CULLINAN WEST III

匯璽

SALES BROCHURE 售樓説明書

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.

<u>For all first-hand residential properties</u>

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.

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.

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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.

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.

<u>For first-hand uncompleted residential properties</u>

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.

<u>For first-hand uncompleted residential properties and completed residential properties pending compliance</u>

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.

[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.

- 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.

<u>For first-hand completed residential properties</u>

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

March 2023

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：

<u>適用於所有一手住宅物業</u>

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。
- 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。

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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。

- 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。

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。

[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。

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

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

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

其他相關聯絡資料：

消費者委員會		
網址	:	www.consumer.org.hk
電話	:	2929 2222
電郵	:	cc@consumer.org.hk
傳真	:	2856 3611
地產代理監管局		
網址	:	www.eaa.org.hk
電話	:	2111 2777
電郵	:	enquiry@eaa.org.hk
傳真	:	2598 9596
香港地產建設商會		
電話	:	2826 0111
傳真	:	2845 2521

一手住宅物業銷售監管局

2023年3月

INFORMATION ON THE PHASE
期數的資料

Name of the Phase of the Development (the "Phase")
Phase 5 of Cullinan West Development (Cullinan West III*)

Name of the street at which the Phase is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Phase
No. 28 Sham Mong Road

Total number of storeys of each multi-unit building
Tower 6: 45 storeys (excluding B2/F, B1/F, G/F, 1/F, 2/F, 3/F, refuge floor, roof, fan room and water tank room floor, lift machine room floor and top roof)
Tower 7 and Tower 8: 41 storeys (excluding B2/F, B1/F, G/F, 1/F, 2/F, 3/F, refuge floor, roof, fan room and water tank room floor, lift machine room floor and top roof)
Royal Sky Mansion and Aster Sky Mansion: 5 storeys (excluding Nam Cheong Station#, roof and top roof)

Floor numbering in each multi-unit building as provided in the approved building plans for the Phase
Tower 6: 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F and 55/F - 56/F
Tower 7 and Tower 8: 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F and 45/F - 51/F
Royal Sky Mansion and Aster Sky Mansion: 7/F - 11/F

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order
Tower 6: 13/F, 14/F, 24/F, 34/F, 44/F and 54/F are omitted
Tower 7 and Tower 8: 13/F, 14/F, 24/F, 34/F, 44/F are omitted
Royal Sky Mansion and Aster Sky Mansion: Not applicable

Refuge floors (if any) of each multi-unit building
Tower 6: 29/F
Tower 7 and Tower 8: 27/F
Royal Sky Mansion and Aster Sky Mansion: Not applicable

* Cullinan West III comprises Tower 6, Tower 7, Tower 8, Royal Sky Mansion and Aster Sky Mansion of the Phase.

Royal Sky Mansion and Aster Sky Mansion are erected above Nam Cheong Station.

發展項目的期數(「期數」)的名稱
匯璽發展項目的第5期(匯璽 III*)

期數所位於的街道的名稱及由差餉物業估價署署長為識別期數的目的而編配的門牌號數
深旺道28號

每幢多單位建築物的樓層的總數
第6座：45層(不包括地庫2層、地庫1層、地下、1樓、2樓、3樓、庇護層、天台、通風機房及水缸房層、升降機機房層及頂層天台)
第7座及第8座：41層(不包括地庫2層、地庫1層、地下、1樓、2樓、3樓、庇護層、天台、通風機房及水缸房層、升降機機房層及頂層天台)
皇鑽匯及彗鑽匯：5層(不包括南昌站#、天台及頂層天台)

期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
第6座：5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至53樓及55樓至56樓
第7座及第8座：5樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及45樓至51樓
皇鑽匯及彗鑽匯：7樓至11樓

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
第6座：不設13樓、14樓、24樓、34樓、44樓及54樓
第7座及第8座：不設13樓、14樓、24樓、34樓及44樓
皇鑽匯及彗鑽匯：不適用

每幢多單位建築物內的庇護層(如有的話)
第6座：29樓
第7座及第8座：27樓
皇鑽匯及彗鑽匯：不適用

* 匯璽 III包括期數的第6座、第7座、第8座、皇鑽匯及彗鑽匯。

皇鑽匯及彗鑽匯建於南昌站之上。

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE
賣方及有參與期數的其他人的資料

Vendor
Nam Cheong Property Development Limited (as "Owner") [1]
Joinyield Limited (as "Person so engaged") [2]

Holding company of the Owner (Nam Cheong Property Development Limited)
West Rail Property Development Limited

Holding companies of the Person so engaged (Joinyield Limited)
Leola Holdings Limited
Wisdom Mount Limited
Data Giant Limited
Sun Hung Kai Properties Limited

Authorized Person for the Phase
Chan Wan Ming

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

Building contractor for the Phase
Sanfield Building Contractors Limited

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Phase
Deacons
Slaughter and May
Johnson Stokes & Master
Woo Kwan Lee & Lo
Wong & Poon

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase
The Hongkong and Shanghai Banking Corporation Limited

Any other person who has made a loan for the construction of the Phase
Sun Hung Kai Properties Holding Investment Limited

Notes:
1 "Owner" means the legal or beneficial owner of the Phase.
2 "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.

賣方
南昌物業發展有限公司(作為"擁有人")[1]
仲益有限公司(作為"如此聘用的人")[2]

擁有人(南昌物業發展有限公司)的控權公司
西鐵物業發展有限公司

如此聘用的人(仲益有限公司)的控權公司
Leola Holdings Limited
Wisdom Mount Limited
Data Giant Limited
新鴻基地產發展有限公司

期數的認可人士
陳韻明

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
巴馬丹拿建築師有限公司

期數的承建商
新輝建築有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所
的近律師行
司力達律師樓
孖士打律師行
胡關李羅律師行
王潘律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構
香港上海滙豐銀行有限公司

已為期數的建造提供貸款的任何其他人
Sun Hung Kai Properties Holding Investment Limited

備註:
1 "擁有人"指期數的法律上的擁有人或實益擁有人。
2 "如此聘用的人"指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE
有參與期數的各方的關係

(a) The vendor# or a building contractor for the Phase is an individual, and that vendor# or contractor is an immediate family member of an authorized person for the Phase.	Not Applicable
(b) The vendor# or a building contractor for the Phase is a partnership, and a partner of that vendor# or contractor is an immediate family member of such an authorized person.	Not Applicable
(c) The vendor# or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor# or contractor (or a holding company of that vendor#) is an immediate family member of such an authorized person.	No
(d) The vendor# or a building contractor for the Phase is an individual, and that vendor# or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(e) The vendor# or a building contractor for the Phase is a partnership, and a partner of that vendor# or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(f) The vendor# or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor# or contractor (or a holding company of that vendor#) is an immediate family member of an associate of such an authorized person.	No
(g) The vendor# or a building contractor for the Phase is an individual, and that vendor# or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable
(h) The vendor# or a building contractor for the Phase is a partnership, and a partner of that vendor# or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable
(i) The vendor# or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor# or contractor (or a holding company of that vendor#) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j) The vendor#, a holding company of the vendor#, or a building contractor for the Phase, is a private company, and an authorized person for the Phase, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor#, holding company or contractor.	No
(k) The vendor#, a holding company of the vendor#, or a building contractor for the Phase, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor#, holding company or contractor.	No
(l) The vendor# or a building contractor for the Phase is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor# or contractor or of a holding company of that vendor#.	No
(m) The vendor# or a building contractor for the Phase is a partnership, and such an authorized person, or such an associate, is an employee of that vendor# or contractor.	Not Applicable
(n) The vendor#, a holding company of the vendor#, or a building contractor for the Phase, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase holds at least 10% of the issued shares in that vendor#, holding company or contractor.	No
(o) The vendor#, a holding company of the vendor#, or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor#, holding company or contractor.	No
(p) The vendor# or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor# or contractor or of a holding company of that vendor#.	No
(q) The vendor# or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor# or contractor.	Not Applicable
(r) The vendor# or a building contractor for the Phase is a corporation, and the corporation of which an authorized person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that vendor# or contractor or of a holding company of that vendor#.	No
(s) The vendor# or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that vendor# or of a holding company of that vendor#.	The Building Contractor of the Phase, Sanfield Building Contractors Limited, is an associate corporation of the Person so engaged and of the holding companies of the Person so engaged

Remarks:
A reference to "vendor" here is a reference to either Nam Cheong Property Development Limited (as "Owner") or Joinyield Limited (as "Person so engaged")

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE
有參與期數的各方的關係

(a) 賣方#或有關期數的承建商屬個人，並屬該期數的認可人士的家人。	不適用
(b) 賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬上述認可人士的家人。	不適用
(c) 賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d) 賣方#或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f) 賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g) 賣方#或該期數的承建商屬個人，並屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h) 賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i) 賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j) 賣方#、賣方#的控權公司或有關期數的承建商屬私人公司，而該期數的認可人士或該認可人士的有聯繫人士持有該賣方#、控權公司或承建商最少10%的已發行股份。	否
(k) 賣方#、賣方#的控權公司或該期數的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方#、控權公司或承建商最少1%的已發行股份。	否
(l) 賣方#或該期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方#、承建商或該賣方#的控權公司的僱員、董事或秘書。	否
(m) 賣方#或該期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方#或承建商的僱員。	不適用
(n) 賣方#、賣方#的控權公司或該期數的承建商屬私人公司，而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方#、控權公司或承建商最少10%的已發行股份。	否
(o) 賣方#、賣方#的控權公司或該期數的承建商屬上市公司，而上述律師事務所的經營人持有該賣方#、控權公司或承建商最少1%的已發行股份。	否
(p) 賣方#或該期數的承建商屬法團，而上述律師事務所的經營人屬該賣方#或承建商或該賣方#的控權公司的僱員、董事或秘書。	否
(q) 賣方#或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方#或承建商的僱員。	不適用
(r) 賣方#或該期數的承建商屬法團，而該期數的認可人士以其專業身分擔任董事或僱員的法團為該賣方#或承建商或該賣方#的控權公司的有聯繫法團。	否
(s) 賣方#或該期數的承建商屬法團，而該承建商屬該賣方#或該賣方#的控權公司的有聯繫法團。	期數承建商新輝建築有限公司屬如此聘用的人及如此聘用的人的控權公司的有聯繫法團。

備註：

提述「賣方」在此即提述南昌物業發展有限公司(作為"擁有人")或仲益有限公司(作為"如此聘用的人")兩者其中一人。

INFORMATION ON DESIGN OF THE PHASE
期數的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數有構成圍封牆的一部份的非結構的預製外牆。
The range of thickness of the non-structural prefabricated external walls of each building:
每幢建築物的非結構的預製外牆的厚度範圍：
Tower 6, Tower 7 and Tower 8: 150mm
第6座、第7座及第8座：150毫米
Royal Sky Mansion and Aster Sky Mansion: Not Applicable
皇鑽匯及彗鑽匯：不適用

There are curtain walls forming part of the enclosing walls of the Phase.
期數有構成圍封牆的一部份的幕牆。
The range of thickness of the curtain walls of each building:
每幢建築物的幕牆的厚度範圍：
Tower 6, Tower 7 and Tower 8: 300mm
第6座、第7座及第8座：300毫米
Royal Sky Mansion and Aster Sky Mansion:300mm
皇鑽匯及彗鑽匯：300毫米

SCHEDULE OF TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS AND CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY
每個住宅物業的非結構的預製外牆及幕牆總面積表

Tower Number 座號	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	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)
Tower 6 第 6 座	6/F-12/F, 15/F-23/F, 25/F-28/F, 30/F-33/F, 35/F-43/F, 45/F-53/F and 55/F-56/F 6 樓至 12 樓、15 樓至 23 樓、25 樓至 28 樓、30 樓至 33 樓、35 樓至 43 樓、45 樓至 53 樓及 55 樓至 56 樓	A	1.472	2.300
		B	0.415	2.506
		C	0.355	-
		D	0.612	0.844
		E	0.612	0.858
		F	0.356	-
		G	0.356	-
		H	0.424	0.495
		J	0.477	0.640

SCHEDULE OF TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS AND CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY
每個住宅物業的非結構的預製外牆及幕牆總面積表

Tower Number 座號	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	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)
Tower 7 第 7 座	6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F and 45/F-51/F 6 樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓、28 樓至 33 樓、35 樓至 43 樓及 45 樓至 51 樓	A	0.766	3.927
		B	0.627	-
		C	0.627	-
		D	1.264	-
		E	0.869	-
		F	0.627	-
		G	0.627	-
		H	0.627	-
		J	0.627	-
		K	0.612	0.893
		L	0.248	1.004
Tower 8 第 8 座	6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F and 45/F-51/F 6 樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓、28 樓至 33 樓、35 樓至 43 樓及 45 樓至 51 樓	A	0.353	4.953
		B	0.627	-
		C	0.709	-
		D	0.356	-
		E	0.356	-
		F	0.627	-
		G	0.627	-
		H	0.612	0.626

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

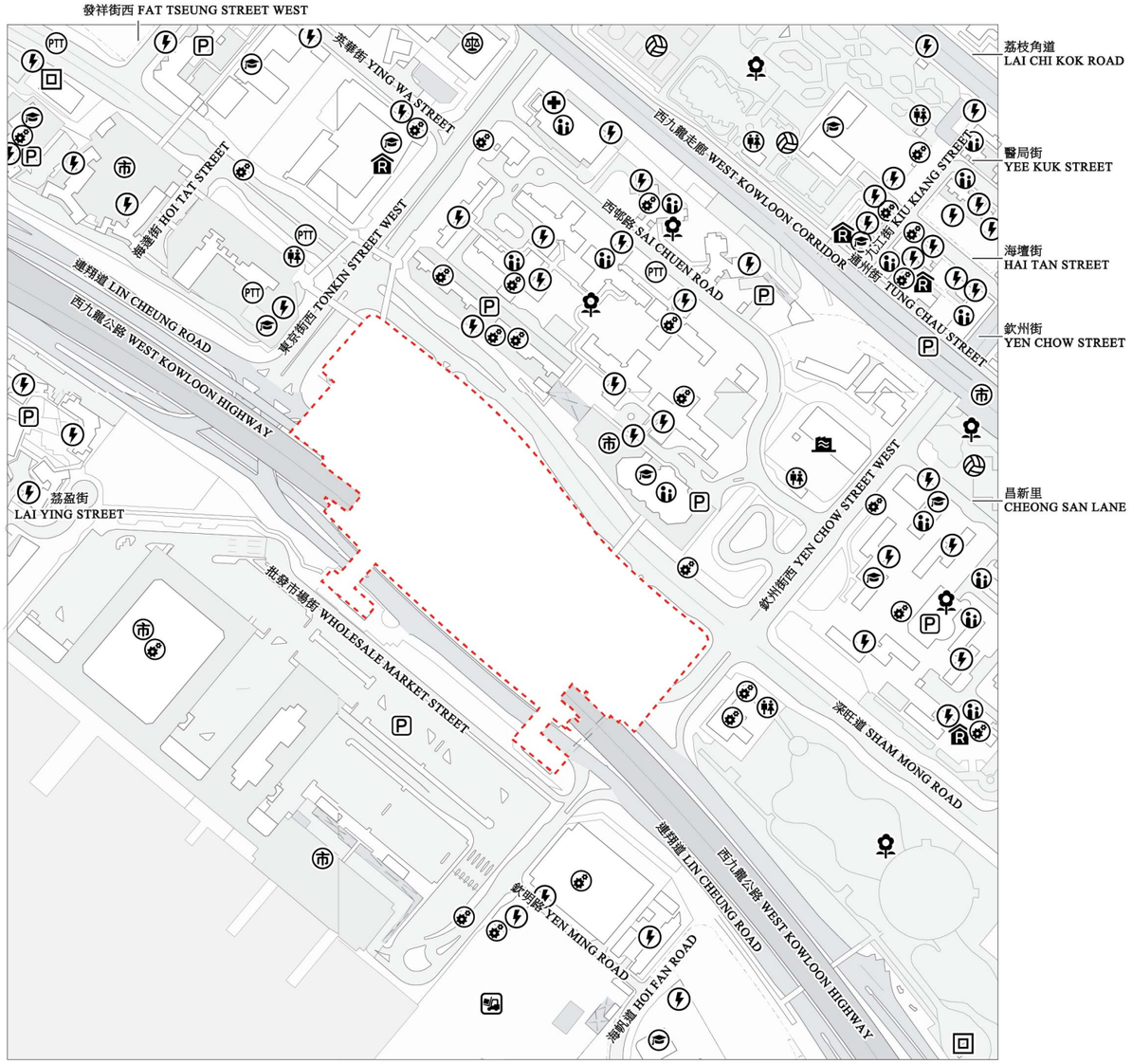
Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Royal Sky Mansion 皇鑽匯	8/F-11/F 8 樓至 11 樓	A	9.766
		B	5.276
Aster Sky Mansion 彗鑽匯	8/F-11/F 8 樓至 11 樓	A	5.238
		B	7.209

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The Manager appointed under the executed deed of mutual covenant
MTR Corporation Limited

根據已簽立的公契獲委任的管理人
香港鐵路有限公司

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



SCALE 比例尺

米 metres 100 0 200 400 米 metres

N (北)

Location of the Development
發展項目的位置

The Location Plan is made with reference to the Digital Topographic Map No. T11-NW-A dated 22nd May 2025, T11-NW-B dated 12th April 2025, T11-NW-C dated 22nd May 2025 and T11-NW-D dated 22nd May 2025 from Survey and Mapping Office of the Lands Department with adjustments where necessary.

此位置圖是參考地政總署測繪處之數碼地形圖，圖幅編號T11-NW-A出版於2025年5月22日、編號T11-NW-B出版於2025年4月12日、編號T11-NW-C出版於2025年5月22日及編號T11-NW-D出版於2025年5月22日所編製，有需要之處經修正處理。

NOTATION 圖例

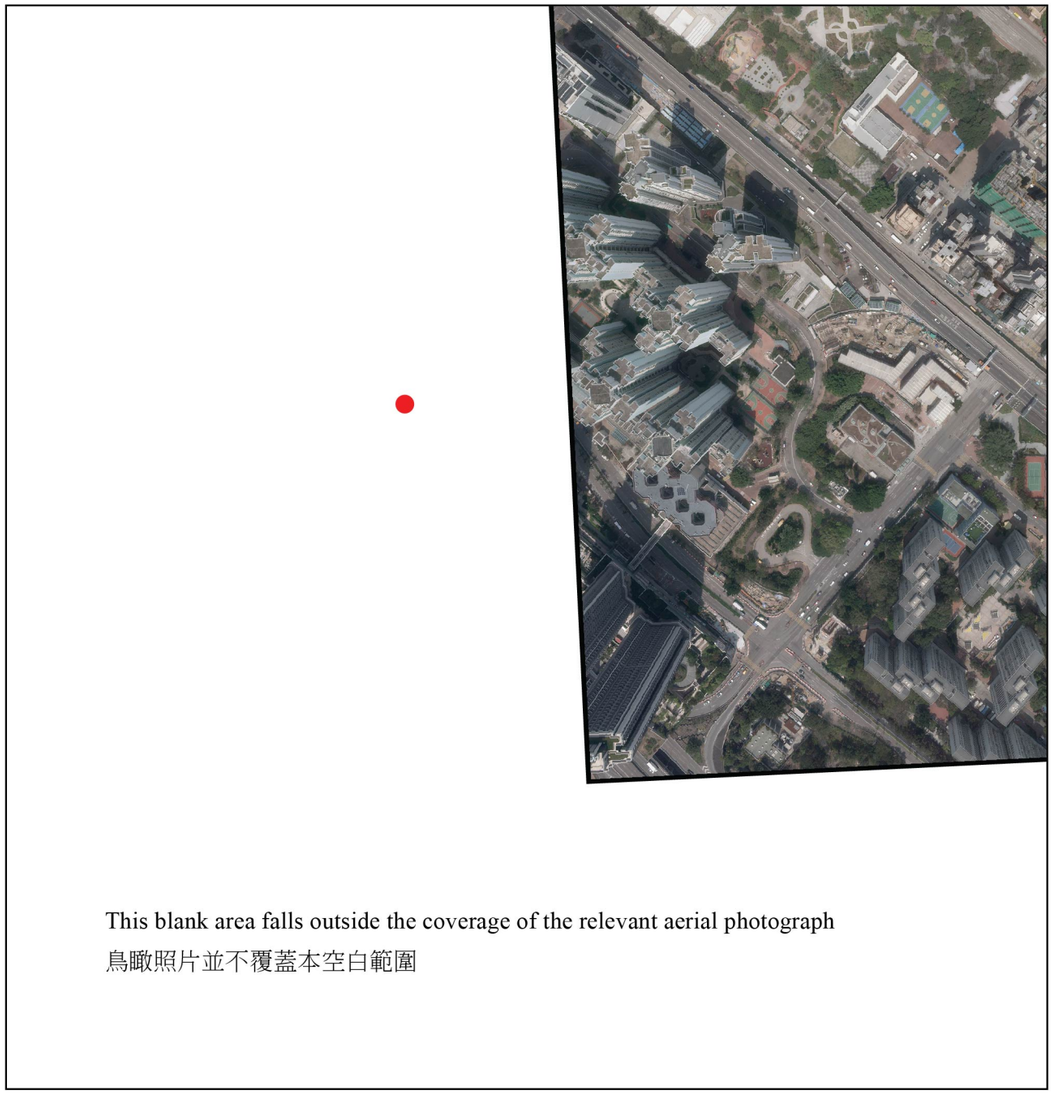
- Ventilation Shaft for the Mass Transit Railway
  香港鐵路的通風井
- Power Plant (including Electricity Sub-stations)
  發電廠 (包括電力分站)
- Market (including Wet Market and Wholesale Market)
  市場 (包括濕貨市場及批發市場)
- Clinic
  診療所
- Public Carpark (including Lorry Park)
  公眾停車場 (包括貨車停泊處)
- Public Convenience
  公廁
- Public Transport Terminal (including Rail Station)
  公共交通總站 (包括鐵路車站)
- Public Utility Installation
  公共事業設施裝置
- Religious Institution (including Church, Temple and Tsz Tong)
  宗教場所 (包括教堂、廟宇及祠堂)
- School (including Kindergarten)
  學校 (包括幼稚園)
- Social Welfare Facilities (including Elderly Centre and 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)
- Sports Facilities (including Sports Ground and Swimming Pool)
  體育設施 (包括運動場及游泳池)
- Public Park
  公園
- Cargo Working Area
  貨物裝卸區
- Sewage Treatment Works and Facilities
  污水處理廠及設施
- Judicial Facilities (including Court and Magistracy)
  司法設施 (包括法院及裁判法院)

The map is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR. 地圖由空間數據共享平台入門網站提供，香港特別行政區政府為知識產權擁有人。

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

備註：
1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. 由於發展項目的邊界不規則的技術原因，此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。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



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

Location of the Phase
期數的位置

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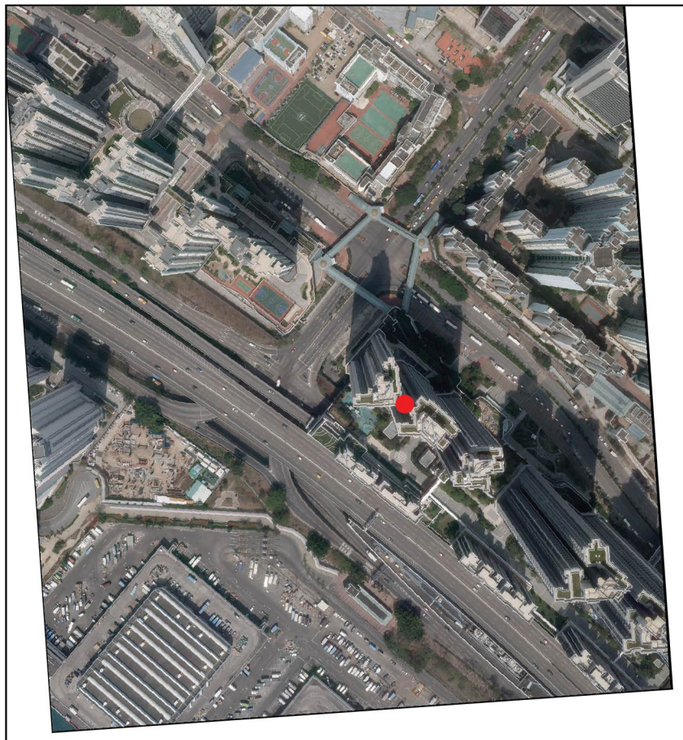
摘錄自地政總署測繪處在2,000呎的飛行高度拍攝之鳥瞰照片，照片編號E220214C，飛行日期：2024年3月20日。

Note:
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.

備註：
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此鳥瞰照片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。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



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

Location of the Phase
期數的位置

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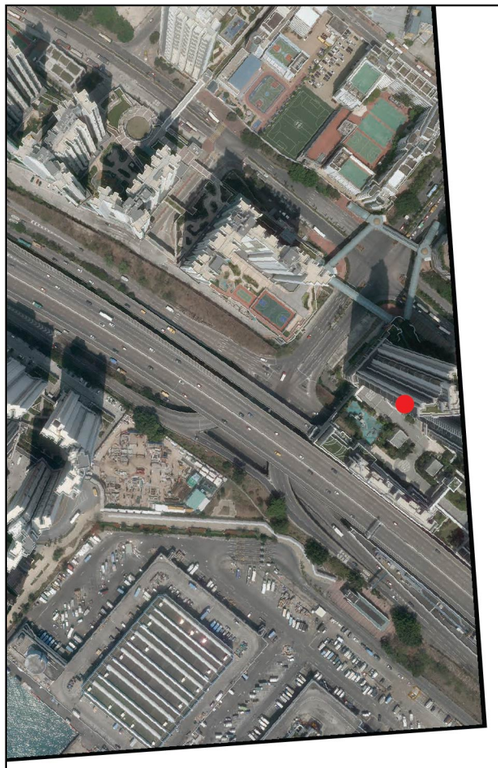
摘錄自地政總署測繪處在2,000呎的飛行高度拍攝之鳥瞰照片，照片編號E220217C，飛行日期：2024年3月20日。

Note:
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.

備註：
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此鳥瞰照片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。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,000 feet, photo No. E220218C, date of flight: 20th March 2024.

摘錄自地政總署測繪處在2,000呎的飛行高度拍攝之鳥瞰照片，照片編號E220218C，飛行日期：2024年3月20日。

● Location of the Phase
期數的位置

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Note:
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.

備註：
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此鳥瞰照片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。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片

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

● Location of the Phase
期數的位置

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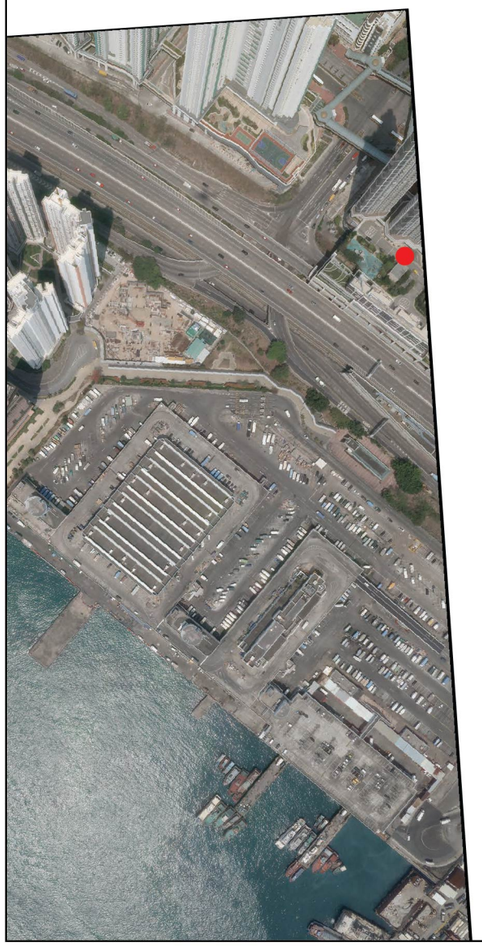
摘錄自地政總署測繪處在2,000呎的飛行高度拍攝之鳥瞰照片，照片編號E220435C，飛行日期：2024年3月20日。

Note:
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.

備註：
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此鳥瞰照片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。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片

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



● Location of the Phase
期數的位置

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摘錄自地政總署測繪處在2,000呎的飛行高度拍攝之鳥瞰照片，照片編號E220439C，飛行日期：2024年3月20日。

Note:
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.

備註：
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此鳥瞰照片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。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片

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

Location of the Phase
期數的位置

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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,000 feet, photo No. E220667C, date of flight: 20th March 2024.

摘錄自地政總署測繪處在2,000呎的飛行高度拍攝之鳥瞰照片，照片編號E220667C，飛行日期：2024年3月20日。

Note:
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
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備註：
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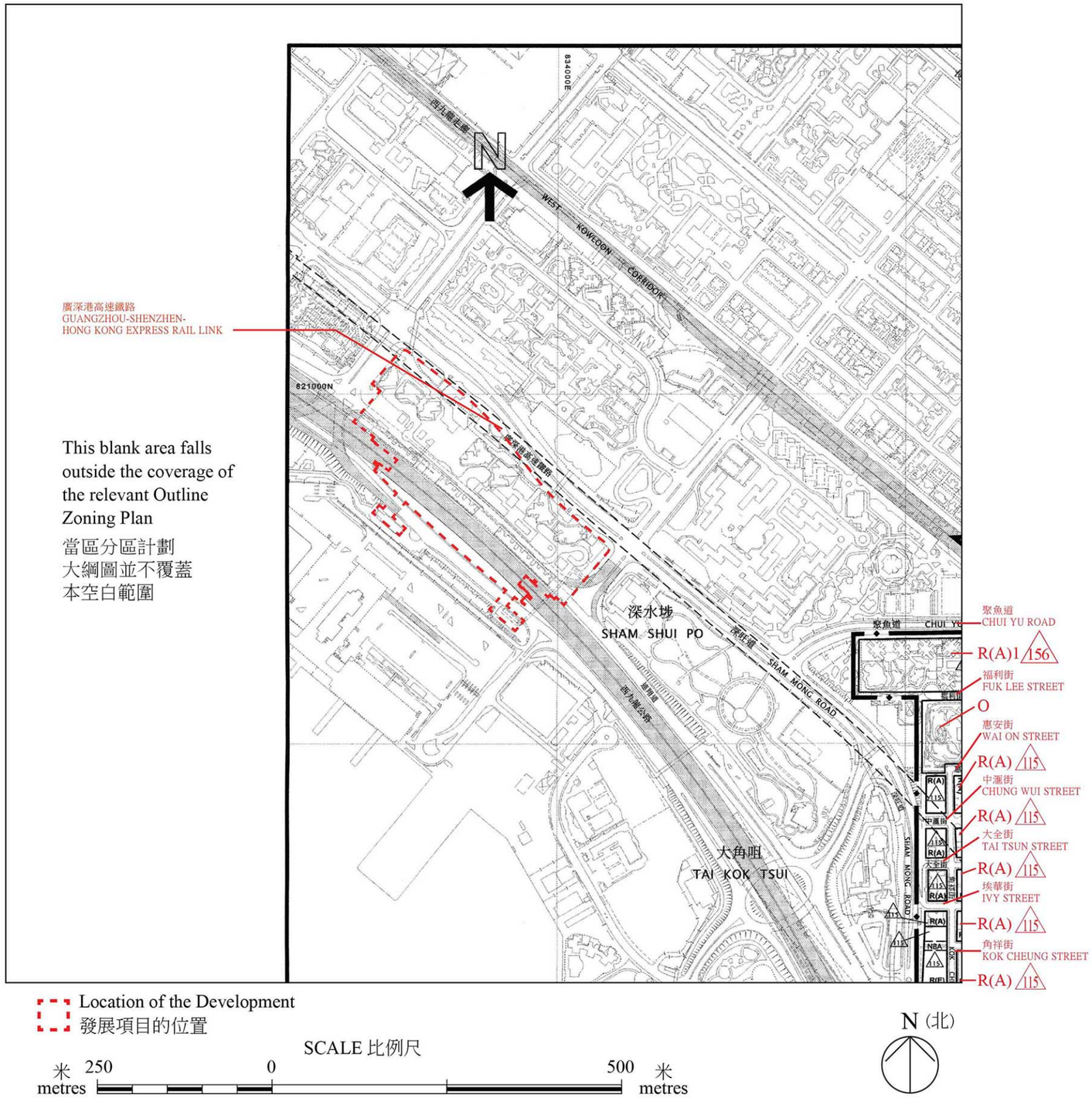
OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



Extracted from part of the approved Kowloon Planning Area No. 3 - Mong Kok Outline Zoning Plan No. S/K3/38 gazetted on 8th November 2024, with adjustments where necessary as shown in red.

摘錄自2024年11月8日刊憲之旺角(九龍規劃區第3區)分區計劃大綱核准圖，圖則編號S/K3/38，有需要經修正處理之處以紅色顯示。

NOTATION 圖例

ZONES		**地帶**
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
RESIDENTIAL (GROUP E)	R(E)	住宅(戊類)
OPEN SPACE	O	休憩用地
COMMUNICATIONS		**交通**
RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		**其他**
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	115	最高建築物高度 (在主水平基準上若干米)
NON-BUILDING AREA	NBA	非建築用地

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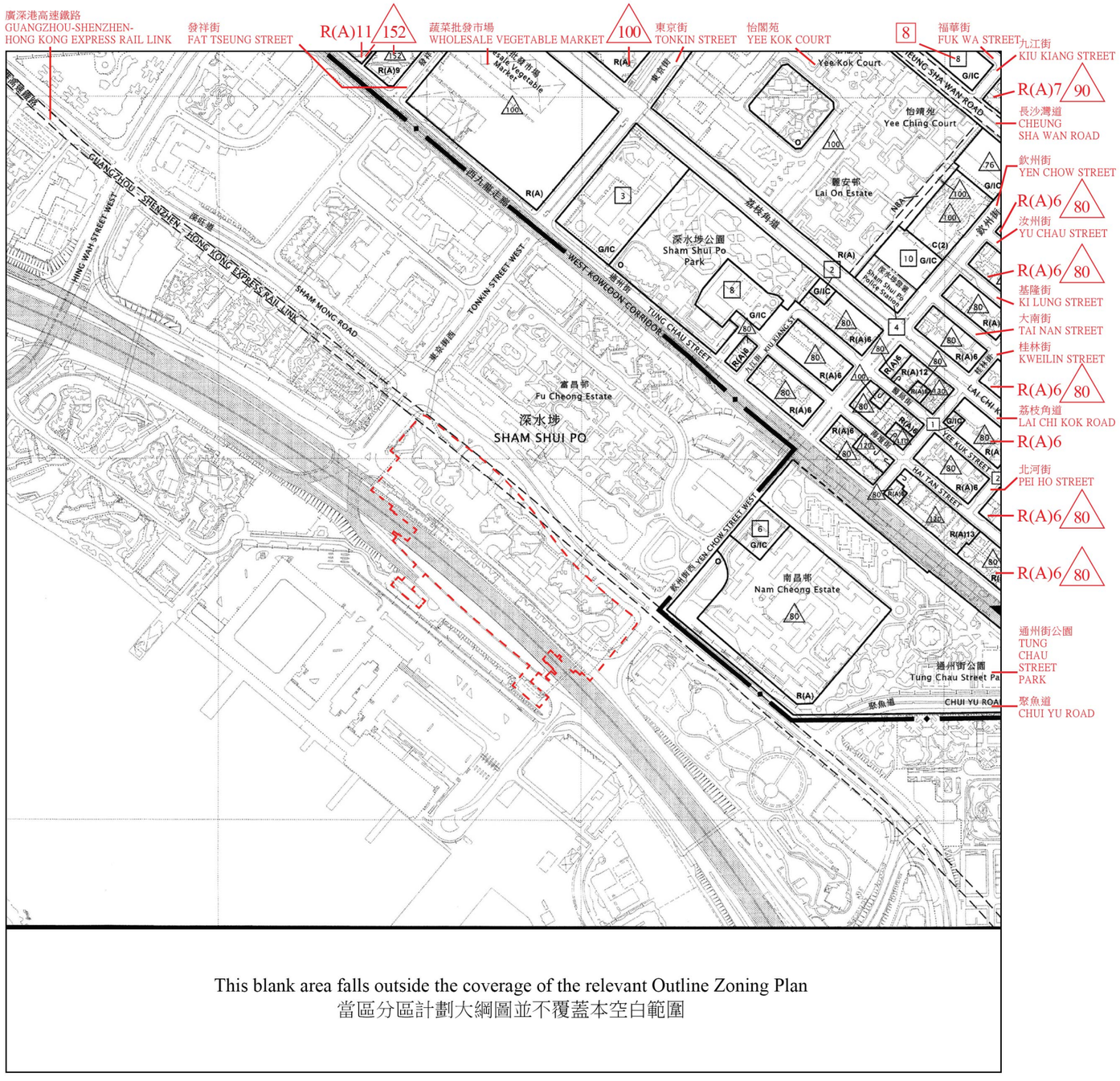
Note:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also 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.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 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。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



This blank area falls outside the coverage of the relevant Outline Zoning Plan
當區分區計劃大綱圖並不覆蓋本空白範圍

Location of the Development
發展項目的位置

SCALE 比例尺

米 metres 250 0 500 米 metres

N (北)

Extracted from part of the draft Kowloon Planning Area No.5 - Cheung Sha Wan Outline Zoning Plan No. S/K5/40 gazetted on 13th June 2025, with adjustments where necessary as shown in red.
摘錄自2025年6月13日刊憲之長沙灣(九龍規劃區第5區)分區計劃大綱草圖，圖則編號S/K5/40，有需要經修正處理之處以紅色顯示。

NOTATION 圖例

ZONES		**地帶**
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
COMMUNICATIONS		**交通**
RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		**其他**
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	90	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度 (樓層數目)
NON-BUILDING AREA	NBA	非建築用地

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Note:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also 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.
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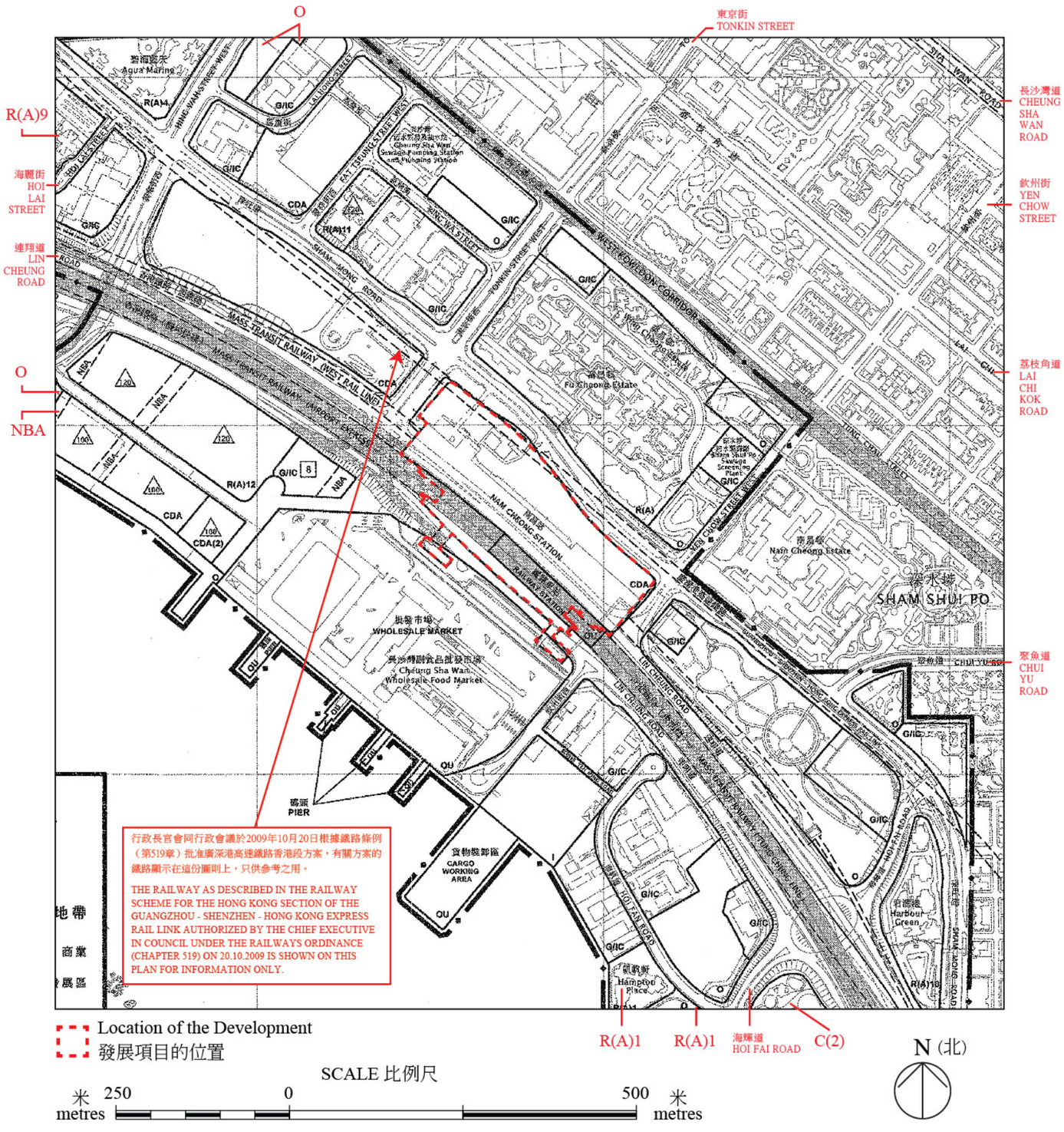
備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



Extracted from part of the Approved South West Kowloon Outline Zoning Plan No. S/K20/30 gazetted on 3rd October 2014, with adjustments where necessary as shown in red.

摘錄自2014年10月3日刊憲之西南九龍分區計劃大綱核准圖，圖則編號S/K20/30，有需要經修正處理之處以紅色顯示。

NOTATION 圖例

ZONES		**地帶**
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		**交通**
RAILWAY AND STATION	車站 STATION	鐵路及車站
RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		**其他**
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	5	最高建築物高度 (樓層數目)
NON-BUILDING AREA	NBA	非建築用地

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備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
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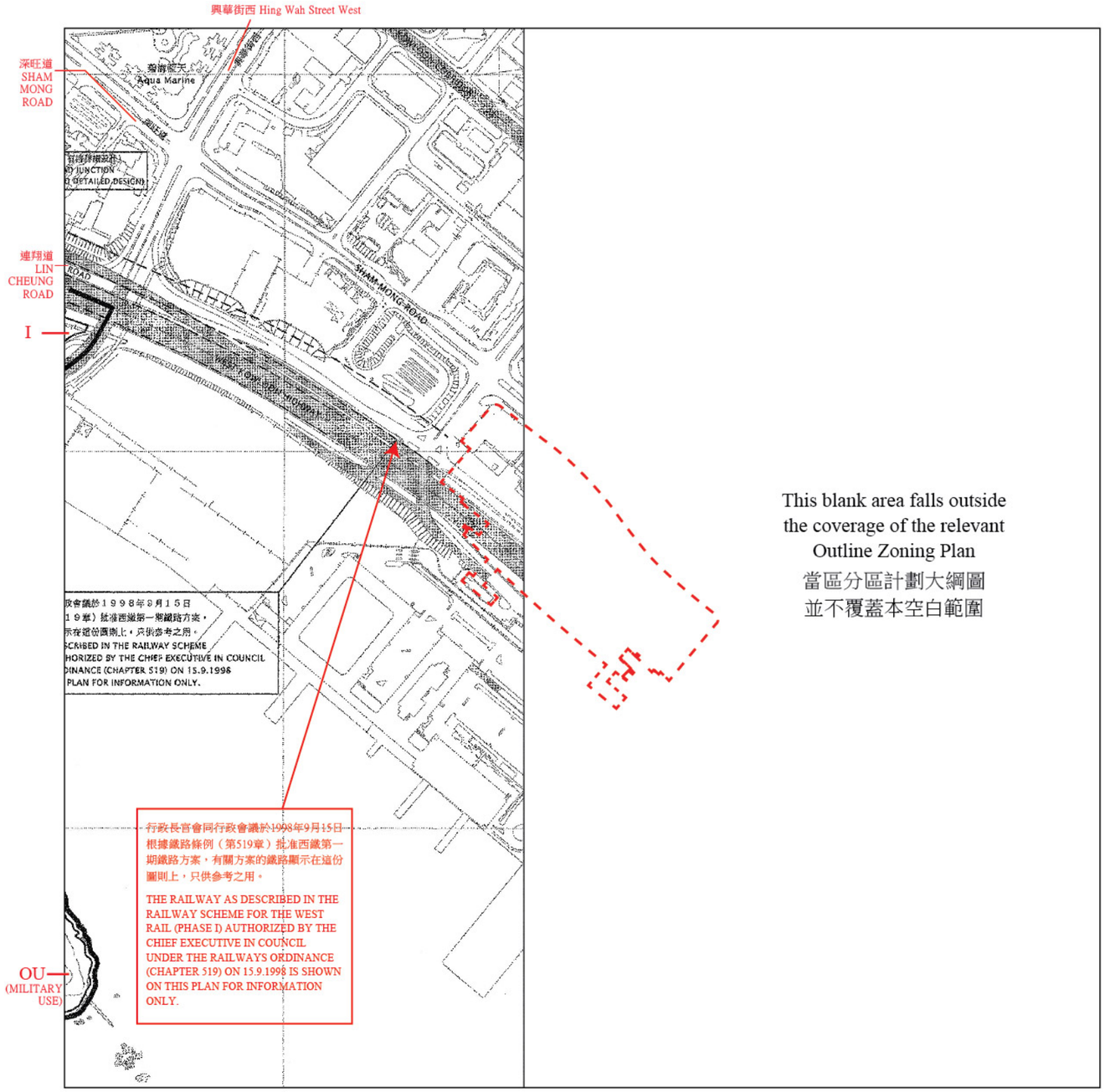
OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



Location of the Development
發展項目的位置

SCALE 比例尺

米 metres 250 0 500 米 metres

N (北)

Extracted from part of the Approved Stonecutters Island Outline Zoning Plan No. S/SC/10 gazetted on 23rd September 2011, with adjustments where necessary as shown in red.

摘錄自2011年9月23日刊憲之昂船洲分區計劃大綱核准圖，圖則編號S/SC/10，有需要經修正處理之處以紅色顯示。

NOTATION 圖例

ZONES		地帶
INDUSTRIAL	I	工業
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

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3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

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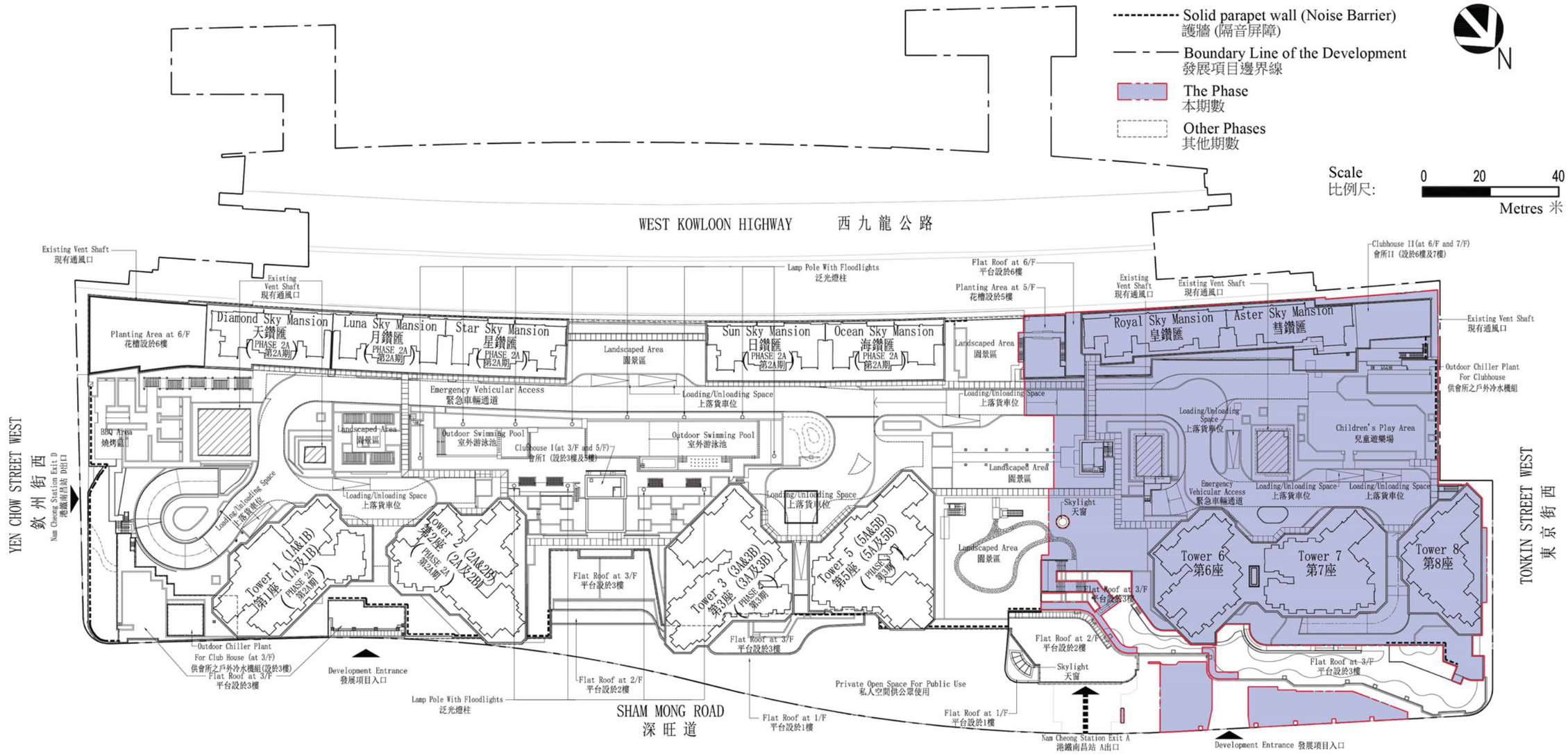
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Note 1: Floodlights will be provided for lighting of the outdoor swimming pool of the Phase 2A of the development in the evening. Prospective purchasers please note the impact (if any) of the illumination of such lighting system on individual units.

Note 2: There are existing vent shafts for the Mass Transit Railway above Nam Cheong Station which forms part of the Development. The vent shafts may affect the view of the residential properties at lower floors.

Note 3: There may be backlit signage and decoration lighting at the external walls of the Commercial Accommodation at lower levels of the Development below each tower and block of the Phase. The location of such signage, lighting may be changed from time to time. Prospective purchasers please note the possible impact (if any) of the illumination of the said features on individual units.

備註1： 發展項目的第2A期之室外游泳池會裝設泛光燈以供室外泳池的晚間照明。請準買家注意該等照明系統的照明對個別單位造成的影響（如有）。

備註2： 組成發展項目一部分的港鐵南昌站上蓋有香港鐵路的通風口。通風口可能會影響位於低層住宅物業的景觀。

備註3： 期數內的每座大樓及大廈下方的發展項目低層商業樓宇的外牆可能設有背光標誌及裝飾照明。該等標誌及裝飾照明的位置可能不時改變。請準買家注意上述特色裝置的照明對個別單位可能造成的影響（如有）。

AK

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

Legend of Terms and Abbreviations used on Floor Plans:
樓面平面圖中所使用名詞及簡稱之圖例：

A/C	= AIR CONDITIONER PLATFORM 冷氣機平台
A/C PLATFORM ABOVE	= AIR CONDITIONER PLATFORM ABOVE 冷氣機平台置上
A.F. (P.D.)	= ARCHITECTURAL FEATURE (PIPE DUCT) 建築裝飾（管道槽）
A.F.(ACOUSTIC FINS)	= ARCHITECTURAL FEATURE (ACOUSTIC FINS) 建築裝飾（隔聲鰭）
A.F. (P.D.) (ACOUSTIC FINS)	= ARCHITECTURAL FEATURE (PIPE DUCT) (ACOUSTIC FINS) 建築裝飾（管道槽）（隔聲鰭）
ADJACENT BUILDING	= 臨近建築物
ARCH. M.G.	= ARCHITECTURAL METAL GRILLE 建築裝飾金屬百葉
BAL.	= BALCONY 露台
BATH 1	= BATHROOM 1 浴室 1
BATH 2	= BATHROOM 2 浴室 2
B.R.1	= BEDROOM 1 睡房 1
B.R.2	= BEDROOM 2 睡房 2
B.R.3	= BEDROOM 3 睡房 3
B.W.	= BAY WINDOW 窗台
COMMON FLAT ROOF	= 公用平台
D	= DOWN 落
DIN.	= DINING ROOM 飯廳
ELE METER CABINET	= ELECTRICAL METER CABINET 電錶櫃
ELV	= EXTRA-LOW VOLTAGE CABLE ROOM 特低壓電掣房
ELV DUCT	= EXTRA-LOW VOLTAGE DUCT 特低壓電掣槽
EMR	= ELECTRICAL METER ROOM 電錶房
FIREMAN'S LIFT LOBBY	= 消防員升降機大堂
FOYER	= 玄關
H.R.	= HOSE REEL 消防喉轆
KIT.	= KITCHEN 廚房
LIFT	= 升降機
LIFT LOBBY	= 升降機大堂
LIV.	= LIVING ROOM 客廳
LIV./DIN.	= LIVING ROOM / DINING ROOM 客廳/飯廳
MAINTENANCE WINDOW	= 維修窗口
M.B.R.	= MASTER BEDROOM 主人睡房
M.BATH	= MASTER BATHROOM 主人浴室
M.C.	= METAL CLADDING 金屬掛板
OPEN KIT.	= OPEN KITCHEN 開放式廚房
P.D.	= PIPE DUCT 管道槽
RS&MRR	= REFUSE STORAGE AND MATERIAL RECOVERY ROOM 垃圾及物料回收室
S	= SHOWER 淋浴間
STUDY	= STUDY ROOM 書房
TOWER	= 大廈
U	= UP 上
U.P.	= UTILITY PLATFORM 工作平台
UTIL.	= UTILITY 工作間
V.D.	= VENT DUCT 風管
W.C.	= WATER CLOSET 洗手間
WMC	= WATER METER CABINET 水錶箱
WMR	= WATER METER ROOM 水錶房

REMARKS:

1. There may be architectural features and/or exposed pipes on external walls and common flat roof of some floors.
2. Common pipes exposed and/or enclosed in pipe ducts are located at/adjacent to Balcony and/or Flat Roof and/or air conditioner platform and/or external wall of some units.
3. There are ceiling bulkheads at Living Rooms/Dining Rooms, Bedrooms, Corridors, Open Kitchens and/or Kitchens of some units for the air-conditioning system and/or Mechanical and Electrical services.
4. The ceiling height of some units may vary due to structural, architectural and/or decoration design variations.
5. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sinks, water closets, showers, sink counters, etc, are retrieved from the latest approved building plans and are for general indication only.
6. Balconies and utility platforms are non-enclosed area.
7. During the necessary maintenance of the external walls of Tower 6, Tower 7, Tower 8, Royal Sky Mansion and Aster Sky Mansion arranged by Manager of the Phase, the gondola will be operating in the airspace outside windows of the residential properties and above flat roof / roof in such towers and blocks.
8. There are exposed pipes mounted at part of flat roof on 6/F (lowest residential floor) of each tower and 8/F(lowest reisidential floor) of each block in the Phase. Only part of the exposed pipes are covered by wood deck.
9. For some residential units, the air conditioner platform(s) outside the unit will be placed with outdoor air conditioner unit(s) belonging to that unit and/or other residential units.
10. Noise mitigation measures include solid parapet walls along podium boundary, noise barrier aside clubhouse, acoustic fin(s) (which may affect the views outside the individual unit(s)), maintenance window(s) and acoustic balcony(ies) applied to selected residential properties of the Phase. Prospective purchasers should refer to the Floor Plans of Residential Properties for the location of the acoustic fin(s), maintenance window(s) and acoustic balcony(ies). No owner of residential properties shall make or permit or suffer to be made any alteration or conversion or modification of the maintenance window(s) and acoustic balcony(ies) or other installation(s) without the prior written consent of the Building Authority and other relevant Government authorities.

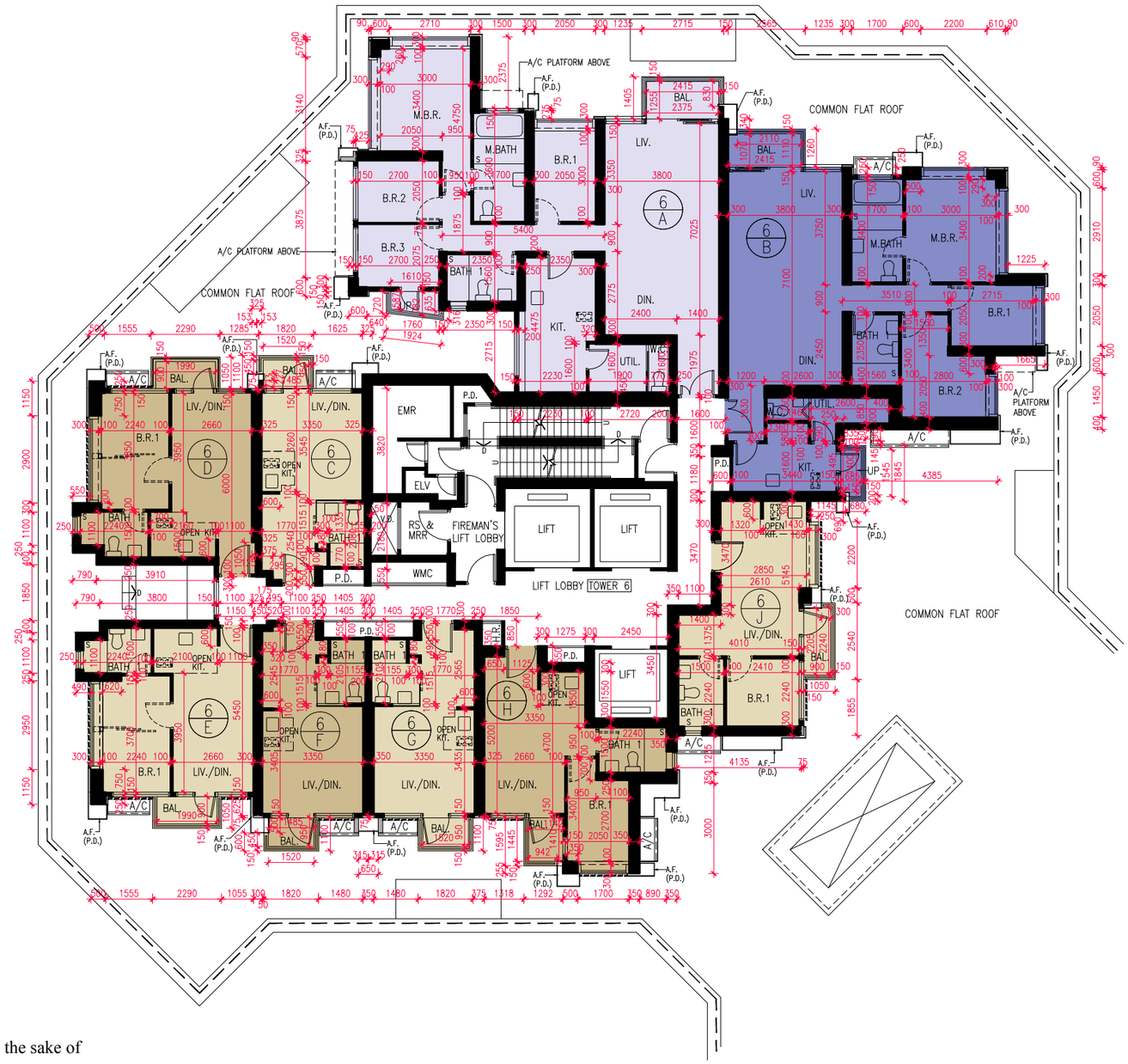
附註：

1. 部份樓層外牆及公用平台設有建築裝飾及/或外露喉管。
2. 外露及/或內藏於管道槽的公用喉管位於/鄰近部份單位的露台及/或平台及/或冷氣機平台及/或外牆。
3. 部份單位客廳/飯廳、睡房、走廊、 開放式廚房及/或廚房之假天花內裝置有冷氣系統及/或其他機電設備。
4. 部份單位之天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。
5. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃擇自最新的經批准的建築圖則，只作一般性標誌。
6. 露台及工作平台為不可封閉的地方。
7. 在期數管理人安排於第 6 座、第 7 座、第 8 座、皇鑽匯及彗鑽匯外牆之必要維修進行期間，吊船將在該等大廈及大樓的住宅物業之窗戶外及平台/天台上之空間運作。
8. 期數內的每座大廈的 6 樓平台最低住宅樓層水平及每座大樓的 8 樓平台（最低住宅樓層水平）上裝設有外露喉管，只有部份外露喉管能被木製地台所覆蓋。
9. 部份住宅物業外的冷氣機平台將會放置屬於其單位及/或其他住宅物業的一部或多部冷氣户外機。
10. 噪音緩解措施包括平台邊之固體護牆、會所側之隔音屏障、隔聲鰭（隔聲鰭或會對個別單位對外之景觀造成影響）、適用於期數的個別住宅物業的維修窗口和隔音露台。準買家應參閱住宅物業的樓面平面圖以了解隔聲鰭，維修窗口和隔音露台的位置。若沒有建築事務監督及其他政府有關當局的事先書面同意，住宅物業的業主不可作出或允許或忍受他人作出對維修窗口和隔音露台的任何改動或變更或其他裝置。

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

Tower 6 6/F Floor Plan
第6座 6樓樓面平面圖

N



---------- MAINTENANCE WINDOW 維修窗口

Remark: The openable parts shall be closed for the sake of noise mitigation.

附註：為了緩解噪音的目的，可開啟的部份應當關閉。

Scale
比例尺:

0 1 2 3 4 5 10

Metres 米

AL02

Tower 6
第 6 座

Each Residential Property 每個住宅物業	Tower Number 座數	Flat 單位 / Floor 樓層	A	B	C	D	E	F	G	H	J
Floor-to-Floor Height (mm) **層與層之間的高度（毫米）**	**Tower 6** **第 6 座**	6/F 6 樓	2850, 3100, 3150, 3650, 3850, 3950	2850, 3100, 3150, 3600, 3650, 3850, 3950	3150, 3650, 3750, 3950	3150, 3700, 3850, 3950	3150, 3700, 3850, 3950	3150, 3650, 3750, 3950	3150, 3650, 3750, 3950	3150, 3675, 3750, 3850, 3950	3150, 3675, 3700, 3850, 3950
Thickness of Floor Slab (excluding plaster) (mm) **樓板（不包括灰泥）的厚度（毫米）**		6/F 6 樓	150, 175	150, 175	150	150, 250	150	150	150	150	150

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal areas of those residential properties.)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因為期數的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業內部面積。）

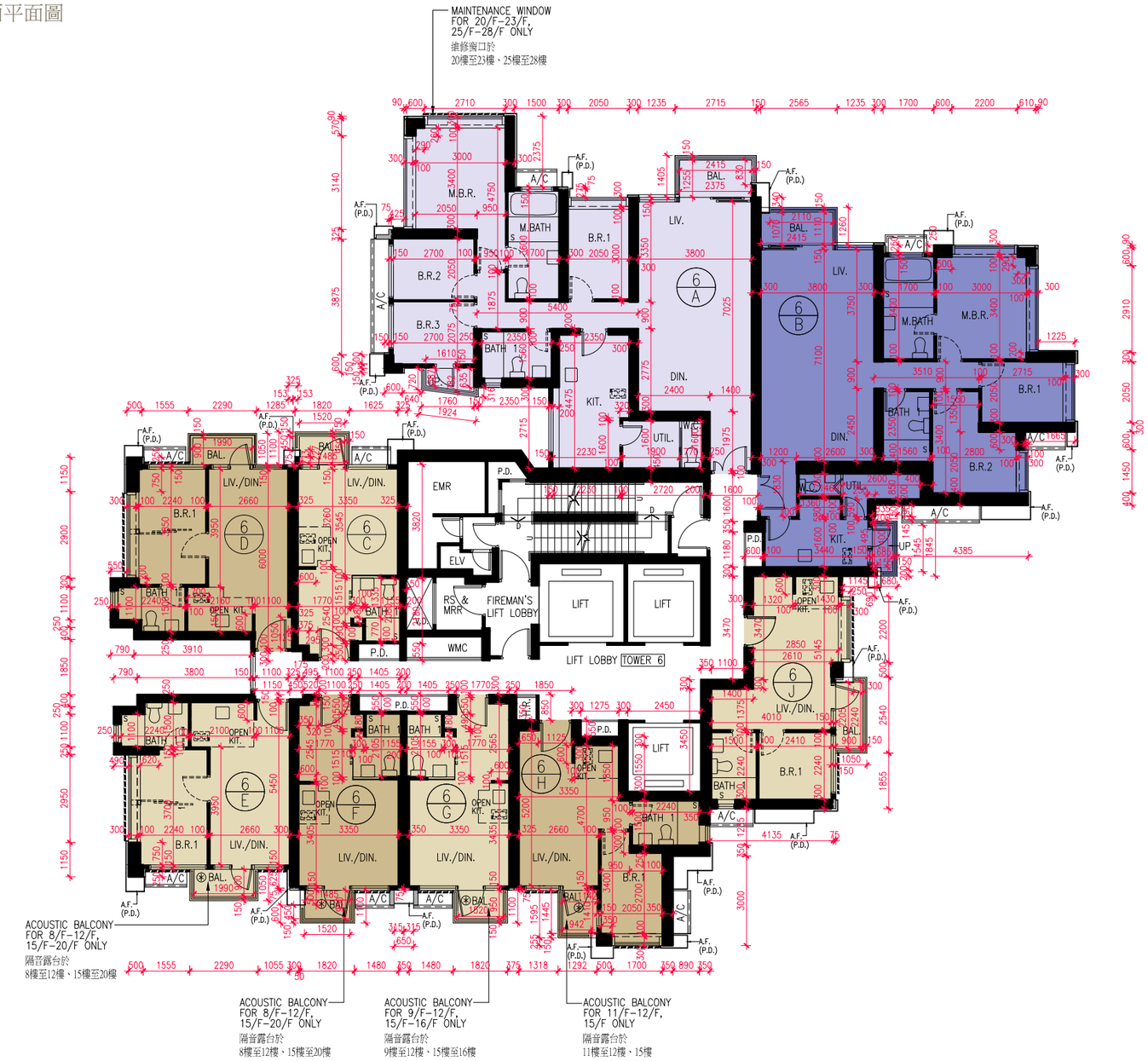
Note 1: Please refer to p.AL01 of this sales brochure for remarks, legend of terms and abbreviations shown on this floor plan.
備註 1： 有關樓面平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第 AL01 頁。

Note 2: The dimensions of floor plans are all structural dimensions in millimeter.
備註 2： 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。

Note 3: (A) According to Special Condition No. (17)(e) of the Land Grant,
(i) the minimum number of residential units in the Development is 3,313; and
(ii) out of the total number of residential units provided under Special Condition No.17(e)(i), not less than 2,485 residential units shall be in the size of not exceeding 50 square metres in saleable area each.
(B) Clause 7 of the Third Schedule to the Principal Deed of Mutual Covenant and Management Agreement for the Development contains the following provisions:
"(a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
(b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under the provision in this Deed referred to in sub-clause (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges to be credited to the Special Fund."
(C) A total number of 3,410 residential units are provided in the Development, amongst which 2,716 residential units are in the size of not exceeding 50 square metres in saleable area each.
備註 3： (A) 根據批地文件特別條款第(17)(e)條，
(i) 發展項目住宅單位數目最少為 3,313 個；
(ii) 根據特別條款第 17(e)(i)條提供的住宅單位總數中，不少於 2,485 個住宅單位各自的實用面積不可超過 50 平方米。
(B) 期數的公契的第 3 附表第 7 條有以下條款：
"(a) 任何業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該住宅單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位進出的工程(包括但不限於任何分隔牆，任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲地政總署署長或不時取代地政總署署長之其他政府機關事先書面同意，而地政總署署長或不時取代地政總署署長之其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用)。
(b) 管理人須在管理處備存由地政總署署長或不時取代地政總署署長之其他政府機關提供，關於本公契以上第(a)分條項下發出之同意書的資訊的記錄，供所有業主免費參閱，而所有業主均有權在繳交合理費用以支付複印產生之開支後獲取該記錄之副本，而所收到之費用須撥入資本儲備基金。"
(C) 發展項目共提供 3,410 個住宅單位，當中 2,716 個住宅單位各自的實用面積不超過 50 平方米。

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

Tower 6 7/F-12/F, 15-23/F and 25/F-28/F Floor Plan
第6座 7樓至12樓、15樓至23樓及25樓至28樓樓面平面圖



⊛ ACOUSTIC BALCONY 隔音露台

---------- MAINTENANCE WINDOW 維修窗口

Remark: The openable parts shall be closed for the sake of noise mitigation.

附註：為了緩解噪音的目的，可開啟的部份應當關閉。

Scale
比例尺: 0 1 2 3 4 5 10

Metres 米

Tower 6
第 6 座

Each Residential Property 每個住宅物業	Tower Number 座數	Flat 單位 / Floor 樓層	A	B	C	D	E	F	G	H	J
Floor-to-Floor Height (mm) **層與層之間的高度（毫米）**	**Tower 6** **第 6 座**	7/F-12/F, 15/F-23/F and 25/F-27/F 7 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓	3150	3150	3150	3150	3150	3150	3150	3150	3150
		28/F 28 樓	3150, 3250, 3450	3150, 3225, 3325, 3450, 3500, 3525, 3575	3150, 3350, 3450	3150, 3250, 3400	2950, 3150, 3225, 3325, 3475	2950, 3150, 3350, 3450	3150, 3350, 3450	3150, 3250, 3350, 3425	3150, 3250, 3400, 3425
Thickness of Floor Slab (excluding plaster) (mm) **樓板（不包括灰泥）的厚度（毫米）**		7/F-12/F, 15/F-23/F and 25/F-27/F 7 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓	150, 175	150, 175	150	150, 250	150	150	150	150	150
		28/F 28 樓	150, 175	150, 250	150	150, 250	150, 225	150	150	150	150

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal areas of those residential properties.)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因為期數的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業內部面積。）

Note 1: Please refer to p.AL01 of this sales brochure for remarks, legend of terms and abbreviations shown on this floor plan.
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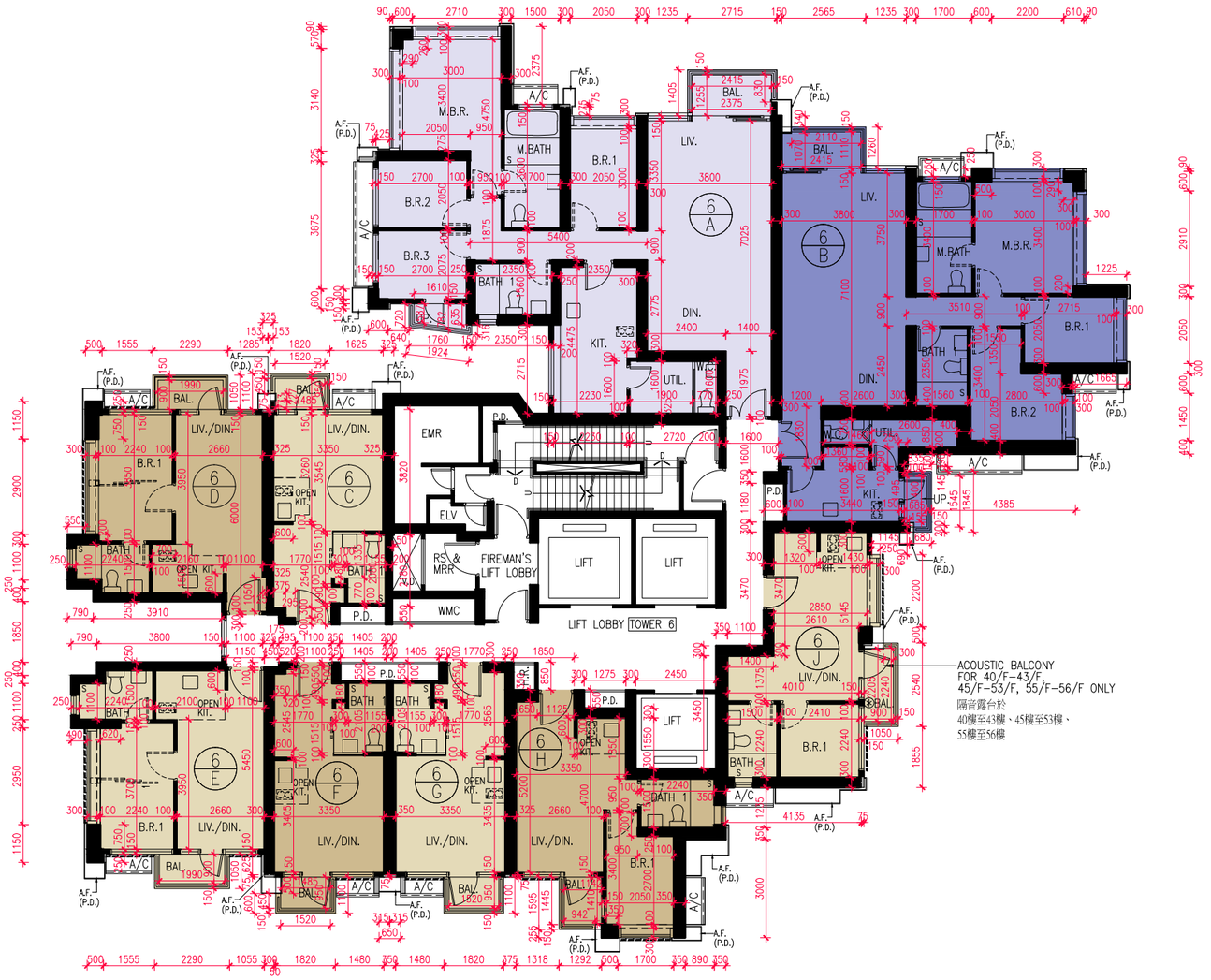
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Tower 6 30/F-33/F, 35/F-43/F, 45/F-53/F and 55/F-56/F Floor Plan
第6座 30樓至33樓、35樓至43樓、45樓至53樓及55樓至56樓樓面平面圖

N



⊛ ACOUSTIC BALCONY 隔音露台

---------- MAINTENANCE WINDOW 維修窗口

Remark: The openable parts shall be closed for the sake of noise mitigation.

附註：為了緩解噪音的目的，可開啟的部份應當關閉。

Scale
比例尺: 0 1 2 3 4 5 10
Metres 米

Tower 6
第 6 座

Each Residential Property 每個住宅物業	Tower Number 座數	Flat 單位 / Floor 樓層	A	B	C	D	E	F	G	H	J
Floor-to-Floor Height (mm) **層與層之間的高度（毫米）**	**Tower 6** **第 6 座**	30/F-33/F, 35/F-43/F 45/F-53/F and 55/F 30 樓至 33 樓、35 樓至 43 樓、 45 樓至 53 樓及 55 樓	3325	3325	3325	3325	3325	3325	3325	3325	3325
		56/F 56 樓	3400, 3500, 3700	3400, 3500, 3700, 3750	3400, 3600, 3700	3400, 3500, 3650	3400, 3500, 3650	3400, 3600, 3700	3400, 3600, 3700	3400, 3500, 3600, 3700	3400, 3500, 3650, 3700
Thickness of Floor Slab (excluding plaster) (mm) **樓板（不包括灰泥）的厚度（毫米）**		30/F-33/F, 35/F-43/F 45/F-53/F and 55/F 30 樓至 33 樓、35 樓至 43 樓、 45 樓至 53 樓及 55 樓	150, 175	150, 175	150	150, 250	150	150	150	150	150
		56/F 56 樓	150, 225, 250	150, 225, 250	150, 225	150, 225, 325	150, 225	150, 225	150, 225	150, 225	150, 225

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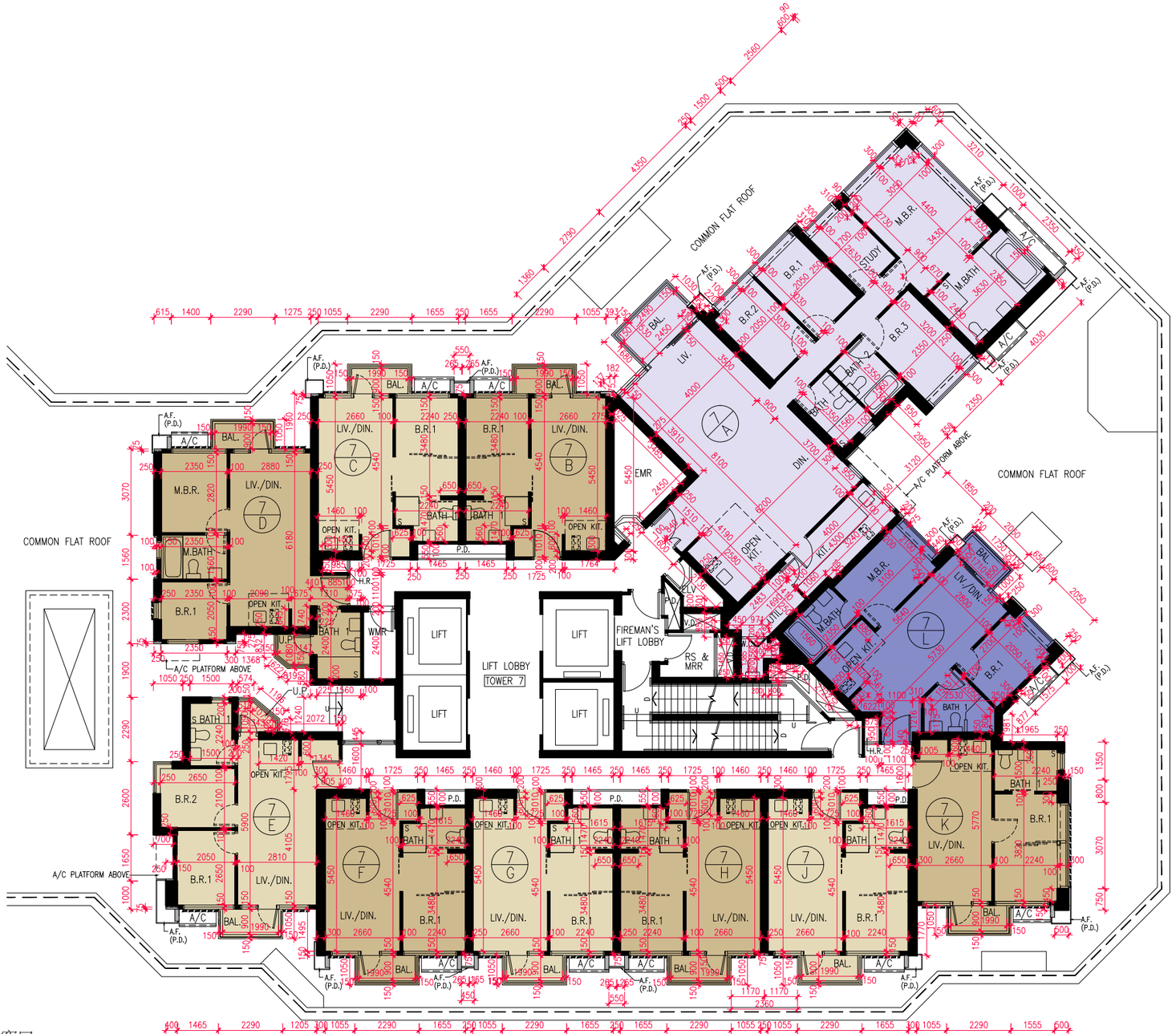
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Tower 7 6/F Floor Plan
第7座 6樓樓面平面圖



---------- MAINTENANCE WINDOW 維修窗口

Remark: The openable parts shall be closed for the sake of noise mitigation.

附註：為了緩解噪音的目的，可開啟的部份應當關閉。

Scale
比例尺: 0 1 2 3 4 5 10
Metres 米

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

Tower 7
第 7 座

Each Residential Property 每個住宅物業	Tower Number 座數	Flat 單位 / Floor 樓層	A	B	C	D	E	F	G	H	J	K	L
Floor-to-Floor Height (mm) 層與層之間的高度（毫米）	**Tower 7 第 7 座**	6/F 6 樓	3150, 3650, 3665, 3750, 3850, 3950	2850, 2900, 3150, 3750	3150, 3650, 3700, 3750, 3850, 3950	2850, 3100, 3150, 3300, 3650, 3750, 3950	3150, 3665, 3750, 3850, 3950	2850, 2900, 3150, 3300, 3750	2850, 2900, 3150, 3300, 3750	2850, 2900, 3150, 3300, 3750	3150, 3650, 3700, 3750, 3850, 3950	3150, 3700, 3850, 3950	3150, 3650, 3850
Thickness of Floor Slab (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）		6/F 6 樓	150, 175	150	150	150, 175	150, 175	150	150	150	150	150, 175	150, 175, 250

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal areas of those residential properties.)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因為期數的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業內部面積。）

Note 1: Please refer to p.AL01 of this sales brochure for remarks, legend of terms and abbreviations shown on this floor plan.
備註 1： 有關樓面平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第 AL01 頁。

Note 2: The dimensions of floor plans are all structural dimensions in millimeter.
備註 2： 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。

Note 3: (A) According to Special Condition No. (17)(e) of the Land Grant,
(i) the minimum number of residential units in the Development is 3,313; and
(ii) out of the total number of residential units provided under Special Condition No.17(e)(i), not less than 2,485 residential units shall be in the size of not exceeding 50 square metres in saleable area each.
(B) Clause 7 of the Third Schedule to the Principal Deed of Mutual Covenant and Management Agreement for the Development contains the following provisions:
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(b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under the provision in this Deed referred to in sub-clause (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges to be credited to the Special Fund."
(C) A total number of 3,410 residential units are provided in the Development, amongst which 2,716 residential units are in the size of not exceeding 50 square metres in saleable area each.
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(ii) 根據特別條款第 17(e)(i)條提供的住宅單位總數中，不少於 2,485 個住宅單位各自的實用面積不可超過 50 平方米。
(B) 期數的公契的第 3 附表第 7 條有以下條款：
"(a) 任何業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該住宅單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位進出的工程(包括但不限於任何分隔牆，任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲地政總署署長或不時取代地政總署署長之其他政府機關事先書面同意，而地政總署署長或不時取代地政總署署長之其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用)。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Tower 7 7/F-12/F, 15/F-23/F and 25/F-26/F Floor Plan
第7座 7樓至12樓、15樓至23樓及25樓至26樓樓面平面圖

⊛ ACOUSTIC BALCONY 隔音露台

---------- MAINTENANCE WINDOW 維修窗口

Remark: The openable parts shall be closed for the sake of noise mitigation.

附註：為了緩解噪音的目的，可開啟的部份應當關閉。

Scale
比例尺: 0 1 2 3 4 5 10

Metres 米

Tower 7
第 7 座

Each Residential Property 每個住宅物業	Tower Number 座數	Flat 單位 / Floor 樓層	A	B	C	D	E	F	G	H	J	K	L
Floor-to-Floor Height (mm) **層與層之間的高度（毫米）**	**Tower 7** **第 7 座**	7/F-12/F, 15/F-23/F and 25/F 7 樓至 12 樓、15 樓至 23 樓及 25 樓	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150
		26/F 26 樓	3150, 3225, 3325, 3350, 3425, 3450, 3510, 3525	3150, 3250, 3350, 3400, 3450	3150, 3250, 3350, 3400, 3450	3150, 3225, 3250, 3425, 3450, 3525	3150, 3250, 3350, 3435	3150, 3250, 3350, 3400, 3450	3150, 3250, 3350, 3400, 3450	3150, 3250, 3350, 3400, 3450	3150, 3250, 3350, 3400, 3450	3150, 3250, 3400	3150, 3250, 3450
Thickness of Floor Slab (excluding plaster) (mm) **樓板（不包括灰泥）的厚度（毫米）**		7/F-12/F, 15/F-23/F and 25/F 7 樓至 12 樓、15 樓至 23 樓及 25 樓	150, 175	150	150	150, 175	150, 175	150	150	150	150	150, 175	150, 175, 250
		26/F 26 樓	150, 175, 250	150	150	150, 250	150, 175	150	150	150	150	150, 175	150, 175, 250

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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。（不適用於期數內的住宅物業，因為期數的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業內部面積。）

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

Tower 7 28/F-29/F Floor Plan
第7座 28樓至29樓樓面平面圖

⊛ ACOUSTIC BALCONY 隔音露台

---------- MAINTENANCE WINDOW 維修窗口

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附註：為了緩解噪音的目的，可開啟的部份應當關閉。

Scale
比例尺: 0 1 2 3 4 5 10
Metres 米

Tower 7
第 7 座

Each Residential Property 每個住宅物業	Tower Number 座數	Flat 單位 / Floor 樓層	A	B	C	D	E	F	G	H	J	K	L
Floor-to-Floor Height (mm) **層與層之間的高度（毫米）**	**Tower 7** **第 7 座**	28/F-29/F 28 樓至 29 樓	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325
Thickness of Floor Slab (excluding plaster) (mm) **樓板（不包括灰泥）的厚度（毫米）**		28/F-29/F 28 樓至 29 樓	150, 175	150	150	150, 175	150, 175	150	150	150	150	150, 175	150, 175, 250

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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。（不適用於期數內的住宅物業，因為期數的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業內部面積。）

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

Tower 7 30/F-33/F, 35/F-43/F and 45/F-51/F Floor Plan
第7座 30樓至33樓、35樓至43樓及45樓至51樓樓面平面圖

⊛ ACOUSTIC BALCONY 隔音露台

---------- MAINTENANCE WINDOW 維修窗口

Remark: The openable parts shall be closed for the sake of noise mitigation.

附註：為了緩解噪音的目的，可開啟的部份應當關閉。

Scale
比例尺: 0 1 2 3 4 5 10
Metres 米

Tower 7
第 7 座

Each Residential Property 每個住宅物業	Tower Number 座數	Flat 單位 / Floor 樓層	A	B	C	D	E	F	G	H	J	K	L
Floor-to-Floor Height (mm) **層與層之間的高度（毫米）**	**Tower 7** **第 7 座**	30/F-33/F, 35/F-43/F and 45/F-50/F 30 樓至 33 樓、35 樓至 43 樓、45 樓至 50 樓	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325
		51/F 51 樓	3400, 3500, 3600, 3685, 3700	3400, 3500, 3600, 3650, 3700	3400, 3500, 3600, 3650, 3700	3400, 3500, 3600, 3700	3400, 3500, 3600, 3685	3400, 3500, 3600, 3650, 3700	3400, 3500, 3600, 3650, 3700	3400, 3500, 3600, 3650, 3700	3400, 3500, 3600, 3650, 3700	3400, 3500, 3650	3400, 3500, 3700
Thickness of Floor Slab (excluding plaster) (mm) **樓板（不包括灰泥）的厚度（毫米）**		30/F-33/F, 35/F-43/F and 45/F-50/F 30 樓至 33 樓、35 樓至 43 樓、45 樓至 50 樓	150, 175	150	150	150, 175	150, 175	150	150	150	150	150, 175	150, 175, 250
		51/F 51 樓	150, 250	150, 225	150, 225	150, 225, 250	150, 250	150, 225	150, 225	150, 225	150, 225	150, 250	150, 250, 325

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(ii) 根據特別條款第 17(e)(i)條提供的住宅單位總數中，不少於 2,485 個住宅單位各自的實用面積不可超過 50 平方米。
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"(a) 任何業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該住宅單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位進出的工程(包括但不限於任何分隔牆，任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲地政總署署長或不時取代地政總署署長之其他政府機關事先書面同意，而地政總署署長或不時取代地政總署署長之其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用)。
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(C) 發展項目共提供 3,410 個住宅單位，當中 2,716 個住宅單位各自的實用面積不超過 50 平方米。

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

Tower 8 6/F Floor Plan
第8座 6樓樓面平面圖

---------- MAINTENANCE WINDOW 維修窗口

Remark: The openable parts shall be closed for the sake of noise mitigation.

附註：為了緩解噪音的目的，可開啟的部份應當關閉。

Scale
比例尺:

0 1 2 3 4 5 10

Metres 米

Tower 8
第 8 座

Each Residential Property 每個住宅物業	Tower Number 座數	Flat 單位 / Floor 樓層	A	B	C	D	E	F	G	H
Floor-to-Floor Height (mm) **層與層之間的高度（毫米）**	**Tower 8** **第 8 座**	6/F 6 樓	2850, 3150, 3650, 3665, 3750, 3850, 3950	2850, 2900, 3150, 3300, 3750	3150, 3650, 3750, 3850	2850, 2950, 3100, 3150, 3400, 3750	3150, 3650, 3750, 3950	3150, 3650, 3700, 3750, 3850, 3950	3150, 3650, 3700, 3750, 3850, 3950	3150, 3700, 3950
Thickness of Floor Slab (excluding plaster) (mm) **樓板（不包括灰泥）的厚度（毫米）**		6/F 6 樓	150, 175	150	150, 175	150	150	150	150	150, 175

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal areas of those residential properties.)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因為期數的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業內部面積。）

Note 1: Please refer to p.AL01 of this sales brochure for remarks, legend of terms and abbreviations shown on this floor plan.
備註 1： 有關樓面平面圖中顯示之附註、名詞及簡稱請參閱本售樓說明書第 AL01 頁。

Note 2: The dimensions of floor plans are all structural dimensions in millimeter.
備註 2： 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。

Note 3: (A) According to Special Condition No. (17)(e) of the Land Grant,
(i) the minimum number of residential units in the Development is 3,313; and
(ii) out of the total number of residential units provided under Special Condition No.17(e)(i), not less than 2,485 residential units shall be in the size of not exceeding 50 square metres in saleable area each.
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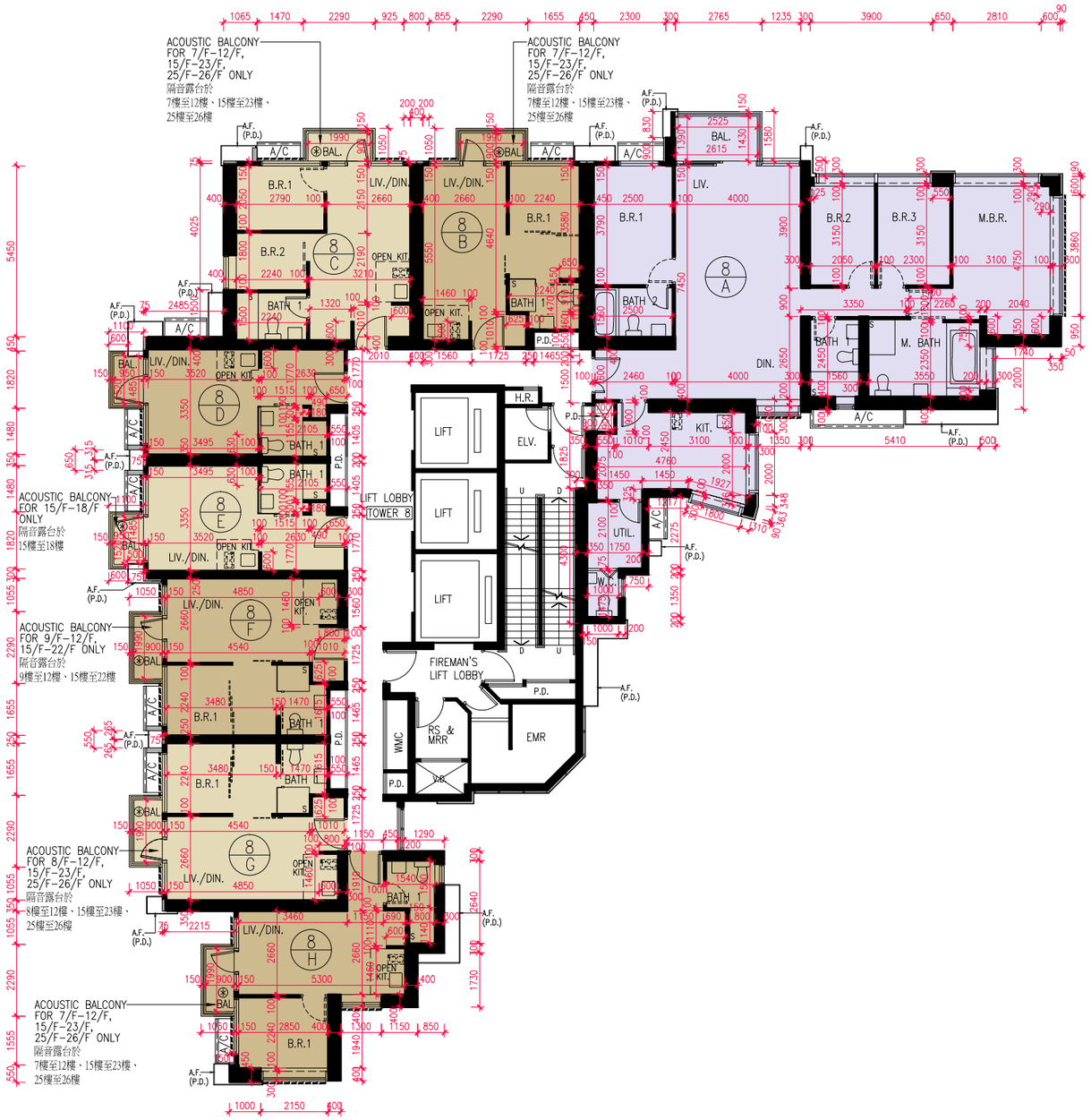
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Tower 8 7/F-12/F, 15/F-23/F and 25/F-26/F Floor Plan
第8座 7樓至12樓、15樓至23樓及25樓至26樓樓面平面圖

N



⊛ ACOUSTIC BALCONY 隔音露台

---------- MAINTENANCE WINDOW 維修窗口

Remark: The openable parts shall be closed for the sake of noise mitigation.

附註：為了緩解噪音的目的，可開啟的部份應當關閉。

Scale
比例尺:

0 1 2 3 4 5 10

Metres 米

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

Tower 8
第 8 座

Each Residential Property 每個住宅物業	Tower Number 座數	Flat 單位 / Floor 樓層	A	B	C	D	E	F	G	H
Floor-to-Floor Height (mm) **層與層之間的高度（毫米）**	**Tower 8** **第 8 座**	7/F-12/F, 15/F-23/F and 25/F 7 樓至 12 樓、15 樓至 23 樓及 25 樓	3150	3150	3150	3150	3150	3150	3150	3150
		26/F 26 樓	3150, 3225, 3325, 3350, 3425, 3450, 3510, 3525	3150, 3250, 3350, 3400, 3450	3150, 3250, 3350, 3450	3150, 3350, 3450	3150, 3350, 3450	3150, 3250, 3350, 3400, 3450	3150, 3250, 3350, 3400, 3450	3150, 3225, 3475
Thickness of Floor Slab (excluding plaster) (mm) **樓板（不包括灰泥）的厚度（毫米）**		7/F-12/F, 15/F-23/F and 25/F 7 樓至 12 樓、15 樓至 23 樓及 25 樓	150, 175	150	150, 175	150	150	150	150	150, 175
		26/F 26 樓	150, 225, 250	150	150, 175	150	150	150	150	150, 250

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase is such that the reducing thickness of the structural walls of residential properties on the upper floors does not increase the internal areas of those residential properties.)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因為期數的設計是較高樓層的住宅物業的結構牆的厚度遞減不會增加該等住宅物業內部面積。）

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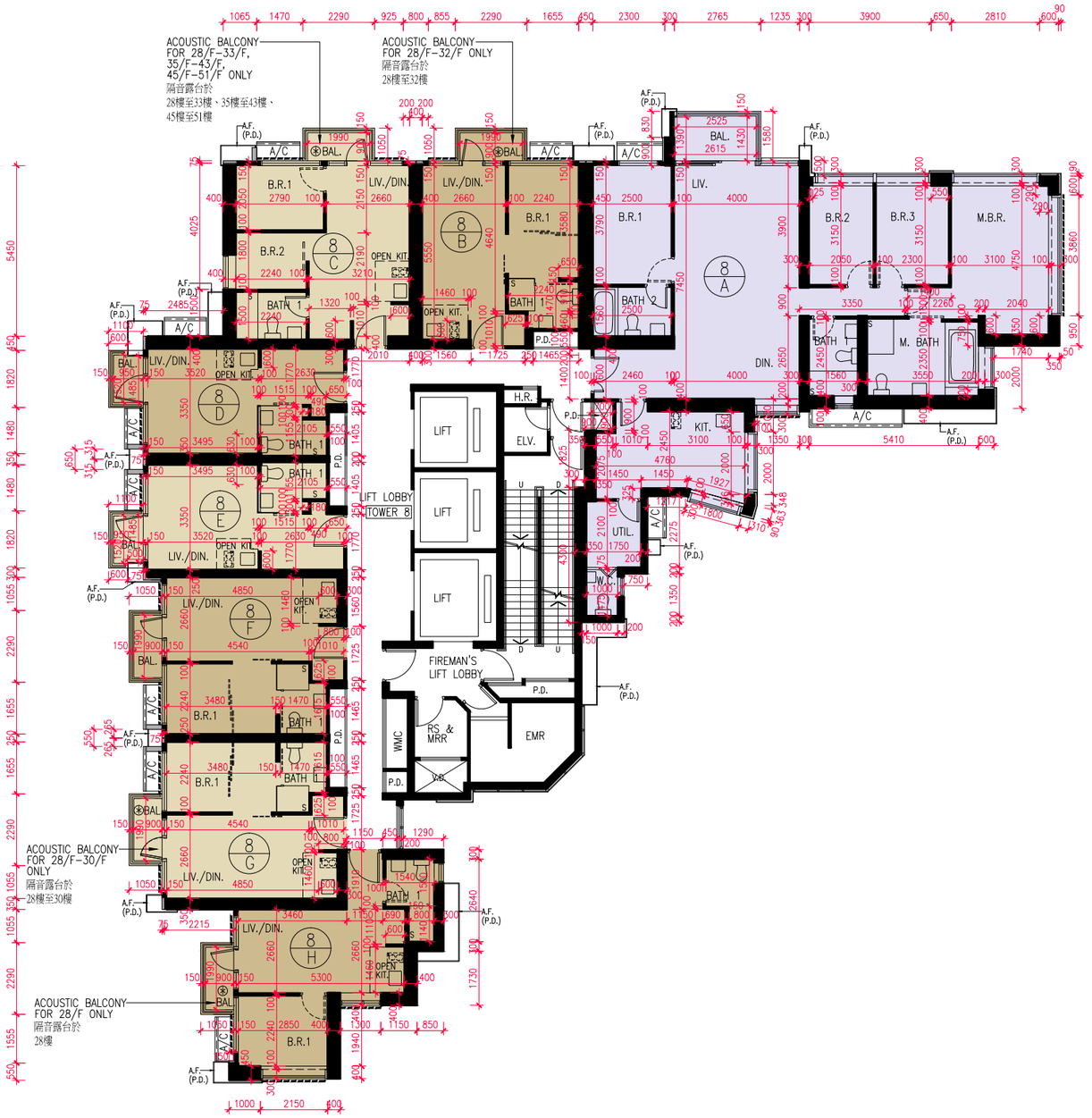
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Tower 8 28/F-33/F, 35/F-43/F and 45/F-51/F Floor Plan
第8座 28樓至33樓、35樓至43樓及45樓至51樓樓面平面圖

N



⊛ ACOUSTIC BALCONY 隔音露台

---------- MAINTENANCE WINDOW 維修窗口

Remark: The openable parts shall be closed for the sake of noise mitigation.

附註：為了緩解噪音的目的，可開啟的部份應當關閉。

Scale
比例尺:

0 1 2 3 4 5 10

Metres 米

Tower 8
第 8 座

Each Residential Property 每個住宅物業	Tower Number 座數	Flat 單位 / Floor 樓層	A	B	C	D	E	F	G	H
Floor-to-Floor Height (mm) **層與層之間的高度（毫米）**	**Tower 8** **第 8 座**	28/F-33/F, 35/F-43/F and 45/F-50/F 28 樓至 33 樓、35 樓至 43 樓、45 樓至 50 樓	3325	3325	3325	3325	3325	3325	3325	3325
		51/F 51 樓	3400, 3500, 3600, 3685, 3700	3400, 3500, 3600, 3650, 3700	3400, 3500, 3600, 3700	3400, 3600, 3700	3400, 3600, 3700	3400, 3500, 3600, 3650, 3700	3400, 3500, 3600, 3650, 3700	3400, 3650
Thickness of Floor Slab (excluding plaster) (mm) **樓板（不包括灰泥）的厚度（毫米）**		28/F-33/F, 35/F-43/F and 45/F-50/F 28 樓至 33 樓、35 樓至 43 樓、45 樓至 50 樓	150, 175	150	150, 175	150	150	150	150	150, 175
		51/F 51 樓	150, 225, 250	150, 225	150, 250	150, 225	150, 225	150, 225	150, 225	150, 250

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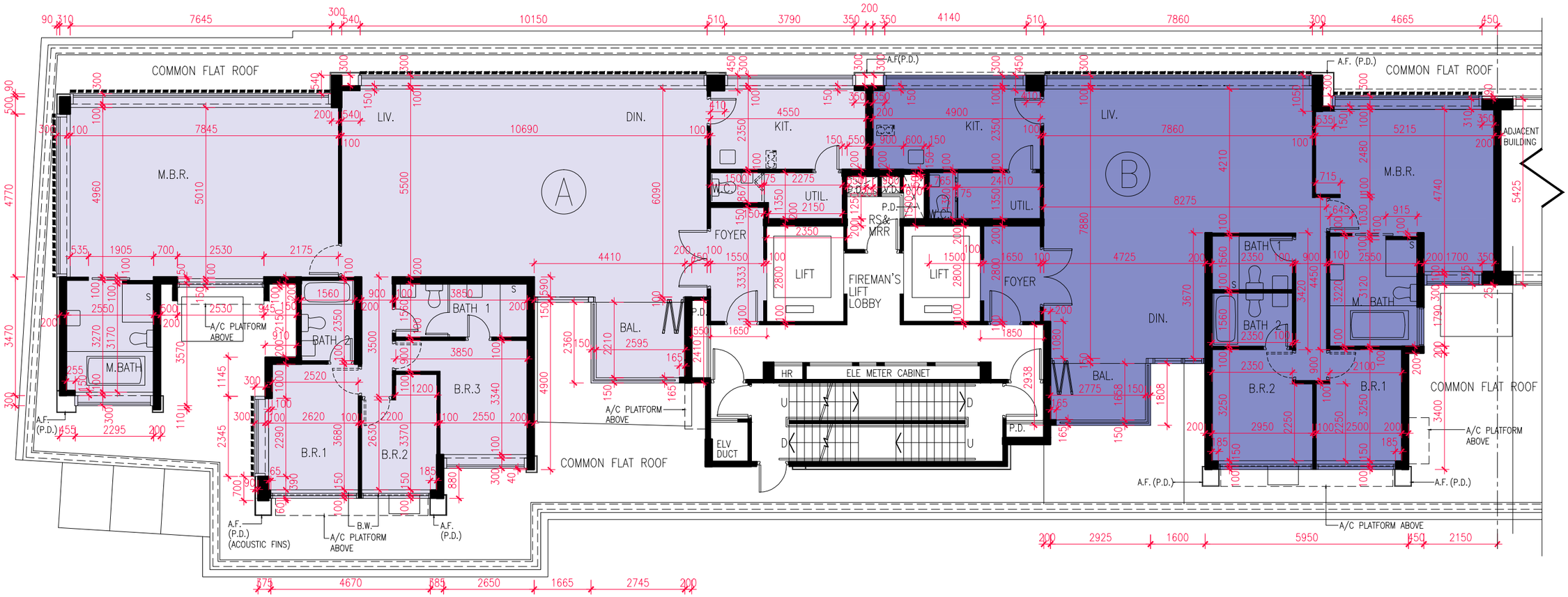
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Royal Sky Mansion 8/F Floor Plan
皇鑽匯8樓樓面平面圖



▪▪▪▪▪▪▪▪▪ MAINTENANCE WINDOW 維修窗口

Remark: The openable parts shall be closed for the sake of noise mitigation.

附註：為了緩解噪音的目的，可開啟的部分應關閉。

Scale
比例尺: 0 1 2 3 4 5 10

Metres 米

Royal Sky Mansion
皇鑽匯

Each Residential Property 每個住宅物業	Block Name 大廈名稱	Flat 單位 Floor 樓層	A	B
Floor-to-Floor Height (mm) **層與層之間的高度（毫米）**	**Royal Sky Mansion** **皇鑽匯**	8/F 8 樓	3100, 3400, 3450, 3500, 3700, 3800	3100, 3400, 3450, 3500, 3700, 3800
Thickness of Floor Slab (excluding plaster) (mm) **樓板（不包括灰泥）的厚度（毫米）**		8/F 8 樓	150, 175, 200	150, 175, 200

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Note 3: (A) According to Special Condition No. (17)(e) of the Land Grant,
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(ii) out of the total number of residential units provided under Special Condition No.17(e)(i), not less than 2,485 residential units shall be in the size of not exceeding 50 square metres in saleable area each.
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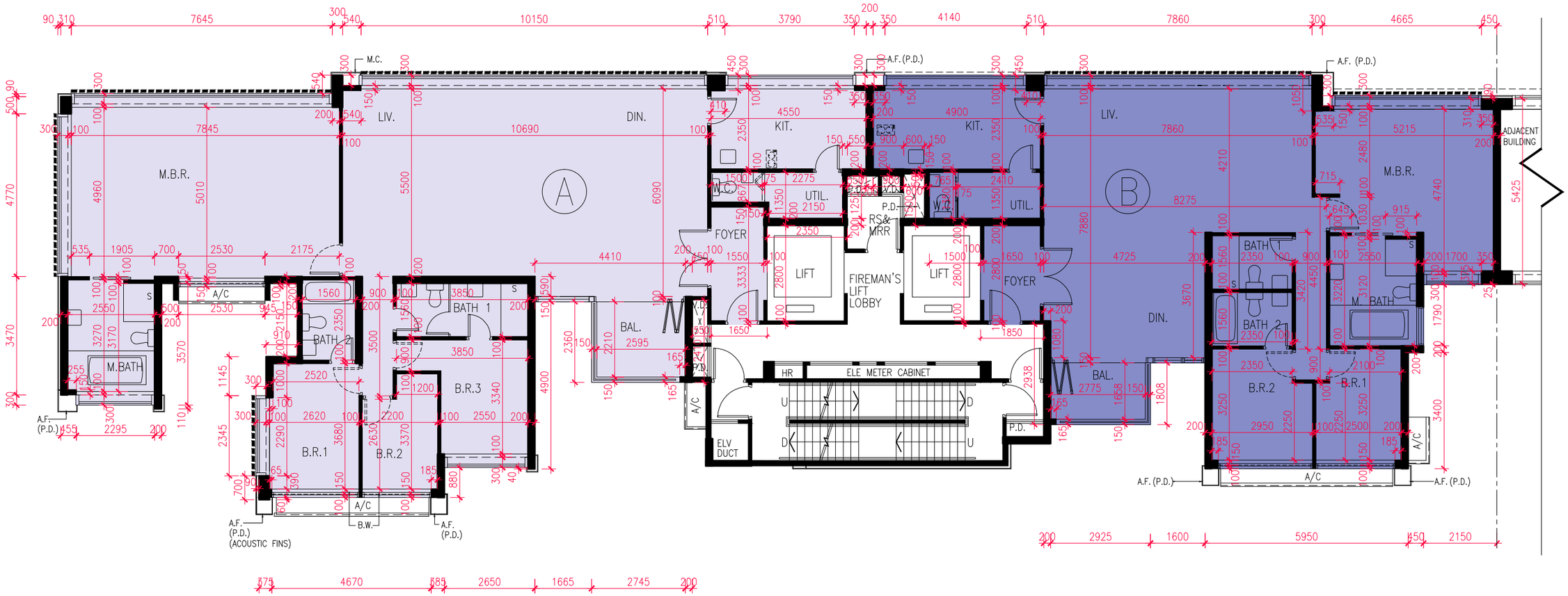
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Royal Sky Mansion 9/F - 11/F Floor Plan
皇鑽匯9樓至11樓樓面平面圖



MAINTENANCE WINDOW 維修窗口

Remark: The openable parts shall be closed for the sake of noise mitigation.

附註：為了緩解噪音的目的，可開啟的部分應關閉。

Scale
比例尺:

0 1 2 3 4 5 10

Metres 米

Royal Sky Mansion
皇鑽匯

Each Residential Property 每個住宅物業	Block Name 大廈名稱	Flat 單位 Floor 樓層	A	B
Floor-to-Floor Height (mm) **層與層之間的高度（毫米）**	**Royal Sky Mansion** **皇鑽匯**	9/F-10/F 9 樓至 10 樓	3400	3400
		11/F 11 樓	3400, 3500, 3700, 3750	3400, 3500, 3700, 3750
Thickness of Floor Slab (excluding plaster) (mm) **樓板（不包括灰泥）的厚度（毫米）**		9/F-10/F 9 樓至 10 樓	150, 175, 200	150, 175, 200
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Aster Sky Mansion 8/F Floor Plan
彗鑽匯8樓樓面平面圖

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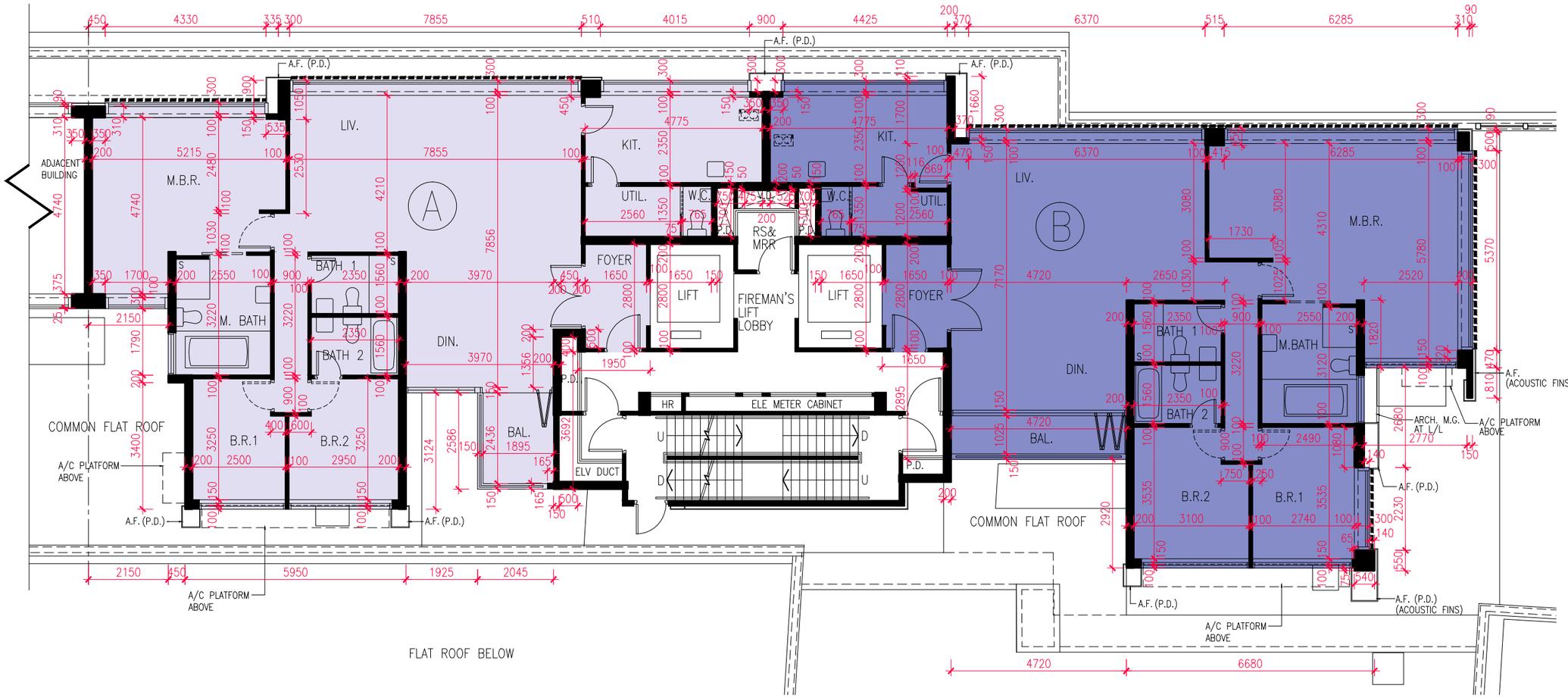

▪▪▪▪▪▪▪▪▪ MAINTENANCE WINDOW 維修窗口

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Scale
比例尺:

0 1 2 3 4 5 10

Metres 米

Aster Sky Mansion
彗鑽匯

Each Residential Property 每個住宅物業	Block Name 大廈名稱	Flat 單位 / Floor 樓層	A	B
Floor-to-Floor Height (mm) **層與層之間的高度（毫米）**	**Aster Sky Mansion** **彗鑽匯**	8/F 8 樓	3100, 3400, 3450, 3500, 3700, 3800	3100, 3400, 3450, 3500, 3700, 3800
Thickness of Floor Slab (excluding plaster) (mm) **樓板（不包括灰泥）的厚度（毫米）**		8/F 8 樓	150, 175, 200	150, 175, 200

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

Aster Sky Mansion 9/F - 11/F Floor Plan
彗鑽匯9樓至11樓樓面平面圖

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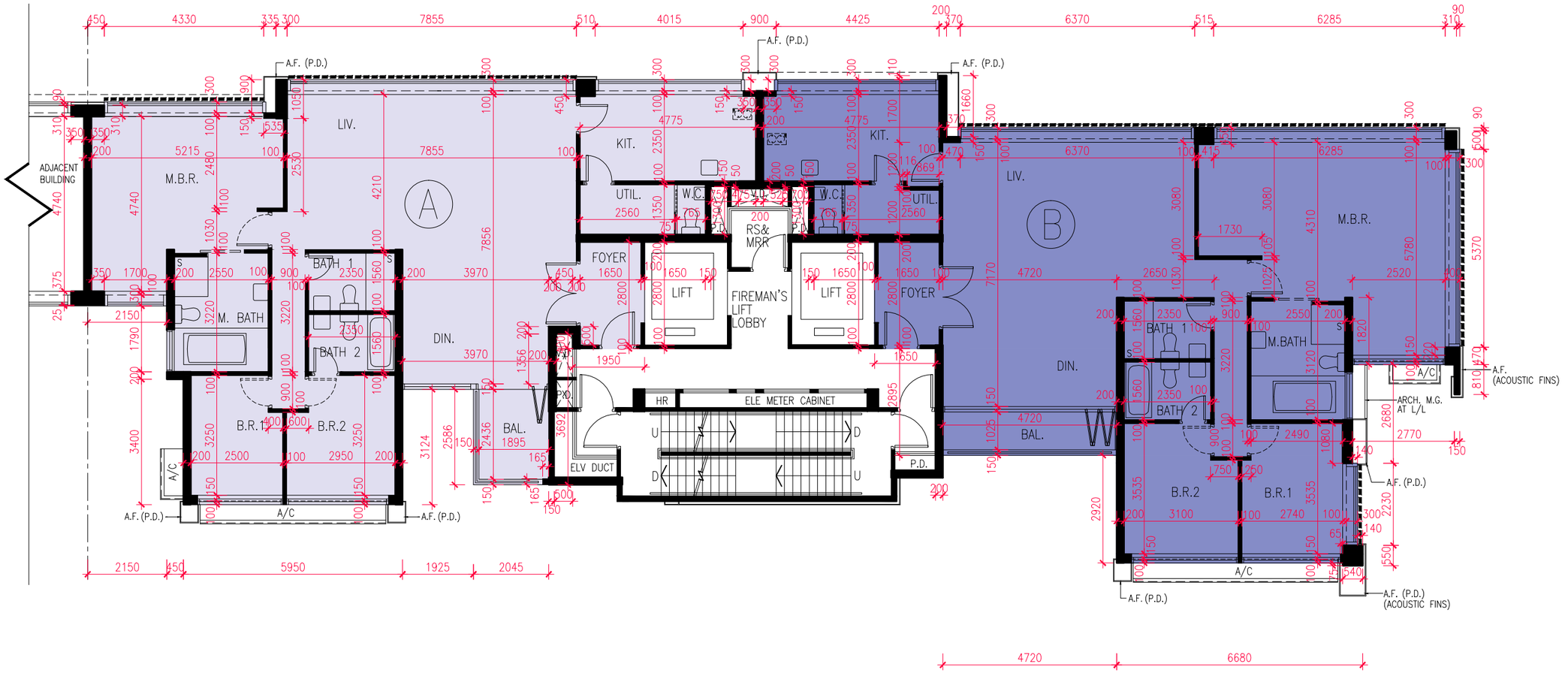

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比例尺:

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Aster Sky Mansion
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AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 6 第6座	6/F-12/F, 15/F-23/F & 25/F-28/F 6樓至12樓、15樓至23樓及25樓至28樓	A	113.443 (1221) Balcony 露台 : 3.800 (41) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	97.308 (1047) Balcony 露台 : 3.363 (36) Utility Platform 工作平台 : 1.498 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	25.884 (279) Balcony 露台 : 1.960 (21) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	36.486 (393) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		E	35.440 (381) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		F	25.177 (271) Balcony 露台 : 1.910 (21) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		G	25.375 (273) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		H	35.142 (378) Balcony 露台 : 2.024 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		J	34.461 (371) Balcony 露台 : 2.556 (28) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. 13/F, 14/F and 24/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設13樓、14樓及24樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 6 第6座	30/F-33/F, 35/F-43/F, 45/F-53/F & 55/F-56/F 30樓至33樓、35樓至43樓、45樓至53樓及55樓至56樓	A	112.768 (1214) Balcony 露台 : 3.800 (41) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	97.308 (1047) Balcony 露台 : 3.363 (36) Utility Platform 工作平台 : 1.498 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	25.884 (279) Balcony 露台 : 1.960 (21) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	36.486 (393) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		E	35.440 (381) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		F	25.177 (271) Balcony 露台 : 1.910 (21) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		G	25.375 (273) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		H	35.142 (378) Balcony 露台 : 2.024 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		J	34.461 (371) Balcony 露台 : 2.556 (28) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. 34/F, 44/F and 54/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設34樓、44樓及54樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 7 第7座	6/F-12/F, 15/F-23/F, 25/F-26/F & 28/F-29/F 6樓至12樓、15樓至23樓、25樓至26樓及28樓至29樓	A	140.767 (1515) Balcony 露台 : 4.670 (50) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	33.365 (359) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	32.722 (352) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	49.035 (528) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		E	42.790 (461) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		F	32.776 (353) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		G	32.554 (350) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		H	32.485 (350) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		J	32.895 (354) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		K	35.320 (380) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		L	48.871 (526) Balcony 露台 : 1.955 (21) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

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

Notes:

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設13樓、14樓及24樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 7 第7座	30/F-33/F, 35/F-43/F & 45/F-51/F 30樓至33樓、35樓至43樓及45樓至51樓	A	140.593 (1513) Balcony 露台 : 4.670 (50) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	33.103 (356) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	32.722 (352) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	49.035 (528) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		E	42.790 (461) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		F	32.776 (353) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		G	32.554 (350) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		H	32.485 (350) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		J	32.895 (354) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		K	35.320 (380) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		L	48.871 (526) Balcony 露台 : 1.955 (21) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

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

Notes:

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設34樓及44樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 8 第8座	6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F & 45/F-51/F, 6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及45樓至51樓	A	140.559 (1513) Balcony 露台 : 4.701 (51) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	33.992 (366) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	38.668 (416) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	25.566 (275) Balcony 露台 : 1.910 (21) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		E	24.850 (267) Balcony 露台 : 1.910 (21) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		F	32.495 (350) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		G	32.905 (354) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		H	36.292 (391) Balcony 露台 : 2.405 (26) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設13樓、14樓、24樓、34樓及44樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （包括露台、工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Royal Sky Mansion 皇鑽匯	8/F-11/F 8樓至11樓	A	201.723 (2171) Balcony 露台 : 6.950 (75) Utility Platform 工作平台 : - Verandah 陽台 : -	-	0.745 (8)	-	-	-	-	-	-	-	-
		B	152.355 (1640) Balcony 露台 : 5.650 (61) Utility Platform 工作平台 : - Verandah 陽台 : -	-	0.555 (6)	-	-	-	-	-	-	-	-
Aster Sky Mansion 彗鑽匯	8/F-11/F 8樓至11樓	A	151.310 (1629) Balcony 露台 : 5.706 (61) Utility Platform 工作平台 : - Verandah 陽台 : -	-	0.555 (6)	-	-	-	-	-	-	-	-
		B	161.541 (1739) Balcony 露台 : 5.781 (62) Utility Platform 工作平台 : - Verandah 陽台 : -	-	0.846 (9)	-	-	-	-	-	-	-	-

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

Notes:

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

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

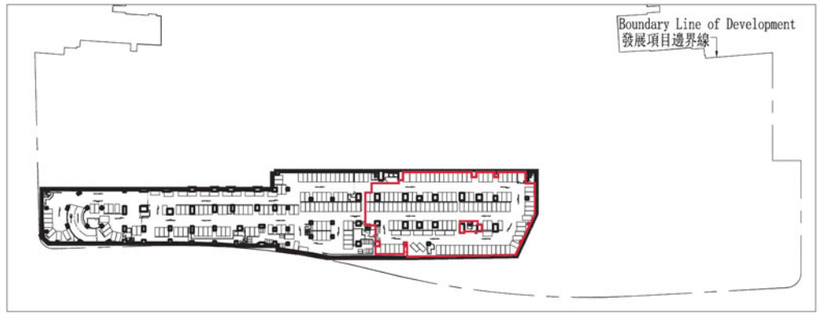
備註：

上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

FLOOR PLANS OF PARKING SPACES IN THE PHASE
期數中的停車位的樓面平面圖

B2/F Part Floor Plan
地庫2層局部樓面平面圖

KEY PLAN
指示圖



Boundary Line of the Development
發展項目邊界線

The Phase
本期數

Other Phases
其他期數

LOCATION, NUMBERS, DIMENSIONS AND AREA OF PARKING SPACES:
停車位位置、數目、尺寸及面積表：

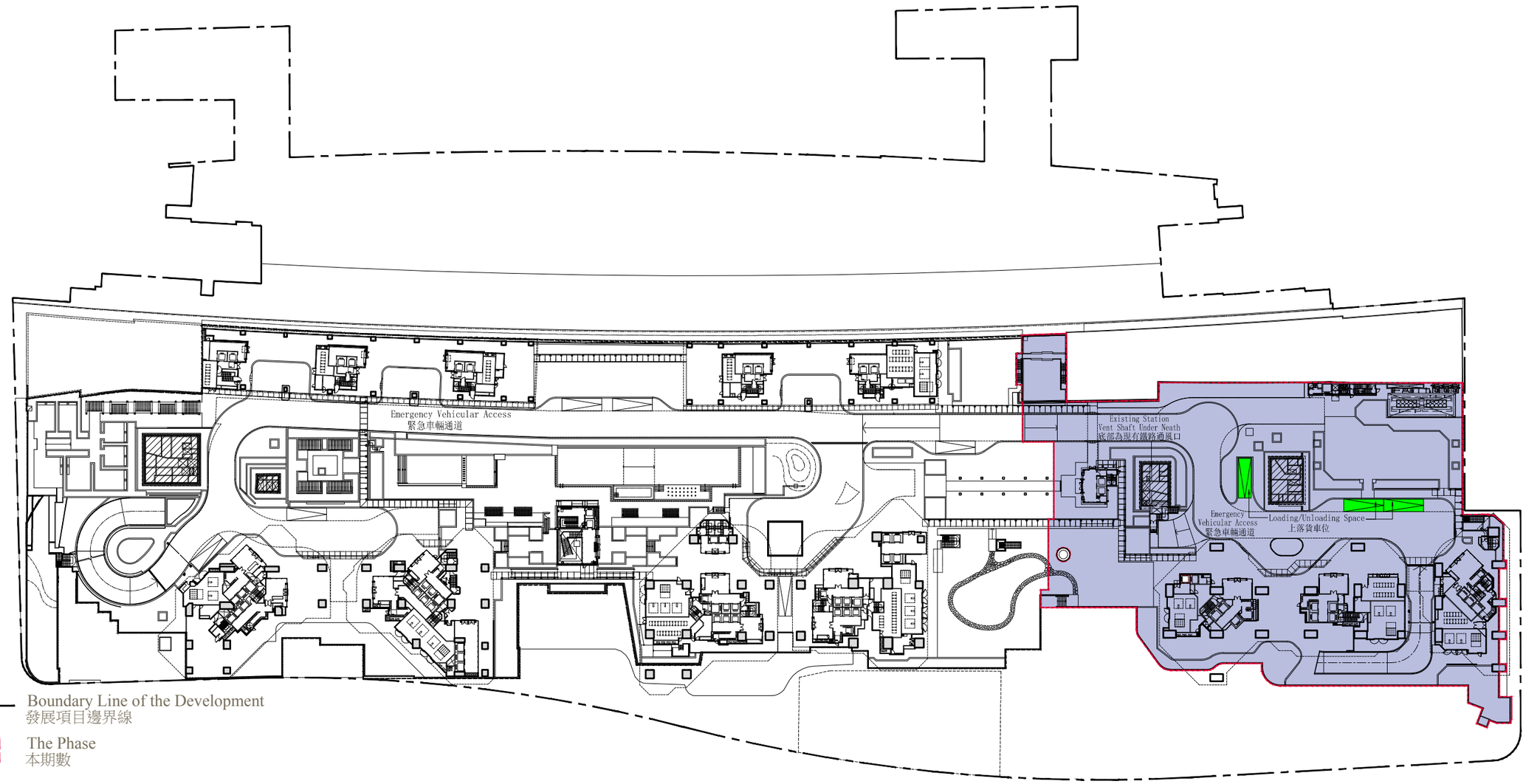
Type of Parking Spaces 停車位類別		**Location** 位置	**Number** 數目	**Dimensions (L x W) (m.)** 尺寸 (長x闊) (米)	**Area of each parking space (sq. m.)** 每個停車位面積 (平方米)
	Residential Car Parking Spaces 住宅停車位	B2/F 地庫2層	126	5.0 x 2.5	12.5
	Residential Accessible Car Parking Space 住宅暢通易達停車位		3	5.0 x 3.5	17.5
	Residential Motor Cycle Parking Spaces 住宅電單車停車位		6	2.4 x 1.0	2.4

Scale 比例尺: 0 20 40 Metres 米

AN01

FLOOR PLANS OF PARKING SPACES IN THE PHASE
期數中的停車位的樓面平面圖

5/F Floor Plan
5樓樓面平面圖



Boundary Line of the Development
發展項目邊界線

The Phase
本期數

Other Phases
其他期數

LOCATION, NUMBERS, DIMENSIONS AND AREA OF PARKING SPACES:
停車位位置、數目、尺寸及面積表 :

Type of Parking Spaces 停車位類別	**Location** 位置	**Number** 數目	**Dimensions (L x W) (m)** 尺寸 (長x闊) (米)	**Area of each parking space (sq. m.)** 每個停車位面積 (平方米)
Residential Loading and Unloading Space 住宅上落貨車位	5/F 5樓	3	11.0 x 3.5	38.5

Scale 0 20 40
比例尺:
Metres 米

AN02

SUMMARY OF THE 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 the 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 the preliminary agreement —
   (i) the 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。

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SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A. Summary of the provisions of the Principal Deed of Mutual Covenant and Management Agreement (the "Principal DMC") and the Sub-Deed of Mutual Covenant and Management Agreement (the "Sub-DMC") that deal with the common parts of the Phase

1. "**Common Areas**" means (i) the Estate Common Areas, (ii) the Residential Common Areas, (iii) the Residential Car Park Common Areas and (iv) any common areas within the Estate (excluding the Commercial Accommodation) to be designated in any Sub-Deed of Mutual Covenant or Deed Poll to be entered into pursuant to the Principal DMC.

"**Estate Common Areas**" means those parts of the Estate which are intended for use by Owners of the Estate as a whole and not for the sole benefit of any Owner or group of Owners of the Estate including, but not limited to, the emergency vehicular access, driveways, run in and out, ramps, footpaths, staircases, landings, corridors and passages; pump rooms, transformer room, main switch room, electricity rooms, fire services control room, master water meter room, fuel tank rooms, street fire hydrant and sprinkler and fire services pump room, fan rooms, sprinkler control valve room, pipe ducts, emergency generator rooms, air duct shaft, parapet walls, structural walls and columns, the foundations and other structural elements of the buildings erected on the Estate; all the slabs of the said parts of the Estate above the upper boundary of the Station Complex including all the slabs above the water-proofing (if any) slab and system and associated protection immediately above, and all utilities, services, trenches, pits and facilities which serve the Estate or any part thereof, as well as all the finishes of the Estate, the movement joints therein and its associated protection thereof, parts of the Pedestrian Link, management office, security room, caretakers' quarters and all other communal areas within the Estate not used for the sole benefit of any Owner or group of Owners of the Estate (but excluding the Residential Common Areas, the Residential Car Park Common Areas, the common areas of the Commercial Accommodation and those areas forming parts of other Common Areas as designated or to be designated in any Sub-Deed of Mutual Covenant or Deed Poll). The Estate Common Areas in Phase 2 are for the purpose of identification only as shown (where possible and capable of being shown) coloured Light Green and Light Green Circled Black on the plans annexed to the Principal DMC and the Estate Common Areas in other Phases shall be identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Deed Poll to be executed in respect of such other Phases.

"**Residential Common Areas**" means those parts of the Residential Development intended for the common use and benefit of the Owners of the Residential Development and not for the sole benefit of any Owner of a Residential Unit, including but not limited to Noise Mitigation Measures (excluding those forming part or parts of a Residential Unit), Private Open Space (excluding Private Open Space for Public Use), Refuse Collection Point, owner's committee office, refuse storage and material recovery chamber, refuse collection vehicle parking space, rain water recycling tank and pump room, emergency vehicular access, areas for installation or use of aerial broadcast distribution or telecommunications network facilities, transfer plates, residential entrance lobbies, shuttle lift lobbies, staircases, landings, walkways, covered pedestrian walkways, corridors and passages, refuge floors, communal podium gardens and greenery areas, acoustic fins, lift shafts, plant and equipment rooms podium deck, wider common corridors and lift lobbies of the Towers, refuse rooms, swimming pool filtration plant rooms, roofs and flat roofs, architectural features of the Towers and associated supporting beams and columns, air-conditioning platforms (including the grilles, if any, appertaining thereto), the external walls (including curtain walls or any part thereof (including the window frames, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of the curtain wall, the non-openable windows therein or thereto and window frames, glass panels, cast-in anchors, gasket, window sealant and such other components of such non-openable windows but excluding all openable windows installed therein and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows)), non-structural prefabricated external wall, claddings, louvers, grilles and facades) of the Towers, parapet walls, structural walls and columns within or appertaining to the Residential Development, all the slabs of the said parts of the Residential Development above the upper boundary of the Station Complex including all the slabs above the water-proofing slab and system and associated protection immediately above, and all utilities, services, trenches, pits and facilities which serve the Residential Development or any part thereof, as well as all the finishes of the Residential Development, the movement joints therein and its associated protection thereof, the loading and unloading spaces for goods vehicles, Visitors' Car Parking Spaces, caretaker's counters, Private Recreational Areas and Facilities, fire services pump rooms, transformer rooms, switch rooms, primary air unit rooms, main telecommunication broadcast equipment rooms, telecommunication duct, emergency generator rooms, water pump rooms, fan rooms, chiller plant room, water meter cabinet room, air handling unit rooms, filtration plant rooms, pipe ducts, pipe duct coverings, cable ducts, air duct shaft, mail boxes, canopy, lawns, water features, planters, footpaths, open spaces; parts of the Pedestrian Link; and other areas designated for the benefit of the Residential Development but excluding anything contained in the Estate Common Areas and the Residential Car Park Common Areas; the Residential Common Areas in Phase 2 are for the purpose of identification only as shown (where possible or capable of being shown) coloured Red on the plans annexed to the Principal DMC and the Residential Common Areas in other Phases shall be identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Deed Poll to be executed in respect of such other Phases.

"**Residential Car Park Common Areas**" means those parts of the Car Park intended for the common use and benefit of the Owners, occupiers and licensees of the Car Parking Spaces designated for the parking of motor vehicles or motor cycles belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees including, but not limited to, all accessory areas, circulation passages, void spaces, the movement joints therein and its associated protection thereof, entrances, ramps, driveways; and, in so far as they are capable of being shown on plans, the Residential Car Park Common Areas in Phase 2 are as shown for the purpose of identification only coloured Grey on the plans annexed to the Principal DMC and the Residential Car Park Common Areas in other Phases shall be identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Deed Poll to be executed in respect of such other Phases.

2. "**Common Areas In Phase 5**" means (i) the Estate Common Areas In Phase 5; (ii) the Residential Common Areas In Phase 5 and (iii) the Residential Car Park Common Areas In Phase 5.

"**Estate Common Areas In Phase 5**" means all those parts of Estate Common Areas within Phase 5 which are intended for use by the Owners of the Estate including, but not limited to, footpaths, corridors, passages and open spaces; cable riser duct, switch room, structural walls and columns, the foundations and other structural elements of the buildings erected on Phase 5; and all other communal areas within Phase 5 not used for the sole benefit of any Owner or group of Owners of the Estate (but excluding the Residential Common Areas In Phase 5 and Residential Car Park Common Areas In Phase 5). The Estate Common Areas In Phase 5 are for the purpose of identification only as shown (where possible and capable of being shown) coloured Light Green and Yellow Circled Black on the plans annexed to the Sub-DMC.

"**Residential Common Areas In Phase 5**" means all those parts of Residential Common Areas within Phase 5 including, but not limited to, Noise Mitigation Measures In Phase 5 (excluding those forming part or parts of a Residential Unit In Phase 5), Private Open Space In Phase 5, guard room, clubhouse management office, emergency vehicular access, areas for installation or use of aerial broadcast distribution or telecommunications network facilities, transfer plates, residential entrance lobbies, staircases, landings, walkways, covered pedestrian walkways, corridors and passages, refuge floors, communal podium gardens and greenery areas, acoustic fins, lift shafts, plant and equipment rooms podium deck, wider common corridors and lift lobbies of the Towers in Phase 5, refuse rooms, roofs and flat roofs, architectural features of the Towers in Phase 5 and associated supporting beams and columns, air-conditioning platforms (including the grilles, if any, appertaining thereto), the external walls (including curtain walls or any part thereof (including the window frames, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of the curtain wall, the non-openable windows therein or thereto and window frames, glass panels, cast-in anchors, gasket, window sealant and such other components of such non-openable windows but excluding all openable windows installed therein and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows), non-structural prefabricated external wall, claddings, louvers, grilles and facades) of the Towers in Phase 5, parapet walls, structural walls and columns within or appertaining to the Residential Development in Phase 5, the loading and unloading spaces for goods vehicles, Private Recreational Areas and Facilities in Phase 5, fire services pump rooms, transformer rooms, switch rooms, primary air unit rooms, main telecommunication broadcast equipment rooms, telecommunication duct, water pump rooms, fan rooms, water meter cabinet room, pipe ducts, cable ducts, air duct shaft, mail boxes, canopy, lawns, water features, planters, footpaths, open spaces; but excluding anything contained in the Estate Common Areas In Phase 5 and the Residential Car Park Common Areas In Phase 5; the Residential Common Areas In Phase 5 are for the purpose of identification only as shown (where possible or capable of being shown) coloured Red and Red Stippled Black on the plans annexed to the Sub-DMC.

"**Residential Car Park Common Areas In Phase 5**" means all those parts of the Residential Car Park Common Areas within Phase 5 including, but not limited to, all accessory areas, circulation passages, void spaces, entrances, driveways. The Residential Car Park Common Areas In Phase 5 are for the purpose of identification only as shown (where possible and capable of being shown) coloured Grey on the plans annexed to the Sub-DMC.

3. "**Common Services and Facilities**" means (i) the Estate Common Services and Facilities, (ii) the Residential Common Services and Facilities, (iii) the Residential Car Park Common Services and Facilities and (iv) any common services and facilities within the Estate (excluding Commercial Accommodation) to be designated in any Sub-Deed of Mutual Covenant or Deed Poll to be entered into pursuant to the Principal DMC.

"**Estate Common Services and Facilities**" means those services and facilities constructed or to be constructed in on or under the Development and which serve the Estate as a whole and not for the sole benefit of any Owner or group of Owners of the Estate including, but not limited to, sewers, gutters, drains, pipes and ducts; pumps, tanks ; wires, cables, electrical installations, fittings, equipment and apparatus; fire alarm, fire protection and fire-fighting systems, equipment and apparatus; street fire hydrant water tank, fire services tank, sprinkler water tank, security systems, equipment and apparatus; ventilation and air-conditioning plant and equipment; air-conditioners and fans and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the common use and benefit of the Estate as part of the amenities thereof and not for the sole benefit of any Owner or group of Owners of the Estate (but excluding the Residential Common Services and Facilities, the Residential Car Park Common Services and Facilities, the common services and facilities of the Commercial Accommodation and those services and facilities forming parts of other Common Services and Facilities designated or to be designated in any Sub-Deed of Mutual Covenant or Deed Poll).

"**Residential Common Services and Facilities**" means those services and facilities constructed or installed or to be constructed or installed in on or under the Development and which serve the Residential Development and not for the sole benefit of any Owner of a Residential Unit, including but not limited to, EV Facilities for Visitors' Car Parking Spaces, aerial broadcast distribution or telecommunication network facilities, drains, channels, water tanks, ducting, pipes, cables, wiring, plant and machinery, air-conditioning and ventilation system, electrical installations, fittings, equipment and apparatus, lifts, fire-fighting installations and equipment, security systems and apparatus and gondolas but excluding anything contained in the Estate Common Services and Facilities and the Residential Car Park Common Services and Facilities.

"**Residential Car Park Common Services and Facilities**" means those services and facilities in on or under the Car Park and which serve the Car Parking Spaces designated for the parking of motor vehicles or motor cycles belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees including, but not limited to, plant and machinery, electrical installations, fittings and equipment, barriers, guard houses, collection booths and water supply apparatus.

4. "**Common Services and Facilities In Phase 5**" means (i) the Estate Common Services and Facilities In Phase 5, (ii) the Residential Common Services and Facilities In Phase 5 and (iii) the Residential Car Park Common Services and Facilities In Phase 5.

"**Estate Common Services and Facilities In Phase 5**" means all those Estate Common Services and Facilities within Phase 5 including, but not limited to, sewers, gutters, drains, pipes and ducts; pumps, tanks; wires, cables, electrical installations, fittings, equipment and apparatus; fire alarm, fire protection and fire-fighting systems, equipment and apparatus; fire services tank, sprinkler water tank, security systems, equipment and apparatus; ventilation and air-conditioning plant and equipment; air-conditions and fans and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the common use and benefit of the Estate as part of the amenities thereof and not for the sole benefit of any Owner or group of Owners of the Estate (but excluding the Residential Common Services and Facilities In Phase 5 and Residential Car Park Common Services and Facilities In Phase 5).

"**Residential Common Services and Facilities In Phase 5**" means all those Residential Common Services and Facilities within Phase 5 including but not limited to, aerial broadcast distribution or telecommunication network facilities, drains, channels, water tanks, ducting, pipes, cables, wiring, plant and machinery, air-conditioning and ventilation system, electrical installations, fittings, equipment and apparatus, lifts, fire-fighting installations and equipment, security systems and apparatus and gondolas but excluding anything contained in the Estate Common Services and Facilities In Phase 5 and the Residential Car Park Common Services and Facilities In Phase 5.

"**Residential Car Park Common Services and Facilities in Phase 5**" means all those Residential Car Park Common Services and Facilities in on or under Phase 5 including, but not limited to, plant and machinery, electrical installations, fittings and equipment, barriers and water supply apparatus.

B. The number of undivided shares assigned to each residential property in the Phase

Tower 6

Floor \ Flat	A	B	C	D	E	F	G	H	J
6/F-12/F, 15/F-23/F & 25/F-28/F	1108	948	249	353	342	243	244	341	332
30/F-33/F, 35/F-43/F, 45/F-53/F & 55/F-56/F	1102	948	249	353	342	243	244	341	332

Note: (i) 13/F, 14/F, 24/F, 34/F, 44/F & 54/F are omitted.
(ii) 29/F is refuge floor.

Tower 7

Floor \ Flat	A	B	C	D	E	F	G	H	J	K	L
6/F-12/F, 15/F-23/F, 25/F-26/F & 28/F-29/F	1384	322	315	471	409	316	313	313	317	341	479
30/F-33/F, 35/F-43/F & 45/F-51/F	1382	319	315	471	409	316	313	313	317	341	479

Note: (i) 13/F, 14/F, 24/F, 34/F & 44/F are omitted.
(ii) 27/F is refuge floor.

Tower 8

Floor \ Flat	A	B	C	D	E	F	G	H
6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F & 45/F-51/F	1383	328	375	247	239	313	317	351

Note: (i) 13/F, 14/F, 24/F, 34/F & 44/F are omitted.
(ii) 27/F is refuge floor.

Royal Sky Mansion

Floor \ Flat	A	B
8/F-11/F	1987	1498

Aster Sky Mansion

Floor \ Flat	A	B
8/F-11/F	1488	1591

C. The terms of years for which the manager of the Phase is appointed

5. The manager of the Estate shall be appointed for an initial period of 2 years commencing on the date of the Principal DMC and shall thereafter continue from year to year, subject to the provisions for termination contained in the Principal DMC.

6. No manager is appointed under the Principal DMC in respect of the MTR Portion and the KCR Portion. The MTR Portion and the KCR Portion shall be managed and controlled by the Owners of the MTR Portion and the KCR Portion respectively.

D. The basis on which the management expenses are shared among the owners of the residential properties in the Phase

7. The owners of the residential properties in the Phase shall contribute towards the management expenses in the following manner:

(a) All owners of the residential properties in the Phase (together with others) shall contribute to the expenses of the Estate Management Budget (as defined in the Principal DMC) in the proportion that the Management Units (as defined in the Principal DMC) attributable to the Units (as defined in the Principal DMC) owned by them (together with others) bears to the total Management Units allocated to the Estate (as defined in the Principal DMC).

(b) The owners of the residential properties in the Phase (together with others) shall contribute to the expenses of the Residential Development Management Budget (as defined in the Principal DMC) in the proportion that the Management Units attributable to the Units owned by them (together with others) bears to the total Management Units allocated to the Phase.

(c) The owners of the residential properties shall contribute to such percentage of the costs and expenses of the Residential Car Park Management Budget (as defined in the Principal DMC) calculated according to the formula hereinafter stated in the proportion that the Management Units attributable to the Residential Units owned by them bear in particular to the total Management Units attributable to all Residential Units. The percentage of the expenditure is to be calculated in the proportion that the gross floor area of the Visitors' Car Parking Spaces (as defined in the Principal DMC) bears to the total gross floor area of the Car Parking Spaces (as defined in the Principal DMC) and the Visitors' Car Parking Spaces

Provided That where the Manager prepares sub-budgets or sub-sub-budgets for any part of the Estate other than the Estate Management Budget, the Residential Development Management Budget and the Residential Car Park Management Budget, only the expenses which are attributable to that part as a whole shall be apportioned and the expenses of any sub-budget or sub-sub-budget shall be paid by the Owners of Units covered by such a sub-budget or sub-sub-budget in the proportion that the Management Units attributable to the Units owned by them bears to the total number of Management Units allocated to the relevant part of the Estate covered by such a sub-budget or sub-sub-budget.

8. The number of Management Units allocated to each residential property in the Phase is as follows:

Tower 6

Floor \ Flat	A	B	C	D	E	F	G	H	J
6/F-12/F, 15/F-23/F & 25/F-28/F	1108	948	249	353	342	243	244	341	332
30/F-33/F, 35/F-43/F, 45/F-53/F & 55/F-56/F	1102	948	249	353	342	243	244	341	332

Note: (i) 13/F, 14/F, 24/F, 34/F, 44/F & 54/F are omitted.
(ii) 29/F is refuge floor.

Tower 7

Floor \ Flat	A	B	C	D	E	F	G	H	J	K	L
6/F-12/F, 15/F-23/F, 25/F-26/F & 28/F-29/F	1384	322	315	471	409	316	313	313	317	341	479
30/F-33/F, 35/F-43/F & 45/F-51/F	1382	319	315	471	409	316	313	313	317	341	479

Note: (i) 13/F, 14/F, 24/F, 34/F & 44/F are omitted.
(ii) 27/F is refuge floor.

Tower 8

Floor \ Flat	A	B	C	D	E	F	G	H
6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F & 45/F-51/F	1383	328	375	247	239	313	317	351

Note: (i) 13/F, 14/F, 24/F, 34/F & 44/F are omitted.
(ii) 27/F is refuge floor.

Royal Sky Mansion

Floor \ Flat	A	B
8/F-11/F	1987	1498

Aster Sky Mansion

Floor \ Flat	A	B
8/F-11/F	1488	1591

E. The basis on which the management fee deposit is fixed

9. The management fee deposit of a residential property in the Phase is a sum equivalent to three months' Management Charges (as defined in the Principal DMC).

F. Summary of the provisions of the deed of mutual covenant that deal with the area (if any) retained by the owner for that owner's own use

10. Not applicable.

Unless otherwise defined in this sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the Principal DMC and Sub-DMC.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A. 處理期數的公用部份的主公契及管理協議(「主公契」)及副公契及管理協議(「副公契」)的條文的摘要

1. 「**公用地方**」是指(i)「屋苑公用地方」、(ii)「住宅公用地方」、(iii)「住宅停車場公用地方」及(iv)擬按照「主公契」訂立的任何「副公契」或「分割契據」中指定在「屋苑」(不包括「商業樓宇」)內的任何公用地方。

「**屋苑公用地方**」是指擬供「屋苑」的「業主」整體使用，而非供「屋苑」任何個別「業主」或一群「業主」獨自享用的「屋苑」部分，包括但不限於緊急車輛通道、行車道、出入口、斜路、行人道、樓梯、梯台、走廊及通道；泵房、變壓器房、總電掣房、電力房、消防控制室、總水錶房、燃料箱室、街道消防龍頭與灑水器及消防泵房、電扇房、灑水器控制閥室、管槽、緊急發電機房、氣槽井道、護牆、承重牆及柱、現已建於「屋苑」上的建築物的地基及其他結構項件；在「車站綜合大樓」上邊界對上的「屋苑」所述部分的所有樓板，包括防水板(如有)及緊接其上的系統和相關保護件上面的所有樓板，以及服務「屋苑」或其任何部分的所有公用事業設施、服務設施、槽、井及設施和「屋苑」所有裝修物料、其伸縮接縫及相關保護件、部分「行人連接走道」、管理處、保安室、管理員宿舍，以及「屋苑」內並非供「屋苑」任何個別「業主」或一群「業主」獨自享用的所有其他公用地方(但不包括「住宅公用地方」、「住宅停車場公用地方」、「商業樓宇」的公用地方及任何「副公契」或「分割契據」中指定或擬指定構成其他「公用地方」的地方)。「第2期」的「屋苑公用地方」在附錄於「主公契」的圖則以淺綠色和淺綠色加黑圈顯示(如可以顯示)，僅作識別之用，而其他「期數」的「屋苑公用地方」應在附錄於任何就該等其他「期數」而訂立的「副公契」或「分割契據」的圖則加以識別。

「**住宅公用地方**」是指擬供「住宅發展項目」的「業主」共同使用及享用，而非供任何個別「住宅單位」的「業主」獨自享用的「住宅發展項目」部分，包括但不限於「噪音緩解措施」(不包括構成「住宅單位」的部分)、「私人休憩用地」(不包括「公眾用途私人休憩用地」)、垃圾收集站、業主委員會辦事處、垃圾儲存及物料回收房、垃圾車停車位、雨水循環再用水箱及泵房、緊急車輛通道、用以安裝或使用天線廣播分導或電訊網絡設施的地方、轉換層、住宅入口大堂、穿梭電梯大堂、樓梯、梯台、走道、有蓋行人走道、走廊及通道、避火層、公用平台花園及綠化區、隔聲鰭、電梯井、機器及設備室平台、「大廈」的加闊公用走廊及電梯大堂、垃圾房、游泳池過濾機房、天台及平台、「大廈」的建築裝飾及相關的支承橫樑及柱、冷氣機平台(包括其附屬的欄柵(如有))、外牆(包括玻璃幕牆或其任何部分(包括窗框、玻璃片、窗鉸、鎖、柄、澆注錨固、墊條、窗戶密封膠及玻璃幕牆其他組件、其不能開關的窗戶以及該等不能開關窗戶的窗框、玻璃片、澆注錨固、墊條、窗戶密封膠及其他組件，但不包括其安裝的所有可開關窗戶及圍封可開關窗戶玻璃片的窗框、該等可開關窗戶的玻璃片、窗鉸、鎖、柄、澆注錨固、墊條、窗戶密封膠及其他組件)、「大廈」的非結構預製外牆、覆蓋層、百葉窗、欄柵及外立面、「住宅發展項目」內部或附屬的護牆、結構牆及柱、在「車站綜合大樓」上邊界對上的「住宅發展項目」所述部分的所有樓板，包括防水板及緊接其上的系統和相關保護件上面的所有樓板，以及服務「住宅發展項目」或其任何部分的所有公用事業設施、服務設施、槽、井及設施和「住宅發展項目」所有裝修物料、其伸縮接縫及相關保護件、貨車上落貨區、「訪客停車位」、管理員櫃檯、「私人康樂區及設施」、消防泵房、變壓器房、電掣房、主空氣機組室、主電訊廣播設備室、電訊管道、緊急發電機房、水泵房、電扇房、製冷機房、水錶櫃房、空氣處理機組室、過濾機房、管槽、管槽覆蓋物、電纜槽、氣槽井道、郵箱、簷篷、草坪、水裝飾、花槽、行人道、休憩用地；「行人連接走道」的部分；以及指定供「住宅發展項目」享用的其他地方，但不包括「屋苑公用地方」及「住宅停車場公用地方」所包含的任何部分；「第2期」的「住宅公用地方」在附錄於「主公契」的圖則以紅色顯示(如可以顯示)，僅作識別之用，而其他「期數」的「住宅公用地方」應在附錄於任何就該等其他「期數」而訂立的「副公契」或「分割契據」的圖則加以識別。

「**住宅停車場公用地方**」是指擬供「停車位」的「業主」、佔用人及被許可人共同使用和享用及指定用作停泊「住宅單位」住客及其真正賓客、訪客或獲邀人士所擁有之汽車或電單車的「停車場」部分，包括但不限於所有配套區、迴旋處、中空範圍、其伸縮接縫及相關保護件、入口、斜路、行車道；以及如可以顯示的話，「第2期」的「住宅停車場公用地方」在附錄於「主公契」的圖則以灰色顯示，僅作識別之用，而其他「期數」的「住宅停車場公用地方」應在附錄於任何就該等其他「期數」而訂立的「副公契」或「分割契據」的圖則加以識別。

2. 「**第5期公用地方**」是指(i)「第5期屋苑公用地方」、(ii)「第5期住宅公用地方」及(iii)「第5期住宅停車場公用地方」。

「**第5期屋苑公用地方**」是指擬供「屋苑」的「業主」使用位於「第5期」內的「屋苑公用地方」部分，包括但不限於行人道、走廊、通道及休憩用地；直立電纜槽、電掣房、承重牆及柱、地基及現已建於「第5期」上的地基及其他結構項件，以及「第5期」內並非供「屋苑」任何個別「業主」或一群「業主」獨家享用的所有其他公用地方(但不包括「第5期住宅公用地方」及「第5期住宅停車場公用地方」)。「第5期屋苑公用地方」在附錄於「副公契」的圖則以淺綠色及黃色加黑圓圈顯示(如可以顯示)，僅作識別之用。

「**第5期住宅公用地方**」是指「第5期」內的「住宅公用地方」部分，包括但不限於「第5期噪音緩解措施」(不包括構成「第5期住宅單位」的部分)、「第5期私人休憩用地」、守衛室、會所管理辦事處、緊急車輛通道、用以安裝或使用天線廣播分導或電訊網絡設施的地方、轉換層、住宅入口大堂、樓梯、梯台、走道、有蓋行人走道、走廊及通道、避火層、公用平台花園及綠化區、隔聲鰭、電梯井、機器及設備室平台、於「第5期」的「大廈」的加闊公用走廊及電梯大堂、垃圾房、天台及平台、於「第5期」的「大廈」的建築裝飾及相關的支承橫樑及柱、冷氣機平台(包括其附屬的欄柵(如有))、外牆(包括玻璃幕牆或其任何部分(包括窗框、玻璃片、窗鉸、鎖、柄、澆注錨固、墊條、窗戶密封膠及玻璃幕牆其他組件、其不能開關的窗戶以及該等不能開關窗戶的窗框、玻璃片、澆注錨固、墊條、窗戶密封膠及其他組件，但不包括其安裝的所有可開關窗戶及圍封可開關窗戶玻璃片的窗框、該等可開關窗戶的玻璃片、窗鉸、鎖、柄、澆注錨固、墊條、窗戶密封膠及其他組件)、於「第5期」的「大廈」的非結構預製外牆、覆蓋層、百葉窗、欄柵及外立面)、於「第5期」的「住宅發展項目」內部或相關的護牆、結構牆及柱、上落客貨車位、「第5期私人康樂區及設施」、消防泵房、變壓器房、電掣房、主空氣處理機組室、主要電訊廣播設備機房、電訊管道、水泵房、通風機房、水錶櫃房、管槽、電纜槽、氣槽井道、郵箱、簷篷、草坪、水飾、花槽、行人道、休憩用地；但不包括「第5期屋苑公用地方」及「第5期住宅停車場公用地方」所包含的任何部分；「第5期住宅公用地方」在附錄於「副公契」的圖則以紅色及紅色綴黑網點顯示(如可以顯示)，僅作識別之用。

「**第5期住宅停車場公用地方**」是指位於「第5期」內的「住宅停車場公用地方」，包括但不限於所有配套區域、迴旋處、中空範圍、入口及行車道。「第5期住宅停車場公用地方」在附錄於「副公契」的圖則以灰色顯示(如可以顯示)，僅作識別之用。

3. 「**公用服務及設施**」是指(i)「屋苑公用服務及設施」、(ii)「住宅公用服務及設施」、(iii)「住宅停車場公用服務及設施」及(iv)擬按照「主公契」訂立的任何「副公契」或「分割契據」中指定在「屋苑」(不包括「商業樓宇」)內的任何公用服務及設施。

「**屋苑公用服務及設施**」是指現已或將會在「發展項目」之內、之上或之下建造用以服務整個「屋苑」，而非供「屋苑」任何「業主」或一群「業主」獨自享用的服務及設施，包括但不限於污水渠、溝渠、排水渠、管槽；泵、水箱；電線、電纜、電力裝置、配件、設備及器具；火警警報器、防火及消防系統、設備及器具；街道消防龍頭水箱、消防水箱、灑水器水箱、保安系統、設備及器具；通風及空調機器和設備；冷氣機及風扇，以及供「屋苑」共同使用及享用作為其便利設施，而非供「屋苑」任何「業主」或一群「業主」獨自享用的任何其他裝置、系統、機器、設備、器具、配件、服務及設施(但不包括「住宅公用服務及設施」、「住宅停車場公用服務及設施」、「商業樓宇」的公用服務及設施以及任何「副公契」或「分割契據」指定或擬指定構成其他「公用服務及設施」一部分的服務及設施)。

「**住宅公用服務及設施**」是指現已或將會在「發展項目」之內、之上或之下以建造或安裝用以服務「住宅發展項目」，而非供任何個別「住宅單位」的「業主」獨自享用的服務及設施，包括但不限於「供訪客停車位使用的電動汽車設施」、天線廣播分導或電訊網絡設施、排水渠、渠道、水箱、槽、管道、電纜、電線、機器及機械、空調及通風系統、電力裝置、配件、設備及器具、電梯、消防裝置及設備、保安系統、器具及吊船，但不包括「屋苑公用服務及設施」和「住宅停車場公用服務及設施」所包含的任何物件。

「**住宅停車場公用服務及設施**」是指位於「停車場」之內、之上或之下並且為指定用作停泊「住宅單位」的住客及其真正賓客、訪客或獲邀人士所擁有之汽車或電單車的「停車位」服務的服務及設施，包括但不限於機器及機械、電力裝置、配件及設備、電閘、保安護衛亭、收費亭及供水器具。

4. 「**第5期公用服務及設施**」是指(i)「第5期屋苑公用服務及設施」、(ii)「第5期住宅公用服務及設施」及(iii)「第5期住宅停車場公用服務及設施」。

「**第5期屋苑公用服務及設施**」是指「第5期」內的「屋苑公用服務及設施」，包括但不限於污水渠、溝渠、排水渠、管槽；泵、水箱；電線、電纜、電力裝置、配件、設備及器具；火警警報器、防火及消防系統、設備及器具；消防水缸、花灑水缸、保安系統、設備及器具，通風和空調機器及設備；空調、風扇，以及供「屋苑」共同使用及享用作內其便利設施，而非供「屋苑」任何「業主」或一群「業主」獨家享用的任何其他裝置、系統、機器、設備、器具、配件、服務及設施(但不包括「第5期住宅公用服務及設施」及「第5期住宅停車場公用服務及設施」)。

「**第5期住宅公用服務及設施**」是指「第5期」內的「住宅公用服務及設施」，包括但不限於天線廣播分導或電訊網絡設施、排水渠、渠道、水箱、槽、管道、電纜、電線、機器及機械、空調及通風系統、電力裝置、配件、設備及器具、電梯、消防裝置及設備、保安系統、器具及吊船，但不包括「第5期屋苑公用服務及設施」及「第5期住宅停車場公用服務及設施」所包含的任何物件。

「**第5期住宅停車場公用服務及設施**」是指「第5期」之內、之上或之下的「住宅停車場公用服務及設施」，包括但不限於機器及機械、電力裝置、配件及設備、電閘及供水器具。

B. 分配予期數中的每個住宅物業的不分割份數的數目

第6座

樓層 \ 單位	A	B	C	D	E	F	G	H	J
6樓至12樓、15樓至23樓及25樓至28樓	1108	948	249	353	342	243	244	341	332
30樓至33樓、35樓至43樓、45樓至53樓及55樓至56樓	1102	948	249	353	342	243	244	341	332

備註：(i) 不設13樓、14樓、24樓、34樓、44樓及54樓。
(ii) 庇護層設於29樓。

第7座

樓層 \ 單位	A	B	C	D	E	F	G	H	J	K	L
6樓至12樓、15樓至23樓、25樓至26樓及28樓至29樓	1384	322	315	471	409	316	313	313	317	341	479
30樓至33樓、35樓至43樓及45樓至51樓	1382	319	315	471	409	316	313	313	317	341	479

備註：(i) 不設13樓、14樓、24樓、34樓及44樓。
(ii) 庇護層設於27樓。

第8座

樓層 \ 單位	A	B	C	D	E	F	G	H
6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及45樓至51樓	1383	328	375	247	239	313	317	351

備註：(i) 不設13樓、14樓、24樓、34樓及44樓。
(ii) 庇護層設於27樓。

皇鑽匯

樓層 \ 單位	A	B
8樓至11樓	1987	1498

彗鑽匯

樓層 \ 單位	A	B
8樓至11樓	1488	1591

C. 有關期數的管理人的委任年期

5. 「屋苑」的管理人的首屆任期由「主公契」的日期起計兩(2)年，並於期滿後獲繼續任職直至依照「主公契」條款終止委任為止。

6. 根據「主公契」，就「地鐵部分」及「九鐵部分」並無委任管理人。「地鐵部分」和「九鐵部分」分別由「地鐵部分」的業主和「九鐵部分」的業主管理和控制。

D. 管理開支按甚麼基準在期數中的住宅物業的擁有人之間分擔

7. 「期數」中的住宅物業的擁有人應按照下列方式分擔管理開支：

(a) 「期數」中的住宅物業的所有業主(連同其他業主)須分擔「屋苑管理預算」(於「主公契」中定義)的開支，該部分相等於分配予其擁有的「單位」(於「主公契」中定義)的「管理份數」(於「主公契」中定義)(連同其他業主)除以分配予「屋苑」(於「主公契」中定義)的總「管理份數」。

(b) 「期數」中的住宅物業的業主(連同其他業主)須分擔「住宅發展項目管理預算」(於「主公契」中定義)的開支，該部分相等於分配予其擁有的「單位」的「管理份數」(連同其他業主)除以分配予「期數」的總「管理份數」。

(c) 住宅物業的業主須分擔「住宅停車場管理預算」(於「主公契」中定義)的開支和費用的該等百分比(根據下述的公式計算)，該部分相等於分配予其擁有的「住宅單位」的「管理份數」除以分配予所有「住宅單位」的總「管理份數」。開支的百分比的計算方法，是將「訪客停車位」(於「主公契」中定義)的總建築面積除以「停車位」(於「主公契」中定義)和「訪客停車位」的總建築面積。

如果管理人除了編制「屋苑管理預算」、「住宅發展項目管理預算」及「住宅停車場管理預算」以外，為「屋苑」的任何部分編制副管理預算或次級管理預算，應該只分攤歸屬於該等部分的費用，任何副管理預算或次級管理預算的開支應由該副管理預算或次級管理預算所涵蓋的「單位」的業主支付，該部分相等於分配予其擁有的「單位」的「管理份數」除以分配予由該副管理預算或次級管理預算所涵蓋的「屋苑」相關部分的總「管理份數」。

8. 分配予期數中的每個住宅物業的管理份數的數目如下：

第6座

樓層 \ 單位	A	B	C	D	E	F	G	H	J
6樓至12樓、15樓至23樓及25樓至28樓	1108	948	249	353	342	243	244	341	332
30樓至33樓、35樓至43樓、45樓至53樓及55樓至56樓	1102	948	249	353	342	243	244	341	332

備註：(i) 不設13樓、14樓、24樓、34樓、44樓及54樓。
(ii) 庇護層設於29樓。

第7座

樓層 \ 單位	A	B	C	D	E	F	G	H	J	K	L
6樓至12樓、15樓至23樓、25樓至26樓及28樓至29樓	1384	322	315	471	409	316	313	313	317	341	479
30樓至33樓、35樓至43樓及45樓至51樓	1382	319	315	471	409	316	313	313	317	341	479

備註：(i) 不設13樓、14樓、24樓、34樓及44樓。
(ii) 庇護層設於27樓。

第8座

樓層 \ 單位	A	B	C	D	E	F	G	H
6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及45樓至51樓	1383	328	375	247	239	313	317	351

備註：(i) 不設13樓、14樓、24樓、34樓及44樓。
(ii) 庇護層設於27樓。

皇鑽匯

樓層 \ 單位	A	B
8樓至11樓	1987	1498

彗鑽匯

樓層 \ 單位	A	B
8樓至11樓	1488	1591

E. 計算管理費按金的基準

9. 「期數」中的一個住宅物業的管理費按金相當於三(3)個月管理開支(於「主公契」中定義)。

F. 處理擁有人在期數中保留作自用的範圍(如有的話)的公契條文的摘要

10. 不適用。

除非在本售樓說明書有定義，以上使用的方括號內的詞語與「主公契」及「副公契」內的詞語具有相同的意義。