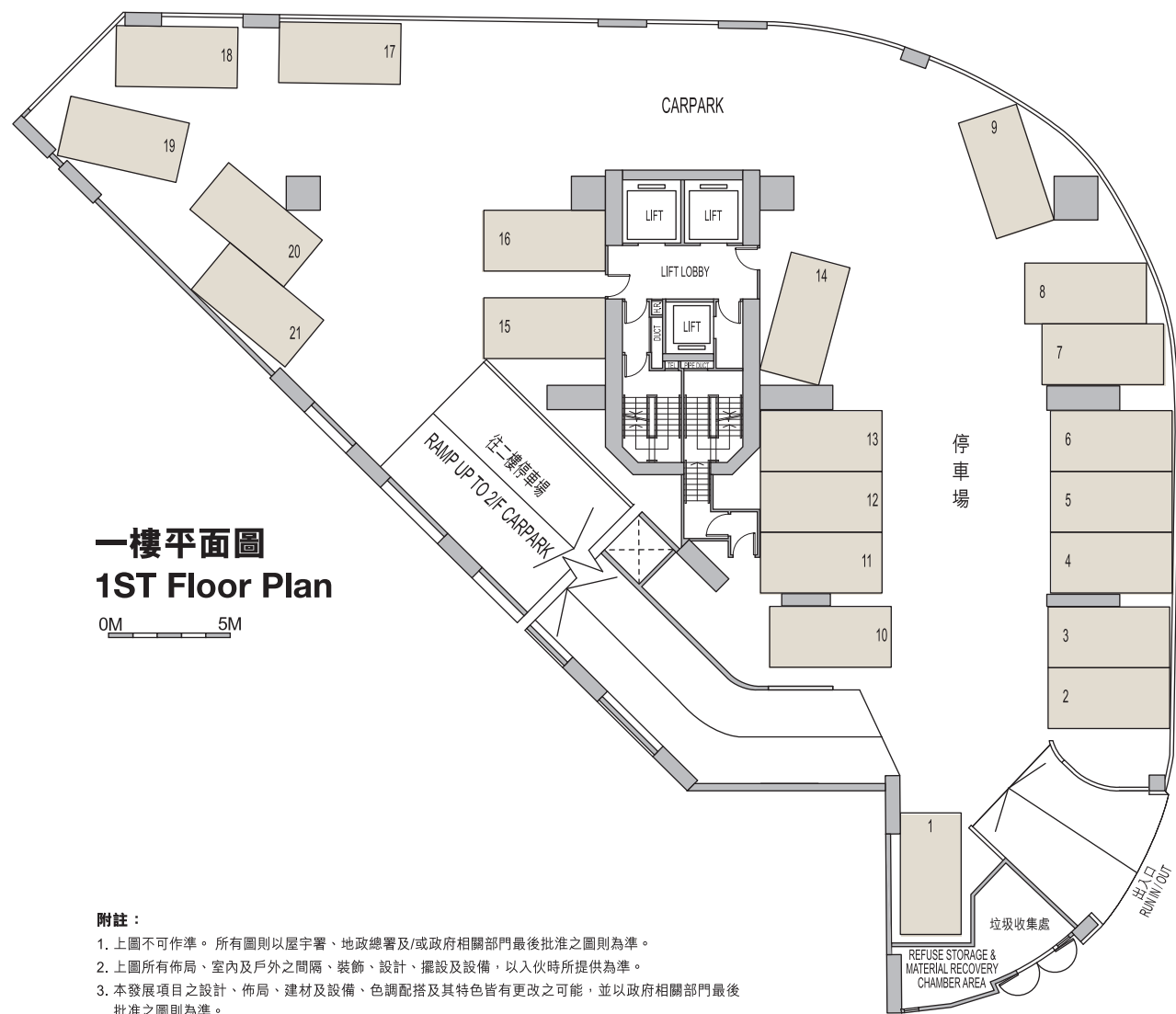
# 地下入口大堂及停車場

## G/F - LOBBY & CAR PARK



地下平面圖  
Ground Floor Plan

0M 5M



一樓平面圖  
1ST Floor Plan

0M 5M

- 附註:
1. 上圖不可作準。所有圖則以屋宇署、地政總署及/或政府相關部門最後批准之圖則為準。
  2. 上圖所有佈局、室內及戶外之開隔、裝飾、設計、擺設及設備，以入伙時所提供為準。
  3. 本發展項目之設計、佈局、建材及設備、色調配搭及其特色皆有更改之可能，並以政府相關部門最後批准之圖則為準。
  4. 中英文版本如有歧義，以英文版本為準。

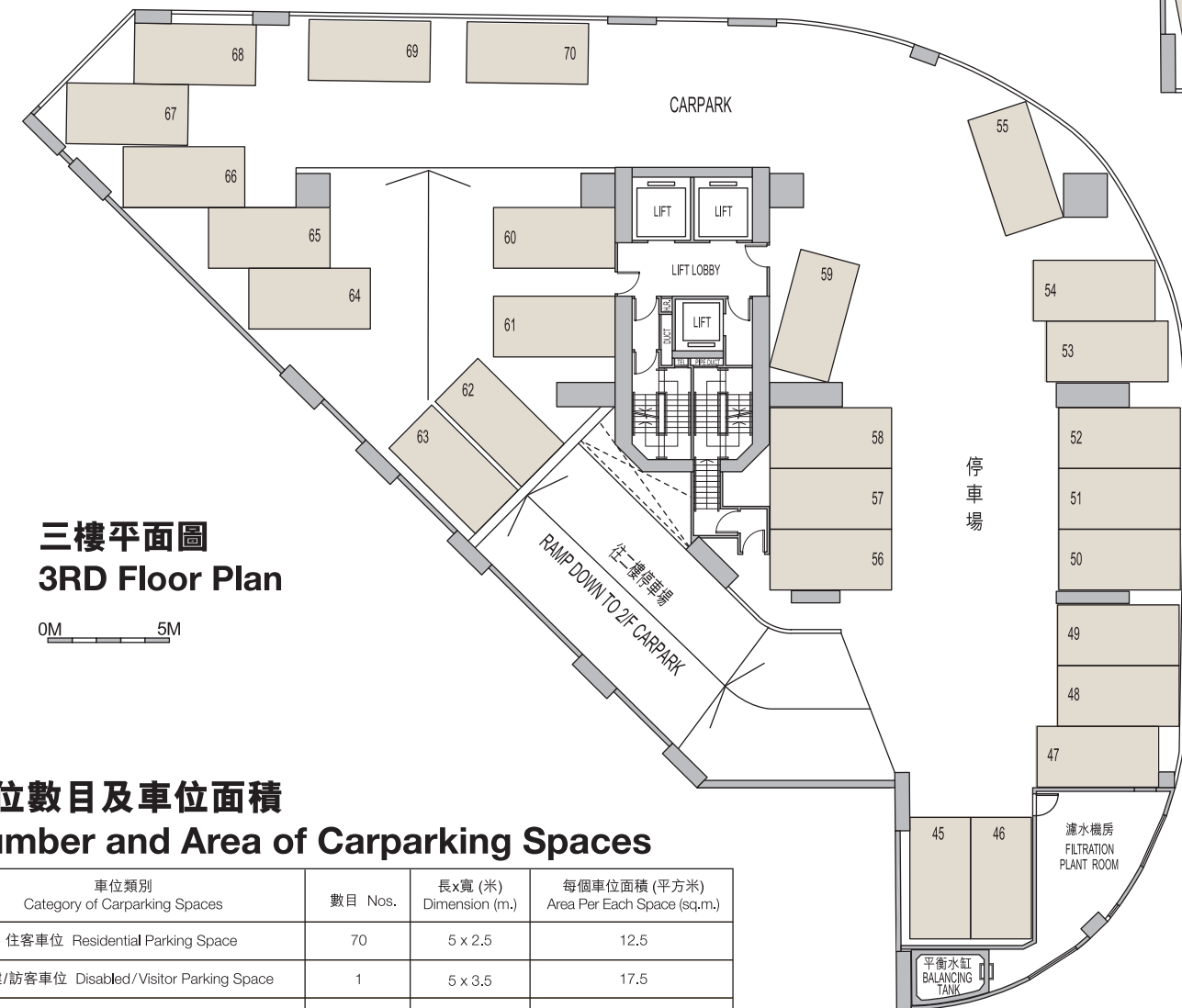
**Remarks:**

1. The above plan may be inaccurate. All plans are subject to the final approval by the Buildings Department, the Lands Department, and/or relevant Government Authorities.
2. All layouts, interior and exterior designs, fittings and finishes, and all provisions of the above plan are subject to the final adjustment upon completion.
3. The overall design, layouts, fittings and finishes, color scheme and features of the Development are subject to changes and the final approval by relevant Government Authorities.
4. Where there is discrepancy in the meaning between the English and Chinese version, the English version shall prevail.



二樓平面圖  
2ND Floor Plan

0M 5M



三樓平面圖  
3RD Floor Plan

0M 5M

### 車位數目及車位面積

#### Number and Area of Carparking Spaces

車位類別 Category of Carparking Spaces	數目 Nos.	長x寬 (米) Dimension (m.)	每個車位面積 (平方米) Area Per Each Space (sq.m.)
住客車位 Residential Parking Space	70	5 x 2.5	12.5
傷健/訪客車位 Disabled/Visitor Parking Space	1	5 x 3.5	17.5
上落貨車位 Loading & Unloading Parking Space	1	7.5 x 3.5	26.25



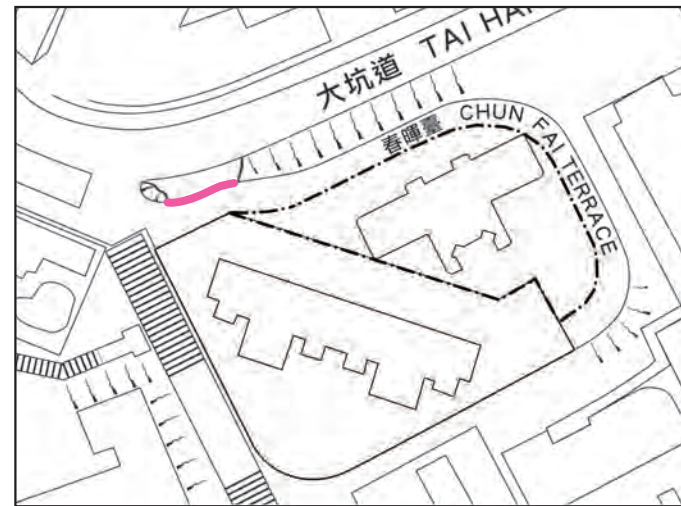
# 大廈公共契約及管理合約的重要條款

## 大廈公共契約及管理合約的重要條款

1. 該地段將訂立一份大廈公共契約及管理合約(“大廈公契”)。
2. (a) 「公用部分」是本物業發展項目住宅公用部分，車位公用部分及大廈公用部分之統稱；  
(b) 住宅公用部分包括(但不限於)住宅大廈之外牆(除屬於住宅單位可開放之窗戶外)，住客會所，電梯大堂，清潔外牆之吊台裝置及其他供住宅單位業主及其真誠訪客享用的公用地方及設施；  
(c) 車位公用部分包括(但不限於)在車場內之車道及坡道，迴旋處及電梯大堂，車場之外牆及其他供車位業主享用的公用地方及設施；  
(d) 大廈公用部分包括(但不限於)此物業發展項目之地基，擋土牆及結構支柱及其他為整個物業發展項目而提供之公用地方及設施(但不屬於住宅公用部分及車位公用部分)。
3. 由大廈公契訂立日期起計兩年內之管理公司為新世界物業管理有限公司，管理公司之酬金為每年管理之實際合理支出的百分之十。
4. 每名業主須按其單位分攤的管理份數，根據大廈公契規定之方式和比例繳付本物業發展項目的管理支出及管理公司酬金。每名業主須於每個月首日預繳管理費，不論其單位是空置或是使用中。
5. 以下各項為此物業發展項目部分的管理費，由各業主分擔：  
(a) 業主在毗鄰內地段8316號依據一份在1958年5月6日簽訂並在土地註冊處註冊(註冊摘要號碼UB277075)之轉讓契而享有之通道權之道路維修及保養費用(如需要)。  
(b) 大廈公契第8.02條所述需要定期保養的主要物業發展項目工程及安裝之維修費用。
6. 將會設立兩個特別基金，以支付此物業發展項目之設備，非經常性或突發性之開支。一個特別基金由住宅業主繳付，另一個特別基金由車位業主繳付。
7. 下列條款包括在大廈公契內：  
(a) 業主不得對單位作樓宇結構上之更改或更改樓宇之外觀。  
(b) 如引致兩個或以上的住宅單位業主或租客合理投訴，業主不得在此物業發展項目任何部分內飼養家禽、寵物、雀鳥或其他動物。  
(c) 業主於轉售樓宇時，必須於簽妥轉名契後一個月內通知管理公司。  
(d) 除獲管理公司事先書面同意外，業主不得於窗戶外牆非指定位置安裝冷氣機。一切維修、檢查或搬動費用，包括搭棚架(如需要)，一概由有關業主自行負責並需事先通知管理處。  
(e) 業主不得於天台或平台上加建任何建築物。  
(f) 業主不得作出任何違反政府租契及大廈公契之行為。  
(g) 業主不得於其單位外加裝任何天線。  
(h) 業主不得於此物業發展項目內安裝任何標貼、招牌、海報、廣告、旗幟、橫額、柱、籠、簷蓬、雕塑及其他外凸物件或裝置。  
(i) 業主不得圍封其單位的露台及工作平台，並須負責該露台及工作平台的維修及保養。業主並必須根據入伙紙及建築物條例及其他法例、附例及規例使用其單位內之露台及工作平台及根據原有屋宇署批准之圖則保持其原有設計及間隔。

- (j) 住宅單位只供私人住宅用途(但賣方可將其中單位用作示範單位)
  - (k) 車位只供停泊私家車。私家車位不能用作儲物或展示車輛作買賣、租賃或其他用途。
  - (l) 管理公司有權在大廈天台及外牆運作及使用吊船工作台，以進行清潔、維修、檢測及/或更換外牆及一切在外牆之裝置的工作。業主不可作出任何妨礙、阻塞或干預管理公司運作及使用吊船工作台之行為。
8. 地段內及外之斜坡、斜坡處理、擋土牆或其他結構(“斜坡結構”)，其一切維修保養及施工費用均由業主負責。斜坡結構在圖1中以“粉紅色”顯示(僅供識別)。

圖1. 斜坡結構圖



9. 管理公司將獲業主授全權，根據政府有關部門發出之指引及有關維修手冊定期檢查及維修斜坡結構，各業主須分擔檢查及維修之費用。
10. 業主必須維修其單位包括(但不限於)住宅單位內之冷氣機房及為大廈公契所定義之[環保及創新設施]，及其他由該單位專用之裝置、設備及設施(不論是否在其單位內)，以令其保持狀況良好。
11. 單位佔整體業權之不可分割份數表及管理份數表。

份數* 樓層**	住宅單位	
	A	B
六樓(一層)	193	196
七至三十九樓(三十層)	187	187
四十及四十一樓(複式單位)	375	375
四十二及四十三樓(複式單位)	379	379

\* 每個住宅單位之不可分割業權份數及每個住宅單位之管理份數。  
\*\* 住宅單位不設十四樓、二十四樓及三十四樓。

上述資料僅供參考，詳細條款請參閱大廈公契。  
買方可免費索取大廈公契草稿查閱。

中英文版本如有歧義，以英文版本為準。

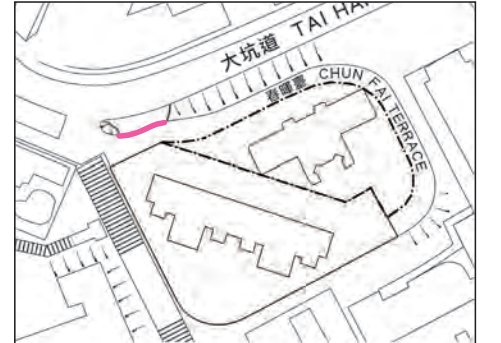
# SALIENT POINTS OF DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT

## Salient Points of Deed of Mutual Covenant and Management Agreement

1. A Deed of Mutual Covenant and Management Agreement (“DMC”) will be entered into in respect of the Lot.  
(a) Common Parts means collectively the Residential Common Parts, the Carpark Common Parts and the Building Common Parts.  
(b) Residential Common Parts include, among others, external walls of the Residential Block (excluding the openable windows forming part of the Flat), the Club House, the lift lobbies, the gondola system and other areas and facilities intended for use by the Owners of the Flats and their bona fide visitors.  
(c) Carpark Common Parts include, among others, the ramp and driveway, the maneuvering areas and lift lobbies in the Carpark, the external walls of the Carpark and other areas and facilities intended for use by the Owners of the Car Parking Spaces.  
(d) Building Common Parts include, among others, the foundation, the retaining walls and structural support of the Development and other areas and facilities intended to serve the Development as a whole and not forming part of the Residential Common Parts or the Carpark Common Parts.
3. New World Property Management Company Limited is the appointed Manager initially for a term of 2 years commencing from the date of the DMC. The annual remuneration of the Manager shall be an amount equal to 10% of the total annual expenses necessarily and reasonably incurred in the course of proper and efficient management of the Lot.  
Each Owner shall pay management fees in advance on the first day of each calendar month whether or not his Unit is vacant or occupied.
4. The following will form, among others, part of the management expenses of the Development to be borne by the Owners:-  
(a) costs and expenses for repair and maintenance of the right of way over the adjoining Inland Lot No.8316 which the owners have right to use pursuant to an Assignment dated 6th May 1958 and registered in the Land Registry by Memorial No. UB 277075 (if so required).  
(b) costs and expenses for the maintenance of the major works and installations in the Development more particularly set out in Clause 8.02 of the DMC.
6. Two Special Funds shall be established to meet the expenditure for major works of a capital or non-recurring nature and provisions for contingencies. One is to be contributed by all Owners of the Flats and the other is to be contributed by all Owners of the Car Parking Spaces.
7. The following covenants and restrictions, among others, are to be included:  
(a) No Owner shall make any structural alteration to his unit or alter the external appearance of the Development.  
(b) No live poultry, bird or other animal shall be kept or harboured in any part(s) of the Development if the same has been the cause of complaint reasonably made by Owners or occupiers of not less than two Flats.  
(c) Each Owner shall notify the Manager of any change of ownership of his unit within one month from the date of the assignment thereof.  
(d) No air-conditioning units shall without the prior written consent of the Manager be installed through any window or external wall other than at places designated for such purpose. All costs and expenses for inspection, maintenance or moving the said air-conditioning unit, including the erection of scaffolding, if necessary, shall be borne by the Owner of the relevant unit and such Owner shall have to notify the Manager before erection of scaffolding.  
(e) No Owner shall erect or install on or upon any roofs or flat roofs any structure of whatsoever nature.

- (f) No Owner shall do anything in contravention of the Government Lease and the DMC.
- (g) No Owner shall affix or install any private antenna outside any part of his Flat.
- (h) No signs, signboards, posters, bills, placard, notices, advertisements, flags, banners, poles, cages, shades, sculptures or other projections or structures shall be erected or installed to any part of the Development.
- (i) No Owner shall enclose any balcony or utility platform of his unit and the Owners shall at their cost and expenses keep the balconies and utility platforms of their units in good and substantial repair and condition and shall use the same in all respects in compliance with the Occupation Permit, the Buildings Ordinance and other Ordinances, bye-laws and regulations and shall keep the balconies and utility platforms in the design and layout as drawn under the Building Plans.
- (j) All Flats in the Development are for private residential purposes only save and except that the Vendor may use any Flat(s) as show flat(s).
- (k) Car Parking Spaces shall only be used for parking private motor cars. No Car Parking Spaces shall be used for the storage, display or exhibition of motor vehicles for sale lease or otherwise.
- (l) The Manager has right to use and operate the gondola at the roof and the external wall of the Building to clean, repair and maintain, inspect and/or replace the external walls and all installations thereon. No owner shall do anything whatsoever to disturb, obstruct or interfere with the Manager's operation and use of the gondola.

Plan1. Slope Structures



9. The Manager is to be given full authority by all the Owners to carry out the necessary maintenance works on the Slope Structures, in accordance with all guidelines issued from time to time by the appropriate government authorities and the relevant maintenance manual and each owner will be obliged to make contributions towards the costs of such works.
10. Each Owner shall maintain in good repair and condition in his Unit including (without limitation), his air-conditioning plant room and the Green and Innovative Features (as defined in the DMC) forming part of his Flat and those fixtures, fittings, services and facilities which exclusively serve his Unit whether or not they are located inside his Unit.
11. Allocation of Undivided Shares and Management Shares of each residential unit.

Shares* Floor**	Residential Unit	
	A	B
6/F (1 storey)	193	196
7/F - 39/F (30 storeys)	187	187
40/F & 41/F (Duplex Units)	375	375
42/F & 43/F (Duplex Units)	379	379

\* Undivided Shares for each Residential Unit & Management Shares for each Residential Unit.  
\*\*14/F,24/F & 34/F are omitted.

The above information is for reference only. For full details, please refer to the DMC.  
A full script of the form of draft DMC is available for inspection upon request free of charge.

Where there is discrepancy between Chinese and English version, the English version shall prevail.



# 政府地契重要條款、有關臨時買賣合約事宜

## 地契重要條款

此物業乃興建於內地段3565號A段之剩餘部份上。

此物業之地契乃政府於1949年2月25日發出關於內地段3565號之政府租契，包括其後之更改或變動或續期。

政府租契之年期由1933年6月26日開始75年連續租權可續租另一75年。

政府租契之承租人獲批一屬於政府土地之通道權，在政府租契附圖中以綠色顯示。 承租人需要負責此通道權之維修。

該地段不可作以下之貿易或商業之用：銅匠、屠夫、肥皂製造商、製糖商、製毛皮商、製動物油脂商、製油商、肉販、製蒸餾酒商、客棧、酒館、鐵匠、掏糞工、清掃工或其他嘈雜的、有害的、或令人厭惡的貿易或商業。

上述資料僅供參考，不得視作盡列。如以上資料與政府租契在意思或意義方面有所衝突，以政府租契作準。如需要全部詳情，請閱政府租契。

## 律師代表及有關臨時買賣合約事宜

有關臨時買賣合約，請小心閱讀以下表格。「重要提示」第一段所指“此合約”為臨時買賣合約。《律師執業規則》第5C條規則經批准之“B2”表格。

## 重要提示 — 買方請小心閱讀！

- 此合約是有約束力的合約，但預期你會簽署一張正式買賣合約。
- 在簽正式合約前，應請教律師保障你的權益，使此交易可妥善完成。
- 你可聘用自己選擇的獨立律師來完成此宗交易，或聘用賣方的律師處理此宗交易。
- 此提示建議你聘用自己選擇的律師，他能在此宗交易每一階段中給你獨立專業意見。
- 如你聘用賣方的同一律師來代表你以及如買賣雙方發生利益衝突時，賣方律師將會不能保障到你的權益，在此情況下你須另聘律師，而最後你所須付的全部律師費或會比你從開始便雇用獨立律師為高。
- 請你小心考慮是否聘用自己選擇的獨立律師或雇用賣方的同一律師來保障你的權益。你可自由選擇。

我/我們已收到此提示之副本及完全明白此提示之內容。

西曆            年            月            日

準買家可向香港律師會查詢

該會聯絡方法如下：

查詢電話：2846 0500

網址：www.hklawsoc.org.hk

## 有關樓款之處理事項

- 買方於簽訂臨時買賣合約時所繳付之臨時訂金會被兌現。
- 買方在簽署有關該單位之正式買賣合約後，臨時訂金將用作該單位之訂金及部份樓價。
- 準買方不會獲得臨時訂金所衍生之利息。
- 臨時合約之簽署人無論因何理由未能簽署正式買賣合約，賣方有權沒收簽署人已付之臨時訂金。
- 若賣方在買方要求取消買賣的情況下同意(根據賣方的酌情權)簽署取消買賣合約文件或以其他方式達致取消正式買賣合約或解除買方責任之安排，賣方有權從買方已交之訂金中扣除相等於該單位樓價10%之金額，而買方須支付賣方一切就取消是項交易而須付出之律師費、其他費用及開支(包括釐印費，如適用)等。

## 賣方保留之權利

賣方保留權利在買賣交易完成後進入大廈完成

- (i) 大廈基座(地下至五樓)之外牆粉飾工程及
- (ii) 在大廈入口處及五樓泳池附近之綠化工程，惟行使上述權利時不會干預買方獨家使用及佔用其購入單位之權利。

## Salient Points Of Land Grant

The Development is constructed on the Remaining Portion of Section A of Inland Lot No.3565.

The Land Grant is a Government Lease dated 25th February 1949 in respect of Inland Lot No.3565 including any subsequent variations or modifications thereof or renewals thereof.

The term of the Government Lease is 75 years commencing from 26th June 1933 with a right of renewal for a further term of 75 years.

The Lessee was granted a right of way along portion of the Government land as shown coloured Green on the plan annexed to the said Government Lease and is responsible for the repair and maintenance thereof.

The Lot shall not be used for the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Travernkeeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business.

The above information is for reference only and is not intended to be exhaustive. In the event of a dispute as to the effect or meaning of the above information and those of the Government Leases, the Government Lease shall prevail. For full details, please refer to the Government Lease.

## Legal Representation and Preliminary Agreement for Sale and Purchase

In respect of the Preliminary Agreement for Sale and Purchase, please read the following carefully. “This” in paragraph 1 of the “Warning to Purchasers” below refers to the Preliminary Agreement for Sale and Purchase. “Rule 5C of the Solicitors’ Practice Rules Approved Form B1:

## WARNING TO PURCHASERS - PLEASE READ CAREFULLY!

- This is a BINDING AGREEMENT but you will be expected to sign later a formal sale and purchase agreement.
- Before you do so you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
- You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the vendor’s solicitor to act for you as well as for the vendor.
- YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able at every stage of your purchase to give you independent advice.
- If you instruct the solicitor for the vendor to act for you as well and if a conflict arises between you and the vendor he will not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
- Please think carefully before deciding whether to instruct your own independent solicitor, or the vendor’s solicitor, to protect your interests. You are free to choose whichever option you prefer.

I/We acknowledge receipt of a copy of this warning and fully understand the contents thereof.

Dated this day of.

A potential purchaser may wish to make an enquiry with the Law Society of Hong Kong.

The contact details are set out below:

Enquiry telephone no: 2846 0500

Website address: www.hklawsoc.gov.hk

## Matters Relating to the Purchase Price

- The preliminary deposits paid by purchasers at the time of signing of the preliminary agreement for sale and purchase will be cashed.
- After the respective formal Agreements for Sale and Purchase have been signed by the purchasers in respect of the units purchased by them, the preliminary desoposits relating to those units shall be applied as deposit and in part payment of the purchase price of each unit.
- No interest on the preliminary deposits shall be paid to the prospective purchasers.
- If any person who signed a preliminary agreement does not, for any reason, sign the formal Agreement for Sale and Purchase, the Vendor shall be entitled to forfeit the amount of any preliminary deposits already paid by him (or them).
- If the Vendor, at the request of the purchaser, agrees (at the Vendor’s own discretion) to cancel the sale and purchase by way of a cancellation agreement or any other means which has the effect of cancelling the formal Agreement for Sale and Purchase or the obligations of the purchaser thereunder after it has been signed, the Vendor will keep the sum of 10% of the purchase price of that unit and the purchaser must pay to the Vendor all legal costs, charges or disbursements (including stamp duty, if any) in connection with the cancellation of the sale and purchase.

### Rights reserved to the Vendor

The Vendor reserves right to enter into the development after completion of the sale and purchase to complete

- (i) the finishes of the external wall of the Podium (from G/F to 5/F) and
- (ii) the greening works at the entrance of the development and near the swimming pool on 5/F. Provided that the exercise of such rights will not interfere with the Purchaser’s exclusive right to use and occupy the unit which he purchased.



# 一手住宅物業買家須知

## 1. 決定購買一手住宅物業前，你應該：

- 謹記購買「樓花」和已落成的住宅物業有所不同；

### 費用、貸款、樓價

- 計算買樓的總開支，如律師費、按揭費用、保險費及釐印費等；
- 向銀行查詢能否獲得所需的按揭貸款、選擇合適你的付款方式、計算按揭貸款額及確保貸款額在你的還款能力之內；
- 查閱同類物業最近成交價格，以作比較；

### 單位面積及鄰近環境

- 實地了解物業的鄰近環境(包括交通及社區設施等)，及查明有否影響物業的城市規劃建議和決定；
- 仔細留意售樓說明書及價單中各項面積的資料。統一的「實用面積」定義已於2008年10月10日起正式生效。倘若物業屬於地政總署在該日或以後批出的預售樓花申請項目，留意「實用面積」的新定義：
  - 單位的「實用面積」(saleable area)指單位的主體面積，包括露台和工作平台(如有)的面積。其他地方的面積，例如平台、天台、花園、閣樓、天井、台階、窗台、冷氣機房等地方的面積，則會逐項列出，但不包括在實用面積之內；倘若物業屬於地政總署於2008年10月10日以前批出的預售樓花申請項目，其售樓說明書及價單仍可採用舊有的表述方式；
  - 留意單位的「實用面積」是否包括露台、平台、天台、花園、閣樓、天井、台階、窗台、工作平台、冷氣機房及結構牆身預製組件等地方；
- 在計算單位呎價時，應清楚明白是以「實用面積」或「建築面積」計算。如對有關資料有任何疑問，應諮詢測量師或律師，及向發展商查詢；

### 「售樓說明書」其他內容

- 了解
  - 室外及室內的建築材料及設備；
  - 預計竣工日期；
  - 管理費包括的項目(如是否包括上網費用及會所費用等)；
  - 業主可否於物業內飼養動物；及
  - 業主是否需要分擔管理、營運及維修保養屋苑範圍內或外的公眾設施或公眾休憩用地的費用，以及有關公眾設施或公眾休憩用地的位置；

### 政府租契及大廈公契

- 參閱政府租契及大廈公契(或其草稿)，例如，大廈公契會列明天台及外牆業權的擁有權。發展商應在售樓處提供足夠數量的政府租契及大廈公契(或其草稿)副本供準買家免費查閱；

### 臨時買賣合約

- 確保發展商職員或其他人士曾向你解釋或保證的重要事項(1)於臨時及正式買賣合約中書面列明，成為合約條款；或(2)在另一份書面合約列明；
- 明白臨時買賣合約為有法律約束力的文件。如你簽署後欲取消該合約，而(1)有關物業屬於「預售樓花同意書」下的單位，你可能被沒收訂金(以樓價10%為上限)；或(2)有關單位不屬於「預售樓花同意書」下的單位，發展商可能採取法律行動要求你履行有關合約，或因你違反合約而沒收訂金及要求作出賠償。

## 2. 委託地產代理介紹樓盤前，你應該：

- 了解該代理是否只代表你(如該代理同時代表發展商，發生利益衝突時，他未必能夠保障你的利益)；
- 確定是否需要支付佣金予代理，其金額和支付的時間(均可以由代理與你自行協議)；
- 注意祇有持牌的地產代理或營業員方可接受你的委託。如有懷疑，你可以要求該地產代理或營業員出示「地產代理證」，或瀏覽地產代理監管局的網頁www.eaa.org.hk，查閱牌照目錄；
- 留意有些發展商會直接向公眾售賣樓宇，你可決定是否委託地產代理。

## 3. 購買「預售樓花同意書」下的「樓花」前，你應該：

- 向發展商確定是否已獲得地政總署批出「預售樓花同意書」；
- 留意發展商及地產代理不可以在發展商獲發「預售樓花同意書」前，收取任何訂金或「留位費」；
- 注意訂金應支付給負責託管買家款項的律師行。

## 4. 委託律師前，你應該：

- 考慮自行委託律師，以保障你的利益（如律師同時代表發展商，發生利益衝突時，他未必能夠保障你的利益）；
- 比較不同律師的收費。
- 你可透過以下專線，就物業銷售安排或代理執業手法作出投訴或表達意見：

	電話	傳真
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
運輸及房屋局	2186 8323	2509 3770
香港地產建設商會	2826 0111	2845 2521

資料來源：地產代理監管局及消費者委員會於2010年9月刊載之「一手住宅物業買家須知」。有關最新版本之「一手住宅物業買家須知」，可查閱地產代理監管局網址：www.eaa.org.hk

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 1. Before you decide to purchase a first-hand residential property, you should:

- note that buying an uncompleted flat is not the same as acquiring a completed property;

### 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;

### Property area and its surroundings

- visit the development site and get to know the surroundings of the property (including transportation and community facilities), and check town planning proposals and decisions which may affect the property;
- pay attention to all types of area information in the sales brochure and price list. A standardised definition of “saleable area” was adopted on 10 October 2008. For uncompleted residential flats approved for pre-sale by the Lands Department from that day onwards, be aware of the following new definition of “saleable area”:
  - The “saleable area” of the flat means the area of the flat (inclusive of the area of any balcony and utility platform). Other areas, such as flat-roof, roof, garden, cockloft, yard, terrace, bay window, air-conditioning plant room, etc., will be listed item by item, but will not be included as part of the “saleable area”; For uncompleted residential flats approved for pre-sale by the Lands Department before 10 October 2008, the sales brochure and price list may still use the old definition of “saleable area”. For these flats,
  - check whether the “saleable area” of the flat includes the balcony, flat-roof, roof, garden, cockloft, yard, terrace, bay window, utility platform, air conditioning plant room, prefabricated structural wall, etc.;
- when calculating the per-square-foot price, you should fully understand whether the calculation is based on the “saleable area” or the “gross floor area” of the flat. If in doubt, consult a surveyor or lawyer, and enquire with the developer;

### Other information in the sales brochure

- check the following:
  - interior and exterior fittings and finishes
  - expected completion date
  - management fees (e.g. whether items such as internet fees and club house fees are included)
  - whether animals can be kept in the unit
  - whether owners 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;

### Government Lease and Deed of Mutual Covenant (DMC)

- read the Government Lease and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The developer should provide sufficient copies of the Government Lease and the DMC (or the draft DMC) at the sales office for free inspection by prospective purchasers;

## Provisional agreement for sale and purchase

- ensure that any important matters explained or guaranteed to you by the developer's staff or other persons are written into (1) both the provisional and formal agreements for sale and purchase as part of the contractual terms; or (2) a separate written agreement;
- understand that the provisional agreement for sale and purchase is a legally binding agreement. If you withdraw from it after signing and, (1) if the flat is under the Consent Scheme, your deposit of up to 10% of the property price may be forfeited; or (2) if the flat is not under the Consent Scheme, the developer may take proceedings to enforce specific performance of the agreement or retain your deposit and claim for damages for breach of the agreement.

## 2. 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 developer, he may not be able to protect your interests in the event of a conflict of interest);
- find out whether any commission is payable to the agent and, if so, its amount and the time of payment (all of these to be agreed between the agent and you);
- 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 Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk;
- note that some developers handle sales themselves and you can decide whether to appoint an estate agent.

## 3. Before you purchase an uncompleted flat under the Consent Scheme, you should:

- seek confirmation from the developer whether a “Consent to Sell” has been issued by the Lands Department;
- note that the developer and estate agent are not allowed to receive any deposit or “reservation fee” before the developer has obtained the “Consent to Sell”;
- note that the deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the development.

## 4. Before you engage a solicitor, you should:

- consider engaging your own solicitor to protect your interests (if the solicitor also acts for the developer, he may not be able to protect your interests in the event of a conflict of interest);
- compare the charges of different solicitors.
- You may express your views or make a complaint with regard to the sales arrangements or the practice of estate agents by calling or faxing the following numbers:

	Telephone	Fax
Consumer Council	2929 2222	2590 6271
Estate Agents Authority	2111 2777	2598 9596
Transport and Housing Bureau	2186 8322	2509 3770
The Real Estate Developers Association of Hong Kong	2826 0111	2845 2521

Source of information: “Notes to Purchasers of First-hand Residential Properties” published by Estate Agents Authority and Consumer Council dated September 2010. The latest version of “Notes to Purchasers of First-hand Residential Properties” is available at the website of the Estate Agents Authority at www.eaa.org.hk.



# 其他資料

## 實用面積及其他面積的定義

- 「實用面積」指牆壁圍起的單位的樓面面積(包括任何露台、工作平台及陽台的樓面面積，但不包括「其他面積」)，該樓面面積(包括由牆壁圍起的任何露台、工作平台及陽台)由單位、露台、工作平台或陽台(視屬何情況而定)圍牆外圍起計，但如圍牆分隔兩個毗連單位、露台、工作平台或陽台(視屬何情況而定)，則須由牆壁的中央起計，而該樓面面積包括單位、露台、工作平台或陽台(視屬何情況而定)的內部間格牆及支柱，但不包括單位、露台、工作平台或陽台(視屬何情況而定)圍牆外的公用部份。就露台、工作平台或陽台而言，該樓面面積不包括連接至單位的圍牆或邊界的整個厚度，但如任何圍牆連接至公用地方，則包括圍牆的整個厚度。如任何露台、工作平台或陽台並非由牆壁圍起，該露台、工作平台或陽台的樓面面積由其邊界外圍起計；
- 「其他面積」指：
  - 任何閣樓的面積，由閣樓圍牆內圍起計，並包括閣樓內的內部間格牆及支柱；
  - 任何窗台的面積，由窗台圍牆外圍或玻璃窗外圍起計，並由窗台與垂直至樓面的牆壁相連之處起計，但不包括該牆壁的厚度；
  - 任何車位的面積，由其分界線中心或圍牆內圍起計(視屬何情況而定)；
  - 任何天井、大陽台、花園、平台、天台、冷氣機機房的面積，由其分界線內圍起計，如以牆壁為分界，則由牆壁內圍起計。

附註：

- 若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部份起計算。
- 如出售物業包含任何“其他面積”的項目，正式買賣合約將分別列出各項目的面積。

## 保證修繕缺漏期限

在完全無損買賣雙方原有利益為基礎，賣方將於收到買方(但不包括其轉購人或被提名人)在完成有關單位之買賣交易當天起計6個月內所發出要求執修其單位的書面通知後，在合理切實可行範圍內盡快執修該單位(一般損耗及/或買方行為或疏忽所導致者除外)，惟：

- 有關執修要求不包括任何在該單位內，為該單位一部份或隨該單位出售的電器、家具、花草植物或園藝設計。
- 在任何情況下，賣方無須因此而承擔買方未能使用該單位或售樓說明書所示之建築材料或設備所引致的一切損失或其相應而生的損失。
- 買方必須讓賣方或其授權代理人合理地進入該單位以進行執修。
- 有關執修只限受惠買方本人，而不包括其轉購人或被提名人，亦不可出讓和轉讓。
- 就有關執修有任何爭議，買方必須視賣方之決定為最終及具約束力的決定。

## 買方接受現狀

買方在購入物業時須完全知悉該物業的實質狀況及該物業內之材料及設備，並接受該物業及該等材料及設備的現狀。

## 應詢資料

- 買賣按揭契約及印花稅等費用。
- 經建築事務監督批准之建築圖則全套和整體規劃圖可於售樓處免費查閱。
- 大廈公契草稿、正式買賣合約的全文及政府租契的副本可於售樓處免費查閱。索取影印本需付影印費。
- 分區計劃大綱圖的副本可於售樓處免費查閱。

## 其他注意事項

- 發展項目內每個單位的使用，佔用及享有將受政府租契及大廈公契規限。該等文件摘要(僅作參考)見上文。
- 售樓說明書內所示之地圖及圖則僅供參考。
- 售樓說明書內所有資料及內容僅供參考，不構成亦不得被詮釋為作出邀約、陳述或保證(不論明示或隱含)，並將以正式買賣合約、政府租契及大廈公契條款為準。
- 在此建議準買家親訪發展項目鄰近範圍，以清楚了解其環境。
- 如本售樓說明書任何內容之中、英文版本有歧義，一律以英文版為準。
- 在此建議各準買家如有疑問，請向其有關行業之專業人士詢問查證。

# OTHER INFORMATION

## Definitions of Saleable Area and Other Areas

- “Saleable Area” means the floor area of a unit enclosed by walls (inclusive of the floor area of any balconies, utility platforms and verandahs but exclusive of the Other Areas), which area (including any balcony, utility platform or verandah enclosed by walls) shall be measured from the exterior of the enclosing walls of such unit, balconies, utility platforms or verandahs (as the case may be) except where such enclosing walls separate two adjoining units, balconies, utility platforms or verandahs (as the case may be), in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, balconies, utility platforms or verandahs (as the case may be); but shall exclude the common parts outside the enclosing walls of such unit, balconies, utility platforms or verandahs (as the case may be), and for balconies, utility platforms or verandahs, shall exclude the whole thickness of the enclosing walls or boundary which abut onto the unit Provided That if any of the enclosing walls abut onto a common area, then the whole thickness of the enclosing walls which so abut shall be included. Where a balcony, utility platform or verandah is not enclosed by a solid wall, the floor area of such balcony, utility platform or verandah shall be measured from the external boundary of the said balcony, utility platform or verandah.

- “Other Areas” means:

- the area of any cockloft which shall be measured from the interior of the enclosing walls and shall include the internal partitions and columns within such cockloft;
- the area of any bay window which shall be measured from the exterior of the enclosing walls or glass windows of such bay window and from the point where the bay window meets the wall dropping to the floor level of a unit excluding the thickness of such wall;
- the area of any carparking space which shall be measured to the centre of its demarcating lines or the interior face of its enclosing walls, as the case may be;
- the area of any yard, terrace, garden, flat roof, roof, air-conditioning plant room which shall be measured from the interior of their boundary lines, and where boundary consists of a wall, then it shall be measured from the interior of such wall.

Notes :

- Where a curtain wall forms the external face of the Development, the saleable area of the unit is measured from the exterior of the curtain wall.
- Where the subject property consists of any of the items in “Other Areas”, the area of each of such items will be separately set out in the Formal Sale and Purchase Agreement.

## Defects Liability Warranty Period

On an entirely without prejudice basis, the Vendor will as soon as reasonably practicable after receipt of a written notice served by the Purchaser (but not his sub-purchasers or nominees) within 6 months from the date of completion of the sale and purchase of the Property concerned remedy any defects to such Property (save and except fair wear and tear and defects caused by the act(s) or omission of the Purchaser), provided that:

- Such remedial works shall not cover electrical appliances, furniture, plants or landscaping in, forming part of or sold with the Property.
- The Vendor shall not, in any event, be liable for any consequential loss or any loss of use of the Property or the fittings or finishes herein stated in the sales brochure.
- The purchaser must allow the Vendor and/or its authorized representative reasonable access to the Property for effecting such remedial works.
- This warranty shall be solely for the benefit of the Purchaser but not his sub-purchaser(s) or nominee(s) and is non-assignable and non-transferable.
- In case of any dispute in relation to such remedial works, the decision of the Vendor shall be final and binding on the Purchaser.

## Acceptance of existing physical condition by Purchaser

The Purchaser shall purchase with full knowledge of the physical condition of the Property purchased by him/them and the fittings and finishes therein and takes them as they stand.

## Information to be Disclosed Upon Request

- Charges for conveyancing and mortgage documents, stamp duties.
- A complete set of building plans approved by the Buildings Authority and the Master Layout Plan are available in the sales office for inspection by prospective purchasers free of charge.
- A full script of the form of the draft DMC and Formal Agreement for Sale and Purchase and the copy of Government Lease are available in the sales office for inspection by prospective purchasers free of charge. Photocopies will be provided upon payment of photocopying charges.
- A copy of Outline Zoning Plans is also available in the sales office for inspection by prospective purchasers free of charge.

## Other Matters to Note

- The use, occupation and enjoyment of a Unit in the Development will be subject to the Government Lease and the DMC, salient points of which have been set out above (for reference only).
- Maps and plans in this Sales Brochure are for reference only.
- All information in and the contents of this Sales Brochure are for reference only. They shall not constitute or be construed as giving any offer, representation or warranty (whether expressed or implied) and shall be subject to terms of the Formal Agreement for Sale and Purchase, the Government Lease and the DMC.
- Potential purchasers are advised to visit in person for the best knowledge of the surroundings and environment.
- In case of discrepancy between the English and Chinese versions in respect of all or any part of content in this Sales Brochure, the English version shall prevail.
- Potential purchasers are advised to make enquiries with their own relevant professionals for verification of doubts or particulars of any items.

售樓代理 Sales Agent :



牌照號碼：C-005529

**新世界地產代理有限公司**  
**New World Real Estate Agency Ltd.**

香港中環皇后大道中18號新世界大廈30樓  
30/F, New World Tower, 18 Queen's Road Central, HK  
電話Tel: 3111 3888 傳真Fax: 3111 8111

[www.thesignature.com.hk](http://www.thesignature.com.hk)

賣方保留修改物業發展項目的樓宇設計、規格訂明、特色、平面圖、用料及範圍以內所有設施用途之權利而毋須事先通知。在本售樓說明書內的所有資料包括但不限於平面圖、電腦繪圖、地圖、圖表等只供參考，並不構成賣方的任何邀約、承諾或保證(無論明示或默示)。準買方應親身到訪物業發展項目地盤現場，以便清楚了解物業發展項目、其周圍地區、環境及鄰近公共設施。準買方亦須注意物業發展項目、其周圍地區、環境及鄰近公共設施有可能受到改變或修改。賣方保留權利對物業發展項目的時間表、圖則、物業之分佈、設計、設施、透視圖以及其他細則作出改動。本售樓說明書內一切資料，均以政府最後批准之圖則及大廈公契及管理協議及買賣合約的條款為準。在此建議各準買方如有疑問或欲知個別內容之詳情，請向其售樓人員或其有關行業之專業人士詢問查證。本售樓說明書中、英文版本全部或部份內容如有歧義，一切內容以英文版本為準。

The Vendor reserves the right to make modifications and changes to the building design, specifications, features, floor plans, materials and the intended use of all facilities of the Development without any prior notice. All information which includes, but is not limited to, floor plans, computer drawings, maps, charts etc, in this sales brochure are for reference only and shall not constitute or be construed as giving any offer, representation or warranty whether expressly or impliedly by the Vendor. Prospective purchasers shall visit and inspect the development site in order to understand the Development, its surrounding environment and areas, and public facilities nearby. Prospective purchasers are reminded that the surrounding environment and areas of the Development, and public facilities nearby are subject to change or modification. The Vendor reserves the right to make modifications and changes to the time table, plans, layout, design, facilities, perspective drawings and other aspects of the Development referred to herein. All information contained herein shall be subject to final plans to be approved by Government, the terms and conditions of the Deed of Mutual Covenant and Management Agreement and the Agreement for Sale and Purchase. Prospective purchasers are advised to make enquiries with their own sales personnel or consult their own relevant professionals for verification of doubts or particulars of any items. In case of discrepancy between the English version and Chinese version in respect of all or any part of the contents in this sales brochure, the English version shall prevail.

