

# Reference Information

## General Information

Building Name	: The Sail at Victoria
Location	: 86 Victoria Road, Hong Kong
Lot Number	: Inland Lot 8982
Lease Term	: 50 years commencing from 27th April 2006
Developer and Vendor	: Tong Yan Development Co., Limited (a wholly owned subsidiary of Hongkong Land Company, Limited)
Bank	: The Hongkong and Shanghai Banking Corporation Limited
Financiers	: The Hongkong Land Company, Limited The Hongkong Land Property Company, Limited
Solicitor	: JSM
Architect	: WCWP International Limited
Authorized Person of the Architect	: Mr. Clement Chu
Structural Engineer	: Siu Yin Wai & Associates Limited
M&E Engineer	: Daniel Chan & Associates Limited
Landscape Architect	: Team 73 HK Limited
Interior Designer	: J's Solutions Interiors Design Consultant Limited
Foundation Contractor	: Tysan Foundation Limited
Main Contractor (Building)	: Hien Lee Engineering Co. Ltd.
Expected date of Completion as stated in the Agreement for Sale & Purchase	: 15th December 2009

## Building Specification

User Restriction	: For private residential only For information of neighbouring land uses, please refer to the latest version of Kennedy Town & Mount Davis (HPA 1) Outline Zoning Plan, Plan No. S/H1/15. The Government can modify neighbouring land uses in accordance with the Town Planning Ordinance at its discretion.
Number of Blocks	: 1
Number of Residential Units	: 95
Number of Storeys	: 33 (including 4 levels of basement carpark, LG4, 4/F, 13/F, 14/F, 24/F omitted, refuge floor at the rooftop)
Floor Height (floor to floor)	: For 3-27/F, approximately 10 ft. 1in. (3.09m) For 28-32/F, approximately 11ft. 5in. (3.50m)
Number of Car Parking Spaces:	26 Private Car Parking Spaces, 5 Motorcycle Parking Spaces, 5 Visitor Car Parking Spaces (including 1 Disabled Car Parking Space)
Minimum Dimensions of Car Parking Spaces:	2.5m x 5.0m (Private Car); 1.0m x 2.4m (Motorcycle)

## Clubhouse Facilities

1/F Clubhouse includes a reading area, a TV watching area, an internet corner, a semi-covered swimming pool, a gymnasium, changing rooms with sauna & steam rooms, a billiard room, a multimedia entertainment room, a function room and a covered outdoor children play area.

2/F Sky Garden includes 2 outdoor bikes, 2 games tables, a BBQ area, sitting areas and a TV watching area.

## Property Management

Management Company : Jones Lang LaSalle Management Services Limited  
Term of Appointment : Two years from the effective date of the Deed of Mutual Covenant and to be continued thereafter until termination as pursuant to the procedures provided in the Deed of Mutual Covenant. The manager's remuneration shall be 15% of the total management expenditure (excluding the Manager's remuneration and expenditure of a capital nature or expenditure drawn or to be drawn out of the Capital Equipment Fund)

### Budgeted Management Fees

Residential Units	: Approximately HK\$2.5 per sq. ft., based on Gross Floor Area
Carparking Spaces	: Approximately HK\$430 per private carparking space Approximately HK\$100 per motorcycle parking space

## Payment upon handover of unit

1. Management Fee Deposit : A sum equivalent to 3 months' management fee
2. Management Fee Advance : A sum equivalent to 1 month's management fee
3. Debris Removal Expenses : A sum equivalent to 1 month's management fee
4. Initial contribution to the Capital Equipment Fund : A sum equivalent to 2 months' management fee
5. Deposit for Water, Electricity and Gas Meters

## Government Rent

The Developer and Vendor will pay the Government Rent in respect of the lot from the date of the Government Grant up to and including the date of the respective Assignments.

## Defect Liability Period

The defect liability period for the units and the fittings and finishes as listed in the Agreement for Sale and Purchase is 6 months from the date of completion of the sale and purchase.

# 參考資料

## 基本資料

物業名稱	: 傲翔灣畔
地址	: 香港域多利道 86 號
地段	: 內地段8982
年期	: 由2006年4月27日起計50年
發展商 / 賣方	: 唐人發展有限公司 (該公司由香港置地有限公司全資附屬擁有)
銀行	: 香港上海匯豐銀行有限公司
Financiers	: 香港置地有限公司及The Hongkong Land Property Company, Limited
律師樓	: 孖士打律師行
建築師	: 胡周黃建築設計(國際)有限公司
建築師之認可人士	: 朱學宏
結構工程師	: 邵賢偉建築工程師
機電工程師	: 陳炳祥工程顧問有限公司
園藝設計師	: 地利環境顧問有限公司
室內設計師	: 捷思室內設計顧問有限公司
地基承建商	: 泰昇地基工程有限公司
總承建商	: 顯利工程有限公司

買賣合約上所列之預計交樓日期：2009年12月15日

## 物業設計

用途限制	: 只限用作私人住宅 有關此地段的鄰近土地用途，可參閱最新制訂的堅尼地城及摩星嶺（港島規劃區第1區）分區計劃大綱圖，圖則編號S/H1/15。請留意政府可隨時根據城市規劃條例更改鄰近土地之規劃用途。
座數	: 1
住宅單位總數	: 95
層數	: 33 (包括 4 層底層停車場，另不設LG4、4、13、14及24樓，避火層位於大廈頂層)
樓層高度 (地台與地台之間之距離)	: 3-27樓每層樓高約10呎 1吋 (3.09米) 28-32樓/每層樓高約11呎 5吋 (3.50米)
車位數目	: 26 個私家車位 5個電單車位 5個訪客車位 (包括1個傷殘人士車位)
車位之下限尺寸	: 2.5米 x 5.0米 (私家車); 1.0米 x 2.4米 (電單車)
會所設施	: 一樓會所包括閱讀區、電視收看區、互聯網區、半露天泳池、健身室、桑拿浴室、蒸氣浴室、桌球室、多媒體娛樂室、多功能活動室及有蓋兒童遊樂場 二樓空中花園包括兩部戶外健身單車、兩部遊戲機、戶外燒烤場、閒坐區及電視收看區

## 樓宇管理

物業管理公司	: 仲量聯行物業管理有限公司
任期	: 物業管理公司的任期由大廈公契的生效日期起計為期兩年，其後將繼續留任直至按大廈公契內列明之程序終止該物業管理公司之聘任為止。物業管理公司所得的酬金為全年管理總支出（不包括管理公司酬金、資本性開支及由管理設備基金支付的開支）的百分之十五。
預算管理費	
住宅單位	: 每平方呎 (按建築面積) 約港幣兩元五角
停車場	: 私家車車位每個約港幣四百三十元 電單車車位每個約港幣一百元

## 交付物業時所需繳付之費用

1. 管理費按金 : 相當於3個月之管理費
2. 管理費上期 : 相當於1個月之管理費
3. 泥頭搬運費 : 相當於1個月之管理費
4. 管理設施基金 : 相當於2個月之管理費
5. 水、電、煤錶之開戶按金

## 地租

發展商/賣方承諾將支付由批地起計直至有關單位之交易完成日期為止之地租。

## 執修期

買賣合約內列明之單位及單位內的設備之執修期為買賣完成後起計之六個月內。

## Salient Points of the Government Grant

1. The Government Grant in respect of Inland Lot No. 8982 comprises an Agreement and Conditions of Exchange dated the 27th day of April 2006 made between Tong Yan Development Co., Limited of the one part and District Lands Officer, Hong Kong West & South on behalf of the Chief Executive of Hong Kong of the other part and registered in the Land Registry as Conditions of Exchange No.20024, and shall include any subsequent extensions, variations, modification or renewal thereof.
2. The term of the Grant is 50 years commencing from the 27th day of April 2006.
3. The Government rent for the Lot is an amount equal to 3% of the rateable value for the time being of the Lot.
4. **Special Conditions No. (5) requires that the owners of the lot should at his own expense uphold, maintain, repair and manage the Public Open Space (demarcated as the whole of all that portion of Government land shown coloured yellow and yellow stippled black in the site plan and the Public Open Space listed in page 9 of this sales brochure) in good and substantial condition and keep the Public Open Space open for use by the public on foot or by wheelchair 24 hours a day for all lawful purposes free of charge without interruption until such time the Public Open Space is redelivered to the Government on demand without payment or compensation to the Grantee.**
5. Special Conditions No. (10) states that the lot shall be used for private residential purposes only.
6. Special Conditions No. (15) stipulates that the recreational facilities provided within the lot shall only be used by any one or more residents of the residential block within the lot and their bona fide visitors and by no other person or persons whatsoever.
7. Special Conditions No. (25) stipulates that the Residential Parking Spaces so provided shall be used for parking motor vehicles belonging to the residents or occupiers of the building on the lot and their bona fide guests, visitors and invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.
8. Special Conditions No. (29) states that the Residential Parking Spaces shall not be assigned except (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the development or (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the development, and the Residential Parking Spaces should not be underlet except to residents of the residential units in the development.

## 政府批地書之要點

1. 內地段8982之批地書，包括由地政總署港島西及南區地政處之地政主任代香港行政長官與唐人發展有限公司於2006年4月27日簽署，並已於土地註冊處登記為第20024號換地條款，其後如有額外之修改或修訂亦將包括在內。
2. 政府批地書的年期為2006年4月27日起計50年。
3. 批地年內，地段之地租為物業應課差餉租值的百分之三。
4. **特別條件第(5)條規定，物業業主需負責毗鄰之公眾休憩空間（於位置圖上填上黃色及黃色連黑點之政府土地，及本售樓說明書內第9頁所指之公眾休憩公園）之保養、維修及管理，並需確保該公共開放空間於全日免費開放予公眾及輪椅使用者，直至於沒有附帶條件下交回該公共開放空間予政府為止。**
5. 特別條件第(10)規定，物業只可用作私人住宅用途。
6. 特別條件第(15)規定，物業內之康樂設施只可供物業之住客及其訪客使用。
7. 特別條件第(25)規定，物業內之私家泊車位只可供物業之住客或其訪客用作停泊車輛之用。泊位不可用作其他任何用途，如用作儲存或作為車輛買賣之展示場地等。
8. 特別條件第(29)規定，私家泊車位的轉讓只可 (I) 連同住宅單位一併出售 或 (II) 轉讓予物業內之其他業主。私家泊車位只可租予本物業之住客。

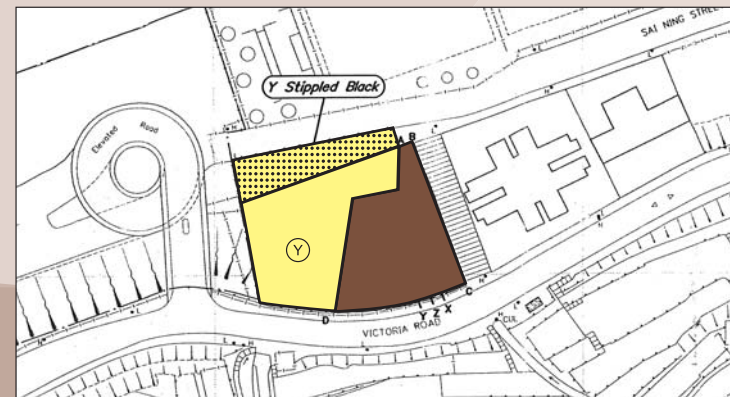
## Outline Zoning plan 分區計劃大綱圖



Extracted from Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/15 prepared by the Town Planning Board of Hong Kong and gazetted on 9th November 2007. The latest Outline Zoning Plan at the date of printing of this sales brochure is available for free inspection during normal office hours at the sales office.

摘錄自香港城市規劃委員會於2007年11月9日刊憲之堅尼地城及摩星嶺圖則編號S/H1/15。在印製此售樓說明書當日所適用之最新分區計劃大綱圖，可於售樓處開放時間內免費查閱。

## Site Plan 物業位置圖



## Slope Plan 斜坡 / 護土牆位置圖



# Salient Points of the Deed of Mutual Covenant incorporating a Management Agreement

1. A Deed of Mutual Covenant incorporating a Management Agreement will be entered into in respect of the Land and the Development.
2. "Common Areas" shall mean the Development Common Areas and Facilities, the Residential Common Areas and Facilities and Carpark Common Areas and Facilities.
3. Jones Lang LaSalle Management Services Limited is to be the appointed Manager from the effective date of the Deed of Mutual Covenant for an initial term of two years. The appointment of the Manager may be terminated by three calendar months' notice given by either the Manager or the owners' Committee pursuant to a resolution of the Owners. The annual remuneration of the Manager shall not be exceeding 15% of the total annual Management Expenses (excluding the Manager's remuneration and any capital expenditure) reasonably and necessarily incurred for the proper and efficient management of the Land and the Development.
4. The Owners of the Development are required to contribute to the Management Expenses attributable to the Land and the Development pro rata to the Management Shares of the units owned by them.
5. Within 9 months of execution of the Deed, the Manager shall convene a meeting of the Owners to establish an Owners' Committee. The Owners' Committee shall meet at such times as occasion shall require and in any event not less than once a year.
6. Each Owner shall on ceasing to be the Owner notify the Manager of such cessation and of the name and address of the new Owner.
7. The Manager (which for the purpose of this Clause shall include the Owners' Committee or Owners' Corporation (if formed)) is hereby given full authority by the Owners to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition and carry out any necessary works in respect of any of the Slopes and Retaining Walls. The Owners shall be responsible for the payment to the Manager of all costs lawfully incurred or to be incurred by the Manager in carrying out such maintenance repair and any other works.
8. Notwithstanding anything herein contained and until such time as possession of the whole of the Public Open Space shall be redelivered to the Government in accordance with the Conditions, the Manager shall be responsible for the maintenance and management of the Public Open Space together with the structures therein and thereon and to keep the Public Open Space open for use by the public on foot or by wheelchair 24 hours a day for all lawful purposes free of charge in accordance with the Conditions and the Owners shall be responsible for the costs and expenses for the upholding, management, maintenance and repair of the Public Open Space including the aforesaid structures as if they were part of the Common Areas and Facilities and for the costs and expenses for delivering up possession of the Public Open Space or any part or parts thereof to the Government pursuant to the Conditions and the cost of making good any damage caused to the Development or the remaining part of the Public Open Space (as the case may be) resulting from such re-delivery of possession. The Public Open Space shall not, without the prior written consent of the Director of Lands, be used for the purpose of storage or for erection of any temporary structure or for any other purpose other than that specifically permitted under the Conditions.
9. The following covenants and restrictions, among others, are to be included :
  - a. No owner shall make any structural alteration to his Unit (including but not limited to external walls, structure, façade of the Development or any services, facilities, installation or fixture therein);
  - b. No owner shall use or permit or suffer his Unit for any illegal or immoral purpose;

- c. No owner shall do, cause or permit or suffer to be done any act or thing which may be or become a nuisance or annoyance to or cause damage or inconvenience to the other Owners and/or any neighbouring premises;
- d. Each Owner shall at its own cost and expense and in compliance with the Conditions, this Deed and the House Rules prepared by the property manager, manage, repair, maintain and upkeep his Unit and all services and facilities installed therein or used in connected therewith;
- e. No Owner shall erect, install or otherwise affix, display or project any signs, signboards, advertisements, banners, posters or placards or other things or structures or visual images of whatever kind and description on the external walls or any part thereof or within his Unit but visible from outside the Development or extending outside the exterior of the Residential Accommodation save as otherwise provided in this Deed or except with the prior written approval of the Manager;
- f. No Owner shall paint the outside of the Development or any part thereof or do or permit to be done any act or thing which may or will interfere with or alter the façade or external appearance of the Land and the Development and in particular, no external shades, awnings, fences, metal grilles, partitions or any other structure or thing shall be placed, installed, exhibited, affixed, erected or attached or caused or permitted to remain in or any part of the external walls, roofs, flat roofs or upper roofs of the Development or cause or permit or suffer any part of the external walls of the Development to be wholly or partially blocked without the prior consent in writing of the Manager;
- g. No air conditioning units or other units shall be installed in any Unit or on or abut to the Common Areas and Facilities and in particular through the external walls of the Development without the prior written consent of the Manager other than at places designated for such purpose;
- h. No Owner shall use the refuge floor of the Development for any purposes other than for escape in the event of fire or emergency and the external openings (if any) on the said refuge floor as indicated on the Building Plans of the Development shall remain open for ventilation purposes;
- i. No Owner shall affix or install his own aerial, telecommunication transmitter, receiver, antennae and other equipment and installations in and outside any part of the Development without the prior written consent of the Manager;
- j. No Owner shall bring on to or keep or harbour any dogs, cats, pets, livestock, live poultry, fowls, birds or animals on any part of the Development PROVIDED THAT (i) live poultry, birds or animals may be kept in a Residential Unit as pets unless the same has been the cause of reasonable complaint by Owners or occupiers of not less than 2 Residential Units, (ii) trained guide dogs on leash for the blind may be brought into any part of the Development whilst guiding any person with disability in vision;
- k. Parking Spaces shall not be used or suffered to be used for any purpose other than for manoeuvring, parking, loading and unloading of motor vehicles or motor cycles licensed under the Road Traffic Ordinance (Cap.374) belonging to the residents or occupiers of the Residential Units of the Land and the Development, their bona fide guests, visitors or invitees. In particular, no Parking Space shall be used for storage, display or exhibiting of motor vehicles or motor cycles for sale or otherwise or for any commercial purpose and no goods of any description may be stored therein.
- l. No Owner shall without the prior written consent of the Manager erect or build or suffer to be erected or built on or upon the terraces, flat roofs, roofs, upper roofs, balconies or utility platform forming part of a Residential Unit any walls, windows, gates, doors, curtains, external awnings, canopies, partitions, security bars, protection grilles or any other structures whatsoever either of a permanent or temporary nature;
- m. No Owner except the Owner having the exclusive right to occupy the terraces or flat roofs of a Residential Unit shall have the right to use the terraces, flat roofs or roofs thereof (if any) (except that the other Owners may use such terraces, flat roofs or roofs only for escape in the event of fire or emergency). The Owner of the terraces, flat roofs or roofs shall ensure that the escape to and through the terraces, flat roofs or roofs shall not be in any way impeded or obstructed;

- n. No clothing or laundry shall be hung on any balcony, utility platform, terraces or flat roofs or roofs or upper roofs or outside the Development or any part thereof or in the Common Areas and Facilities (other than in the spaces specifically provided hanging laundry or in the laundry rack installed in the utility platforms or in the flat roofs with the prior written consent of the Manager).
- o. The Recreational Facilities shall only be used and enjoyed for recreational purposes by the residents and occupiers of the Residential Units and their bona fide visitors and subject to the provisions of this Deed, the House Rules and such rules as may from time to time be laid down by the Manager. The Recreational Facilities shall not be used for any commercial purposes whatsoever except in the course of bona fide coaching of residents and occupiers of the Residential Units only by such persons or companies nominated or approved by the Manager;
- p. No Residential Unit shall be used for any purpose other than for private residential purpose and in particular no Residential Unit shall be used as a boarding house, apartment house or for any form of commercial letting or occupancy in bed spaces or cubicles.
- q. No Owner shall permit or suffer to be erected, affixed, installed or attached in or on or at the door or doors or entrance or entrances of any Residential Unit any metal grille or shutter or gate without the prior written approval of the Manager.
- r. No Owner shall permit or suffer to be erected, affixed or installed on or at the window or windows of an Residential Unit any window grille or metal grille without the prior written consent of the Manager.

## Definition of Saleable Area

### "Saleable area" means:-

- (i) in relation to a unit enclosed by walls, the floor area of such unit (which shall include the floor area of any balconies and verandahs), measured from the exterior of the enclosing walls of such unit except where such enclosing walls separate two adjoining units 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; but shall exclude the common parts outside the enclosing walls of such 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;
- (ii) in relation to any cockloft, the floor area of such cockloft measured from the interior of the enclosing walls of such cockloft;
- (iii) in relation to any bay window which does not extend to the floor level of a unit, the area of such bay window 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 but excluding the thickness of such wall;
- (iv) in relation to any carparking space, the area of such carparking space measured from the interior of its demarcating lines or enclosing walls, as the case may be;
- (v) in relation to any yard, terrace, garden, flat roof or roof, the area of such yard, terrace, garden, flat roof or roof measured from the interior of their boundary lines, and where the boundary consists of a wall, then it shall be measured from the interior of such wall;
- (vi) in relation to any utility platform not enclosed by a solid wall, the floor area measured from the external boundary and if it is enclosed by walls, the floor area of the said utility platform measured from the exterior of the enclosing walls or boundary of the said utility platform except where such enclosing walls or boundary separate two adjoining utility platforms, in which case the measurement shall be taken from the middle of those walls or boundary, and shall include the internal partitions and columns within the said utility platform; but shall exclude the common parts outside the enclosing walls or boundary of the said utility platform and exclude the whole thickness of the enclosing walls or boundary which abut onto any units Provided That if any of the enclosing walls or boundary abut onto a common area, then the whole thickness of the enclosing walls or boundary which so abut shall be included.

## 大廈公契連管理合約之要點

- 此發展項目將有一份大廈公契連管理合約。
- 「公共地方」包括大廈公契內所列明之「物業公用地方與設施」、「住宅公用地方與設施」及「停車場公用地方與設施」。
- 仲量聯行物業管理有限公司為此發展項目之管理人，由大廈公契生效日起計為期兩年。管理人或業主委員會在得到業主議決下均可在此任期後透過發出不少於三個月之書面通知終止管理合約。管理人的每年酬金，不得多於此項目每年總物業管理支出（不包括管理人酬金及任何資本支出）的百份之十五。
- 所有業主需按大廈公契內列明之不可分割業權份數，按比例繳付此發展項目之管理支出。
- 大廈公契簽署後的9個月內，管理人需安排一次業主大會以協助成立業主委員會。業主委員會應每年舉行不少於一次會議。
- 所有業主如已售出單位，應通知管理人有關新業主的姓名及通訊地址。
- 管理人（就本條款而言，包括業主委員會及業主立案法團（如已成立））將獲全面授權，可聘請具有適合資格之人士就此項目之斜坡及護土牆進行檢查、保養及維修。業主需經由管理人就有關工程費用作出供款。
- 毗鄰之公眾休憩空間，在未按換地條款所列之條款歸還給政府前，管理人需負責其管理及維修，並確保該空間於日間免費開放予公眾及輪椅使用者。業主需支付有關管理、保養及維修之費用。在未得到地政總署署長之書面同意前，該空間不應用作儲存或安置任何臨時建築物，亦不應用於其他沒有在換地條件上列明之用途。
- 大廈公契亦包括以下契諾及限制：
  - 業主不可對其所擁有之物業作任何結構性之更改；
  - 業主不可使其物業用作非法或不道德用途；
  - 業主不可做出任何會對其他住客或鄰居構成滋擾、損毀或不便之行徑；
  - 所有業主需遵從換地條件、大廈公契及管理人發出之住戶規則等文件所列之規定，管理、維修、保養所擁有的單位及在其中裝設之服務與設施；並支付相關之開支及費用；
  - 如沒有管理人之預先書面同意下，任何業主不得於大廈外牆或於外界可見的單位內部展示任何標語、廣告或結構；
  - 如沒有管理人之預先書面同意下，任何業主不得擅自更改大廈之外觀，包括加裝太陽擋、雨蓬、圍欄、金屬欄柵或任何間隔於大廈之外牆、天台及平台；
  - 如沒有管理人之預先書面同意下，業主不可於非指定位置放置冷氣機或其他裝置之組件；
  - 大廈之隔火層只可用作火警或緊急時使用；
  - 如沒有管理人之預先書面同意下，業主不可於其單位內、外設置私家天線、電訊發射器等器具；
  - 如引致兩個單位或以上之業主或住客投訴，業主不得於單位內飼養任何寵物或家畜，失明人士之導盲犬不在此限；
  - 除用作停泊住客或訪客根據道路交通條例（第374章）的有牌車輛外，泊位不可用作其他任何用途，如用作儲存或作為車輛買賣之展示場地等；
  - 如沒有管理人之預先書面同意下，業主不得於台階、平台、天台、露台或工作平台上加建任何永久或臨時之建築物；
  - 除平台單位及天台單位之業主外，其他業主無權佔用有關單位內之平台（於火警或緊急情況時用作逃生除外）。平台、天台單位之業主須確保其他業主可於火警或緊急情況時不受阻礙地使用該平台、天台作逃生之用；
  - 如沒有管理人之預先書面同意下，不得於露台、工作平台、台階、平台、天台、上層天台、大廈外圍或大廈內之公共地方處曬衣（於工作平台或平台的曬衣架及其他指定地方除外）；
  - 大廈內之康樂設施只供住客及其訪客使用，使用者需遵守大廈公契及管理人發出之住戶規則內列明之相關條款。如沒有管理人同意下，所有康樂設施不得用作商業用途；
  - 所有住宅單位只可用作私人住宅用途，不可用作從事商業租賃等；
  - 在沒有管理人的書面同意下，所有業主不可於住宅大門前加裝金屬開門或捲閘；
  - 在沒有管理人的書面同意下，所有業主不可於住宅之窗戶上安裝窗花。

## 「銷售面積」之定義

- 就一個以牆圍封的單位而言，該單位的樓面面積（包括所有露台及走廊之樓面面積），是指由單位的外牆表面起量度之面積。如有圍牆牆是用作分隔兩個毗鄰單位，其面積則應從該圍牆之中線起量度；此樓面面積亦應包括所有在單位以內之間隔及柱位，但圍牆以外的公用部份則不應被包括在內。若單位的外牆緊接公用地方，該外牆之整個厚度應被計算在內；
- 就閣樓而言，該閣樓之樓面面積應從其圍牆之內部起量度；
- 就沒有連接單位地面之窗台而言，該窗台之面積應從窗台的圍牆或玻璃之外部起量度，直至該窗台與連接落地牆壁之會合處，而該落地牆壁之厚度將不會計算在內；
- 就任何車位而言，該車位之樓面面積應以其界線或圍牆之內部起量度；
- 就任何空地、台階、花園、平台或天台而言，其樓面面積應從其界線之內部起量度。若邊界包含牆壁，則應從牆壁之內部起量度；
- 就沒有實牆圍封的工作平台而言，該工作平台之樓面面積應由其外圍之邊界起量度。如該工作平台被牆壁包圍，則應從該牆壁或邊界之外圍起量度。如該圍牆屬分隔兩個毗鄰之工作平台，則應從該圍牆或邊界的中線起量度，並包括該工作平台內的內部間隔及柱位；而該圍牆或邊界以外之公用部份，與及緊接任何單位之圍牆或邊界的整個厚度則不應計算在內。但如該圍牆或邊界緊接公用地方，該圍牆或邊界之厚度則應被包括在內。

### Schedule of Undivided Shares Allocated to Each Unit

#### 每戶獲發之不可分割業權列表

	Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位
31-32/F樓	554	395	-	-
28-30/F樓	100	294	149	-
5-27/F樓	98	201	91	150
3/F樓	122	241	107	195

Note: The above information is for reference only. For full details please refer to the Government Grant and the Deed of Mutual Covenant incorporating a Management Agreement that are available at the sales office upon request.

註：以上資料僅供參考。閣下可於售楼處查閱政府批地書與大廈公契及管理合約之英文全稿。

## Green and Innovative Features Exempted from Gross Floor Area Calculation

## 獲豁免計算樓面面積之環保設施

The following schedule shows the area of the green and innovative features that are exempted from the gross floor area and site coverage calculations under the Green and Innovative Building Policy jointly announced by the Lands Department, the Buildings Department and the Planning Department:

以下表列所有跟據地政總署、屋宇署及規劃署聯合公佈之「環保及創新的樓宇」聯合作業備考而獲豁免計入總樓面面積之環保設施：

Features 環保設施	Total Exempted Area (m2) 獲豁免計入面積 (平方米)
Balcony 露台	208.423
Utility Platform 工作平台	135.000
Mail Delivery Room and Mailbox 郵遞房及信箱	2.344
Wider Lift Lobby and Corridor 加闊的升降機大堂及公用走廊	94.620
Acoustic Fins 隔聲鱗	131.934
Acoustic Projections 隔音屏障	56.445
Sky Garden 空中花園	329.384

All balconies and utility platforms are non-enclosed areas.

所有露台及工作平台均為沒有被牆圍繞之開放式樓面。

## Matters Relating to Proceeds Paid Upon Purchase Application

1. The preliminary deposits tendered by the applicants at the time of registration will be encashed and all the proceeds will be paid into an account with a licensed bank held in trust for the Vendor by its solicitors.
2. All preliminary deposits from unsuccessful applications or the proceeds thereof shall be returned by the Vendor's solicitors in full but without interest to the unsuccessful applicants and those successful applicants who have chosen not to purchase any of the relevant Units, not later than 14 days after the completion of the selection of the relevant Units.
3. The purchasers shall make payment of the preliminary deposit in an amount of approximately 5% of the purchase price of the Units upon signing of the preliminary agreement.
4. 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 deposit shall be applied as part payment of the purchase price of each Unit and shall be held by the Vendor's solicitors as stakeholder.
5. If a person who has signed a preliminary agreement does not, for whatever reason, execute the formal Agreement for Sale and Purchase, the Vendor will refund to him the amount already paid by him less an amount of 5% of the purchase price of the Unit in respect of which he signed the preliminary agreement.
6. In the event of the Vendor, at the request of the purchaser, agreeing (at his 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, the Vendor will, in consideration of agreeing to do so, retain the sum of 5% of the total purchase price of the Unit in addition to payment by the purchaser of all legal costs, charges or disbursements (including stamp duty, if any) incurred by the Vendor in connection with the cancellation of the sale and purchase.

## Notice to Property Buyers regarding the preliminary sales & purchase agreement

### WARNING TO PURCHASERS - PLEASE READ CAREFULLY!

1. This is NOT A BINDING AGREEMENT FOR YOU to buy the property but is binding on the vendor. But, if you withdraw from the purchase, you will forfeit 5% of the purchase price to the vendor and you will be entitled to be repaid only the remaining part of the deposit after deduction of the forfeited amount.
2. Before you sign the formal sale and purchase agreement which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
3. 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.
4. YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able at every stage of your purchase to give you independent advice.
5. 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.
6. Please think carefully before deciding whether to instruct your own independent solicitor, or the vendor's solicitor, to protect your interest. You are free to choose whichever option you prefer.

## Additional Information to be disclosed upon request

The following information would be available at the sales office for free inspection upon request:

1. Charges on conveyancing and mortgage documents, stamp duties.
2. Full script of the form of the Government Grant and the draft Deed of Mutual Covenant incorporating a Management Agreement.
3. A complete set of the latest building plans approved by the Building Authority under the Building Ordinances.
4. The latest Outline Zoning Plan at the date of printing of this sales brochure.

Purchasers who have signed the formal Agreement for Sale and Purchase may have the right to obtain a written copy of information on the total construction costs and total professional fees to complete the development as well as the total construction costs and the total professional fees expended and paid from time to time. A nominal fee of HK\$100 would be charged for such service.

## 關於認購申請時所繳付之款項

1. 辦理認購登記時所支付之臨時定金將會被兌現，並由賣方律師存入由賣方律師代賣方保管之銀行戶口內。
2. 在完成揀選單位後之十四天內，賣方律師將在不計利息之情況下，全數退還所有於認購申請時所繳付之臨時定金款項予沒有成功購買單位之申請人。
3. 買方須於簽署臨時買賣合約時繳付相等於樓價約百分之五之臨時定金。
4. 當簽署有關單位之正式買賣合約後，臨時定金將轉為該單位樓價之部分付款，並由賣方律師以保管人身份代為保管。
5. 如任何人士於簽署臨時買賣合約後，不論基於任何原因而沒有於指定日期或之前簽署正式買賣合約，賣方將於臨時定金中扣除於該臨時買賣合約所列之樓價之百分之五後，把餘款退還有關人士。
6. 若買方提出要求取消交易，賣方若同意進行取消，賣方有權酌情以一份取消合約或其他導致取消正式買賣合約或買方承諾之舉動來取消交易，而賣方亦可基於是次取消交易，於買方已付之款項中收取買賣合約內所列明樓價之百分之五及其他因取消交易而涉及之所有法律費用、收費及開銷（包括贖印費，如有）。

## 關於臨時買賣合約之事項

### 重要提示 – 買方請小心閱讀

1. 此合約對你最後完成此宗交易與否並沒有約束力，但賣方則需要遵守此合約之條文。若你取消此合約，賣方有權沒收百分之五之樓價，而你只可取回其餘部分之定金。
2. 如你欲繼續此宗交易，你須要簽署一張正式買賣合約，在此之前，應請教律師保障你的權益，使此交易可妥善完成。
3. 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。
4. 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。
5. 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僱用獨立律師為高。
6. 請你小心考慮是否聘用自己選擇的獨立律師或僱用賣方的同一律師來保障你的權益。你可自由選擇。

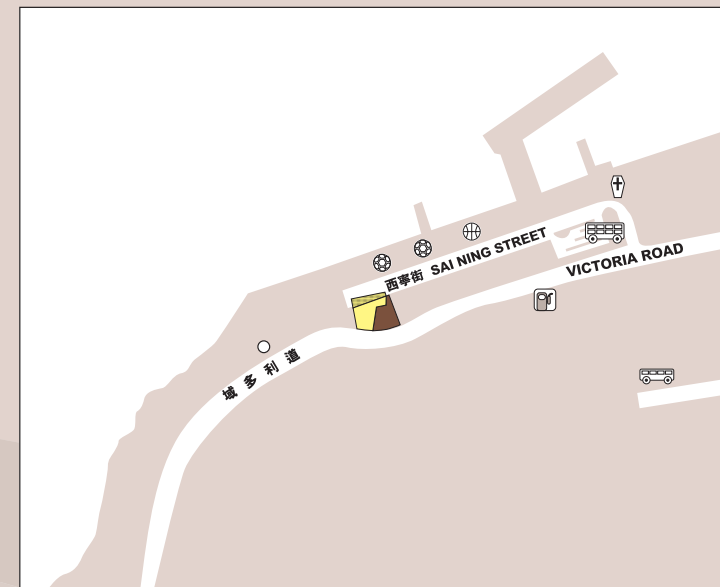
## 可要求發展商提供之額外資料

閣下可於售樓處辦公時間內免費檢閱以下關於此樓盤之資料及文件：

1. 買賣及按揭契約、印花稅等費用之計算
2. 整份之地契及大廈公契草案
3. 由建築事務總監根據建築物條例批出之最新建築圖
4. 於此售樓說明書印製時之最新分區計劃大綱圖

已簽署正式買賣合約之買家有權要求發展商提供關於此項目之總建築費用及總專業費用與及已支付之費用的資料。有關手續將收取行政費港幣100元。

## Location Plan 公共設施位置圖



Bus Terminus 巴士站

Basketball Court 籃球場

Minibus Terminus 小巴站

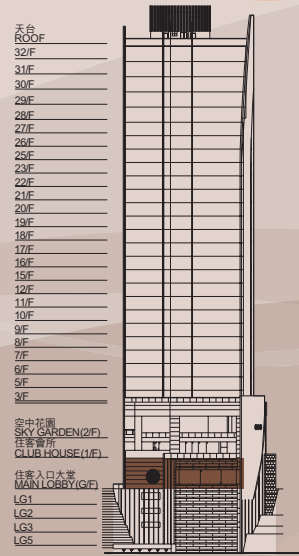
Football Court 足球場

Island West Refuse Transfer Station  
港島西廢物轉運站

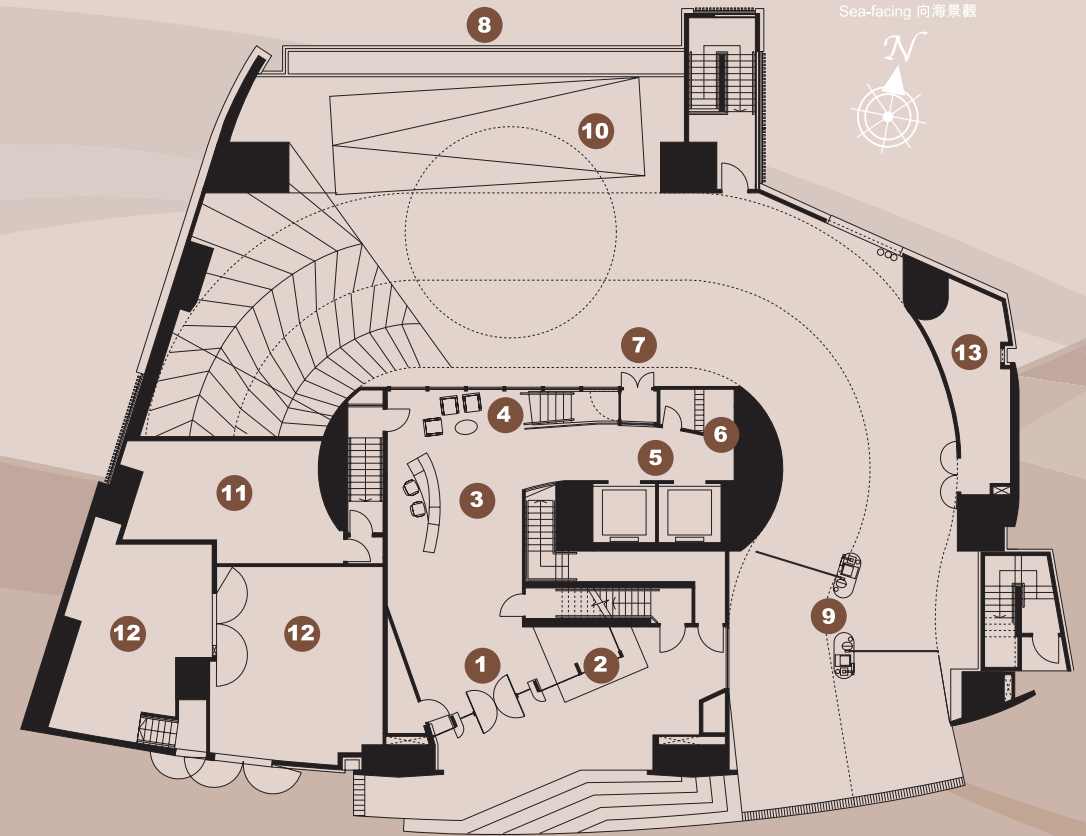
Public Mortuary 殮房

Petrol or LPG Filling Station 油站

# G/F Main Lobby 住客入口大堂

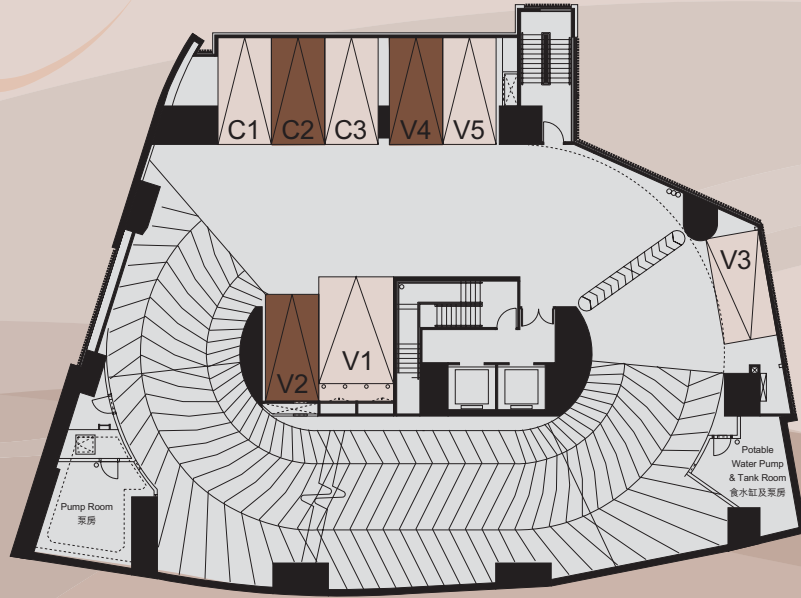
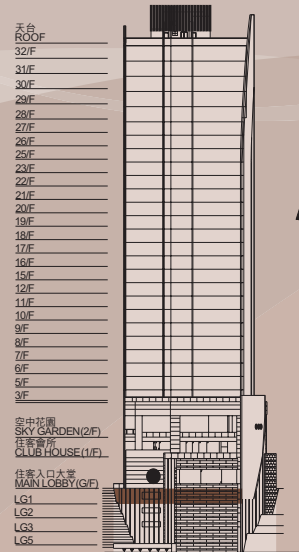


- |  |  |
|--|--|
| <b>1</b> 35 Feet High Main Lobby Foyer<br>樓高35呎之大堂中庭               | <b>8</b> Unblocked Views of Victoria Harbour<br>無遮擋維港景致          |
| <b>2</b> Water Feature<br>水藝裝飾                                     | <b>9</b> Remote Controllable Carpark Barrier<br>無線遙控車閘           |
| <b>3</b> Residents' Service Desk<br>住客服務櫃檯                         | <b>10</b> Loading / Unloading Area<br>貨物起卸區                      |
| <b>4</b> Sitting Area<br>舒適閒坐                                      | <b>11</b> Switch Room<br>電力掣房                                    |
| <b>5</b> Lift Waiting Area<br>升降機大堂                                | <b>12</b> Transformer Rooms<br>電力變壓站                             |
| <b>6</b> Mailbox and Mail Delivery Room<br>信箱及郵遞間                  | <b>13</b> Refuse Storage & Material Recovery Chamber<br>物料回收及垃圾房 |
| <b>7</b> All-Weather Private Drop-off & Pick-up Area<br>全天候私人上/落客區 |  |

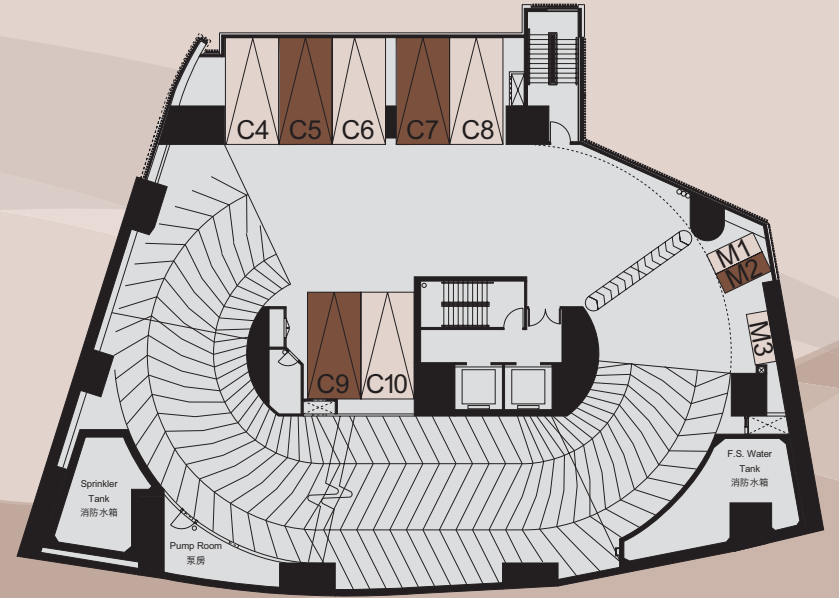
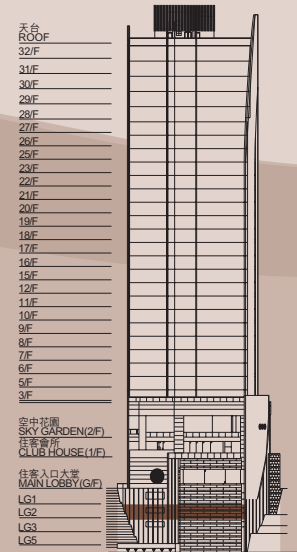


# Carpark Floors 停車場

Sea-facing 向海景觀



**LG 1**  
地庫一樓



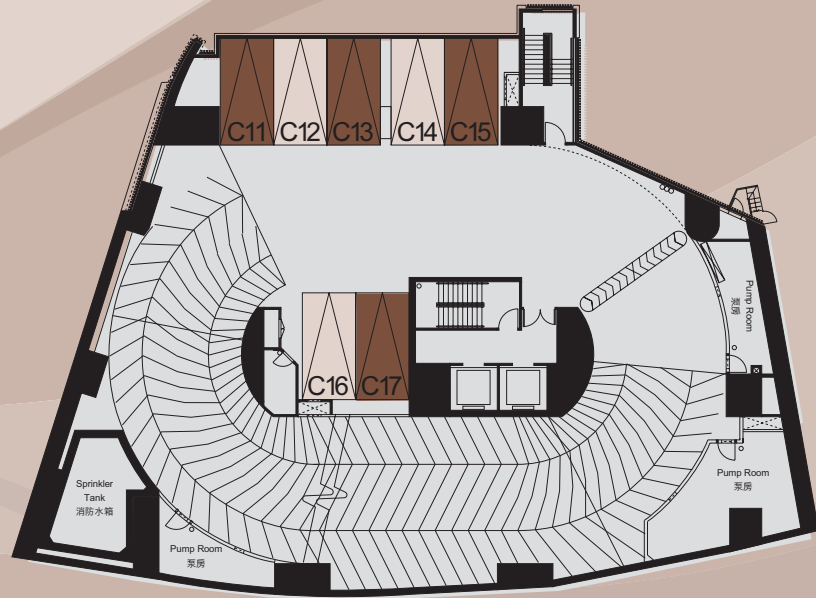
**LG 2**  
地庫二樓

Sea-facing 向海景觀



天台 ROOF  
32/F  
31/F  
30/F  
29/F  
28/F  
27/F  
26/F  
25/F  
23/F  
22/F  
21/F  
20/F  
19/F  
18/F  
17/F  
16/F  
15/F  
14/F  
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9/F  
8/F  
7/F  
6/F  
5/F  
3/F

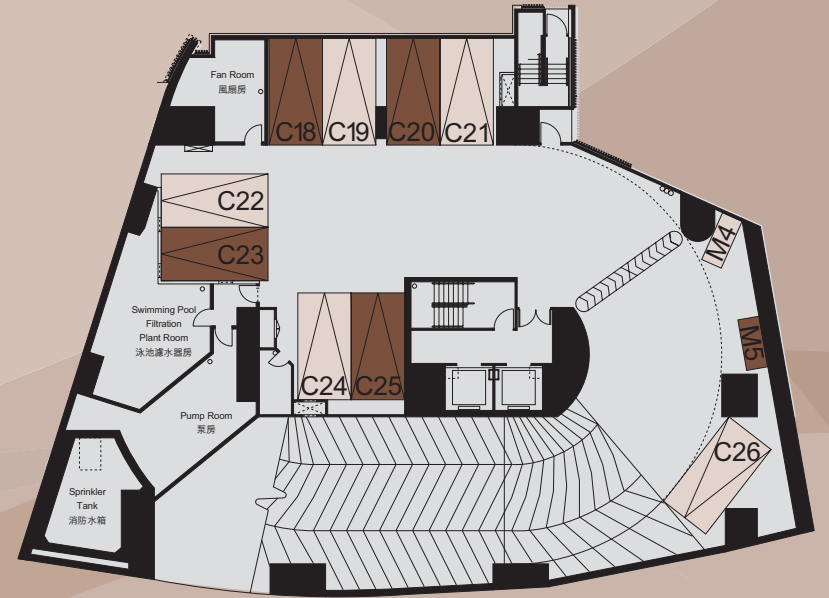
空中花園 SKY GARDEN(2/F)  
住客會所 CLUB HOUSE(1/F)  
住家入口大堂 MAIN LOBBY(G/F)  
LG1  
LG2  
LG3  
LG5



**LG 3**  
地庫三樓

天台 ROOF  
32/F  
31/F  
30/F  
29/F  
28/F  
27/F  
26/F  
25/F  
23/F  
22/F  
21/F  
20/F  
19/F  
18/F  
17/F  
16/F  
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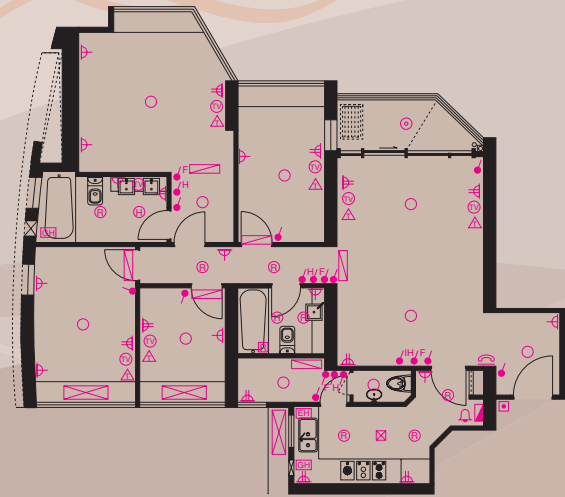
空中花園 SKY GARDEN(2/F)  
住客會所 CLUB HOUSE(1/F)  
住家入口大堂 MAIN LOBBY(G/F)  
LG1  
LG2  
LG3  
LG5



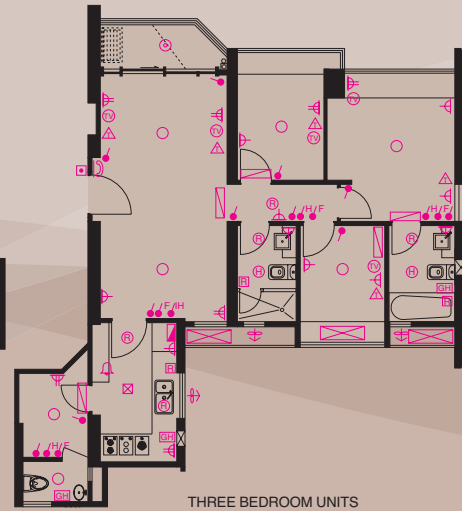
**LG 5**  
地庫五樓

# Electrical and Mechanical Provisions

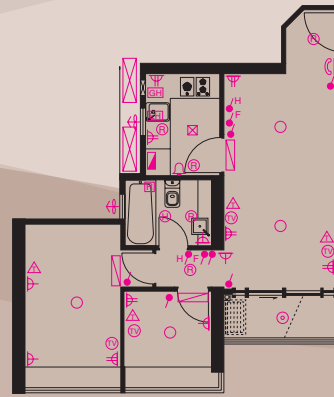
## 機電裝置圖



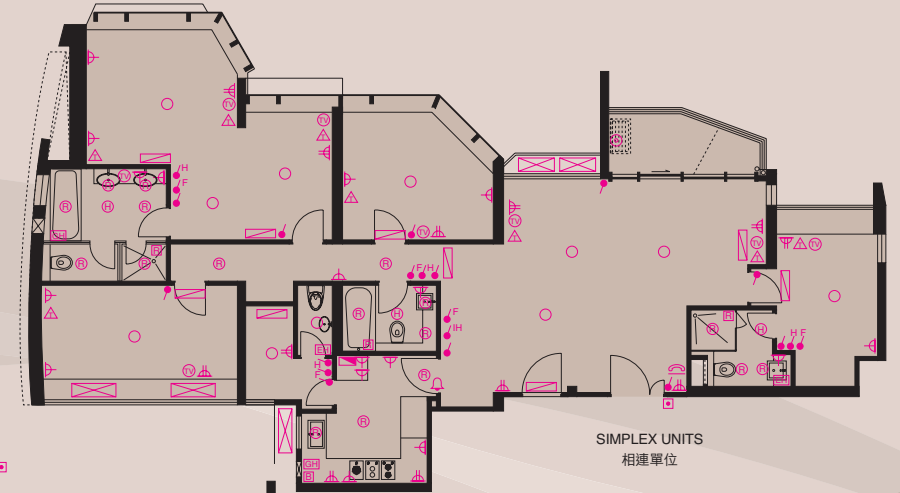
FOUR BEDROOM UNITS  
四房單位



THREE BEDROOM UNITS  
三房單位



TWO BEDROOM UNITS  
兩房單位



SIMPLEX UNITS  
相連單位

### LEGEND

	13A SOCKET OUTLET 單頭電插座		KITCHEN CEILING LIGHT 廚房天花燈		DOOR BELL 電門鐘		MCB BOARD 總掣		EXHAUST FAN 抽氣扇		BONE BREAKER 碎骨機
	13A TWIN SOCKET OUTLET 雙頭電插座		RECESSED DOWN LIGHT 射燈		VIDEO PHONE HANDSET 視像對講機		TV / FM OUTLET 電視公共天線插蘇掣		SPLIT-TYPE A/C INDOOR UNIT 分體式冷氣機		SPLIT-TYPE A/C OUTDOOR UNIT 分體式冷氣機外機
	LIGHTING SWITCH 燈掣		RECESSED HEAT LIGHT 暖燈		SWITCH FOR WATER HEATER 熱水爐開關		TELEPHONE OUTLET 電話蘇掣		GAS WATER HEATER 煤氣熱水爐		BALCONY LIGHT 露台燈
	LIGHT POINT 燈位		DOOR BELL PUSH BUTTON 門鐘按鈕		SWITCH FOR EXHAUST FAN 抽氣扇開關		GAS WATER HEATER REMOTE CONTROLLER 煤氣熱水爐遙控溫度調校器		ELECTRIC WATER HEATER 電熱水爐		SWITCH FOR INDUCTION HOB 電磁爐開關掣