



SALES BROCHURE

售樓說明書

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.

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ 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 property². 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.

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.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - ◇ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - ◇ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - ◇ strike or lock-out of workmen;
 - ◇ riots or civil commotion;
 - ◇ force majeure or Act of God;
 - ◇ fire or other accident beyond the vendor's control;
 - ◇ war; or
 - ◇ inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts:

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611

Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596

Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

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

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 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。

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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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。
- 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。

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

- 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。

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 DEVELOPMENT 發展項目的資料

Name of the Development

233 Prince Edward Road West

Name of the street and the street number

233 Prince Edward Road West

The Development consists of 1 multi-unit building

Total number of storeys of the multi-unit building

15 storeys

The above number of storeys does not include B2/F, B1/F, G/F, 1/F, Roof, Lift Machine Room Floor and Top Roof

Floor numbering in the multi-unit building as provided in the approved building plans for the Development

B2/F, B1/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 19/F, Roof, Lift Machine Room Floor and Top Roof

Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order

4/F, 13/F and 14/F are omitted

Refuge floor (if any) of the multi-unit building

Not Applicable

發展項目名稱

太子道西233號

街道名稱及門牌號數

太子道西233號

發展項目包括一幢多單位建築物

該幢多單位建築物的樓層總數

15層

上述樓層數目不包括地庫2層、地庫1層、地下、1樓、天台、升降機機房層及頂層天台

發展項目的經批准的建築圖則所規定該幢多單位建築物的樓層號數

地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至19樓、天台、升降機機房層及頂層天台

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

不設4樓、13樓及14樓

該幢多單位建築物內的庇護層(如有的話)

不適用

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

Vendor

Noble Power Enterprises Limited
Leading Faith Group Limited

Holding Companies of the Vendor

Beauty Generation Limited
Data Giant Limited
Sun Hung Kai Properties Limited
High Prospect Limited
Silver Radiance Limited
Wheelock Properties Limited
Myers Investments Limited

Authorized Person for the Development

Ng Kwok Fai

The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his professional capacity

LWK & Partners (HK) Limited

Building Contractor for the Development

Sanfield Engineering Construction Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development

Johnson Stokes & Master
Baker & McKenzie

Authorized institution that has made a loan, or has undertaken to provide finance for the construction of the Development

Not Applicable

Any other person who has made a loan for the construction of the Development

Sun Hung Kai Properties Holding Investment Limited
Wheelock Finance Limited

賣方

Noble Power Enterprises Limited
Leading Faith Group Limited

賣方的控權公司

Beauty Generation Limited
Data Giant Limited
新鴻基地產發展有限公司
High Prospect Limited
Silver Radiance Limited
會德豐地產有限公司
Myers Investments Limited

發展項目的認可人士

吳國輝

發展項目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

梁黃顧建築師(香港)事務所有限公司

發展項目的承建商

新輝城建工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

孖士打律師行
貝克•麥堅時律師事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

不適用

已為發展項目的建造提供貸款的任何其他人的姓名或名稱

Sun Hung Kai Properties Holding Investment Limited
Wheelock Finance Limited

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

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

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT
有參與發展項目的各方的關係

(a)	賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人。	不適用
(b)	賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d)	賣方或該發展項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g)	賣方或該發展項目的承建商屬個人，並屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該發展項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k)	賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(l)	賣方或該發展項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m)	賣方或該發展項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n)	賣方、賣方的控權公司或該發展項目的承建商屬私人公司，而就該發展項目中的住宅物業的出售而代表擁有人行事的律師事務所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發展項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(p)	賣方或該發展項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q)	賣方或該發展項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該發展項目的承建商屬法團，而該發展項目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)	賣方或該發展項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	承建商新輝城建工程有限公司屬Noble Power Enterprises Limited(賣方其中之一)及其控權公司的有聯繫法團。

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of the building is 150mm.
該幢建築物的非結構的預製外牆的厚度範圍為150毫米。

Schedule of total area of the non-structural prefabricated external walls of each residential property
每個住宅物業的非結構的預製外牆的總面積表

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）
2/F 2樓	A	0.682
	B	Not Applicable 不適用
	C	Not Applicable 不適用
	D	0.653
	E	1.058
	F	Not Applicable 不適用
	G	1.410
3/F & 5/F 3樓及5樓	A	0.795
	B	Not Applicable 不適用
	C	Not Applicable 不適用
	D	0.765
	E	1.058
	F	Not Applicable 不適用
	G	1.410

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）
6/F to 8/F 6樓至8樓	A	1.083
	B	1.105
	C	1.058
	D	Not Applicable 不適用
	E	1.410
9/F to 12/F & 15/F to 17/F 9樓至12樓及 15樓至17樓	A	1.083
	B	1.105
	C	1.227
	D	Not Applicable 不適用
18/F 18樓	E	1.037
	A	0.985
19/F & Roof 19樓及天台	B	0.383
	A	0.985
	B	0.383

Note: 4/F, 13/F and 14/F are omitted.

備註: 不設4樓、13樓及14樓。

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

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

The thickness of the curtain walls of the building is 200mm.
該幢建築物的幕牆的厚度為200毫米。

Schedule of total area of the curtain walls of each residential property
每個住宅物業的幕牆的總面積表

Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
2/F 2樓	A	0.720
	B	0.831
	C	0.831
	D	0.720
	E	1.864
	F	1.241
	G	1.724
3/F & 5/F 3樓及5樓	A	0.720
	B	1.240
	C	1.240
	D	0.720
	E	1.864
	F	1.241
	G	1.724

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)
6/F to 8/F 6樓至8樓	A	1.938
	B	1.938
	C	1.864
	D	1.241
	E	1.724
9/F to 12/F & 15/F to 17/F 9樓至12樓及 15樓至17樓	A	1.938
	B	1.938
	C	2.271
	D	0.834
18/F 18樓	E	2.187
	A	4.520
19/F & Roof 19樓及天台	B	4.582
	A	5.800
	B	5.248

Note: 4/F, 13/F and 14/F are omitted.

備註: 不設4樓、13樓及14樓。

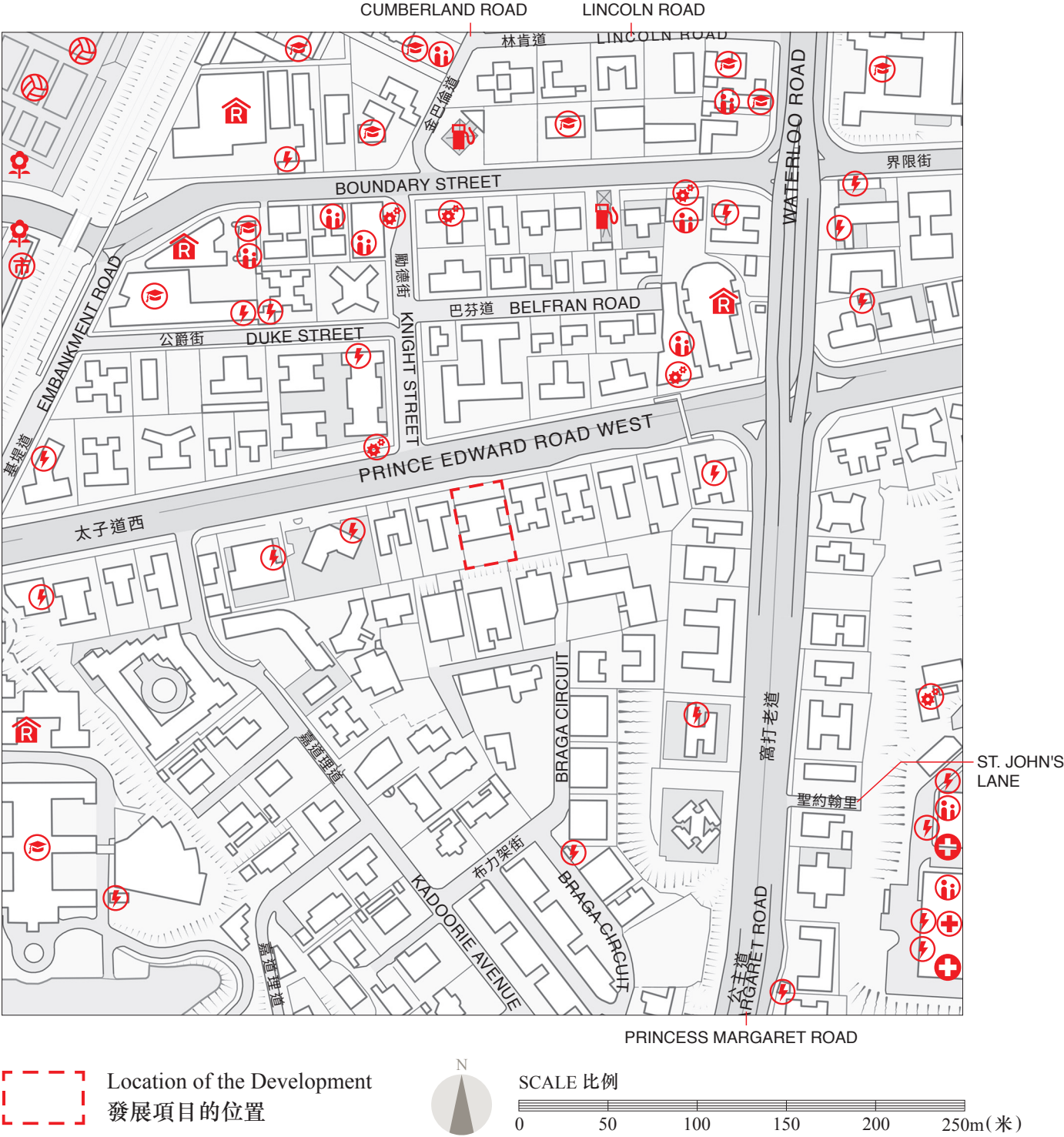
INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The Manager of the Development to be appointed under the latest draft deed of mutual covenant
Supreme Management Services Limited

根據公契的最新擬稿獲委任為本發展項目的管理人
超卓管理服務有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



This Location Plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NW-D dated 12 April 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

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

Notes:

1. The location 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.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

NOTATION 圖例

- Petrol Filling Station
油站
- Power Plant (including Electricity Sub-stations)
發電廠 (包括電力分站)
- Hospital
醫院
- Market (including Wet Market and Wholesale Market)
市場 (包括濕貨市場及批發市場)
- Public Utility Installation
公用事業設施裝置
- 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
- Clinic
診療所

此位置圖是參考日期為2025年4月12日地政總署測繪處之數碼地形圖，圖幅編號T11-NW-D，並由賣方擬備，有需要處經修正處理。

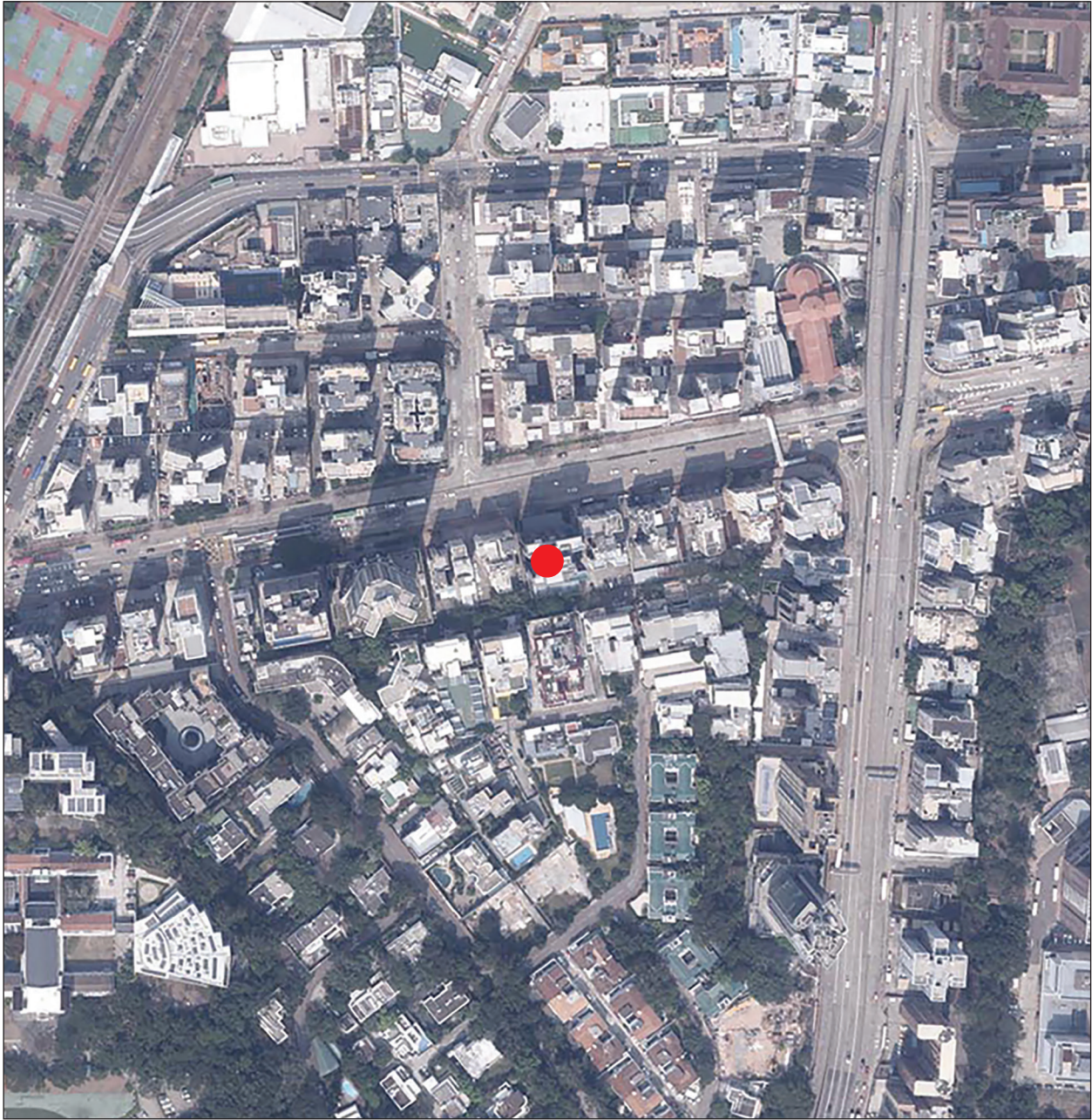
地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

備註:

1. 由於發展項目的邊界不規則的技術原因，此所在位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
2. 賣方建議準買家到該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。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No. E218533C, date of flight: 8 March 2024.
摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E218533C，飛行日期：2024年3月8日。

● Location of the Development
發展項目的位置

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Notes:

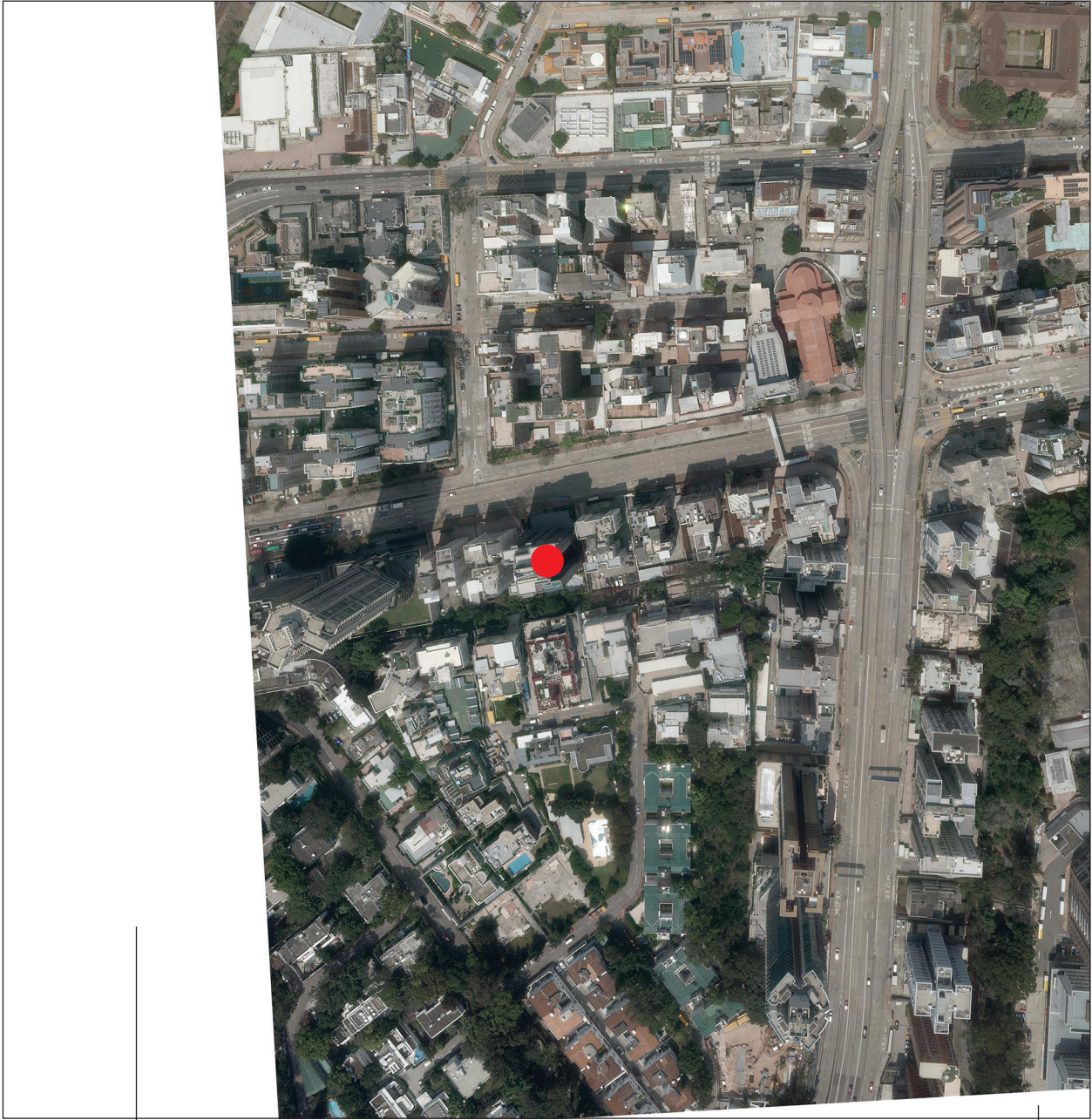
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.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

香港特別行政區政府地政總署測繪處© 版權所有，未經許可，不得複製。

備註:

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關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了解。
3. 由於發展項目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 DEVELOPMENT 發展項目的鳥瞰照片



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet, Photo No. E220421C, date of flight: 20 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E220421C，飛行日期：2024年3月20日。

● Location of the Development
發展項目的位置

These blank areas fall outside the coverage of the relevant aerial photograph
有關鳥瞰照片並不覆蓋該等空白範圍

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Notes:

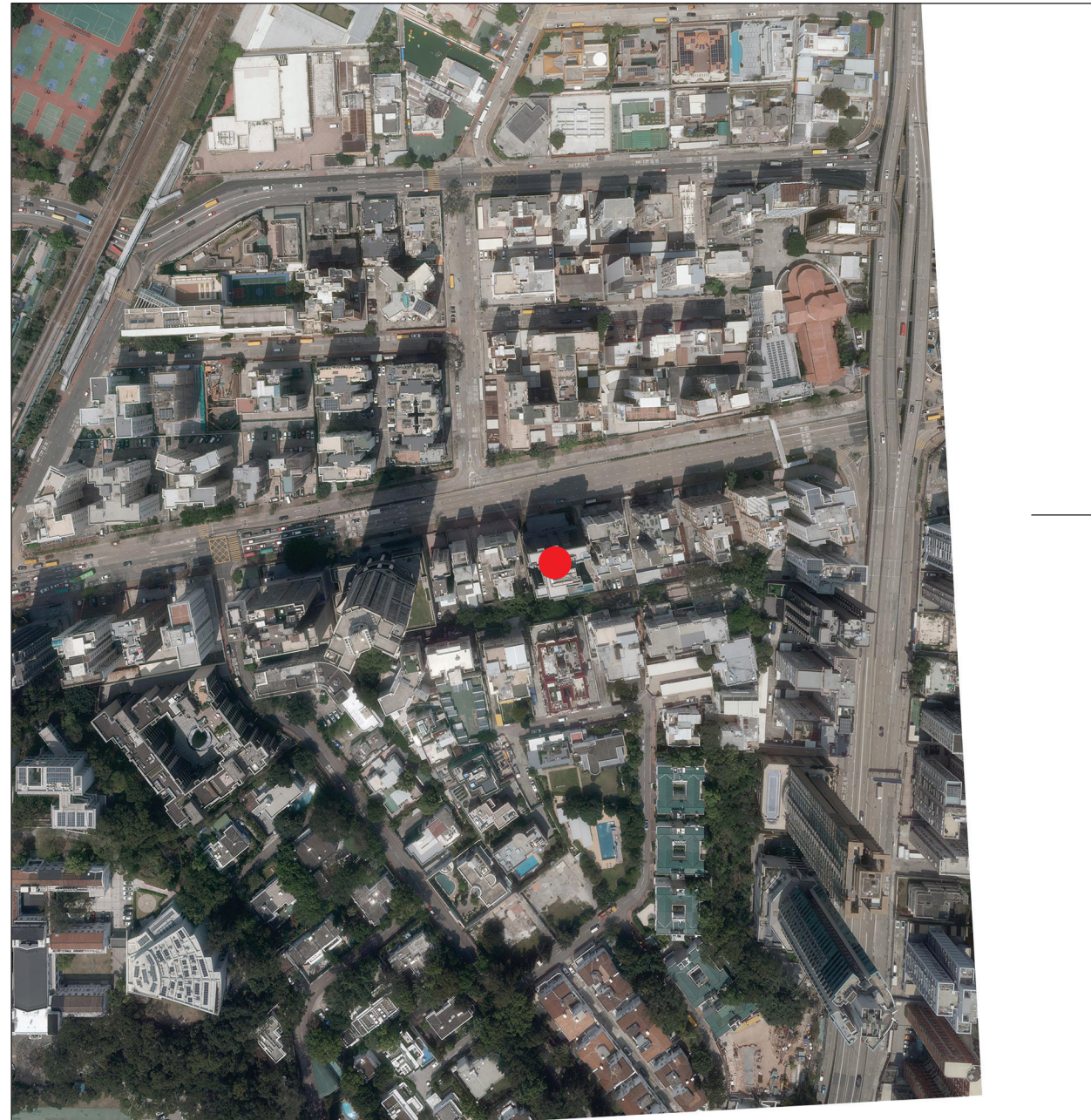
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.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

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備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關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了解。
3. 由於發展項目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 DEVELOPMENT 發展項目的鳥瞰照片



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet, Photo No. E220422C, date of flight: 20 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E220422C，飛行日期：2024年3月20日。

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



Location of the Development
發展項目的位置

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Notes:

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

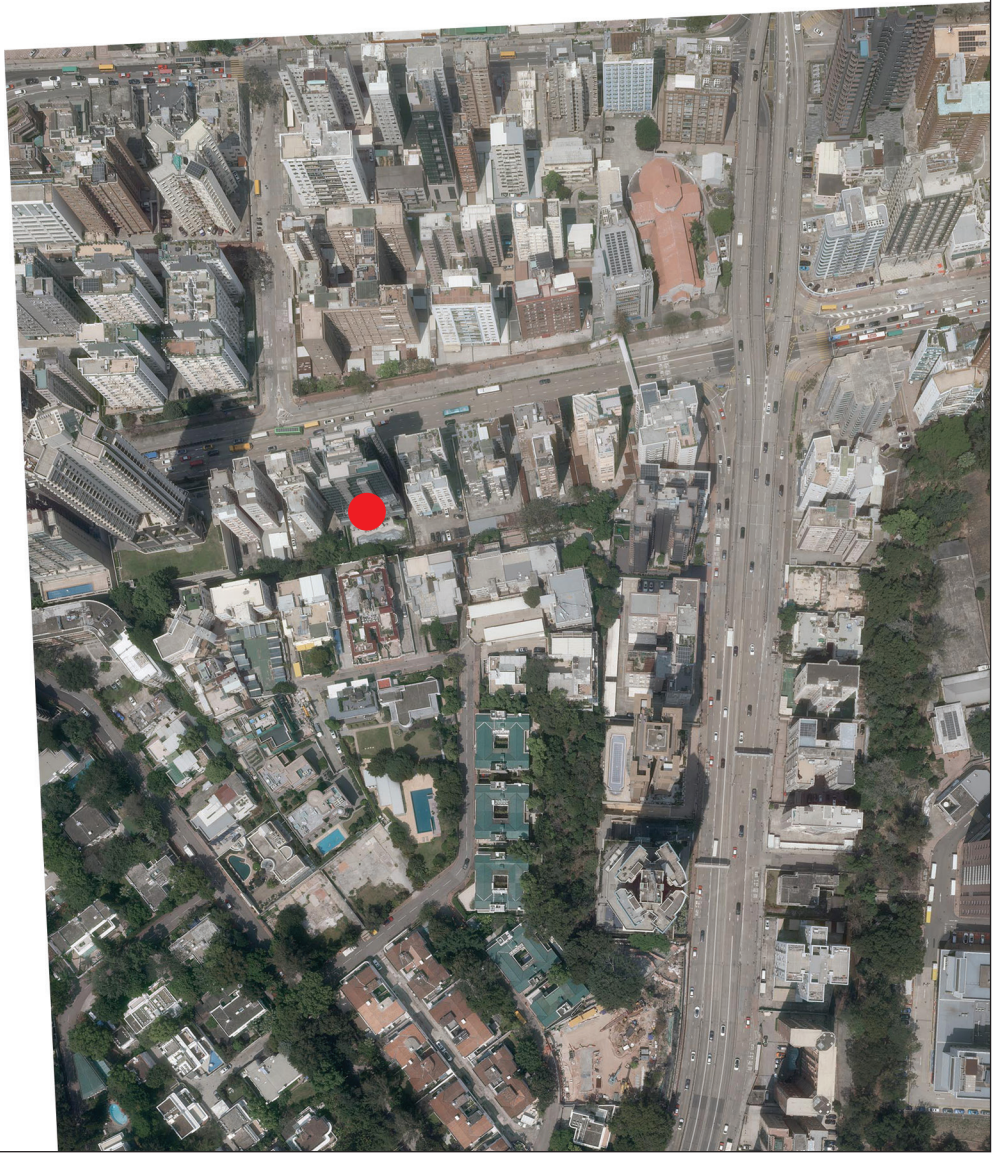
香港特別行政區政府地政總署測繪處© 版權所有，未經許可，不得複製。

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關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了解。
3. 由於發展項目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 DEVELOPMENT 發展項目的鳥瞰照片

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



● Location of the Development
發展項目的位置



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet, Photo No. E220652C, date of flight: 20 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E220652C，飛行日期：2024年3月20日。

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Notes:

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

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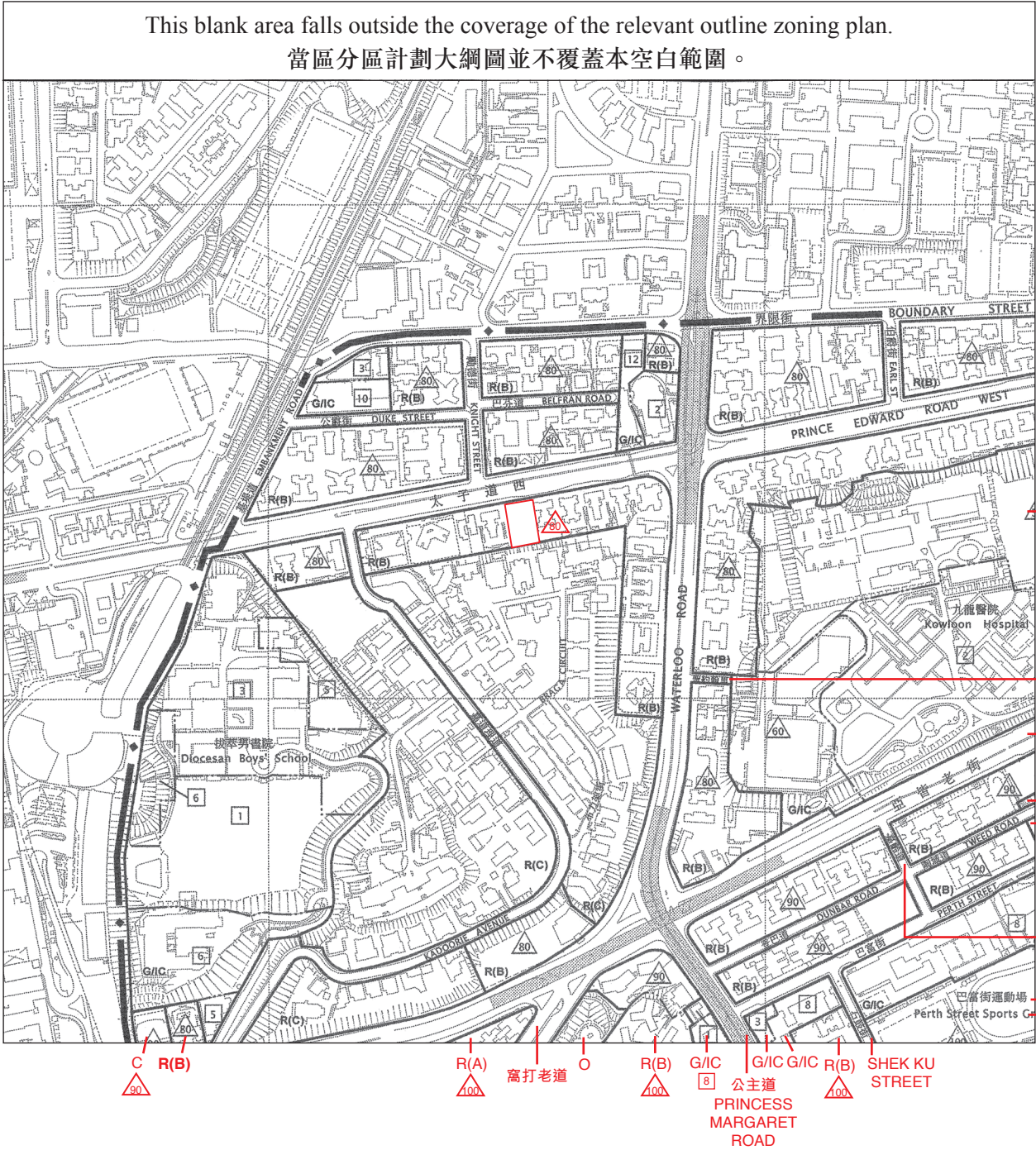
備註:

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關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了解。
3. 由於發展項目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。

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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

Notes:

1. The latest updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

NOTATION 圖例

ZONES

COMMERCIAL

RESIDENTIAL (GROUP A)

RESIDENTIAL (GROUP B)

RESIDENTIAL (GROUP C)

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

BUILDING HEIGHT CONTROL ZONE BOUNDARY

MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

地帶

C

商業

R(A)

住宅(甲類)

R(B)

住宅(乙類)

R(C)

住宅(丙類)

G/IC

政府、機構或社區

O

休憩用地

交通

主要道路及路口

高架道路

其他

規劃範圍界線

建築物高度管制區界線

100

最高建築物高度
(在主水平基準上若干米)

8

最高建築物高度(樓層數目)

Adopted from part of the approved Ho Man Tin Outline Zoning Plan, Plan No. S/K7/24, gazetted on 18 September 2015, with adjustments where necessary as shown in red.

摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖，圖則編號為S/K7/24，有需要處經修正處理，以紅色表示。

The outline zoning plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

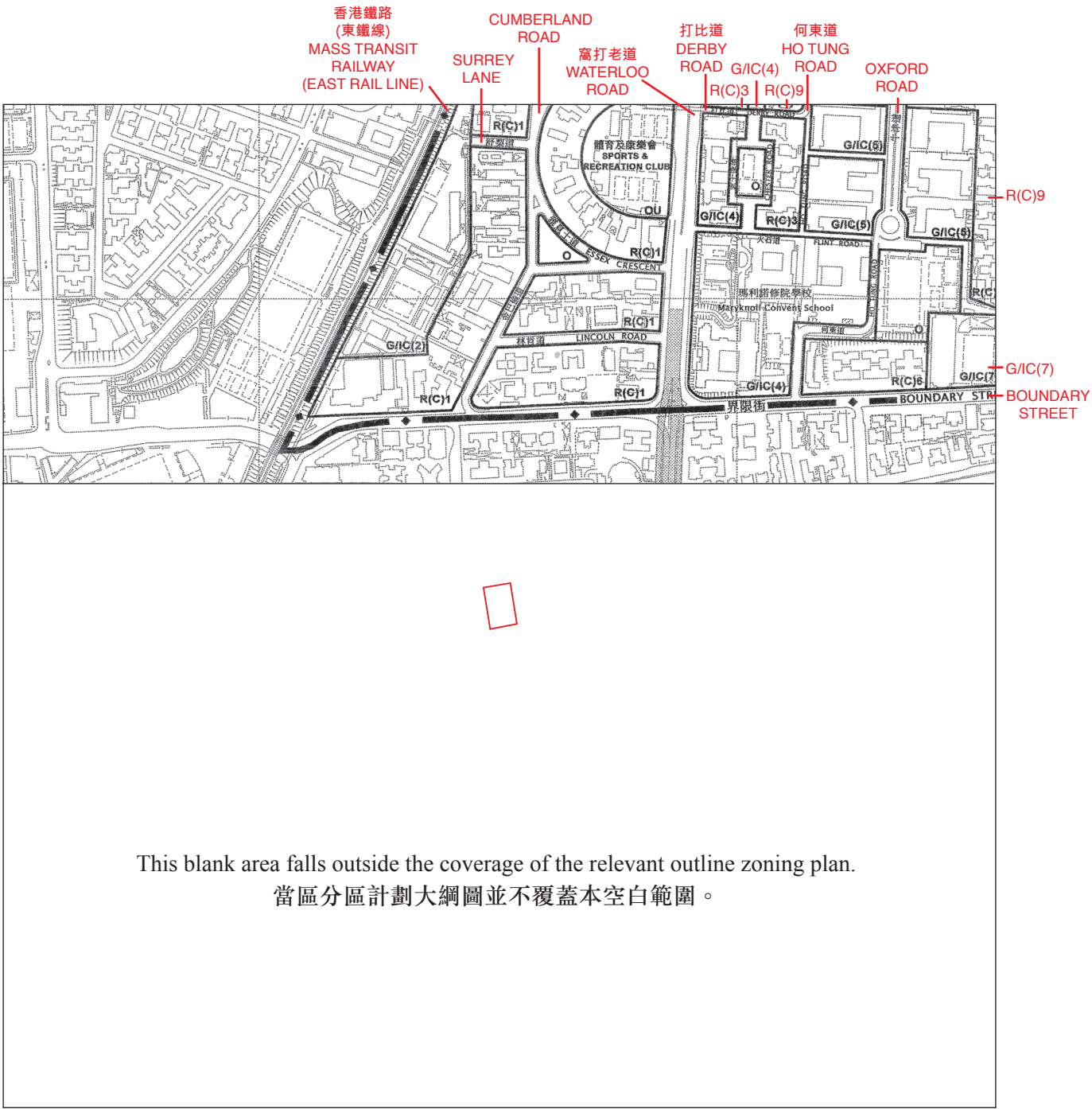
此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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，此分區計劃大綱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



- Notes:
1. The latest updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
 2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
 3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

NOTATION 圖例

ZONES

RESIDENTIAL (GROUP C)

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

OTHER SPECIFIED USES

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

地帶

住宅(丙類)

政府、機構或社區

休憩用地

其他指定用途

交通

主要道路及路口

高架道路

其他

規劃範圍界線

Adopted from part of the approved Kowloon Tong Outline Zoning Plan, Plan No. S/K18/21, gazetted on 15 December 2017, with adjustments where necessary as shown in red.

摘錄自2017年12月15日刊憲之九龍塘分區計劃大綱核准圖，圖則編號為S/K18/21，有需要處經修正處理，以紅色表示。

The outline zoning plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

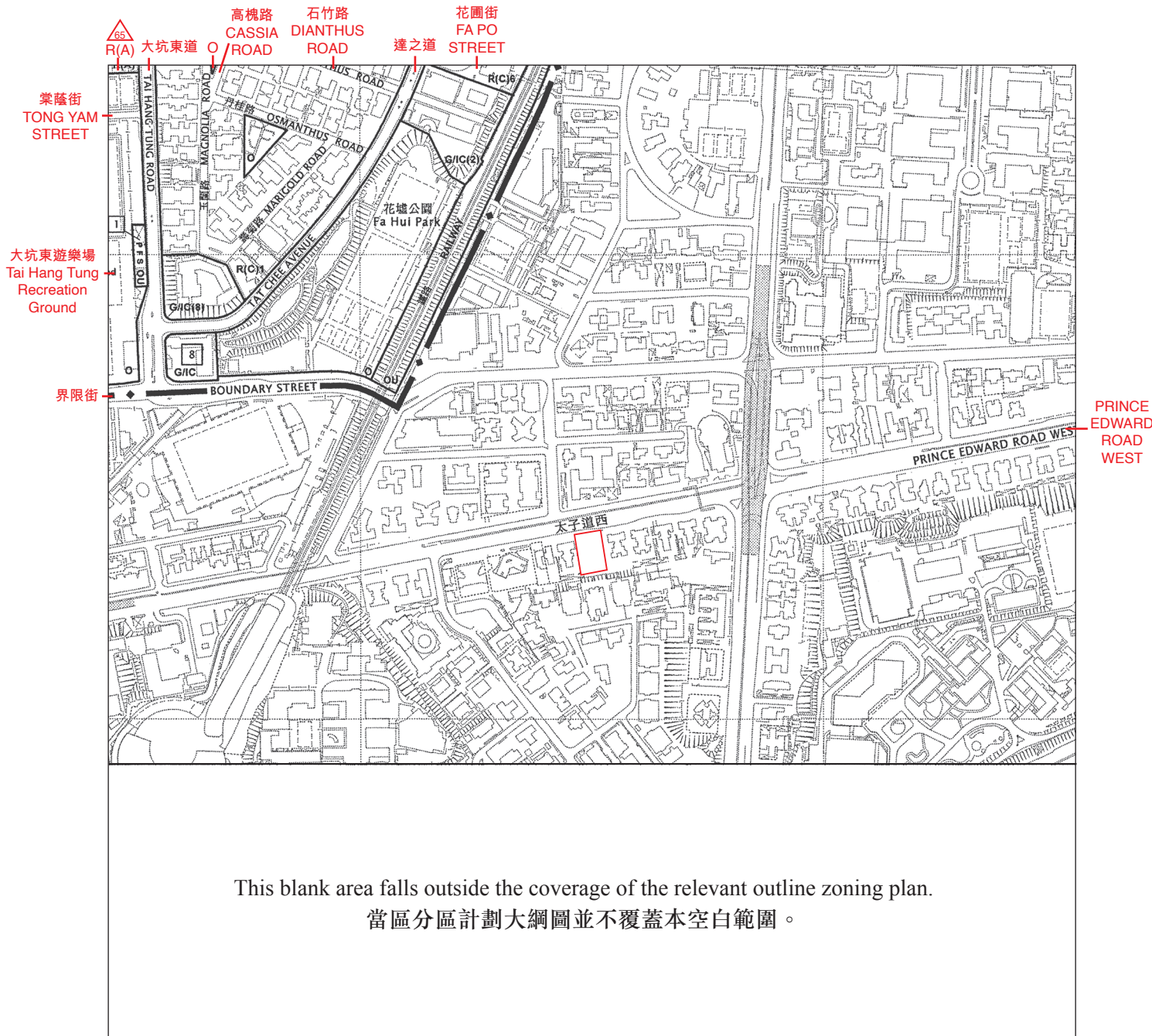
此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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，此分區計劃大綱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

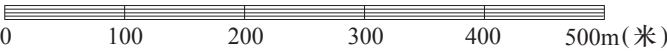
關乎發展項目的分區計劃大綱圖



Location of the Development
發展項目的位置



SCALE 比例



Notes:

1. The latest updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

NOTATION 圖例

ZONES

RESIDENTIAL (GROUP A)

R(A)

地帶

住宅(甲類)

RESIDENTIAL (GROUP C)

R(C)

住宅(丙類)

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

MAJOR ROAD AND JUNCTION



主要道路及路口

ELEVATED ROAD



高架道路

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME



規劃範圍界線

MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)



最高建築物高度
(在主水平基準上若干米)

MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)



最高建築物高度(樓層數目)

PETROL FILLING STATION

P F S

加油站

Adopted from part of the approved Shek Kip Mei Outline Zoning Plan, Plan No. S/K4/31, gazetted on 23 September 2022, with adjustments where necessary as shown in red.

摘錄自2022年9月23日刊憲之石硤尾分區計劃大綱核准圖，圖則編號為S/K4/31，有需要處經修正處理，以紅色表示。

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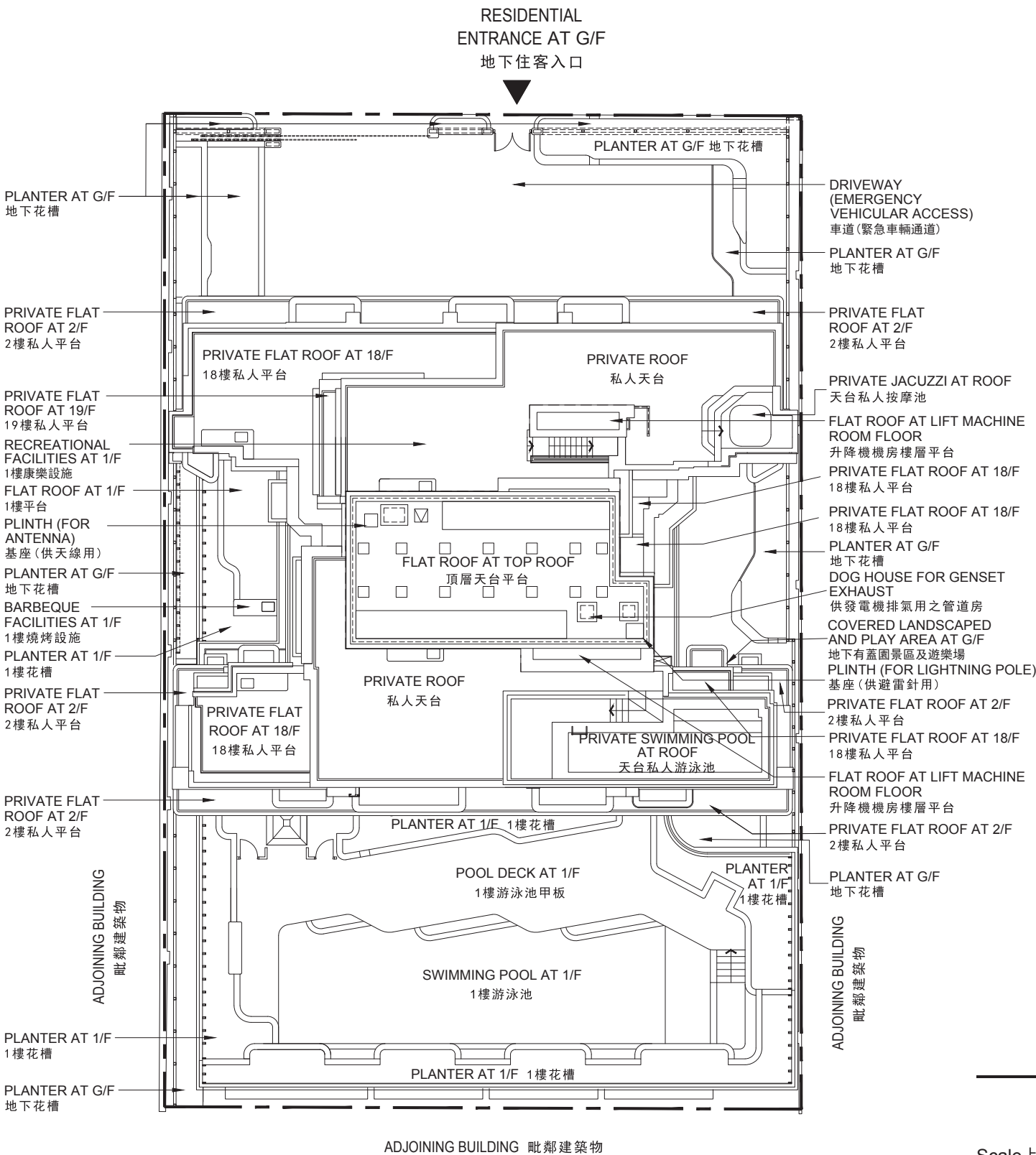
此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

備註:

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2. 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。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱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

PRINCE EDWARD ROAD WEST 太子道西



Boundary line of The Development
發展項目邊界線

Scale 比例 : 0 5 10M(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend of Terms and Abbreviations on Floor Plans: 樓面平面圖中的名稱及簡稱:

ACP	= AIR-CONDITIONER PLATFORM 空調機平台	BLDG. LINE ABOVE (6/F)	= BUILDING LINE ABOVE (6/F) 上層之建築物外線(6樓)
ACP ABOVE	= AIR- CONDITIONER PLATFORM ABOVE 上層空調機平台	BLDG. LINE ABOVE (9/F)	= BUILDING LINE ABOVE (9/F) 上層之建築物外線(9樓)
A.F.	= ARCHITECTURAL FEATURE 建築裝飾	C.L.	= CAT LADDER 爬梯
A.F. ABOVE	= ARCHITECTURAL FEATURE ABOVE 上層建築裝飾	COMMON AREA	= 公用地方
A.F. BELOW	= ARCHITECTURAL FEATURE BELOW 下層建築裝飾	COMMON FLAT ROOF	= 公用平台
A.F. H/L OF 2/F ONLY	= ARCHITECTURAL FEATURE HIGH LEVEL OF 2/F ONLY 2樓高架建築裝飾	CORRIDOR (DESIGNATED AS COMMON AREA)	= 走廊(指定為公用地方)
ALUM. A.F.	= ALUMINIUM ARCHITECTURAL FEATURE 鋁建築裝飾	DN	= DOWN 落
ALUM. A.F. AT 17/F H/L ONLY	= ALUMINIUM ARCHITECTURAL FEATURE AT 17/F H/L ONLY 17樓高架鋁建築裝飾	E.A.D. / R.A.D.	= EXHAUST AIR DUCT/ RETURN AIR DUCT 排氣管/回風管
ALUM. A.F. BELOW	= ALUMINIUM ARCHITECTURAL FEATURE BELOW 下層鋁建築裝飾	E.M.R.	= ELECTRIC METER ROOM 電錶房
ALUM. A.F. (PERFORATED)	= ALUMINIUM ARCHITECTURAL FEATURE (PERFORATED) 鋁建築裝飾(疏孔)	FAN ROOM FOR R.S.M.R.R.	= FAN ROOM FOR REFUSE STORAGE AND MATERIAL RECOVERY ROOM 垃圾及物料回收室的風機房
ALUM. CLAD. / ALUM. CLADDING	= ALUMINIUM CLADDING 鋁裝飾板	F.LIFT LOBBY	= FIREMAN’S LIFT LOBBY 消防員升降機大堂
ALUM. GRILLE	= ALUMINIUM GRILLE 鋁格柵	FLAT ROOF	= 平台
BAL.	= BALCONY 露台	FRESH WATER PUMP ROOM	= 食水泵房
BAL. ABOVE	= BALCONY ABOVE 上層露台	FLUSHING & FRESH WATER PUMP ROOM	= 沖廁水及食水泵房
BATH	= BATHROOM 浴室	FILTRATION PIT BELOW	= 濾水設施置下
BATH 1	= BATHROOM 1 浴室 1	F.S. P.D. ROOM	= FIRE SERVICES PIPE DUCT ROOM 消防系統管道槽房
BATH 2	= BATHROOM 2 浴室 2	HR	= HOSE REEL 消防喉轆
BR.1	= BEDROOM 1 睡房 1	INACCESSIBLE FLAT ROOF	= 不可進入之平台
BR.2	= BEDROOM 2 睡房 2	INACCESSIBLE FLAT ROOF AT 6/F ONLY	= 只設於6樓之不可進入之平台
BR.3	= BEDROOM 3 睡房 3	JACUZZI	= 按摩池
		KIT.	= KITCHEN 廚房

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

LAV.	= LAVATORY 洗手間
LIFT	= 升降機
LIFT LOBBY	= 升降機大堂
LIFT OVERRUN	= 升降機槽頂部
LIV./ DIN.	= LIVING ROOM / DINING ROOM 客廳/飯廳
M.BATH	= MASTER BATHROOM 主人浴室
M.BR.	= MASTER BEDROOM 主人睡房
O.KIT.	= OPEN KITCHEN 開放式廚房
PERFORATED ALUM. A.F. AT SPANDREL AREA	= PERFORATED ALUMINIUM ARCHITECTURAL FEATURE AT SPANDREL AREA 於拱肩部分之疏孔鋁建築裝飾
P.D.	= PIPE DUCT 管道槽
PRIVATE FLAT ROOF	= 私人平台
PRIVATE ROOF	= 私人天台
R.S.M.R.R.	= REFUSE STORAGE AND MATERIAL RECOVERY ROOM 垃圾及物料回收室
SINK	= 洗滌盆
S	= STOVE 爐頭
STONE CLAD. / STONE CLADDING	= STONE CLADDING 石裝飾板
STORE	= 儲物室
SWIMMING POOL	= 游泳池
T.B.E. ROOM	= TELECOMMUNICATIONS BROADCASTING AND EQUIPMENT ROOM 電訊廣播及設備室
T.D.	= TELEPHONE DUCT 電話線槽
TOP OF BAL.	= TOP OF BALCONY 露台上蓋
TOP OF BAL. AT 6/F ONLY	= 只設於6樓之露台上蓋
TOP OF U.P.	= TOP OF UTILITY PLATFORM 工作平台上蓋
UP	= UP 上

U.P.	= UTILITY PLATFORM 工作平台
UTILITY	= UTILITY ROOM 工作間
WALK IN CLOSET	= 衣帽間
W.M.C.	= WATER METER CABINET 水錶箱
	= OPEN KITCHEN AREA 開放式廚房範圍

Explanatory Notes:

- There may be architectural features and/or exposed pipes on external walls of some of the floors.
- Common pipes exposed and/or enclosed in cladding are located at/adjacent to balcony and/or flat roof and/or air conditioner platform and/or external wall of some residential units. Air-conditioner platform(s) and external walls are common areas under the latest draft Deed of Mutual Covenant and Management Agreement of the Development.
- There are ceiling bulkheads and/or sunken slabs at living rooms, dining rooms, bedrooms, corridors, bathrooms, stores, lavatories, utility rooms, open kitchens and kitchens of some residential units for the air-conditioning system and/or mechanical and electrical services. There are exposed pipes/ducts for air-conditioning system and/or mechanical and electrical services within some stores.
- Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sinks, water closets, showers, basins, sink counters, etc., are architectural symbols retrieved from the latest approved general building plans and for general indication only and are not indications of their actual locations, sizes, designs and shapes.
- The internal ceiling height within some residential units may vary due to structural, architectural and/or decoration design variations.
- There may be communal pipes and/or mechanical and electrical services within the roofs of some residential units.
- Balconies and utility platforms are non-enclosed areas.

備註：

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管。
- 部份住宅單位的露台及/或平台及/或空調機平台及/或外牆上/附近設有外露及/或裝飾板內藏之公用喉管。根據發展項目的公契及管理協議的最新擬稿，空調機平台及外牆為公用地方。
- 部份住宅單位客廳、飯廳、睡房、走廊、浴室、儲物室、洗手間、工作間、開放式廚房及廚房天花有假陣及/或跌級樓板用以安裝空調系統及/或機電設備。部份儲物室內設有空調系統及/或機電設備之外露喉管/管道槽。
- 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、洗面盆、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌而非展示其實際位置、大小、設計及形狀。
- 部份住宅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。
- 部份住宅單位天台內裝有公用喉管及/或其他機電設備。
- 露台及工作平台為不可封閉的地方。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Flat 單位						
		A	B	C	D	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	2/F 2樓	150	150	150	150	150, 175	150, 175, 200	150, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3110, 3335, 3460, 3465	3110, 3260, 3335, 3460	3110, 3260, 3335, 3460	3110, 3460, 3465	3110, 3335, 3460, 3465	3110, 3335, 3460, 3465	3110, 3335, 3460, 3465

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.

Notes:

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Page AL01 and Page AL02 of this Sales Brochure for legend of the terms and abbreviations shown in and explanatory notes applicable to the floor plan.

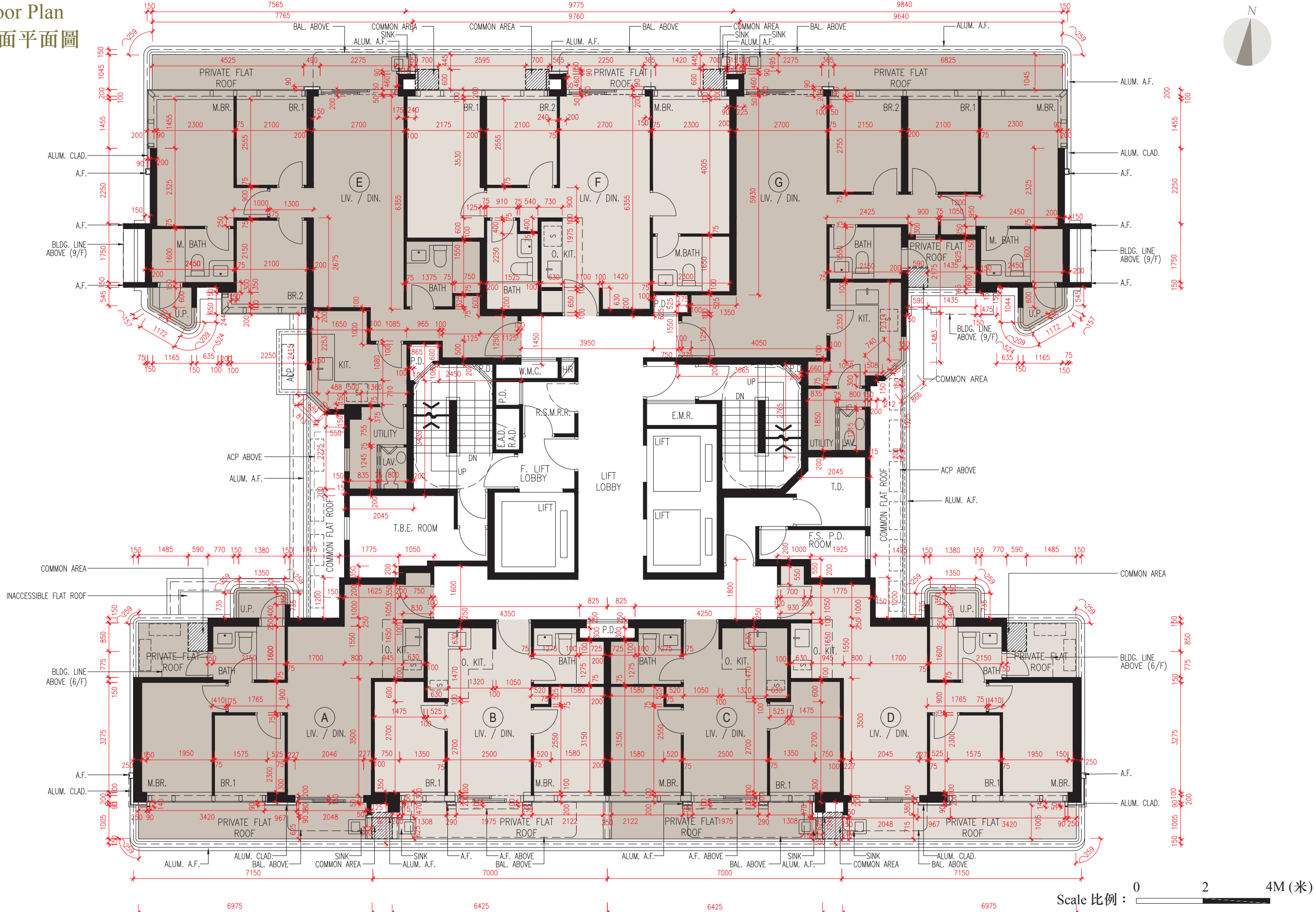
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
- 有關樓面平面圖中顯示之名稱及簡稱及備註請參閱本售樓說明書第AL01頁及AL02頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

2/F Floor Plan
2樓樓面平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Flat 單位						
		A	B	C	D	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	3/F 3樓	150	150	150	150	150, 175	150, 175, 200	150, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3110, 3335, 3460	3110, 3260, 3335, 3460	3110, 3260, 3335, 3460	3110, 3460	3110, 3335, 3460	3110, 3335, 3460	3110, 3335, 3460
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	5/F 5樓	150, 200, 600	150, 200	150, 200	150, 200, 600	150, 175	150, 175, 200	150, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3110, 3335, 3460	3110, 3335, 3460	3110, 3335, 3460	3110, 3335, 3460	3110, 3335, 3460	3110, 3335, 3460	3110, 3335, 3460

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.

Notes:

- The dimensions of floor plans are all structural dimensions in millimetre.
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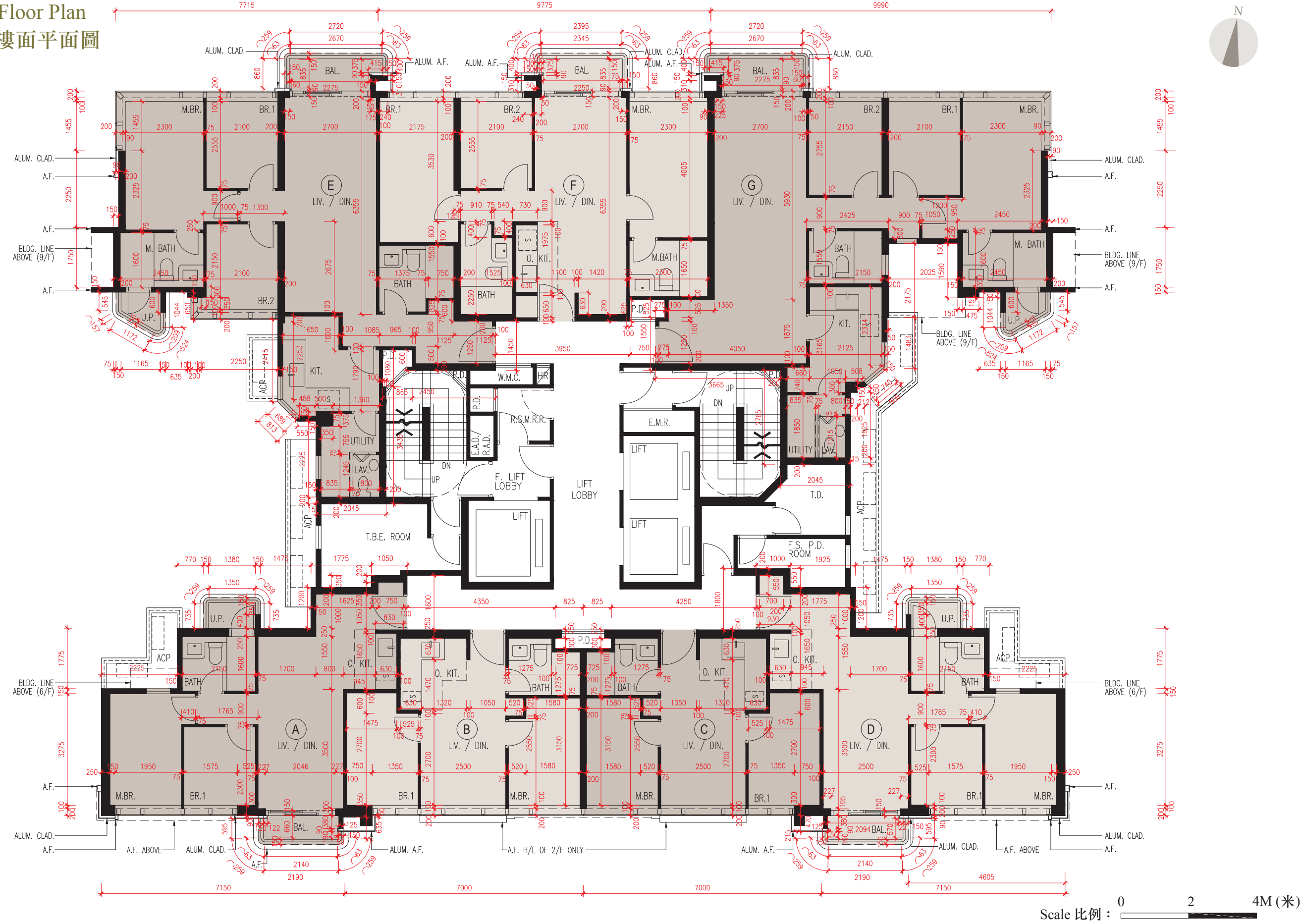
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

3/F & 5/F Floor Plan
3樓及5樓樓面平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Flat 單位				
		A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	6/F & 7/F 6樓及7樓	150	150	150, 175	175, 200	150, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3110, 3335, 3460	3110, 3335, 3460	3110, 3335, 3460	3110, 3335, 3460	3110, 3335, 3460
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	8/F 8樓	150	150	150, 175	150, 175, 200	150, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3110, 3335, 3460	3110, 3335, 3460	3110, 3335, 3460	3110, 3335, 3460	3110, 3335, 3460

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.

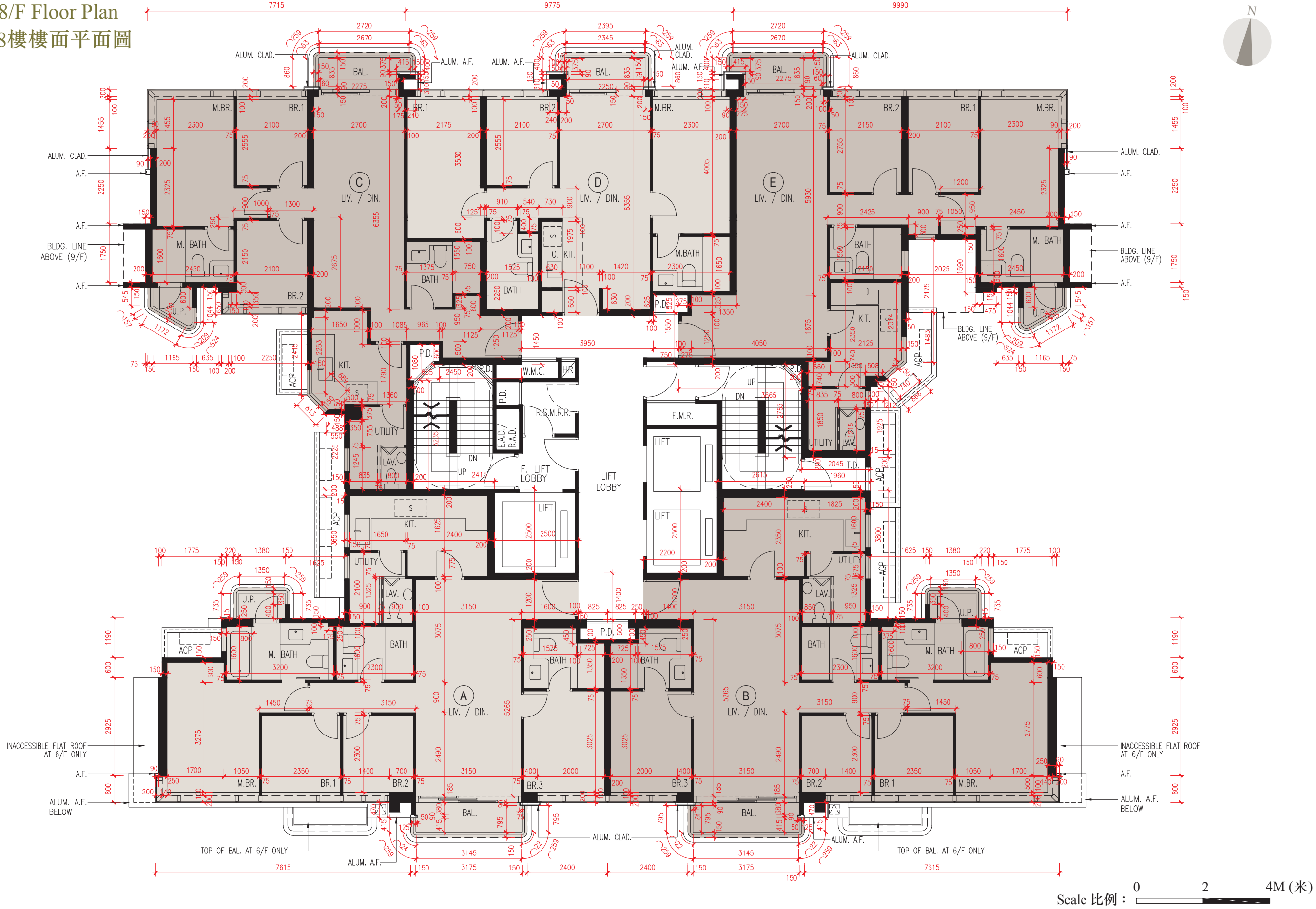
- Notes:
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因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

- 備註：
- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
 - 有關樓面平面圖中顯示之名稱及簡稱及備註請參閱本售樓說明書第AL01頁及AL02頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

6/F to 8/F Floor Plan
6樓至8樓樓面平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Flat 單位				
		A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	9/F-12/F, 15/F & 16/F 9樓至12樓、 15樓及16樓	150	150	150, 175	150, 200	150, 175, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3110, 3335, 3460	3110, 3335, 3460	3110, 3335, 3460	3110, 3335, 3460	3110, 3335, 3460
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	17/F 17樓	150	150	150, 275, 200	150, 200	150, 175, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3110, 3160, 3460	3110, 3160, 3335, 3460	3160, 3460	3160, 3460	3060, 3110, 3160, 3260, 3335, 3460

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.

Notes:

- The dimensions of floor plans are all structural dimensions in millimetre.
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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。

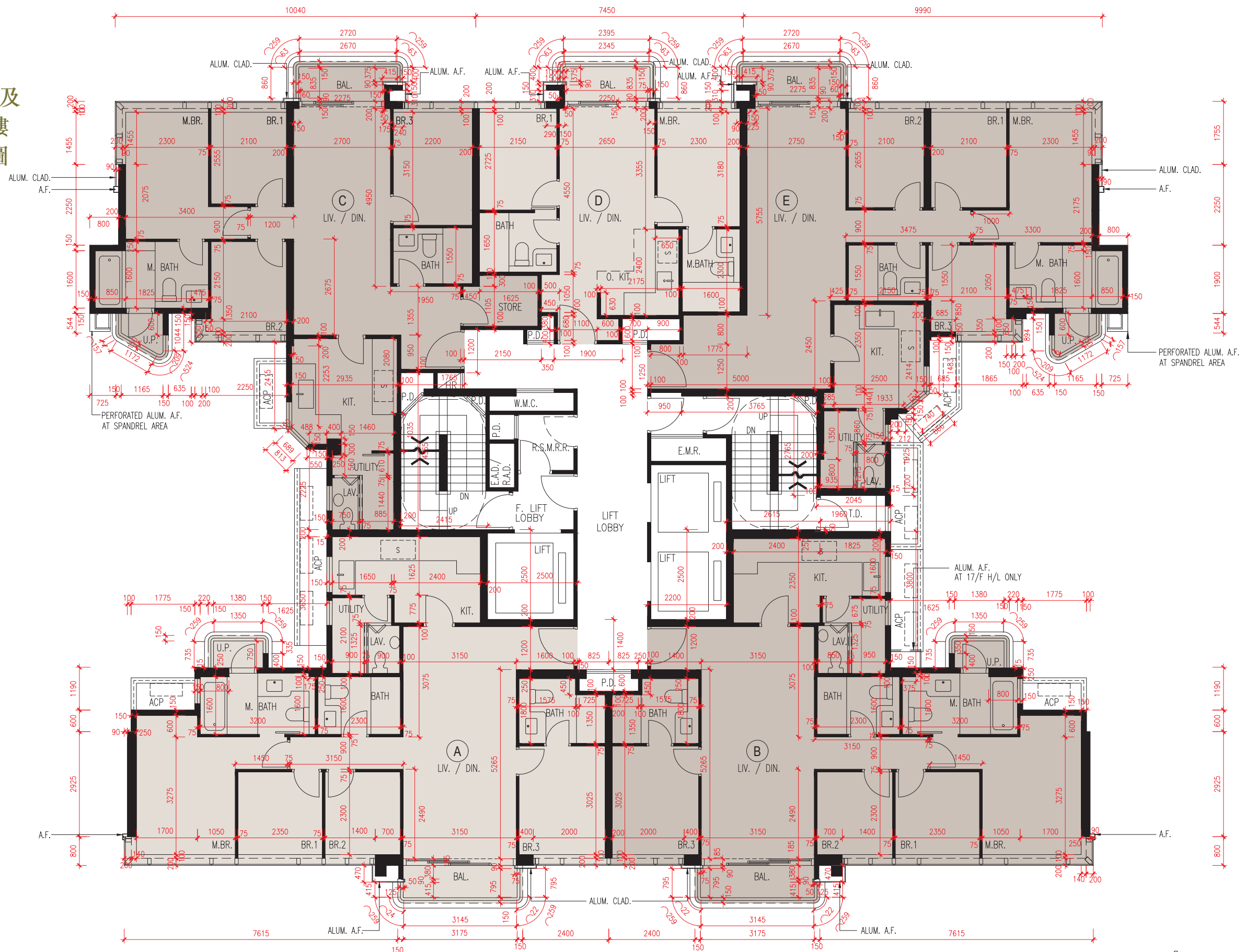
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

9/F-12/F & 15/F-17/F Floor Plan 9樓至12樓及 15樓至17樓 樓面平面圖



Scale 比例 : 0 2 4M (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Flat 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	18/F 18樓	150, 175, 200	150, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3110, 3260, 3335, 3460	3110, 3160, 3260, 3335, 3460

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.

Notes:

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Page AL01 and Page AL02 of this Sales Brochure for legend of the terms and abbreviations shown in and explanatory notes applicable to the floor plan.

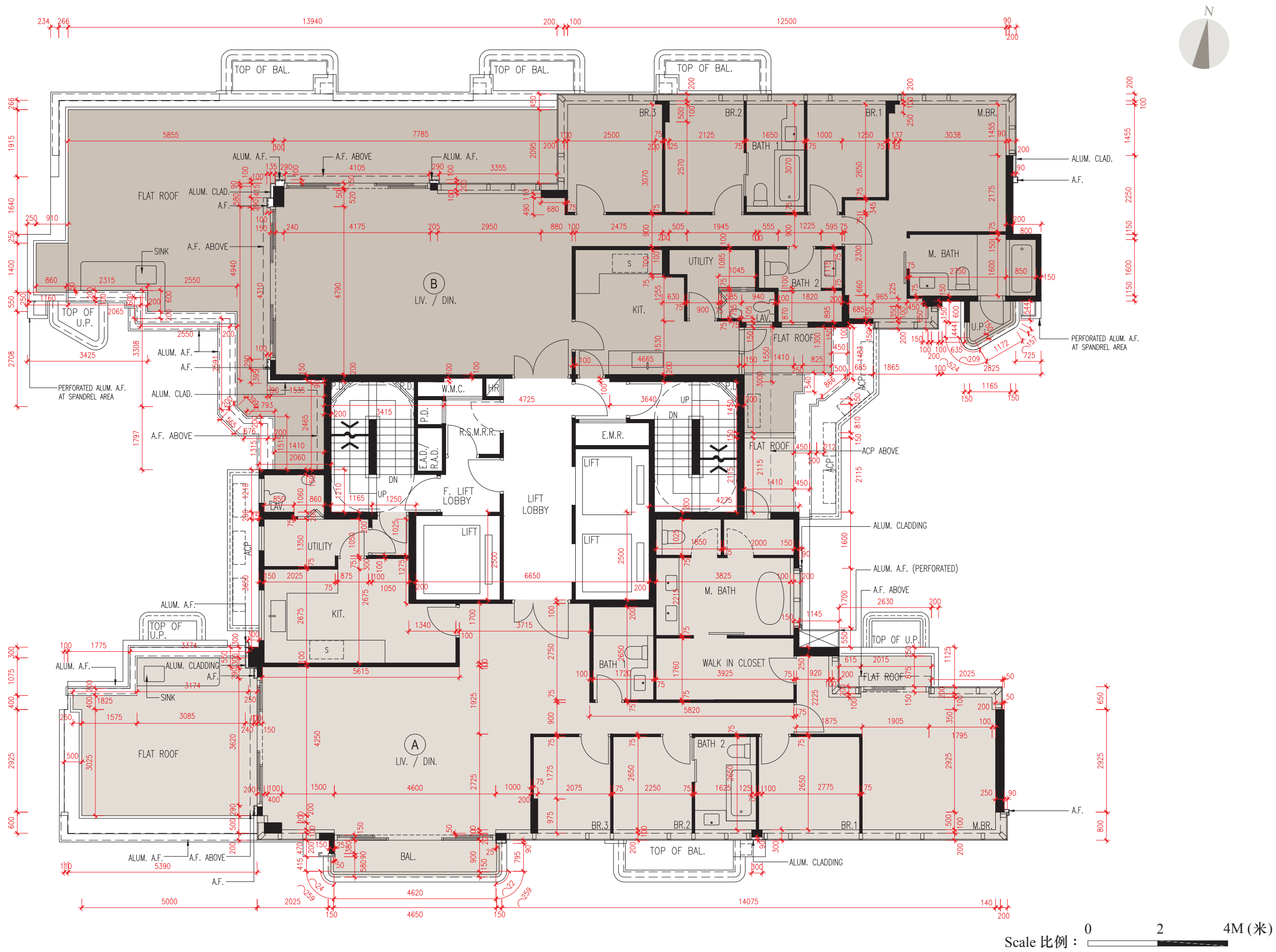
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
- 有關樓面平面圖中顯示之名稱及簡稱及備註請參閱本售樓說明書第AL01頁及AL02頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

18/F Floor Plan
18樓樓面平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Flat 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	19/F 19樓	150, 300	150, 200, 250
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3460	3460

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.

Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to Page AL01 and Page AL02 of this Sales Brochure for legend of the terms and abbreviations shown in and explanatory notes applicable to the floor plan.

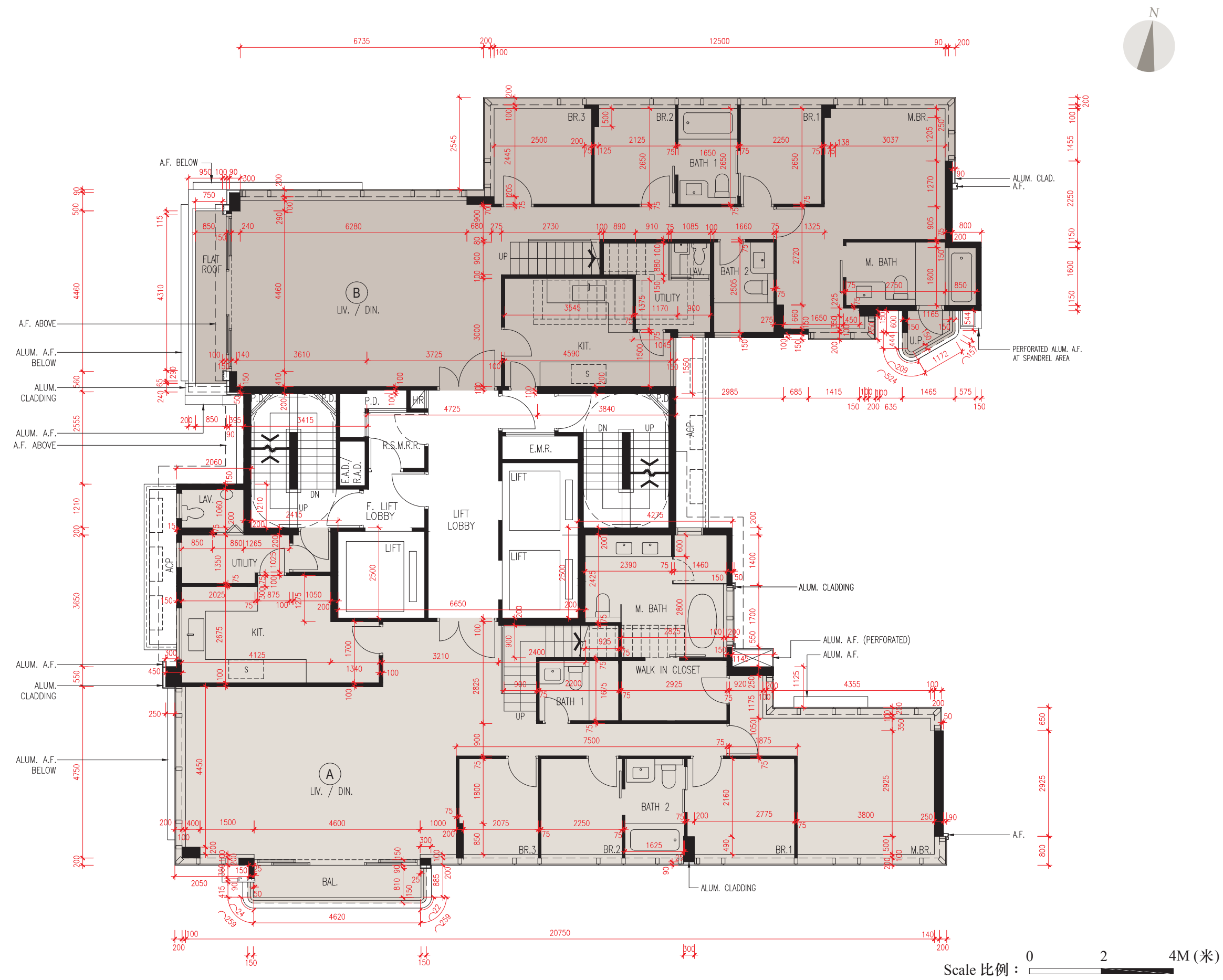
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
2. 有關樓面平面圖中顯示之名稱及簡稱及備註請參閱本售樓說明書第AL01頁及AL02頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

19/F Floor Plan
19樓樓面平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

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

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.

Notes:

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Page AL01 and Page AL02 of this Sales Brochure for legend of the terms and abbreviations shown in and explanatory notes applicable to the floor plan.

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。

備註：

- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
- 有關樓面平面圖中顯示之名稱及簡稱及備註請參閱本售樓說明書第AL01頁及AL02頁。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 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
233 Prince Edward Road West 太子道西233號	2/F 2樓	A	43.591 (469) Balcony 露台：- Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	-	-	-	9.029 (97)	-	-	-	-	-	-
		B	34.829 (375) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	5.838 (63)	-	-	-	-	-	-
		C	34.818 (375) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	5.838 (63)	-	-	-	-	-	-
		D	43.911 (473) Balcony 露台：- Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	-	-	-	9.030 (97)	-	-	-	-	-	-
		E	75.219 (810) Balcony 露台：- Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	-	-	-	6.904 (74)	-	-	-	-	-	-
		F	59.076 (636) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	7.117 (77)	-	-	-	-	-	-
		G	78.913 (849) Balcony 露台：- Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	-	-	-	11.042 (119)	-	-	-	-	-	-

The saleable area of each 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 off to the nearest whole square feet, which may be slightly different from that shown in square metres.
2.

The symbol “-” as shown in the above table denotes “Not provided”.
3.

4/F, 13/F and 14/F are omitted.

每個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，平方呎與平方米之面積可能有些微差異。
2.

上表所顯示之「-」符號代表「不提供」。
3.

不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 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
233 Prince Edward Road West 太子道西233號	3/F & 5/F 3樓及5樓	A	45.669 (492) Balcony 露台：2.078 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		B	34.829 (375) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		C	34.818 (375) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		D	45.989 (495) Balcony 露台：2.078 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		E	78.425 (844) Balcony 露台：3.206 (35) Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		F	62.044 (668) Balcony 露台：2.968 (32) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		G	82.119 (884) Balcony 露台：3.206 (35) Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-

The saleable area of each 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 off to the nearest whole square feet, which may be slightly different from that shown in square metres.
2.

The symbol “-” as shown in the above table denotes “Not provided”.
3.

4/F, 13/F and 14/F are omitted.

每個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，平方呎與平方米之面積可能有些微差異。
2.

上表所顯示之「-」符號代表「不提供」。
3.

不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 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
233 Prince Edward Road West 太子道西233號	6/F-8/F 6樓至8樓	A	96.458 (1038) Balcony 露台 : 3.589 (39) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	96.537 (1039) Balcony 露台 : 3.589 (39) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	78.220 (842) Balcony 露台 : 3.206 (35) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	62.044 (668) Balcony 露台 : 2.968 (32) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		E	82.119 (884) Balcony 露台 : 3.206 (35) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

The saleable area of each 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 off to the nearest whole square feet, which may be slightly different from that shown in square metres.
- The symbol “-” as shown in the above table denotes “Not provided”.
- 4/F, 13/F and 14/F are omitted.

每個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，平方呎與平方米之面積可能有些微差異。
- 上表所顯示之「-」符號代表「不提供」。
- 不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 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
233 Prince Edward Road West 太子道西233號	9/F-12/F & 15/F-17/F 9樓至12樓 及 15樓至17樓	A	96.458 (1038) Balcony 露台 : 3.589 (39) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	96.537 (1039) Balcony 露台 : 3.589 (39) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	89.725 (966) Balcony 露台 : 3.206 (35) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	46.888 (505) Balcony 露台 : 2.968 (32) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		E	90.178 (971) Balcony 露台 : 3.206 (35) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

The saleable area of each 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 off to the nearest whole square feet, which may be slightly different from that shown in square metres.
- The symbol “-” as shown in the above table denotes “Not provided”.
- 4/F, 13/F and 14/F are omitted.

每個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，平方呎與平方米之面積可能有些微差異。
- 上表所顯示之「-」符號代表「不提供」。
- 不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 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
233 Prince Edward Road West 太子道西233號	18/F 18樓	A	162.389 (1748) Balcony 露台 : 5.142 (55) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	24.382 (262)	-	-	-	-	-	-
		B	142.050 (1529) Balcony 露台 : - Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	58.993 (635)	-	-	-	-	-	-
	19/F & Roof 19樓及天台	A	162.389 (1748) Balcony 露台 : 5.142 (55) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	112.843 (1215)	4.613 (50)	-	-
		B	136.116 (1465) Balcony 露台 : - Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	3.463 (37)	-	-	103.495 (1114)	3.425 (37)	-	-

The saleable area of each 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 off to the nearest whole square feet, which may be slightly different from that shown in square metres.
2.

The symbol “-” as shown in the above table denotes “Not provided”.
3.

4/F, 13/F and 14/F are omitted.

每個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，平方呎與平方米之面積可能有些微差異。
2.

上表所顯示之「-」符號代表「不提供」。
3.

不設4樓、13樓及14樓。

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

B2/F Floor Plan
地庫2層樓面平面圖

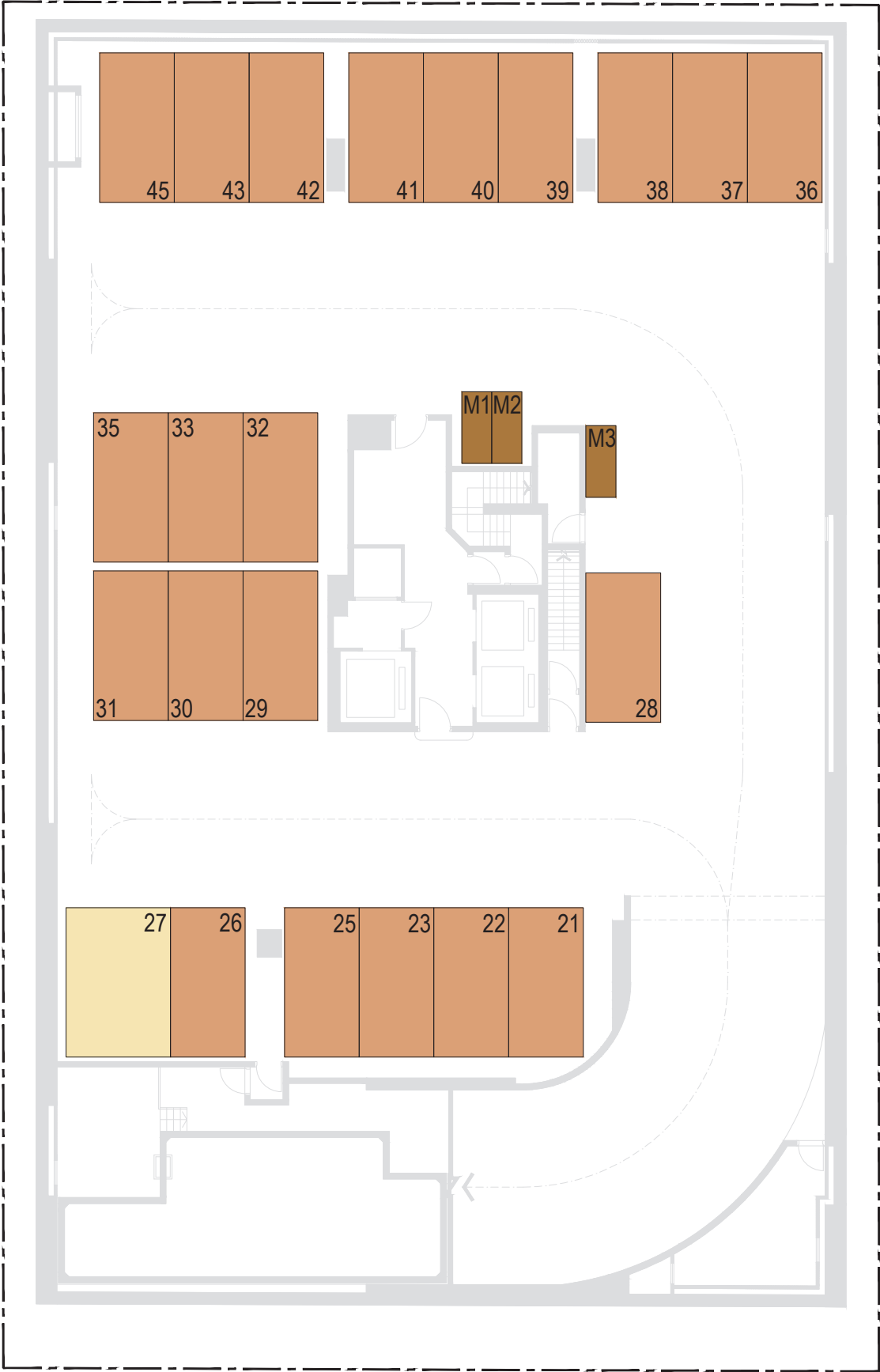


Table of Location, Number, Dimensions and Area of Parking Spaces:
停車位位置、數目、尺寸及面積表：

Type of Parking Space 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 Space 住客停車位	B2/F 地庫2層	21	5 x 2.5	12.5
 Residential Motor Cycle Parking Space 住客電單車停車位	B2/F 地庫2層	3	2.4 x 1	2.4
 Accessible Parking Space 暢通易達停車位	B2/F 地庫2層	1	5 x 3.5	17.5

----- Boundary line of The Development
發展項目邊界線

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

B1/F Floor Plan
地庫1層樓面平面圖

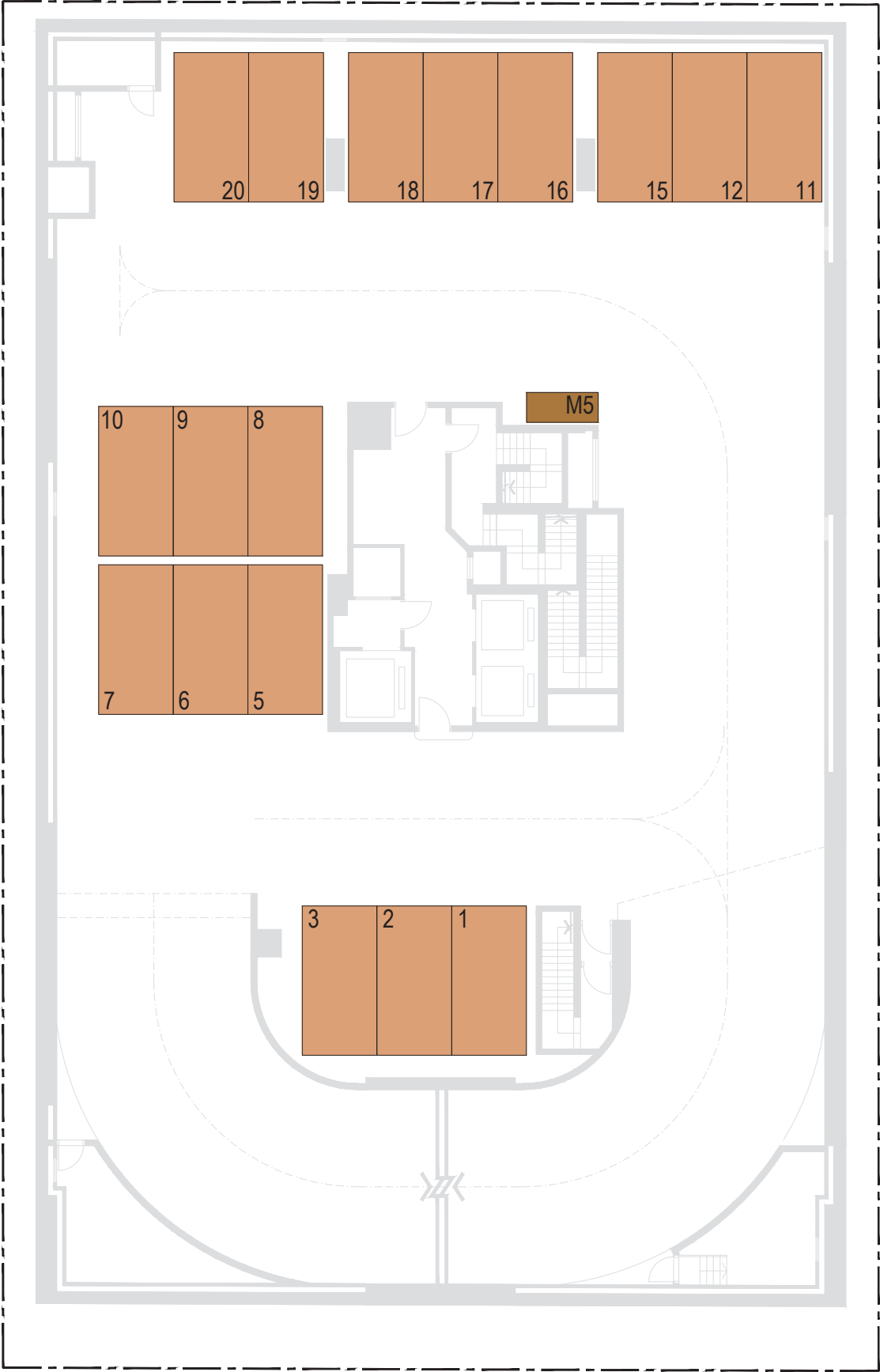


Table of Location, Number, Dimensions and Area of Parking Spaces:
停車位位置、數目、尺寸及面積表：

Type of Parking Space 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 Space 住客停車位	B1/F 地庫1層	17	5 x 2.5	12.5
 Residential Motor Cycle Parking Space 住客電單車停車位	B1/F 地庫1層	1	2.4 x 1	2.4

----- Boundary line of The Development
發展項目邊界線

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

G/F Floor Plan
地下樓面平面圖

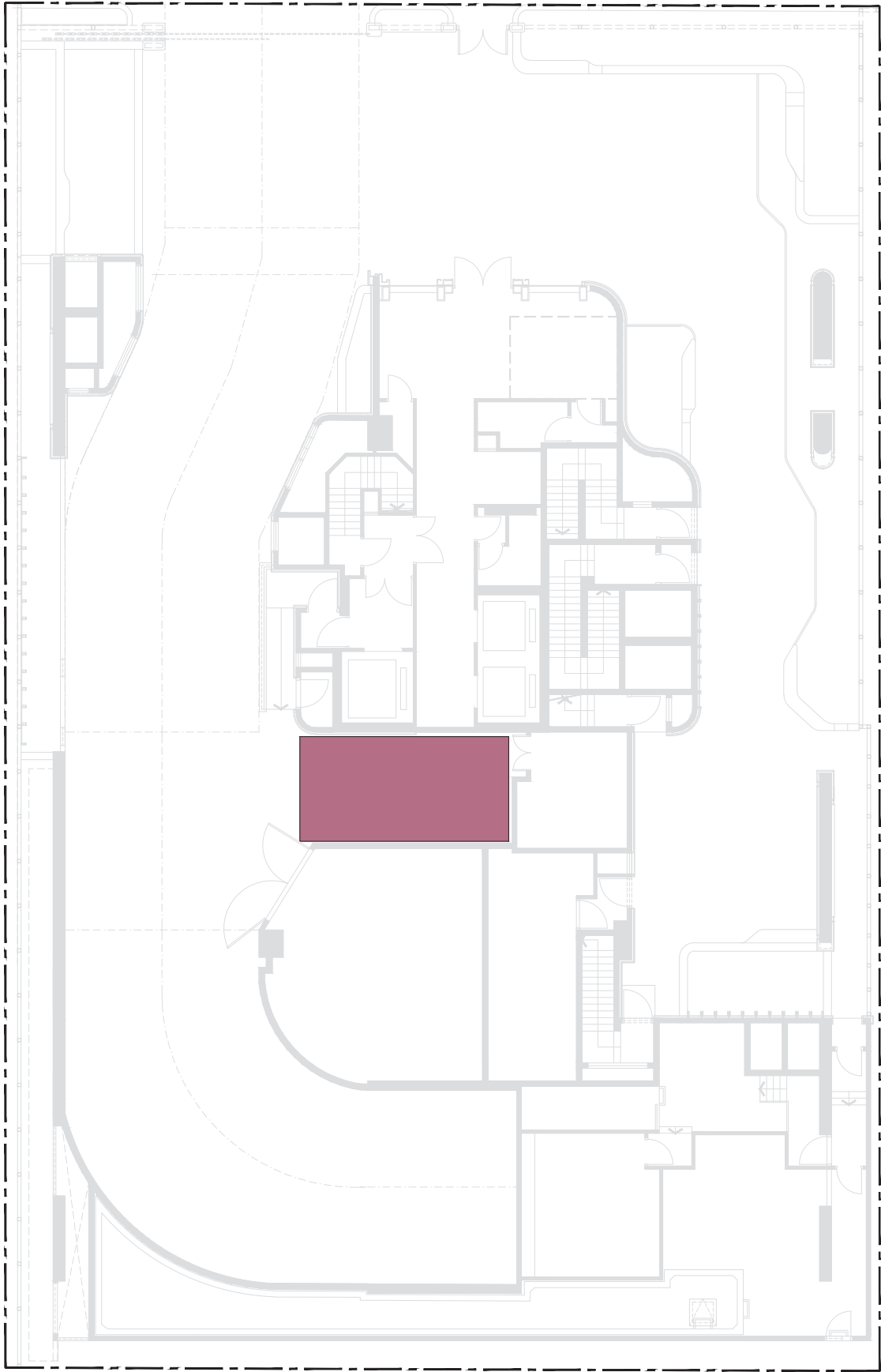


Table of Location, Number, Dimensions and Area of Parking Spaces:
停車位位置、數目、尺寸及面積表：

Type of Parking Space 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)
 Loading and Unloading Space 上落貨停車位	G/F 地下	1	7 x 3.5	24.5

----- Boundary line of The Development
發展項目邊界線

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1.

A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement 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(“臨時合約”)時須支付款額為樓價5%的臨時訂金；

2.

買方在簽署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。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

The latest draft Deed of Mutual Covenant and Management Agreement in respect of the Lot and the Building (the "DMC") deals with the following:-

Unless otherwise defined or re-defined in this section, capitalized terms used in the following shall have the same meaning of such capitalized terms as used in the DMC.

A. The common parts of the Building

“Common Areas and Facilities” means, collectively, the Carpark Common Areas and Facilities, the Development Common Areas and Facilities, the Residential Common Areas and Facilities and such of the areas and facilities (if any) of the Building designated as common areas and facilities by the First Owner in accordance with the provisions of the DMC or by the relevant Owners in any Sub-Deed.

“Carpark Common Areas and Facilities” means and includes :-

- (a) the whole of the Car Park Areas (except the Accessible Parking Space, the Loading and Unloading Bay and the Parking Spaces), driveways, carpark ventilation fan rooms, pipe duct (PD) room, water meter cabinet, lift lobby and fireman's lift lobby on Basement First Floor and Basement Second Floor, EV charging cabinets, exhaust air ducts (EAD) for carpark, fresh air ducts (FAD) for carpark, smoke vents, pipe ducts (PD), electrical ducts, ramps, passages, staircases, and such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the common use and benefit of the Car Park Areas as a whole and not just any particular Unit and which are (insofar as the same are capable of being identified on plan) for identification purpose only shown and coloured Green on the plans annexed to the DMC and certified as to their accuracy by the Authorized Person;
- (b) such other areas, systems, devices, services and facilities of and in the Land and the Building as may at any time be designated as Carpark Common Areas and Facilities by the First Owner in accordance with the DMC,

but shall exclude the Development Common Areas and Facilities, the Residential Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner PROVIDED THAT, where appropriate, if (i) any parts of the Building covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO and/or (ii) any parts specified in the Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO, are also for the common use and benefit all the Owners of the Parking Spaces, such parts shall be deemed to have been included as, and shall form part of, the Carpark Common Areas and Facilities.

“Development Common Areas and Facilities” means and includes :-

- (a) all foundations, columns and structures, architectural features, cladding, passages, entrances, metal gate(s) (if any), metal grille (if any), staircases, landings, driveway (emergency vehicular access (EVA)), ramps, Non-building Area, Slope Structures within the Land and the Building, Owner's Corporation Office, lifts, lift lobbies, lift shafts, lift overrun, vent shaft, top roof, flat roofs (not forming part of any Residential Unit), master water cabinet, check meter cabinet, fire control centre, sprinkler inlet and sprinkler control valve cabinet, vertical green walls, vertical greenery, transformer room, emergency generator room, extra low voltage (ELV), main switch room, sprinkler water tanks, fire service water tanks, sprinkler pump room, sump pump room, fire service pump room, meter rooms, fresh water pump room, flushing and fresh water pump room, lift machine room, fire service pipe duct (FSPD) rooms, lighting systems, lighting conduits and fittings, drains (including any road drainage system passing through the Land), sprinkler system, electrical ducts, gutters, watercourses, channels, sewers (including any sewer, drain or pipe constructed by the First Owner on or beneath Government land serving the Building or any part

thereof), meters, transformers and ancillary installations and facilities, lighting fixtures, control panels, pipes, smoke vents, ducts, pipe ducts (PD), HV cable ducts, telephone ducts (TD), hose reels, wires, cables, valves, switches and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity, air-conditioning, mechanical ventilation and other services are supplied to the Building, pumps, sanitary fittings, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus and such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the common use and benefit of the Building as a whole and not just any particular Unit and which are (if and where capable of being shown on plans) for identification purpose only shown and coloured Indigo on the plans annexed to the DMC and certified as to their accuracy by the Authorized Person;

- (b) such other areas, systems, devices, services and facilities of and in the Land and the Building as may at any time be designated as Development Common Areas and Facilities by the First Owner in accordance with the DMC; and
- (c) to the extent not specifically provided in paragraphs (a) and (b) above, such other parts of the Land and the Building as may fall within the definition of "common parts" as defined in the BMO,

but shall exclude the Carpark Common Areas and Facilities, the Residential Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner PROVIDED THAT, where appropriate, if (i) any parts of the Building covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO and/or (ii) any parts specified in the Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO, shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities.

“Residential Common Areas and Facilities” means and includes :-

- (a) all the prefabricated external walls of the Building including
 - (1) the claddings and the architectural fins and features thereon; and
 - (2) the air-conditioning platforms (including the louvers or grilles thereof (if any)) adjacent to the Residential Unit;

BUT excluding (i) the glass and metal balustrades or railings of the balconies, utility platforms, flat roofs or specified parts of roofs which form parts of the relevant Residential Unit, (ii) all the windows, (iii) the openable parts of the curtain wall structure of the Building wholly enclosing or fronting the Residential Unit, and (iv) such pieces of glass panels forming part of the curtain wall structure of the Building wholly enclosing or fronting a Residential Unit, all of which shall form part of the relevant Residential Unit;

- (b) the structures and interiors of the supporting walls, beams and columns of the residential podium of the Residential Units, Recreational Facilities, Accessible Parking Space, Covered Landscaped Areas, Loading and Unloading Bay, residential entrance lobby, void over residential entrance lobby, air-conditioner platforms (ACP), mail area, common flat roofs, common area(s) for maintenance, entrance foyer, Caretakers’ Quarters, caretaker counter, filtration plant room, electrical room, extra low voltage (ELV), glass wall, glass door, transfer plate, corridors, canopies, lifts, lift lobbies, fireman’s lift lobbies, passages, entrances, staircases, landings, lighting systems, lighting conduits and fittings, lighting fixtures, drains, water meter cabinet, cabinet for fire service (F.S.) inlet, telecommunications broadcasting and equipment (TBE) rooms, refuse storage & material recovery chambers, fan room for refuse storage & material recovery chambers, electric

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

meter rooms (EMR), exhaust air duct / return air duct (EAD/RAD), areas on top of balcony, areas on top of utility platform, gutters, watercourses, channels, sewers (including any sewer, drain or pipe constructed by the First Owner on or beneath Government land serving exclusively the Residential Units or any part thereof), meters, control panels, pipes, ducts, pipe ducts (PD), electrical ducts, telephone ducts (TD), wires, cables, gas valves, gas cabinet, hose reels, switches and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity, air-conditioning, mechanical ventilation and other services are supplied to the Residential Units, pumps, sanitary fittings, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, sprinkler system, security systems and apparatus and such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the common use and benefit of the Residential Units as a whole and not just any particular Residential Unit and which are (insofar as the same are capable of being identified on plan) for identification purpose only shown and coloured Yellow on the plans annexed to the DMC and certified as to their accuracy by the Authorized Person; and

- (c) such other areas, systems, devices, services and facilities of and in the Land and the Building as may at any time be designated as Residential Common Areas and Facilities by the First Owner in accordance with the DMC,

but shall exclude the Carpark Common Areas and Facilities, the Development Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner PROVIDED THAT, where appropriate, if (i) any parts of the Building covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO and/or (ii) any parts specified in the Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO, are also for the common use and benefit all the Owners of the Residential Units, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities.

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

Floor	Flat	Undivided Shares per Residential Unit
2/F	A	863
	B	708
	C	708
	D	869
	E	1491
	F	1196
	G	1573
3/F & 5/F (2 storeys)	A	849
	B	697
	C	696
	D	855
	E	1484
	F	1187
	G	1558
6/F – 8/F (3 storeys)	A	1838
	B	1839
	C	1480
	D	1187
	E	1558
9/F – 12/F & 15/F – 17/F (7 storeys)	A	1838
	B	1839
	C	1710
	D	884
	E	1719
18/F	A	3204
	B	2932
19/F & Roof	A	3390
	B	2916

Note:
4/F, 13/F and 14/F are omitted.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

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

The manager of the Building will be appointed for an initial period of two (2) years from the date of the DMC and shall thereafter continue until terminated in accordance with the terms of the DMC.

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

- (a) Each Owner of a Unit shall contribute his due proportion of the budgeted Development Management Expenses which proportion shall be equal to the Undivided Shares of his Unit divided by the total Undivided Shares of all Units.
- (b) Each Owner of a Residential Unit shall contribute his due proportion of the budgeted Residential Management Expenses which proportion shall be equal to the Undivided Shares of his Residential Unit divided by the total Undivided Shares of all Residential Units.
- (c) Each Owner of the Car Parking Space or the Motor Cycle Parking Space shall contribute his due proportion of the budgeted Carpark Management Expenses which proportion shall be equal to the Undivided Shares of his Car Parking Space or his Motor Cycle Parking Space divided by the total Undivided Shares of all Parking Spaces.

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

A sum equal to three (3) months' contribution towards the Management Expenses payable in respect of his part of the Building based on the first annual management budget which sum shall be non-refundable but transferable.

F. The area (if any) in the Building retained by the owner for that owner's own use

Not Applicable.

Note:

For full details, please refer to the latest draft DMC which is free for inspection during opening hours at the sales office. Full script of the latest draft DMC is available for inspection upon request and copies of the draft DMC can be obtained upon paying necessary photocopying charges.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

該地段及大廈的公契及管理協議(「公契」)最新擬稿處理以下事項：-

除非本部分另有定義或重新定義，否則以下使用的定義詞語與公契所使用者具有相同涵義。

A. 大廈的公用部分

「公用地方及設施」統指停車場公用地方及設施、發展項目公用地方及設施、住宅公用地方及設施和第一業主按照公契的條文或相關業主於任何副公契中指定為公用地方及設施的大廈內其他地方及設施(如有)。

「停車場公用地方及設施」指及包括：-

- (a) 整個停車場範圍(暢通易達停車位、上落貨停車位及停車位除外)、行車道、停車場通風風機房、管槽房、水錶箱、地庫一層及地庫二層的升降機大堂和消防員升降機大堂、電動車充電器櫃、停車場排氣管、停車場鮮風槽、排煙口、管道槽、電線槽、斜道、通道、樓梯以及為大廈提供或在大廈安裝擬供停車場範圍整體共用及享用，而非僅供任何個別單位使用及享用的其他地方及任何其他系統、服務、裝置及設施，其位置(如果可以在圖則上識別)在公契附錄的圖則上用綠色顯示僅作識別之用並由認可人士核實其準確性；
- (b) 第一業主不時按照公契指定該土地及大廈內作為停車場公用地方及設施的其他地方、系統、裝置、服務及設施，

但不包括發展項目公用地方及設施、住宅公用地方及設施和大廈內任何個別業主有權獨家持有、使用、佔用及享用的地方以及大廈內僅服務任何個別業主的設施；然而，在適當情況下，若(i) 大廈任何被建築物管理條例第2條所列的「公用部分」定義第(a)段涵蓋的部分，及/或(ii) 被建築物管理條例第1附表指明及包括在建築物管理條例第2條所列的「公用部分」定義第(b)段內的任何部分也供所有車位業主共用及享用，該等部分應視為包括在並構成停車場公用地方及設施之一部分；

「發展項目公用地方及設施」指及包括：-

- (a) 所有地基、支柱及構築物、建築裝飾、蓋板、通道、入口、鐵閘(如有)、鐵柵(如有)、樓梯、梯台、行車道(緊急車輛通道)、斜道、非建築用地、該地段及大廈內的斜坡構築物、業主立案法團辦事處、升降機、升降機大堂、升降機槽、升降機槽頂部、通風井、頂層天台、平台(不構成任何住宅單位之一部分)、總水錶櫃、檢查錶櫃、消防控制中心、灑水器入水掣及灑水器控制閥櫃、直立綠化牆、直立綠化物、變壓器房、緊急發電機房、特低電壓、總電掣房、灑水器水箱、消防水箱、灑水器泵房、集水泵房、消防泵房、儀錶房、食水泵房、沖廁水及食水泵房、升降機機房、消防系統管道槽房、照明系統、照明導管及裝置、排水渠(包括通過該土地的任何道路排水系統)、灑水器系統、電線槽、明渠、水道、渠道、污水渠(包括第一業主在政府土地之上或之下興建服務大廈或其任何部分的任何污水渠、排水渠或管道)、儀錶、變壓器和輔助裝置及設施、照明裝置、控制板、管道、排煙口、槽、管道槽、高壓電纜槽、電話線槽、消防喉轆、電線、電纜、閥門、電掣及將食水或鹹水、污水、煤氣、電力、空調、機械通風及其他服務輸送到大廈、泵、衛生裝置、電力裝置、垃圾處理設備、裝置、設備及器具、消防及滅火設備及器具、保安系統及器具，以及為大廈提供或在大廈安裝擬供大廈整體共用及享用，而非僅供任何個別單位使用及享用的其他地方及其他系統、服務、裝置及設施，其位置(如果可以在圖則上顯示)在公契附錄的圖則上用靛藍色顯示僅作識別之用並由認可人士核實其準確性；

- (b) 第一業主不時按照公契指定該土地及大廈內作為發展項目公用地方及設施的其他地方、系統、裝置、服務及設施；及
- (c) 若沒有在以上(a)及(b)段特別規定，則為屬於建築物管理條例界定的「公用部分」定義所指的該土地及大廈的其他部分，

但不包括停車場公用地方及設施、住宅公用地方及設施和大廈內任何個別業主有權獨家持有、使用、佔用及享用的地方以及大廈內僅服務任何個別業主的設施；然而，在適當情況下，若(i) 大廈任何被建築物管理條例第2條所列的「公用部分」定義第(a)段涵蓋的部分，及/或(ii) 被建築物管理條例第1附表指明及包括在建築物管理條例第2條所列的「公用部分」定義第(b)段內的任何部分也被上述規定的條款涵蓋，該等部分應視為包括在並構成發展項目公用地方及設施之一部分；

「住宅公用地方及設施」指及包括：-

- (a) 大廈所有預製外牆，包括
 - (1) 其蓋板與建築鱗片及裝飾；及
 - (2) 毗鄰住宅單位的空調機平台(包括其百葉窗及格柵(如有))；

但不包括(i) 構成有關住宅單位一部分的露台、工作平台、平台或天台指明部分的玻璃和金屬扶欄或欄杆，(ii) 所有窗戶，(iii) 大廈完全包圍或面向住宅單位的幕牆構築物的可開啟部分，及(iv) 構成大廈完全包圍或面向住宅單位的幕牆構築物一部分的玻璃板，以上各項全部構成有關住宅單位之一部分；

- (b) 住宅單位的住宅平台支承牆、橫樑及支柱的構築物及內部、康樂設施、暢通易達停車位、有蓋園景區、上落貨停車位、住宅入口大堂、住宅入口大堂上的中空位置、空調機平台、郵件區、公用平台、維修用的公用地方、入口前廳、管理員宿舍、管理員櫃位、濾水機房、電力房、特低電壓、玻璃牆、玻璃門、轉換層、走廊、簷篷、升降機、升降機大堂、消防員升降機大堂、通道、入口、樓梯、梯台、照明系統、照明導管及裝置、照明裝置、排水渠、水錶箱、消防入水掣櫃、電訊廣播及設備室、垃圾及物料回收房、垃圾及物料回收房的風機房、電錶房、排氣管/ 回風管、露台上蓋的地方、工作平台上蓋的地方、明渠、水道、渠道、污水渠(包括第一業主在政府土地之上或之下興建專門服務住宅單位或其任何部分的任何污水渠、排水渠或管道)、儀錶、控制板、管道、槽、管道槽、電線槽、電話線槽、電線、電纜、煤氣閥、煤氣櫃、消防喉轆、電掣和將食水或鹹水、污水、煤氣、電力、空調、機械通風及其他服務輸送到住宅單位的其他設施(不論有否套上套管)、泵、衛生裝置、電力裝置、垃圾處理設備、裝置、設備及器具、消防及滅火設備及器具、灑水器系統、保安系統及器具，以及為大廈提供或在大廈安裝擬供住宅單位整體共用及享用，而非僅供任何個別住宅單位使用及享用的其他地方及其他系統、服務、裝置及設施，其位置(如果可以在圖則上識別)在公契附錄的圖則上用黃色顯示僅作識別之用並由認可人士核實其準確性；及
- (c) 第一業主不時按照公契指定該土地及大廈內作為住宅公用地方及設施的其他地方、系統、裝置、服務及設施，

但不包括停車場公用地方及設施、發展項目公用地方及設施和大廈內任何個別業主有權獨家持有、使用、佔用及享用的地方以及大廈內僅服務任何個別業主的設施；然而，在適當情況下，若(i) 大廈任何被建築物管理條例第2條所列的「公用部分」定義第(a)段涵蓋的部分，及/或(ii) 被建

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

築物管理條例第1附表指明及包括在建築物管理條例第2條所列的「公用部分」定義第(b)段內的任何部分也供住宅單位所有業主共用及享用，該等部分應視為包括在並構成住宅公用地方及設施之一部分；

B. 分配予大廈中每個住宅物業的不分割份數數額

樓層	單位	每個住宅單位的不分割份數
2樓	A	863
	B	708
	C	708
	D	869
	E	1491
	F	1196
	G	1573
3樓及5樓 (共2層)	A	849
	B	697
	C	696
	D	855
	E	1484
	F	1187
	G	1558
6樓 – 8樓 (共3層)	A	1838
	B	1839
	C	1480
	D	1187
	E	1558
9樓 – 12樓及 15樓 – 17樓 (共7層)	A	1838
	B	1839
	C	1710
	D	884
	E	1719
18樓	A	3204
	B	2932
19樓及天台	A	3390
	B	2916

備註：
不設4樓、13樓及14樓。

C. 大廈管理人的委任年期

大廈管理人的首屆任期為兩(2)年，由公契生效日開始，其後一直延續，直至依照公契條款終止委任為止。

D. 大廈中住宅物業的業主之間分擔管理開支的計算基準

- (a) 每個單位業主須按照其單位的不分割份數除以所有單位的不分割份數總數之比例分擔發展項目管理開支預算中他所佔的適當部分。
- (b) 每個住宅單位業主須按照其住宅單位的不分割份數除以所有住宅單位的不分割份數總數之比例分擔住宅管理開支預算中他所佔的適當部分。
- (c) 每個停車位或電單車停車位業主須按照其停車位或電單車停車位的管理份數除以所有停車位的管理份數總數之比例分擔停車場管理開支預算中他所佔的適當部分。

E. 計算管理費按金的基準

管理費按金相等於按照第一年管理預算就他在大廈所佔部分應付的管理費分擔額的三(3)個月款項，該筆款項不能退還，但可轉讓。

F. 業主在大廈中保留作自用的範圍(如有)

不適用。

備註：
全部詳情請參閱公契最新擬稿。公契最新擬稿可於售樓處開放時間內免費查閱。公契最新擬稿的全文可按要求提供查閱，在支付必要的影印費後可獲提供一份公契最新擬稿的複印本。

SUMMARY OF LAND GRANT

批地文件的摘要

A. Lot number of the land on which the development is situated

- 1. The development is constructed on Kowloon Inland Lot No.11230 (the "**Lot**").
- 2. The Lot is held under an Agreement and Conditions of Exchange deposited and registered at the Land Registry as Conditions of Exchange No.20327 as varied or modified by a letter regarding concession to building covenant extension dated 18 September 2020 and registered at the Land Registry by Memorial No. 20101902150112 (the "**Land Grant**").

B. Term of years

- 3. The Lot is for a term of 50 years commencing from 21 September 2018.

C. User restrictions applicable to the land

- 4. Special Condition No.(5) of the Land Grant stipulates that:-

"The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes."
- 5. Special Condition No.(36) of the Land Grant stipulates that:-

"No grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon."

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

Not Applicable.

E. Grantee's obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the land

- 6. General Condition No.(6) of the Land Grant stipulates that:-

"(a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:
 - (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
 - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
- (b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the Grantee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such

type and value as shall be approved by the Director. In the event of demolition as aforesaid the Grantee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director."

- 7. Special Condition No.(4) of the Land Grant stipulates that:-

"The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of September, 2022."

Remark: The building covenant expiry date in Special Condition No. (4) of the Land Grant was extended to 31 March 2023 by the Director of Lands by a letter dated 18 September 2020 and registered at the Land Registry by Memorial No. 20101902150112.

- 8. Special Condition No.(6) of the Land Grant stipulates that:-

"Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 6 hereof) of the lot or any part thereof:

- (a) any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
- (b) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;
- (c) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 4,020 square metres and shall not exceed 6,700 square metres;
- (d) no part of any building or other structure erected or to be erected on the lot together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 80 metres above the Hong Kong Principal Datum, or such other height limit as the Director at his sole discretion may, subject to the payment by the Grantee of any premium and administrative fee as shall be determined by the Director, approve, provided that:
 - (i) machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above height limit on condition that the design, size and disposition of the said roof-top structures are to the satisfaction of the Director; and
 - (ii) the Director at his sole discretion may in calculating the height of a building or structure exclude any structure or floor space referred to in Special Condition No. (35)(b)(i)(II) hereof; and
- (e) the design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than site formation works) shall be commenced on the lot until such approval shall have been obtained and for the

SUMMARY OF LAND GRANT
批地文件的摘要

purpose of these Conditions, "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation."

9. Special Condition No.(9) of the Land Grant stipulates that:-

- "(a) The Grantee may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (6)(c) hereof, subject to Special Condition No. (35)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities"):
 - (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) hereof;
 - (ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
 - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons."

10. Special Condition No.(11) of the Land Grant stipulates that:-

- "(a) The Grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.
- (b)
 - (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.
 - (ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.
 - (iii) The decision of the Director as to which landscaping works proposed by the Grantee constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Grantee.
 - (iv) The Director at his sole discretion may accept other non-planting features proposed by the Grantee as an alternative to planting trees, shrubs or other plants.

- (c) The Grantee shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.
- (d) The Grantee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
- (e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) hereof."

11. Special Condition No.(12) of the Land Grant stipulates that:-

- "(a) Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:
 - (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the building or buildings erected or to be erected on the lot;
 - (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and
 - (iii) the location of any such accommodation shall first be approved in writing by the Director.
- (b)
 - (i) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (6)(c) hereof, subject to Special Condition No. (35)(d) hereof, there shall not be taken into account office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition not exceeding the lesser of (I) or (II) below:
 - (I) 0.2% of the total gross floor area of the building or buildings erected or to be erected on the lot; or
 - (II) 5 square metres for every 50 residential units or part thereof erected or to be erected on the lot, or 5 square metres for every block of residential units erected or to be erected on the lot, whichever calculation provides the greater floor area of such accommodation, and for the purpose of these Conditions, the decision of the Director as to what constitutes a residential unit shall be final and binding on the Grantee.
 - Any gross floor area in excess of the lesser of (I) or (II) above shall be taken into account for such calculation.
 - (ii) In calculating the total gross floor area of the building or buildings erected or to be erected on the lot referred to in sub-clause (b)(i)(I) of this Special Condition, there shall not be taken into account the floor spaces which are excluded from the calculation of the gross floor area of the building or buildings erected or to be erected on the lot in accordance with these Conditions as to which the decision of the Director shall be final and binding on the Grantee.
- (c) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) hereof."

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12. Special Condition No.(13) of the Land Grant stipulates that:-

- "(a) Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:
- (i) such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director; and

(ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (6)(c) hereof, quarters provided within the lot in accordance with sub-clause (a) of this Special Condition with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculation.
- (c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) hereof."

13. Special Condition No.(14) of the Land Grant stipulates that:-

- "(a) One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the lot provided that:
- (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or the Owners' Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and

(ii) the location of any such office shall first be approved in writing by the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (6)(c) hereof, subject to Special Condition No. (35)(d) hereof, office provided within the lot in accordance with sub-clause (a) of this Special Condition which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculation.
- (c) An office provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) hereof."

14. Special Condition No.(20) of the Land Grant stipulates that:-

- "(a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate or to a number different from those set out in the

table below provided that if the total number of spaces so calculated is a decimal number, the same shall be rounded up to the next whole number;

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 13.3 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3.2 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 1.6 residential units or part thereof
Not less than 160 square metres	1.1 spaces for every residential unit

- (ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a)(i) of this Special Condition and for the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:

- (I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet 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, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (6)(c) hereof; and
- (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the building or buildings erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (6)(c) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

The total gross floor area of the Residential Common Area

x

The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition

The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition

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- (iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the lot shall be provided within the lot to the satisfaction of the Director, at the following rates:

Number of residential units in each block of residential units	Number of the Visitors' Parking Spaces to be provided for each block of residential units
76 to less than 200	1
200 or more	2

- (iv) The spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (22) hereof) and (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (v) For the purpose of these Conditions, the determination of the Director as to what constitutes a block of residential units shall be final and binding on the Grantee.

- (b) (i) Out of the spaces provided under sub-clause (a)(i) (as may be varied under Special Condition No. (22) hereof) and (a)(iii) of this Special Condition, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition and that the Grantee shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition to become the Parking Spaces for the Disabled Person.
- (ii) Subject to sub-clause (b)(iii) of this Special Condition, the Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (iii) In the event that only one Visitors' Parking Space is provided within the lot, notwithstanding that such Visitors' Parking Space will be reserved and designated as the Parking Space for the Disabled Persons under sub-clause (b)(i) of this Special Condition, such Visitors' Parking Space may, in addition to being used as the Parking Space for the Disabled Persons in accordance with the said sub-clause (b)(i), also be used for the purposes as permitted under sub-clause (a)(iii) of this Special Condition.
- (c) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Motor Cycle Parking Spaces") at a rate of 10 percent of the total number

of spaces required to be provided under sub-clause (a)(i) of this Special Condition (as may be varied under Special Condition No. (22) hereof) unless the Director consents to another rate. If the number of spaces to be provided under this sub-clause (c)(i) is a decimal number, the same shall be rounded up to the next whole number.

- (ii) The Motor Cycle Parking Spaces shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (d) (i) Except for the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (22) hereof) and (a)(iii) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) The dimension of each of the Parking Spaces for the Disabled Persons shall be as the Building Authority may require and approve.
- (iii) Each of the Motor Cycle Parking Spaces shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director."

15. Special Condition No.(21) of the Land Grant stipulates that:-

- "(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units.
- (b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot."

16. Special Condition No.(30) of the Land Grant stipulates that:-

"Where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof."

17. Special Condition No.(33) of the Land Grant stipulates that:-

- "(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the

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lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

- (b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works."

F. Lease conditions that are onerous to a purchaser

18. General Condition No.(4) of the Land Grant stipulates that:-

"The Grantee hereby indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising from any breach of these Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director of Lands (hereinafter referred to as "the Director", and whose opinion shall be final and binding upon the Grantee), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Grantee whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof."

19. Special Condition No.(7) of the Land Grant stipulates that:-

- "(a) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed on, over, under, above, below or within the area shown coloured pink hatched black on PLAN I annexed hereto (hereinafter referred to as "the Non-building Area") except:
- (i) boundary walls or fences or both; and
- (ii) a basement floor or floors under the ground level of the Non-building Area to be used solely for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, for accommodating lift lobbies or such other ancillary building services as may be approved in writing by the Director, or for such other purposes as may be approved in writing by the Director.
- (b) For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level of the Non-building Area shall be final and binding on the Grantee."

20. Special Condition No.(10) of the Land Grant stipulates that:-

"No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate."

21. Special Condition No.(24) of the Land Grant stipulates that:-

"(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:

- (i) assigned except:
- (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
- (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the lot.

- (b) Notwithstanding sub-clause (a) of this Special Condition, the Grantee may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Grantee.
- (c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.
- (d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for the Disabled Persons."

22. Special Condition No.(29) of the Land Grant stipulates that:-

"(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all

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times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (28) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges."

23. Special Condition No.(31) of the Land Grant stipulates that:-

- "(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof."

24. Special Condition No.(32) of the Land Grant stipulates that:-

"The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof (hereinafter collectively referred to as "the Services"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in

granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any part thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works."

Notes :

- 1. The “Grantee” as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in the case of a corporation its successors and assigns.
- 2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

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A. 發展項目所位於的土地的地段編號

1. 發展項目興建於九龍內地段第11230號(「**該地段**」)。
2. 該地段乃根據於土地註冊處存放及註冊為換地條件第20327號的《換地協議及條件》持有，該文件已根據一份日期為2020年9月18日並於土地註冊處以註冊摘要編號20101902150112註冊的准予延長建築規約期限的信函予以修改或更改(「**批地文件**」)。

B. 批地年期

3. 該地段的批地年期為50年，由2018年9月21日起計。

C. 適用於該土地的用途限制

4. 批地文件特別條件第(5)條規定：

「該地段或其任何部分，或其上已建或擬建的任何建築物或任何建築物之部分，均不得用於私人住宅用途以外的任何其他用途。」
5. 批地文件特別條件第(36)條規定：

「不得於該地段興建或建造墳墓或骨灰龕，亦不得於該地段埋葬或存放任何人類遺骸或動物遺骸，不論是以陶罐、骨灰甕或其他形式。」

D. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

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

6. 批地文件一般條件第(6)條規定：

「(a) 承授人須於整個批租期內按照此等條件已進行建造或重建(本詞指本一般條件(b)款預期的重新發展)：

 - (i) 按照經批准的設計和佈局及任何經批准的建築圖則(沒有對其作出修改或更改)維修保養所有建築物；及
 - (ii) 維修保養所有已建或此後可能依照此等條件或嗣後任何對此等條件的合約修訂而興建之建築物，使其處於良好和修繕妥當的狀況，並在批租期屆滿或提前終止時以該修繕妥當狀況交付該等建築物。

- (b) 如在批租期內任何時間拆卸當時位於該地段或其任何部分的任何建築物，承授人須以同類型和總樓面面積沒有減少的完好及穩固的一幢或多幢建築物，又或以類型及價值經署長批准的一幢或多幢建築物作為替代。如進行上述拆卸工程，承授人須在該拆卸工程的一個曆月內向署長申請同意其進行該地段重新發展的建築工程，並須在收到該同意後三個曆月內展開必要的重新發展工程，以及在署長指定的時限內完成工程達至署長滿意程度。」

7. 批地文件特別條件第(4)條規定：

「承授人須在該地段之上興建全面符合此等條件和香港現時或無論何時有效所有關於建築、衛生與規劃的條例、附例及規例的一幢或多幢建築物，從而發展該地段。上述一幢或多幢建築物須於2022年9月30日或之前建成至適宜佔用。」

備註：批地文件特別條件第(4)條中的建築規約期滿日期，已獲地政總署署長根據一份日期為2020年9月18日並於土地註冊處以註冊摘要編號20101902150112註冊的信函延至 2023年3月31日。

8. 批地文件特別條件第(6)條規定：

「在此等條件的規限下，該地段或其任何部分在開發或重新發展(本詞僅指本批地文件一般條件第(6)條預期的重新發展)之時：

- (a) 該地段上已建或擬建的任何一幢或多幢建築物須在各方面均符合《建築物條例》、任何根據該條例訂立的規例及任何修訂立法；
- (b) 不可在該地段或其任何部分，或該地段邊界之外在此等條件指明的一處或多處地方，興建並非在各方面均符合《城市規劃條例》、任何根據該條例訂立的規例及任何修訂立法的一幢或多幢建築物，或進行並非在各方面均符合《城市規劃條例》、任何根據該條例訂立的規例及任何修訂立法的發展或使用；
- (c) 該地段上已建或擬建的任何一幢或多幢建築物的整體總樓面面積不得少於4,020平方米並且不得超過6,700平方米；
- (d) 該地段上已建或擬建的任何建築物或其他構築物之任何部分連同該建築物或構築物任何加建物或配件(如有)的總高度，不可高於香港主水平基準80米，或在承授人支付由署長釐定的任何地價及行政費用後署長按其完全酌情權批准的其他高度限制，惟：
 - (i) 建築物天台可興建或放置超出上述高度限制的機房、空調機組、水箱、梯屋及類似的天台構築物，條件是上述天台構築物的設計、大小及佈局均達至署長滿意程度；及
 - (ii) 署長在計算個別建築物或構築物的高度時，可按其完全酌情權不將本批地文件特別條件第(35)(b)(i)(II)條所指的任何構築物或樓面面積包括在內；及
- (e) 該地段上已建或擬建的任何一幢或多幢建築物的設計及佈局須經署長書面批准，獲得相關批准之前不得在該地段上展開任何建築工程(地盤平整工程除外)。就此等條件而言，「建築工程」及「地盤平整工程」的定義以《建築物條例》、任何根據該條例訂立的規例及任何修訂立法所訂為準。」

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9. 批地文件特別條件第(9)條規定：

- 「(a) 承授人可在該地段內興建、建造及提供經署長書面批准的康樂設施及該處的附屬設施(下稱「該等設施」)。該等設施的類型、大小、設計、高度及佈局須經署長事先書面批准。
- (b) 為計算本批地文件特別條件第(6)(c)條規定的整體總樓面面積之目的，除本批地文件特別條件第(35)(d)條規定外，根據本特別條件(a)款在該地段內提供予該地段上已建或擬建的一座或多座住宅大廈的住戶及其真正訪客共用及享用的該等設施之任何部分均不納入計算。署長認為並非作此用途的該等設施其餘部分須納入以上計算之內。
- (c) 如該等設施任何部分根據本特別條件(b)款獲豁免於總樓面面積的計算(下稱「豁免設施」)：
- (i) 豁免設施須被指定為本批地文件特別條件第(17)(a)(v)條所指的公用地方並構成其一部分；
- (ii) 承授人須自費維修保養豁免設施，使其處於良好和修繕妥當的狀況，並須運作豁免設施達至署長滿意程度；及
- (iii) 豁免設施僅供該地段上已建或擬建的一座或多座住宅大廈的住戶及其真正訪客使用，其他人等不得使用。」

10. 批地文件特別條件第(11)條規定：

- 「(a) 承授人須自費向署長提交園景設計圖，述明符合本特別條件(b)款規定的要求在該地段之內提供的園景工程之位置、佈局及佈置，以供署長審批。
- (b) (i) 該地段不少於20%的面積須種植樹木、灌叢或其他植物。
- (ii) 本特別條件(b)(i)款所指的20%面積中須有不少於50%(下稱「綠化地方」)位於署長按其完全酌情權釐定的位置或水平，以使綠化地方可被行人看到，或進入該地段的人士可到達綠化地方。
- (iii) 署長就承授人建議的哪些園景工程構成本特別條件(b)(i)款所指的20%面積而作出的決定乃最終決定並對承授人具約束力。
- (iv) 署長按其完全酌情權可接納承授人建議以其他非植物裝飾替代種植樹木、灌叢或其他植物。
- (c) 承授人須自費按照經批准的園景設計圖在該地段進行園景綠化，以在各方面達至署長滿意程度。未經署長事先書面同意，不得修訂、修改、改動、更改或取代經批准的園景設計圖。
- (d) 其後，承授人須自費維修保養及維持園景工程使其處於安全、清潔、整齊、井然及健康狀況，全面達至署長滿意程度。

- (e) 按照本特別條件經過園景美化的一個或多個地方，須被指定為本批地文件特別條件第(17)(a)(v)條所指的公用地方並構成其一部分。」

11. 批地文件特別條件第(12)條規定：

- 「(a) 該地段之內可提供看守員或管理員或兩者的辦公地方，但受限於以下條件：
- (i) 署長認為該地方對於該地段上已建或擬建的一幢或多幢建築物之安全、保安及良好管理是必要的；
- (ii) 該地方除用作完全及必要地受僱於該地段工作的看守員或管理員或兩者之辦公地方外，不得用作任何其他用途；及
- (iii) 任何該地方的位置須先得到署長書面批准。
- (b) (i) 為計算本批地文件特別條件第(6)(c)條規定的整體總樓面面積之目的，除本批地文件特別條件第(35)(d)條規定外，根據本特別條件(a)款在該地段內提供而不超過以下(I)或(II)之中較小者的辦公地方不納入計算：
- (I) 該地段上已建或擬建的一幢或多幢建築物整體總樓面面積的0.2%；或
- (II) 該地段上已建或擬建的每50個住宅單位或其部分則計算5平方米，或該地段上已建或擬建的每座住宅單位大廈則計算5平方米，二者取其使該地方所得較大樓面面積者。就此等條件而言，署長就甚麼構成住宅單位而作出的決定乃最終決定並對承授人具約束力。
- 超出以上(I)或(II)之中較小者的任何總樓面面積須納入以上計算之內。
- (ii) 計算本特別條件(b)(i)(I)款所指在該地段上已建或擬建的一幢或多幢建築物的整體總樓面面積時，根據此等條件被排除於該地段上已建或擬建的一幢或多幢建築物整體總樓面面積的計算之外的樓面面積不納入計算。署長就此作出的決定乃最終決定並對承授人具約束力。

- (c) 根據本特別條件(a)款提供的辦公地方，須被指定為本批地文件特別條件第(17)(a)(v)條所指的公用地方並構成其一部分。」

12. 批地文件特別條件第(13)條規定：

- 「(a) 該地段之內可提供看守員或管理員或兩者的宿舍，但受限於以下條件：
- (i) 該宿舍須位於該地段上已建的其中一座住宅單位大廈之內，或署長書面批准的其他位置；及
- (ii) 該宿舍除用作完全及必要地受僱於該地段工作的看守員或管理員或兩者之居住地方外，不得用作任何其他用途。

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- (b) 為計算本批地文件特別條件第(6)(c)條規定的整體總樓面面積之目的，根據本特別條件(a)款在該地段內提供而不超過25平方米的宿舍不納入計算。超出25平方米的任何總樓面面積須納入以上計算之內。
- (c) 根據本特別條件(a)款提供的看守員或管理員或兩者的宿舍，須被指定為本批地文件特別條件第(17)(a)(v)條所指的公用地方並構成其一部分。」

13. 批地文件特別條件第(14)條規定：

- 「(a) 該地段之內可提供一個辦事處供業主立案法團或業主委員會使用，惟：
- (i) 該辦事處除供該地段或其上已建或擬建建築物的已成立或將會成立的業主立案法團或業主委員會用作進行會議及行政工作外，不得用作任何其他用途；及
- (ii) 任何該辦事處的位置須先得到署長書面批准。
- (b) 為計算本批地文件特別條件第(6)(c)條規定的整體總樓面面積之目的，除本批地文件特別條件第(35)(d)條規定外，根據本特別條件(a)款在該地段內提供而不超過20平方米的辦事處不納入計算。超出20平方米的任何總樓面面積須納入以上計算之內。
- (c) 根據本特別條件(a)款提供的辦事處，須被指定為本批地文件特別條件第(17)(a)(v)條所指的公用地方並構成其一部分。」

14. 批地文件特別條件第(20)條規定：

- 「(a) (i) 須根據該地段上已建或擬建的住宅單位各自的大小對照下表所列比率進行計算，在該地段內提供用以停泊《道路交通條例》、任何根據該條例訂立的規例及任何修訂立法之下獲發牌並且屬於該地段上已建或擬建的一幢或多幢建築物的住戶及其真正賓客、訪客或受邀人的汽車之車位(下稱「住宅車位」)，以達至署長滿意程度，但如署長同意不同於下表所列的比率或數目則除外。惟倘若如此計算的車位總數為帶有小數的數字，則須將之向上調整至下一個整數；

每一住宅單位的大小	須提供的住宅車位數目
小於 40 平方米	每 13.3 個住宅單位或其部分設一個車位
不小於 40 平方米但小於 70 平方米	每 8 個住宅單位或其部分設一個車位
不小於 70 平方米但小於 100 平方米	每 3.2 個住宅單位或其部分設一個車位
不小於 100 平方米但小於 160 平方米	每 1.6 個住宅單位或其部分設一個車位
不小於 160 平方米	每一個住宅單位設 1.1 個車位

- (ii) 就本特別條件(a)(i)款而言，提供的住宅車位總數須為參照本特別條件(a)(i)款的列表中所列每一住宅單位各自的大小計算的住宅車位各自數目之總和，而就此等條件而言，「每一住宅單位的大小」一詞代表之總樓面面積是指以下(I)及(II)之和：

- (I) 該單位住戶獨家使用與享用的住宅單位之總樓面面積，從該單位的圍牆或護牆外面量度，除了分隔兩個連接單位的圍牆，在該種情況下須從該等牆壁的中間線量度，並包括該單位內的內部分隔牆及支柱，但為免存疑，不包括該單位內沒有納入本批地文件特別條件第(6)(c)條規定的總樓面面積的計算之所有樓面面積；及
- (II) 相應於每個住宅單位的住宅公用地方(定義見下文)總樓面面積之中按比例計算的部分，而在如此計算時，住宅單位圍牆界外供該地段上已建或擬建的一幢或多幢建築物的住戶共用及享用的住宅公用地方的總樓面面積，但為免存疑，不包括沒有納入本批地文件特別條件第(6)(c)條規定的總樓面面積的計算之所有樓面面積(該住宅公用地方下稱「住宅公用地方」)，須按下列公式分攤給住宅單位：

住宅公用地方的整體總樓面面積

x

根據本特別條件(a)(ii)(I)款計算相應於每個住宅單位的總樓面面積

根據本特別條件(a)(ii)(I)款計算所有住宅單位的整體總樓面面積

- (iii) 須在該地段內提供額外車位，以供停泊《道路交通條例》、任何根據該條例訂立的規例及任何修訂立法之下獲發牌並且屬於該地段上已建或擬建的一幢或多幢建築物的住戶的真正賓客、訪客或受邀人的汽車，以達至署長滿意程度。提供的比率如下：

每座住宅單位大廈內住宅單位的數目	須就每座住宅單位大廈提供的訪客車位數目
76至少於200	1
200或更多	2

- (iv) 根據本特別條件(a)(i)款提供的車位(可按本批地文件特別條件第(22)條變更)及(a)(iii)款提供的車位，不得用於該等條款分別訂明的用途以外的任何其他用途，尤其是所述車位不得用於儲存、展示或展覽汽車以供出售或其他用途或用於提供車輛清潔及美化服務。
- (v) 就此等條件而言，署長就甚麼構成住宅單位大廈而作出的決定乃最終決定並對承授人具約束力。
- (b) (i) 根據本特別條件(a)(i)款提供的車位(可按本批地文件特別條件第(22)條予以修改)及(a)(iii)款提供的車位，承授人須在其中保留和指定建築事務監督要求及批准的、以供《道路交通條例》、任何根據該條例訂立的規例及任何修訂立法定義的傷殘人士用於停泊汽車的車位之數目(如此保留和指定的車位下稱「傷殘人士車位」)，惟在根據本特別條件(a)(iii)款提供的車位之中最少須如此保留和指定一個車位，且承授人不得將根據本特別條件(a)(iii)款提供的所有車位指定或保留作為傷殘人士車位。

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- (ii) 除本特別條件(b)(iii)款另有規定外，傷殘人士車位不得用於《道路交通條例》、任何根據該條例訂立的規例及任何修訂立法定義的傷殘人士停泊屬於該地段上已建或擬建的一幢或多幢建築物的住戶及其真正賓客、訪客或受邀人的汽車以外的任何其他用途，尤其是所述車位不得用於儲存、展示或展覽汽車以供出售或其他用途或用於提供車輛清潔及美化服務。

- (iii) 倘若該地段內只提供一個訪客車位，則儘管該訪客車位將按照本特別條件(b)(i)款被保留和指定為傷殘人士車位，但該訪客車位除可根據上述(b)(i)款用作傷殘人士車位外，還可用於本特別條件(a)(iii)款之下允許的用途。

- (c) (i) 須在該地段內提供用以停泊《道路交通條例》、任何根據該條例訂立的規例及任何修訂立法之下獲發牌並且屬於該地段上已建或擬建的一幢或多幢建築物的住戶及其真正賓客、訪客或受邀人的電單車之車位(下稱「電單車車位」)，以達至署長滿意程度。提供的比率是根據本特別條件(a)(i)款須提供的車位總數(可按本批地文件特別條件第(22)條變更)的百分之十，但如署長同意另一比率則除外。倘若根據本(c)(i)款提供的車位數目為帶有小數的數字，則須將之向上調整至下一個整數。

- (ii) 電單車車位不得用於本特別條件(c)(i)款列明的用途以外的任何其他用途，尤其是所述車位不得用於儲存、展示或展覽汽車以供出售或其他用途或用於提供車輛清潔及美化服務。

- (d) (i) 除傷殘人士車位外，每一個根據本特別條件(a)(i)款提供的車位(可按本批地文件特別條件第(22)條予以變更)及(a)(iii)款提供的車位的尺寸為2.5米闊，5.0米長，淨高最少2.4米。

- (ii) 每一個傷殘人士車位須符合建築事務監督要求和批准的尺寸。

- (iii) 每一個電單車車位的尺寸為1.0米闊，2.4米長，淨高最少2.4米，或符合署長批准的其他最低限度淨高。」

15. 批地文件特別條件第(21)條規定：

- 「(a) 須在該地段內提供貨車上落貨車位，以達至署長滿意程度。提供的比率是該地段上已建或擬建的一幢或多幢建築物內每800個住宅單位或其部分設一個車位，或按照署長批准的其他比率，但最少須就該地段上已建或擬建的每座住宅單位大廈提供一個上落貨車位，該個上落貨車位須位於每座住宅單位大廈毗鄰或之內。

- (b) 根據本特別條件(a)款提供的每一個車位的尺寸為3.5米闊，7.0米長，淨高最少3.6米。該等車位不得用於與該地段上已建或擬建的一幢或多幢建築物有關的貨車上落貨以外的任何其他用途。」

16. 批地文件特別條件第(30)條規定：

「如果在開發或重新發展該地段或其任何部分時已安裝預應力地錨，承授人須在預應力地錨的使用年限內自費對預應力地錨進行定期維修保養及定期監察，以達至署長滿意程度，並在署長不時按其絕對酌情權要求時提供所有上述監察工程的報告和資料給署長。如果承授人忽視或未能進行所需的監察工程，署長可立即執行與進行上述監察工程，而承授人須按要求補償政府因此產生的費用。」

17. 批地文件特別條件第(33)條規定：

- 「(a) 承授人須自費建造及維修保養署長認為必要的排水渠及渠道，不論是在該地段邊界內或在政府土地上，以達至署長滿意程度，從而將為所有落在或流到該地段的暴雨或雨水攔截和引導至最接近的河道、集水井、渠道或政府雨水渠。對於上述暴雨或雨水造成的任何損害或滋擾而引起的一切訴訟、索償及要求，承授人須獨自負責並向政府及其人員作出彌償。

- (b) 將任何排水渠及污水渠從該地段接駁至已敷設和啟用的政府雨水渠及污水渠之工程可由署長進行，署長無須就任何因此產生的損失或損害對承授人負責，而承授人須按要求向政府支付上述接駁工程的費用。另一方法是上述接駁工程可由承授人自費進行達至署長滿意程度，而在此情況下，上述接駁工程的任何一段若在政府土地內建造，須由承授人自費維修保養，直至承授人按要求將之交由政府接管，由政府出資負責日後的維修保養，而承授人須按要求向政府支付有關上述接駁工程的技術審核之費用。若承授人沒有維修保養上述在政府土地內建造的接駁工程的任何一段，署長可進行其認為必要的維修保養工程，而承授人須按要求向政府支付上述工程的費用。」

F. 對買方造成負擔的租用條件

18. 批地文件一般條件第(4)條規定：

「對於由於此等條件遭到任何違反，或由於對毗鄰或毗連土地或該地段造成任何損害或土壤及地下水污染，而按照地政總署署長意見認為(下稱「署長」，其意見為最終意見並對承授人具約束力)該等損害或土壤及地下水污染乃因承授人對該地段的任何使用、對該地段或其任何部分的任何開發或重新發展或在該地段上進行的任何活動或任何其他工程所引起，不論該等使用、開發或重新發展、活動或工程是否符合或違反此等條件，以致不論如何引起的所有各種訴訟、法律程序、責任、要求、費用、開支、損失(不論是財務或其他方面)及索償，承授人特此向政府作出彌償並使政府獲得彌償。」

19. 批地文件特別條件第(7)條規定：

- 「(a) 除得到署長事先書面同意外，不得在附於本批地文件的圖則一上以粉紅色間黑斜線顯示的區域(下稱「非建築用地」)之上、上方、之下、上面、下面或之內興建或建造任何建築物或構築物，或任何建築物或構築物的支撐物，惟以下項目除外：

- (i) 邊界牆或圍欄或兩者；及

- (ii) 於非建築用地的地面之下的一層或多層地庫，僅供用作停泊《道路交通條例》、任何根據該條例訂立的規例及任何修訂立法之下獲發牌的車輛，用作容納升降機大堂或署長書面批准的其他附屬的建築物服務設施，或用作署長書面批准的其他用途。

- (b) 就本特別條件而言，署長就甚麼構成非建築用地的地面而作出的決定乃最終決定並對承授人具約束力。」

20. 批地文件特別條件第(10)條規定：

「未經署長事先書面同意，不得移除或干擾生長於該地段或毗鄰範圍的樹木。署長在給予同意時可施加其視為適當的關於移植、補償美化或重植的條件。」

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21. 批地文件特別條件第(24)條規定：

- 「(a) 儘管此等條件已得到遵循及遵守達至署長滿意程度，但住宅車位及電單車車位不得：
- (i) 轉讓，除非：
- (I) 與賦予該地段上已建或擬建的一幢或多幢建築物內一個或多個住宅單位的獨家使用及管有權的不分割份數一起轉讓；或
- (II) 轉讓予一名已擁有該地段的不分割份數而享有該地段上已建或擬建的一幢或多幢建築物內一個或多個住宅單位的獨家使用及管有權的人；或
- (ii) 分租，除非分租予該地段上已建或擬建的一幢或多幢建築物內住宅單位的住戶。

惟在任何情況下，向該地段上已建或擬建的一幢或多幢建築物內任何一個住宅單位的業主轉讓或向該單位的住戶分租的住宅車位及電單車車位總數不得超過三個。

- (b) 儘管有本特別條件(a)款，但承授人可在取得署長事先書面同意的情況下將所有住宅車位及電單車車位整體轉讓，惟只可轉讓予承授人的一家全資擁有附屬公司。
- (c) 本特別條件(a)款不適用於該地段整體轉讓、分租、按揭或抵押。
- (d) 本特別條件(a)及(b)款不適用於傷殘人士車位。」

22. 批地文件特別條件第(29)條規定：

- 「(a) 如果現在或曾經有任何土地被削去、移除或後移，或有任何類型的堆積或堆填或斜坡處理工程，不論有否經署長事先書面同意，亦不論是否在該地段或任何政府土地內，而現在或以前作出上述行為是為了或關於構建、平整或開發該地段或其任何部分，或為了或關於承授人按此等條件須進行的任何其他工程，或為了任何其他目的，則承授人須自費進行及建造於當時或其後任何時間屬必要的斜坡處理工程、護土牆或其他支撐、保護、排水或輔助工程或其他工程，以保護及支撐該地段內上述土地和任何毗鄰或毗連的政府土地或批租土地，以及避免和防止其後發生任何塌方、山泥傾瀉或地陷。在本批地文件同意批租的期限內一切時候，承授人須自費維修保養該土地、斜坡處理工程、護土牆或其他支撐、保護、排水或輔助工程或其他工程，使其處於良好和修繕妥當的狀況，以達至署長滿意程度。
- (b) 本特別條件(a)款的任何規定無損於政府在此等條件下的權利，尤其是本批地文件特別條件第(28)條之下的權利。
- (c) 若因承授人進行的任何構建、平整、開發或其他工程或由於任何其他原因而在任何時候導致或引起任何塌方、山泥傾瀉或地陷，不論發生在或來自該地段內任何土地或任何毗鄰或毗連政府土地或批租土地，承授人須自費作出補救及使之恢復原狀以達至署長滿意程度，並對上述塌方、山泥傾瀉或地陷造成政府、其代理人及承辦商承受、遭受或產生的一切費用、收費、須付損害賠償、要求及索償作出彌償。

- (d) 除本批地文件就任何此等條件遭違反而規定的任何其他權利或補救措施外，署長還有權發出書面通知要求承授人進行、建造及維修保養該土地、斜坡處理工程、護土牆或其他支撐、保護及排水或輔助工程或其他工程，或對任何塌方、山泥傾瀉或地陷情況作出補救及使之恢復原狀。如承授人在通知指定的期間內忽視或未能遵從該通知的要求以達至署長滿意程度，署長可立即執行與進行任何必要工程，而承授人須按要求補償政府因此產生的費用連同任何行政費和專業費用及收費。」

23. 批地文件特別條件第(31)條規定：

- 「(a) 倘若來自該地段或受該地段的任何發展影響的其他地方的泥土、廢石方、瓦礫、建築廢料或建築材料(下稱「廢物」)被侵蝕、沖刷或傾倒到公共小巷或道路、暗渠、前灘或海床、污水渠、雨水渠、明渠或其他政府物業(下稱「政府物業」)，承授人須自費從政府物業清理該等廢物，並對政府物業遭受的任何損害作出補救。承授人須對上述侵蝕、沖刷或傾倒而造成私人財產的任何損害或滋擾所引起的一切訴訟、索償及要求向政府作出彌償。
- (b) 儘管有本特別條件(a)款，署長可以(但無義務)應承授人的要求清理在政府物業的廢物並對政府物業遭受的任何損害進行補救，而承授人須按要求向政府支付因此產生的費用。」

24. 批地文件特別條件第(32)條規定：

「承授人須在一切時候，特別是在進行任何建造、維修保養、翻新或修理工程(下稱「有關工程」)期間，採取或促使他人採取一切適當及足夠的謹慎、技巧及預防措施，以避免對該地段或其任何部分之上、之下或毗鄰任何屬於政府或其他方面的現有排水渠、水路或水道、總水管、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業設施服務或任何其他工程或裝設(以下統稱「服務設施」)造成任何損害、擾亂或妨礙。承授人在進行任何有關工程前須作出或促使他人作出必要的妥善調查及查詢，以確定服務設施的現時位置及水平，並須將其打算如何處理可能受有關工程影響的任何服務設施之建議，以書面方式提交給署長供其在一切方面作出批准，而在署長對有關工程及上述建議作出書面批准前，承授人不得進行任何工程。承授人須遵守並自費滿足署長在給予上述批准時就服務設施施加的任何規定，包括任何必要的改道、重鋪或修復費用。對於有關工程以任何方式引致該地段或其任何部分或任何服務設施遭受的任何損害、擾亂或妨礙，承授人須自費在各方面進行修理、作出補救及使之恢復原狀，以達至署長滿意程度(惟明渠、污水渠、雨水渠或總水管除外，該些設施的補救工作除署長另行選擇外須由署長進行，而承授人須按要求向政府支付該等工程的費用)。倘若承授人未能對該地段或其任何部分或任何服務設施進行上述必要的改道、重鋪、修理、補救和修復以達至署長滿意程度，則署長可進行其認為必要的任何改道、重鋪、修理、補救或修復，而承授人須按要求向政府支付該等工程的費用。」

備註：

1. 本節之中所述的「承授人」是指批地文件之下的買方，如上下文意允許或規定，包括其遺囑執行人、遺產管理人及受讓人；如屬法團，包括其繼承人及受讓人。
2. 全部詳情請參閱批地文件。批地文件全文可在售樓處開放時間內按要求提供以供免費查閱，支付必要的影印費後可獲提供批地文件的複印本。

Not Applicable

不適用

WARNING TO PURCHASERS

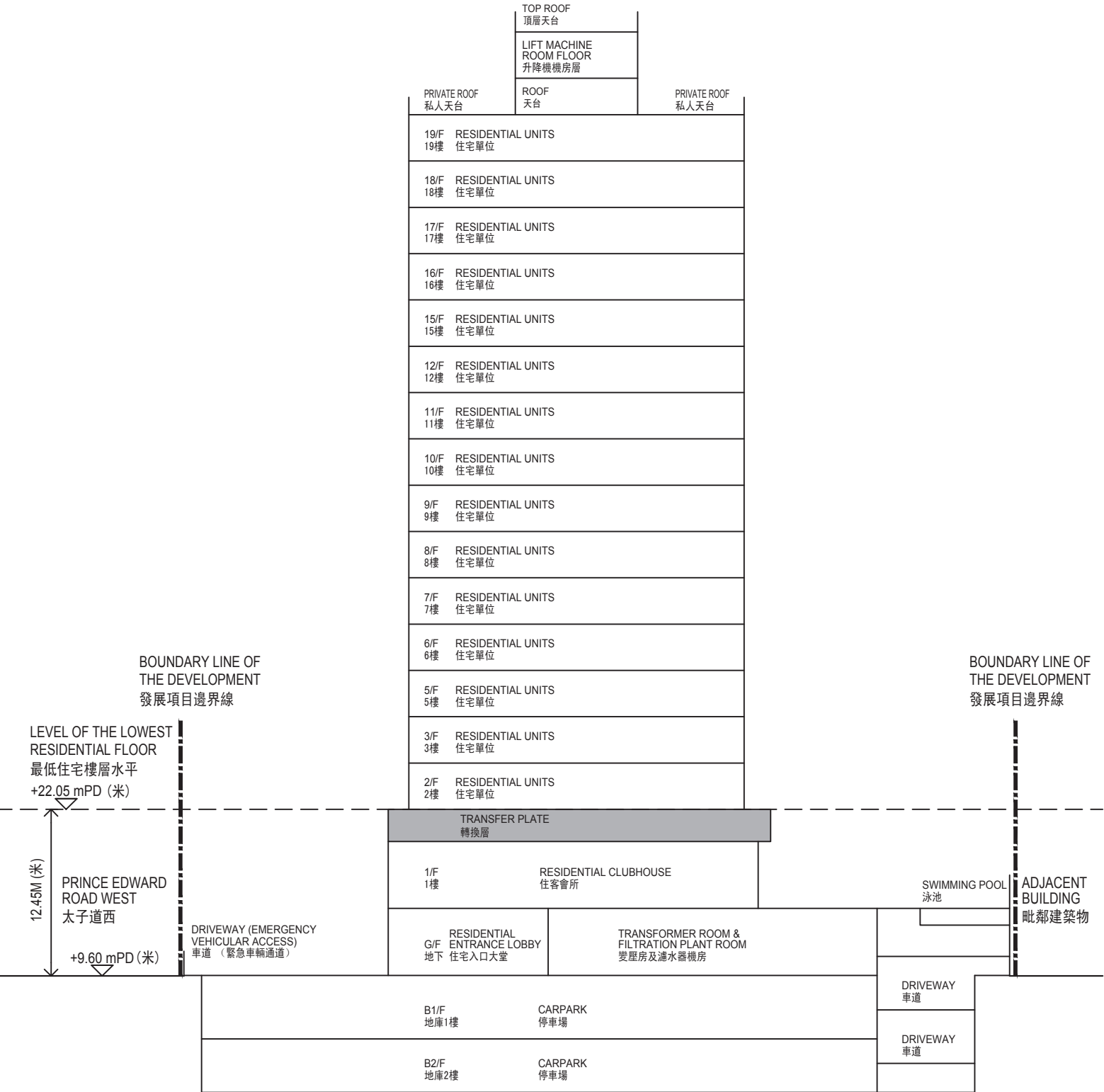
對買方的警告

- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 - (c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
- (a) 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
 - (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 - (c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

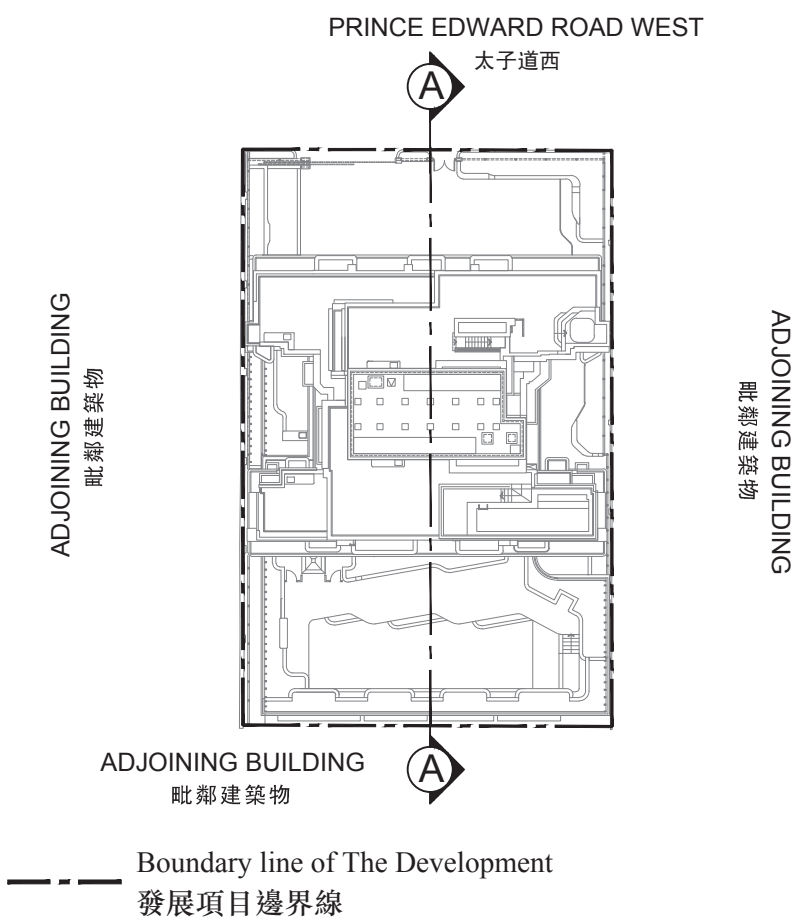
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

Cross-Section Plan A-A
橫截面圖A-A



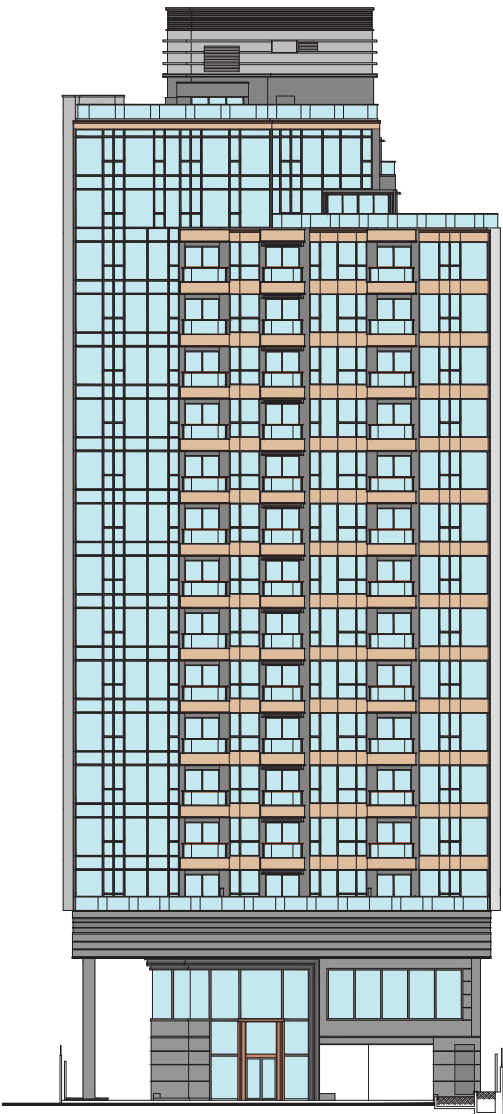
KEY PLAN 指示圖



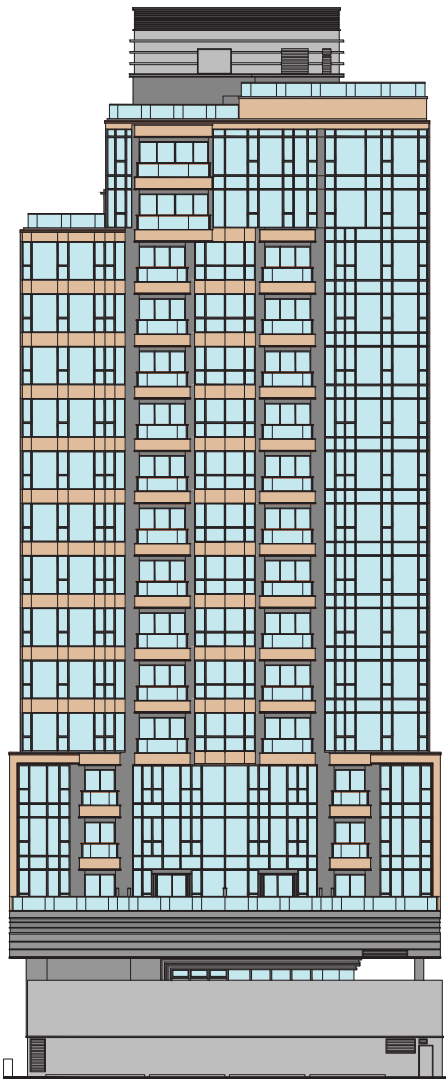
- The level of the lowest residential floor of the Development is 22.05 metres above the Hong Kong Principal Datum.
 - The part of Prince Edward Road West adjacent to the building is 9.60 metres above the Hong Kong Principal Datum.
 - (▽) denotes height (in metres) above Hong Kong Principal Datum (PD).
 - Dotted line (----) denotes the level of the lowest residential floor.
-
- 發展項目之最低住宅樓層為香港主水平基準以上22.05米。
 - 毗連建築物的一段太子道西為香港主水平基準以上9.60米。
 - (▽) 代表香港主水平基準以上高度(米)。
 - 虛線 (----) 代表最低住宅樓層水平。

ELEVATION PLAN
立面圖

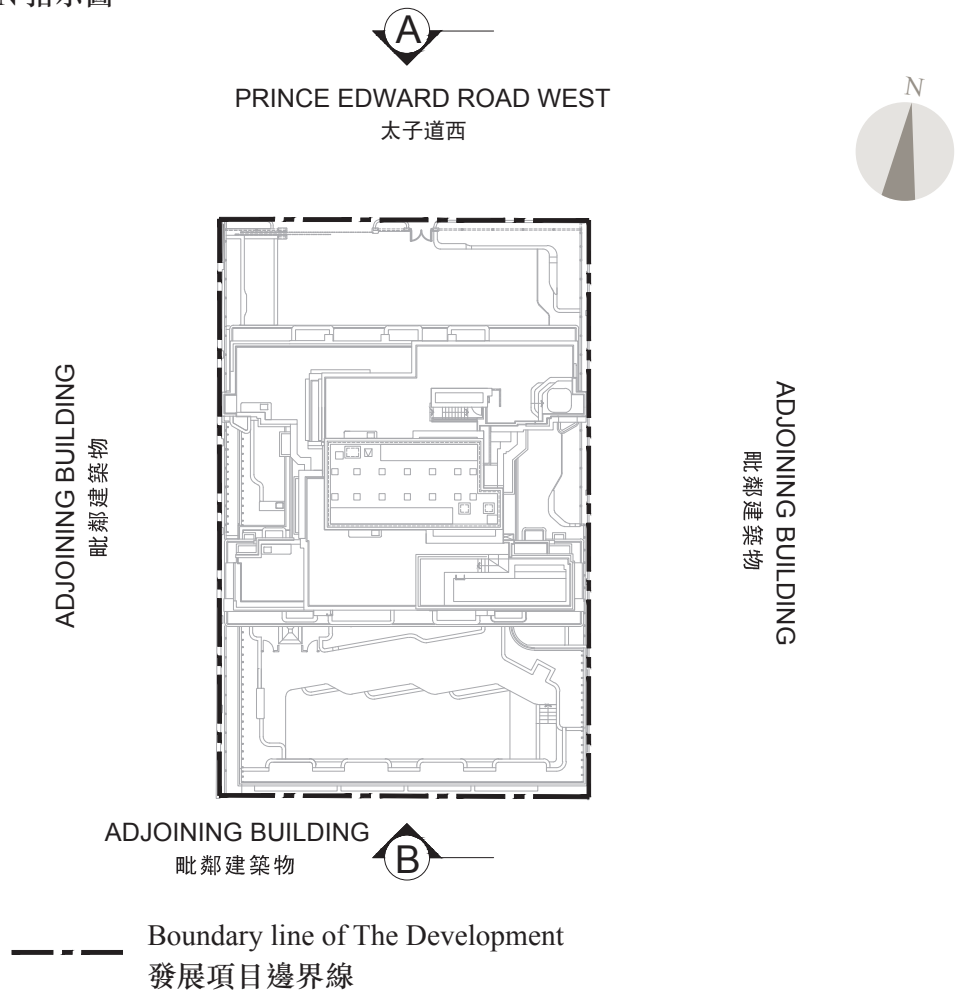
Elevation A
立面A



Elevation B
立面B



KEY PLAN 指示圖



Authorized Person for the Development certified that the elevations shown on this plan:

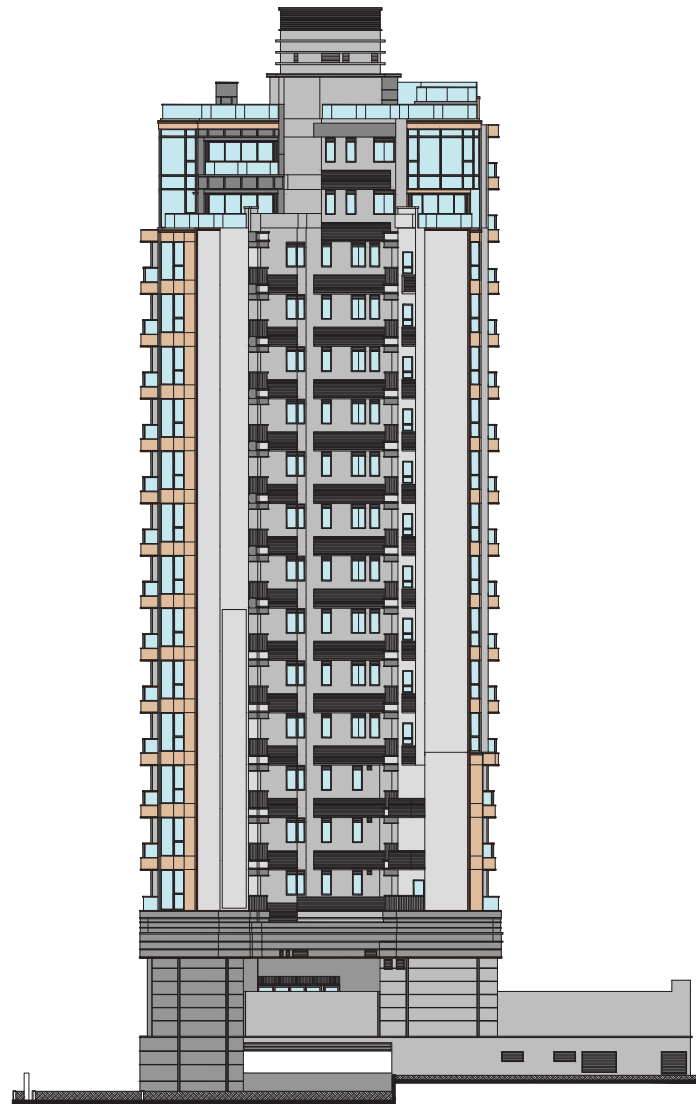
- a. are prepared on the basis of the approved building plans for the Development as of 30 August 2022; and
- b. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

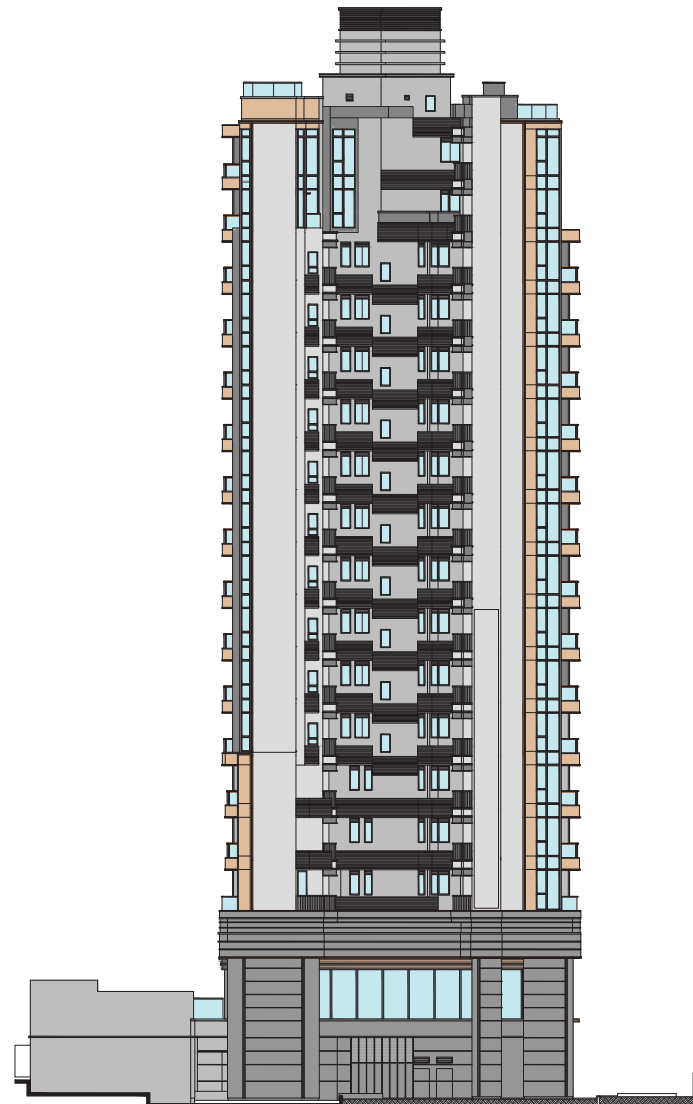
- a. 以2022年8月30日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- b. 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

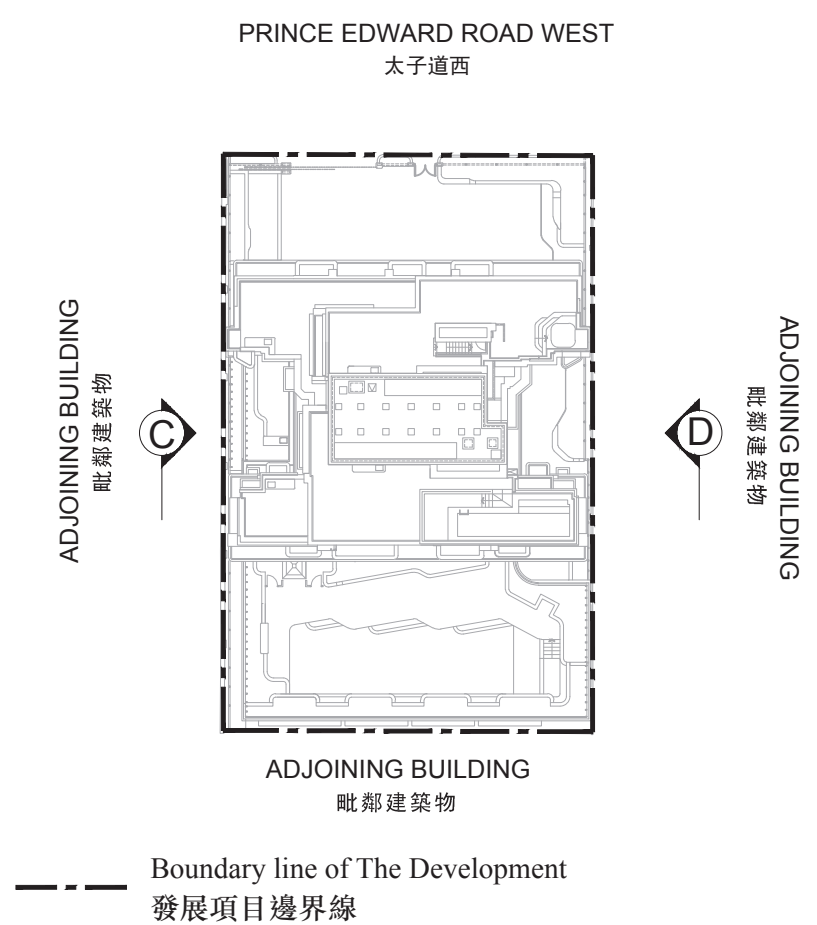
Elevation C
立面C



Elevation D
立面D



KEY PLAN 指示圖



Authorized Person for the Development certified that the elevations shown on this plan:

- are prepared on the basis of the approved building plans for the Development as of 30 August 2022; and
- are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

- 以2022年8月30日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- 大致上與發展項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目的公用設施的資料

Common Facilities 公用設施	Covered 有上蓋遮蓋		Uncovered 無上蓋遮蓋		Total Area 總面積	
	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	3599	334.371	3519	326.932	7118	661.303
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	1258	116.886	849	78.893	2107	195.779

- Note:
- 備註：
1.

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

1.

上述以平方呎顯示之面積，均由以平方米所列之面積以1平方米= 10.764平方呎換算，並以四捨五入至整數平方呎。平方呎與平方米之面積可能有些微差異。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1.

A copy of the outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk.
2.

A copy of every deed mutual covenant that has been executed and/or the latest draft of every deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.
3.

The inspection is free of charge.
1.

備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
2.

關於指明住宅物業的每一已簽立的公契及/或每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。
3.

無須為閱覽付費。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes				
Item		Description		
(a)	External Wall	Type of finishes	Podium	Glass wall, external wall tiles, aluminum cladding, aluminium grille and natural stone cladding
			Residential Tower	Curtain wall, aluminum cladding and external wall tiles
(b)	Window	Material of frame	Fluorocarbon coated aluminum window frame	
		Material of glass	Location	Material
			Living Room / Dining Room and Bedroom	Insulated Glass Unit (IGU) with low-e coating
			Corridor (for Flat G on 2/F, 3/F & 5/F and Flat E on 6/F to 8/F only)	Insulated Glass Unit (IGU) with low-e coating
			Bathroom (if window is provided)	Obscure laminated glass (except the following) : Applicable to Flat A on 18/F only: Insulated glass unit (IGU) with low-e coating Applicable to Flat A on 19/F only: Obscure laminated glass and insulated glass unit (IGU) with low-e coating
			Kitchen (if window is provided)	Heat-strengthened clear glass
			Utility Room (if window is provided)	Heat-strengthened clear glass
			Lavatory (if window is provided)	Heat-strengthened frosted glass
			Stairhood	Insulated Glass Unit (IGU) with low-e coating
(c)	Bay Window	Material of bay window	Not Applicable	
		Window sill finishes	Not Applicable	
(d)	Planter	Type of finishes	Not Applicable	

1. 外部裝修物料				
細項		描述		
(a)	外牆	裝修物料的類型	平台	玻璃牆、外牆瓷磚、鋁質覆蓋層板、鋁質格柵及天然石覆蓋層板
			住宅大廈	玻璃幕牆、鋁質覆蓋層板及外牆瓷磚
(b)	窗	框的用料	氟化碳塗層鋁質窗框	
		玻璃的用料	位置	用料
			客廳/飯廳及睡房	雙層中空玻璃配低幅射鍍膜
			走廊(只供2樓、3樓及5樓G單位及6樓至8樓E單位)	雙層中空玻璃配低幅射鍍膜
			浴室(如有窗)	夾膠半透明玻璃(以下除外) : 只適用於18樓A單位：雙層中空玻璃配低幅射鍍膜 只適用於19樓A單位：夾膠半透明玻璃及雙層中空玻璃配低幅射鍍膜
			廚房(如有窗)	熱硬化清玻璃
			工作間(如有窗)	熱硬化清玻璃
			洗手間(如有窗)	熱硬化磨砂玻璃
			梯屋	雙層中空玻璃配低幅射鍍膜
(c)	窗台	窗台的用料	不適用	
		窗台板的裝修物料	不適用	
(d)	花槽	裝修物料的類型	不適用	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes				
Item		Description		
(e)	Verandah or Balcony	Type of finishes of balcony	Location	Material
			Floor	Tiles and natural stone
			Curb	Tiles, natural stone and aluminum claddings
			Wall	Tiles and aluminium claddings
			Ceiling	Aluminium claddings
			Balustrade	Laminated glass balustrade with aluminium top rail
		Whether balcony is covered	Balcony is covered	
		Verandah	Not Applicable	
(f)	Drying facilities for clothing	Type and material	Not Applicable	

1. 外部裝修物料				
細項		描述		
(e)	陽台或露台	露台裝修物料的類型	位置	用料
			地板	瓷磚及天然石材
			路緣	瓷磚、天然石材及鋁質覆蓋層板
			牆壁	瓷磚及鋁質覆蓋層板
			天花板	鋁質覆蓋層板
			圍欄	夾膠玻璃欄杆連鋁質頂扶手
		露台是否有蓋	露台有蓋	
		陽台	不適用	
(f)	乾衣設施	類型及用料	不適用	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes					
Item		Description			
(a)	Lobby	Type of finishes	Wall	Floor	Ceiling
		G/F lift lobby	Natural stone, mirror, metal, timber veneer and plastic laminate	Natural stone	Gypsum board finished with emulsion paint, timber veneer and metal
		1/F lift lobby	Natural stone, laminated glass, mirror, metal and plastic laminate	Natural stone	Gypsum board finished with emulsion paint
		Residential floors lift lobbies	Natural stone, mirror, metal, plastic laminate and leather	Tiles	Gypsum board finished with emulsion paint and metal
		B1/F and B2/F carpark lift lobbies	Natural stone, feature glass, mirror, metal and plastic laminate	Tiles	Gypsum board finished with emulsion paint and metal
		Fireman's lift lobbies	Emulsion paint	Tiles	Emulsion paint
(b)	Internal Wall and Ceiling	Type of finishes	Wall	Ceiling	
		Living Room and Dining Room (Exposed Surfaces) Applicable to all flats except the flats listed below	Emulsion paint and timber veneer	Emulsion paint, gypsum board false ceiling finished with emulsion paint and aluminum ceiling	
		Living Room and Dining Room (Exposed Surfaces) Applicable to the following flats: • Flat A & B on 6/F to 12/F and 15/F to 17/F • Flat E on 9/F to 12/F and 15/F to 17/F	Emulsion paint	Emulsion paint, gypsum board false ceiling finished with emulsion paint and aluminum ceiling	
		Bedroom (Exposed Surfaces) Applicable to all flats except the flats listed below	Emulsion paint	Emulsion paint and gypsum board false ceiling finished with emulsion paint	
		Bedroom (Exposed Surfaces) Applicable to the following flats: • Flat A on 18/F and 19/F	Emulsion paint and timber veneer	Emulsion paint and gypsum board false ceiling finished with emulsion paint	

2. 室內裝修物料					
細項		描述			
(a)	大堂	裝修物料的類型	牆壁	地板	天花板
		地下升降機大堂	天然石材、鏡、金屬、木皮及膠板	天然石材	石膏板面髹上乳膠漆、木皮及金屬
		1樓升降機大堂	天然石材、夾膠玻璃、鏡、金屬及膠板	天然石材	石膏板面髹上乳膠漆
		住宅層升降機大堂	天然石材、鏡、金屬、膠板及皮革	瓷磚	石膏板面髹上乳膠漆及金屬
		地庫1樓及地庫2樓停車場升降機大堂	天然石材、特色玻璃、鏡、金屬及膠板	瓷磚	石膏板面髹上乳膠漆及金屬
		消防員升降機大堂	乳膠漆	瓷磚	乳膠漆
(b)	內牆及天花板	裝修物料的類型	牆壁	天花板	
		客廳及飯廳(外露表面)適用於除下列單位外之所有單位	乳膠漆及木皮	乳膠漆、石膏板面假天花髹上乳膠漆及鋁質天花	
		客廳及飯廳(外露表面)適用於以下單位： • 6樓至12樓及15樓至17樓之A及B單位 • 9樓至12樓及15樓至17樓之E單位	乳膠漆	乳膠漆、石膏板面假天花髹上乳膠漆及鋁質天花	
		睡房(外露表面)適用於除下列單位外之所有單位	乳膠漆	乳膠漆及石膏板面假天花髹上乳膠漆	
		睡房(外露表面)適用於以下單位： • 18樓及19樓A單位	乳膠漆及木皮	乳膠漆及石膏板面假天花髹上乳膠漆	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes				
Item		Description		
(c)	Internal floor	Material	Floor	Skirting
		Living Room and Dining Room	(1) Tiles in following flats:	Timber skirting
			Floor	
			2/F, 3/F and 5/F	
			6/F to 12/F and 15/F to 17/F	
			Flat	
			A, B, C, D and F	
			D	
			(2) Reconstituted stone in following flats:	
			Floor	
			2/F, 3/F and 5/F	
			6/F to 12/F and 15/F to 17/F	
			18/F and 19/F	
			Flat	
			E and G	
			A, B, C and E	
			A and B	
		Bedroom	Engineered timber flooring and metal trim	Timber skirting
		Master Bedroom	Engineered timber flooring	Timber skirting
			Metal trim and reconstituted stone border are provided between Master Bedroom and Flat Roof door in the following flat:	
			Floor	
			18/F	
			Flat	
			A	

2. 室內裝修物料				
細項		描述		
(c)	內部地板	用料	地板	牆腳線
		客廳及飯廳	(1) 以下單位鋪砌瓷磚：	木牆腳線
			樓層	
			單位	
			2樓、3樓及5樓	
			A、B、C、D及F	
			6樓至12樓及15樓至17樓	
			D	
			(2) 以下單位鋪砌人造石：	
			樓層	
			單位	
			2樓、3樓及5樓	
			E及 G	
			6樓至12樓及15樓至17樓	
			A、B、C及E	
			18樓及19樓	
			A及B	
		睡房	複合木地板及金屬條	木牆腳線
		主人睡房	複合木地板	木牆腳線
			以下單位之主人睡房與平台門之間鋪砌金屬條及人造石圍邊：	
			樓層	
			單位	
			18樓	
			A	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes					
Item		Description			
(d)	Bathroom	Type of finishes	Wall	Floor	Ceiling
		Applicable to all Bathrooms except the Bathrooms listed below	Reconstituted stone, tiles, metal, feature glass and mirror on exposed surface. (Wall behind basin cabinet without back panel finished with tiles)	Reconstituted stone and tiles	Gypsum board finished with emulsion paint and aluminum ceiling
		Applicable to the Bathroom adjacent to Master Bathroom and Bathroom inside Bedroom 3 of Flat A and B on 6/F to 12/F and 15/F to 17/F	Reconstituted stone, tiles, metal and feature glass on exposed surface. (Wall behind basin cabinet without back panel finished with tiles)	Reconstituted stone and tiles	Gypsum board finished with emulsion paint and aluminum ceiling
		Applicable to the following bathroom: • Bathroom 1 of Flat A on 18/F • Bathroom 1 of Flat A and Bathroom 2 of Flat B on 19/F	Natural stone, mirror, metal and feature glass on exposed surface. (Wall behind basin cabinet without back panel finished with tiles)	Natural stone and reconstituted stone	Gypsum board finished with emulsion paint and aluminum ceiling
		Applicable to Bathroom 2 of Flat A and B on 18/F	Natural stone, metal and feature glass on exposed surface. (Wall behind basin cabinet without back panel finished with tiles)	Natural stone and reconstituted stone	Gypsum board finished with emulsion paint and aluminum ceiling
		Applicable to the following bathroom: • Bathroom 1 of Flat B on 18/F • Bathroom 2 of Flat A and Bathroom 1 of Flat B on 19/F	Glass partition with metal frame, natural stone, metal and feature glass on exposed surface. (Wall behind basin cabinet without back panel finished with tiles)	Natural stone and reconstituted stone	Gypsum board finished with emulsion paint and aluminum ceiling
		Wall finishes on exposed walls run up to level of false ceiling			

2. 室內裝修物料					
細項		描述			
(d)	浴室	裝修物料的類型	牆壁	地板	天花板
		適用於除下列浴室外之所有浴室	外露位置鋪砌人造石、瓷磚、金屬、特色玻璃及鏡。(沒有背板的洗手盆櫃背牆身鋪砌瓷磚)	人造石及瓷磚	石膏板面髹上乳膠漆及鋁質天花
		適用於6樓至12樓及15樓至17樓A及B單位毗鄰主人浴室之浴室及睡房3內之浴室	外露位置鋪砌人造石、瓷磚、金屬及特色玻璃。(沒有背板的洗手盆櫃背牆身鋪砌瓷磚)	人造石及瓷磚	石膏板面髹上乳膠漆及鋁質天花
		適用於以下之浴室： • 18樓A單位之浴室1 • 19樓A單位之浴室1及B單位之浴室2	外露位置鋪砌天然石材、鏡、金屬及特色玻璃。(沒有背板的洗手盆櫃背面牆身鋪砌瓷磚)	天然石材及人造石	石膏板面髹上乳膠漆及鋁質天花
		適用於18樓A及B單位之浴室2	外露位置鋪砌天然石材、金屬及特色玻璃。(沒有背板的洗手盆櫃背面牆身鋪砌瓷磚)	天然石材及人造石	石膏板面髹上乳膠漆及鋁質天花
		適用於以下之浴室： • 18樓B單位之浴室1 • 19樓A單位之浴室2及B單位之浴室1	外露位置鋪砌玻璃隔板連金屬框、天然石材、金屬及特色玻璃。(沒有背板的洗手盆櫃背牆身鋪砌瓷磚)	天然石材及人造石	石膏板面髹上乳膠漆及鋁質天花
		牆壁外露位置的裝修物料鋪至假天花板底			

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes					
Item		Description			
(d)	Bathroom	Type of finishes	Wall	Floor	Ceiling
		Applicable to all Master Bathroom except the Master Bathroom listed below	Reconstituted stone, tiles, metal, feature glass and mirror on exposed surface. (Wall behind basin cabinet without back panel finished with tiles)	Reconstituted stone and tiles	Gypsum board finished with emulsion paint and aluminum ceiling
		Applicable to Master Bathroom of Flat C and E on 9/F to 12/F and 15/F to 17/F	Natural stone, metal, feature glass and mirror on exposed surface. (Wall behind basin cabinet without back panel finished with tiles)	Natural stone and reconstituted stone	Gypsum board finished with emulsion paint and aluminum ceiling
		Applicable to Master Bathroom of the following flats • Flat A and B on 6/F to 12/F and 15/F to 17/F • Flat A and Flat B on 18/F to 19/F	Natural stone, metal and feature glass on exposed surface. (Wall behind basin cabinet without back panel finished with tiles)	Natural stone and reconstituted stone	Gypsum board finished with emulsion paint and aluminum ceiling
		Wall finishes on exposed walls run up to level of false ceiling			

2. 室內裝修物料					
細項		描述			
(d)	浴室	裝修物料的類型	牆壁	地板	天花板
		適用於除下列主人浴室外之所有主人浴室	外露位置鋪砌人造石、瓷磚、金屬、特色玻璃及鏡。(沒有背板的洗手盆櫃背牆身鋪砌瓷磚)	人造石及瓷磚	石膏板面髹上乳膠漆及鋁質天花
		適用於9樓至12樓及15樓至17樓之C及E單位之主人浴室	外露位置鋪砌天然石材、金屬、特色玻璃及鏡。(沒有背板的洗手盆櫃背面牆身鋪砌瓷磚)	天然石材及人造石	石膏板面髹上乳膠漆及鋁質天花
		適用於以下單位之主人浴室 • 6樓至12樓及15樓至17樓之A及B單位 • 18樓至19樓之A及B單位	外露位置鋪砌天然石材、金屬及特色玻璃。(沒有背板的洗手盆櫃背面牆身鋪砌瓷磚)	天然石材及人造石	石膏板面髹上乳膠漆及鋁質天花
		牆壁外露位置的裝修物料鋪至假天花板底			

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes						
Item		Description				
(e)	Kitchen	Type of finishes	Wall	Floor (on exposed surface)	Ceiling (on exposed surface)	Cooking Bench
		Applicable to all flats with Open Kitchen	Tiles and stainless steel on exposed surface. (Wall behind kitchen cabinet and appliances finished with tiles)	Tiles	Gypsum board finished with emulsion paint	Reconstituted stone
		Applicable to all flats with enclosed Kitchen except the flats listed below	Tiles and stainless steel on exposed surface. (Wall behind kitchen cabinet and appliances finished with tiles)	Natural stone	Gypsum board finished with emulsion paint and aluminum ceiling	Reconstituted stone
		Applicable to enclosed Kitchen of Flat A and B on 18/F and 19/F	Natural stone and stainless steel on exposed surface. (Wall behind kitchen cabinet and appliances finished with tiles)	Natural stone	Gypsum board finished with emulsion paint and aluminum ceiling	Reconstituted stone
		Wall finishes on exposed walls run up to level of false ceiling				

2. 室內裝修物料						
細項		描述				
(e)	廚房	裝修物料的類型	牆壁	地板 (外露位置)	天花板 (外露位置)	灶台
		適用於所有設有開放式廚房之單位	外露位置鋪砌瓷磚及不銹鋼。(廚櫃背面及設備背面牆身鋪砌瓷磚)	瓷磚	石膏板面髹上乳膠漆	人造石
		適用於除下列單位外之所有設有圍封式廚房之單位	外露位置鋪砌瓷磚及不銹鋼。(廚櫃背面及設備背面牆身鋪砌瓷磚)	天然石材	石膏板面髹上乳膠漆及鋁質天花	人造石
		適用於18樓及19樓A及B單位之圍封式廚房	外露位置鋪砌天然石材及不銹鋼。(廚櫃背面及設備背面牆身鋪砌瓷磚)	天然石材	石膏板面髹上乳膠漆及鋁質天花	人造石
		牆壁外露位置的裝修物料鋪至假天花板底				

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings					
Item		Description			
(a)	Doors		Material	Finishes	Accessories
		Flat main entrance door	Fire-rated solid core timber door	Plastic laminate and metal	Door viewer, door closer, smoke seal, drop seal, lockset and door stopper Door viewer, door closer, smoke seal, drop seal, flush bolt, lockset and door stopper (Applicable to Flat A and B on 18/F to 19/F)
		Balcony door, Utility Platform door, Private Flat Roof door and Flat Roof door	Aluminum framed glass door	Fluorocarbon coated aluminum frame and Insulated Glass Unit with low-e coating	Lockset and door closer (Door closer not applicable to sliding door)
		Private Roof door	Aluminum framed glass door	Fluorocarbon coated aluminum frame and Insulated Glass Unit with low-e coating Fluorocarbon coated aluminum frame and heat strengthened glass with low-e coating (Applicable to Flat B on 19/F)	Lockset and door closer
		Master Bedroom door	Solid core timber door	Timber veneer and metal	Lockset and door stopper
		Bedroom door	Solid core timber door	Timber veneer and metal	Lockset and door stopper

3. 室內裝置					
細項		描述			
(a)	門		用料	裝修物料	配件
		單位主入口門	防火實心木門	膠板及金屬	防盜眼、氣鼓、防煙條、自動下降防煙條、門鎖及門擋 防盜眼、氣鼓、防煙條、自動下降防煙條、插恤、門鎖及門擋(適用於18樓至19樓A及B單位)
		露台門、工作平台門、私人平台門及平台門	鋁質框玻璃門	氟化碳塗層鋁質框及雙層中空玻璃配低輻射鍍膜	門鎖及氣鼓(氣鼓不適用於趟門)
		私人天台門	鋁質框玻璃門	氟化碳塗層鋁質框及雙層中空玻璃配低輻射鍍膜 氟化碳塗層鋁質框及經熱硬化處理的玻璃配低輻射鍍膜(適用於19樓B單位)	門鎖及氣鼓
		主人睡房門	實心木門	木皮及金屬	門鎖及門擋
		睡房門	實心木門	木皮及金屬	門鎖及門擋

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings					
Item		Description			
(a)	Doors		Material	Finishes	Accessories
		Master Bathroom door	Solid core timber door	Timber veneer, plastic laminate and metal	Lockset and door stopper
			Solid core timber door with timber louver (Applicable to Master Bathroom of Flat F on 2/F, 3/F and 5/F and Flat D on 6/F to 12/F and 15/F to 17/F)	Glass and metal (Applicable to Master Bathroom of Flat A and B on 6/F to 12/F and 15/F to 17/F and Flat B on 18/F to 19/F)	Door stopper (Applicable to Master Bathroom of Flat A on 18/F to 19/F)
			Aluminium framed solid core timber door (Applicable to Master Bathroom of Flat A and B on 6/F to 12/F and 15/F to 17/F and Flat B on 18/F to 19/F)	Aluminium frame with laminated glass (Applicable to Master Bathroom of Flat A on 18/F to 19/F)	
			Aluminium framed glass door (Applicable to Master Bathroom of Flat A on 18/F to 19/F)		

3. 室內裝置					
細項		描述			
(a)	門		用料	裝修物料	配件
		主人浴室門	實心木門	木皮、膠板及金屬	門鎖及門擋
			實心木門連木百葉 (適用於2樓、3樓及5樓F單位及6樓至12樓及15樓至17樓D單位之主人浴室)	玻璃及金屬 (適用於6樓至12樓及15樓至17樓A及B單位及18樓至19樓B單位之主人浴室)	門擋 (適用於18樓至19樓A單位之主人浴室)
			鋁質框實心木門 (適用於6樓至12樓及15樓至17樓A及B單位及18樓至19樓B單位之主人浴室)	鋁質框配夾膠玻璃 (適用於18樓至19樓A單位之主人浴室)	
			鋁質框玻璃門 (適用於18樓至19樓A單位之主人浴室)		

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings					
Item		Description			
(a)	Doors		Material	Finishes	Accessories
		Bathroom door	Solid core timber door with timber louver	Timber veneer, plastic laminate and metal	Lockset and door stopper
			Solid core timber door (Applicable to: - Flat A and D on 2/F, 3/F and 5/F - Bathroom 2 of Flat B on 18/F to 19/F) Aluminium framed solid core timber door (Applicable to: - Bathroom door connect to Bedroom 1 for Flat D on 9/F to 12/F and 15/F to 17/F - Bathroom 2 door connect to Bedroom 2 for Flat A on 19/F - Bathroom 1 door connect to Bedroom 2 for Flat B on 19/F) Aluminium framed glass door (Applicable to: - Bathroom 2 of Flat A on 18/F - Bathroom 1 of Flat B on 18/F - Bathroom 2 door connect to Bedroom 1 for Flat A on 19/F - Bathroom 1 door connect to Bedroom 1 for Flat B on 19/F)	Glass and metal (Applicable to: - Bathroom door connect to Bedroom 1 for Flat D on 9/F to 12/F and 15/F to 17/F - Bathroom 2 door connect to Bedroom 2 for Flat A on 19/F - Bathroom 1 door connect to Bedroom 2 for Flat B on 19/F) Aluminium frame with laminated glass (Applicable to: - Bathroom 2 of Flat A on 18/F - Bathroom 1 of Flat B on 18/F - Bathroom 2 door connect to Bedroom 1 for Flat A on 19/F - Bathroom 1 door connect to Bedroom 1 for Flat B on 19/F)	
		Kitchen door	Fire-rated solid core timber door with fire-rated glass vision panel	Timber veneer, metal and glass vision panel	Door closer, lockset and door stopper

3. 室內裝置					
細項		描述			
(a)	門		用料	裝修物料	配件
		浴室門	實心木門連木百葉	木皮、膠板及金屬	門鎖及門擋
			實心木門 (適用於： 2樓、3樓及5樓之A及D單位 18樓至19樓B單位之浴室2) 鋁質框實心木門 (適用於: 9樓至12樓及15樓至17樓D單位通往睡房1之浴室門 19樓A單位通往睡房2之浴室2門 19樓B單位通往 睡房2之浴室1門) 鋁質框玻璃門 (適用於: 18樓A單位之浴室2 18樓B單位之浴室1 19樓A單位通往睡房1之浴室2門 19樓B單位通往睡房1之浴室1門)	玻璃及金屬 (適用於: 9樓至12樓及15樓至17樓D單位通往睡房1之浴室門 19樓A單位通往睡房2之浴室2門 19樓B單位通往 睡房2之浴室1門) 鋁質框配夾層玻璃 (適用於: 18樓A單位之浴室2 18樓B單位之浴室1 19樓A單位通往睡房1之浴室2門 19樓B單位通往睡房1之浴室1門)	
		廚房門	防火實心木門配防火玻璃視窗	木皮、金屬及玻璃視窗	門鼓、門鎖及門擋

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings					
Item		Description			
(a)	Doors		Material	Finishes	Accessories
		Utility Room door	Solid core timber door	Glass, timber veneer and metal Plastic laminate, timber veneer and metal (Applicable to Flat E on 2/F, 3/F and 5/F)	Door closer, lockset and door stopper Lockset (Applicable to Flat C on 9/F to 12/F and 15/F to 17/F)
		Store Room door	Solid core timber door	Timber veneer and metal	Lockset and door stopper
		Door from Utility Room to Corridor	Solid core timber door	Plastic laminate and metal	Lockset and door stopper
		Back door	Fire-rated solid core timber door	Plastic laminate and metal	Door viewer, door closer, smoke seal, drop seal, lockset and door stopper
		Walk in closet door	Solid core timber door	Mirror, timber veneer and metal	Door closer, lockset and door stopper
		Water Closet Door inside Master Bathroom	Metal framed glass door	Tempered glass and stainless steel	Door stopper
		Shower Door inside Master Bathroom	Metal framed glass door	Tempered glass and stainless steel	Door stopper
		Lavatory door	Aluminium framed glass door with aluminium louver	Powder coated aluminium and acid-etched tempered glass	Lockset
		Private Roof door to common area	Aluminium framed glass door	Fluorocarbon coated aluminium frame with tempered laminated glass	Lockset and door stopper

3. 室內裝置					
細項		描述			
(a)	門		用料	裝修物料	配件
		工作間門	實心木門	玻璃、木皮及金屬 膠板、木皮及金屬 (適用於2樓、3樓及5樓E單位)	門鼓、門鎖及門擋 門鎖 (適用於9樓至12樓及15樓至17樓之C單位)
		儲物室門	實心木門	木皮及金屬	門鎖及門擋
		工作間通往走廊的門	實心木門	膠板及金屬	門鎖及門擋
		後門	防火實心木門	膠板及金屬	防盜眼、氣鼓、防煙條、自動下降防煙條、門鎖及門擋
		衣帽間門	實心木門	鏡、木皮及金屬	門鼓、門鎖及門擋
		主人浴室之坐廁門	金屬框玻璃門	鋼化玻璃及不銹鋼	門擋
		主人浴室之淋浴間門	金屬框玻璃門	鋼化玻璃及不銹鋼	門擋
		洗手間門	鋁質框玻璃門連鋁質百葉	粉末塗層鋁質及酸蝕鋼化玻璃	門鎖
		私人天台門 通往公用地方	鋁質框玻璃門	氟化碳塗層鋁質框及鋼化夾膠玻璃	門鎖及門擋

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings				
Item		Description		
(b)	Bathroom		Type	Material
		Type and material of fittings and equipment	Counter-top	Reconstituted stone
			Basin cabinet	Wooden cabinet with plastic laminate, vinyl fabric, metal and mirror finish
			Mirror cabinet	Wooden cabinet with plastic laminate, metal, glass and mirror finish
			Wash basin mixer	Chrome plated
			Wash basin	Vitreous china
			Water closet	Vitreous china
			Towel bar	Chrome plated
			Toilet paper holder	Chrome plated
			Robe hook	Chrome plated
		Type and material of water supply system	Copper water pipes with thermal insulation are provided for cold water supply & hot water supply	
		Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower compartment	Clear tempered glass
			Shower set & mixer	Chrome plated
			Bath tub	Enameled cast-iron MarbleForm (Applicable to Master Bathroom of Flat A on 18/F and 19/F)
		Size of bath tub (if applicable)	1500mm(L) x 700mm(W) x 430mm(H) Applicable to below bathroom(s): - Master Bathroom of Flat A on 6/F to 12/F and 15/F to 17/F - Master Bathroom of Flat B on 6/F to 12/F and 15/F to 19/F - Master Bathroom of Flat C on 9/F to 12/F and 15/F to 17/F - Master Bathroom of Flat E on 9/F to 12/F and 15/F to 17/F - Bathroom 1 of Flat B on 18/F to 19/F - Bathroom 2 of Flat A on 18/F to 19/F 1500mm(L) x 800mm(W) x 550mm(H) Applicable to below bathroom(s): - Master Bathroom of Flat A on 18/F to 19/F	

3. 室內裝置				
細項		描述		
(b)	浴室		類型	用料
		裝置及設備的類型及用料	櫃檯面	人造石
			洗手盆櫃	膠板、人造皮、金屬及鏡飾面木製櫃
			鏡櫃	膠板、金屬、玻璃及鏡飾面木製櫃
			洗手盆龍頭	鍍鉻
			洗手盆	瓷
			坐廁	瓷
			毛巾架	鍍鉻
			廁紙架	鍍鉻
			掛衣勾	鍍鉻
		供水系統的類型及用料	冷水供應及熱水供應採用配有隔熱絕緣保護之銅喉	
		沐浴設施類型及用料（包括花灑或浴缸，如適用）	沐浴間	鋼化清玻璃
			花灑套裝及龍頭	鍍鉻
			浴缸	搪瓷鑄鐵 合成石 (適用於18樓至19樓A單位之主人浴室)
		浴缸大小(如適用)	1500毫米(長)x700毫米(闊)x430毫米(高) 適用於下列之浴室： 6樓至12樓及15樓至17樓A單位之主人浴室 6樓至12樓及15樓至19樓B單位之主人浴室 9樓至12樓及15樓至17樓C單位之主人浴室 9樓至12樓及15樓至17樓E單位之主人浴室 18樓至19樓之B單位之浴室1 18樓至19樓之A單位之浴室2 1500毫米(長) x 800毫米(闊) x 550毫米(高) 適用於下列之浴室： 18樓至19樓A單位之主人浴室	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings				
Item		Description		
(c)	Kitchen / Open Kitchen	Material of sink unit	Stainless steel	
		Material of water supply system	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply	
		Material and finishes of kitchen cabinet	Material	Finishes
			Wooden cabinet with wooden door panel	Plastic laminate and high gloss lacquer panel (Applicable to all flats except the flats listed below) Aluminium door panel and matt lacquer panel (Applicable to: • Flat A and B on 6/F to 12/F and 15/F to 17/F • Flat C and E on 9/F to 12/F and 15/F to 17/F • Flat A and B on 18/F to 19/F)
		Type of all other fittings and equipment	Chrome plated sink mixer Addressable smoke detector with sounder base and sprinkler head are installed in or near open kitchen for flats with open kitchen Metal hanging accessories	
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Not Applicable	
(e)	Telephone	For location and number of connection points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”		

3. 室內裝置				
細項		描述		
(c)	廚房/ 開放式廚房	洗滌盆的用料	不銹鋼	
		供水系統的用料	冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉	
		廚櫃的用料及裝修物料	用料	裝修物料
			木製櫃配木門板	膠板及高光漆板 (適用於除下列單位外之所有單位) 鋁質門板及啞面漆板 (適用於: • 6樓至12樓及15樓至17樓之A及B單位 • 9樓至12樓及15樓至17樓之C及E單位 • 18樓至19樓A及B單位))
		所有其他裝置及設備的類型	鍍鉻水龍頭 可定位煙霧探測器連警報基座及消防花灑頭安裝於設有開放式廚房的單位之開放式廚房內或附近 金屬掛件	
(d)	睡房	裝置(包括嵌入式衣櫃)的類型及用料	不適用	
(e)	電話	有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」		

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings				
Item		Description		
(f)	Aerials	For location and number of connection points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”		
(g)	Electrical installations	Electrical fittings (include safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phases electricity supply with miniature circuit breaker distribution boards are provided in all flats
		Whether conduits are concealed or exposed		Conduits are partly concealed and partly exposed ^[1]
		Location and number of power points and air-conditioner points		Please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”
(h)	Gas supply	Type		Towngas (Applicable to enclosed kitchen only)
		System		Gas supply pipe is provided and connected to gas hob for the flats (Applicable to enclosed kitchen only)
		Location		Inside kitchen
(i)	Washing machine connection point	Location		Please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”
		Design		Water point of a pipe of 22mm in diameter and drainage point of a pipe of 40mm in diameter
(j)	Water supply	Material of water pipes		Copper water pipes with thermal insulation are provided for cold water supply & hot water supply
		Whether water pipes are concealed or exposed		Water pipes are partly concealed and partly exposed ^[1]
		Whether hot water is available		Hot water is available at open kitchen, kitchen, lavatory and bathroom

Note:

1. Other than those parts of the conduits and water pipes concealed within concrete, the rest of the conduits and water pipes are exposed. The exposed conduits and water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

3. 室內裝置				
細項		描述		
(f)	天線	有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」		
(g)	電力裝置	供電附件（包括安全裝置）	供電附件	所有開關掣及插座之面板
			安全裝置	三相電力供應並裝妥微型斷路器之配電箱提供於所有單位
		導管是隱藏或外露		導管是部分隱藏及部分外露 ^[1]
		電插座及空調機接駁點的位置及數目		請參閱「住宅單位機電裝置數量說明表」
(h)	氣體供應	類型		煤氣（只適用於圍封式廚房）
		系統		提供煤氣喉並接駁至單位的煤氣煮食爐（只適用於圍封式廚房）
		位置		廚房內
(i)	洗衣機接駁點	位置		請參閱「住宅單位機電裝置數量說明表」
		設計		來水接駁點配以22毫米直徑喉管及去水接駁點配以40毫米直徑喉管
(j)	供水	水管的用料		冷水供應及熱水供應採用配有隔熱絕緣保護之銅喉
		水管是隱藏或外露		水管是部分隱藏及部分外露 ^[1]
		有否熱水供應		開放式廚房、廚房、洗手間及浴室有熱水供應

備註：

1. 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous					
Item		Description			
(a)	Lifts	Residential passenger lift			
		Brand name	Schindler		
		Model number	5500		
		Number of lifts	2		
		Floors served by the lifts	B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 19/F		
		Residential passenger lift / fireman lift			
		Brand name	Schindler		
		Model number	5500		
		Number of lifts	1		
		Floors served by the lifts	B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 19/F, R/F		
		(b)	Letter box	Material	Metal
(c)	Refuse collection	Means of refuse collection	Collected by cleaners		
		Location of refuse room	Refuse storage and material recovery room is provided on each residential floor. Refuse storage and material recovery chamber is provided on G/F		
(d)	Water meter, electricity meter and gas meter	Location	Water meter	Electricity meter	Gas meter
			Inside water meter cabinet at each floor Except the following Flats: Water meter for Flat A and B on 19/F are inside the water meter cabinet on 18/F	Inside electric meter room at each floor	Inside enclosed kitchen
		Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

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

4. 雜項					
細項		描述			
(a)	升降機	住宅載客升降機			
		品牌名稱	迅達		
		產品型號	5500		
		升降機的數目	2		
		升降機到達的樓層	地庫2樓、地庫1樓、地下、1樓至3樓、5樓至12樓、15樓至19樓		
		住宅載客升降機/消防員升降機			
		品牌名稱	迅達		
		產品型號	5500		
		升降機的數目	1		
		升降機到達的樓層	地庫2樓、地庫1樓、地下、1樓至3樓、5樓至12樓、15樓至19樓、天台		
(b)	信箱	用料	金屬		
(c)	垃圾收集	垃圾收集的方法	由清潔工人收集		
		垃圾房的位置	各住宅樓層均設有垃圾及物料回收室。垃圾及物料回收房設於地下。		
(d)	水錶、電錶及氣體錶	位置	水錶	電錶	氣體錶
			各樓層的水錶箱內 以下單位除外： 19樓A及B單位水錶設於18樓水錶箱內	各樓層的電錶房內	圍封式廚房之內
		就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

5. Security Facilities		
Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	CCTV camera	CCTV cameras are provided at main entrance lobby on G/F, carpark and carpark entrance and exit, lifts, clubhouse. CCTV signal is connected to extra low voltage room at G/F
	Visitor panel and access control system	Visitor panel and smart card access security system are provided at the main entrance lobby on G/F. Smart card access security system is provided at lifts, clubhouse and carpark lift lobbies
	Video door phone	Video door phones are installed in each residential flat and connected to the caretaker's counter in the main entrance lobby at G/F. Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats" for location of video door phone in residential flats.

6. Appliances	
Item	Description
Brand name and model number	Please refer to the "Appliances Schedule"

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

5. 保安設施		
細項	描述	
保安系統及設備(包括嵌入式的裝備的細節及其位置)	閉路電視	地下主入口大堂、停車場及停車場出入口、升降機、會所均設有閉路電視。閉路電視訊號連接至地下特低電壓房
	訪客對講機及入口通道控制系統	地下主入口大堂提供訪客對講機及智能卡出入保安系統。升降機、會所及停車場升降機大堂均設有智能卡出入保安系統
	門口視像對講機	每個住宅單位設有門口視像對講機並連接至地下主入口大堂的管理員櫃台。住宅單位中的門口視像對講機位置請參閱「住宅單位機電裝置數量說明表」

6. 設備	
細項	描述
品牌名稱及產品型號	請參閱「設備說明表」

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule – Air-Conditioner 設備說明表 – 空調機

Location 位置	Brand Name 品牌名稱	Model Number 產品型號		2/F, 3/F & 5/F 2樓、3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 17/F 9樓至12樓、15樓至17樓					18/F 18樓		19/F 19樓		
		Indoor Unit 室內機	Outdoor Unit 室外機	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	A	B	
Living Room / Dining Room 客廳/飯廳	Daikin 大金	FTXS71FVMA8	RXS71FVMA	1	1	1	1	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	
		FXAQ50AVM	RJZQ4AAV	-	-	-	-	1*	-	1*	1*	1*	1*	-	1*	1*	1*	-	-	1*	-	-	-	-	
		FXAQ50AVM	RJZQ5AAV	-	-	-	-	1@	-	1@	1@	1@	1@	-	1@	1@	1@	1*, 1@	-	1@	-	-	-	-	
		FXDP36QPVC	RJZQ4AAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2*	-	1*	
		FXDP71QPVC	RJZQ5AAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1*, 2@	2@	1*, 2@	2@	
Kitchen 廚房		FXDP28QPVC	RJZQ4AAV	-	-	-	-	-	-	1*	-	-	-	-	1*	-	-	-	-	-	-	-	-	-	-
		FXDP36QPVC	RJZQ4AAV	-	-	-	-	1*	-	-	1*	1*	1*	-	-	1*	1*	-	-	1*	-	1*	-	1*	
		FXDP36QPVC	RJZQ5AAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1*	-	-	1*	-	1*	-	
Master Bedroom 主人睡房		FTXS50FVMA8	RXS50FVMA	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	-	-	-	-	-	-	
		FTXS25EVMA	3MXS52EVMA	-	1*	1*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		FTXS35EVMA	4MXS80EVMA	1*	-	-	1*	-	-	-	-	-	-	-	-	-	-	-	1*	-	-	-	-	-	
		FXAQ32AVM	RJZQ4AAV	-	-	-	-	-	-	1*	-	-	-	-	1*	-	-	-	-	-	-	-	-	-	
		FXAQ50AVM	RJZQ5AAV	-	-	-	-	1@	-	1@	-	-	1@	-	1@	-	-	1@	-	1@	-	-	-	-	
		FXDP71QPVC	RJZQ4AAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1^	1^	1^	

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

Notes:

1. The numbers as shown in the above table denotes “The numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “Not provided”.
3. The symbol “ * ” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 1).
4. The symbol “ @ ” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 2).
5. The symbol “ ^ ” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 4).

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

備註：

1. 上表之數字代表 "提供的數量"。
2. 上表 " - " 代表 "不提供"。
3. 上表 " * " 代表同一單位不同位置共用一部室外機 (組合1)。
4. 上表 " @ " 代表同一單位不同位置共用一部室外機 (組合2)。
5. 上表 " ^ " 代表同一單位不同位置共用一部室外機 (組合4)。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule – Air-Conditioner 設備說明表 – 空調機

Location 位置	Brand Name 品牌名稱	Model Number 產品型號		2/F, 3/F & 5/F 2樓、3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 17/F 9樓至12樓、15樓至17樓					18/F 18樓		19/F 19樓	
		Indoor Unit 室內機	Outdoor Unit 室外機	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	A	B
Bedroom 1 睡房1	Daikin 大金	FTXS25EVMA	3MXS52EVMA	-	1*	1*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		FTXS25EVMA	4MXS80EVMA	1*	-	-	1*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		FTXS35EVMA	4MXS80EVMA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1*	-	-	-	-	-
		FXAQ25AVM	RJZQ5AAV	-	-	-	-	1@	-	1@	1@	1@	1@	-	1@	1@	1@	1@	-	1@	-	-	-	-
		FXAQ32AVM	RJZQ4AAV	-	-	-	-	-	1*	-	-	-	-	1*	-	-	-	-	-	-	1#	1#	1#	1#
Bedroom 2 睡房2		FXAQ25AVM	RJZQ4AAV	-	-	-	-	1*	1*	1*	-	-	1*	1*	1*	-	-	-	-	-	-	-	-	-
		FXAQ25AVM	RJZQ5AAV	-	-	-	-	-	-	-	1@	1@	-	-	-	1@	1@	1@	-	1@	-	-	-	-
		FXAQ32AVM	RJZQ4AAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1#	1#	1#	1#
Bedroom 3 睡房3		FXAQ25AVM	RJZQ4AAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1*	-	-	-	-
		FXAQ32AVM	RJZQ4AAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1#	1#	1#	1#
		FXAQ32AVM	RJZQ5AAV	-	-	-	-	-	-	-	1@	1@	-	-	-	1@	1@	1*	-	-	-	-	-	-

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

Notes:

1. The numbers as shown in the above table denotes “The numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “Not provided”.
3. The symbol “ * ” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 1).
4. The symbol “ @ ” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 2).
5. The symbol “ # ” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 3).

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

備註：

1. 上表之數字代表 "提供的數量"。
2. 上表 " - " 代表 "不提供"。
3. 上表 " * " 代表同一單位不同位置共用一部室外機 (組合1)。
4. 上表 " @ " 代表同一單位不同位置共用一部室外機 (組合2)。
5. 上表 " # " 代表同一單位不同位置共用一部室外機 (組合3)。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule – Air-Conditioner 設備說明表 – 空調機

Location 位置	Brand Name 品牌名稱	Model Number 產品型號		2/F, 3/F & 5/F 2樓、3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 17/F 9樓至12樓、15樓至17樓					18/F 18樓		19/F 19樓	
		Indoor Unit 室內機	Outdoor Unit 室外機	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	A	B
Store 儲物室	Daikin 大金	FXAQ25AVM	RJZQ5AAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1*	-	-	-	-	-	-
Utility Room 工作間		FXAQ25AVM	RJZQ4AAV	-	-	-	-	1*	-	1*	1*	1*	1*	-	1*	1*	1*	-	-	1*	-	1^	-	1^
		FXAQ25AVM	RJZQ5AAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1*	-	-	1*	-	1*	-
Walk in Closet 衣帽間		FXDP28QPVC	RJZQ4AAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1#	-	1#	-
Roof Staircase 天台樓梯		FXAQ25AVM	RJZQ4AAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1^	1*

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

Notes:

1. The numbers as shown in the above table denotes “The numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “Not provided”.
3. The symbol “ * ” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 1).
4. The symbol “ # ” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 3).
5. The symbol “ ^ ” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 4).

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

備註：

1. 上表之數字代表 "提供的數量"。
2. 上表 " - " 代表 "不提供"。
3. 上表 " * " 代表同一單位不同位置共用一部室外機 (組合1)。
4. 上表 " # " 代表同一單位不同位置共用一部室外機 (組合3)。
5. 上表 " ^ " 代表同一單位不同位置共用一部室外機 (組合4)。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule – Exhaust Fan 設備說明表 – 抽氣扇

Location 位置	Brand Name 品牌名稱	Model Number 產品型號	2/F, 3/F & 5/F 2樓、3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 17/F 9樓至12樓、15樓至17樓					18/F 18樓		19/F 19樓	
			A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	A	B
Master Bathroom 主人浴室	Gelec	DPT10-24H	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	-	1
		DPT15-42B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-
Bathroom / Bathroom 1 浴室/浴室1		DPT10-24H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 2 浴室 2			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1
Bathroom in Bedroom 3 睡房3內的浴室			-	-	-	-	-	-	-	1	1	-	-	-	1	1	-	-	-	-	-	-	-
Lavatory 洗手間			-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
Kitchen 廚房			-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1

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

Notes:

1. The numbers as shown in the above table denotes “The numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “Not provided”.

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

備註：

1. 上表之數字代表 "提供的數量"。
2. 上表 "-" 代表 "不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule – Dehumidifier 設備說明表 – 抽濕機

Location 位置	Brand Name 品牌名稱	Model Number 產品型號	2/F, 3/F & 5/F 2樓、3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 17/F 9樓至12樓、15樓至17樓					18/F 18樓		19/F 19樓	
			A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	A	B
Master Bathroom 主人浴室	Cold Magic 高美	CDH-22R2B	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom / Bathroom 1 浴室/浴室1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 2 浴室 2			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1
Bathroom in Bedroom 3 睡房3內的浴室			-	-	-	-	-	-	-	1	1	-	-	-	1	1	-	-	-	-	-	-	-

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

Notes:

- 1. The numbers as shown in the above table denotes “The numbers provided”.
- 2. The symbol “ - ” as shown in the above table denotes “Not provided”.

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

備註：

- 1. 上表之數字代表 "提供的數量"。
- 2. 上表 "-" 代表 "不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule – Electrical Water Heater 設備說明表 – 電熱水爐

Location 位置	Brand Name 品牌名稱	Model Number 產品型號	2/F, 3/F & 5/F 2樓、3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 17/F 9樓至12樓、15樓至17樓					18/F 18樓		19/F 19樓	
			A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	A	B
Master Bathroom 主人浴室	Stiebel Eltron 斯寶亞創	DHE 21	-	-	-	-	1	1	1	-	-	1	1	1	-	-	-	1	-	-	-	-	-
		DHE 27	-	-	-	-	-	-	-	1	1	-	-	-	1	1	1	-	1	1	1	1	2
Bathroom / Bathroom 1 浴室/浴室1		DHE 21	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 2 浴室 2		DHE 21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1
Bathroom in Bedroom 3 睡房3內的浴室		DHE 21	-	-	-	-	-	-	-	1	1	-	-	-	1	1	-	-	-	-	-	-	-
Lavatory 洗手間		DHE 21	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
Open Kitchen 開放式廚房		DHM 6	1	1	1	1	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-
Kitchen 廚房		DHM 6	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1

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

Notes:

1. The numbers as shown in the above table denotes “The numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “Not Provided”.

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

備註：

1. 上表之數字代表 "提供的數量"。
2. 上表 "-" 代表 "不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule – Kitchen 設備說明表 - 廚房

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	2/F, 3/F & 5/F 2樓、3樓及5樓							6/F - 8/F 6樓至8樓				
				A	B	C	D	E	F	G	A	B	C	D	E
Open Kitchen / Kitchen 開放式廚房/ 廚房	Fridge Freezer 雪櫃連冰箱	Siemens 西門子	CI36TP02L	-	-	-	-	-	-	-	√	√	-	-	-
			KI86NAF31K	-	√	√	-	√	-	√	-	-	√	-	√
	Gas Hob 煤氣煮食爐		ER3A6AB70X	-	-	-	-	√	-	√	-	-	√	-	√
			ER3A6BB70X	-	-	-	-	√	-	√	-	-	√	-	√
	Induction Hob 電磁爐		EH675LDC2E	-	-	-	-	-	√	-	-	-	-	√	-
			EH375FBB1E	√	√	√	√	-	-	-	-	-	-	-	-
	Cooker Hood 抽油煙機		LI67SA531B	√	√	√	√	-	√	-	-	-	-	√	-
			LI97SA531B	-	-	-	-	√	-	√	-	-	√	-	√
	Steam Oven with Microwave 微波蒸焗爐		CP565AGS0B	-	√	√	-	√	-	√	-	-	√	-	√
	Washer Dryer 洗衣乾衣機		WK14D321HK	√	√	√	√	√	√	√	√	√	√	√	√
	Gas Hob 煤氣煮食爐	Miele	CS 1018 G	-	-	-	-	-	-	-	√	√	-	-	-
			CS 1013-1	-	-	-	-	-	-	-	√	√	-	-	-
			CS 1212-1 i	-	-	-	-	-	-	-	√	√	-	-	-
			DA 4228 W	-	-	-	-	-	-	-	√	√	-	-	-
			DGM 7440	-	-	-	-	-	-	-	√	√	-	-	-
			H 2890 B	-	-	-	-	-	-	-	√	√	-	-	-
	Wine Cellar 酒櫃	Cristal 尼斯	CWB-45D	-	-	-	-	-	-	-	√	√	-	-	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:

- 1. The symbol “√” as shown in the above table denotes “Provided”.
- 2. The symbol “-” as shown in the above table denotes “Not Provided”.

備註：

- 1. 上表"√"代表 "提供"。
- 2. 上表 "-" 代表 "不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule – Kitchen 設備說明表 - 廚房

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	9/F - 12/F, 15/F - 17/F 9樓至12樓、15樓至17樓				
				A	B	C	D	E
Open Kitchen / Kitchen 開放式廚房/ 廚房	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	√	√	√	√	√
	Induction Hob 電磁爐		EH675LDC2E	-	-	-	√	-
	Cooker Hood 抽油煙機		LI97SA531B	-	-	-	√	-
	Steam Oven with Microwave 微波蒸焗爐		CP565AGS0B	-	-	-	√	-
	Fridge Freezer 雪櫃連冰箱		CI36TP02L	√	√	√	-	√
			KI86NAF31K	-	-	-	√	-
	Gas Hob 煤氣煮食爐	Miele	CS 1018 G	√	√	√	-	√
			CS 1013-1	√	√	√	-	√
	Induction Hob 電磁爐		CS 1212-1 i	√	√	√	-	√
	Cooker Hood 抽油煙機		DA 4228 W	√	√	-	-	-
			DA 4298 W	-	-	√	-	√
	Steam Oven with Microwave 微波蒸焗爐		DGM 7440	√	√	√	-	√
	Oven 焗爐		H 7264 B	-	-	√	-	√
			H 2890 B	√	√	-	-	-
	Wine Cellar 酒櫃	Cristal 尼斯	CWB-45D	√	√	-	-	-
			CWB-20S	-	-	√	-	√

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:

- 1. The symbol “√” as shown in the above table denotes “Provided”.
- 2. The symbol “-” as shown in the above table denotes “Not Provided”.

備註：

- 1. 上表"√"代表 "提供"。
- 2. 上表 "-" 代表 "不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule – Kitchen 設備說明表 - 廚房

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	18/F 18樓		19/F 19樓	
				A	B	A	B
Kitchen 廚房	Fridge Freezer 雪櫃連冰箱	Siemens 西門子	CI36TP02L	√	√	√	√
	Dishwasher 洗碗機		SN65EX56CE	√	√	√	√
	Washer 洗衣機		WM14T790HK	√	√	√	√
	Dryer 乾衣機		WT46G401HK	√	√	√	√
	Gas Hob 煤氣煮食爐	Miele	CS 1018 G	√	√	√	√
	Induction Hob 電磁爐		CS 1212-1 i	√	√	√	√
	Gas Hob 煤氣煮食爐		CS 1013-1	√	√	√	√
	Cooker Hood 抽油煙機		DA 4228 W	√	√	√	√
	Steam Oven with Microwave 微波蒸焗爐		DGM 7440	√	√	√	√
	Oven 焗爐		H 2890 B	√	√	√	√
	Warming Drawer 保溫櫃		ESW 7010 O.Black	√	√	√	√
	Wine Cellar 酒櫃		KWT 6321 UG	√	√	√	√

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:

1. The symbol “√” as shown in the above table denotes “Provided”.

備註：

1. 上表"√"代表 "提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule – Living Room / Dining Room / Open Kitchen / Kitchen 設備說明表 - 客廳/飯廳/開放式廚房/廚房

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	2/F, 3/F & 5/F 2樓、3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 17/F 9樓至12樓、15樓至17樓					18/F 18樓		19/F 19樓		
				A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	A	B	
Living Room / Dining Room 客廳/飯廳	Fridge Freezer 雪櫃連冰箱	Siemens 西門子	KI86NAF31K	√	-	-	√	-	√	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-
	Steam Oven with Microwave 微波蒸焗爐		CP565AGS0B	√	-	-	√	-	√	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-
Living Room / Dining Room 客廳/飯廳	Router 路由器	TP-LINK	TL-HKR479GPE-AC	√	-	-	√	-	√	-	-	-	-	√	-	-	-	-	√	-	-	-	-	-	
Open Kitchen 開放式廚房				-	√	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kitchen 廚房				-	-	-	-	√	-	√	√	√	√	-	√	√	√	√	-	√	√	√	√	√	√
Living Room / Dining Room 客廳/飯廳	Controller 控制器	TP-LINK	OC200	√	-	-	√	-	√	-	-	-	-	√	-	-	-	-	√	-	-	-	-	-	
Open Kitchen 開放式廚房				-	√	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Kitchen 廚房				-	-	-	-	√	-	√	√	√	√	-	√	√	√	√	-	√	√	√	√	√	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:

- 1. The symbol “√” as shown in the above table denotes “Provided”.
- 2. The symbol “-” as shown in the above table denotes “Not Provided”.

備註：

- 1. 上表"√"代表 "提供"。
- 2. 上表 "-" 代表 "不提供"。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule – Flat Roof / Private Roof 設備說明表 - 平台/私人天台

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 型號	18/F 18樓		19/F 19樓	
				A	B	A	B
Flat Roof (Connecting to Living Room / Dining Room) 平台 (連接客廳/飯廳)	BBQ Grill 燒烤爐	Kenyon	Texan B70400WH	√	√	-	-
Private Roof 私人天台	BBQ Grill 燒烤爐	Kenyon	Texan B70400WH	-	-	√	√
	Jacuzzi 按摩池	Jacuzzi	Delfi Pro	-	-	-	√

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:

- 1. The symbol “√” as shown in the above table denotes “Provided”.
- 2. The symbol “-” as shown in the above table denotes “Not Provided”.

備註：

- 1. 上表"√"代表 "提供"。
- 2. 上表 "-" 代表 "不提供"。

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

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		2/F 2樓							3/F & 5/F 3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 16/F 9樓至12樓、 15樓至16樓					17/F 17樓					18/F 18樓		19/F 19樓			
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B		
Main Entrance 大門入口	Door Bell Push Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Living Room / Dining Room and Corridor 客廳/飯廳和 走廊		Miniature Circuit Breakers Distribution Board 微型斷路器配電箱	1	1	1	1	-	1	-	1	1	1	1	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-		
		Switched Twin Socket Outlet 雙頭插座連開關掣	1	-	-	1	-	1	-	1	-	-	1	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-		
		Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣	1	-	-	1	1	-	-	1	-	-	1	1	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-		
		Switched Fused Spur Unit for Cabinet Light 有掣櫃燈菲士蘇	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	3	3
	Single Socket Outlet 單頭插座		3	1	1	3	2	1	2	3	1	1	3	2	1	2	3	3	2	1	2	3	3	2	1	1	3	3	2	1	1	1	1	1	1	1	
	Twin Socket Outlet 雙頭插座		2	2	2	2	2	2	3	2	2	2	2	2	2	3	2	2	2	2	3	2	2	2	2	3	2	2	2	2	3	3	4	3	3		
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		-	1	1	-	-	1	-	-	1	1	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	-	1	1	-	-	-	-		
	Double Pole Switch for Air-Conditioner 空調機雙極開關掣		1	1	1	1	2	1	2	1	1	1	1	2	1	2	2	2	2	1	2	2	2	2	1	2	2	2	2	1	2	-	-	-	-		
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-		
	Door Bell 門鐘		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1		

Notes:

- The numbers as shown in the above table denotes “The numbers provided”.
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備註：

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		2/F 2樓							3/F 3樓							5/F 5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 16/F 9樓至12樓、 15樓至16樓					17/F 17樓					18/F 18樓		19/F 19樓		
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	A	B						
Living Room / Dining Room and Corridor 客廳/飯廳和 走廊	Video Door Phone 門口視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-			
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	3	3				
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	3	3				
	Switched Fused Spur Unit for Electric Curtain 有掣電動窗簾菲士蘇		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	1	-	1	1	1	1	3	3	3	3			
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關掣		1	-	-	1	1	1	1	-	-	1	1	1	1	1	1	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-			
	Lighting Switch 電燈開關掣		6	5	5	6	6	5	5	5	4	4	5	6	5	5	5	4	4	5	6	5	5	6	6	6	5	5	6	6	6	6	4	6	6	6	6	4	6	9	8	9	9
	Electric Water Heater and Exhaust Fan Switch 電熱水爐及抽氣扇開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	Lighting Point 燈位		7	6	6	7	7	11	7	7	6	6	7	7	11	7	10	6	6	10	7	11	7	9	9	7	11	7	9	9	6	8	8	9	12	7	8	12	14	14	14	14	
	Addressable Smoke Detector With Sounder Base 可定位煙霧探測器		1	1	1	1	-	1	-	1	1	1	1	-	1	-	1	1	1	1	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	
		Data Point (in Cabinet) 網絡插座(於櫃內)	1	-	-	1	-	1	-	1	-	-	1	-	1	-	1	-	-	1	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	
		LAN Port Faceplate (in Cabinet) 網絡插座(於櫃內)	1	-	-	1	-	2	-	1	-	-	1	-	2	-	1	-	-	1	-	2	-	-	-	-	2	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	

Notes:

1. The numbers as shown in the above table denotes “The numbers provided”.
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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		2/F 2樓							3/F & 5/F 3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 16/F 9樓至12樓、 15樓至16樓					17/F 17樓					18/F 18樓		19/F 19樓		
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B	
Living Room / Dining Room and Corridor 客廳/飯廳和 走廊	Exhaust Fan Switch 抽氣扇開關掣		-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	-	-	-	-	
		Switched Fused Spur Unit for Door Bell 有掣門鐘非士蘇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Switched Fused Spur Unit for Air-Conditioner 有掣空調機非士蘇	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	3	
		Socket Outlet for Fridge Freezer 雪櫃連冰箱插座	1	-	-	1	-	1	-	1	-	-	1	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Double Pole Switch for Steam Oven with Microwave 微波蒸焗爐雙極開關掣	1	-	-	1	-	1	-	1	-	-	1	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Connection Unit for Steam Oven with Microwave 微波蒸焗爐接線蘇	1	-	-	1	-	1	-	1	-	-	1	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		2/F 2樓							3/F & 5/F 3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 16/F 9樓至12樓、 15樓至16樓					17/F 17樓					18/F 18樓		19/F 19樓	
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B
Open Kitchen 開放式廚房		Switched Twin Socket Outlet 雙頭插座連開關掣	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關掣		-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-
		Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關掣	1	-	-	1	-	1	-	1	-	-	1	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Switched Fused Spur Unit for Kitchen Cabinet Light 有掣廚櫃燈菲士蘇	1	1	1	1	-	1	-	1	1	1	1	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-
		Socket Outlet for Washer Dryer 洗衣乾衣機插座	1	1	1	1	-	1	-	1	1	1	1	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1	-	1	-	1	1	1	1	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-
		Switched Fused Spur Unit for Cooker Hood 有掣抽油煙機菲士蘇	1	1	1	1	-	1	-	1	1	1	1	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-
		Socket Outlet for Fridge Freezer 雪櫃連冰箱插座	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-

Notes:

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

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		2/F 2樓							3/F & 5/F 3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 16/F 9樓至12樓、 15樓至16樓					17/F 17樓					18/F 18樓		19/F 19樓	
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B
Open Kitchen 開放式廚房		Double Pole Switch for Steam Oven with Microwave 微波蒸焗爐雙極開關掣	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-
		Connection Unit for Steam Oven with Microwave 微波蒸焗爐接線蘇	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-
		Double Pole Switch for Electric Water Heater 電熱水爐雙極開關掣	1	1	1	1	-	1	-	1	1	1	1	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-
		Double Pole Switch for Induction Hob 電磁爐雙極開關掣	1	1	1	1	-	1	-	1	1	1	1	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-
		Connection Unit for Induction Hob 電磁爐接線蘇	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-
		Data Point (in Cabinet) 網絡插座(於櫃內)	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		LAN Port Faceplate (in Cabinet) 網絡插座(於櫃內)	-	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Sprinkler Head 消防花灑頭	1	2	2	1	-	2	-	1	2	2	1	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-	-	-
		Sprinkler Head 消防花灑頭	1	1	1	1	-	1	-	1	1	1	1	-	1	-	-	-	-	1	-	-	-	-	3	-	-	-	-	3	-	-	-	-	-

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裝置、裝修物料及設備

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

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	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B
Kitchen 廚房		Switched Twin Socket Outlet 雙頭插座連開關掣	-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關掣		-	-	-	-	2	-	2	-	-	-	-	2	-	2	1	1	2	-	2	1	1	2	-	2	1	1	2	-	2	4	4	4	4
		Switched Fused Spur Unit for Kitchen Cabinet Light 有掣廚櫃燈菲士蘇	-	-	-	-	2	-	1	-	-	-	-	2	-	1	2	2	2	-	1	2	2	2	-	1	2	2	2	-	1	4	3	4	3
		Switched Fused Spur Unit for Exhaust Fan 有掣抽氣扇菲士蘇	-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
		Socket Outlet for Washer Dryer 洗衣乾衣機插座	-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	-	-	-	-
		Washer Dryer Connection Point 洗衣乾衣機接駁點	-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	-	-	-	-
		Switched Fused Spur Unit for Cooker Hood 有掣抽油煙機菲士蘇	-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
		Socket Outlet for Fridge Freezer 雪櫃連冰箱插座	-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
		Socket Outlet for Wine Cellar 酒櫃插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	1	-	1	1	1	1	-	1	1	1	1	1
		Socket Outlet for Dishwasher 洗碗機插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1

Notes:

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

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	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B
Kitchen 廚房		Double Pole Switch for Oven 焗爐雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	1	-	1	1	1	1	-	1	1	1	1	1
		Connection Unit for Oven 焗爐接線蘇	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	1	-	1	1	1	1	-	1	1	1	1	1
		Double Pole Switch for Steam Oven with Microwave 微波蒸焗爐雙極開關掣	-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
		Connection Unit for Steam Oven with Microwave 微波蒸焗爐接線蘇	-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
		Double Pole Switch for Electric Water Heater 電熱水爐雙極開關掣	-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
		Double Pole Switch for Induction Hob 電磁爐雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	1	-	1	1	1	1	-	1	1	1	1	1
		Connection Unit for Induction Hob 電磁爐接線蘇	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	1	-	1	1	1	1	-	1	1	1	1	1
		Switched Fused Spur Unit for Gas Hob ignitor 有掣煤氣煮食爐點火菲士蘇	-	-	-	-	2	-	2	-	-	-	-	2	-	2	2	2	2	-	2	2	2	2	-	2	2	2	2	-	2	2	2	2	2
		Switched Fused Spur Unit for Air-Conditioner 有掣空調機菲士蘇	-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
		Data Point (in Cabinet) 網絡插座(於櫃內)	-	-	-	-	2	-	2	-	-	-	-	2	-	2	2	2	2	-	2	2	2	2	-	2	2	2	2	-	2	2	2	2	2
		LAN Port Faceplate (in Cabinet) 網絡插座(於櫃內)	-	-	-	-	2	-	2	-	-	-	-	2	-	2	2	2	2	-	2	2	2	2	-	2	2	2	2	-	2	2	2	2	2

Notes:

- 1. The numbers as shown in the above table denotes “The numbers provided”.
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備註：

- 1. 上表之數字代表 "提供的數量"。
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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		2/F 2樓							3/F & 5/F 3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 16/F 9樓至12樓、 15樓至16樓					17/F 17樓					18/F 18樓		19/F 19樓		
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B	
Kitchen 廚房	Lighting and Exhaust Fan Switch 電燈及抽氣扇開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Exhaust Fan Switch 抽氣扇開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	1	
	Video Door Phone 門口視像對講機		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1		
	Lighting Point 燈位		-	-	-	-	7	-	6	-	-	-	-	7	-	6	5	5	7	-	6	5	5	5	-	6	5	5	5	-	6	12	12	12	12	
		Socket Outlet for Washer 洗衣機插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	
		Socket Outlet for Dryer 乾衣機插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	
		Washer Connection Point 洗衣機接駁點	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	
		Dishwasher Connection Point 洗碗碟機接駁點	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	
		Socket Outlet for Warming Drawer 保溫櫃插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	
		Switched Twin Socket Outlet 雙頭插座連開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-	-	-	-	-	-

Notes:

1. The numbers as shown in the above table denotes “The numbers provided”.
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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		2/F 2樓							3/F & 5/F 3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 16/F 9樓至12樓、 15樓至16樓					17/F 17樓					18/F 18樓		19/F 19樓	
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B
Utility Room 工作間	Miniature Circuit Breakers Distribution Board 微型斷路器配電箱		-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
	Single Socket Outlet 單頭插座		-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
	Electric Water Heater and Exhaust Fan Switch 電熱水爐及抽氣扇開關掣		-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
	Double Pole Switch for Air-Conditioner 空調機雙極開關掣		-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
	Lighting Switch 電燈開關掣		-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
	Lighting Point 燈位		-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
Lavatory 洗手間	Lighting Point 燈位		-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
		Trip Pole Isolator for Electric Water Heater 電熱水爐三極開關掣	-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1
		Switched Fused Spur Unit for Exhaust Fan 有掣抽氣扇菲士蘇	-	-	-	-	1	-	1	-	-	-	-	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

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	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B
Bedroom 1 睡房 1	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙頭插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Air-Conditioner 空調機雙極開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 電燈開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2
	Electric Water Heater and Exhaust Fan Switch 電熱水爐及抽氣扇開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switched Fused Spur Unit for Electric Curtain 有掣電動窗簾菲士蘇		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		2/F 2樓							3/F & 5/F 3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 16/F 9樓至12樓、 15樓至16樓					17/F 17樓					18/F 18樓		19/F 19樓			
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B		
Bedroom 2 睡房 2	TV/FM Outlet 電視/電台天線插座		-	-	-	-	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1	1	
	Twin Socket Outlet 雙頭插座		-	-	-	-	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1	1	
	Single Socket Outlet with USB Module 單頭及USB插座		-	-	-	-	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1	1	
	Double Pole Switch for Air-Conditioner 空調機雙極開關掣		-	-	-	-	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1	1	
	Lighting Switch 電燈開關掣		-	-	-	-	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	-	1	2	2	2	2	2	
	Lighting Point 燈位		-	-	-	-	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1	1	
	Telephone Outlet 電話插座		-	-	-	-	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1	1	
	Data Point 網絡插座		-	-	-	-	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1	1	
	Electric Water Heater and Exhaust Fan Switch 電熱水爐及抽氣扇開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1
	Switched Fused Spur Unit for Electric Curtain 有掣電動窗簾菲士蘇		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1

Notes:

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

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

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	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B
Bedroom 3 睡房 3	TV/FM Outlet 電視/電台天線插座		-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	1	-	1	1	1	1	-	1	1	1	1	1
	Twin Socket Outlet 雙頭插座		-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	1	-	1	1	1	1	-	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	1	-	1	1	1	1	-	1	1	1	1	1
	Double Pole Switch for Air-Conditioner 空調機雙極開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	1	-	1	1	1	1	-	1	1	1	1	1
	Lighting Switch 電燈開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	-	-	-	2	2	1	-	1	2	2	1	-	1	1	1	1	1
	Lighting Point 燈位		-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	1	-	1	1	1	1	-	1	1	1	1	1
	Telephone Outlet 電話插座		-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	1	-	1	1	1	1	-	1	1	1	1	1
	Data Point 網絡插座		-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	1	-	1	1	1	1	-	1	1	1	1	1
	Electric Water Heater and Exhaust Fan Switch 電熱水爐及抽氣扇開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-	-	-	-	-	-
	Switched Fused Spur Unit for Electric Curtain 有掣電動窗簾菲士蘇		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2	1	2

Notes:

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	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B	
Master Bedroom 主人睡房	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	2		
	Twin Socket Outlet 雙頭插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	2		
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	2		
	Double Pole Switch for Air-Conditioner 空調機雙極開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	
	Single Socket Outlet 單頭插座		1	-	-	1	1	1	1	1	-	-	1	1	1	1	2	2	1	1	1	2	2	2	1	2	2	2	2	1	2	1	4	1	4	
	Lighting Switch 電燈開關掣		1	1	1	1	2	2	2	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位		1	1	1	1	2	2	2	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2	2	1	2	4	4	4	3	
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	2	
	Data Point 網絡插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Electric Water Heater and Exhaust Fan Switch 電熱水爐及抽氣扇開關掣		-	-	-	-	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	-	1	
	Switched Fused Spur Unit for Electric Curtain 有掣電動窗簾菲士蘇		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	-	-	-	2	2	2	-	2	2	2	2	-	2	3	3	3	3
		Switched Fused Spur Unit for Air-Conditioner 有掣空調機菲士蘇		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1

Notes:

- The numbers as shown in the above table denotes “The numbers provided”.
- The symbol “-” as shown in the above table denotes “Not provided”.

備註：

- 上表之數字代表 "提供的數量"。
- 上表 "-" 代表 "不提供"。

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

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		2/F 2樓							3/F & 5/F 3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 16/F 9樓至12樓、 15樓至16樓					17/F 17樓					18/F 18樓		19/F 19樓		
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B	
Store 儲物室	Single Socket Outlet with USB Module 單頭及USB插座		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	
	Data Point 網絡插座		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	
	Double Pole Switch for Air-Conditioner 空調機雙極開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	
	Lighting Switch 電燈開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	
	Lighting Point 燈位		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-
Walk in Closet 衣帽間	Single Socket Outlet 單頭插座		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	2	-
	Lighting Switch 電燈開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	
	Electric Water Heater and Exhaust Fan Switch 電熱水爐及抽氣扇開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	
	Lighting Point 燈位		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	3	-	
		Switched Fused Spur Unit for Air-Conditioner 有掣空調機菲士蘇	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	
		Switched Fused Spur Unit for Cabinet Lighting 有掣櫃燈菲士蘇	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	2	-	

Notes:

1. The numbers as shown in the above table denotes “The numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “Not provided”.

備註：

1. 上表之數字代表 "提供的數量"。
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		2/F 2樓							3/F & 5/F 3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 16/F 9樓至12樓、 15樓至16樓					17/F 17樓					18/F 18樓		19/F 19樓		
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B	
Bathroom / Bathroom 1 浴室/浴室1		Fused Spur Unit for Mirror Cabinet Light 鏡櫃燈菲士蘇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Switched Fused Spur Unit for Exhaust Fan 有掣抽氣扇菲士蘇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Switched Fused Spur Unit for Dehumidifier 抽濕機有掣菲士蘇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Single Socket Outlet with USB Module 單頭及USB插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	6	3	3
		Trip Pole Isolator for Electric Water Heater 電熱水爐三極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Switched Fused Spur Unit for Electric Curtain 有掣電動窗簾菲士蘇	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1
		Switched Fused Spur Unit for Bluetooth Speaker 有掣藍芽喇叭菲士蘇	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1

Notes:

1. The numbers as shown in the above table denotes “The numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “Not provided”.

備註：

1. 上表之數字代表 "提供的數量"。
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		2/F 2樓							3/F & 5/F 3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 16/F 9樓至12樓、 15樓至16樓					17/F 17樓					18/F 18樓		19/F 19樓		
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B	
Bathroom in Bedroom 3 / Bathroom 2 睡房3內的浴室/ 浴室2		Fused Spur Unit for Mirror Cabinet Light 鏡櫃燈菲士蘇	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-	-	1	1	1	1	
		Switched Fused Spur Unit for Exhaust Fan 有掣抽氣扇菲士蘇	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-	-	1	1	1	1	
		Switched Fused Spur Unit for Dehumidifier 抽濕機有掣菲士蘇	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-	-	1	1	1	1	
		Single Socket Outlet with USB Module 單頭及USB插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-	-	-	1	1	1	1
		Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3	-	-	-	3	3	-	-	-	3	3	-	-	-	5	3	3	3	
		Trip Pole Isolator for Electric Water Heater 電熱水爐三極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-	-	1	1	1	1	
		Switched Fused Spur Unit for Electric Curtain 有掣電動窗簾菲士蘇	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	
		Switched Fused Spur Unit for Bluetooth Speaker 有掣藍芽喇叭菲士蘇	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	
		Single Socket Outlet with USB Module 單頭及USB插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	

Notes:

1. The numbers as shown in the above table denotes “The numbers provided”.
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備註：

1. 上表之數字代表 "提供的數量"。
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		2/F 2樓							3/F & 5/F 3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 16/F 9樓至12樓、 15樓至16樓					17/F 17樓					18/F 18樓		19/F 19樓		
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B	
Master Bathroom 主人浴室		Fused Spur Unit for Mirror Cabinet Light 鏡櫃燈非士蘇	-	-	-	-	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Fused Spur Unit for Exhaust Fan 有掣抽氣扇非士蘇	-	-	-	-	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Fused Spur Unit for Dehumidifier 抽濕機有掣非士蘇	-	-	-	-	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet with USB Module 單頭及USB插座	-	-	-	-	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	2	1
	Lighting Point 燈位		-	-	-	-	3	3	3	-	-	-	-	3	3	3	4	4	3	3	3	4	4	4	3	4	4	4	4	3	4	12	6	9	6	
		Trip Pole Isolator for Electric Water Heater 電熱水爐三極開關掣	-	-	-	-	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
	Twin Socket Outlet 雙頭插座		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	
	Connection Unit for Water Closet Sensor 坐廁感應接線蘇		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	
		Twin Socket Outlet for Bluetooth Speaker and TV 雙頭藍芽喇叭及電視插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	
		TV/FM Outlet 電視/電台天線插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	
		Switched Fused Spur Unit for Electric Curtain 有掣電動窗簾非士蘇	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	
		Switched Fused Spur Unit for Bluetooth Speaker 有掣藍芽喇叭非士蘇	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	

Notes:

1. The numbers as shown in the above table denotes “The numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “Not provided”.

備註：

1. 上表之數字代表 "提供的數量"。
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		2/F 2樓							3/F & 5/F 3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 16/F 9樓至12樓、 15樓至16樓					17/F 17樓					18/F 18樓		19/F 19樓	
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B
Balcony 露台	Lighting Point 燈位		-	-	-	-	-	-	-	1	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	-
Utility Platform 工作平台	Lighting Point 燈位		1	-	-	1	1	-	1	1	-	-	1	1	-	1	1	1	1	-	1	1	1	-	1	1	1	1	-	1	-	1	-	1	
Flat Roof (Connecting to Living Room / Dining Room) 平台 (連接客廳/飯廳)	Lighting Point 燈位		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	14	-	4
	Weatherproof Socket Outlet 防水插座		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2	-	-
		Weatherproof Socket Outlet for BBQ Grill 燒烤爐防水插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-
		Weatherproof Socket Outlet 防水插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-
		Weatherproof Switched Fused Spur Unit for Cabinet Lighting 防水有掣櫃燈菲士蘇	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-
		Sink Connection Point 鋅盤接駁點	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-
Flat Roof (Connecting to Master Bedroom) 平台 (連接主人睡房)	Lighting Point 燈位		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-
Flat Roof (Connecting to Master Bathroom) 平台 (連接主人浴室)	Lighting Point 燈位		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Weatherproof Socket Outlet 防水插座		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-

Notes:

1. The numbers as shown in the above table denotes “The numbers provided”.
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1. 上表之數字代表 "提供的數量"。
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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

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	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B
Flat Roof (Connecting to Kitchen) 平台 (連接廚房)	Lighting Point 燈位		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
	Weatherproof Socket Outlet 防水插座		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
	Weatherproof Double Pole Switch for Air-Conditioner 空調機防水雙極開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
Private Flat Roof (Connecting to Living Room / Dining Room) 私人平台 (連接客廳/飯廳)	Lighting Point 燈位		1	2	2	1	1	2	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Weatherproof Socket Outlet 防水插座	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Weatherproof Socket Outlet 防水插座	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Sink Connection Point 鋅盤接駁點	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Flat Roof (Connecting to Bathroom) 私人平台 (連接浴室)	Lighting Point 燈位		1	-	-	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Weatherproof Socket Outlet 防水插座		1	-	-	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Weatherproof Double Pole Switch for Air-Conditioner 空調機防水雙極開關掣		2	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:

1. The numbers as shown in the above table denotes “The numbers provided”.
2. The symbol “-” as shown in the above table denotes “Not provided”.

備註：

1. 上表之數字代表 "提供的數量"。
2. 上表 "-" 代表 "不提供"。

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

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

Location 位置	Mechanical and Electrical Provisions 機電裝置		2/F 2樓							3/F & 5/F 3樓及5樓							6/F - 8/F 6樓至8樓					9/F - 12/F, 15/F - 16/F 9樓至12樓、 15樓至16樓					17/F 17樓					18/F 18樓		19/F 19樓		
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	A	B	
Staircase 樓梯	Lighting Switch 電燈開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	
	Lighting Point 燈位		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	4	
	Double Pole Switch for Air-Conditioner 空調機雙極開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	
	Switched Fused Spur Unit for Electric Curtain 有掣電動窗簾菲士蘇		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	
Private Roof 私人天台	Lighting Point 燈位		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13	17	
		Weatherproof Isolator for Swimming Pool Panel 泳池控制箱防水隔離開關制	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
		Swimming Pool Connection Point 泳池接駁點	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	
		Weatherproof Isolator for Jacuzzi 按摩池防水隔離開關制	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
		Jacuzzi Connection Point 按摩池接駁點	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
		Weatherproof Switched Fused Spur Unit for Cabinet Lighting 防水有掣櫃燈菲士蘇	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
		Weatherproof Socket Outlet for BBQ Grill 燒烤爐防水插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
		Weatherproof Socket Outlet 防水插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
		Weatherproof Socket Outlet 防水插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2
		Sink Connection Point 鋅盤接駁點	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1

Notes:

1. The numbers as shown in the above table denotes “The numbers provided”.
2. The symbol “-” as shown in the above table denotes “Not provided”.

備註：

1. 上表之數字代表 "提供的數量"。
2. 上表 "-" 代表 "不提供"。

SERVICE AGREEMENTS

服務協議

1. Potable and flushing water is supplied by Water Supplies Department.
2. Electricity is supplied by CLP Power Hong Kong Limited.
3. Towngas is supplied by The Hong Kong and China Gas Company Limited.

1. 食水及沖廁水由水務署供應。
2. 電力由中華電力有限公司供應。
3. 煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT

地稅

The Vendor (owner) will pay/has paid (as the case may be) all outstanding Government rent in respect of each residential property up to and including the date of the Assignment of the relevant residential property.

賣方(擁有人)將會繳付/已繳付(視情況而定)有關住宅物業之地稅直至及包括相關住宅物業之轉讓契日期為止。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

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

Notes:

On that delivery, the purchaser is liable under the deed mutual covenant and management agreement of the Development to pay to the Manager (not the owner) of the Development a due proportion of the deposits for communal water, electricity and gas and a debris removal fee, or where the owner has paid a due proportion of the said deposits and that debris removal fee, the purchaser shall reimburse the owner for the same.

1. 在向買方交付住宅物業空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：

在交付時，買方須根據發展項目的公契及管理協議向發展項目的管理人 (而非擁有人) 支付適當部份公用水、電力及氣體的按金及清理廢料的費用，或如擁有人已支付該等按金的適當部份及清理廢料的費用，買方須向擁有人補還該等按金的適當部份及清理廢料的費用。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

Defect liability warranty period for the residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six (6) months from the date of completion of the sale and purchase.

按買賣合約規定，住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六(6)個月內。

MAINTENANCE OF SLOPES

斜坡維修

Not Applicable.

不適用。

MODIFICATION

修訂

No application to the Government for a modification of the Land Grant for the Development is underway.

本發展項目現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION

有關資料

1. No Gas Supply to certain Residential Properties

Flat A, B, C, D and F of 2/F, 3/F and 5/F and Flat D of 6/F to 12/F and 15/F to 17/F will not be installed with gas pipes for the supply of towngas to such residential properties.

2. Operation of Gondola

During the necessary cleaning and maintenance of the external walls arranged by the Manager of the Development, the gondola will be operating in the airspace outside windows, above the flat roof and roofs (if any) of the residential properties in the Development.

3. Air-conditioner Outdoor Units

Air-conditioner Outdoor Units of residential properties are located at air-conditioner platforms on the same floor.

4. Floodlights for Outdoor Swimming Pool

Outdoor floodlights at the residents’ clubhouse outdoor swimming pool may be turned on in the evening. Prospective purchasers should note the impact (if any) of the illumination of the above floodlights on individual residential properties.

5. Barbeque Facilities

Barbeque facilities will be provided at the flat roof on 1/F. Please refer to the “Layout Plan of the Development” section of this Sales Brochure on page AK for identification of their approximate location. Prospective purchasers should note the impact (if any) of the above facilities on individual residential properties.

6. Communal Aerial Broadcast Distribution System/ Lightning Pole/ Chimney for Emergency Generator Room

Description	Location
Communal Aerial Broadcast Distribution System	Top roof
Lightning pole	Top roof
Chimney for Emergency Generator Room (for Genset Exhaust)	Top roof

Prospective purchasers should note the impact (if any) of the above facilities on individual residential properties.

1. 沒有氣體燃料供應至某些住宅物業

2樓、3樓及5樓A、B、C、D及F單位及6樓至12樓及15樓至17樓D單位並無安裝供應煤氣至該住宅物業的氣體喉。

2. 吊船之運作

在發展項目管理人安排之必要的外牆清洗及保養期間，吊船將在發展項目住宅物業之窗戶外、平台及天台(如有)的上空運作。

3. 空調機室外機

住宅物業之空調機室外機置於同一層的空調機平台。

4. 室外游泳池之泛光燈

住客會所室外游泳池的泛光燈可能於晚上開啟。準買家請注意上述泛光燈之燈光對個別住宅物業可能造成的影響(如有)。

5. 燒烤設施

燒烤設施將提供在1樓平台。請參閱本售樓說明書第AK頁的「發展項目的布局圖」一節，以識別其大約位置。準買家請注意上述設施對個別住宅物業可能造成的影響(如有)。

6. 公共天線系統/ 避雷針/ 緊急發電機機房煙囪

描述	位置
公共天線系統	頂層天台
避雷針	頂層天台
緊急發電機機房煙囪(供發電機排氣)	頂層天台

準買家請注意上述設施對個別住宅物業可能造成的影響(如有)。

WEBSITE ADDRESS

互聯網網址

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

www.233princeedwardroadwest.com

賣方為施行《一手住宅物業銷售條例》第2部就發展項目指定的互聯網網站的網址：

www.233princeedwardroadwest.com

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

獲寬免總樓面面積的設施分項

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the Authorized Person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the Development.

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		Area (m ²) 面積(平方米)
1	Carpark and loading / unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	2334.234
2	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房,例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	169.849
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	658.358
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	Not Applicable 不適用
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		Area (m ²) 面積(平方米)
3	Balcony 露台	107.288

4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5	Communal sky garden 公用空中花園	Not Applicable 不適用
6	Acoustic fin 隔聲鰭	Not Applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	63.952
9	Utility platform 工作平台	40.500
10	Noise barrier 隔音屏障	Not Applicable 不適用
Amenity features 適意設施		Area (m ²) 面積(平方米)
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	28.717
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	334.371
13	Covered landscaped and play area 有蓋園景區及遊樂場地	133.022
14	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	Not Applicable 不適用
15	Larger lift shaft 擴大升降機槽	81.570
16	Chimney shaft 煙囪管道	Not Applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

18	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	77.284
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not Applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not Applicable 不適用
Other Exempted Items 其他項目		Area (m ²) 面積(平方米)
25	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26	Covered area under large projecting / overhanging feature 大型伸出/外懸設施下的有蓋地方	Not Applicable 不適用
27	Public transport terminus 公共交通總站	Not Applicable 不適用
28	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	144.997
30	Public passage 公眾通道	Not Applicable 不適用
31	Covered set back area 有蓋的後移部分	Not Applicable 不適用

Bonus GFA 額外總樓面面積		Area (m ²) 面積(平方米)
32	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8號)提供的額外環保設施		Area (m ²) 面積(平方米)
33	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

Note 註:

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

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

Environment Assessment of the Building

建築物的環境評估

Green Building Certification

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

Provisional Bronze

Application no.: PAB0048/24



綠色建築認證

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

暫定銅級

申請編號: PAB0048/24



INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Estimated energy performance or consumption for the common parts of the Development

發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures:

於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第 I 部份	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed:- 擬安裝的具能源效益的設施：-	1. High coefficient of performance (COP) AC unit; 2. LED light fittings 1. 高效能的空調設備 2. LED 光管/燈膽

Part II : The predicted annual energy use of the proposed building / part of building ^(Note 1) :- 第 II 部份：擬興建樓宇/部份樓宇預計每年能源消耗量 ^(註腳1) ：-					
Location 位置	Internal Floor Area Served (m²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇 ^(註腳2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity (kWh/m²/annum) 電力 (千瓦小時/平方米/年)	Town Gas/LPG (unit/m²/annum) 煤氣/石油氣 (用量單位/平方米/年)	Electricity (kWh/m²/annum) 電力 (千瓦小時/平方米/年)	Town Gas/LPG (unit/m²/annum) 煤氣/石油氣 (用量單位/平方米/年)
Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備裝置 ^(註腳3) 的部份	5,541	394	Not Applicable 不適用	384	Not Applicable 不適用

Part III : The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD):- 第 III 部份：以下裝置乃按機電工程署公布的相關實務守則設計：-			
Type of Installations 裝置類型	Yes 是	No 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

- Notes:
- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
(a) “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus New Buildings (current version); and
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
 - “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).
 - “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

- 註腳：
- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
(a) “每年能源消耗量”與新建樓宇BEAM Plus 標準(現行版本)中的「年能源消耗」具有相同涵義；及
(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
 - “基準樓宇”與新建樓宇BEAM Plus標準(現行版本)中的“基準建築物模式(零分標準)”具有相同涵義。
 - “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

DATE OF PRINTING OF SALES BROCHURE
售樓說明書印製日期

Date of printing of this Sales Brochure: 5 November 2024

本售樓說明書印製日期：2024年11月5日

POSSIBLE FUTURE CHANGE
日後可能出現改變

There may be future changes to the Development and the surrounding areas.

發展項目及其周邊地區日後可能出現改變。

EXAMINATION RECORD

檢視紀錄

Examination/ Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
5 February 2025 2025年2月5日	AD	Updated the information on vendor and others involved in the development 更新賣方及有參與發展項目的其他人的資料
	AH	Updated the location plan of the development 更新發展項目的所在位置圖
	AI01, AI02, AI03	Updated the aerial photograph of the development 更新發展項目的鳥瞰照片
	AJ04	Updated the outline zoning plan relating to the development 更新關乎發展項目的分區計劃大綱圖
	BG01, BG02	Updated the information in application for concession on gross floor area of building 更新申請建築物總樓面面積寬免的資料
2 May 2025 2025年5月2日	AH	Updated the location plan of the development 更新發展項目的所在位置圖
	AL04, AL12, AL16	Updated the floor plan of residential properties in the development 更新發展項目的住宅物業的樓面平面圖
	AX07, AX22, AX29, AX31, AX35, AX40, AX43, AX44, AX46	Updated the fittings, finishes and appliances 更新裝置、裝修物料及設備

