

W212

售樓說明書
Sales Brochure

Basic Information of the Development

發展項目基本資料

Name of Development	W212
Address	No. 212 Texaco Road, Tsuen Wan, New Territories, Hong Kong
Lot No.	Lot No. 289 in D.D. 446
Site Area	Approx. 1,393.6 sq. m.
User Restriction	Industrial (See Salient Points of the Government Grant for details)
Lease Term	Up to 30 June 2047
Vendor	Longan Company Limited
Vendor's Parent or Holding Companies	Sun Hung Kai Properties Limited & Sun Hing Holdings Limited
Solicitor for the Vendor	Mayer Brown JSM 16th – 19th Floors, Prince's Building 10 Chater Road Central, Hong Kong Tel : (852) 2843 2211 Fax : (852) 2845 9121
The Firm to which the Authorized Person belongs	Sun Hung Kai Architects and Engineers Limited
Authorized Person	Wong Ka Man Carmen
Architect	Sun Hung Kai Architects and Engineers Limited
Property Manager	Hong Yip Service Company Limited

Basic Information of the Development

發展項目基本資料

發展項目名稱	W212
地址	香港新界荃灣德士古道212號
地段	丈量約份第446約地段第289號
地盤面積	約1,393.6平方米
用途限制	工業 (詳見政府批地書的重要條款)
年期	至2047年6月30日
賣方	Longan Company Limited
賣方的控權公司	新鴻基地產發展有限公司及新興集團有限公司
賣方代表律師	孖士打律師行 香港中環遮打道10號 太子大廈16-19樓 電話：(852) 2843 2211 傳真：(852) 2845 9121
認可人士所屬公司	新鴻基建築設計有限公司
認可人士	黃嘉雯建築師
建築師	新鴻基建築設計有限公司
物業管理公司	康業服務有限公司

Basic Information of the Development

發展項目基本資料

Number of Block 樓宇座數	1 Block 1座
Number of Storey 層數	23 Storeys including G/F 23層包括地下
Number of Unit Storey 單位層數	23 Storeys (G/F-26/F) 23層 (地下-26樓)
Omitted Floor Numbers 被略去的樓層號數	4/F, 13/F, 14/F & 24/F 4樓、13樓、14樓及24樓

Number and Area of Carpark Units 車位數目及車位面積			
Category of Carpark Units 車位類別	No. 數目	Dimensions (L x W)(M) 尺寸 (長 x 闊)(米)	Area per Space (sq.m.) 每個車位面積
Private Car Parking Space 私家車車位	1	5.0 x 2.5	12.5
Light Goods Vehicle Parking Space 輕型貨車車位	2	7.0 x 3.5	24.5

Basic Information of the Development

發展項目基本資料

Notes:

- 1. 4/F, 13/F, 14/F and 24/F are omitted.
- 2. All plans are subject to the final approval by the Buildings Department and the Lands Department.
- 3. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

註：

- 1. 不設4樓、13樓、14樓及24樓。
- 2. 所有圖則以屋宇署及地政總署最後批准之圖則為準。
- 3. 賣方亦建議準買家到訪發展項目作實地考察，以對發展項目、其周邊地區環境及鄰近的公共設施有較佳了解。



Cross-Section Plan
橫截面圖

Design of the Development and Property Management

發展項目設計及物業管理

Fittings & Finishes and Building Provisions

COMMON AREA

External Wall

- Aluminium windows, aluminium grille, aluminium cladding, aluminium fins and external wall tiles at the façade and glass wall system with aluminium features at G/F façade

Entrance Lift Lobby

- Internal floor of air-conditioned entrance lobby to be finished with natural stone
- Internal walls to be decorated with natural stone, glass panel, timber panel and metal panel with artificial green wall
- False ceiling with decorative light fixtures installed

Lift Lobby on Unit Floors

- Internal floor to be finished with reconstituted stone
- Internal walls to be decorated with natural stone, reconstituted stone, metal panel and wallpaper
- False ceiling with light fixtures installed

Passenger Lifts and Fireman's Lift

- Internal floor to be finished with natural stone
- Internal walls to be decorated with metal panel, timber panel and decorative glass / mirror with stainless steel trimming
- False ceiling with light fixtures installed and LCD monitors

Cargo Lift

- Internal floor to be finished with natural stone
- Internal walls to be decorated with stainless steel panel with trimming
- False ceiling with light fixtures installed and LCD monitors

Accessible Unisex Toilet

- Finished with high quality tiles for floor and walls, and fitted with sanitary wares

Lavatories on G/F

- Finished with reconstituted stone for floor and walls, and furnished with high quality sanitary wares and basin cabinet

Security

- CCTV surveillance system at building entrances and lifts
- Smart Card Access System incorporated with lift control system during non-business hours

UNIT AREA

Flooring

- G/F : Trowelled finished with floor coating
- 1/F-26/F : Finished with porcelain floor tiles
- Staircases inside Unit 1, 2, 3, 5 & 6 on 26/F to be finished with trowelled concrete with metal railing
- Flat Roofs outside Unit 1, 5, 6, 7, 8, 9, 10 and 11 on 1/F and Flat Roofs on Roof of unit 1, 2, 3, 5, and 6 on 26/F are to be finished with non-slipped tile
- Floor Loading

Unit (Excluding lavatory)	Live Load (kPa)
G/F	7.5
1/F-26/F	5.0
Roof	7.5

Ceiling and Wall Finish

- Plaster finished and painting applied to internal walls, columns and ceiling

Floor Height (Floor-to-Floor) (based on the approved building plans)

- G/F : Approx. 5m
- 1/F-25/F : Approx. 3.5m
- 26/F : Approx. 5m

Unit Entrance

- G/F : Glass doors
- 1/F-26/F : Laminated solid core wood door, letter box and door bell integrated to entrance

Design of the Development and Property Management

發展項目設計及物業管理

Fittings & Finishes and Building Provisions

Lavatory

- Internal floor to be finished with reconstituted stone and internal wall finished with high quality tiles
- Furnished with high quality sanitary wares and basin cabinet

Water / Electricity Meter

- Individual meters for water and electricity located in meter rooms

Power

Floor	Unit	Switch Gear per Unit (Amp 3-phase)
G/F	1 & 2	315
1/F	1, 2, 3, 5, 6, 7, 8, 9, 10 & 11	63
2/F-25/F	1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12 & 15	63
26/F	1, 2, 3, 5 & 6	125

Air-Conditioning

- G/F : Variable Refrigerant Flow (VRF) air-conditioning system
- 1/F-25/F : Wall mounted split-type air-conditioning units
- 26/F : Ceiling mounted duct type air-conditioning units

Fire Services

- Sprinkler system covering Unit Area
- Fire hydrant, fire hose reels and extinguishers provided in accordance with Hong Kong Fire Services Department's requirement

Telecommunications

- Wide choices of telephone service and broadband internet providers
- Telephone lead-in cable system and telephone cable
- TV / FM aerial and local digital TV with splitter provided

Notes:

1. Unit floors are from G/F to 26/F with omission of 4/F, 13/F, 14/F & 24/F. Unit 4, 13 & 14 are omitted.
2. Floor height (floor-to-floor) refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
3. The Vendor reserves the right to substitute the intended materials as listed above with other materials of comparable quality and standard without prior notice to the Purchaser.
4. All of the above items and the others which are not listed above are subject to the final approval by relevant Government Authorities.
5. The fittings and finishes as listed above shall be in accordance with the terms of the formal Agreement for Sale and Purchase. Those provisions may have slight variation in the colour, measurement, grain, texture and/or workmanship.
6. Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail. All information shall be subject to the terms and conditions of the formal Agreement for Sale and Purchase.

VERTICAL TRANSPORTATION

Passenger Lifts

Number of Lift: 2 (L3 & L4)
Floors Serving: G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F
Lift Capacity: 1,800kg (24 Persons)
Speed: Approx. 2.5m/s
Internal Lift Car Dimensions: Approx. 1.9m(W) x 1.7m(D) x 2.65m(H)
Door Opening: Approx. 1.2m(W) x 2.4m(H)

Cargo Lift

Number of Lift: 1 (L2)
Floors Serving: G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F
Lift Capacity: 1,800kg (24 Persons)
Speed: Approx. 2.5m/s
Internal Lift Car Dimensions: Approx. 1.7m(W) x 1.9m(D) x 2.9m(H)
Door Opening: Approx. 1.2m(W) x 2.4m(H) (G/F Lift Opening at Cargo Lift Lobby)

Fireman's Lift

Number of Lift: 1 (L1)
Floors Serving: G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F
Lift Capacity: 1,500kg (20 Persons)
Speed: Approx. 2.5m/s
Internal Lift Car Dimensions: Approx. 1.65m(W) x 1.7m(D) x 2.65m(H)
Door Opening: Approx. 1.2m(W) x 2.4m(H) (Front) (Except G/F)
Approx. 0.9m(W) x 2.4m(H) (Side)

Design of the Development and Property Management

發展項目設計及物業管理

裝置、裝修物料及大廈設備

公用地方

大廈外牆

- 大廈外牆裝置包括鋁質窗、鋁質百葉窗、鋁板裝飾、鋁質裝飾鰭及鋪砌外牆瓦，地下外牆裝置包括玻璃牆身及鋁板裝飾

入口大堂

- 大堂地台鋪砌天然石材並裝設空調系統
- 大堂內牆身鋪砌天然石材連玻璃飾面、木飾面、金屬飾面以及人造綠化牆
- 假天花安裝燈具裝飾

單位樓層升降機大堂

- 地台鋪砌合成石材
- 內牆鋪砌天然石材、合成石材、金屬飾面及牆紙
- 假天花配以燈具

客用升降機及消防升降機

- 地台鋪砌天然石材
- 牆身鋪金屬飾面、木飾面及裝飾玻璃/鏡連不銹鋼修邊
- 假天花配以燈具並裝設液晶顯示屏電視

貨運升降機

- 地台鋪砌天然石材
- 牆身鋪不銹鋼飾面連修邊
- 假天花配以燈具並裝設液晶顯示屏電視

暢通易達洗手間

- 地台及牆身鋪砌高級瓷磚並裝妥潔具

地下洗手間

- 地台及牆身鋪砌合成石材，並裝妥高級潔具及貯物櫃

保安設備

- 於大廈入口及升降機裝設閉路電視監察系統
- 智能卡系統配合升降機控制系統供用戶於非辦公時間出入

單位範圍

地台

- 地下：抹光地油面地台
- 1樓-26樓：鋪瓷質地磚
- 連接26樓至天台1、2、3、5及6號單位的內置樓梯為混凝土地台面配以金屬扶手
- 1樓1、5、6、7、8、9、10及11號單位的平台及26樓1、2、3、5及6號單位的天台範圍鋪砌防滑地磚
- 樓層荷載

單位 (不包括洗手間)	活荷載 (千帕斯卡)
地下	7.5
1樓-26樓	5.0
天台	7.5

天花及內牆

- 於內牆、柱位及天花髹乳膠漆

樓層高度(兩地台間之距離) (根據已批准之圖則)

- 地下：約5米
- 1樓-25樓：約3.5米
- 26樓：約5米

單位入口

- 地下：玻璃門
- 1樓-26樓：實芯木門，入口裝嵌信箱及門鈴

洗手間

- 地台鋪砌人造石材及內牆身鋪砌高級瓷磚
- 裝妥高級潔具及貯物櫃

Design of the Development and Property Management

發展項目設計及物業管理

裝置、裝修物料及大廈設備

水/電錶設備

- 水錶房及電錶房設置獨立水電錶

供電

樓層	單位	每單位開關總掣用電 (安培三相)
地下	1及2	315
1樓	1、2、3、5、6、7、8、9、10及11	63
2樓-25樓	1、2、3、5、6、7、8、9、10、11、12及15	63
26樓	1, 2, 3, 5及6	125

空調設備

- 地下: 多聯式空調系統
- 1樓–25樓: 掛牆分體式空調
- 26樓: 天花安裝氣管式空調

消防設備

- 單位範圍裝設消防花灑系統
- 按香港消防處規定提供消防栓、消防喉轆及滅火器

通訊設備

- 多間電訊及寬頻供應商供用戶選擇
- 獨立通訊電纜系統
- 裝設可接收本地數碼電視、公用電視及收音機頻道之接收器

垂直運輸

客用升降機

升降機數量：2部(L3及L4)
前往層數：地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至26樓
升降機負重：1,800千克(24人)
速度：約2.5米/秒
升降機內部尺寸：約1.9米(闊) x 1.7米(深) x 2.65米(高)
升降機門闊：約1.2米(闊) x 2.4米(高)

貨運升降機

升降機數量：1部(L2)
前往層數：地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至26樓
升降機負重：1,800千克(24人)
速度：約2.5米/秒
升降機內部尺寸：約1.7米(闊) x 1.9米(深) x 2.9米(高)
升降機門闊：約1.2米(闊) x 2.4米(高) (地下升降機門向貨運升降機大堂)

消防升降機

升降機數量：1部(L1)
前往層數：地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至26樓
升降機負重：1,500千克(20人)
速度：約2.5米/秒
升降機內部尺寸：約1.65米(闊) x 1.7米(深) x 2.65米(高)
升降機門闊：約1.2米(闊) x 2.4米(高) (前門) (地下除外)
約0.9米(闊) x 2.4米(高) (側門)

註：

1. 單位樓層為地下至26樓。不設4樓、13樓、14樓及24樓。不設4號、13號及14號單位。
2. 樓層高度(兩地台之間的距離)指該樓層之石屎地台面與上一層石屎地台面之高度距離。
3. 賣方將保留一切權利，按照實際情況以同等質素的建築材料及設備代替上述所列各項而毋須事先知會買方。
4. 以上列出或未列出之項目以有關政府部門最後批准為準。
5. 上述所列各項建築材料及設備均以正式買賣合約的條款所定為準。各項建築材料及設備可能在顏色、尺寸、紋理、組織及/或手工上出現輕微差別。
6. 中英文版本如有歧義，以英文版本為準。所有資料均依據正式買賣合約所訂為準。

Design of the Development and Property Management

發展項目設計及物業管理

Property Management

Property Manager

Hong Yip Service Company Limited

Terms of Management

An initial term of 2 years appointment commencing from the date of the Deed of Mutual Covenant and Management Agreement (“DMC”). The Manager’s annual remuneration shall be 15% of the total annual Management Expenses incurred in the management of the Lot and the Development. Such appointment shall thereafter continue until termination in accordance with the terms of the DMC.

Estimated Management Fee

Based on the Management Budget prepared by the Manager and in accordance with the DMC, each Owner shall contribute towards the management expenses pro rata to the Undivided Shares allocated to his Unit(s):

Type A Unit		
Floor	Unit	Estimated Management Fee (Approximately HK\$ per sq. ft. per month on Gross Floor Area basis)
G/F	1 & 2	\$3.3
1/F	1, 6, 7, 8, 9, 10 & 11	\$3.5
	2 & 3	\$3.3
	5	\$3.7
2/F – 25/F	1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12 & 15	\$3.3
26/F	1, 2, 3, 5 & 6	\$3.6

Notes:

- Unit floors are from G/F to 26/F with omission of 4/F, 13/F, 14/F & 24/F. Unit 4, 13 & 14 are omitted.
- Management fees deposit / Capital Equipment Fund / debris removal fee / utilities charges deposits paid in respect of the Unit concerned shall be paid by the Purchaser or reimbursed by the Purchaser to the Vendor before the Unit is handed over to the Purchaser.
- All Purchasers shall pay the above-mentioned amounts on completion of the sale and purchase even if the exact amounts are yet to be finalized.

Type B Unit	
Carpark Unit	Estimated Management Fee (Approximately HK\$ per space per month)
Private Car Parking Space	\$368
Light Goods Vehicles Parking Space	\$442

The actual amount will be determined in accordance with the DMC. Payment should be made monthly in advance. The above estimations are based on 2020 expenditure level. Slight adjustment may be required upon completion and in accordance with the DMC.

Payment to be made by Owner before he is given possession of his Unit(s):

- To pay a sum equivalent to 1 month’s management fee as the first month management fee in advance;
- To pay a sum equivalent to 2 months’ management fees as initial contribution to Capital Equipment Fund which is non-refundable and non-transferable;
- To pay a deposit equivalent to 3 months’ management fees as security for due payment of all amounts payable by the Owner under the DMC which is non-refundable but transferable;
- To pay for the whole or a due proportion (according to the Undivided Shares allocated) of the water meter, electricity and all utility and other deposits which have already been paid in respect of his part of the Development and/or in respect of the Common Areas and Facilities; and
- To pay a sum not more than 1 month’s contribution towards the Management Expenses payable in respect of his part of the Development based on the first annual management budget as a debris removal fee, provided that no such debris removal fee shall be payable in respect of a Type B Unit. Any such fee received by the Manager which is not used for debris removal or special cleaning and clearing shall be credited to the Capital Equipment Fund.

Design of the Development and Property Management

發展項目設計及物業管理

物業管理

物業管理公司
康業服務有限公司

管理公司任期

起初之年期由簽訂大廈公共契約及管理合約(「大廈公契」)訂立日起計為期兩年，管理公司每年之酬金為本地段物業之全年管理總開支百分之十五。其後自動續約直至其任期根據大廈公契之條款而終止。

預算管理費

依據物業管理公司之預算管理費用及大廈公契所載的不可分割份數分配計算：

A類單位		
樓層	單位	預算管理費 (按建築面積每平方米每月約港幣\$)
地下	1 及 2	\$3.3
1樓	1, 6, 7, 8, 9, 10 及 11	\$3.5
	2 及 3	\$3.3
	5	\$3.7
2樓-25樓	1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12 及 15	\$3.3
26樓	1, 2, 3, 5 及 6	\$3.6

B類單位	
車位	預算管理費 (每個車位每月約港幣\$)
私家車車位	\$368
輕型貨車車位	\$442

實際收費按大廈公契條款計算。管理費須於每月上期繳付。以上預算費用乃基於2020年之開支水平釐訂，入伙時可能會根據大廈公契所載條款而略作調整。

業主須於接收單位前繳付以下費用：

- a) 繳付相等於一個月管理費的款項，以預繳首個月管理費；
- b) 繳付相等於兩個月管理費的款項，作為對設備基金的首期供款，該筆款項將不予退還也不可轉讓；
- c) 繳付相等於三個月管理費的按金，以保證其繳付大廈公契訂明的所有款項，該筆款項將不予退還但可以轉讓；
- d) 就其在本發展項目所佔部分及/或公用地方及設施已繳付的水錶、電力、所有公用事業按金及其他按金，繳付全數或適當比例之金額(按照分攤的不可分割份數數目)；及
- e) 根據首個年度的管理預算，繳付其在本發展項目所佔部分應攤付的一筆不超過一個月管理支出的款項作為泥頭清理費，但B類單位不須繳付此泥頭清理費；如管理公司收取的任何該等款項沒有用作清理泥頭或特別清潔及清理，該等款項須撥入設備基金。

註：

- 1. 單位樓層為地下至26樓。不設4樓、13樓、14樓及24樓。不設4號、13號及14號單位。
- 2. 賣方轉交單位給買方前，買方須支付或償還賣方已支付該單位的所有管理費按金、設備基金、泥頭清理費及公用事業按金。
- 3. 儘管上述須繳付金額仍有待確定，買方仍須於完成交易時繳付上述所列費用。

Layout Plan of the Development

發展項目布局圖



SCALE : 0 10M 20M

Location of the Development
發展項目的位置

- Notes:
- 1. The Layout Plan is simplified for reference only.
 - 2. The overall development scheme of the Development and the surrounding environment and areas of the Development may be subject to change or modification.
 - 3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

- 註：
- 1. 上圖經簡化處理僅供參考。圖則以政府相關部門最後批准之圖則為準。
 - 2. 物業發展項目的整體計劃及鄰近地區及環境有可能改變或修改。
 - 3. 賣方建議準買家到訪發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。

Floorplan
地下平面圖



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

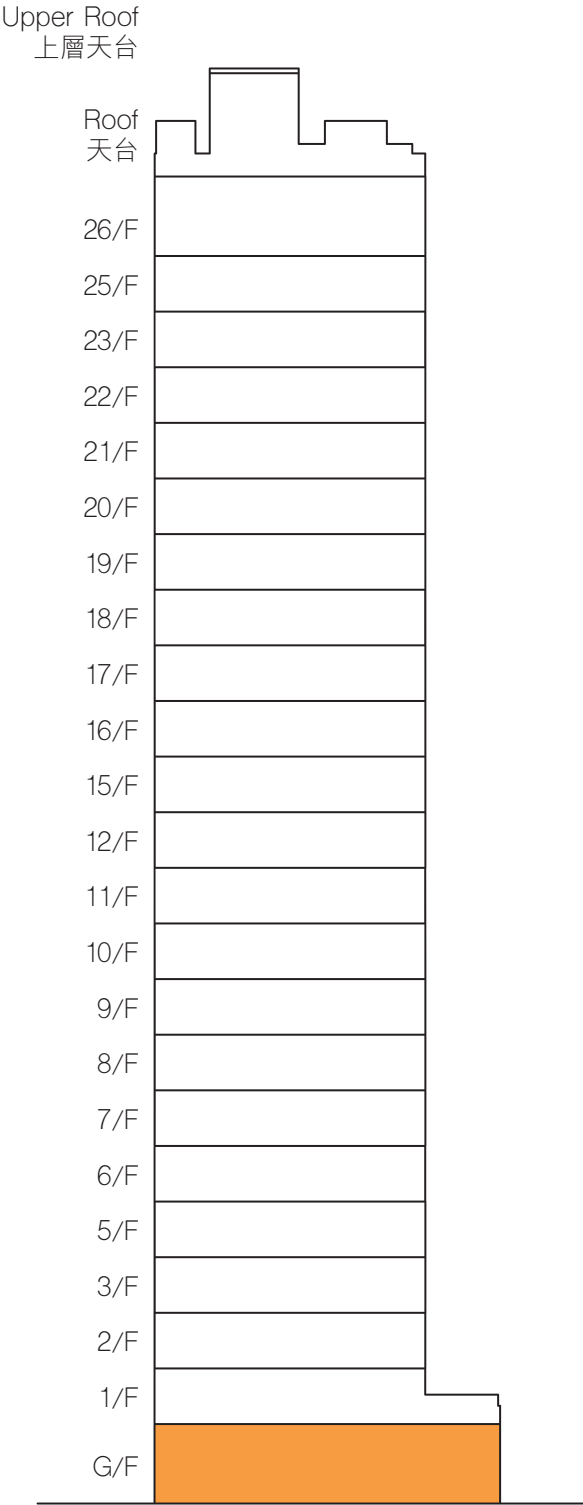
Floor 樓層	Unit 單位	Saleable Area 實用面積	Apportioned Share of Common Area 單位所分攤的 公用地方面積	Gross Floor Area 建築面積	Other Areas 其他面積	
					Flat Roof 平台	Roof 天台
G/F	1	980	653	1,633	-	-
	2	942	628	1,570	-	-

Notes:

- Unit floors are from G/F to 26/F with omission of 4/F, 13/F, 14/F & 24/F. Unit 4, 13 & 14 are omitted.
- There are architectural features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- Load bearing walls are represented by thick solid lines.
- The floor-to-floor height of G/F is approximately 5m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
- The condensers of the air-conditioning system are installed on A/C platforms.
- The dimensions of the plans are all structural dimensions which are for reference only.
- All plans are subject to the final approval by the Buildings Department and the Lands Department.
- All layouts, interior and exterior designs, fittings and finishes, and all provisions of the above plan are subject to the final adjustment upon completion.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

註：

- 單位樓層為地下至26樓。不設4樓、13樓、14樓及24樓。不設4號、13號及14號單位。
- 部份樓層外牆範圍及大廈天台及/或平台設有建築裝飾。
- 承力結構牆以粗黑線表示。
- 地下樓面至樓面高度約為5米(根據已批准圖則)。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- 空調系統的冷凝器設於冷氣機平台。
- 圖中所有量度單位為建築結構尺寸，只供參考用途。
- 所有圖則以屋宇署及地政總署最後批准之圖則為準。
- 所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備以入伙時所提供為準。賣方保留一切權利修改發展項目之佈局、室內及戶外之間隔、裝飾、設計、擺設及設備。
- 賣方建議準買家到訪發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。



Floorplan
1樓平面圖



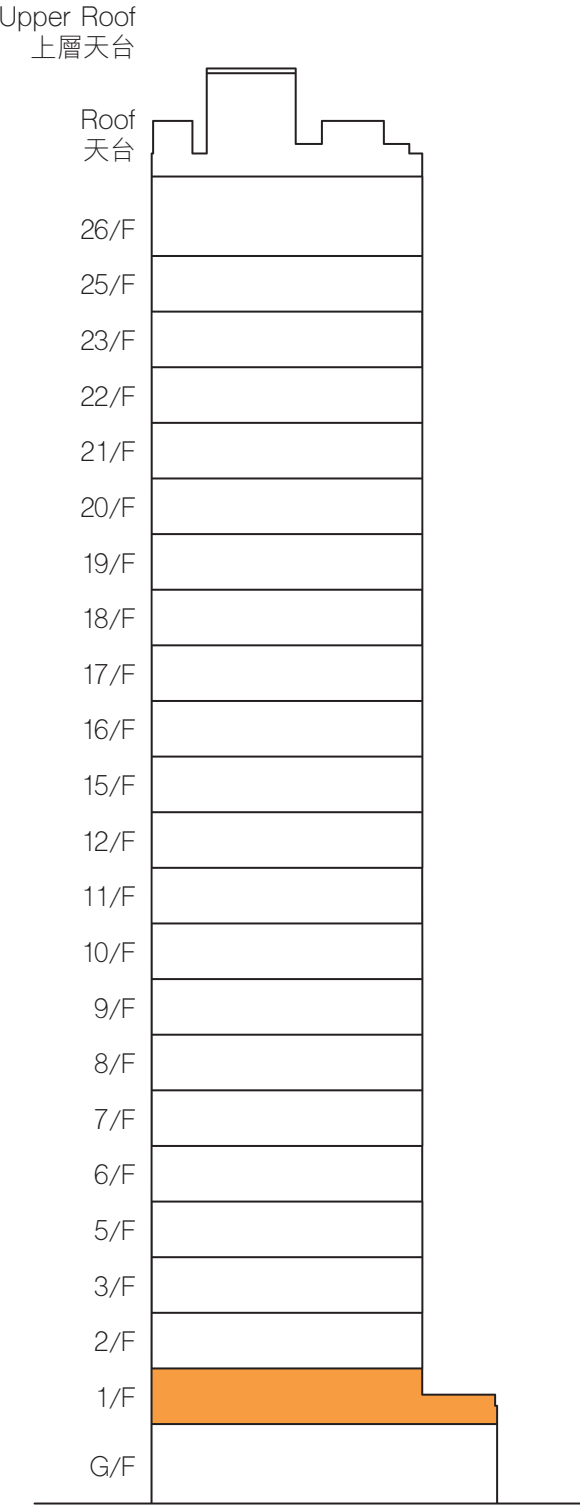
SCALE : 0 5M 10M

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

Floor 樓層	Unit 單位	Saleable Area 實用面積	Apportioned Share of Common Area 單位所分攤的 公用地方面積	Gross Floor Area 建築面積	Other Areas 其他面積	
					Flat Roof 平台	Roof 天台
1/F	1	513	342	855	34	-
	2	362	241	603	-	-
	3	362	241	603	-	-
	5	482	321	803	553	-
	6	345	230	575	181	-
	7	329	219	548	170	-
	8	337	224	561	175	-
	9	337	224	561	175	-
	10	329	219	548	170	-
	11	351	234	585	180	-

- Notes:
- Unit floors are from G/F to 26/F with omission of 4/F, 13/F, 14/F & 24/F. Unit 4, 13 & 14 are omitted.
 - There are architectural features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
 - Load bearing walls are represented by thick solid lines.
 - The floor-to-floor height of 1/F is approximately 3.5m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
 - The condensers of the air-conditioning system are installed on A/C platforms.
 - The dimensions of the plans are all structural dimensions which are for reference only.
 - All plans are subject to the final approval by the Buildings Department and the Lands Department.
 - All layouts, interior and exterior designs, fittings and finishes, and all provisions of the above plan are subject to the final adjustment upon completion.
 - The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

- 註：
- 單位樓層為地下至26樓。不設4樓、13樓、14樓及24樓。不設4號、13號及14號單位。
 - 部份樓層外牆範圍及大廈天台及/或平台設有建築裝飾。
 - 承力結構牆以粗黑線表示。
 - 1樓樓面至樓面高度約為3.5米 (根據已批准圖則)。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
 - 空調系統的冷凝器設於冷氣機平台。
 - 圖中所有量度單位為建築結構尺寸，只供參考用途。
 - 所有圖則以屋宇署及地政總署最後批准之圖則為準。
 - 所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備以入伙時所提供為準。賣方保留一切權利修改發展項目之佈局、室內及戶外之間隔、裝飾、設計、擺設及設備。
 - 賣方建議準買家到訪發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。



2/F

Floorplan
2樓平面圖



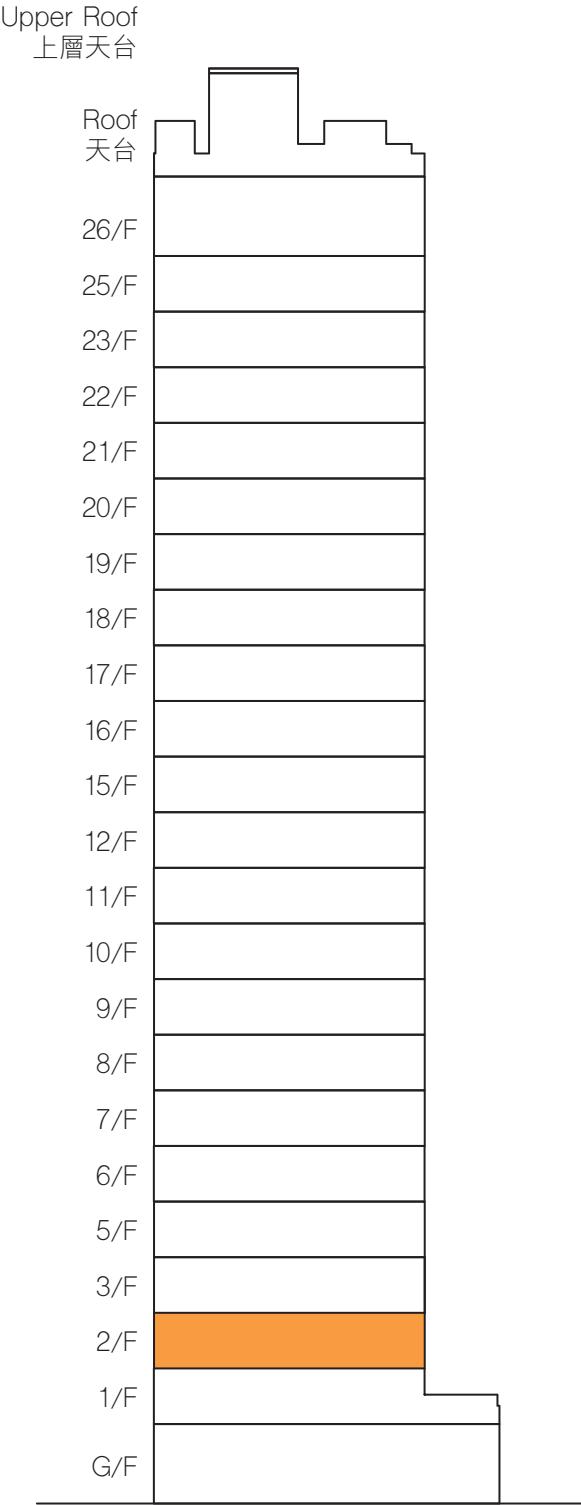
SCALE : 0 5M 10M

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

Floor 樓層	Unit 單位	Saleable Area 實用面積	Apportioned Share of Common Area 單位所分攤的 公用地方面積	Gross Floor Area 建築面積	Other Areas 其他面積	
					Flat Roof 平台	Roof 天台
2/F	1	556	370	926	-	-
	2	361	240	601	-	-
	3	361	240	601	-	-
	5	522	348	870	-	-
	6	341	227	568	-	-
	7	329	219	548	-	-
	8	337	224	561	-	-
	9	337	224	561	-	-
	10	329	219	548	-	-
	11	351	234	585	-	-
	12	351	234	585	-	-
	15	347	231	578	-	-

- Notes:
- Unit floors are from G/F to 26/F with omission of 4/F, 13/F, 14/F & 24/F. Unit 4, 13 & 14 are omitted.
 - There are architectural features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
 - Load bearing walls are represented by thick solid lines.
 - The floor-to-floor height of 2/F is approximately 3.5m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
 - The condensers of the air-conditioning system are installed on A/C platforms.
 - The dimensions of the plans are all structural dimensions which are for reference only.
 - All plans are subject to the final approval by the Buildings Department and the Lands Department.
 - All layouts, interior and exterior designs, fittings and finishes, and all provisions of the above plan are subject to the final adjustment upon completion.
 - The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

- 註：
- 單位樓層為地下至26樓。不設4樓、13樓、14樓及24樓。不設4號、13號及14號單位。
 - 部份樓層外牆範圍及大廈天台及/或平台設有建築裝飾。
 - 承力結構牆以粗黑線表示。
 - 2樓樓面至樓面高度約為3.5米 (根據已批准圖則)。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
 - 空調系統的冷凝器設於冷氣機平台。
 - 圖中所有量度單位為建築結構尺寸，只供參考用途。
 - 所有圖則以屋宇署及地政總署最後批准之圖則為準。
 - 所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備以入伙時所提供為準。賣方保留一切權利修改發展項目之佈局、室內及戶外之間隔、裝飾、設計、擺設及設備。
 - 賣方建議準買家到訪發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。



3&5 / F

Floorplan

3及5樓平面圖



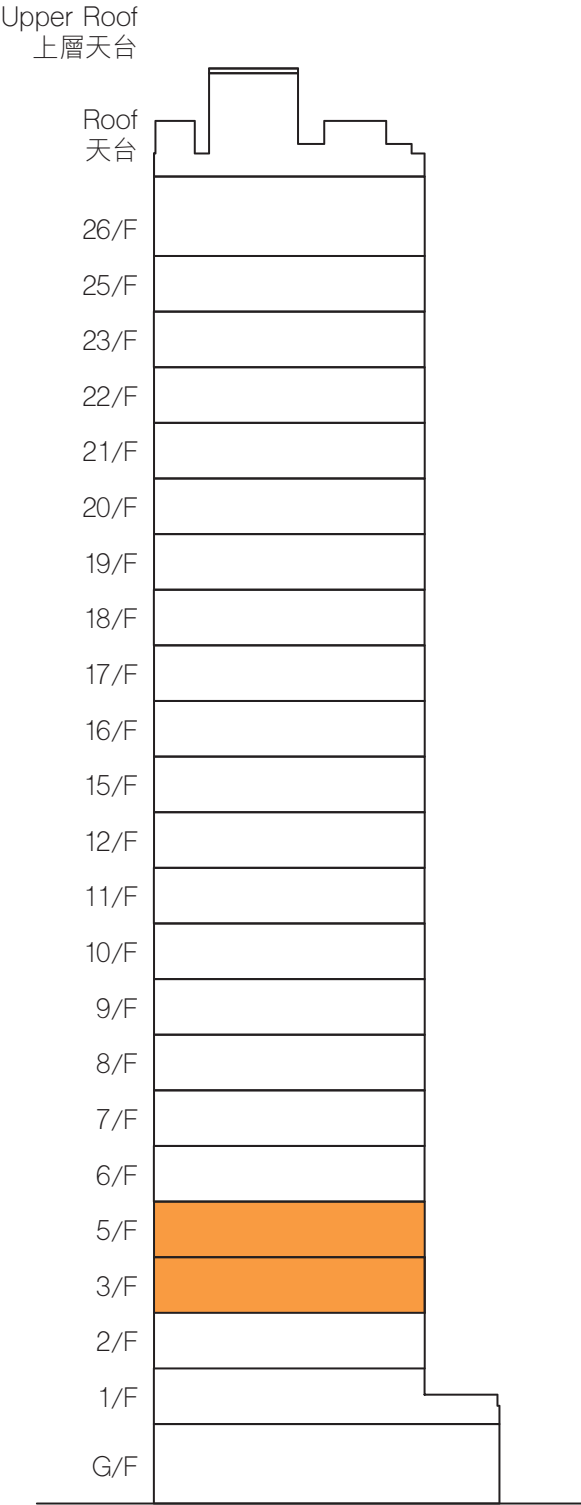
SCALE : 0 5M 10M

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

Floor 樓層	Unit 單位	Saleable Area 實用面積	Apportioned Share of Common Area 單位所分攤的 公用地方面積	Gross Floor Area 建築面積	Other Areas 其他面積	
					Flat Roof 平台	Roof 天台
3/F & 5/F	1	556	370	926	-	-
	2	361	240	601	-	-
	3	361	240	601	-	-
	5	522	348	870	-	-
	6	341	227	568	-	-
	7	329	219	548	-	-
	8	337	224	561	-	-
	9	337	224	561	-	-
	10	329	219	548	-	-
	11	341	227	568	-	-
	12	477	318	795	-	-
	15	335	223	558	-	-

- Notes:
- Unit floors are from G/F to 26/F with omission of 4/F, 13/F, 14/F & 24/F. Unit 4, 13 & 14 are omitted.
 - There are architectural features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
 - Load bearing walls are represented by thick solid lines.
 - The floor-to-floor height of 3/F and 5/F are approximately 3.5m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
 - The condensers of the air-conditioning system are installed on A/C platforms.
 - The dimensions of the plans are all structural dimensions which are for reference only.
 - All plans are subject to the final approval by the Buildings Department and the Lands Department.
 - All layouts, interior and exterior designs, fittings and finishes, and all provisions of the above plan are subject to the final adjustment upon completion.
 - The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

- 註：
- 單位樓層為地下至26樓。不設4樓、13樓、14樓及24樓。不設4號、13號及14號單位。
 - 部份樓層外牆範圍及大廈天台及/或平台設有建築裝飾。
 - 承力結構牆以粗黑線表示。
 - 3樓及5樓樓面至樓面高度約為3.5米 (根據已批准圖則)。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
 - 空調系統的冷凝器設於冷氣機平台。
 - 圖中所有量度單位為建築結構尺寸，只供參考用途。
 - 所有圖則以屋宇署及地政總署最後批准之圖則為準。
 - 所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備以入伙時所提供為準。賣方保留一切權利修改發展項目之佈局、室內及戶外之間隔、裝飾、設計、擺設及設備。
 - 賣方建議準買家到訪發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。



6-10/F

Floorplan

6-10樓平面圖



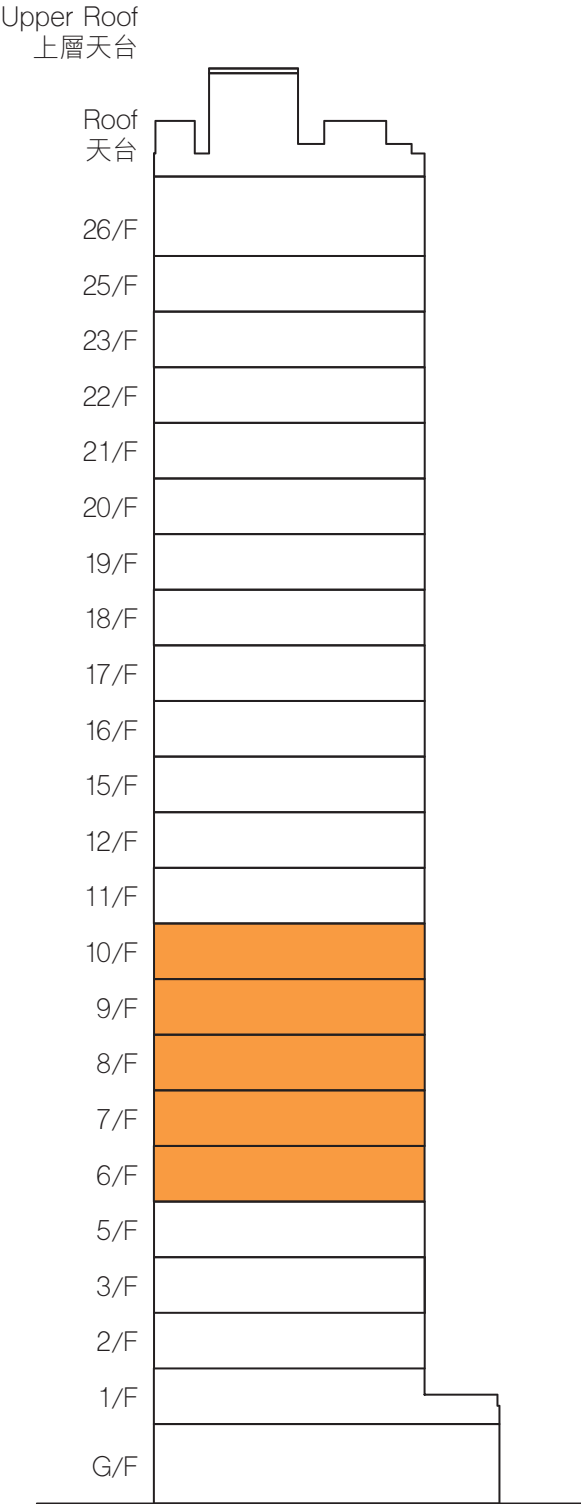
SCALE : 0 5M 10M

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

Floor 樓層	Unit 單位	Saleable Area 實用面積	Apportioned Share of Common Area 單位所分攤的 公用地方面積	Gross Floor Area 建築面積	Other Areas 其他面積	
					Flat Roof 平台	Roof 天台
6/F - 10/F	1	556	370	926	-	-
	2	361	240	601	-	-
	3	361	240	601	-	-
	5	522	348	870	-	-
	6	341	227	568	-	-
	7	329	219	548	-	-
	8	337	224	561	-	-
	9	337	224	561	-	-
	10	329	219	548	-	-
	11	341	227	568	-	-
	12	477	318	795	-	-
	15	335	223	558	-	-

- Notes:
- Unit floors are from G/F to 26/F with omission of 4/F, 13/F, 14/F & 24/F. Unit 4, 13 & 14 are omitted.
 - There are architectural features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
 - Load bearing walls are represented by thick solid lines.
 - The floor-to-floor height of 6/F to 10/F are approximately 3.5m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
 - The condensers of the air-conditioning system are installed on A/C platforms.
 - The dimensions of the plans are all structural dimensions which are for reference only.
 - All plans are subject to the final approval by the Buildings Department and the Lands Department.
 - All layouts, interior and exterior designs, fittings and finishes, and all provisions of the above plan are subject to the final adjustment upon completion.
 - The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

- 註：
- 單位樓層為地下至26樓。不設4樓、13樓、14樓及24樓。不設4號、13號及14號單位。
 - 部份樓層外牆範圍及大廈天台及/或平台設有建築裝飾。
 - 承力結構牆以粗黑線表示。
 - 6樓至10樓樓面至樓面高度約為3.5米 (根據已批准圖則)。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
 - 空調系統的冷凝器設於冷氣機平台。
 - 圖中所有量度單位為建築結構尺寸，只供參考用途。
 - 所有圖則以屋宇署及地政總署最後批准之圖則為準。
 - 所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備以入伙時所提供為準。賣方保留一切權利修改發展項目之佈局、室內及戶外之間隔、裝飾、設計、擺設及設備。
 - 賣方建議準買家到訪發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。



11-12, 15-23, 25/F

Floorplan

11-12, 15-23, 25樓平面圖



SCALE : 0 5M 10M

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

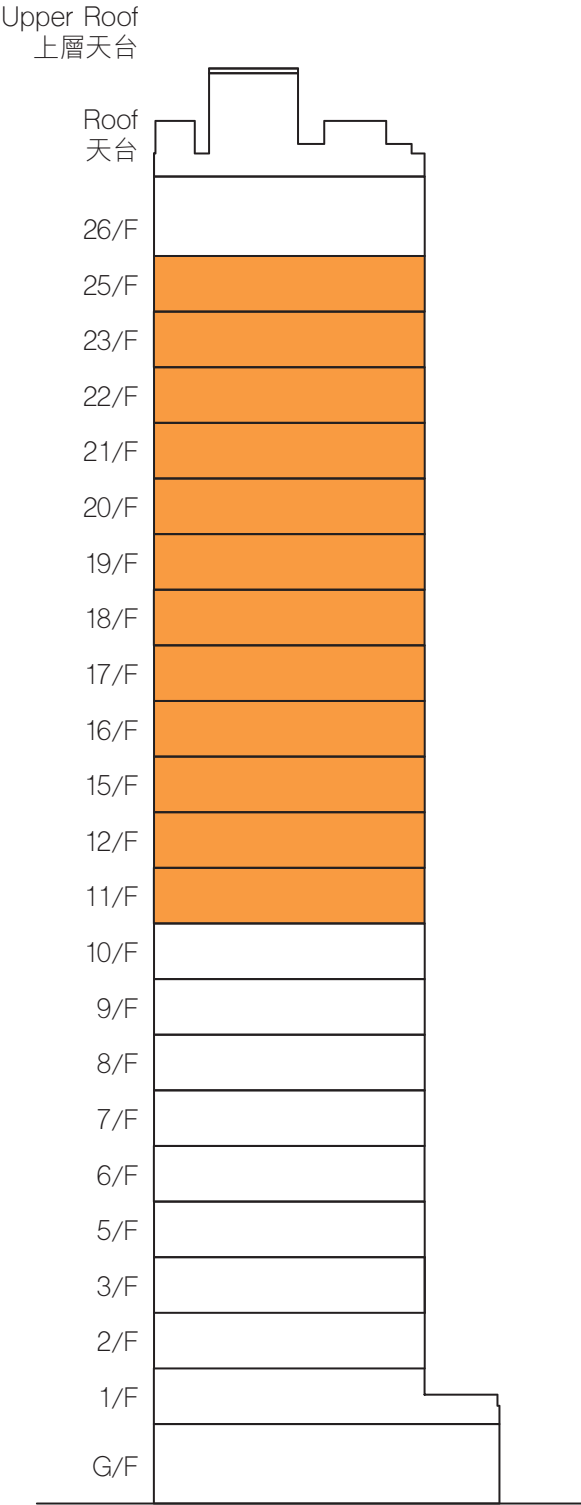
Floor 樓層	Unit 單位	Saleable Area 實用面積	Apportioned Share of Common Area 單位所分攤的 公用地方面積	Gross Floor Area 建築面積	Other Areas 其他面積	
					Flat Roof 平台	Roof 天台
11/F - 12/F, 15/F - 23/F & 25/F	1	555	370	925	-	-
	2	363	242	605	-	-
	3	363	242	605	-	-
	5	519	346	865	-	-
	6	343	228	571	-	-
	7	329	219	548	-	-
	8	337	224	561	-	-
	9	337	224	561	-	-
	10	329	219	548	-	-
	11	342	228	570	-	-
	12	476	317	793	-	-
	15	335	223	558	-	-

Notes:

- Unit floors are from G/F to 26/F with omission of 4/F, 13/F, 14/F & 24/F. Unit 4, 13 & 14 are omitted.
- There are architectural features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- Load bearing walls are represented by thick solid lines.
- The floor-to-floor height of 11/F to 12/F, 15/F to 23/F & 25/F are approximately 3.5m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
- The condensers of the air-conditioning system are installed on A/C platforms.
- The dimensions of the plans are all structural dimensions which are for reference only.
- All plans are subject to the final approval by the Buildings Department and the Lands Department.
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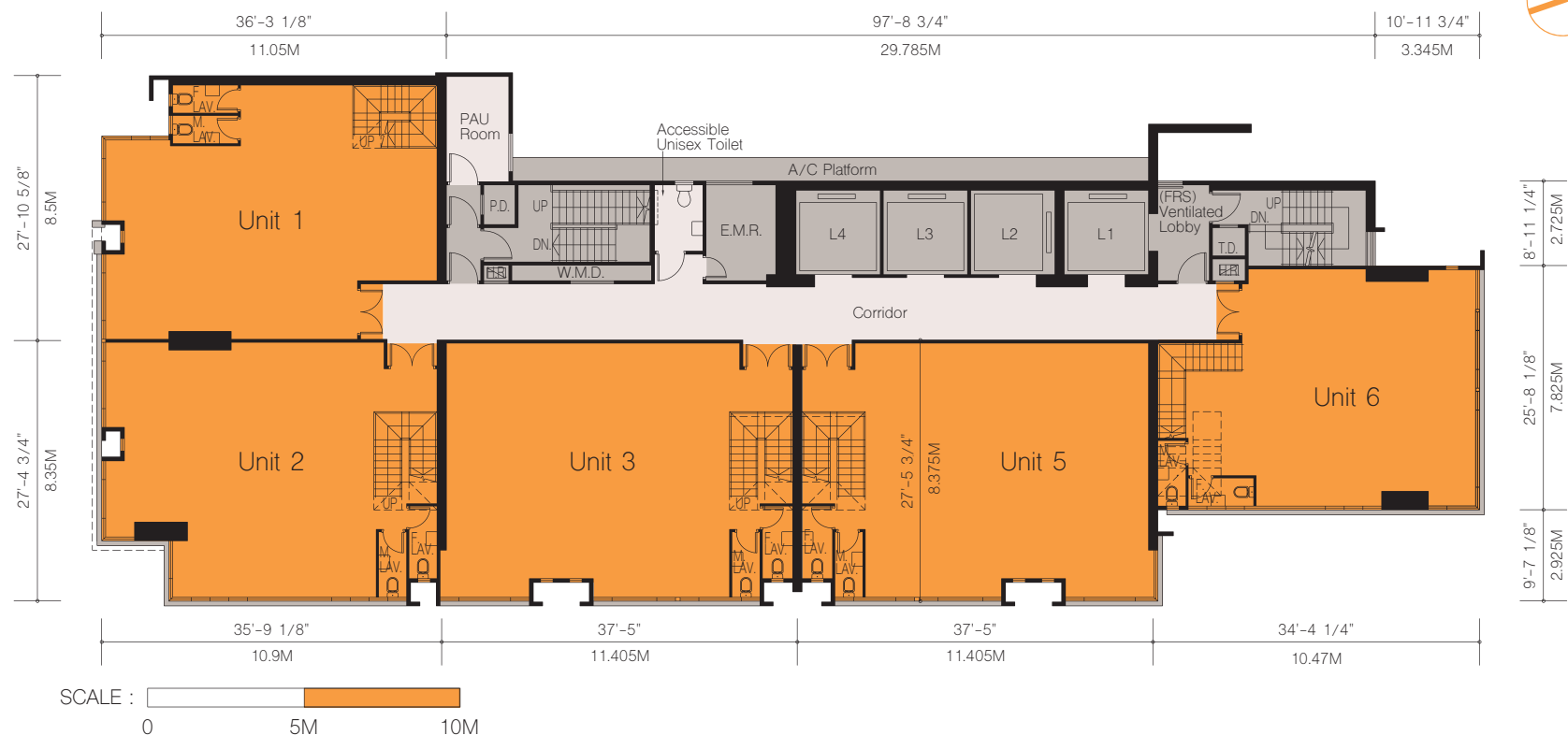
註：

- 單位樓層為地下至26樓。不設4樓、13樓、14樓及24樓。不設4號、13號及14號單位。
- 部份樓層外牆範圍及大廈天台及/或平台設有建築裝飾。
- 承力結構牆以粗黑線表示。
- 11樓至12樓、15樓至23樓及25樓樓面至樓面高度約為3.5米 (根據已批准圖則)。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- 空調系統的冷凝器設於冷氣機平台。
- 圖中所有量度單位為建築結構尺寸，只供參考用途。
- 所有圖則以屋宇署及地政總署最後批准之圖則為準。
- 所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備以入伙時所提供為準。賣方保留一切權利修改發展項目之佈局、室內及戶外之間隔、裝飾、設計、擺設及設備。
- 賣方建議準買家到訪發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。



26/F

Floorplan
26樓平面圖



Upper Roof
上層天台

Roof
天台

26/F

25/F

23/F

22/F

21/F

20/F

19/F

18/F

17/F

16/F

15/F

12/F

11/F

10/F

9/F

8/F

7/F

6/F

5/F

3/F

2/F

1/F

G/F

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

Floor 樓層	Unit 單位	Saleable Area 實用面積	Apportioned Share of Common Area 單位所分攤的 公用地方面積	Gross Floor Area 建築面積	Other Areas 其他面積		
					Flat Roof 平台	Stairhood 梯屋	Roof 天台
26/F	1	921	614	1,535	-	64	807
	2	920	613	1,533	-	69	743
	3	1,010	673	1,683	-	73	613
	5	1,012	674	1,686	-	73	612
	6	825	550	1,375	-	66	544

R / F

Floorplan 天台平面圖



Notes:

- Unit floors are from G/F to 26/F with omission of 4/F, 13/F, 14/F & 24/F. Unit 4, 13 & 14 are omitted.
- There are architectural features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- Load bearing walls are represented by thick solid lines.
- The floor-to-floor height of 26/F is approximately 5m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
- The condensers of the air-conditioning system are installed on A/C platforms.
- The dimensions of the plans are all structural dimensions which are for reference only.
- All plans are subject to the final approval by the Buildings Department and the Lands Department.
- All layouts, interior and exterior designs, fittings and finishes, and all provisions of the above plan are subject to the final adjustment upon completion.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

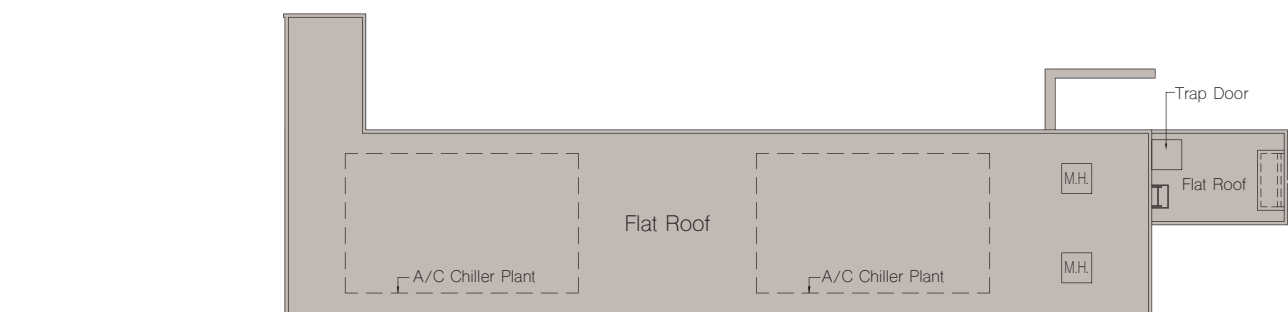
註：

- 單位樓層為地下至26樓。不設4樓、13樓、14樓及24樓。不設4號、13號及14號單位。
- 部份樓層外牆範圍及大廈天台及/或平台設有建築裝飾。
- 承力結構牆以粗黑線表示。
- 26樓樓面高度分別約為5米（根據已批准圖則）。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- 空調系統的冷凝器設於冷氣機平台。
- 圖中所有量度單位為建築結構尺寸，只供參考用途。
- 所有圖則以屋宇署及地政總署最後批准之圖則為準。
- 所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備以入伙時所提供為準。賣方保留一切權利修改發展項目之佈局、室內及戶外之間隔、裝飾、設計、擺設及設備。
- 賣方建議準買家到訪發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。

UR / F

Floorplan

上層天台平面圖



SCALE : 0 5M 10M



Upper Roof
上層天台

Roof
天台

26/F

25/F

23/F

22/F

21/F

20/F

19/F

18/F

17/F

16/F

15/F

12/F

11/F

10/F

9/F

8/F

7/F

6/F

5/F

3/F

2/F

1/F

G/F

Notes:

1. Unit floors are from G/F to 26/F with omission of 4/F, 13/F, 14/F & 24/F. Unit 4, 13 & 14 are omitted.
2. There are architectural features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
3. Load bearing walls are represented by thick solid lines.
4. The condensers of the air-conditioning system are installed on A/C platforms.
5. The dimensions of the plans are all structural dimensions which are for reference only.
6. All plans are subject to the final approval by the Buildings Department and the Lands Department.
7. All layouts, interior and exterior designs, fittings and finishes, and all provisions of the above plan are subject to the final adjustment upon completion.
8. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

註：

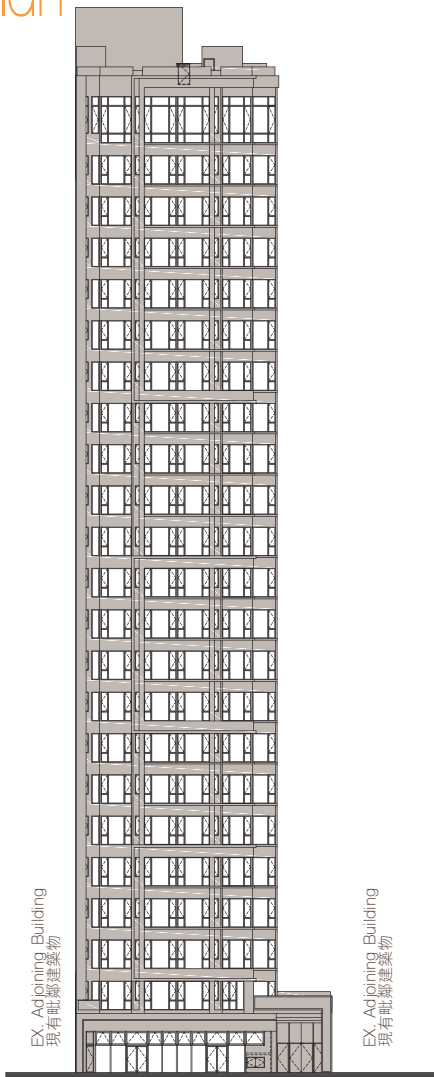
1. 單位樓層為地下至26樓。不設4樓、13樓、14樓及24樓。不設4號、13號及14號單位。
2. 部份樓層外牆範圍及大廈天台及/或平台設有建築裝飾。
3. 承力結構牆以粗黑線表示。
4. 空調系統的冷凝器設於冷氣機平台。
5. 圖中所有量度單位為建築結構尺寸，只供參考用途。
6. 所有圖則以屋宇署及地政總署最後批准之圖則為準。
7. 所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備以入伙時所提供為準。賣方保留一切權利修改發展項目之佈局、室內及戶外之間隔、裝飾、設計、擺設及設備。
8. 賣方建議準買家到訪發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。

Legend of Terms and Abbreviations used on Floor Plans

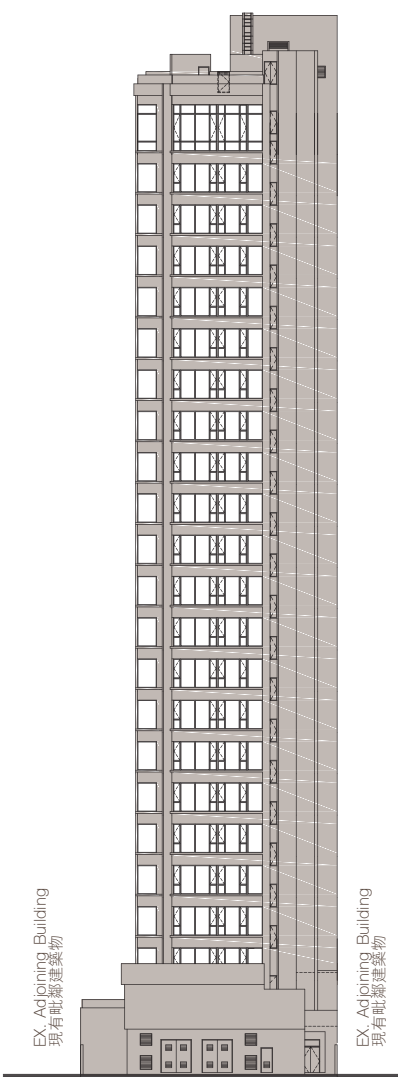
平面圖中所使用名詞及簡稱之圖例

A/C CHILLER PLANTS	= AIR CONDITIONER CHILLER PLANTS 冷氣機製冷設備	M.H.	= MANHOLE 沙井
A/C PLATFORM	= AIR CONDITIONER PLATFORM 冷氣機平台	M.LAV.	= MALE LAVATORY 男洗手間
ACCESSIBLE UNISEX TOILET	= 暢通易達洗手間	OPEN PASSAGE	= 露天通道
ARCH. FIN	= ARCHITECTURAL FINIS 建築裝飾飾	PAU ROOM	= PRIMARY AIR UNIT ROOM 鮮風櫃房
BUILDING LINE ABOVE	= 建築線置上	PAVEMENT	= 行人道
CARGO LIFT LOBBY	= 貨運升降機大堂	P.D.	= PIPE DUCT 管道槽
CONCRETE COVER	= 混凝土頂蓋	PLANTER	= 花槽
CORRIDOR	= 走廊	POTABLE WATER TANK	= 食水水箱
DN.	= DOWN 落	PRIVATE FLAT ROOF	= 私家平台
E.M.R.	= ELECTRICITY METER ROOM 電錶房	PUMP ROOM	= 泵房
EMERGENCY GENERATOR ROOM	= 緊急發電機機房	REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER	= 垃圾儲存及物料回收房
ENTRANCE LIFT LOBBY	= 入口電梯大堂	RAMP DN.	= RAMP DOWN 向下斜道
E.V.A.	= EMERGENCY VEHICULAR ACCESS 緊急車輛通道	ROOF	= 天台
EX. ADJOINING BUILDING	= EXISTING ADJOINING BUILDING 現有毗鄰建築物	SH.	= SHOWER 淋浴間
F. LAV.	= FEMALE LAVATORY 女洗手間	SOLID CONCRETE BLOCK WALL	= 實體混凝土厚牆
F.R.S.	= FIREFIGHTING AND RESCUE STAIRWAY 消防和救援樓梯間	SPRINKLER ANNUNCIATOR PANEL	= 灑水信號板
F.S.P.D.	= FIRE SERVICES PIPE DUCT 消防管道槽	SPRINKLER WATER TANK	= 灑水器水缸
F.S. PUMP ROOM	= FIRE SERVICES PUMP ROOM 消防水泵房	STORE ROOM	= 貯物房
F.S. CONTROL CENTRE & CONTROL VALVE ROOM	= 消防控制中心及控制閥房	SWITCH RM.	= SWITCH ROOM 掣房
F.S. WATER TANK	= 消防水箱	T.B.E. RM.	= TELECOMMUNICATION BROADCAST EQUIPMENT ROOM 電訊及廣播設備機房
F.S. & SPRINKLER INLET	= 消防及灑水掣	T.D.	= TELEPHONE DUCT 電話槽
F.S. & SPRINKLER INLET UNDER	= 消防及灑水掣在下方	TRANSFORMER ROOM	= 電力變壓房
FLAT ROOF	= 平台	TRAP DOOR	= 活板門
FLUSHING & POTABLE PUMP ROOM	= 沖廁水及食水泵房	UNISEX TOILET	= 男女通用洗手間
FLUSHING WATER TANK	= 沖廁水水箱	UNIT	= 單位
FUEL TANK RM.	= FUEL TANK ROOM 油箱房	UP	= 上
GLAZING COVER	= 玻璃頂蓋	UPPER PART OF FLUSHING AND PORTABLE PUMP ROOM	= 沖廁水及食水泵房的上方
GREENERY AREA	= 綠化面積	VENTILATED LOBBY	= 通風的門廊
H.R.	= HOSE REEL 消防喉轆	W.M.D.	= WATER METER DUCT 水錶槽
LAV.	= 洗手間	WATER CHECK METER CABINET	= 水錶房
LIFT LOBBY	= 升降機大堂		
LIFT MACHINE ROOM	= 升降機機房		
LIFT PLATFORM	= 升降機平台		
METAL CANOPY ABOVE	= 金屬簷篷置上		

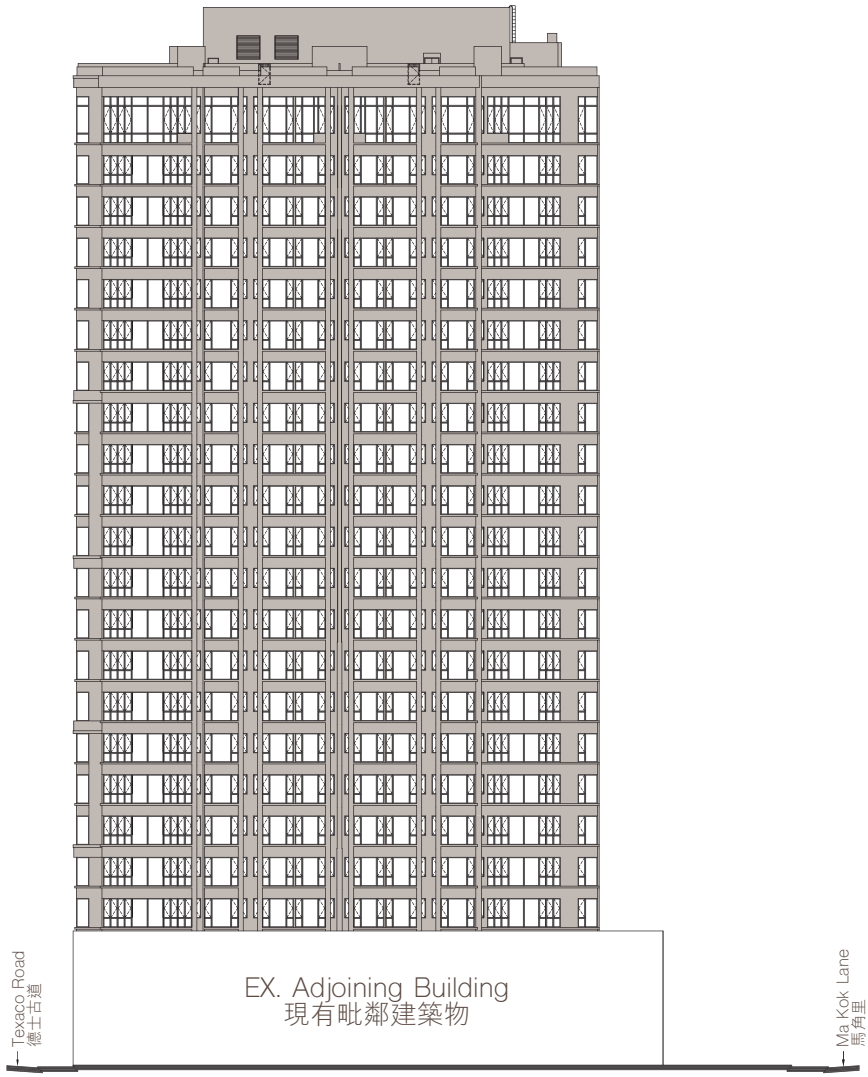
Elevation Plan 立面圖



ELEVATION PLAN
(FACING TEXACO ROAD)
立面圖
(面向德士古道)



ELEVATION PLAN
(FACING MA KOK LANE)
立面圖
(面向馬角里)



ELEVATION PLAN
立面圖

Notes:

- 4/F, 13/F, 14/F and 24/F are omitted.
- All plans are subject to the final approval by the Buildings Department and the Lands Department.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

註：

- 不設4樓、13樓、14樓及24樓。
- 所有圖則以屋宇署及地政總署最後批准之圖則為準。
- 賣方建議準買家到訪發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。

Salient Points of Deed of Mutual Covenant and Management Agreement

大廈公共契約及管理合約之重要條款

1. A Deed of Mutual Covenant and Management Agreement (“DMC”) is entered into in respect of Lot No. 289 in Demarcation District No. 446 (the “Land”) and W212 (the “Development”) on 23 September 2019.
2. Hong Yip Service Company Limited is appointed as the Manager for an initial term of two years from the date of the DMC and such appointment shall thereafter continue until termination in accordance with the terms of the DMC. The annual remuneration for the Manager shall be 15% of the total annual Management Expenses reasonably and necessarily incurred for the proper and efficient management of the Land and the Development.
3. Common Areas and Facilities shall include, among others, entrance, lobbies, lifts, lift lobbies, lavatories intended for common use (if any), staircases, foundations, structural walls, external walls, greenery area and other areas, systems, fixtures, facilities and services where the exclusive right to use is not assigned to any Owner.
4. The following covenants and restrictions, among others, are to be included in the DMC:
 - a) No Owner shall make any structural alteration to his Unit, which may damage or affect or interfere with the use and enjoyment of any other part or parts of the Development.
 - b) Every Owner shall observe and perform all the covenants conditions and provisions of the Government Grant, the DMC and the Development Rules which may be in force from time to time. No Owner shall permit or suffer to be done any act or thing in contravention of the terms and conditions of the Government Grant or whereby any insurance on the Land and the Development or any part thereof may become void or voidable or whereby the premia for any such insurance may be increased and in the event of any breach of Government Grant, the DMC and the Development Rules by any Owner, the defaulting Owner shall indemnify the other Owners and the Manager against all losses, damages and expenses that may be suffered or incurred as a result of such a breach and without limitation to the generality of the foregoing, pay to the Manager the amount of any increase in premium caused by or on account of such breach.
 - c) No Owner shall use or permit or suffer his Unit or any part or parts thereof to be used for the purpose of a pawn shop, a mahjong school, a funeral parlour, coffin shop, Buddhist or Taoist temple or Buddhist or Taoist hall for the performance of the ceremony known as “Ta Chai” (打齋) or any similar ceremony; for the purpose of a pet hospice, a pet funeral parlour or any other place offering pet carcass cremation services; or for any illegal or immoral purpose.
 - d) No Owner shall obstruct any part of the Common Areas and Facilities save with the prior written consent of the Manager.
 - e) No Owner shall cut, maim, alter, affix, interfere with, damage or in any other way affect any pipes, valves, ducts, lightning conductors, communal television and radio aerial system, fixtures or any other installation provided in the Development or any part of the Common Areas and Facilities.
 - f) No Owner shall make any alteration to or interfere with the sprinkler system or any other fire fighting equipment, which would constitute a breach of the Fire Services Ordinance (Cap. 95) or any by-laws or regulations made thereunder or any other applicable laws or regulations.
 - g) No Owner shall perform installation, repair or alteration works to the electrical wiring from the switch rooms forming part of the Common Areas and Facilities to any part or parts of the Land and the Development or alter the electricity supply to any part of the Development save with the prior consent of the Manager.
 - h) No Owner shall store or permit to be stored in any part of the Development any hazardous, dangerous, combustible or explosive goods or materials except such as may be reasonably required for the business operating in the relevant part of the Development and subject to any requirements which may be imposed by the Manager or the Fire Services Department or other Government Authorities.
 - i) No Owner (except the First Owner and the Owners of the Type A Units on the Ground Floor) shall erect, install or otherwise affix, display or project any signs, signboards, advertisements, banners, posters or placards or other things or structures or visual images of whatever kind and description on the external walls or any part thereof or within his Unit but visible from outside the Development provided however that an Owner may affix or exhibit a small name plate of such size or design as shall be approved by the Manager in such space of the Development as the Manager shall designate for the purpose of affixing or exhibiting the trade or firm name of the tenant or occupier of such premises.

Salient Points of Deed of Mutual Covenant and Management Agreement

大廈公共契約及管理合約之重要條款

- j) No Owners of the Type A Units on the Ground Floor shall erect, install or otherwise affix, display or project any signs, signboards, advertisements, banners, posters or placards or other things or structures or visual images of whatever kind and description on any part of the external walls or structures of his Unit or the Development or outside his Unit except at such space(s) as the Manager may designate for such purposes.
- k) No Owner shall paint the outside of the Development or any part thereof or do or permit to be done any act or thing which may or will interfere with or alter the façade or external appearance of the Land and the Development provided that this restriction shall not apply to the Owners of the Type A Units on the Ground Floor.
- l) The appearance (including the type, design, style, size, height and material) of the frontage of any Type A Unit on the Ground Floor (and any signs, signboards, advertisements, banners, posters or placards or other things or structures or visual images of whatever kind and description if form part of the frontage or is on or projecting from the external wall of the said Type A Units) shall be subject to the approval of the Manager who shall when deciding to grant or withhold such an approval shall take into account the consistency of the design of the external appearance of the Development and subject to compliance with all applicable laws and regulations.
- m) No Owner shall carry out or cause to be carried out any alteration (structural or otherwise), interior fitting out or any construction works whatsoever to any Unit save with the written approval of the Manager which approval shall not be unreasonably withheld.
- n) No Owner shall make any alteration to or interfere with the central air-conditioning system (if any) or central ventilation system (if any) of the Development. If any alteration of the central air-conditioning system (if any) or the central ventilation system (if any) is required, it shall be subject to the prior written approval of the Manager and shall be carried out by the Manager's nominated contractor at the expense of the Owner.
- o) No Owner (other than the First Owner) of a floor or any part of a floor shall sub-divide or partition or re-partition his premises on that floor unless the designation of the sub-divided or partitioned units and the design and materials of the decoration or fitting out or alteration works of such sub-division or partitioning or re-partitioning shall be subject to the prior written approval of the Manager and the First Owner (so long as it remains the beneficial owner of any Unit) provided that no such sub-division or partition or re-partition shall result in (1) that floor or such part of that floor being held in separate ownership; and (2) allocation, re-allocation or sub-allocation of Undivided Shares of that floor or such part of that floor.
- p) No partition of any Unit or any floor shall be erected or installed which does not leave clear access for fire exits and all partitions within any Unit or any floor shall be subject to the prior written consent of the Manager and the First Owner (so long as it remains the beneficial owner of any Unit) who may impose such conditions as they shall think fit.
- q) No Owner shall alter the position of any smoke lobby doors of the Land and the Development or to make any other alteration or additions to such doors without the prior written consent of the Manager, and to ensure that all smoke doors are kept closed at all times.
- r) No Owner shall be entitled to connect to any aerials telecommunication transmitters and receivers, antennae and other equipment and installations installed by the Manager except with the permission of the Manager and in accordance with any Development Rules relating to the same.
- s) No Owner shall keep any dog nor keep or harbour any live poultry, birds or other animals in the Land and the Development Provided that trained guide dogs on leash for the blind may be brought into any part of the Development whilst guiding any person with disability in vision.
- t) Parking spaces shall not be used or suffered to be used for any purpose other than for manoeuvring, parking, loading and unloading of motor vehicles or motor cycles licensed under the Road Traffic Ordinance (Cap.374) belonging to the owners or occupiers of the Land and the Development, their bona fide visitors or invitees. In particular, no parking space shall be used for storage, display or exhibiting of motor vehicles or motor cycles for sale or otherwise and no goods of any description may be stored therein.
- u) No Owner shall install any metal gate at the entrance of any Type A Unit.
- v) No Owner shall change the location of the entrance door(s) of any Type A Unit (other than any Type A Unit on the Ground Floor), or alter or change the appearance of the entrance

Salient Points of Deed of Mutual Covenant and Management Agreement

大廈公共契約及管理合約之重要條款

- door(s) of any Type A Unit (other than any Type A Unit on the Ground Floor).
- w) Each Owner of Type A Unit shall at his own cost and expense be responsible for the cleaning, repair and maintenance of the window(s), window frame(s) and glazing cover(s) (if any) of his Unit.
 - x) No Owner of Type A Unit shall change the colour, materials or appearance of any window, window frame and glazing cover (if any) of his Unit or otherwise alter or modify any window(s), window frame(s) and glazing cover(s) (if any) of his Unit. No Owner of Type A Unit shall erect, affix or install any metal grille or shutter in, on or at the window(s) or window frame(s) or glazing cover(s) (if any) of his Unit.
 - y) Except with the prior written consent of the Building Authority, no Owner shall use or permit or cause the greenery area as set out in the DMC to be used for any purpose other than as greenery. The use of such greenery area shall be subject to the rules and regulations as may be compiled or determined by the Manager from time to time.
5. Save as provided in the DMC, the Owners are required to contribute to the management expenses attributable to the Land and the Development pro rata to the respective Undivided Shares of the Units owned by them. Each Owner is required before he is given possession of his Unit:
- a) To pay a sum equivalent to 1 month's management fee as the first month management fee in advance;
 - b) To pay a sum equivalent to 2 months' management fees as initial contribution to Capital Equipment Fund which is non-refundable and non-transferable;
 - c) To pay a deposit equivalent to 3 months' management fees as security for due payment of all amounts payable by the Owner under the DMC which is non-refundable but transferable;
 - d) To pay for the whole or a due proportion (according to the Undivided Shares allocated) of the water meter, electricity and all utility and other deposits which have already been paid in respect of his part of the Development and/or in respect of the Common Areas and Facilities; and
 - e) To pay a sum not more than 1 month's contribution towards the Management Expenses payable in respect of his part of the Development based on the first annual management budget as a debris removal fee provided that no such debris removal fee shall be payable in respect of a Type B Unit. Any such fee received by the Manager which is not used for debris removal or special cleaning and clearing shall be credited to the Capital Equipment Fund.
6. a) Where the sole and exclusive right to hold use occupy and enjoy all Type A Units on any floor (other than the Ground Floor and the Roof) is vested in the same Owner or vested in different corporate Owners but with identical shareholder(s) among such Owners, such Owner(s) shall, subject to obtaining approval from the Owners' Committee (if such approval is required under any applicable statutory laws) and compliance with all applicable laws and regulations and for so long as it shall continue to own all Type A Units on that floor (other than the Ground Floor and the Roof), be entitled to the sole and exclusive right to hold use occupy and enjoy such of the corridors, passages, accessible unisex toilet and primary air unit room on that floor (the "Areas") subject to and in accordance with the provisions of the DMC.
- b) The Owner(s) shall comply with all applicable laws and regulations (including but not limited to the applicable building laws and regulations, the fire regulations and the fire code(s)) when holding using occupying and enjoying the Areas. The Owner(s) shall also provide and maintain clear access for fire escape and allow access by the Manager, other Owners and officers from relevant government authorities if so required by the Manager at its absolute discretion.
- c) Upon such Owner(s) ceasing to be the owner of all the Type A Units on that floor (other than the Ground Floor and the Roof) or such different corporate Owners no longer have identical shareholder(s) or if such Owner(s) ceases to hold use occupy and enjoy the Areas, such Owner(s) shall, unless otherwise agreed by the Manager, at the own cost and expense of such Owner(s), reinstate the Areas to their original state and condition to the satisfaction of the Manager.

Salient Points of Deed of Mutual Covenant and Management Agreement

大廈公共契約及管理合約之重要條款

7. a) Where the sole and exclusive right to hold use occupy and enjoy all Type A Units Nos. 1, 2, 3 and 5 on any floor of 1st Floor to 3rd Floor (both inclusive), 5th Floor to 12th Floor (both inclusive), 15th Floor to 23rd Floor (both inclusive) and 25th Floor or all Type A Units Nos. 1 and 2 on the 26th Floor is vested in the same Owner or vested in different corporate Owners but with identical shareholder(s) among such Owners, such Owner(s) shall, subject to obtaining approval from the Owners' Committee (if such approval is required under any applicable statutory laws) and compliance with all applicable laws and regulations and for so long as it shall continue to own all the said Type A Units Nos. 1, 2, 3 and 5 or (as the case may be) the said Type A Units Nos. 1 and 2 on that floor, be entitled to the sole and exclusive right to hold use occupy and enjoy such of the corridors and passages on that floor (the "Passage (I)") subject to and in accordance with the provisions of the DMC.
b) The Owner(s) shall comply with all applicable laws and regulations (including but not limited to the applicable building laws and regulations, the fire regulations and the fire code(s)) when holding using occupying and enjoying the Passage (I). The Owner(s) shall also provide and maintain clear access for fire escape and allow access by the Manager, other Owners and officers from relevant government authorities if so required by the Manager at its absolute discretion.
c) Upon such Owner(s) ceasing to be the owner of all the said Type A Units Nos. 1, 2, 3 and 5 or (as the case may be) the said Type A Units Nos. 1 and 2 on that floor or such different corporate Owners no longer have identical shareholder(s) or if such Owner(s) ceases to hold use occupy and enjoy the Passage (I), such Owner(s) shall, unless otherwise agreed by the Manager, at the own cost and expense of such Owner(s), reinstate the Passage (I) to their original state and condition to the satisfaction of the Manager.
8. a) Where the sole and exclusive right to hold use occupy and enjoy all Type A Units Nos. 3 and 5 on any floor of 1st Floor to 3rd Floor (both inclusive), 5th Floor to 12th Floor (both inclusive), 15th Floor to 23rd Floor (both inclusive) and 25th Floor is vested in the same Owner or vested in different corporate Owners but with identical shareholder(s), such Owner(s) shall, subject to obtaining approval from the Owners' Committee (if such approval is required under any applicable statutory laws) and compliance with all applicable laws and regulations and for so long as it shall continue to own all the said Type A Units Nos. 3 and 5 on that floor, be entitled to the sole and exclusive right to hold use occupy and enjoy such of the corridors and passages on that floor (the "Passage (II)") subject to and in accordance with the provisions of the DMC.
b) The Owner(s) shall comply with all applicable laws and regulations (including but not limited to the applicable building laws and regulations, the fire regulations and the fire code(s)) when holding using occupying and enjoying the Passage (II). The Owner(s) shall also provide and maintain clear access for fire escape and allow access by the Manager, other Owners and officers from relevant government authorities if so required by the Manager at its absolute discretion.
c) Upon such Owner(s) ceasing to be the owner of all the said Type A Units Nos. 3 and 5 on that floor or such different corporate Owners no longer have identical shareholder(s) or if such Owner(s) ceases to hold use occupy and enjoy the Passage (II), such Owner(s) shall, unless otherwise agreed by the Manager, at the own cost and expense of such Owner(s), reinstate the Passage (II) to their original state and condition to the satisfaction of the Manager.
9. If an Owner shall have the sole and exclusive right to hold use occupy and enjoy a Group of Relevant Units on two adjoining floors of the Development, such Owner shall, subject to obtaining approval from the Manager and compliance with all Applicable laws and regulations and for so long as it shall continue to own the said Group of Relevant Units be entitled to make open the Permitted Opening or any part thereof for the purpose of making or erecting staircase in connecting the Group of Relevant Units immediately below and above such Permitted Opening. When such Owner ceases to be the owner of the said Group of Relevant Units (or any part thereof) on those two adjoining floors, such Owner shall, unless otherwise agreed by the Manager, at his own cost and expense, make good and reinstate the Permitted Opening to its original state and condition to the satisfaction of the Manager. The Owner of the said Group of Relevant Units shall, at his own costs and expenses, be responsible for the management and maintenance of such Permitted Opening. The Permitted Opening or the Permitted Openings shall not constitute

Salient Points of Deed of Mutual Covenant and Management Agreement

大廈公共契約及管理合約之重要條款

any part or parts of Common Areas and Facilities. A "Group of Relevant Units" shall mean any of the following group of Units (each group of Units comprises of the corresponding units referred to in column (I) and column (II)): –

The Adjoining Floors of the Group	Column (I)	Column (II)
G/F and 1/F	Units Nos. 1 and 2 on G/F	Units Nos. 1, 2, 3 and 5 on 1/F
Any two adjoining floors of 1/F to 25/F	Units Nos. 1, 2, 3 and 5 on the lower floor of the adjoining floors	Units Nos. 1, 2, 3 and 5 on the upper floor of the adjoining floors
Any two adjoining floors of 1/F to 25/F	Units Nos. 6, 7 and 8 on the lower floor of the adjoining floors	Units Nos. 6, 7 and 8 on the upper floor of the adjoining floors
Any two adjoining floors of 1/F to 25/F	Units Nos. 9, 10 and 11 on the lower floor of the adjoining floors	Units Nos. 9, 10 and 11 on the upper floor of the adjoining floors
Any two adjoining floors of 2/F to 25/F	Units Nos. 12 and 15 on the lower floor of the adjoining floors	Units Nos. 12 and 15 on the upper floor of the adjoining floors
25/F and 26/F	Units Nos. 1, 2, 3 and 5 on 25/F	Units Nos. 1 and 2 on 26/F
25/F and 26/F	Units Nos. 6, 7 and 8 on 25/F	Unit No. 3 on 26/F
25/F and 26/F	Units Nos. 9, 10 and 11 on 25/F	Unit No. 5 on 26/F
25/F and 26/F	Units Nos. 12 and 15 on 25/F	Unit No. 6 on 26/F

10. Party walls shall be repaired and maintained at the joint expenses of the Owners of the Type A Units which the party walls separate.

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

The above information is for reference only. For full details please refer to the DMC.

Salient Points of Deed of Mutual Covenant and Management Agreement

大廈公共契約及管理合約之重要條款

1. 丈量約份第446約地段第289號(「本地段」)及W212(「本發展項目」)已制定一份大廈公共契約及管理合約(「大廈公契」)，日期為2019年9月23日。
2. 康業服務有限公司為本發展項目的管理公司，其最初任期由大廈公契的日期起計兩年，並於期滿後獲繼續，直至根據大廈公契的條款終止為止。管理公司每年的酬金相當於每年為妥善和有效管理本地段及本發展項目而合理和必需招致的管理支出總額百分之十五(15%)。
3. 公用地方及設施包括入口、大堂、升降機、升降機大堂、擬供公用的洗手間(如有)、樓梯、地基、結構牆、外牆、綠化區域及任何業主無權專享的其他地方、系統、固定裝置和設施。
4. 此外，大廈公契亦包括以下契諾及限制：
 - a) 業主不得對其單位作出結構性改動，令本發展項目任何其他部份受損壞、或影響或妨礙使用及享用本發展項目任何其他部分。
 - b) 每名業主須遵守及履行政府批地書、大廈公契及不時生效的發展項目規則內的所有契諾、條件及條文。業主不得允許或容許作出任何違反政府批地書條款及細則，或導致本地段及本發展項目或其任何部分的任何保險無效或可予無效，或導致任何該等保險的保費被提高的行為或事宜；若任何業主違反政府批地書、大廈公契及發展項目規則內的任何規定，違約業主須賠償其他業主及管理公司因其違約而蒙受或招致的一切損失、損害及支出；在無損前述一般性的規定下，違約業主須向管理公司支付因違約而增加的保費。
 - c) 業主不得將其單位任何部分用作或准許用作當舖、麻將館、殯儀館、棺材舖、佛教或道教寺院、佛堂或道堂以進行打齋儀式或任何其他類似儀式，用作寵物善終、寵物殯儀館或任何提供寵物遺體火化服務的地方，或作非法或不道德用途。
 - d) 除管理公司事先書面同意外，業主不得阻塞公用地方及設施的任何部分。
 - e) 業主不得切斷、割去、改動、安裝、干擾、損壞或以任何其他方式影響為本發展項目或公用地方及設施任何部分提供的任何喉管、閥門、管道、避雷針、公用電視及電台天線系統、固定裝置或任何其他裝置。
 - f) 業主不得改動或干擾花灑系統或任何其他消防設備，此舉將構成觸犯《消防條例》(第95章)、其任何附屬法例或條例或任何其他適用法例或條例。
 - g) 除事先得到管理公司同意外，業主不得在構成公用地方及設施一部分之電掣房與本地段及本發展項目任何部分之間進行電線安裝、維修或改動工程，或改動本發展項目任何部分之電力供應。
 - h) 業主不得在本發展項目任何部分儲存或允許儲存任何有害、危險、易燃或爆炸物品或物料，但在本發展項目相關部分經營業務而合理所需者除外，並且須符合管理公司、消防處或其他政府部門的任何規定。
 - i) 業主(第一業權人及地下A類單位業主除外)不得在本發展項目的外牆或其任何部分或其單位內可從本發展項目外看到的地方搭建、裝置、安裝、顯示或投射任何標誌、招牌、廣告、橫額、海報、告示牌或任何其他種類及描述的東西、結構或視覺影像，但業主可於管理公司指定用以安裝或展示該物業租戶或佔用人商號或公司名稱的空間安裝或展示小型名牌，其尺寸或設計須獲管理公司批准。
 - j) 地下A類單位的業主不得在其單位的或本發展項目的外牆或結構的任何部分、或其單位外，除非是管理公司為下列用途指定的位置，搭建、裝置、安裝、顯示或投射任何標誌、招牌、廣告、橫額、海報、告示牌或任何其他種類的東西、結構或視覺影像。
 - k) 業主不得在本發展項目或其任何部分之外牆油漆，或作出或允許作出任何可能會或將會干擾或改動本地段及本發展項目正面外牆或外貌的行為或事宜。但此限制並不適用於地下A類單位業主。
 - l) 地下A類單位的門面的外觀(包括類型、設計、風格、尺寸、高度及材料)(以及任何標誌、招牌、廣告、橫額、海報、告示牌或任何其他種類構成門面或在所述A類單位的外牆上或從外牆突出的其他東西、結構或視覺影像)須經管理公司批准，管理公司在決定批准或拒絕批准時應考慮到發展項目外觀設計的一致性，並遵守所有適用的法律法規。
 - m) 除經管理公司書面批准(不得不合理地拒絕批准)外，業主不得在任何單位進行任何改動(結構性或其他改動)、內部裝修或任何建築工程。
 - n) 業主不得對本發展項目的中央空調系統(如有)或中央通風系統(如有)作出任何改動或干擾。若有需要將中央空調系統(如有)或中央通風系統(如有)作出任何改動，須事先取得管理公司書面批准，並由管理公司指定的承辦商進行，費用由業主承擔。

Salient Points of Deed of Mutual Covenant and Management Agreement

大廈公共契約及管理合約之重要條款

- o) 樓層或樓層部份的業主(第一業權人除外)不得將其於相同樓層之物業劃分、分割或重新分割，除非被劃分或分割出來的單位的編號及該劃分、分割或重新分割的裝修或裝置或改動工程的設計和物料事先得到管理公司及第一業權人(只要第一業權人仍然實益擁有任何單位)之事先書面同意，惟該劃分、分割或重新分割不致使 (1) 該樓層或該樓層任何部分的擁有權被分開持有；及(2)樓層或樓層部份的不可分割份數被分配、再分配或次分配。
 - p) 不得在任何單位或樓層搭建或安裝任何間隔，導致無騰出暢通無阻的通道作走火之用；任何單位內或樓層內所有間隔必須事先得到管理公司及第一業權人(只要第一業權人仍然實益擁有任何單位)之事先書面同意，而且管理公司及第一業權人可訂明其認為適當的條件。
 - q) 未經管理公司事先書面批准，業主不得改動本地段及本發展項目任何防煙門的位置，或對防煙門作出任何其他改動或添加，並且須確保所有防煙門經常關閉。
 - r) 除經管理公司准許及根據任何發展項目規則進行之外，業主無權接駁管理公司安裝的任何電訊發射器及接收器、天線及其他設備及裝置。
 - s) 業主不得在本地段及本發展項目飼養或收留任何狗隻、活家禽、雀鳥或其他動物，但有綁上狗帶的已受訓導盲犬為任何視障人士帶路時，則可帶入本發展項目任何部分。
 - t) 除了用於操作、停泊或裝卸屬於本地段及本發展項目的業主、佔用人及他們真誠的訪客或受邀者並按《道路交通條例》(第374章) 登記的機動車輛或摩托車的機動，停車位不得用於其他用途。尤其是，停車位不得用於存放、展示或陳列機動車輛或摩托車以作出售或其他用途，且不得存放任何種類的貨物。
 - u) 業主不得於A類單位入口安裝鐵閘。
 - v) 業主不得更改任何A類單位(除了地下A類單位)大門的位置，或改動或更改任何A類單位(除了地下A類單位)大門的外觀。
 - w) 每名A類單位業主應自費為其單位的窗戶、窗框和玻璃罩 (如有) 進行清潔、維修和保養。
 - x) A類單位業主不得更改其單位的任何窗戶、窗框和玻璃罩 (如有) 的顏色、材料或外觀，或以其他方式改變或修改任何窗戶、窗框和玻璃罩 (如有)。A類單位業主不得在其單位的窗戶或窗框或玻璃罩 (如有) 上搭建、裝置或安裝任何金屬窗格或捲閘。
 - y) 除非得到建築事務監督的事先書面同意，業主不得使用或容許或導致大廈公契中規定的綠化區域用於綠化以外的任何用途。綠化區域的使用應遵守管理公司不時編制或決定的規則和條例。
5. 除大廈公契另有規定外，業主須根據其擁有的單位之不可分割份數，按比例繳付本地段及本發展項目的管理支出。每名業主須於接收單位前：
- a) 繳付相等於一個月管理費的款項，以預繳首個月管理費；
 - b) 繳付相等於兩個月管理費的款項，作為對設備基金的首期供款，該筆款項將不予退還也不可轉讓；
 - c) 繳付相等於三個月管理費的按金，以保證其繳付大廈公契訂明的所有款項，該筆款項將不予退還但可以轉讓；
 - d) 就其在本發展項目所佔部分及/或公用地方及設施已繳付的水錶、電力、所有公用事業按金及其他按金，繳付全數或適當比例之金額(按照分攤的不可分割份數數目)；及
 - e) 根據首個年度的管理預算，繳付其在本發展項目所佔部分應攤付的一筆不超過一個月管理支出的款項，作為泥頭清理費，惟不需就B類單位繳付泥頭清理費；如管理公司收取的任何該等款項沒有用作清理泥頭或特別清潔及清理，該等款項須撥入設備基金。
6. a) 如果持有、使用、佔用及享用發展項目的任何樓層(地下及天台除外)的所有A類單位的獨有及專有權利歸屬相同的業主或不同的企業業主但該些業主有完全相同的股東，該業主在取得業主委員會的批准(若任何適用成文法要求該批准)和符合一切適用的法律及規例下，和只要該業主繼續擁有該樓層(地下及天台除外)的所有A類單位，受制於及根據大廈公契的條款，可享有專有權利持有、使用、佔用及享用該樓層的走廊、通道、無障礙無性別廁所及鮮風櫃房(「該區域」)。
- b) 業主持有、使用、佔用及享用該區域時，必須遵守一切適用的法律及規例 (包括但不限於適用的建築物法例及規例、消防條例及消防守則)。如果在管理人自行酌情要求時，業主還須提供並保養暢通的走火通道及容許管理人、其他業主及相關政府人員作通道用途。
- c) 當業主不再是該樓層(地下及天台除外)所A類有單位的業主或該些企業業主不再有完全相同的股東，或如果該業主終止持有、使用、佔用及享用該區域，除非管理公司另作同意，該業主須自費修復該區域至它們的原狀，並使管理公司滿意。

Salient Points of Deed of Mutual Covenant and Management Agreement

大廈公共契約及管理合約之重要條款

7. a) 如果持有、使用、佔用及享用發展項目的1樓至3樓(兩層包括在內)、5樓至12樓(兩層包括在內)、15樓至23樓(兩層包括在內)及25樓任何一層的所有1, 2, 3及5號A類單位或26樓的1及2號A類單位的獨有及專有權利歸屬相同的業主或不同的企業業主但該些業主有完全相同的股東，該業主在取得業主委員會的批准(若任何適用成文法要求該批准)和符合一切適用的法律及規例下，和只要該業主繼續擁有該樓層的所有1, 2, 3及5號A類單位或(視情況而定)1及2號A類單位，受制於及根據大廈公契的條款，可享有專有權利持有、使用、佔用及享用該樓層的走廊及通道(「該通道(I)」)。
b) 業主持有、使用、佔用及享用該通道(I)時，必須遵守一切適用的法律及規例(包括但不限於適用的建築物法例及規例、消防條例及消防守則)。如果在管理人自行酌情要求時，業主還須提供並保養暢通的走火通道及容許管理人、其他業主及相關政府人員作通道用途。
c) 當業主不再是該樓層的所有1, 2, 3及5號A類單位或(視情況而定)1及2號A類單位的業主或該些企業業主不再有完全相同的股東，或如果該業主終止持有、使用、佔用及享用該通道(I)，除非管理公司另作同意，該業主須自費修復該通道(I)至它們的原狀，並使管理公司滿意。
8. a) 如果持有、使用、佔用及享用發展項目的1樓至3樓(兩層包括在內)、5樓至12樓(兩層包括在內)、15樓至23樓(兩層包括在內)及25樓任何一層的3號及5號A類單位的獨有及專有權利歸屬相同的業主或不同的企業業主但該些業主有完全相同的股東，該業主在取得業主委員會的批准(若任何適用成文法要求該批准)和符合一切適用的法律及規例下，和只要該業主繼續擁有該樓層的所有3號及5號A類單位，受制於及根據大廈公契的條款，可享有專有權利持有、使用、佔用及享用該樓層的走廊及通道(「該通道(II)」)。
b) 業主持有、使用、佔用及享用該通道(II)時，必須遵守一切適用的法律及規例(包括但不限於適用的建築物法例及規例、消防條例及消防守則)。如果在管理人自行酌情要求時，業主還須提供並保養暢通的走火通道及容許管理人、其他業主及相關政府人員作通道用途。
c) 當業主不再是該樓層的所有3號及5號A類單位的業主或該些企業業主不再有完全相同的股東，或如果該業主終止持有、使用、佔用及享用該通道(II)，除非管理公司另作同意，該業主須自費修復該通道(II)至它們的原狀，並使管理公司滿意。
9. 若一名業主單獨有權持有、使用、佔用及享用本發展項目毗連樓層的一組關聯單位，該名業主在取得管理公司批准和遵守所有適用法律和規例下，只要該名業主仍繼續擁有該一組關聯單位，該名業主有權將准許開口位或其任何部分開口，以建造或搭建連接准許開口位上下該一組關聯單位的樓梯。若該名業主不再是該毗連樓層一組關聯單位(或其中一部分)的業主，除非得到管理公司同意，否則該名業主須自費將准許開口位修復至管理公司滿意的原貌及原狀。在准許開口位之上及之下的一組關聯單位業主須自費管理和保養該准許開口位。准許開口位不構成公用地方及設施之一部分。一組關聯單位指以下任何的一組單位(每組單位由第(I)欄和第(II)欄所列相應單位組成):

Salient Points of Deed of Mutual Covenant and Management Agreement

大廈公共契約及管理合約之重要條款

組別的毗連樓層	第 (I) 欄	第 (II) 欄
地下及1樓	地下的1及2號單位	1樓的1, 2, 3及5號單位
1樓至25樓的任何毗連樓層	毗連樓層下層的1, 2, 3及5號單位	毗連樓層上層的1, 2, 3及5號單位
1樓至25樓的任何毗連樓層	毗連樓層下層的6, 7及8號單位	毗連樓層上層的6, 7及8號單位
1樓至25樓的任何毗連樓層	毗連樓層下層的9, 10及11號單位	毗連樓層上層的9, 10及11號單位
2樓至25樓的任何毗連樓層	毗連樓層下層的12及15號單位	毗連樓層上層的12及15號單位
25樓和26樓	25樓的1, 2, 3及5號單位	26樓的1及2號單位
25樓和26樓	25樓的6, 7及8號單位	26樓的3號單位
25樓和26樓	25樓的9, 10及11號單位	26樓的5號單位
25樓和26樓	25樓的12及15號單位	26樓的6號單位

10. 共用牆的維修及保養開支須由共用牆所分隔的A類單位業主共同承擔。

若英文版本與中文版本的涵義出現歧異，概以英文版本為準。

以上資料僅供參考，有關詳情請參閱大廈公契。

Salient Points of Deed of Mutual Covenant and Management Agreement

大廈公共契約及管理合約之重要條款

Allocation of Undivided Shares 不分割份數分配

(A) Type A Units A類單位

192,010 Undivided Shares 不分割份數

Floor 樓層	Undivided Shares for each Unit 各單位所佔之不分割份數											
	Unit 單位											
	1	2	3	5	6	7	8	9	10	11	12	15
26/F	1,873*	1,861*	2,003*	2,007*	1,646*	-	-	-	-	-	-	-
11/F-25/F	1,032	675	675	964	637	611	626	626	611	636	884	623
6/F-10/F	1,034	671	671	971	633	611	626	626	611	634	886	623
3/F & 5/F	1,034	671	671	971	633	611	626	626	611	634	886	623
2/F	1,034	671	671	971	633	611	626	626	611	653	652	646
1/F	960#	673	673	998#	674#	642#	659#	659#	642#	686#	-	-
G/F	1,820	1,750	-	-	-	-	-	-	-	-	-	-

(B) Type B Units B類單位

425 Undivided Shares 不分割份數

3 car parking spaces (comprising 2 light goods vehicles parking spaces at 150 undivided shares each and 1 car parking space at 125 undivided shares)
3個車位 (包括2個輕型貨車車位，每個佔整體業權之不分割份數之150份及1個私家車車位，每個佔整體業權之不分割份數之125份)

(C) Common Areas and Facilities 公用地方及設施

1,000 Undivided Shares 不分割份數

Notes:

- 4/F, 13/F, 14/F and 24/F are omitted.
- Unit 4, Unit 13 & Unit 14 are omitted.
- # means including the flat roof adjacent thereto.
- * means including the stairhood appertaining thereto and the roof(s) thereabove.

註：

- 不設4樓、13樓、14樓及24樓。
- 不設4號、13號及14號單位。
- # 包括毗連該單位之平台。
- * 包括與該單位有關之梯屋及上方的天台。

Summary 總結

	Undivided Shares 不分割份數
(A) Type A Units A類單位	192,010
(B) Type B Units B類單位	425
(C) Common Areas and Facilities 公用地方及設施	1,000
GRAND TOTAL 總數	193,435

Notes:

- Definition of (A), (B) & (C) are respectively defined in the Deed of Mutual Covenant and Management Agreement.
- Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail. All information shall be subject to the terms and conditions of the Agreement for Sale and Purchase.

註：

- (A)、(B)及(C)的定義已分別載列於大廈公共契約及管理合約。
- 中英文版本如有歧義，以英文版本為準。所有資料均依據正式買賣合約所訂為準。

Salient Points of the Government Grant

政府批地書的重要條款

EXTRACTS FROM GOVERNMENT GRANT IN RESPECT OF LOT NO. 289 IN DEMARCATION DISTRICT NO. 446

1. The Development is constructed on Lot No. 289 in Demarcation District No. 446 (the “Land”). The Land is governed by a Conditions of Exchange registered in the Land Registry as New Grant No. 3892 as varied or modified by a Modification Letter registered in the Land Registry by Memorial No.TW411581 and shall include any subsequent extensions, variations, modification or renewal thereof (collectively referred to the “Government Grant”).
2. The term of the Government Grant is 99 years less the last 3 days commencing from 1st July 1898 (which term has been extended until the 30th day of June 2047 pursuant to section 6 of the New Territories Leases (Extension) Ordinance (Cap. 150)).
3. The annual Government rent for the Land is an amount equal to HK\$172.
4. The Land shall not be used for any purposes other than for industrial and/or godown purposes. If the Land or any part thereof is being used for godown purposes, the method of storage of goods and the nature and the volume or quantity of the goods stored on the Land shall be subject to the approval of the Director of Fire Services.
5. Every assignment, mortgage, charge, sub-letting or other alienation of the Land or any part of the Land shall be registered at the Land Registry.

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

丈量約份第446約地段第289號之政府批地書摘錄

1. 本發展項目興建於丈量約份第446約地段第289號 (「該地段」)。該地段受一份在註冊處註冊為新批地契3892號的換地規約所規定，並經由在土地註冊處以註冊摘要編號TW411581登記的批約修訂書更改或修訂，並且包括其後對其所作的任何延展、更改、修訂或續期 (共同稱為「政府批地書」)。
2. 政府批地書的年期為由1898年7月1日起計99年減3日 (根據《新界土地契約 (續期) 條例》 (第150章) 第6條，該年期已延長至2047年6月30日)。
3. 該地段每年的地租金額相等於港幣172元。
4. 除了作一般工業用途及/或倉庫用以外，該地段不得作任何其他用途。如果該地段或其任何部分被用於倉庫用途，倉庫的儲存方法以及儲存在該地段的貨物的性質，體積或數量須經消防處處長批准。
5. 政府批地書規定：
該地段或該地段任何部分的任何轉讓、按揭、押記、分租或其他轉讓，均須在土地註冊處登記。

若英文版本與中文版本的涵義出現歧異，概以英文版本為準。

Other Information

其他資料

MATTERS RELATING TO MEMORANDUM FOR SALE / PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. A preliminary deposit shall be paid on the signing of the Memorandum for Sale / Preliminary Agreement for Sale and Purchase.
2. The preliminary deposits paid by purchasers on the signing of the Memorandum for Sale / Preliminary Agreement for Sale and Purchase will be cashed.
3. If a purchaser who signed a Memorandum for Sale / Preliminary Agreement for Sale and Purchase does not, for any reason, sign the formal Agreement for Sale and Purchase, the preliminary deposit paid by the Purchaser is forfeited to the Vendor.

“SALEABLE AREA” (AS DEFINED IN FORMAL AGREEMENT FOR SALE AND PURCHASE) MEANS :

1. In relation to a unit enclosed by walls, the floor area of such unit (which shall include the floor area of any balconies and verandahs), measured from the exterior of the enclosing walls of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit; but shall exclude the common parts outside the enclosing walls of such unit Provided That if any of the enclosing walls abut onto a common area, then the whole thickness of the enclosing walls which so abut shall be included;
2. In relation to any cockloft, the floor area of such cockloft measured from the interior of the enclosing walls of such cockloft;
3. In relation to any bay window which does not extend to the floor level of a unit, the area of such bay window measured from the exterior of the enclosing walls or glass windows of such bay window and from the point where the bay window meets the wall dropping to the floor level of a unit but excluding the thickness of such wall;
4. In relation to any carparking space, the area of such carparking space measured from the interior of its demarcating lines or enclosing walls, as the case may be;
5. In relation to any yard, terrace, garden, flat roof or roof, the area of such yard, terrace, garden, flat roof or roof measured from the interior of their boundary lines, and where the boundary consists of a wall, then it shall be measured from the interior of such wall.

有關臨時買賣合約之事項

1. 簽署臨時買賣合約時，買方須交付臨時訂金。
2. 買方於簽署臨時買賣合約時所支付的臨時訂金將會被兌現。
3. 如買方於簽署臨時買賣合約後，不論基於任何原因而未能簽署正式買賣合約，買方支付的臨時訂金，即被沒收歸於賣方。

「實用面積」(按買賣合約內之定義) 是指：

1. 如屬由牆壁圍起的單位，則指單位樓面面積(包括任何露台及陽台的樓面面積)，由單位圍牆外圍起計，但如圍牆分隔兩個毗連單位，則須由牆壁的中央起計。單位的樓面面積並包括單位內部間隔及支柱，但不包括單位圍牆外的公用部份。如任何圍牆鄰接公用地方，則包括該圍牆的整個厚度；
2. 如屬閣樓，則指閣樓的樓面面積，由閣樓圍牆內圍起計；
3. 如屬不伸展至單位樓面的窗台，則指窗台的面積，由窗台圍牆外圍或玻璃窗外圍起計，並由窗台與垂直至樓面的牆壁相接之處起計，但不包括該牆的厚度；
4. 如屬車位，則指車位的面積，由其分界線或圍牆內圍起計(視屬何情況而定)；
5. 如屬天井、陽台、花園、平台或天台，則指天井、陽台、花園、平台或天台的面積，由其分界線內圍起計。如以牆壁為分界，則由牆壁內圍起計。

Other Information 其他資料

ADDITIONAL INFORMATION

1. All purchasers of unit with flat roof/roof/balcony (if any) should note that there may be exposed pipes and ducts for common use on such flat roof/roof/balcony. Floor plans of such flat roof/roof/balcony indicating the approximate position of such exposed pipes and ducts will be available at the sales office (if any) for reference upon request and on paying necessary photocopying charges. The Vendor reserves its right to amend such plans subject to the approval by the relevant Government Authorities.
2. The overall development scheme of the development site and the surrounding areas and environment are subject to change or modification.
3. The Vendor will pay/has paid all outstanding Government rent in respect of the Lot from the date of the Government Grant up to and including the date of the respective assignments.
4. Purchasers are obligated to pay debris removal fee and to reimburse the Vendor for water/electricity deposit, provided that purchasers of Type B Units are not required to pay debris removal fee.
5. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.
6. Enquiry telephone number and website address of The Law Society of Hong Kong:
Website Address : www.hklawsoc.org.hk
Enquiry Telephone Number : 2846 0500

額外資料

1. 所有購買單位連平台/天台/露台(如適用)之買方注意，在各平台/天台/露台內可能有外露之公用喉管，買方可在售樓處(如有)要求及繳付所需影印費用後取得有關平台/天台/露台的平面圖作參考，外露之喉管的大約位置將會被展示在該些平面圖上，但賣方保留取得相關政府部門批准後更改該等圖則之權利。
2. 整體發展計劃及周圍地區及環境可能會作出修改而有所轉變。
3. 賣方將會或已經繳付有關本地段由政府批地書生效日期起計直至並包括相關轉讓契約之日期為止之地租。
4. 買家必需繳付泥頭費及向賣方支付有關水/電之按金，但B類單位買家不需繳付泥頭費。
5. 賣方建議準買家到訪發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
6. 香港律師會查詢電話及網站：
網站 : www.hklawsoc.org.hk
查詢電話 : 2846 0500

Other Information

其他資料

IMPORTANT NOTES

1. In case of discrepancy between the English version and the Chinese version of the contents in this sales brochure, the English version shall prevail.
2. The Vendor reserves the right to make modifications and changes to the building design, specifications, features, floor plans, the fittings and finishes materials and the intended use of all facilities without prior notice to the purchaser subject to the approval by the relevant Government Authorities (if required), the executed DMC and the provisions of the Agreement for Sale and Purchase.
3. All plans and specifications in this sales brochure are subject to Government's final approval.
4. All information in this sales brochure shall not constitute or be constructed as giving any offer, representation or warranty whether expressly or impliedly.
5. Photographs, maps, plans and illustrations in this sales brochure are for reference only.
6. All information in and the contents of this sales brochure shall be subject to the terms and conditions of the Government Grant, the Agreement for Sale and Purchase and the executed DMC.
7. The design and location of the facilities referred to in this sales brochure are subject to the change and final approval by the relevant Government Authorities.
8. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

Sales Hotline : (852) 8206 2220
Fax : (852) 2877 3240
Email : commercial-sales@shkp.com
Website : www.W212.com.hk

重要聲明

1. 上述所有中文譯本僅供參考，如中英版本有歧義，一切以英文版本為準。
2. 賣方保留權利於符合相關政府部門批准(如需要)、已簽訂的大廈公契及買賣合約條文的情況下修改物業的設計、規格訂明、特色、平面圖、設備及建築用料及所有設施擬作的用途而無須事先通知買家。
3. 本售樓說明書內所示之平面圖、說明及規格均以政府最後批准之版本為準。
4. 本售樓說明書內所有資料及內容不構成亦不得被詮釋為任何明示和隱含要約、陳述或保證。
5. 本售樓說明書內之相片、地圖、圖則及插圖僅供參考之用。
6. 本售樓說明書內所有資料及內容以政府批地書、買賣合約及已簽訂的大廈公契之條款為準。
7. 本售樓說明書內設施的設計及位置皆有更改的可能及須經有關政府部門作出最後批准。
8. 賣方建議準買家到訪發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。

銷售熱線 : (852) 8206 2220
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www.W212.com.hk

Sales Hotline 銷售熱線 : (852) 8206 2220

Sales Agent:
銷售代理 :



新鴻基地產(銷售及租賃)代理有限公司

Sun Hung Kai Real Estate (Sales and Leasing) Agency Limited

Vendor's Parent or Holding Companies:
賣方的控權公司 :



新 鴻 基 地 產
Sun Hung Kai Properties



SUN HING HOLDINGS LTD.
新興集團有限公司