ARUNA

弦岸

SALES BROCHURE

售樓説明書

ARUNA

弦岸

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;
  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - whether individual owners have responsibility to maintain slopes.

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

2 According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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

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

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

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

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.

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

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

15. Estimated material date and handing over date

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

- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

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

- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts:

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611
Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596
Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

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

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
- 留意公契內訂明有關物業內可否飼養動物。

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。

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

2 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目,條例規定物業的買賣合約須載有強制性條文,列明如有關改動在任何方面對該物業造成影響,賣方須在改動獲建築事務監督批准後的14日內,將該項改動以書面通知買家。

- 訂立臨時買賣合約時,您須向擁有人(即賣方)支付樓價 **5%** 的臨時訂金。

- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內,沒有簽立買賣合約,該臨時買賣合約即告終止,有關臨時訂金(即樓價的5%)會被沒收,而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內,倘您簽立買賣合約,則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。

- 有關的訂金,應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

- 留意在賣方(包括其獲授權代表)就有關住宅物業向公眾提供價單前,賣方不得尋求或接納任何對有關住宅物業的購樓意向(不論是否屬明確選擇購樓意向)。因此您不應向賣方或其授權代表提出有關意向。

- 留意在有關住宅物業的銷售開始前,賣方(包括其獲授權代表)不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理,以協助銷售其發展項目內任何指明住宅物業,該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。

- 您可委託任何地產代理(不一定是賣方所指定的地產代理),以協助您購置發展項目內任何指明住宅物業;您亦可不委託任何地產代理。

- 委託地產代理以物色物業前,您應該 —
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事,倘發生利益衝突,未必能夠保障您的最大利益;
  - 了解您須否支付佣金予該地產代理。若須支付,有關的佣金金額和支付日期為何;以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問,應要求該地產代理或營業員出示其「地產代理證」,或瀏覽地產代理監管局的網頁(網址:www.eaa.org.hk),查閱牌照目錄。

12. 委聘律師

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

- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀,但賣方如為某指明住宅物業設置示範單位,必須首先設置該住宅物業的無改動示範單位,才可設置該住宅物業的經改動示範單位,並可以就該住宅物業設置多於一個經改動示範單位。

- 參觀示範單位時,務必視察無改動示範單位,以便與經改動示範單位作出比較。然而,條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時,應已提供有關發展項目的售樓說明書。因此,緊記先行索取售樓說明書,以便在參觀示範單位時參閱相關資料。

- 您可以在無改動示範單位及經改動示範單位中進行量度,並在無改動示範單位內拍照或拍攝影片,惟在確保示範單位參觀者人身安全的前提下,賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而,假若發展項目比預期早落成,「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。

- 收樓日期
  - 條例規定買賣合約須載有強制性條文,列明賣方須於買賣合約內列出的預計關鍵日期後的14日內,以書面為發展項目申請佔用文件、合格證明書,或地政總署署長的轉讓同意(視屬何種情況而定)。
    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管,賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準),就賣方有能力有效地轉讓有關物業一事,以書面通知買家;或
    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管,賣方須在佔用文件(包括佔用許可證)發出後的六個月內,就賣方有能力有效地轉讓有關物業一事,以書面通知買家。
  - 條例規定買賣合約須載有強制性條文,列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後,賣方將安排買家收樓事宜。

- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文,列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後,批予在預計關鍵日期之後,完成發展項目:
    - ➢ 工人罷工或封閉工地;
    - ➢ 暴動或內亂;
    - ➢ 不可抗力或天災;
    - ➢ 火警或其他賣方所不能控制的意外;
    - ➢ 戰爭;或
    - ➢ 惡劣天氣。
  - 發展項目的認可人士可以按情況,多於一次批予延後預計關鍵日期以完成發展項目,即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文,列明賣方須於認可人士批予延期後的14日內,向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問,可向賣方查詢。

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。

- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

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

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

其他相關聯絡資料：

消費者委員會

網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611

地產代理監管局

網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596

香港地產建設商會

電話	: 2826 0111
傳真	: 2845 2521

一手住宅物業銷售監管局
2023年3 月

The name of the Development
ARUNA

發展項目的名稱
弦岸

The name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
8 PING LAN STREET

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
平瀾街8號

The Development consists of 1 multi-unit building
Not Applicable

發展項目包含1幢多單位建築物
不適用

The total number of storeys of each multi-unit building
25 storeys (excluding the lift pit floor, transfer plate, roof, lift machine room floor, emergency generator floor and top roof)

每幢多單位建築物的樓層的總數
25層（不包括升降機機槽底層、轉換層、天台、升降機房層、緊急發電機層及頂層天台）

The floor numbering in each multi-unit building as provided in the approved building plans for the Development
G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F and Roof

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
地下、1 樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓及天台

The omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F, 14/F and 24/F are omitted

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
不設4樓、13樓、14樓及24樓

The refuge floors (if any) of each multi-unit building
Not Applicable

每幢多單位建築物內的庇護層(如有的話)
不適用

03 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT
賣方及有參與發展項目的其他人的資料

Vendor
Star Value Investments Limited

賣方
星樺投資有限公司

Holding companies of the Vendor
Captain Win Limited
Chuang's China Realty Limited
Chuang's China Investments Limited
Profit Stability Investments Limited
Chuang's Consortium International Limited

賣方的控權公司
Captain Win Limited
莊士中國地產有限公司
莊士中國投資有限公司
Profit Stability Investments Limited
莊士機構國際有限公司

Authorized person for the Development
Ms. Chan Wan Ming

發展項目的認可人士
陳韻明女士

The firm or corporation of which the authorized person for the Development is a proprietor, director or employee in his or her professional capacity
P & T Architects Limited

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
巴馬丹拿建築師有限公司

Building contractor for the Development
Paul Y. Builders Limited
(Note: Provisional liquidators of the Building Contractor have been appointed by the High Court of Hong Kong on 21 February 2025.)

發展項目的承建商
保華建造有限公司
(註: 香港高等法院已於2025年2月21日就承建商委任臨時清盤人。)

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development
Kao, Lee & Yip Solicitors

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
高李葉律師行

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
The Hongkong and Shanghai Banking Corporation Limited
(Note: The loan has been fully repaid.)

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
香港上海滙豐銀行有限公司
(註:該貸款已全部清還。)

Any other person who has made a loan for the construction of the Development
Chuang's China Realty Limited
Chuang's China Investments Limited

已為發展項目的建造提供貸款的任何其他人
莊士中國地產有限公司
莊士中國投資有限公司

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

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

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

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

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

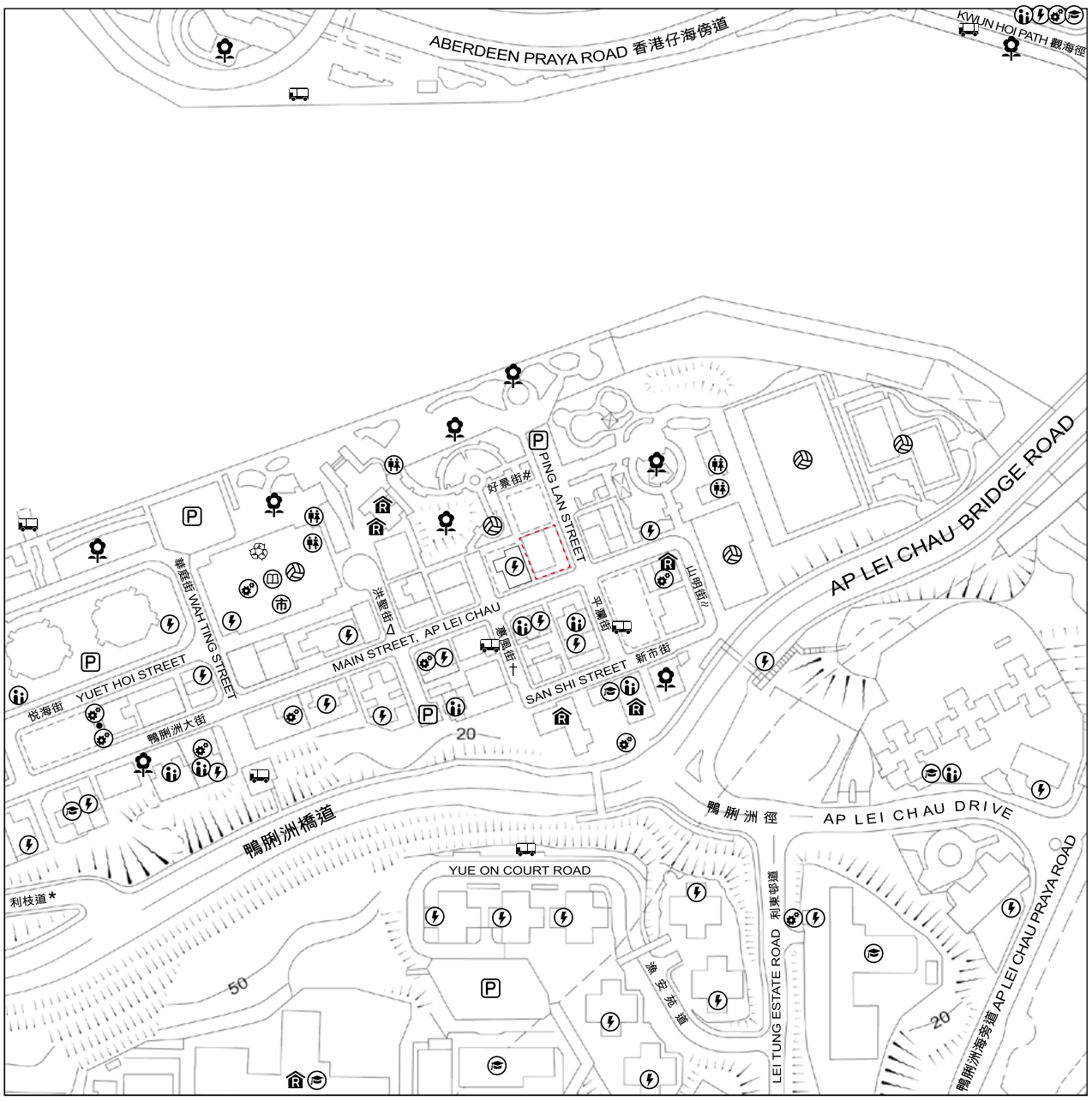
Schedule of Total Area of The Curtain Walls of Each Residential Property
每個住宅物業的幕牆的總面積表

Floor 樓層	Flat 單位	Total Area of the Curtain Walls of Each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
5/F 5樓	A	1.611
	B	0.989
	C	0.216
	D	1.052
	E	0.525
6/F-12/F, 15/F-23/F&25/F-27/F 6樓至12樓、 15樓至23樓及25樓至27樓	A	1.611
	B	0.989
	C	0.216
	D	1.052
	E	0.525
28/F 28樓	A	1.611
	B	0.989
	C	0.216
	D	1.052
	E	0.525

The person appointed as the Manager of the Development under the deed of mutual covenant that has been executed: -
Savills Property Management Limited

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

07 LOCATION PLAN OF THE DEVELOPMENT
發展項目的所在位置圖



N 北

Location of the Development
發展項目的位置

Scale: 比例: 0 50 100 150 200 250M(米)

This Location Plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SW-D dated 30 July 2026 and T15-NW-B dated 3 July 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

The map is provided by the Common Spatial Date Infrastructure (CSDI) Portal and intellectual property rights are owned by the Government of the HKSAR.

此所在位置圖是由賣方擬備並參考地政總署測繪處之數碼地形圖，圖幅編號T11-SW-D出版於2026年7月30日及圖幅編號T15-NW-B出版於2026年7月3日所編製，有需要處經修正處理。

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

Street names not shown in full in the Location Plan of the Development 於發展項目的所在位置圖未能顯示之街道全名

* LEE CHI ROAD 利枝道
≈ SHAN MING STREET 山明街
\# HO KING STREET 好景街
† WAI FUNG STREET 惠風街
Δ HUNG SHING STREET 洪聖街
• LONDON LANE 倫敦里

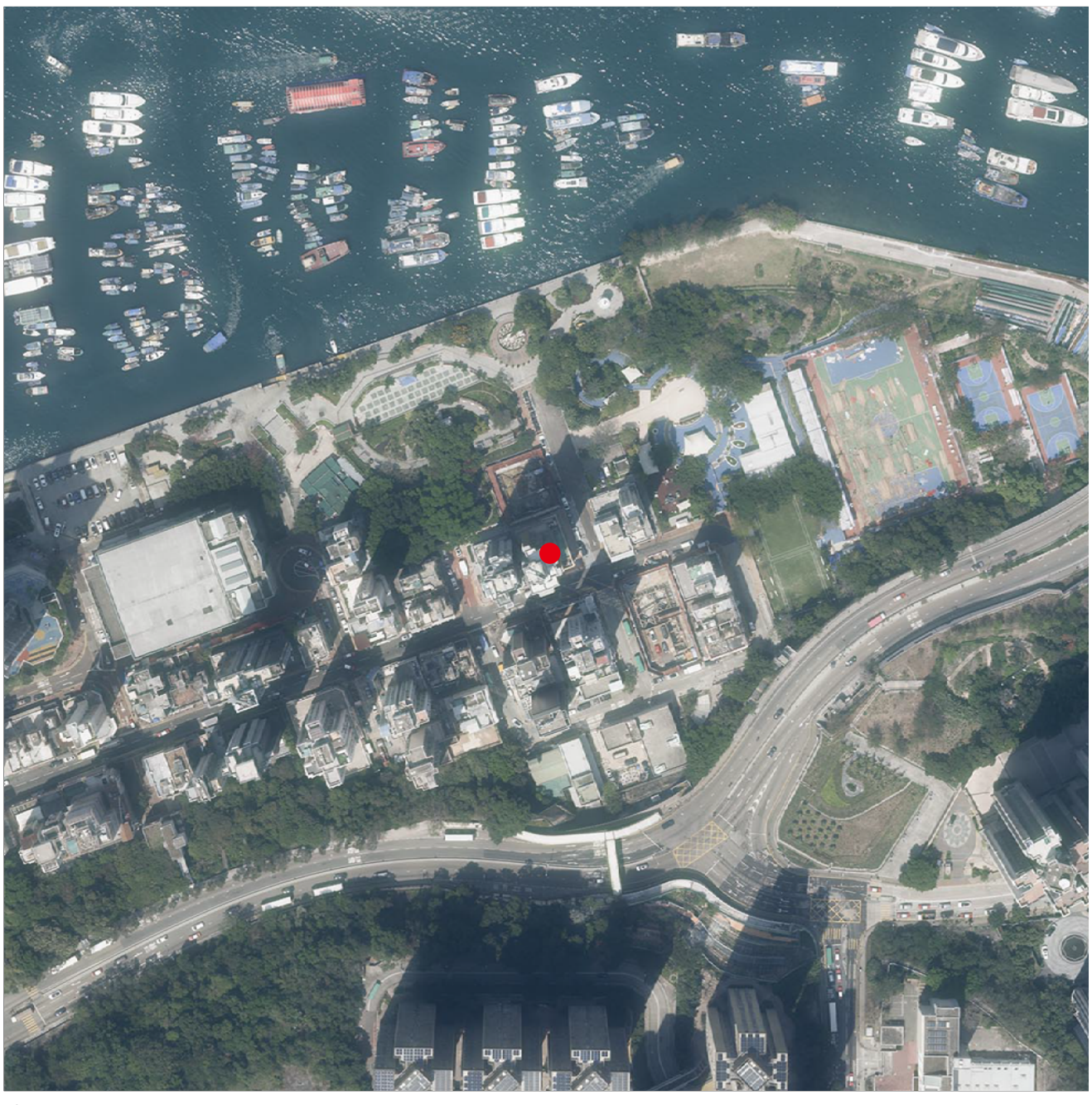
Legend 圖例

- A Power Plant (including Electricity Sub-stations) 發電廠 (包括電力分站)
- A Public Utility Installation 公用事業設施裝置
- Social Welfare Facilities (including an Elderly Centre and a Home for the Mentally Disabled) 社會福利設施 (包括老人中心及弱智人士護理院)
- A Religious Institution (including a Church, a Temple and a Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)
- A School (including a Kindergarten) 學校 (包括幼稚園)
- A Public Convenience 公廁
- A Public Park 公園
- A Public Carpark (including a Lorry Park) 公眾停車場 (包括貨車停泊處)
- A Public Transport Terminal (including a Rail Station) 公共交通總站 (包括鐵路車站)
- A Refuse Collection Point 垃圾收集站
- Sports Facilities (including a Sports Ground and a Swimming Pool) 體育設施 (包括運動場及游泳池)
- A Market (including a Wet Market and a Wholesale Market) 市場 (包括濕貨市場及批發市場)
- A Library 圖書館

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

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

08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT
發展項目的鳥瞰照片



N 北

Location of the Development
發展項目的位置

The Aerial Photograph is adopted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E256131C, dated 22 March 2025.

Survey and Mapping Office, Lands Department, The Government of HKSAR
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鳥瞰照片摘錄自地政總署測繪處於2025年3月22日在6,900呎飛行高度拍攝，編號為E256131C之鳥瞰照片。

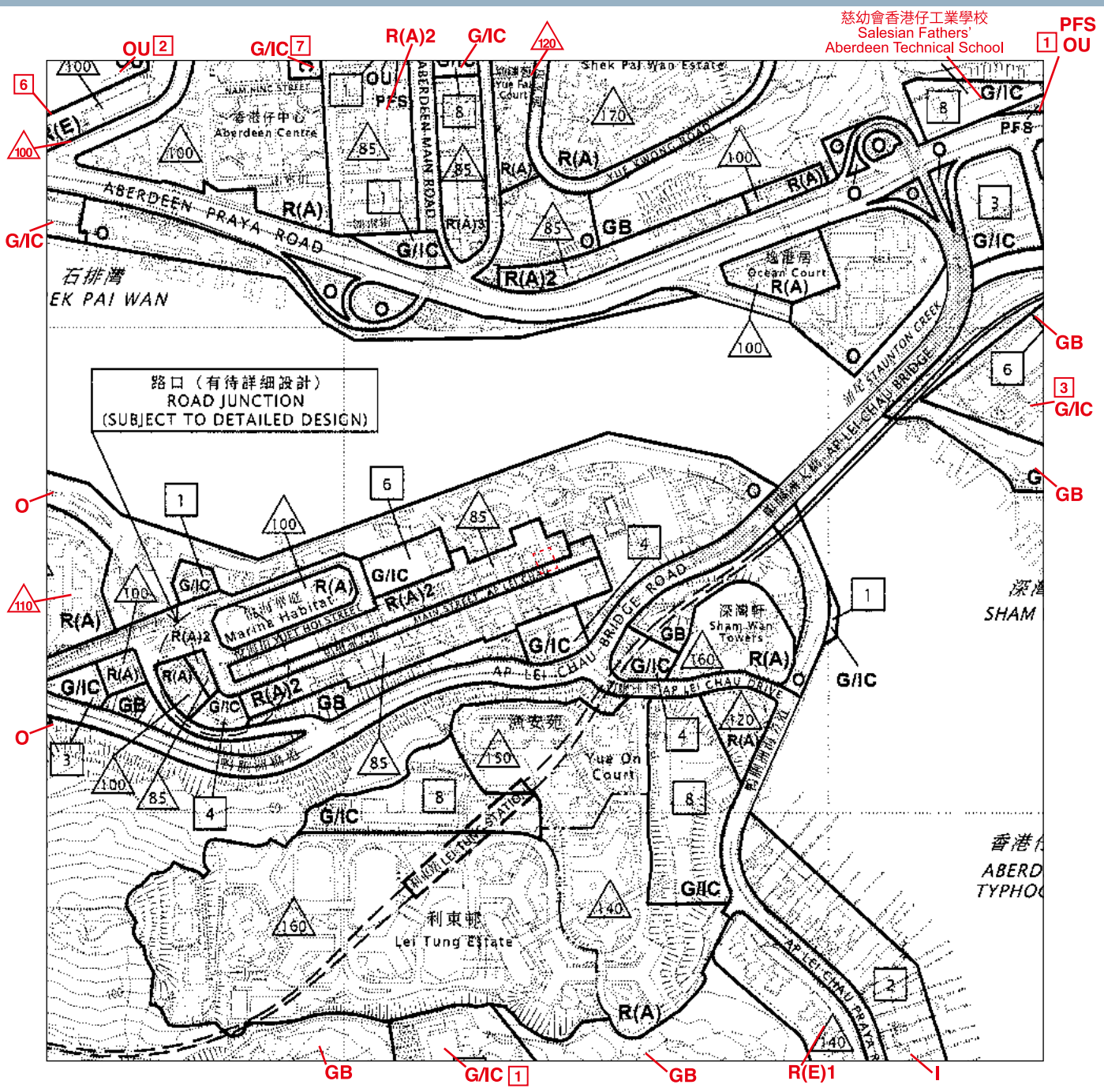
香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

Notes :

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

備註：

1. 因技術原因(例如發展項目之形狀)，鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。
3. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。



Location of the Development
發展項目的位置

Scale:
比例：
0 100 200 300 400 500M(米)

Adopted from part of the Approved Aberdeen & Ap Lei Chau Outline Zoning Plan, Plan No. S/H15/34, gazetted on 24 July 2026, with adjustments to show the Development boundary and other information in red.

This Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

摘錄自2026年7月24日刊憲之香港仔及鴨脷洲分區計劃大綱核准圖，圖則編號為S/H15/34，經處理以紅色顯示發展項目邊界及其他資料。

此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Legend 圖例

Zones 地帶

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

Communications 交通

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

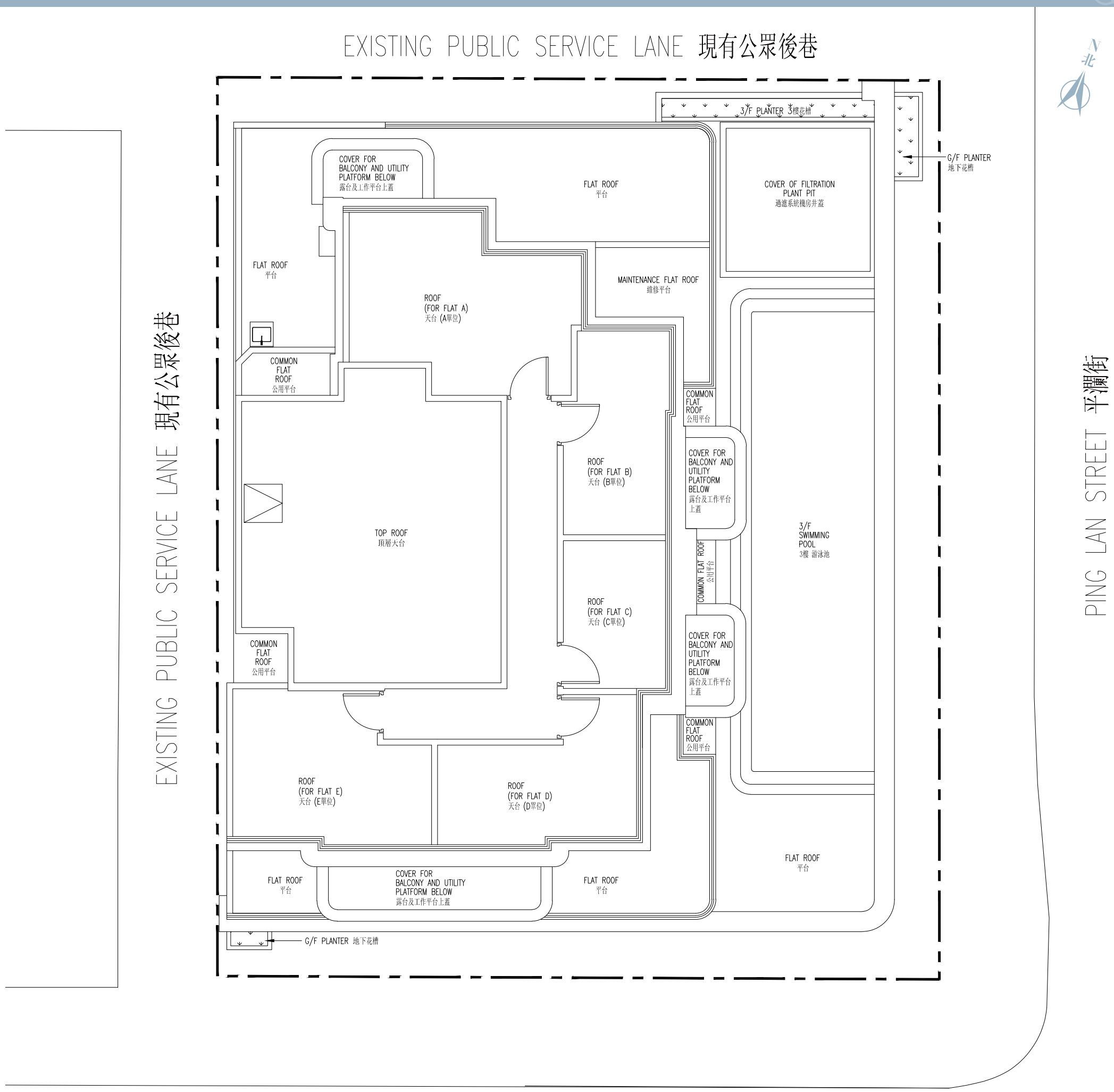
Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線	
Boundary Height Control Zone Boundary 建築物高度管制區界線	
Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度(在主水平基準上若干米)	100
Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)	8
Petrol Filling Station 加油站	PFS

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

備註：
1. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。
3. 在售樓說明書的印製日期當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。

10 LAYOUT PLAN OF THE DEVELOPMENT
發展項目的布局圖



Boundary of the Development
發展項目的邊界線

0M(米) 5M(米)
1 : 100

Legend of terms and abbreviations used on the floor plans
樓面平面圖中所使用名詞及簡稱之圖例

AF	= Architectural Feature	= 建築裝飾
AF FOR 7/F & ABOVE AT ALTERNATIVE FLOOR	= Architectural Feature for 7/F and Above at Alternative Floor	= 7樓及以上隔層建築裝飾
A/C	= Air Conditioner Platform	= 冷氣機平台
A/C FOR FLAT A	= Air Conditioner Platform for Flat A	= A單位冷氣機平台
A/C FOR FLAT D	= Air Conditioner Platform for Flat D	= D單位冷氣機平台
A/C FOR FLAT E	= Air Conditioner Platform for Flat E	= E單位冷氣機平台
BAL	= Balcony	= 露台
BAL/UP ABOVE	= Balcony and Utility Platform Above	= 上層露台及工作平台
BATH	= Bathroom	= 浴室
COMMON FLAT ROOF	= Common Flat Roof	= 公用平台
D	= Down	= 下
DESIGNATED COMMON AREA FOR MAINTENANCE WORK	= Designated Common Area for Maintenance Work	= 供維修工作之指定公用範圍
DOG HOUSE	= Dog House	= 室外管道檢井
ELV	= Extra Low Voltage Cable Duct	= 特低壓電線槽
EL	= Electrical Room	= 電力房
EL/ELV	= Electrical Room/ Extra Low Voltage Cable Duct	= 電力房/ 特低壓電線槽
FLAT ROOF	= Flat Roof	= 平台
HR AT H/L	= Hose Reel at High Level	= 位於高位的消防喉轆
LIFT	= Lift	= 升降機
FLL	= Fireman's Lift Lobby	= 消防員升降機大堂
LIV/DIN	= Living Room and Dining Room	= 客廳及飯廳
LMR	= Lift Machine Room	= 升降機房
MAINTENANCE FLAT ROOF	= Maintenance Flat Roof	= 維修平台
MBR	= Master Bedroom	= 主人睡房
MG	= Metal Grille	= 金屬格柵
ML	= Metal Louvre	= 金屬百葉
O KIT	= Open Kitchen	= 開放式廚房
PD	= Pipe Duct	= 管道槽
ROOF (FOR FLAT A)	= Roof (for Flat A)	= 天台 (A單位)
ROOF (FOR FLAT B)	= Roof (for Flat B)	= 天台 (B單位)
ROOF (FOR FLAT C)	= Roof (for Flat C)	= 天台 (C單位)
ROOF (FOR FLAT D)	= Roof (for Flat D)	= 天台 (D單位)
ROOF (FOR FLAT E)	= Roof (for Flat E)	= 天台 (E單位)
T/BAL & UP	= Top of Balcony and Utility Platform	= 露台及工作平台上蓋
UP	= Utility Platform	= 工作平台
U	= Up	= 上
WMR	= Water Meter Room	= 水錶房

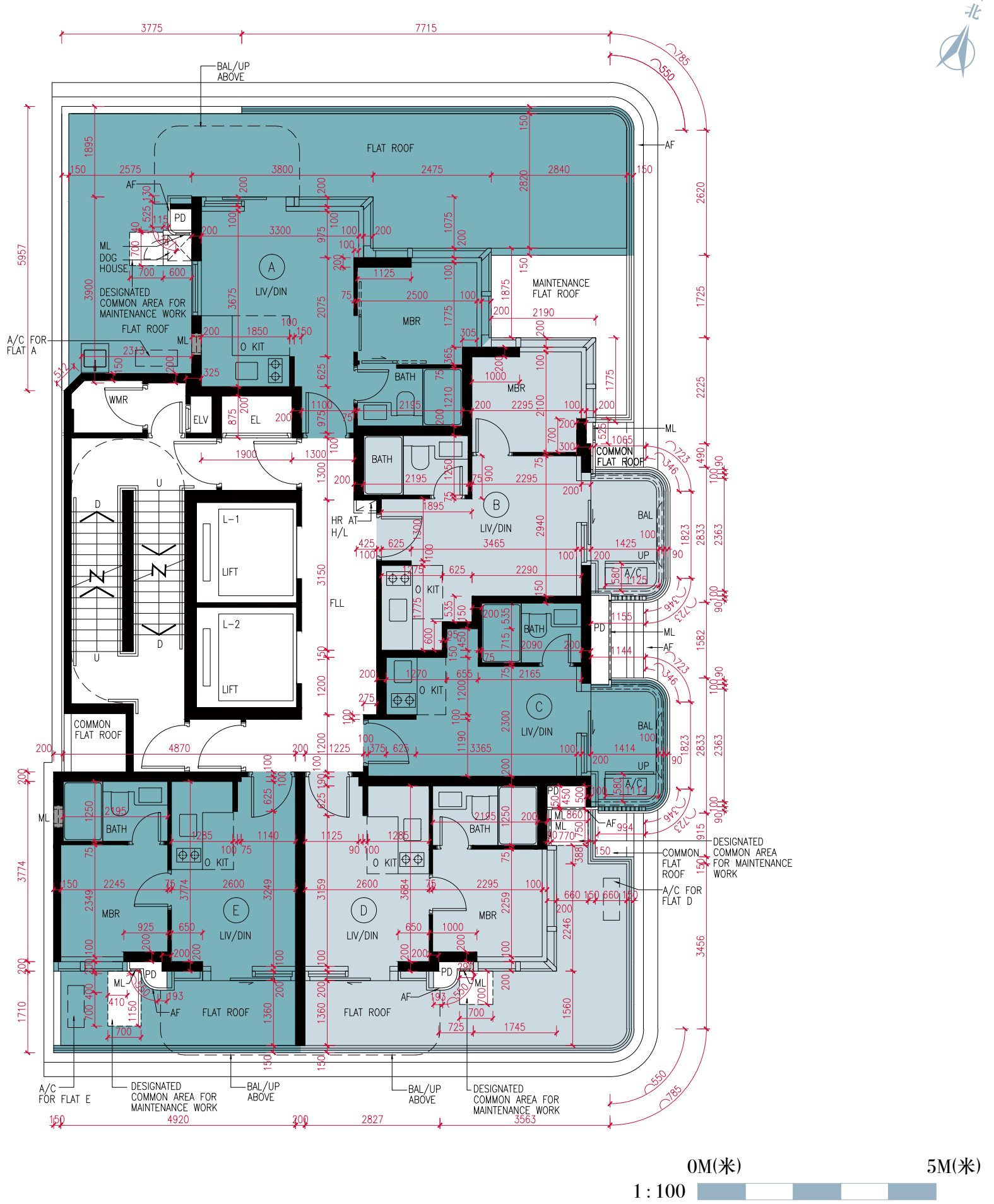
Notes (applicable to the floor plans of this section) :

- There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
- Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or flat roof and/or air conditioner platform and/or external wall of some residential units. For details, please refer to the latest approved building plans and/or approved drainage plans.
- There are sunken slabs (for mechanical & electrical services of units above) and/or ceiling bulkheads for the air conditioning fittings and/or mechanical & electrical services at some residential units.
- There are exposed pipes located at the upper part of some utility platforms and some balconies.
- Balconies and utility platforms are non-enclosed areas.
- Symbols of fittings and fitments shown in the floor plans such as sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for indication of approximate location only.

備註(適用於本節之各樓面平面圖):

- 部分樓層外牆範圍設有建築裝飾、金屬格柵及/或外露喉管,詳細資料請參考最新批准的建築圖則。
- 部分住宅單位的露台及/或平台及/或冷氣機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管,詳細資料請參考最新批准的建築圖則及/或排水設施圖。
- 部分住宅單位天花有跌級樓板(用以安裝樓上單位之機電設備)及/或假陣內裝置空調裝備及/或機電設備。
- 部分工作平台及部分露台上方裝有外露喉管。
- 露台及工作平台為非封閉的地方。
- 樓面平面圖上所顯示的裝置符號,如洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製,只作示意大概位置之用途。

5/F FLOOR PLAN
5樓平面圖



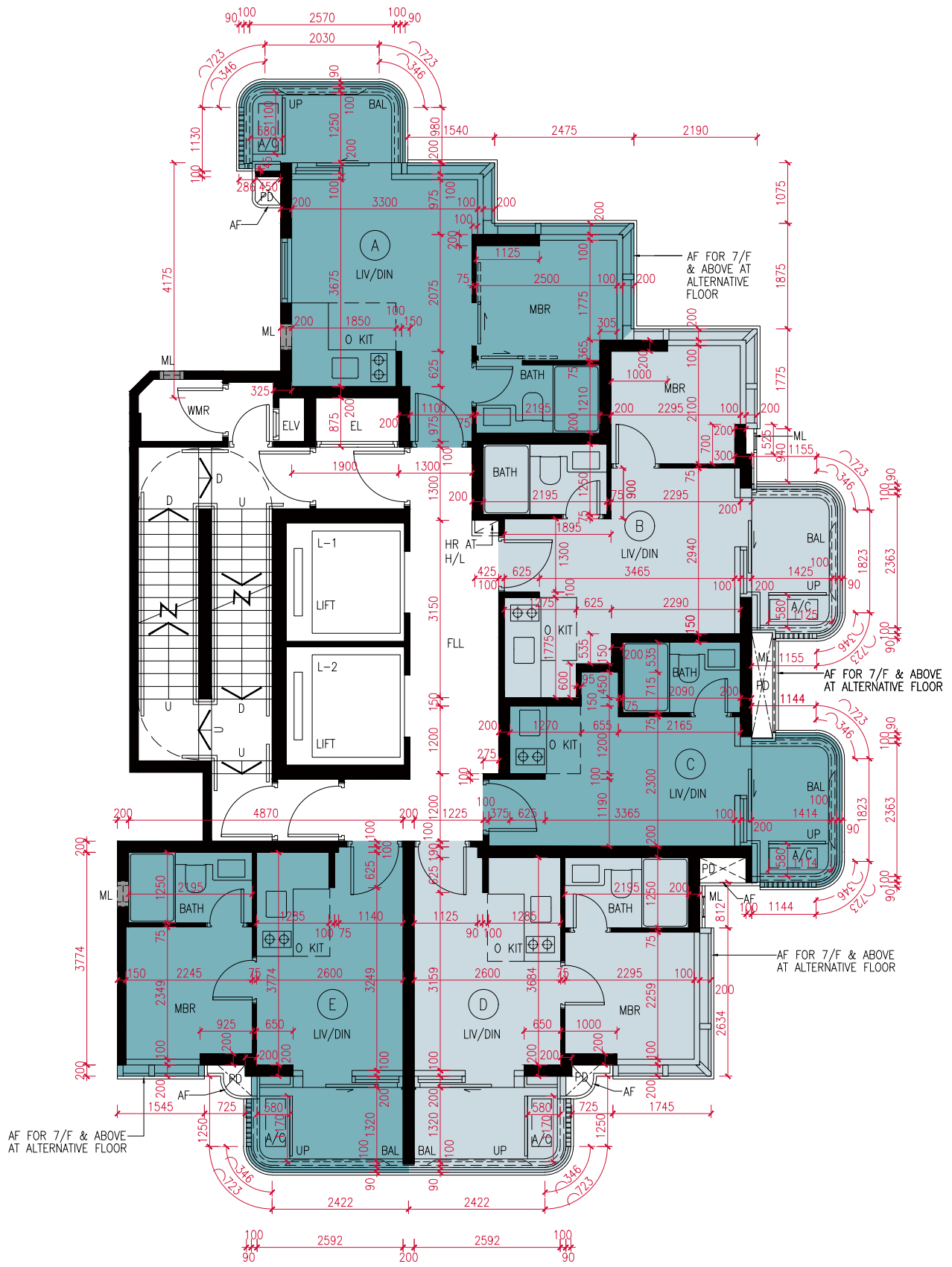
Description 描述	Floor 樓層	Flat 單位				
		A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	5/F 5樓	150, 300	150, 300	150, 300	150, 300	150, 300
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		2800, 3075, 3050, 3150	2800, 2900, 3075, 3150	2800, 2900, 3075, 3150	2800, 3050, 3075, 3150	2800, 2900, 3050, 3075, 3150

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(Note: This statement required in section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(註：此根據《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的陳述不適用於發展項目。)

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to pages 17-18 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第17-18頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名詞及簡稱。

6/F-12/F,15/F-23/F and 25/F-27/F FLOOR PLAN
6樓至12樓、15樓至23樓及25樓至27樓平面圖



0M(米) 5M(米)
1 : 100

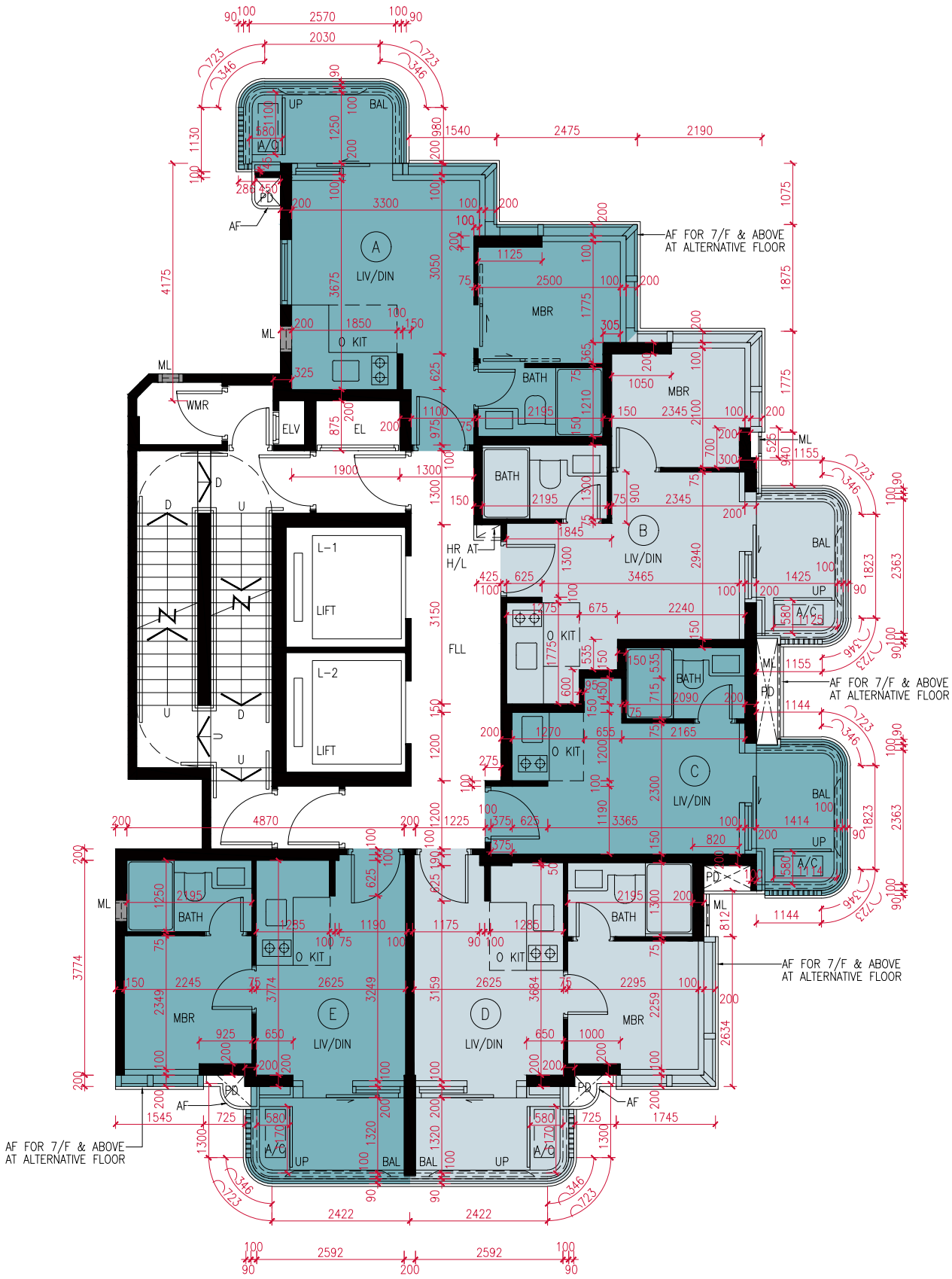
Description 描述	Floor 樓層	Flat 單位				
		A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	6/F-12/F, 15/F-23/F& 25/F-27/F 6樓至12樓、15樓至23樓及25樓至27樓	150, 300	150, 300	150, 300	150, 300	150, 300
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		2800, 3075, 3150	2800, 2900, 3075, 3150	2800, 2900, 3075, 3150	2800, 3075, 3150	2800, 2900, 3075, 3150

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(Note: This statement required in section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(註：此根據《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的陳述不適用於發展項目。)

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to pages 17-18 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第17-18頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名詞及簡稱。

28/F FLOOR PLAN
28樓平面圖



0M(米) 5M(米)
1 : 100

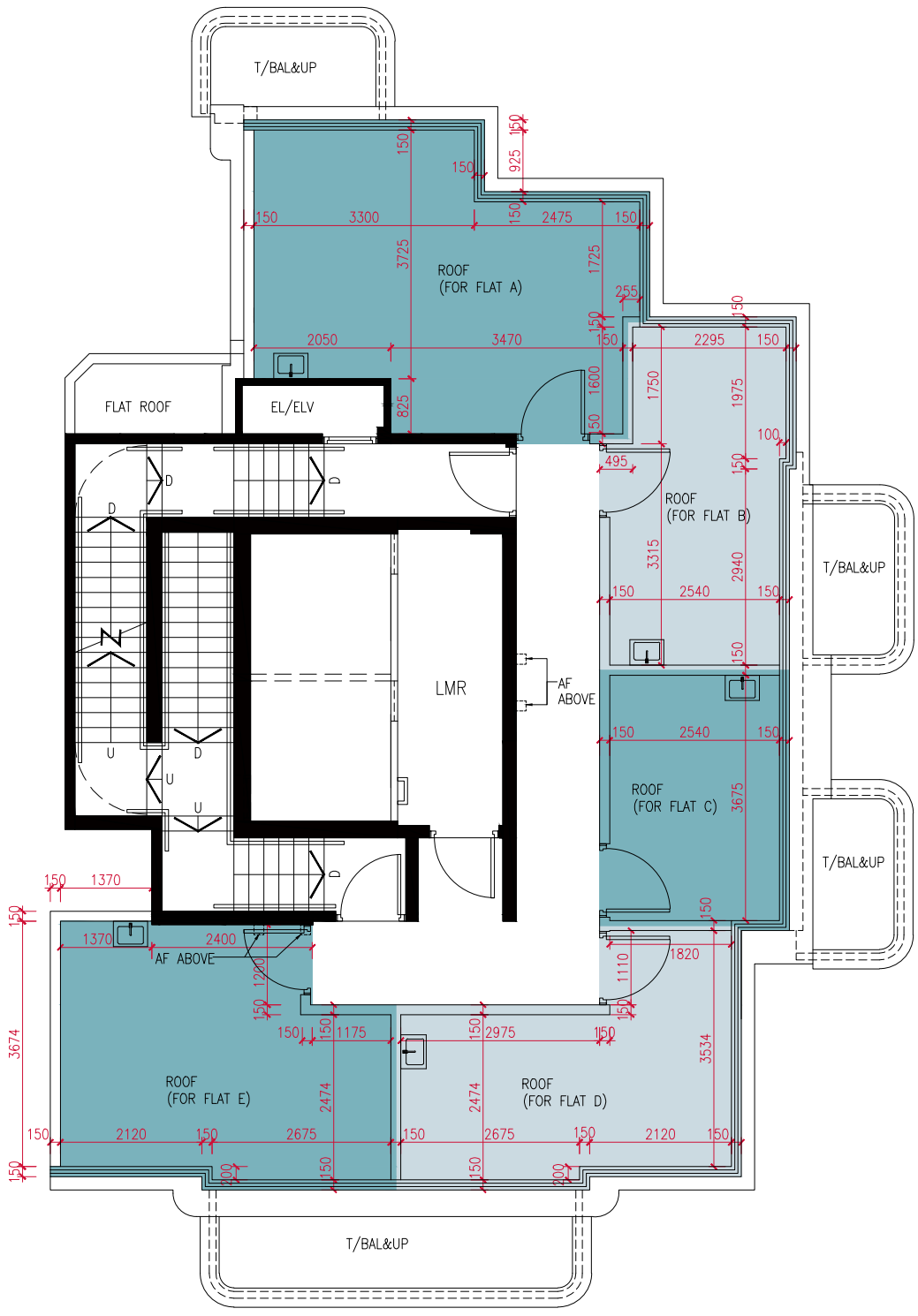
Description 描述	Floor 樓層	Flat 單位				
		A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	28/F 28樓	200, 300	200, 300	200, 300	200, 300	200, 300
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3900, 4000	3900, 4000	3900, 4000	3900, 4000	3900, 4000

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(Note: This statement required in section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(註：此根據《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的陳述不適用於發展項目。)

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to pages 17-18 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第17-18頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名詞及簡稱。

ROOF FLOOR PLAN
天台平面圖



0M(米) 5M(米)
1 : 100

Description 描述	Floor 樓層	Flat 單位				
		A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Roof 天台	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(Note: This statement required in section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(註：此根據《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的陳述不適用於發展項目。)

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to pages 17-18 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第17-18頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名詞及簡稱。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F 5樓	A	25.961 (279) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	34.352 (370)	-	-	-	-	-	-
	B	27.127 (292) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	19.059 (205) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	21.777 (234) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	12.782 (138)	-	-	-	-	-	-
	E	21.981 (237) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	6.111 (66)	-	-	-	-	-	-
6/F- 12/F, 15/F- 23/F & 25/F- 27/F, 6樓至12樓、15樓至23樓及25樓至27樓	A	29.461 (317) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	27.127 (292) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	19.059 (205) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	25.277 (272) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	25.481 (274) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
28/F 28樓	A	29.359 (316) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	21.478 (231)	-	-	-
	B	27.241 (293) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	12.459 (134)	-	-	-
	C	18.966 (204) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	9.335 (100)	-	-	-
	D	25.356 (273) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	14.073 (151)	-	-	-
	E	25.481 (274) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	16.702 (180)	-	-	-

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

Remarks:

1. The area as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. " - " denotes "not provided".
4. 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的實用面積以及構成該物業的一部分的範圍內的每一露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分的範圍內的每一其他指明項目的面積(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。
3. "-"表示"不提供"。
4. 不設4樓、13樓、14樓及24樓。

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位的樓面平面圖

Not Applicable.

不適用。

14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE
臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "preliminary agreement").

2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement –
   (i) that preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約(該「臨時合約」)時須支付款額為5%的臨時訂金。

2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 –
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

A Deed of Mutual Covenant incorporating Management Agreement ("**DMC**") in respect of the Development (i.e. **ARUNA弦岸**) has been entered into among the First Owner (i.e. **STAR VALUE INVESTMENTS LIMITED**), the DMC Manager and an owner of the Development.

A. Common parts of the Development

1. "**Common Areas and Facilities**" means all of the Common Areas and all of the Common Facilities. "**Common Areas**" means all of the Commercial Common Areas, the Development Common Areas and the Residential Common Areas. "**Common Facilities**" means all of the Commercial Common Facilities, the Development Common Facilities and the Residential Common Facilities.

2. "**Commercial Common Areas**" means all those areas or parts of the Land (as defined in the DMC) and the Development the right to the use of which is designated for common use and benefit of the Owners (as defined in the DMC) and occupiers of all the Shops (as defined in the DMC) and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Shop and is not otherwise specifically assigned other than to the Manager (as defined in the DMC) on trust for the benefit of all Owners and which, without limiting the generality of the foregoing, include sump pump pit and such areas within the meaning of "common parts" as defined in Section 2 of the Ordinance (as defined in the DMC) but shall exclude the Development Common Areas and the Residential Common Areas. For the purpose of identification, the Commercial Common Areas are shown coloured Indigo on the Plans (as defined in the DMC).

3. "**Commercial Common Facilities**" means all those installations and facilities in the Commercial Common Areas used in common by or installed for the common benefit of the Owners and occupiers of all the Shops and not for the exclusive use or benefit of any individual Shop or the Development as a whole.

4. "**Development Common Areas**" means all those areas or parts of the Land and the Development the right to the use of which is designated for the common use and benefit of the Owners and occupiers of the Units (as defined in the DMC) and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which include, without limiting the generality of the foregoing:-

   (a) transformer room, refuse storage & material recovery chamber, telecommunication and broadcasting equipment (which constitutes the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities);

   (b) fire lift lobby(ies) (excluding the fire lift lobby(ies) forming part of the Residential Common Areas);

   (c) required staircase and protected lobby(ies) to a required staircase (excluding those forming part of the Residential Common Areas);

   (d) external walls of the Development (not forming part of the Residential Common Areas, the Shops, the Residential Units (as defined in the DMC) and the Signage Areas (as defined in the DMC)) which are for the purpose of identification shown coloured Yellow on the plans (Drawing Nos. DMC-05 and DMC-06) of the Plans;

   PROVIDED THAT where appropriate, if (1) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Ordinance and/or (2) any parts specified in the Schedule 1 to the Ordinance (unless they are specified or designated in an instrument registered in the Land Registry as being for the exclusive use, occupation or enjoyment of an Owner) shall also be covered by the provisions hereinbefore provided in this definition of "Development Common Areas", such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas,

   but shall exclude the Commercial Common Areas, the Residential Common Areas and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy of which belongs to any particular Owner.

   Development Common Areas are for the purpose of identification shown coloured Yellow on the Plans.

5. "**Development Common Facilities**" means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of all the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Unit.

6. "**Residential Common Areas**" means all those areas or parts of the Land and the Development the right to the use of which is designated for common use and benefit of the Owners and occupiers of Residential Units and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which, without limiting the generality of the foregoing, include:-

   (a) the Recreational Facilities (as defined in the DMC);

   (b) lifts, lift pits, covered landscaped and play area, and swimming pool;

   (c) maintenance flat roof(s) (excluding the flat roof(s) forming part of the Residential Units) and common flat roof(s) (excluding the flat roof(s) forming part of the Residential Units);

   (d) fire lift lobby(ies) (excluding the fire lift lobby(ies) forming part of the Development Common Areas);

   (e) required staircase and protected lobby(ies) to a required staircase (excluding those forming part of the Development Common Areas);

   (f) the Maintenance and Repair Access (as defined in the DMC);

   (g) access to access opening for operating CCTV imaging device for drainage inspection and working space for maintenance;

   (h) the parapet wall enclosing the flat roof (which flat roof is held with and forms part of the Residential Unit) which parapet wall is for the purpose of identification shown coloured Green on the Plans;

   (i) the parapet wall enclosing the roof (which roof is held with and forms part of the Residential Unit) which parapet wall is for the purpose of identification shown coloured Green on the Plans;

   (j) the non-structural prefabricated external walls (which are for the purpose of identification shown coloured Green hatched Black on the Plans;

   (k) external walls (including the curtain wall system (other than such part or parts of the curtain wall system forming part of the Residential Units and other than the Shop 5 Curtain Wall System (as defined in the DMC) which shall form part of Shop 5) but excluding the plaster and other internal covering of the external walls (which include the curtain wall system) enclosing a Residential Unit which said plaster and other internal covering shall form part of the Residential Unit). The external walls which form part of the Residential Common Areas are for the purpose of identification shown coloured Green and Green hatched Black on the plans (Drawings Nos. DMC-05 and DMC-06) of the Plans

   but shall exclude the Commercial Common Areas, the Development Common Areas and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy of which belongs to any particular Owner.

   Residential Common Areas are for the purpose of identification shown coloured Green, Green hatched Black, Green square hatched Black and Green cross-hatched Black on the Plans.

7. "**Residential Common Facilities**" means all those installations and facilities in the Residential Common Areas used in common

by or installed for the common benefit of all the Residential Units and not for the exclusive use or benefit of any individual Residential Unit or the Development as a whole.

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

Allocation of Undivided Shares to each Residential Unit

Floor	Residential Unit	Number of Undivided Shares allocated to each Residential Unit
5/F	Flat A	293 / 31742
	Flat B	271 / 31742
	Flat C	190 / 31742
	Flat D	229 / 31742
	Flat E	225 / 31742
6/F-27/F	Flat A	294 / 31742
	Flat B	271 / 31742
	Flat C	190 / 31742
	Flat D	252 / 31742
	Flat E	254 / 31742
28/F	Flat A	314 / 31742
	Flat B	284 / 31742
	Flat C	198 / 31742
	Flat D	267 / 31742
	Flat E	270 / 31742

Note: 13/F, 14/F and 24/F are omitted in the Development.

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

Subject to the provisions of the Ordinance, the DMC Manager will be appointed as the first manager to manage the Land and the Development for the initial term of TWO years from the date of the DMC and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the DMC.

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

The Manager shall determine the amount which each Owner shall contribute towards the management expenses in accordance with the following principles:

(a) Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget (as defined in the DMC) in the proportion which the number of the Management Shares (as defined in the DMC) allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development. Part A shall cover the estimated management expenses which in the opinion of the Manager are attributable to the Land and the Development and the Development Common Areas and the Development Common Facilities or for the benefit of all the Owners (excluding those estimated management expenses contained in Part B and Part C of the Management Budget);

(b) Each Owner in addition to the amount payable under (a) above shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development. Part B shall contain the estimated management expenses which in the opinion of the Manager are attributable solely to the Residential Units and the Residential Common Areas and the Residential Common Facilities or solely for the benefit of all the Owners of the Residential Units including but not limited to the expenditure for the operation, maintenance, repair, cleaning, lighting and security of the Recreational Facilities; and

(c) Each Owner in addition to the amount payable under (a) above shall in respect of each Shop of which he is the Owner contribute to the amount assessed under Part C of the annual Management Budget in the proportion which the number of Management Shares allocated to the Shop owned by him bears to the total number of the Management Shares allocated to all the Shops of and in the Development. Part C shall contain the estimated management expenses which in the opinion of the Manager are attributable solely to the Shops and the Commercial Common Areas and the Commercial Common Facilities or solely for the benefit of the Owners of the Shops.

E. Basis on which the management fee deposit is fixed

The management fee deposit is equivalent to 3 months' monthly contribution of the first year's budgeted management expenses.

F. Area (if any) in the Development retained by the owner for that owner's own use

Not applicable.

第一業主(即:星樺投資有限公司)、公契管理人及發展項目的一位業主已訂立有關發展項目(即:ARUNA弦岸)的一份大廈公契暨管理協議(「**公契**」)。

A. 發展項目的公用部分

1. 「**公用地方及設施**」指所有公用地方及所有公用設施。「**公用地方**」指所有商業公用地方、發展項目公用地方及住宅公用地方。「**公用設施**」指所有商業公用設施、發展項目公用設施及住宅公用設施。

2. 「**商業公用地方**」指該土地(定義見公契)及發展項目中指定供所有商舖(定義見公契)的業主(定義見公契)及佔用人共同使用與享用,而並非按公契或其他契約給予第一業主或任何個別商舖的業主和並非特別轉讓(除了轉讓予管理人(定義見公契)以信託形式為全體業主的利益持有外)的所有該等區域或部分,在不限制上述一般適用範圍下,包括污水坑和條例(定義見公契)第 2 條所界定的「公用部分」所指的範圍,但不包括發展項目公用地方及住宅公用地方。商業公用地方在該圖則(定義見公契)上以靛藍色顯示,以供識別。

3. 「**商業公用設施**」指在商業公用地方內供所有商舖的業主及佔用人共同享用,或安裝供他們共同享用以作為其便利,而並非供任何個別商舖獨家使用或享用或發展項目整體使用的所有該等裝置及設施。

4. 「**發展項目公用地方**」指該土地及發展項目中指定供單位(定義見公契)的業主及佔用人共同使用與享用,而並非特別轉讓(除了轉讓予管理人以信託形式為全體業主的利益持有外)的所有該等區域或部分。在不限制上述一般適用範圍下,包括:

   (a) 變壓器房、垃圾存放及物料回收室、電訊廣播設備(構成安裝或使用天線廣播分導或電訊網絡設施的區域);

   (b) 消防升降機大堂(不包括構成住宅公用地方一部分的消防升降機大堂);

   (c) 指定樓梯及通往指定樓梯的防護大堂(不包括構成住宅公用地方一部分的防護大堂);

   (d) 發展項目的外牆(不構成住宅公用地方、商舖、 住宅單位(定義見公契)及標牌區(定義見公契)的一部分),在該圖則中的圖則(編號 DMC-05 和 DMC-06)上以黃色顯示,以供識別;

   但是,在適當情況下,如果(1)條例第2條列明「公用部分」的定義(a)段涵蓋發展項目的任何部分及/或(2)條例附表1指定的任何部分(除非在土地註冊處註冊的文據指定或指派給個別業主獨家使用、佔用或享用)亦屬上述條文界定的「發展項目公用地方」之定義,該等部分應被視為包括在並構成發展項目公用地方的一部分,

   但不包括商業公用地方、住宅公用地方及發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的區域。

   發展項目公用地方在該圖則上以黃色顯示,以供識別。

5. 「**發展項目公用設施**」指在發展項目公用地方內供發展項目的所有單位共同享用,或安裝供他們共同享用以作為其便利,而並非供任何個別單位獨家享用的所有該等裝置及設施。

6. 「**住宅公用地方**」指該土地及發展項目中指定供住宅單位的業主及佔用人共同使用與享用,而並非特別轉讓(除了轉讓予管理人以信託形式為全體業主的利益持有外)的所有該等區域或部分,在不限制上述一般適用範圍下,包括:

   (a) 康樂設施(定義見公契);

   (b) 升降機、升降機井、有蓋園景及遊樂區、及游泳池;

   (c) 維修平台(不包括構成住宅單位一部分的平台)和公用平台(不包括構成住宅單位一部分的平台);

   (d) 消防升降機大堂(不包括構成發展項目公用地方一部分的消防升降機大堂);

   (e) 指定樓梯及通往指定樓梯的防護大堂(不包括構成發展項目公用地方一部分的防護大堂);

   (f) 維護和維修通道(定義見公契);

   (g) 操作閉路電視成像設備進行排水檢查的通道入口和維修工作空間;

   (h) 圍住平台(即住宅單位連帶持有並構成其一部分的平台)的護牆,該護牆在該圖則上以綠色顯示,以供識別;

   (i) 圍住天台(即住宅單位連帶持有並構成其一部分的天台)的護牆,該護牆在該圖則上以綠色顯示,以供識別;

   (j) 非結構預製外牆(在該圖則上以綠色間黑斜線顯示,以供識別);

   (k) 外牆(包括幕牆系統(不包括構成住宅單位一部分的幕牆系統的部分,且不包括5號商舖幕牆系統(定義見公契),其應構成5號商舖的一部分)但不包括圍住住宅單位的外牆(包括幕牆系統)的灰泥和其他內部覆蓋物,該灰泥和其他內部覆蓋物應構成住宅單位的一部分)。構成住宅公用地方一部分的外牆在該圖則中的圖則(編號DMC-05和DMC-06)上以綠色和綠色間黑斜線顯示,以供識別

   但不包括商業公用地方、發展項目公用地方及發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的區域。

   住宅公用地方在該圖則上以綠色、綠色間黑斜線、綠色方格間黑斜線和綠色加黑交叉線 顯示,以供識別。

7. 「**住宅公用設施**」指在住宅公用地方內供所有住宅單位共同享用,或安裝供他們共同享用以作為其便利,而並非供任何個別住宅單位獨家使用或享用或發展項目整體使用的所有該等裝置及設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

分配予每個住宅單位的不分割份數

樓層	住宅單位	分配予每個住宅單位的不分割份數的數目
5樓	A單位	293 / 31742
	B單位	271 / 31742
	C單位	190 / 31742
	D單位	229 / 31742
	E單位	225 / 31742
6樓至27樓	A單位	294 / 31742
	B單位	271 / 31742
	C單位	190 / 31742
	D單位	252 / 31742
	E單位	254 / 31742
28樓	A單位	314 / 31742
	B單位	284 / 31742
	C單位	198 / 31742
	D單位	267 / 31742
	E單位	270 / 31742

備註:發展項目不設13樓、14樓及24樓。

C. 有關發展項目的管理人的委任年期

受制於條例規定，公契管理人獲委任為管理該土地及發展項目的首任管理人，首屆任期為從公契之日起的2年，其後繼續管理發展項目，直至按公契條款規定終止其委任。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

管理人須按下列原則釐定每位業主分擔管理開支的款項：

(a) 發展項目每個單位的業主須按他的單位獲分配的管理份數（定義見公契）數目佔發展項目的所有單位獲分配的管理份數總數之比例分擔年度管理預算（定義見公契）A部分評估的款項。A部分將涵蓋管理人認為歸屬該土地及發展項目和發展項目公用地方及發展項目公用設施或供所有業主享用的預計管理開支（不包括管理預算B部分和C部分載有的預計管理開支）；

(b) 每位業主除了支付以上（a）項應付的款項外，還須就他擁有的每個住宅單位按他的住宅單位獲分配的管理份數數目佔發展項目所有住宅單位獲分配的管理份數總數之比例分擔年度管理預算B部分評估的款項。B部分將載有管理人認為單獨歸屬住宅單位和住宅公用地方及住宅公用設施或僅供所有住宅單位的業主享用的預計管理開支，包括但不限於康樂設施的操作、保養、維修、清潔、照明及保安的開支；及

(c) 每位業主除了支付以上（a）項應付的款項外，還須就他擁有的每個商舖按他的商舖獲分配的管理份數數目佔發展項目所有商舖獲分配的管理份數總數之比例分擔年度管理預算C部分評估的款項。C部分將載有管理人認為單獨歸屬商舖和商業公用地方及商業公用設施或僅供所有商舖的業主享用的預計管理開支。

E. 計算管理費按金的基準

管理費按金相等於第一個年度預算管理開支的每月分擔款項之3個月款項。

F. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用。

16 SUMMARY OF LAND GRANT
批地文件的摘要

1. **Lot number of the land on which the development is situated**

   The Development is constructed on Section A of Aplichau Inland Lot No.46, Section B of Aplichau Inland Lot No.46, Section C of Aplichau Inland Lot No.46 and The Remaining Portion of Aplichau Inland Lot No.46.

2. **Term of years under the lease**

   According to the Conditions of Exchange No.1320 for Aplichau Inland Lots Nos.46 & 47 (the "Land Grant"), the lots demised by the Land Grant are granted for a term of 75 years commencing from the 4th day of September 1923 renewable for a further term of 75 years.

3. **User restrictions applicable to that land**

   Not applicable.

4. **Facilities that are required to be constructed and provided for the Government, or for public use**

   Not applicable.

5. **Grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land**

   Paragraph 1(e) of the Land Grant provides that buildings of a value of not less than $4,000.00 on the area marked C and coloured red, and $3,000.00 on the area marked D and coloured red on plan "A" shall be completed and ready for occupation upon the lots within 24 months from the date mentioned in Paragraph 1(b) of the Land Grant.

6. **Lease conditions that are onerous to a purchaser**

   Paragraph 1(g) of the Land Grant requires the lessee of the lots to pay into the Colonial Treasury on demand, the sum of $24.00 for boundary stones, which will be supplied and fixed by the Director of Public Works.

1. **發展項目所位於的土地的地段編號**

   發展項目興建於鴨脷洲內地段第46號A分段、鴨脷洲內地段第46號B分段、鴨脷洲內地段第46號C分段及鴨脷洲內地段第46號餘段。

2. **有關租契規定的年期**

   根據鴨脷洲內地段第46及47號的換地條件第1320號（「批地文件」）規定，批地文件批租該等地段的租期為75年，由 1923年9月4日起計，並可續期75年。

3. **適用於該土地的用途限制**

   不適用。

4. **按規定須興建並提供予政府或供公眾使用的設施**

   不適用。

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

   批地文件第1 (e) 段規定，必須在該等地段圖則「A」上標明C並以紅色顯示的範圍建造價值不少於4,000.00元的建築物和標明D並以紅色顯示的範圍建造價值不少於3,000.00元的建築物，並須於批地文件第1 (b) 段提及的日期起24個月內完工且可供佔用。

6. **對買方造成負擔的租用條件**

   批地文件第1(g) 段要求該等地段的承租人須應要求向殖民地政府司庫繳納24.00元作為工務局局長提供及安裝邊界石頭的費用。

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

A. Facilities that are required under the land grant to be constructed and provided for the Government, or for public use

Not applicable.

B. Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Not applicable.

C. Open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Not applicable.

D. Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap 123 sub. leg. F)

Not applicable.

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

不適用。

B. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施

不適用。

C. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地

不適用。

D. 發展項目所位於的土地中為施行《建築物（規劃）規例》（第123章，附屬法例F）第22（1）條而撥供公眾用途的任何部分

不適用。

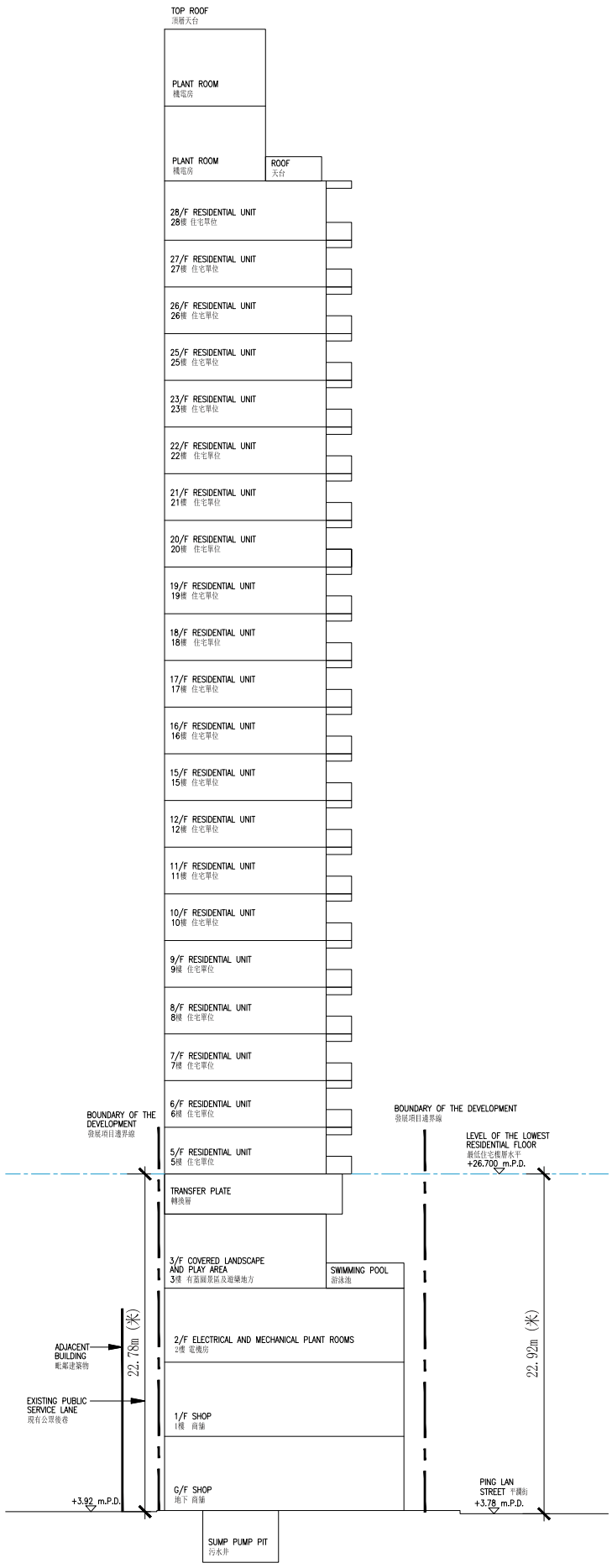
18 WARNING TO PURCHASERS
對買方的警告

1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. (a) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser;
   (b) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser —
      (i) that firm may not be able to protect the purchaser's interests; and
      (ii) the purchaser may have to instruct a separate firm of solicitors; and
   (c) In the case of paragraph (b)(ii) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

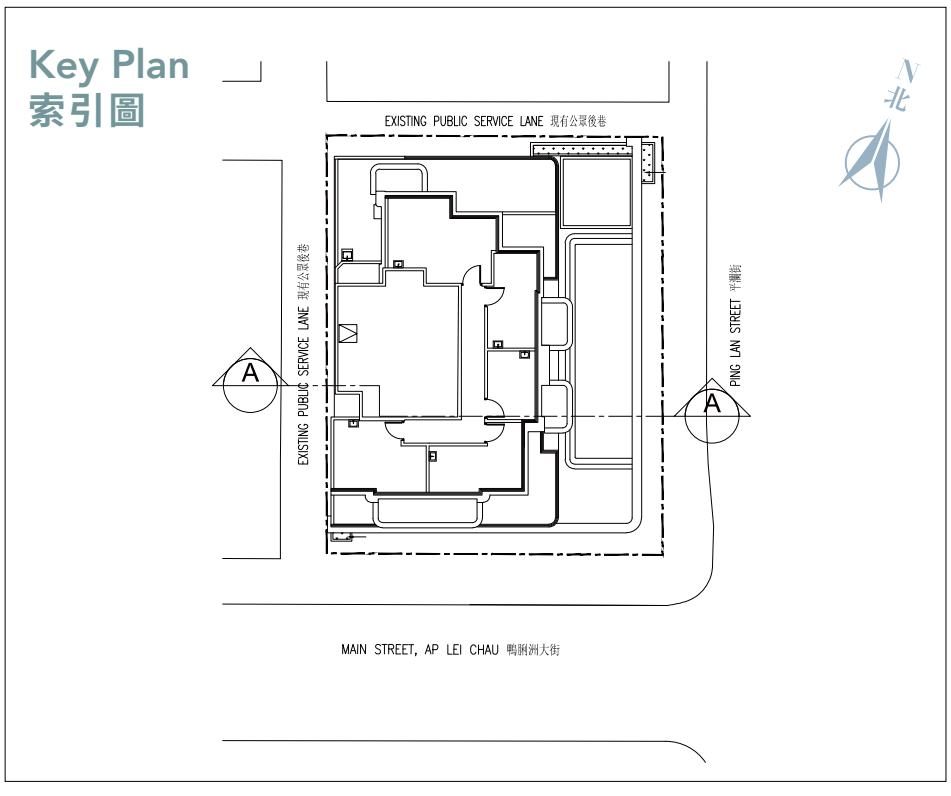
1. 謹此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
2. (a) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見；
   (b) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突—
      (i) 該律師事務所可能不能夠保障買方的利益；及
      (ii) 買方可能要聘用一間獨立的律師事務所；及
   (c) 如屬上述(b)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN A-A
橫截面圖A-A



Key Plan
索引圖



Dotted line denotes level of the lowest residential floor

Boundary of the Development

m.P.D. Denotes height (in metres) above the Hong Kong Principal Datum (HKPD)

Notes :

1. The part of Existing Public Service Lane adjacent to the building is 3.92 meters above the Hong Kong Principal Datum.
2. The part of Ping Lan Street adjacent to the building is 3.78 metres above the Hong Kong Principal Datum.

虛線為最低住宅樓層水平

發展項目邊界線

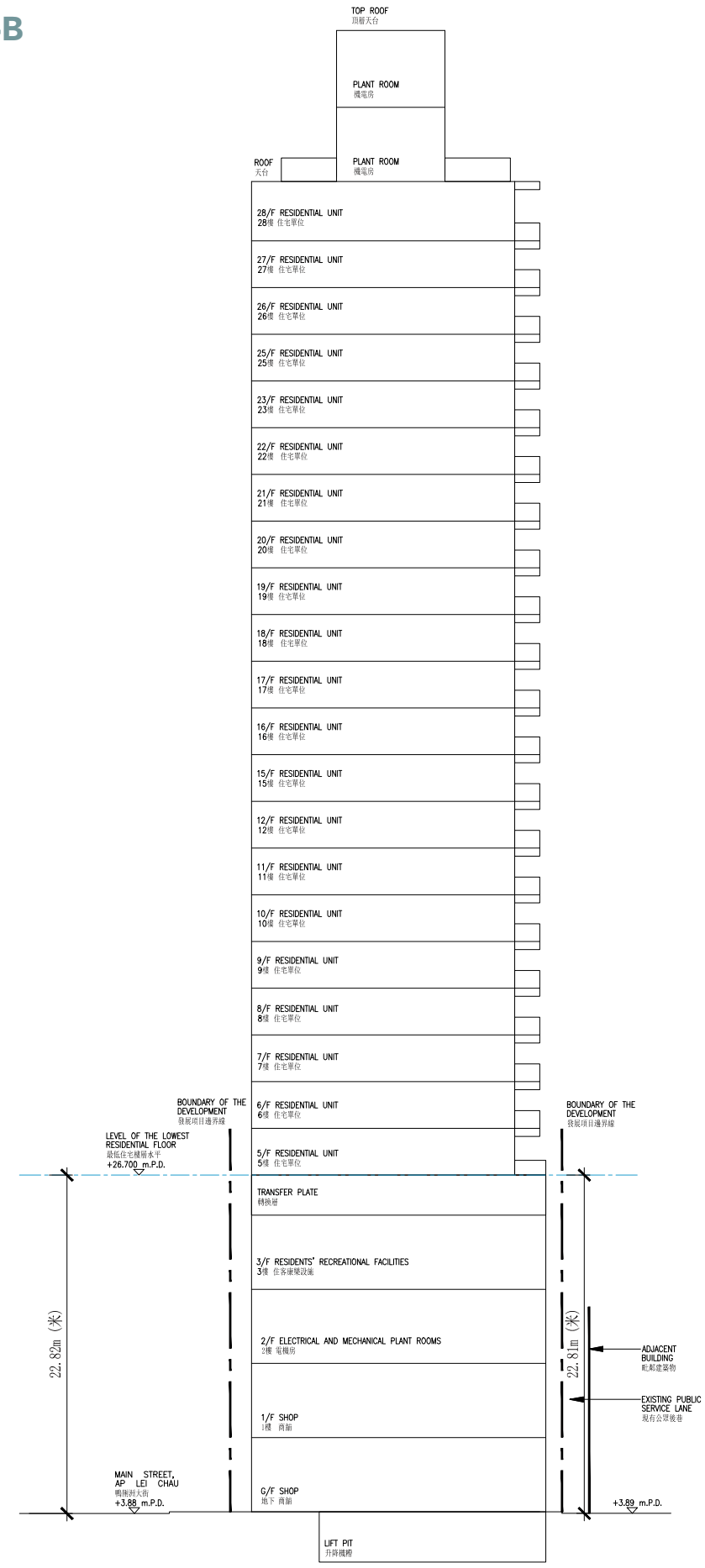
m.P.D. 為香港主水平基準以上高度(以米計算)

備註:

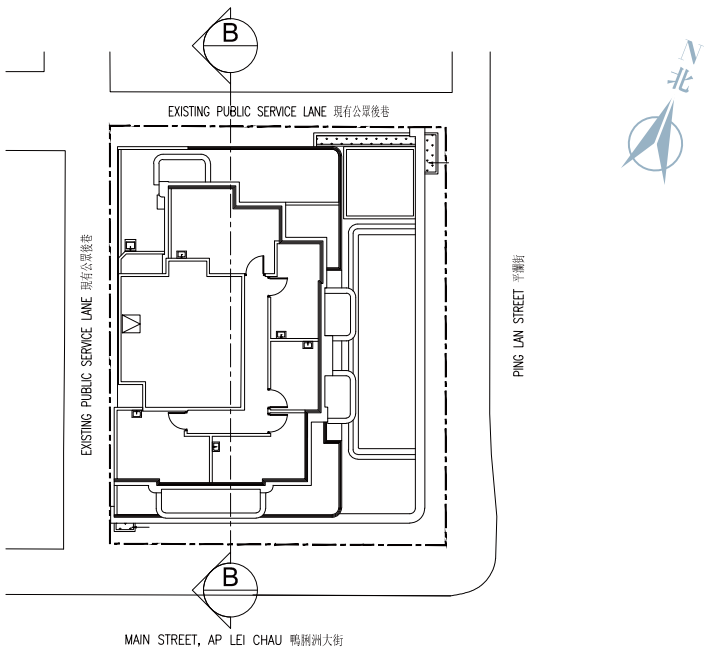
1. 毗連建築物的一段現有公眾後巷為香港主水平基準以上3.92米。
2. 毗連建築物的一段平瀾街為香港主水平基準以上3.78米。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN B-B
橫截面圖B-B



Key Plan
索引圖



Dotted line denotes level of the lowest residential floor

Boundary of the Development

m.P.D. Denotes height (in metres) above the Hong Kong Principal Datum (HKPD)

Notes :

1. The part of Existing Public Service Lane adjacent to the building is 3.89 meters above the Hong Kong Principal Datum.
2. The part of Main Street, Ap Lei Chau adjacent to the building is 3.88 metres above the Hong Kong Principal Datum.

虛線為最低住宅樓層水平

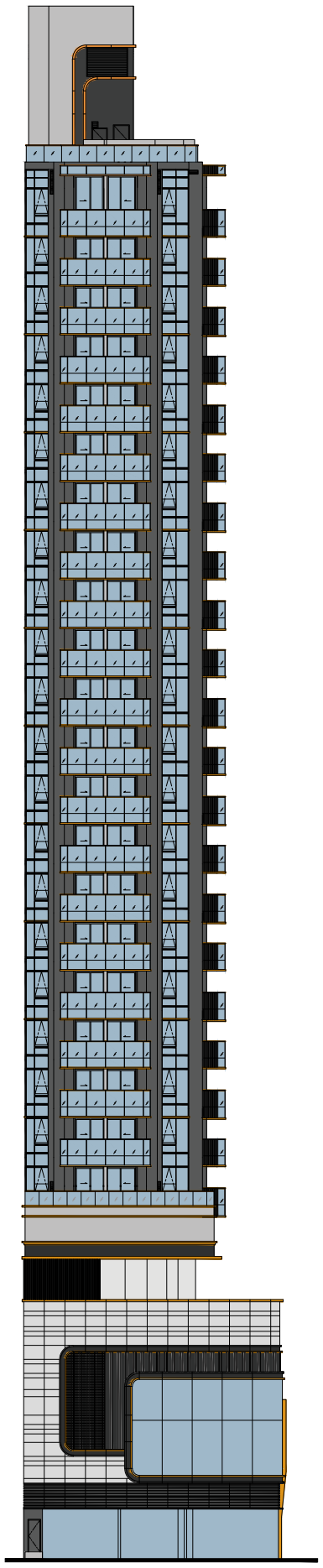
發展項目邊界線

m.P.D. 為香港主水平基準以上高度(以米計算)

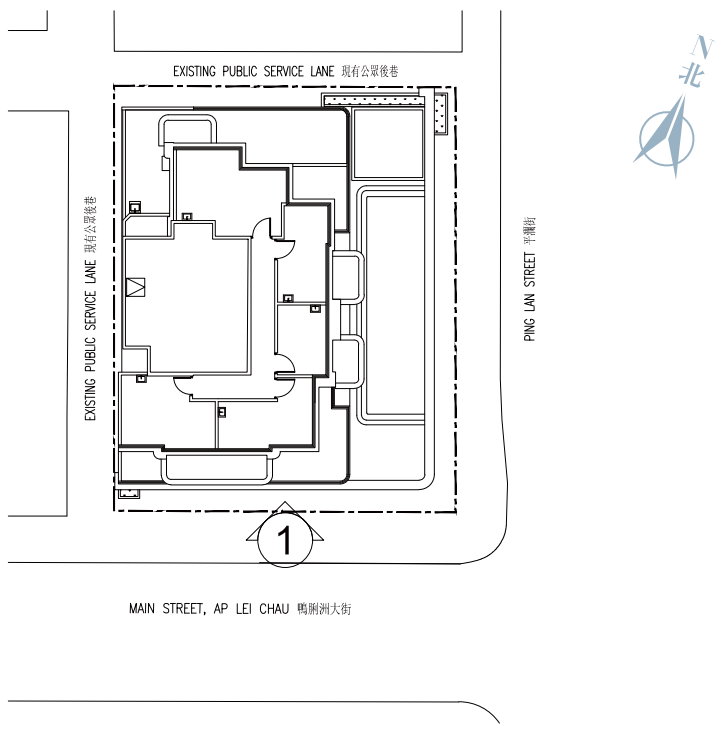
備註:

1. 毗連建築物的一段現有公眾後巷為香港主水平基準以上3.89米。
2. 毗連建築物的一段鴨脷洲大街為香港主水平基準以上3.88米。

ELEVATION 1
立面圖1



Key Plan
索引圖



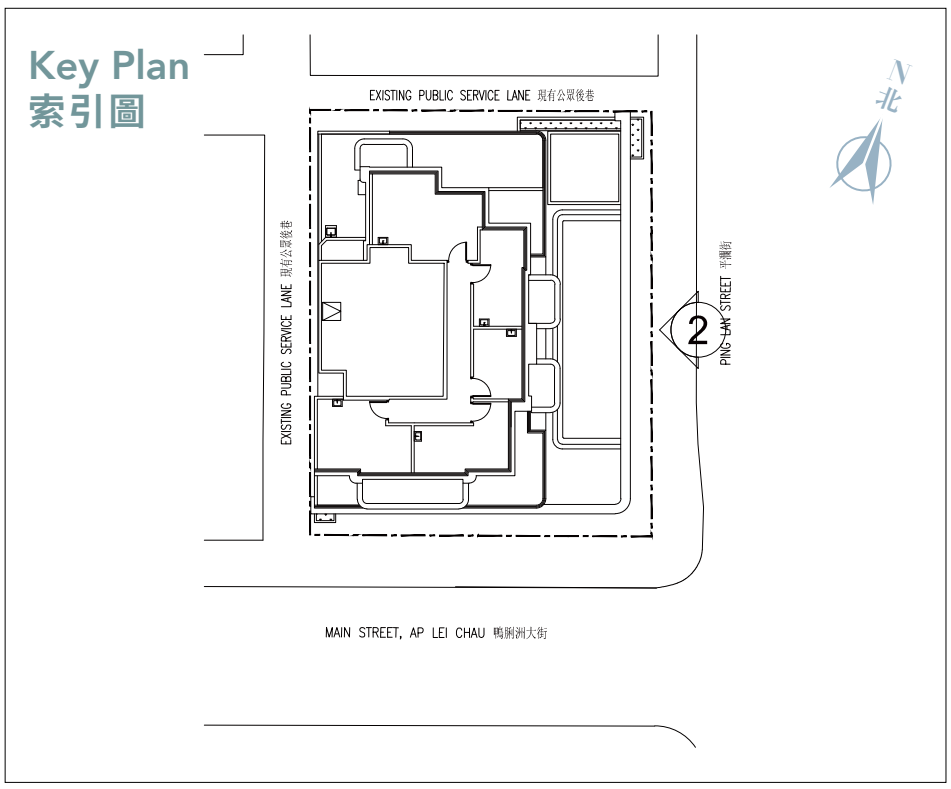
The Authorized Person for the Development certified that the elevations shown on this Elevation Plan:

1. are prepared on the basis of the approved building plans for the Development as of 3 May 2024; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2024年5月3日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION 2
立面圖2



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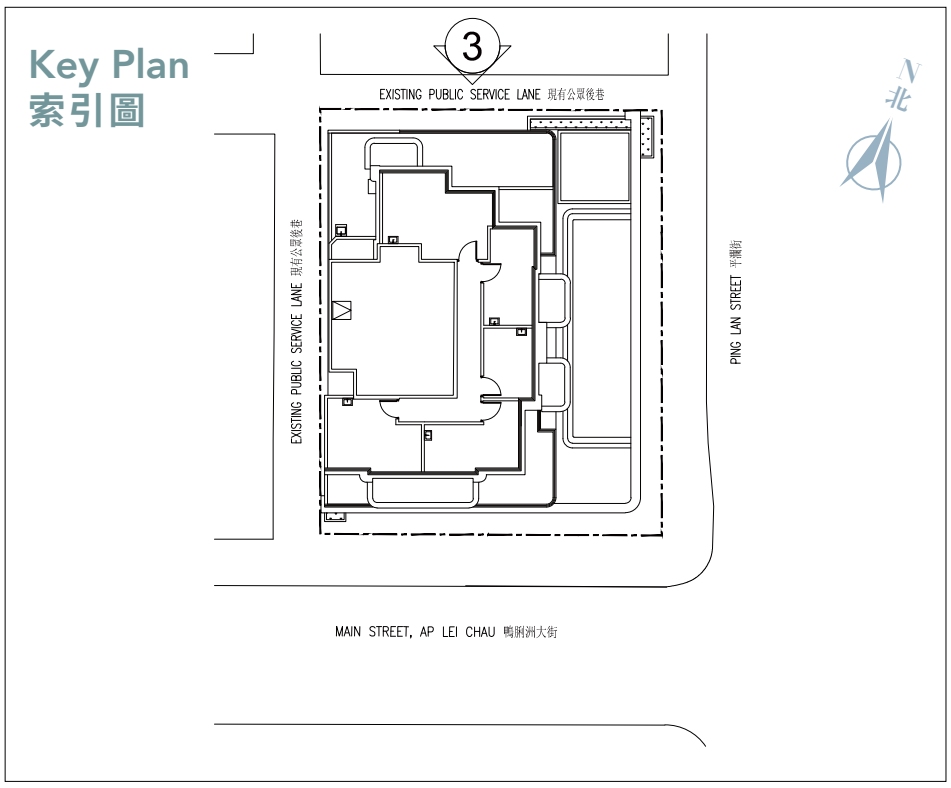
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2024年5月3日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION 3
立面圖3



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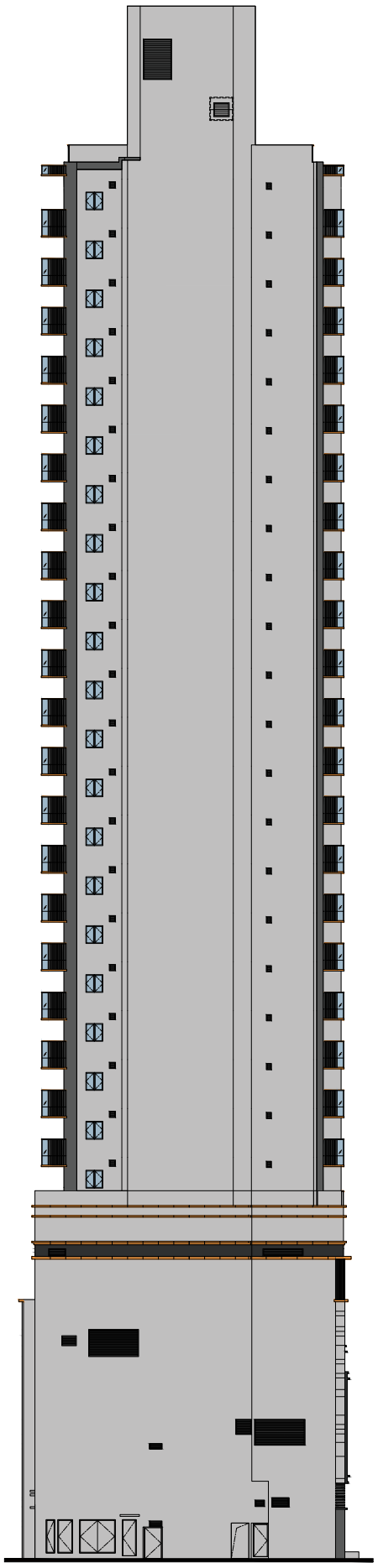
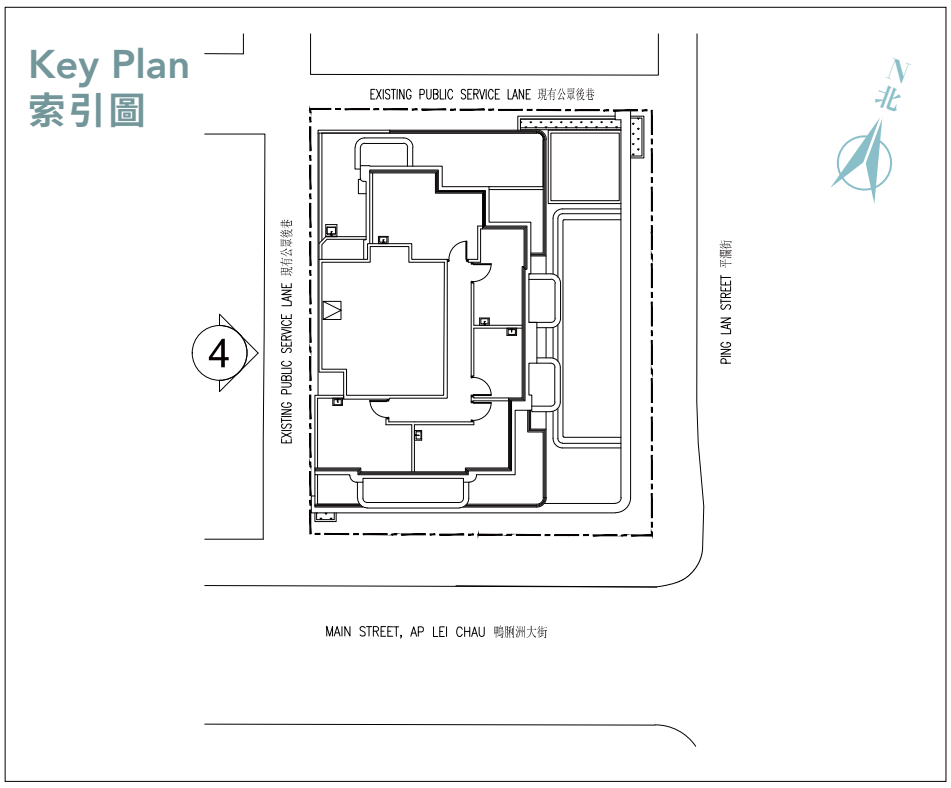
1. are prepared on the basis of the approved building plans for the Development as of 3 May 2024; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2024年5月3日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION 4
立面圖4





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2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2024年5月3日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT
發展項目中的公用設施的資料

Category of common facilities 公用設施的類別	Covered Area 有蓋範圍		Uncovered Area 無蓋範圍		Total Area 總範圍	
	Area 面積 (sq.m. 平方米)	Area 面積 (sq.ft. 平方呎)	Area 面積 (sq.m. 平方米)	Area 面積 (sq.ft. 平方呎)	Area 面積 (sq.m. 平方米)	Area 面積 (sq.ft. 平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	74.804	805	82.126	884	156.93	1689
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	107.705	1159	7.210	78	114.915	1237

Note:

The area as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.

備註：

上述以平方呎表達之面積由以平方米表達之面積以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。

22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT
閱覽圖則及公契

1. A copy of the outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk.
2. (a) A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified residential properties are offered to be sold.
   (b) The inspection is free of charge.

1. 備有關乎發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
2. (a) 指明住宅物業的每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。
   (b) 無須為閱覽付費。

1. EXTERIOR FINISHES

Item		Description			
a.	External Wall	Type of finishes	Podium: Glass wall, curtain wall, external wall tiles, aluminum cladding, aluminium grille and natural stone cladding		
			Residential Units: Curtain wall, aluminum window, aluminum louver, aluminum cladding, aluminium grille, glass cladding and external wall tiles		
b.	Window	Material of frame	Fluorocarbon coated aluminium frame		
		Material of glass	Insulated-Glass-Unit (IGU) with low-E coating		
c.	Bay Window	Material of bay window	Not applicable		
		Finishes of window sill	Not applicable		
d.	Planter	Type of finishes	Not applicable		
e.	Verandah or balcony	Type of finishes	(1) Balcony	Balcony	Clear laminated tempered glass balustrade with aluminium handrail and metal barrier
				Floor	Tiles
				Wall	Flat B and Flat C on 5/F; Flat A, Flat B and Flat C on 6/F-12/F, 15/F-23/F & 25/F-28/F: Aluminium cladding Flat D and Flat E on 6/F-12/F, 15/F-23/F & 25/F-28/F: Tiles and aluminum cladding
				Ceiling	Aluminium cladding and external paint
			(2) Verandah	Not applicable	
		Whether it is covered	(1) Balcony	Covered	
			(2) Verandah	Not applicable	
f.	Drying facilities for clothing	Type	Not applicable		
		Material	Not applicable		

2. INTERIOR FINISHES

Item		Description				
			Type of wall finishes	**Type of floor finishes**	**Type of ceiling finishes**	
a.	Lobby	Entrance Lobbies at G/F	Natural stone, timber veneer, plastic laminate, metal, glass and mirror	Natural stone	Plywood false ceiling with timber veneer finishes, plastic laminate, metal and mirror finishes	
		Lobbies at Residential Floors	Tiles, timber veneer, plastic laminate, metal and glass	Tiles, metal and natural stone (Threshold)	Gypsum board false ceiling finished with emulsion paint. Partly equipped with plywood ceiling with emulsion paint and timber veneer finishes	
			Type of wall finishes		**Type of ceiling finishes**	
b.	Internal wall and ceiling	Living Room & Dining Room	Emulsion paint, plastic laminate and metal		Finished with emulsion paint. Partly equipped with gypsum board ceiling bulkhead finished with emulsion paint	
		Bedroom	Emulsion paint			
			Material of floor		**Material of skirting**	
c.	Internal floor	Living Room & Dining Room	Tiles		Timber and metal	
		Bedroom	Tiles		Timber	
			Wall	**Floor**	**Ceiling**	
d.	Bathroom	Type of finishes	Tiles	Tiles and reconsituted stone	Gypsum board false ceiling finished with emulsion paint	
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level			
			Wall	**Floor**	**Ceiling**	**Cooking bench**
e.	Kitchen	Type of finishes	Tiles, plastic laminate and metal	Tiles	Finished with emulsion paint. Partly equipped with gypsum board ceiling bulkhead finished with emulsion paint	Solid surface material
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level			

3. INTERIOR FITTINGS

Item		Description			
a.	Doors	**Location**	**Material**	**Finishes**	**Accessories**
		Main entrance door	Fire rated solid core timber door	Door : Plastic laminate, timber veneer and metal Door frame: Timber veneer and plastic laminate	Electronic lockset, concealed door closer, door viewer, door stopper and door hinges
		Master Bedroom door	Hollow core timber door	Door : Plastic laminate Door frame: Plastic laminate	Lockset, door hinges and door stopper (Except Flat A)
					Lockset and sliding door track (Flat A only)
		Bathroom door	Hollow core timber door	Door : Plastic laminate with timber louvre fitted Door frame: Plastic laminate (Except Flat A)	Lockset, door hinges and door stopper (Except Flat A)
				Door : Plastic laminate Door frame: Plastic laminate (Flat A only)	Lockset and sliding door track (Flat A only)
				Door : Plastic laminate with timber louvre fitted Door frame: Plastic laminate (Flat A only)	Lockset, door hinges and door limiter (Flat A only)
		Balcony and Utility Platform door	Aluminium framed sliding glass door	Fluorocarbon coated aluminium frame	Lockset and sliding door track
		Flat Roof door	Aluminium framed sliding glass door	Fluorocarbon coated aluminium frame	Lockset and sliding door track
		Roof door	Metal door	Metal	Lockset and door hinges

3. INTERIOR FITTINGS

Item		Description		
			Type	**Material**
b.	Bathroom	(i) Type and material of fittings and equipment	Basin countertop	Natural stone
			Basin cabinet	Timber basin cabinet finished with plastic laminate and metal
			Hanging cabinet	Timber cabinet finished with plastic laminate, timber frame, metal, mirror and natural stone
			Wash basin mixer	Brass
			Water closet	Vitreous china
			Concealed cistern	Plastic
			Paper holder	Stainless steel
			Curtain rod	Zinc alloy
			Hook	Zinc alloy
			Type	**Material**
		(ii) Type and material of water supply system	Please refer to "3.j. Water Supply" below	
			Type	**Material**
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower compartment	Clear tempered glass
			Shower set	Zinc alloy and acrylonitrile butadiene styrene
			Shelf	Natural stone
		(iv) Size of bath tub, if applicable	Not applicable	
			Material	
c.	Kitchen	(i) Material of sink unit	Stainless steel	
		(ii) Material of water supply system	Copper tube	
			Copper water pipes for both hot and cold water	
			Material	**Finishes**
		(iii) Material and finishes of kitchen cabinet	Timber cabinet with timber cabinet door	Plastic laminate, lacquer and metal
				Description
		(iv) Type of all other fittings and equipment	Other fittings	Chrome plated sink mixer Metal hanging accessories Chrome plated 2-tier side-mounted pull-out unit (Applicable to Flat A only) Pull-out dining table (Applicable to Flat C only)
			Other equipment	All units with Open Kitchen are fitted with the following fire services installations and equipment: sprinkler head in the Open Kitchen and smoke detector near Open Kitchen
			Type	**Material**
d.	Bedroom	Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable
			Other fittings	Not applicable

3. INTERIOR FITTINGS

Item		Description	
e.	Telephone	Location and number of connection points	please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"
f.	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Faceplate for all suitcases and power socket. Each residential unit provided with 3 phase power supply and equipped a Miniature Circuit Breaker board completed with protective devices.
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls or designated pipe ducts or other materials.
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"
h.	Gas supply	Type	Not applicable
		System	Not applicable
		Location	Not applicable
i.	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"
		Design	Drain point and water point are provided for washing machine
j.	Water supply	Material of water pipes	Copper water pipes with thermal insulation for cold water supply and copper water pipes with thermal insulation for hot water supply system; UPVC pipes are used for flushing water system
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls or designated pipe ducts or other materials.
		Whether hot water is available	Hot water supply system is provided to Open Kitchen and Bathroom from electrical water heater

4. MISCELLANEOUS

Item		Description			
a.	Lifts		Residential Lifts		
		(i) Brand name	Fujitec		
		(ii) Model number	ZEXIA		
		(iii) Number of lifts	2		
		(iv) Floors served	Lift L1: G/F,1/F- 3/F, 5/F- 12/F, 15/F- 23/F and 25/F- 28/F Lift L2: G/F,1/F- 3/F, 5/F- 12/F, 15/F- 23/F and 25/F- 28/F		
b.	Letter box	Material	Metal, plastic laminate, glass and natural stone		
c.	Refuse collection	(i) Means of refuse collection	Refuse will be collected by cleaner		
		(ii) Location of refuse room	Refuse storage and material recovery chamber is located at G/F		
			Water meter	**Electricity meter**	**Gas meter**
d.	Water meter, electricity meter and gas meter	(i) Location	Water Meter Room on every residential floor	Electrical Meter Cabinet on every residential floor	Not Applicable
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not Applicable

5. SECURITY FACILITIES

Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Smart card access control system is provided in residential main entrance
	CCTV	CCTV cameras are provided for podium common area, residential entrance, all lifts, clubhouse, landscape area, common roof. CCTV is connected to G/F Fireman's Lift Lobby.

6. APPLIANCES

Item	Description
Brand name and model number	For brand name and model number of appliances, please refer to the "Appliance Schedule".

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

1. 外部裝修物料

細項		描述			
a.	外牆	裝修物料的類型	平台：玻璃牆、幕牆、外牆瓷磚、鋁質飾面板、鋁質格柵及天然石材飾面板		
			住宅單位：幕牆、鋁質窗、鋁質百葉、鋁質飾面板、鋁質格柵、玻璃飾面板及外牆瓷磚		
b.	窗	框的用料	氟化碳噴塗鋁質窗框		
		玻璃的用料	雙層中空玻璃片配低輻射鍍膜		
c.	窗台	窗台的用料	不適用		
		窗台板的裝修物料	不適用		
d.	花槽	裝修物料的類型	不適用		
e.	陽台或露台	裝修物料的類型	(1) 露台	露台	圍欄裝設夾層鋼化清玻璃配以鋁質扶手及金屬欄杆
				地板	瓷磚
				牆壁	5樓B單位及C單位、6樓至12樓、15樓至23樓及25樓至28樓A單位、B單位及C單位： 鋁質飾面板 6樓至12樓、15樓至23樓及25樓至28樓D單位及E單位: 瓷磚及鋁質飾面板
				天花板	鋁質飾面板及外牆油漆
			(2) 陽台	不適用	
		是否有蓋	(1) 露台	有蓋	
			(2) 陽台	不適用	
f.	乾衣設施	類型	不適用		
		用料	不適用		

2. 室內裝修物料

細項		描述				
			牆壁的裝修物料的類型	**地板的裝修物料的類型**	**天花板的裝修物料的類型**	
a.	大堂	地下入口大堂	天然石材、木皮、膠板、金屬、玻璃及鏡	天然石材	夾板假天花配木皮飾面、膠板、金屬及鏡飾面	
		住宅樓層大堂	瓷磚、木皮、膠板、金屬及玻璃	瓷磚、金屬及天然石材(門檻)	石膏板假天花並髹乳膠漆。部分位置裝設夾板天花並髹乳膠漆及木皮飾面	
			牆壁的裝修物料的類型		**天花板的裝修物料的類型**	
b.	內牆及天花板	客廳及飯廳	乳膠漆、膠板及金屬		乳膠漆。部分位置裝設石膏板天花假陣並髹乳膠漆	
		睡房	乳膠漆			
			地板的用料		**牆腳線的用料**	
c.	內部地板	客廳及飯廳	瓷磚		木及金屬	
		睡房	瓷磚		木	
			牆壁	**地板**	**天花板**	
d.	浴室	裝修物料的類型	瓷磚	瓷磚及人造石	石膏板假天花髹乳膠漆	
		牆壁的裝修物料是否鋪至天花板	鋪至假天花高度			
			牆壁	**地板**	**天花板**	**灶台**
e.	廚房	裝修物料的類型	瓷磚、膠板及金屬	瓷磚	乳膠漆。部分位置裝設石膏板天花假陣並髹乳膠漆	實心面材
		牆壁的裝修物料是否鋪至天花板	鋪至假天花高度			

3. 室內裝置

細項		描述			
a.	門	**位置**	**用料**	**裝修物料**	**配件**
		單位大門	實心防火木門	門：膠板、木皮及金屬 門框：木皮及膠板	電子門鎖、暗氣鼓、防盜眼、門頂及門鉸
		主人睡房門	空心木門	門:膠板 門框:膠板	門鎖、門鉸及門頂 (A單位除外)
					門鎖及趟路軌 (只適用於A單位)
		浴室門	空心木門	門:膠板連木百葉 門框:膠板 (A單位除外)	門鎖、門鉸及門頂 (A單位除外)
				門:膠板 門框:膠板 (只適用於A單位)	門鎖及趟路軌 (只適用於A單位)
				門:膠板連木百葉 門框:膠板 (只適用於A單位)	門鎖、門鉸及門限位器 (只適用於A單位)
		露台及工作平台門	鋁框玻璃趟門	氟化碳塗層鋁質門框	門鎖及趟路軌
		平台門	鋁框玻璃趟門	氟化碳塗層鋁質門框	門鎖及趟路軌
		天台門	金屬門	金屬	門鎖及門鉸

3. 室內裝置

細項		描述		
			類型	**用料**
b.	浴室	(i) 裝置及設備的類型及用料	洗手盆檯面	天然石材
			洗手盆櫃	木製洗手盆櫃配以膠板及金屬
			吊櫃	木製櫃配以膠板、木框、金屬、鏡及天然石材
			洗水盆水龍頭	黃銅
			坐廁	陶瓷
			暗水箱	塑膠
			廁紙架	不銹鋼
			浴簾掛通	鋅合金
			掛勾	鋅合金
			類型	**用料**
		(ii) 供水系統的類型及用料	請參閱下文「3.j.供水」一欄	
			類型	**用料**
		(iii) 沐浴設施 (包括花灑或浴缸(如適用的話))	淋浴間	強化清玻璃
			花灑套裝	鋅合金及樹脂
			層板	天然石材
		(iv) 浴缸大小 (如適用的話)	不適用	
			用料	
c.	廚房	(i) 洗滌盆的用料	不銹鋼	
		(ii) 供水系統的用料	銅喉	
			冷熱水喉均為銅喉	
			用料	**裝修物料**
		(iii) 廚櫃的用料及裝修物料	木製廚櫃配木製櫃門板	膠板、焗漆及金屬
				描述
		(iv) 所有其他裝置及設備的類型	其他裝置	鍍鉻洗滌盆水龍頭 金屬掛件 鍍鉻2層儲物側拉架 (只適用於A單位) 伸縮餐台 (只適用於C單位)
			其他設備	所有開放式廚房的單位配置以下消防裝置及設備: 開放式廚房內的消防花灑頭及開放式廚房附近的煙霧感應器
			類型	**用料**
d.	睡房	裝置(包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用

3. 室內裝置

細項			描述
e.	電話	接駁點的位置及數目	請參考「住宅單位機電裝置數量說明表」
f.	天線	接駁點的位置及數目	請參考「住宅單位機電裝置數量說明表」
g.	電力裝置	(i) 供電附件(包括安全裝置)	所有開關掣及插座之面板。每個住宅單位提供三相電力並均裝有包括漏電保護器的總電掣箱。
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露。除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、飾面板、非混凝土間牆或指定之槽位或其他物料遮蓋或暗藏。
		(iii) 電插座及空調機接駁點的位置及數目	請參考「住宅單位機電裝置數量說明表」
h.	氣體供應	類型	不適用
		系統	不適用
		位置	不適用
i.	洗衣機接駁點	位置	請參考「住宅單位機電裝置數量說明表」
		設計	設有洗衣機來、去水接駁喉位
j.	供水	水管的用料	冷水喉採用配有隔熱絕緣保護之銅喉管及熱水喉採用配有隔熱絕緣保護之銅喉管；沖廁水喉採用膠喉管
		水管是隱藏或外露	水管是部分隱藏及部分外露。除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、飾面板、非混凝土間牆或指定之槽位或其他物料遮蓋或暗藏。
		有否熱水供應	開放式廚房及浴室由電熱水器供應熱水

4. 雜項

細項		描述			
a.	升降機		住宅升降機		
		(i) 品牌名稱	富士達		
		(ii) 產品型號	ZEXIA		
		(iii) 升降機數目	2		
		(iv) 到達的樓層	1號升降機：地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓 2號升降機：地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓		
b.	信箱	用料	金屬、膠板、玻璃及天然石材		
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	垃圾及物料回收房設於地下		
			水錶	**電錶**	**氣體錶**
d.	水錶、電錶及氣體錶	(i) 位置	每層住宅樓層之水錶房內	每層住宅樓層之電錶櫃內	不適用
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	不適用

5. 保安設施

細項	描述	
保安系統及設備 （包括嵌入式的裝備的細節及其位置）	入口通道控制及保安系統	住宅入口大堂設有智能卡通道控制系統
	閉路電視	基座公用地方、住宅入口、所有升降機、會所、園林地方及公眾天台均裝有閉路電視並連接至地下消防員升降機大堂

6. 設備

細項	描述
品牌名稱及產品型號	有關設備的品牌名稱及產品型號，請參考「設備說明表」。

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

Appliance Schedule 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
Open Kitchen 開放式廚房	Telescopic Hood 抽油煙機	De Dietrich	DHT6605X
	Induction Hob 電磁爐	De Dietrich	DPI7361XH
	Combi Steam Oven 組合蒸焗爐	De Dietrich	DKR7580A
	Refrigerator 雪櫃	De Dietrich	DRS2022J
		De Dietrich	DRS604MU1
	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ8485U
	Network Router 網絡路由器	Netgear	RAX20
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2
	Exhaust Air Fan 抽氣扇	Systemair	CBF125M
	Electrical Water Heater 電熱水器	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 LCD
Living Room and Dining Room 客廳及飯廳	Home Automation System Gateway 智能家居模組控制器	Orvibo	VS20ZW
	Multi-Split Type Air-Conditioner Indoor Unit 多聯分體式冷氣機室內機	Mitsubishi Heavy Industries 三菱重工	SRK50ZSX-W
	Single Split Type Air-Conditioner Indoor Unit 分體式冷氣機室內機	Mitsubishi Heavy Industries 三菱重工	SRK35ZSXH-S
Master Bedroom 主人睡房	Multi-Split Type Air-Conditioner Indoor Unit 多聯分體式冷氣機室內機	Mitsubishi Heavy Industries 三菱重工	SRK25ZSX-W
Balcony, Utility Platform and Air Conditioner Platform 露台、工作平台及冷氣機平台	Multi-Split Type Air-Conditioner Outdoor Unit 多聯分體式冷氣機室外機	Mitsubishi Heavy Industries 三菱重工	SCM71ZM-S1
	Single Split Type Air-Conditioner Outdoor Unit 分體式冷氣機室外機	Mitsubishi Heavy Industries 三菱重工	SRC35ZSXH-S
Flat Roof 平台	Multi-Split Type Air-Conditioner Outdoor Unit 多聯分體式冷氣機室外機	Mitsubishi Heavy Industries 三菱重工	SCM71ZM-S1

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

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

Note:
1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.

備註：
1. "Y"表示此設備於該住宅單位內提供及/或安裝。"-"表示"不提供"。
2. 不設4樓、13樓、14樓及24樓。
3. 賣方可能以品質相若的同型號但對等相反鉸鏈代替設備。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

5/F 5樓					6/F- 12/F, 15/F- 23/F & 25/F- 27/F 6樓至12樓、15樓至23樓及25樓至27樓					28/F 28樓				
A	B	C	D	E	A	B	C	D	E	A	B	C	D	E
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Y	Y	-	Y	Y	Y	Y	-	Y	Y	Y	Y	-	Y	Y
-	-	Y	-	-	-	-	Y	-	-	-	-	Y	-	-
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Y	Y	-	Y	Y	Y	Y	-	Y	Y	Y	Y	-	Y	Y
-	-	Y	-	-	-	-	Y	-	-	-	-	Y	-	-
Y	Y	-	Y	Y	Y	Y	-	Y	Y	Y	Y	-	Y	Y
-	Y	-	-	-	Y	Y	-	Y	Y	Y	Y	-	Y	Y
-	-	Y	-	-	-	-	Y	-	-	-	-	Y	-	-
Y	-	-	Y	Y	-	-	-	-	-	-	-	-	-	-

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

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

Note:
1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F,14/F and 24/F are omitted.
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.

備註：
1. "Y"表示此設備於該住宅單位內提供及/或安裝。"-"表示"不提供"。
2. 不設4樓、13樓、14樓及24樓。
3. 賣方可能以品質相若的同型號但對等相反鉸鏈代替設備。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	5/F 5樓				
		A	B	C	D	E
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Door Bell 門鈴	1	1	1	1	1
	Power Supply Point for Door Bell 門鈴供電位	1	1	1	1	1
	Lighting Switch 燈掣	4	4	4	3	3
	Double Pole Switch for Air Conditioner Indoor Unit 冷氣室內機雙極開關掣	1	1	1	1	1
	Double Pole Switch for Electric Water Heater and Exhaust Air Fan 電熱水器和抽氣扇雙極開關掣	-	2	2	-	-
	13A Switched Single Socket Outlet 13安培帶開關單位電插座	1	1	1	1	1
	13A Switched Twin Socket Outlet 13安培帶開關雙位電插座	1	1	1	1	1
	13A Switched Twin Socket Outlet (with Dual USB Port-Type A+Type C) 13安培帶開關雙位電插座(附有雙位USB接口-A型+C型)	1	1	1	1	1
	Telephone/Data Outlet 電話/網路插座	2	2	2	2	2
	TV/FM Outlet 電視/電台插座	2	2	2	2	2
	Data Point 網路位	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1
	Modules Enclosure for Home Automation Hubs 智能家居模組箱	1	1	1	1	1
	Lighting Point 燈位	3	3	2	3	3
Master Bedroom 主人睡房	Lighting Switch 燈掣	2	1	-	2	2
	Double Pole Switch for Air Conditioner Indoor Unit 冷氣室內機雙極開關掣	1	1	-	1	1
	Double Pole Switch for Electric Water Heater and Exhaust Air Fan 電熱水器和抽氣扇雙極開關掣	2	-	-	2	2
	13A Switched Single Socket Outlet 13安培帶開關單位電插座	1	1	-	1	1
	13A Switched Twin Socket Outlet (with Dual USB Port-Type A+Type C) 13安培帶開關雙位電插座(附有雙位USB接口-A型+C型)	1	1	-	1	1
	Telephone/Data Outlet 電話/網路插座	1	1	-	1	1
	TV/FM Outlet 電視/電台插座	1	1	-	1	1
	Lighting Point 燈位	1	1	-	1	1

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

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

Note:
1. "1, 2, ..." denote the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.

備註：
1. "1、2、..." 表示提供於該住宅單位內的裝置數量。"-" 表示 "不提供"。
2. 不設4樓、13樓、14樓及24樓。
3. 賣方可能以品質相若的同型號但對等相反鉸鏈代替設備。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	5/F 5樓				
		A	B	C	D	E
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1
	Switched Fused Spur Unit for Exhaust Air Fan 抽氣扇菲士接線座連開關掣	1	1	1	1	1
	Connection Unit for Thermo Ventilator 浴室寶供電位	1	1	1	1	1
	Control Board for Electrical Water Heater 電熱水器接線控制箱	1	1	1	1	1
	Isolator for Electrical Water Heater 電熱水器隔離開關掣	1	1	1	1	1
	Bonding Point 接駁點	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3
	Switched Fused Spur Unit for Mirror Cabinet Lighting 鏡櫃燈菲士接線座連開關掣	1	1	1	1	1
Open Kitchen 開放式廚房	Double Pole Switch for Combi Steam Oven 組合蒸焗爐雙極開關掣	1	1	1	1	1
	Double Pole Switch for Induction Hob 電磁爐雙極開關掣	1	1	1	1	1
	Connection Unit for Combi Steam Oven 組合蒸焗爐供電位	1	1	1	1	1
	Connection Unit for Induction Hob 電磁爐供電位	1	1	1	1	1
	13A Switched Socket Outlet for Washer Dryer 13安培洗衣乾衣機電插座	1	1	1	1	1
	13A Switched Socket Outlet for Refrigerator 13安培雪櫃電插座	1	1	1	1	1
	13A Switched Socket Outlet for Telescopic Hood 13安培抽油煙機電插座	1	1	1	1	1
	13A Switched Twin Socket Outlet 13安培帶開關雙位電插座	2	2	2	2	2
	Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1	1
	Bonding Point 接駁點	1	1	1	1	1
	Switched Fused Spur Unit for Kitchen Cabinet Lighting 廚櫃燈菲士接線座連開關掣	1	1	1	1	1
	Lighting Point 燈位	1	1	1	2	2
Balcony, Utility Platform and Air Conditioner Platform 露台、工作平台及冷氣機平台	13A Waterproof Single Socket Outlet 13安倍防水單位電插座	-	1	1	-	-
	Weatherproof Isolator for Air Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣	-	1	1	-	-
	Switched Fused Spur Unit counter with Weatherproof enclosure for Balcony Handrail Lighting 露台扶手燈菲士接線座連開關掣連防水保護箱	-	1	1	-	-
Flat Roof 平台	13A Waterproof Single Socket Outlet 13安倍防水單位電插座	1	-	-	1	1
	Weatherproof Isolator for Air Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣	1	-	-	1	1
	Lighting Point 燈位	8	-	-	6	3

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

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

Note:
1. "1, 2, ..." denote the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.

備註：
1. "1、2、..." 表示提供於該住宅單位內的裝置數量。"-" 表示 "不提供"。
2. 不設4樓、13樓、14樓及24樓。
3. 賣方可能以品質相若的同型號但對等相反鉸鏈代替設備。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	6/F- 12/F, 15/F- 23/F & 25/F- 27/F 6樓至12樓、15樓至23樓及25樓至27樓				
		A	B	C	D	E
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Door Bell 門鈴	1	1	1	1	1
	Power Supply Point for Door Bell 門鈴供電位	1	1	1	1	1
	Lighting Switch 燈掣	4	4	4	3	3
	Double Pole Switch for Air Conditioner Indoor Unit 冷氣室內機雙極開關掣	1	1	1	1	1
	Double Pole Switch for Electric Water Heater and Exhaust Air Fan 電熱水器和抽氣扇雙極開關掣	-	2	2	-	-
	13A Switched Single Socket Outlet 13安培帶開關單位電插座	1	1	1	1	1
	13A Switched Twin Socket Outlet 13安培帶開關雙位電插座	1	1	1	1	1
	13A Switched Twin Socket Outlet (with Dual USB Port-Type A+Type C) 13安培帶開關雙位電插座(附有雙位USB接口-A型+C型)	1	1	1	1	1
	Telephone/Data Outlet 電話/網路插座	2	2	2	2	2
	TV/FM Outlet 電視/電台插座	2	2	2	2	2
	Data Point 網路位	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1
	Modules Enclosure for Home Automation Hubs 智能家居模組箱	1	1	1	1	1
	Lighting Point 燈位	3	3	2	3	3
Master Bedroom 主人睡房	Lighting Switch 燈掣	2	1	-	2	2
	Double Pole Switch for Air Conditioner Indoor Unit 冷氣室內機雙極開關掣	1	1	-	1	1
	Double Pole Switch for Electric Water Heater and Exhaust Air Fan 電熱水器和抽氣扇雙極開關掣	2	-	-	2	2
	13A Switched Single Socket Outlet 13安培帶開關單位電插座	1	1	-	1	1
	13A Switched Twin Socket Outlet (with Dual USB Port-Type A+Type C) 13安培帶開關雙位電插座(附有雙位USB接口-A型+C型)	1	1	-	1	1
	Telephone/Data Outlet 電話/網路插座	1	1	-	1	1
	TV/FM Outlet 電視/電台插座	1	1	-	1	1
	Lighting Point 燈位	1	1	-	1	1

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

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

Note:
1. "1, 2, ..." denote the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.

備註：
1. "1、2、..." 表示提供於該住宅單位內的裝置數量。"-" 表示 "不提供"。
2. 不設4樓、13樓、14樓及24樓。
3. 賣方可能以品質相若的同型號但對等相反鉸鏈代替設備。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	6/F- 12/F, 15/F- 23/F & 25/F- 27/F 6樓至12樓、15樓至23樓及25樓至27樓				
		A	B	C	D	E
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1
	Switched Fused Spur Unit for Exhaust Air Fan 抽氣扇菲士接線座連開關掣	1	1	1	1	1
	Connection Unit for Thermo Ventilator 浴室寶供電位	1	1	1	1	1
	Control Board for Electrical Water Heater 電熱水器接線控制箱	1	1	1	1	1
	Isolator for Electrical Water Heater 電熱水器隔離開關掣	1	1	1	1	1
	Bonding Point 接駁點	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3
	Switched Fused Spur Unit for Mirror Cabinet Lighting 鏡櫃燈菲士接線座連開關掣	1	1	1	1	1
Open Kitchen 開放式廚房	Double Pole Switch for Combi Steam Oven 組合蒸焗爐雙極開關掣	1	1	1	1	1
	Double Pole Switch for Induction Hob 電磁爐雙極開關掣	1	1	1	1	1
	Connection Unit for Combi Steam Oven 組合蒸焗爐供電位	1	1	1	1	1
	Connection Unit for Induction Hob 電磁爐供電位	1	1	1	1	1
	13A Switched Socket Outlet for Washer Dryer 13安培洗衣乾衣機電插座	1	1	1	1	1
	13A Switched Socket Outlet for Refrigerator 13安培雪櫃電插座	1	1	1	1	1
	13A Switched Socket Outlet for Telescopic Hood 13安培抽油煙機電插座	1	1	1	1	1
	13A Switched Twin Socket Outlet 13安培帶開關雙位電插座	2	2	2	2	2
	Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1	1
	Bonding Point 接駁點	1	1	1	1	1
	Switched Fused Spur Unit for Kitchen Cabinet Lighting 廚櫃燈菲士接線座連開關掣	1	1	1	1	1
	Lighting Point 燈位	1	1	1	2	2
Balcony, Utility Platform and Air Conditioner Platform 露台、工作平台及冷氣機平台	13A Waterproof Single Socket Outlet 13安倍防水單位電插座	1	1	1	1	1
	Weatherproof Isolator for Air Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣	1	1	1	1	1
	Switched Fused Spur Unit counter with Weatherproof enclosure for Balcony Handrail Lighting 露台扶手燈菲士接線座連開關掣連防水保護箱	1	1	1	1	1

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

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

Note:
1. "1, 2, ..." denote the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.

備註：
1. "1、2、..." 表示提供於該住宅單位內的裝置數量。"-" 表示 "不提供"。
2. 不設4樓、13樓、14樓及24樓。
3. 賣方可能以品質相若的同型號但對等相反鉸鏈代替設備。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	28/F & R/F 28樓及天台				
		A	B	C	D	E
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Door Bell 門鈴	1	1	1	1	1
	Power Supply Point for Door Bell 門鈴供電位	1	1	1	1	1
	Lighting Switch 燈掣	4	4	4	3	3
	Double Pole Switch for Air Conditioner Indoor Unit 冷氣室內機雙極開關掣	1	1	1	1	1
	Double Pole Switch for Electric Water Heater and Exhaust Air Fan 電熱水器和抽氣扇雙極開關掣	-	2	2	-	-
	13A Switched Single Socket Outlet 13安培帶開關單位電插座	1	1	1	1	1
	13A Switched Twin Socket Outlet 13安培帶開關雙位電插座	1	1	1	1	1
	13A Switched Twin Socket Outlet (with Dual USB Port-Type A+Type C) 13安培帶開關雙位電插座(附有雙位USB接口-A型+C型)	1	1	1	1	1
	Telephone/Data Outlet 電話/網路插座	2	2	2	2	2
	TV/FM Outlet 電視/電台插座	2	2	2	2	2
	Data Point 網路位	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1
	Modules Enclosure for Home Automation Hubs 智能家居模組箱	1	1	1	1	1
	Lighting Point 燈位	3	3	2	3	3
Master Bedroom 主人睡房	Lighting Switch 燈掣	2	1	-	2	2
	Double Pole Switch for Air Conditioner Indoor Unit 冷氣室內機雙極開關掣	1	1	-	1	1
	Double Pole Switch for Electric Water Heater and Exhaust Air Fan 電熱水器和抽氣扇雙極開關掣	2	-	-	2	2
	13A Switched Single Socket Outlet 13安培帶開關單位電插座	1	1	-	1	1
	13A Switched Twin Socket Outlet (with Dual USB Port-Type A+Type C) 13安培帶開關雙位電插座(附有雙位USB接口-A型+C型)	1	1	-	1	1
	Telephone/Data Outlet 電話/網路插座	1	1	-	1	1
	TV/FM Outlet 電視/電台插座	1	1	-	1	1
	Lighting Point 燈位	1	1	-	1	1

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

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

Note:
1. "1, 2, ..." denote the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.

備註：
1. "1、2、..." 表示提供於該住宅單位內的裝置數量。"-" 表示 "不提供"。
2. 不設4樓、13樓、14樓及24樓。
3. 賣方可能以品質相若的同型號但對等相反鉸鏈代替設備。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	28/F & R/F 28樓及天台				
		A	B	C	D	E
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1
	Switched Fused Spur Unit for Exhaust Air Fan 抽氣扇菲士接線座連開關掣	1	1	1	1	1
	Connection Unit for Thermo Ventilator 浴室寶供電位	1	1	1	1	1
	Control Board for Electrical Water Heater 電熱水器接線控制箱	1	1	1	1	1
	Isolator for Electrical Water Heater 電熱水器隔離開關掣	1	1	1	1	1
	Bonding Point 接駁點	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3
	Switched Fused Spur Unit for Mirror Cabinet Lighting 鏡櫃燈菲士接線座連開關掣	1	1	1	1	1
Open Kitchen 開放式廚房	Double Pole Switch for Combi Steam Oven 組合蒸焗爐雙極開關掣	1	1	1	1	1
	Double Pole Switch for Induction Hob 電磁爐雙極開關掣	1	1	1	1	1
	Connection Unit for Combi Steam Oven 組合蒸焗爐供電位	1	1	1	1	1
	Connection Unit for Induction Hob 電磁爐供電位	1	1	1	1	1
	13A Switched Socket Outlet for Washer Dryer 13安培洗衣乾衣機電插座	1	1	1	1	1
	13A Switched Socket Outlet for Refrigerator 13安培雪櫃電插座	1	1	1	1	1
	13A Switched Socket Outlet for Telescopic Hood 13安培抽油煙機電插座	1	1	1	1	1
	13A Switched Twin Socket Outlet 13安培帶開關雙位電插座	2	2	2	2	2
	Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1	1
	Bonding Point 接駁點	1	1	1	1	1
	Switched Fused Spur Unit for Kitchen Cabinet Lighting 廚櫃燈菲士接線座連開關掣	1	1	1	1	1
	Lighting Point 燈位	1	1	1	2	2
Balcony, Utility Platform and Air Conditioner Platform 露台、工作平台及冷氣機平台	13A Waterproof Single Socket Outlet 13安倍防水單位電插座	1	1	1	1	1
	Weatherproof Isolator for Air Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣	1	1	1	1	1
	Switched Fused Spur Unit counter with Weatherproof enclosure for Balcony Handrail Lighting 露台扶手燈菲士接線座連開關掣連防水保護箱	1	1	1	1	1
Roof 天台	13A Waterproof Single Socket Outlet 13安倍防水單位電插座	1	1	1	1	1
	Waterproof Lighting Switch 防水燈掣	1	1	1	1	1
	Lighting Point 燈位	3	2	2	2	2

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

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

Note:
1. "1, 2, ..." denote the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.

備註：
1. "1、2、..." 表示提供於該住宅單位內的裝置數量。"-" 表示 "不提供"。
2. 不設4樓、13樓、14樓及24樓。
3. 賣方可能以品質相若的同型號但對等相反鉸鏈代替設備。

24 SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by the Water Supplies Department.

食水及沖厠水由水務署供應。

Electricity is supplied by The Hong Kong Electric Company Limited.

電力由香港電燈有限公司供應。

25 GOVERNMENT RENT
地稅

The owner is liable to pay the Government rent in respect of the specified residential property up to and including the date of the Assignment of the specified residential property.

擁有人有法律責任繳付指明住宅物業直至該指明住宅物業轉讓契之日期(包括簽署轉讓契當日為止)之地稅。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

Note: (a) On that delivery, the purchaser is liable to pay the debris removal fee to the manager of the Development (not the owner) under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

(b) No gas supply is provided to the residential properties of the Development.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金；及
2. 在交付時，買方無須向擁有人支付清理廢料的費用。

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

(b) 發展項目的住宅物業不設氣體供應。

27 DEFECT LIABILITY WARRANTY PERIOD
欠妥之處的保養責任期

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

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

28 MAINTENANCE OF SLOPES
斜坡維修

Not applicable.

不適用。

29 MODIFICATION
修訂

No application to the Government for a modification of the land grant for the Development is underway.

發展項目現時並沒有向政府提出申請修訂批地文件。

1. Architectural Features

Some architectural features are installed outside some residential properties of the Development. The views of some residential properties may be affected by such architectural features. For locations of the architectural features, please refer to "Floor Plans of Residential Properties in the Development" in this sales brochure.

2. Operation of Building Maintenance Unit (BMU) Systems

During regular and specially arranged inspections, cleaning, maintenance and/or repairing of the external walls (including the curtain wall structures and the Common Areas and Facilities of the Development) as arranged by the Manager, the building maintenance unit systems (BMU) including but not limited to gondola(s) or similar equipment (whether permanent or temporary equipment) may be installed and/or rested on the flat roof(s) and/ or roof(s) of the residential properties and operated in the air space directly above the flat roofs and/ or roof(s) of the residential properties as well as outside windows and balcony(ies) and/or utility platform(s) of the residential properties.

3. Facade Lighting and Signage

Facade lighting and signage on the external walls and/or architectural features of the Shops of the Development may be turned on from time to time. Prospective purchasers should note the impact of the illumination of lighting on individual residential properties (if any).

4. Exhaust Louvers

There may be exhaust louvers connecting from shops on G/F and 1/F for exhaust from air-conditioning system or in connection with the business operations (including restaurant (if any)) at the shops on G/F and 1/F. The alignment and position of the exhaust louvers may change from time to time and are subject to compliance with the relevant statutory requirements and/ or directions from the relevant government authorities. Prospective purchasers should note the possible effect (if any) of such exhaust louvers on individual residential properties.

5. Sunken Slabs

There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.

6. Pipes

Some pipes are located on the external walls and/or adjacent to the flat roofs and/or balconies and/ or utility platforms and/or roofs of some residential properties of the Development. It is possible that the views of some residential properties may be affected by these pipes. For locations of such pipes, please refer to the latest approved building plans of the Development.

7. Residential properties subject to tenancy

Each of the following residential properties of the Development held by the Vendor is subject to a tenancy agreement:-

(a) Flat A on 20/F; and
(b) Flat A on 19/F.

1. 建築裝飾

發展項目部分住宅物業外設有建築裝飾。此等建築裝飾可能對部分住宅物業的景觀造成影響。有關建築裝飾的位置，請參閱本售樓説明書的「發展項目的住宅物業的樓面平面圖」。

2. 大廈保養系統的操作

在管理人安排為外牆(包括玻璃幕牆結構及發展項目的公用地方及設施)進行定期及特別安排的檢查、清潔、保養及/或維修期間，大廈保養系統包括但不限於吊船或其他類似裝置(不論永久或臨時裝置)可能會安裝及/或停泊在住宅單位的平台及/或天台上，並在住宅單位的平台及/或天台上空，以及在住宅單位的窗外及露台及/或工作平台外操作。

3. 外牆裝飾燈及標牌

發展項目商舖的外牆及/或建築裝飾上設置的外牆裝飾燈及標牌可能不時開啟。準買家應注意裝飾燈之照明對個別住宅物業造成之影響(如有)。

4. 排氣口

位於地下及1樓的商舖會安裝排氣口以給空調系統及與地下及1樓的商舖經營之業務(包括餐廳(如有))作出排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及/或有關政府部門的指引。準買家請注意上述排氣口對個別住宅單立可能造成的影響(如有)。

5. 跌級樓板

部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築及/或裝修設計上的需要。

6. 喉管

部分喉管設於發展項目部分住宅單位的外牆及/或毗鄰平台及/或露台及/或工作平台及/或天台。部分住宅單位的景觀可能因此受到影響。有關該等喉管的位置，請參閱發展項目最新經批准的建築圖則。

7. 受限於租約的住宅物業

賣方持有受限於租約規定的發展項目的以下住宅物業:-

(a) 20 樓 A 單位 ; 及
(b) 19 樓 A 單位。

31 ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT
賣方就發展項目指定的互聯網網站的網址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

www.aruna.com.hk

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址：

www.aruna.com.hk

Breakdown of GFA Concessions Obtained for All Features
獲寬免總樓面面積的設施分項

- Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the Development.
- 於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		Area (m^2) 面積(平方米)
	Disregarded GFA under Building (Planning) Regulations 23(3)(b) **根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積**	
1(#)	Carpark and loading/ unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	Not Applicable 不適用
2	**Plant rooms and similar services** **機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	65.449
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc 所佔面積**不**受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	576.575
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	Not Applicable 不適用
	Green Features under Joint Practice Notes 1 and 2 **根據聯合作業備考第1及第2號提供的環保設施**	
3	Balcony 露台	108.000
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5	Communal sky garden 公用空中花園	Not Applicable 不適用
6	Acoustic fin 隔聲鰭	Not Applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	28.581
9	Utility platform 工作平台	81.000
10	Noise barrier 隔音屏障	Not Applicable 不適用
	Amenity Features **適意設施**	
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	Not Applicable 不適用
12	Residential recreational facilites including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	74.804
13	Covered landscaped and play area 有蓋園景區及遊樂場地	107.705
14	Horizontal screen/covered walkway and trellis 橫向屏障/ 有蓋人行道及花棚	Not Applicable 不適用

	Amenity Features **適意設施**	
15	Larger lift shaft 擴大升降機槽	39.280
16	Chimney shaft 煙囪管道	Not Applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	14.512
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not Applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not Applicable 不適用
	Other Exempted Items **其他項目**	
25(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26	Covered area under large projecting / overhanging feature 大型伸出/ 外懸設施下的有蓋地方	Not Applicable 不適用
27	Public transport terminus 公共交通總站	Not Applicable 不適用
28(#)	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	39.010
30	Public passage 公眾通道	Not Applicable 不適用
31	Covered set back area 有蓋的後移部分	Not Applicable 不適用
	Bonus GFA **額外總樓面面積**	
32	Bonus GFA 額外總樓面面積	Not Applicable 不適用
	Additional Green Features under Joint Practice Note (No. 8) **根據聯合作業備考(第8 號) 提供的額外環保設施**	
33	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

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

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

The Environmental Assessment of the Building
有關建築物的環境評估

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

Provisional SILVER

PROVISIONAL SILVER NB V1.2 2021 HKGBC BEAM Plus

Application no.: PAS0041/22

綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

暫定評級
銀級

暫定 銀級 NB V1.2 2021 HKGBC 綠建環評

申請編號: PAS0041/22

Estimated Energy Performance or Consumption for the Common Parts of the Development
發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓說明書前呈交予建築事務監督就發展項目的公用部分的預計能量表現或消耗的最近期資料：

Part I 第I部分

Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施	LED BUILKHEAD LIGHT FITTING 發光二極管照明燈具 REGENERATIVE POWER OF LIGHT SYSTEM 升降機電動設置再生動力裝置

Part II : The predicted annual energy use of the proposed building / part of building (Note 1) 第II部分：擬興建樓宇部分樓宇預計每年能源消耗量(註腳 1)：-

Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇(註腳 2)每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
			Electricity 電力 KWh/m^2/annum 千瓦小時/平方米/年	Town Gas / LPG 煤氣/石油氣 unit/m^2/annum 用量單位/平方米/年	Electricity 電力 KWh/m^2/annum 千瓦小時/平方米/年	Town Gas / LPG 煤氣/石油氣 unit/m^2/annum 用量單位/平方米/年
Domestic Development 住用發展項目	Area served by central building services installation (Note 3) 有使用中央屋宇裝備(註腳3)裝置的部分	2025.57	213.262	Not Applicable 不適用	178.74	Not Applicable 不適用

Part III : The following installation(s) is designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)
第III部分：以下裝置乃按機電工程署公布的相關實務守則設計：-

Type of Installations 裝置類型	Yes 是	No 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where: (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

註腳：

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的 "每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

   (a) "每年能源消耗量" 與新建樓宇BEAM Plus 標準 (現行版本) 的「年能源消耗」具有相同涵義；及

   (b) 樓宇、空間或單位的 "內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. "基準樓宇" 與新建樓宇BEAM Plus標準 (現行版本) 的 "基準建築物模式 (零分標準)" 具有相同涵義。
3. "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備能源效益實務守則》中的涵義相同。

There may be future changes to the Development and the surrounding areas.
發展項目及其周邊地區日後可能出現改變。

Date of Printing : 7 June 2023
印製日期: 2023年6月7日

Examination record 檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
14 March 2024 2024年3月14日	13	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	16	"Layout plan of the development" is updated. 更新「發展項目的布局圖」。
	19-22	"Floor plans of residential properties in the development" is updated. 更新「發展項目的住宅物業的樓面平面圖」。
	23	"Area of residential properties in the development" is updated. 更新「發展項目中的住宅物業的面積」。
	26-28	"Summary of deed of mutual covenant" is updated. 更新「公契的摘要」。
	33-34	"Cross-section plan of building in the development" is updated. 更新「發展項目中的建築物的橫截面圖」。
	35-38	"Elevation plan" is updated. 更新「立面圖」。
	39	"Information on common facilities in the development" is updated. 更新「發展項目中的公用設施的資料」。
	44	"Fittings, finishes and appliances" is updated. 更新「裝置、裝修物料及設備」。
	66-69	"Information in application for concession on gross floor area of building" is updated. 更新「申請建築物總樓面面積寬免的資料」。
13 June 2024 2024年6月13日	7	"Information on the development" is updated. 更新「發展項目的資料」。
	11	"Information on design of the development" is updated. 更新「發展項目的設計的資料」。
	13	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	16	"Layout plan of the development" is updated. 更新「發展項目的布局圖」。
	19	"Floor plans of residential properties in the development" is updated. 更新「發展項目的住宅物業的樓面平面圖」。
	35-38	"Elevation plan" is updated. 更新「立面圖」。
13 June 2024 2024年6月13日	7	"Information on the development" is updated. 更新「發展項目的資料」。
12 September 2024 2024年9月12日	7	"Information on the development" is updated. 更新「發展項目的資料」。
	8	"Information on vendor and others involved in the development" is updated. 更新「賣方及有參與發展項目的其他人的資料」。
	13	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	16	"Layout plan of the development" is updated. 更新「發展項目的布局圖」。
	22	"Floor plans of residential properties in the development" is updated. 更新「發展項目的住宅物業的樓面平面圖」。
	33-34	"Cross-section plan of building in the development" is updated. 更新「發展項目中的建築物的橫截面圖」。
	35-38	"Elevation plan" is updated. 更新「立面圖」。
11 December 2024 2024年12月11日	13	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。

Examination record 檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
10 March 2025 2025年3月10日	12	"Information on property management" is updated. 更新「物業管理的資料」。
	13	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	14	"Aerial photograph of the development" is updated. 更新「發展項目的鳥瞰照片」。
	26, 28	"Summary of deed of mutual covenant" is updated. 更新「公契的摘要」。
	40	"Inspection of plans and deed of mutual covenant" is updated. 更新「閱覽圖則及公契」。
	66-67	"Information in application for concession on gross floor area of building" is updated. 更新「申請建築物總樓面面積寬免的資料」。
9 June 2025 2025年6月9日	8	"Information on vendor and others involved in the development" is updated. 更新「賣方及有參與發展項目的其他人的資料」。
	13	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
8 September 2025 2025年9月8日	13	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	64	"Relevant Information" is updated. 更新「有關資料」。
7 December 2025 2025年12月7日	13	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	14	"Aerial photograph of the development" is updated. 更新「發展項目的鳥瞰照片」。
6 March 2026 2026年3月6日	13	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	14	"Aerial photograph of the development" is updated. 更新「發展項目的鳥瞰照片」。
5 June 2026 2026年6月5日	13	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	64	"Relevant Information" is updated. 更新「有關資料」。
4 September 2026 2026年9月4日	13	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	15	"Outline zoning plan etc. Relating to the development" is updated. 更新「關乎發展項目的分區計劃大綱圖等」。
	64	"Relevant Information" is updated. 更新「有關資料」。

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