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SALES BROCHURE

售樓說明書

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Pokfulam

此須知是由一手住宅物業銷售監管局為施行《一手住宅物業銷售條例》第19(1)條而發出的。

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、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
   - 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
   - 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

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

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

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

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

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

11. 委託地產代理
    - 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
    - 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
    - 委託地產代理以物色物業前，您應該——
      - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；

- 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

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

適用於一手未落成住宅物業

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

14. 示範單位
- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期
- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    > 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    > 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    > 工人罷工或封閉工地；
    > 暴動或內亂；
    > 不可抗力或天災；
    > 火警或其他賣方所不能控制的意外；
    > 戰爭；或
    > 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

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

17. 參觀物業
- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

任何與賣方銷售受條例所規管的一手住宅物業有關投訴和查詢，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：

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

運輸及房屋局
一手住宅物業銷售監管局
2017 年 8 月

備註：
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。
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。

This Note is issued by the Sales of First-hand Residential Properties Authority (SRPA) for the purpose of section 19(1) of the Residential Properties (First-hand Sales) Ordinance.

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

For all first–hand residential properties

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

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

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

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

5. Sales brochure
   - Ensure that the sales brochure you have 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.
   - Read through the sales brochure and in particular, check the following information in the sales brochure –
     - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
     - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
     - interior and exterior fittings and finishes and appliances;
     - the basis on which management fees are shared;
     - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
     - whether individual owners have responsibility to maintain slopes.

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

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

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.
   - A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
   - If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5 % of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
   - If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
   - The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

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

therefore should not make such an offer to the vendors or their authorized representative(s).

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

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

For first-hand uncompleted residential properties

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

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

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

15. Estimated material date and handing over date
- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- 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:

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
August 2017

Remarks:

[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.

[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.

發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
薄扶林道63號（此臨時門牌號數有待發展項目建成時確認）

發展項目包含兩幢多單位建築物

樓層總數
1座 (Amber House)：31層（不包括天台及結構轉換層）
2座 (Emerald House)：31層（不包括天台及結構轉換層）

發展項目的經批准的建築圖則所規定的樓層號數
1座 (Amber House)：地庫2層至地庫1層、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至32樓及天台
2座 (Emerald House)：地庫2層至地庫1層、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至32樓及天台

被略去的樓層號數
1座 (Amber House)：不設4樓、13樓、14樓及24樓
2座 (Emerald House)：不設4樓、13樓、14樓及24樓

庇護層
1座 (Amber House)：設於3樓
2座 (Emerald House)：設於3樓

發展項目的認可人士提供的發展項目的預計關鍵日期
2019年12月1日

預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
為買賣合約的目的，發展項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

NAME OF THE STREET AT WHICH THE DEVELOPMENT IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE DEVELOPMENT
63 POK FU LAM ROAD (This provisional street number is subject to confirmation when the Development is Completed)

THE DEVELOPMENT CONSISTS OF TWO MULTI-UNIT BUILDINGS

TOTAL NUMBER OF STOREYS
Tower 1 (Amber House) : 31 storeys (excluding Roof and Transfer Plate)
Tower 2 (Emerald House) : 31 storeys (excluding Roof and Transfer Plate)

FLOOR NUMBERING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT
Tower 1 (Amber House) : B2/F – B1/F, G/F, 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 32/F & Roof
Tower 2 (Emerald House) : B2/F – B1/F, G/F, 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 32/F & Roof

THE OMITTED FLOOR NUMBERS
Tower 1 (Amber House) : 4/F, 13/F, 14/F & 24/F are omitted
Tower 2 (Emerald House) : 4/F, 13/F, 14/F & 24/F are omitted

REFUGE FLOOR
Tower 1 (Amber House) : Located at 3/F
Tower 2 (Emerald House) : Located at 3/F

ESTIMATED MATERIAL DATE FOR THE DEVELOPMENT AS PROVIDED BY THE AUTHORIZED PERSON FOR THE DEVELOPMENT
1 December 2019

The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase. For the purpose of the agreement for sale and purchase, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

賣方
富高發展有限公司

賣方的控權公司
九龍建業有限公司及Dansend International Limited

發展項目的認可人士及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
馬梁建築師事務所(香港)有限公司之梁世雄先生

發展項目的承建商
九建工程有限公司

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
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
Dansend International Limited

VENDOR
Fullco Development Limited

HOLDING COMPANIES OF THE VENDOR
Kowloon Development Company Limited and Dansend International Limited

AUTHORIZED PERSON FOR THE DEVELOPMENT AND THE FIRM OR CORPORATION OF WHICH THE AUTHORIZED PERSON IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY
Mr. Leung Sai Hung of MLA Architects (HK) Limited

BUILDING CONTRACTOR FOR THE DEVELOPMENT
Kowloon Development Engineering Limited

FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
Baker & McKenzie

ANY 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
Dansend International Limited

(a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c) 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人。	否
(d) 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f) 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g) 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i) 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人。	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項目的承建商屬私人公司，而就該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) 賣方或該項目的承建商屬法團，而該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。	承建商九建工程有限公司屬賣方或其控權公司的有聯繫法團

(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 of the Development, Kowloon Development Engineering Limited, is an associate corporation of the vendor or of a holding company of the vendor

發展項目將不會有構成圍封牆的一部份的非結構的預製外牆
There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Development

發展項目將會有構成圍封牆的一部分的幕牆
There will be curtain walls forming part of the enclosing walls of the Development.

每幢建築物的幕牆厚度範圍為300毫米
The thickness of the curtain walls of each building is 300mm

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

座數 Tower	樓層 Floor	單位 Flat	每個住宅物業的幕牆的總面積 (平方米) Total Area of the curtain walls of each residential property (sq.m.)
1座 (Amber House) Tower 1 (Amber House)	5樓 5/F	A	0.915
		B	0.735
		C	0.675
		D	0.664
		E	0.206
		F	0.660
		G	0.652
		H	-
	6樓至12樓、15樓至23樓、25樓至31樓 (不設13樓、14樓及24樓) 6/F - 12/F, 15/F - 23/F, 25/F - 31/F (13/F, 14/F & 24/F are omitted)	A	1.125
		B	0.735
		C	0.675
		D	0.664
		E	0.206
		F	0.660
		G	0.652
		H	-
	32樓 32/F	A	3.131
		B	3.439

座數 Tower	樓層 Floor	單位 Flat	每個住宅物業的幕牆的總面積 (平方米) Total Area of the curtain walls of each residential property (sq.m.)
2座 (Emerald House) Tower 2 (Emerald House)	5樓 5/F	A	0.487
		B	0.713
		C	0.675
		D	0.458
		E	1.890
		F	1.050
	6樓至12樓、15樓至23樓、25樓至29樓 (不設13樓、14樓及24樓) 6/F - 12/F, 15/F - 23/F, 25/F - 29/F (13/F, 14/F & 24/F are omitted)	A	0.697
		B	0.713
		C	0.675
		D	0.668
		E	1.890
		F	1.050
	30樓至32樓 30/F - 32/F	A	2.910
		B	8.062

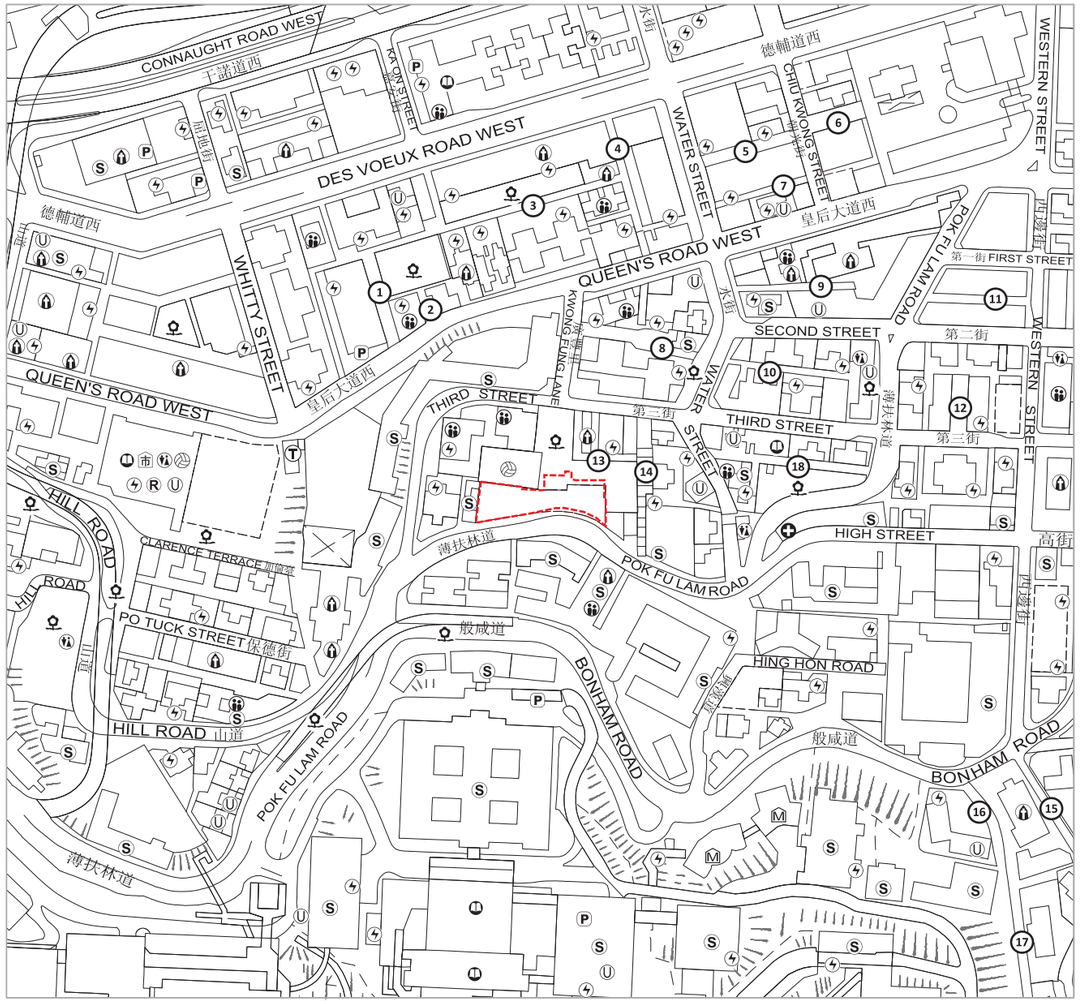
根據有關公契的最新擬稿，獲委任為發展項目的管理人的人
康居物業管理有限公司

PERSON APPOINTED AS THE MANAGER OF THE DEVELOPMENT UNDER THE LATEST DRAFT DEED OF MUTUAL COVENANT:
Country House Property Management Limited

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

以下之所在位置圖顯示發展項目的位置及位於距離發展項目的界線250米以內的街道名稱及圖例所列之建築物、設施及構築物：

The Location Plan below shows the location of the Development and the names of streets and the buildings, facilities and structures (set out in the legend) that are situated within 250m from the boundary of the Development:



比例 Scale : 0 50 100 150 200 250米/M

N

發展項目的位置
Location of the Development

圖例 LEGEND

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

於發展項目的所在位置圖未能顯示之街道中英文全名：

Street names in Chinese and English not shown in full in the location plan of the Development:

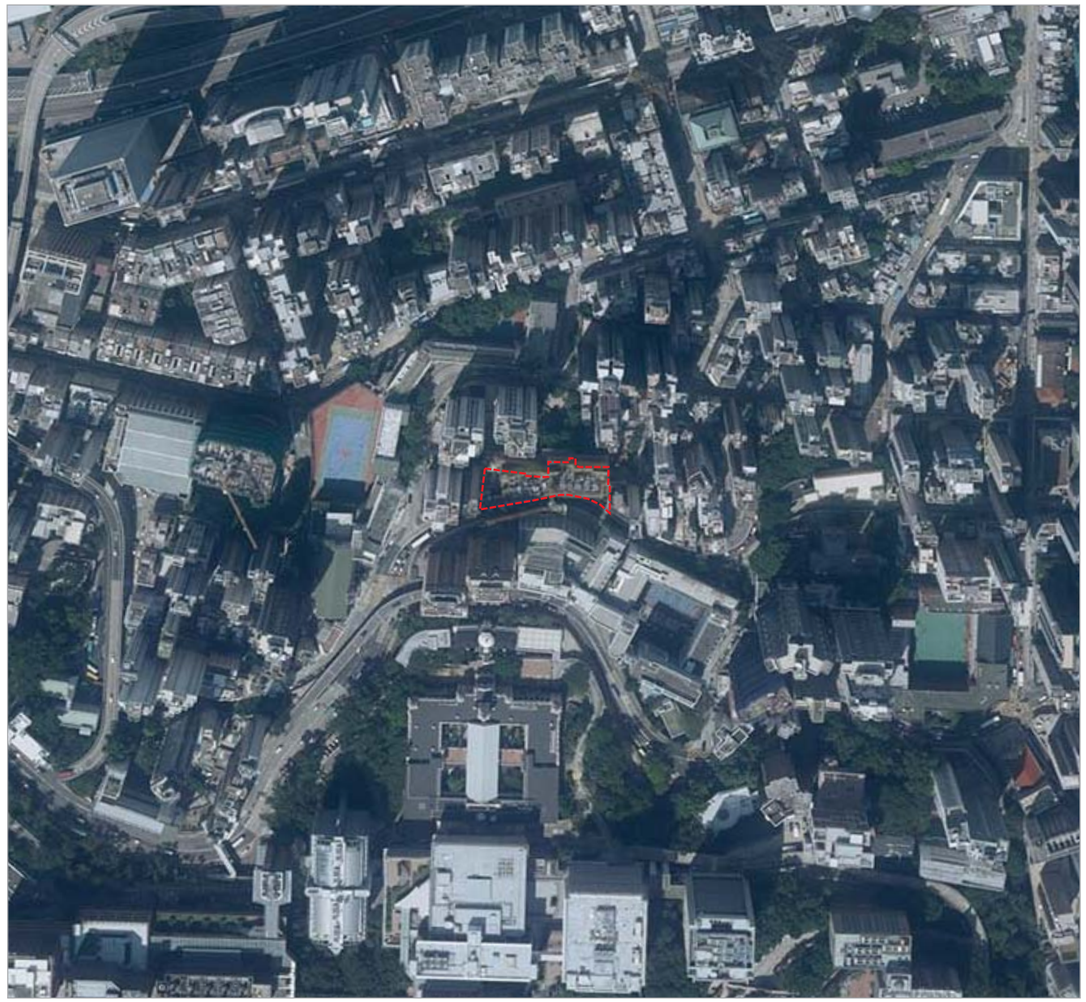
① 興隆西街 Hing Lung Lane West	⑦ 西興里 Sai Hing Lane	⑬ 由義里 Yau Yee Lane
② 興隆東街 Hing Lung Lane East	⑧ 毓秀里 Yuk Sau Lane	⑭ 居仁里 Kui Yan Lane
③ 西安里 Sai On Lane	⑨ 三多里 Sam To Lane	⑮ 漢寧頓道 Honiton Road
④ 安寧里 On Ning Lane	⑩ 譚里 Tam Lane	⑯ 光景臺 Prospect Place
⑤ 荔安里 Lai On Lane	⑪ 西華里 Sai Wa Lane	⑰ 精緻臺 Beautiful Terrace
⑥ 兆祥坊 Siu Cheung Fong	⑫ 福壽里 Fuk Sau Lane	⑱ 玫瑰里 Rose Lane

備註：

1. 此所在位置圖參考地政總署測繪處的測繪圖之部分(編號為11-SW-A)擬備，經修正處理。
2. 此所在位置圖版權屬香港特區政府，經地政總署准許複印，版權特許編號 79/2017。
3. 因技術原因(例如發展項目之形狀)，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。

Remarks:

1. The location plan is prepared with reference to the part of Survey Sheet No. 11-SW-A of Survey and Mapping Office of Lands Department, with adjustments where necessary.
2. This location plan is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR. Licence No. 79/2017.
3. Due to technical reasons (such as the shape of the Development), the location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



發展項目的位置
Location of the Development

摘錄自地政總署測繪處於**2018**年**10**月**5**日在**6,900**呎飛行高度拍攝之鳥瞰照片之部份，編號為**E047147C**。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E047147C, dated 5 October 2018.

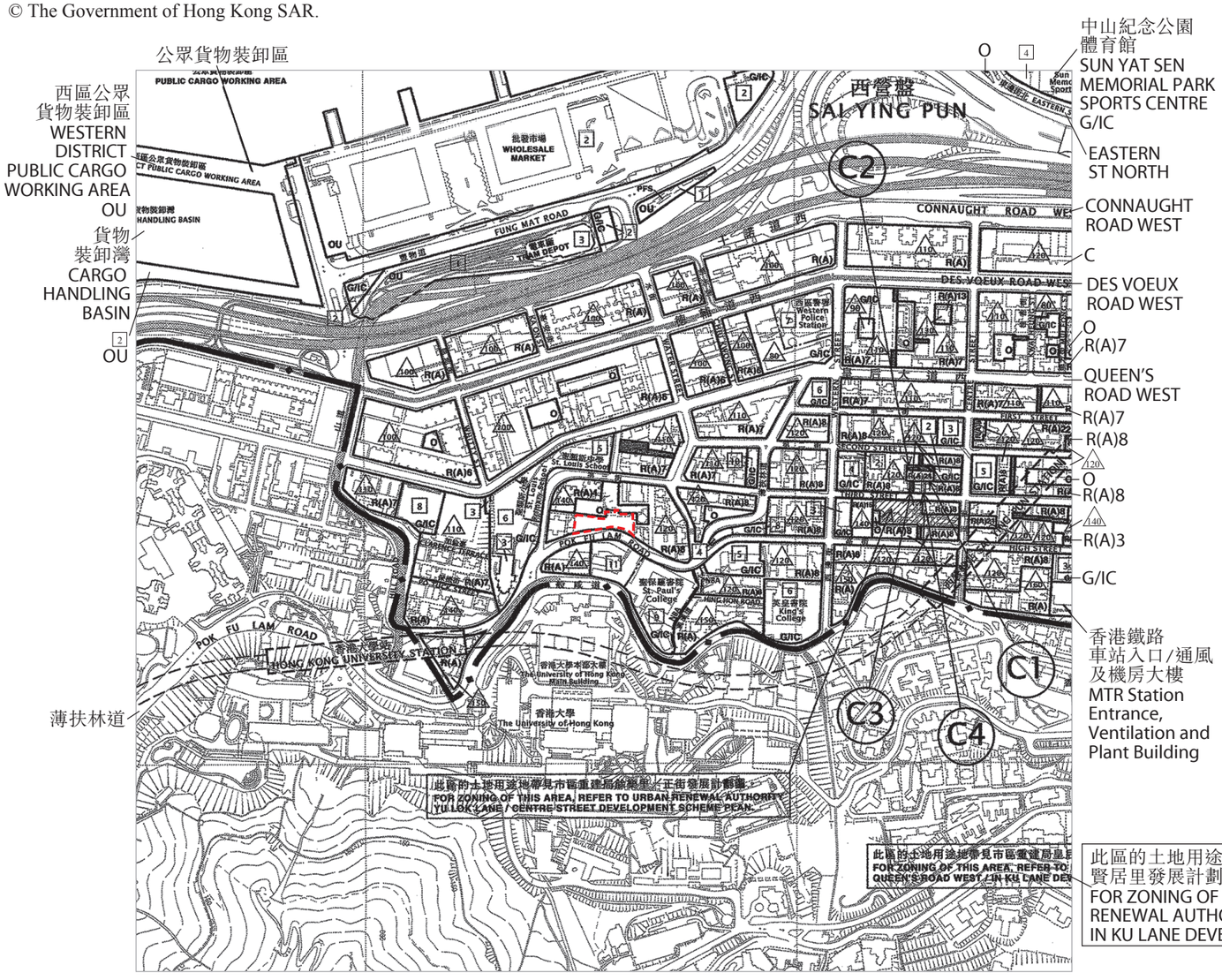
香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。
Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

備註：
因技術原因（例如發展項目之形狀），此鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Remarks:
Due to technical reasons (such as the shape of the Development), the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

摘錄自2019年8月9日刊憲之西營盤及上環(港島規劃區第3區)分區計劃大綱草圖，圖則編號為S/H3/33。
Adopted from part of the Draft Sai Ying Pun & Sheung Wan (Hong Kong Planning Area No.3) Outline Zoning Plan, Plan No. S/H3/33, gazetted on 9 August 2019.

分區計劃大綱圖版權屬香港特區政府。
© The Government of Hong Kong SAR.



比例 Scale : 0 100 200 300 400 500米/M

N

發展項目的位置
Location of the Development

圖例 LEGEND

地帶 Zones

- C 商業 Commercial
- R(A) 住宅 (甲類) Residential (Group A)
- G/IC 政府、機構或社區 Government, Institution or Community
- O 休憩用地 Open Space
- OU 其他指定用途 Other Specified Uses

交通 Communications

- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road
- 鐵路及車站 (地下) Railway and Station (Underground)
- 行人專區或街道 Pedestrian Precinct/Street

其他 Miscellaneous

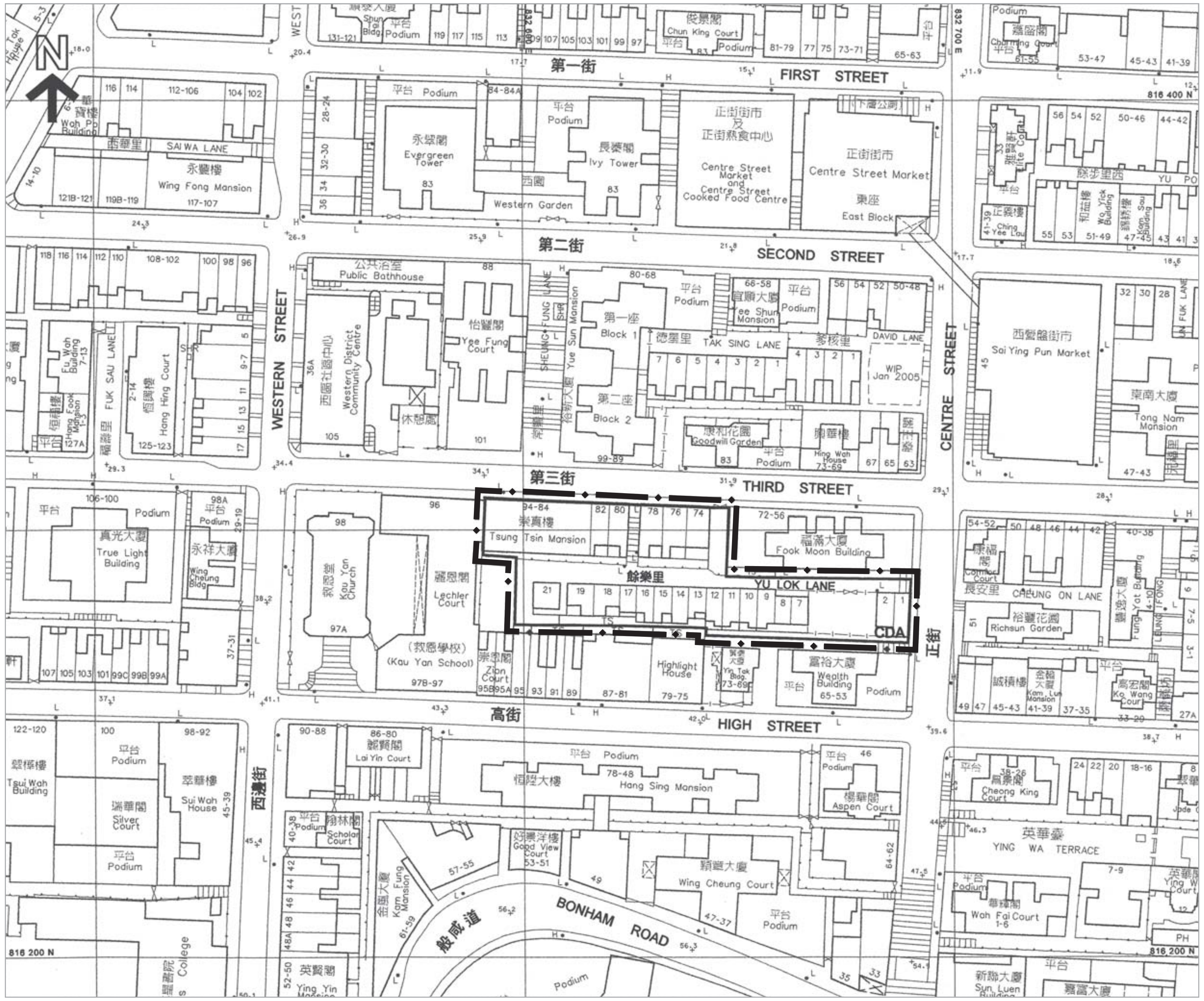
- 規劃範圍界線 Boundary of Planning Scheme
- 土地發展公司／市區重建局發展計劃圖範圍 Land Development Corporation/ Urban Renewal Authority Development Scheme Plan Area
- 建築物高度管制區界線 Building Height Control Zone Boundary
- 120 最高建築物高度 (在主水平基準上若干米) Maximum Building Height (In Metres Above Principal Datum)
- 3 最高建築物高度 (樓層數目) Maximum Building Height (In Number of Storeys)
- PFS 加油站 Petrol Filling Station
- NBA 非建築用地 Non-Building Area

備註：
因技術原因(例如發展項目之形狀)，此圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Remark:
Due to technical reasons (such as the shape of the Development), this plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

摘錄自2007年3月27日核准之市區重建局餘樂里/正街發展計劃圖（編號 S/H3/URA2/2）
Extract from Urban Renewal Authority Yu Lok Lane / Centre Street Development Scheme Plan (Plan No. S/H3/URA2/2) approved on 27/3/2007

發展計劃圖版權屬香港特區政府，經地政總署准許複印。
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比例 Scale : 0 20 40 60 80米/M

圖例 LEGEND

發展計劃範圍界線
Boundary of Development Scheme

CDA 綜合發展區
Comprehensive Development Area

摘錄自2010年3月19日刊憲之半山區西部(港島規劃區第11區)分區計劃大綱核准圖，圖則編號為S/H11/15。
Adopted from part of the approved Mid Levels West (Hong Kong Planning Area No.11) Outline Zoning Plan, Plan No. S/H11/15, gazetted on 19 March 2010.

分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。
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發展項目的位置
Location of the Development

圖例 LEGEND

地帶 Zones

- R(A) 住宅 (甲類) Residential (Group A)
- R(B) 住宅 (乙類) Residential (Group B)
- R(C) 住宅 (丙類) Residential (Group C)
- G/IC 政府、機構或社區 Government, Institution or Community
- O 休憩用地 Open Space
- OU 其他指定用途 Other Specified Uses
- GB 綠化地帶 Green Belt
- CP 郊野公園 Country Park

交通 Communications

- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road

其他 Miscellaneous

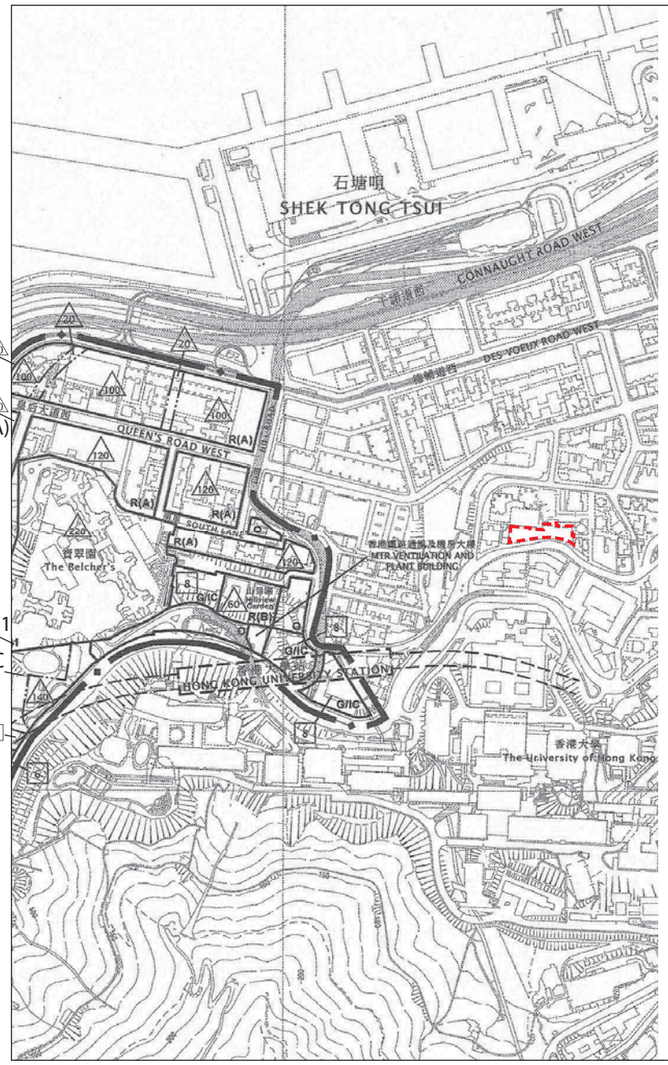
- 規劃範圍界線 Boundary of Planning Scheme
- 建築物高度管制區界線 Building Height Control Zone Boundary
- 最高建築物高度(在主水平基準上若干米) Maximum Building Height (In Metres Above Principal Datum)
- 最高建築物高度 (樓層數目) Maximum Building Height (In Number of Storeys)
- PFS 加油站 Petrol Filling Station

備註：
因技術原因(例如發展項目之形狀)，此圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Remark:
Due to technical reasons (such as the shape of the Development), this plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

摘錄自2016年3月11日堅尼地城及摩星嶺(港島規劃區第1區)分區計劃大綱草圖，圖則編號為S/H1/20。
Adopted from part of the draft Kennedy Town & Mount Davis (Hong Kong Planning Area No.1) Outline Zoning Plan, Plan No. S/H1/20, gazetted on 11 March 2016.

分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。
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當區分區計劃大綱圖並不
覆蓋本空白範圍。
The blank area falls outside the coverage of the relevant Outline Zoning Plan.

比例 Scale : 0 100 200 300 400 500米/M

N

發展項目的位置
Location of the Development

圖例 LEGEND

地帶 Zones

- R(A) 住宅 (甲類) Residential (Group A)
- R(B) 住宅 (乙類) Residential (Group B)
- G/IC 政府、機構或社區 Government, Institution or Community
- O 休憩用地 Open Space

交通 Communications

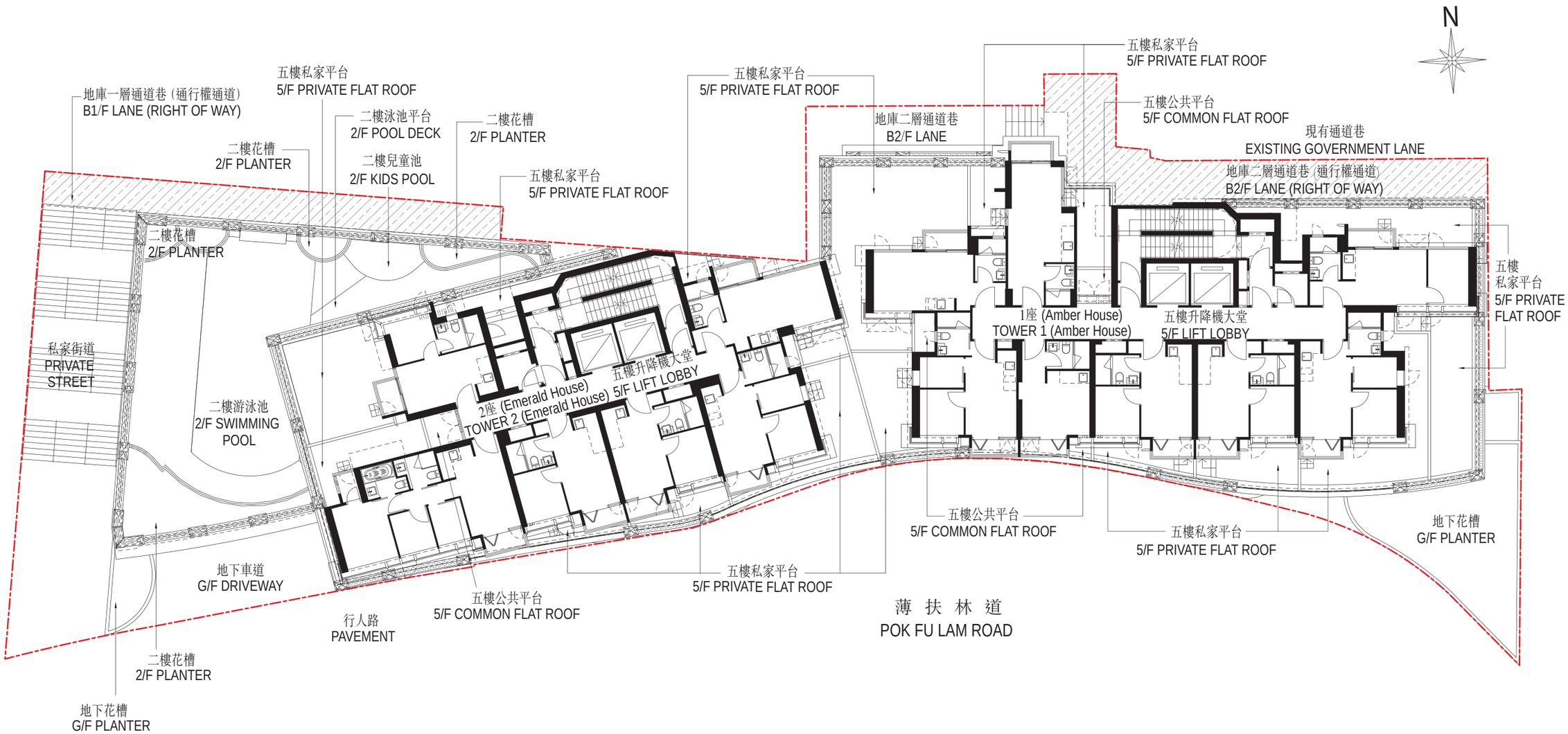
- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road
- 鐵路及車站 (地下) Railway and Station (UnderGround)

其他 Miscellaneous

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

備註：
因技術原因(例如發展項目之形狀)，此圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Remark:
Due to technical reasons (such as the shape of the Development), this plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



比例 Scale : 0 1 2 3 4 5 10米/M

通道巷 (通行權通道)
LANE (RIGHT OF WAY)

發展項目的邊界
Boundary of the Development

由發展項目認可人士提供的該等建築物或設施的預計落成日期為2019年12月1日。
The estimated date of completion of these building or facilities as provided by the authorized person for the Development is 1 December 2019.

備註：
圖中所顯示發展項目的住宅物業的布局參照5樓樓層之布局。

Remark:
The layout of residential properties in the development shown in the plan is based on the layout applicable to 5/F.

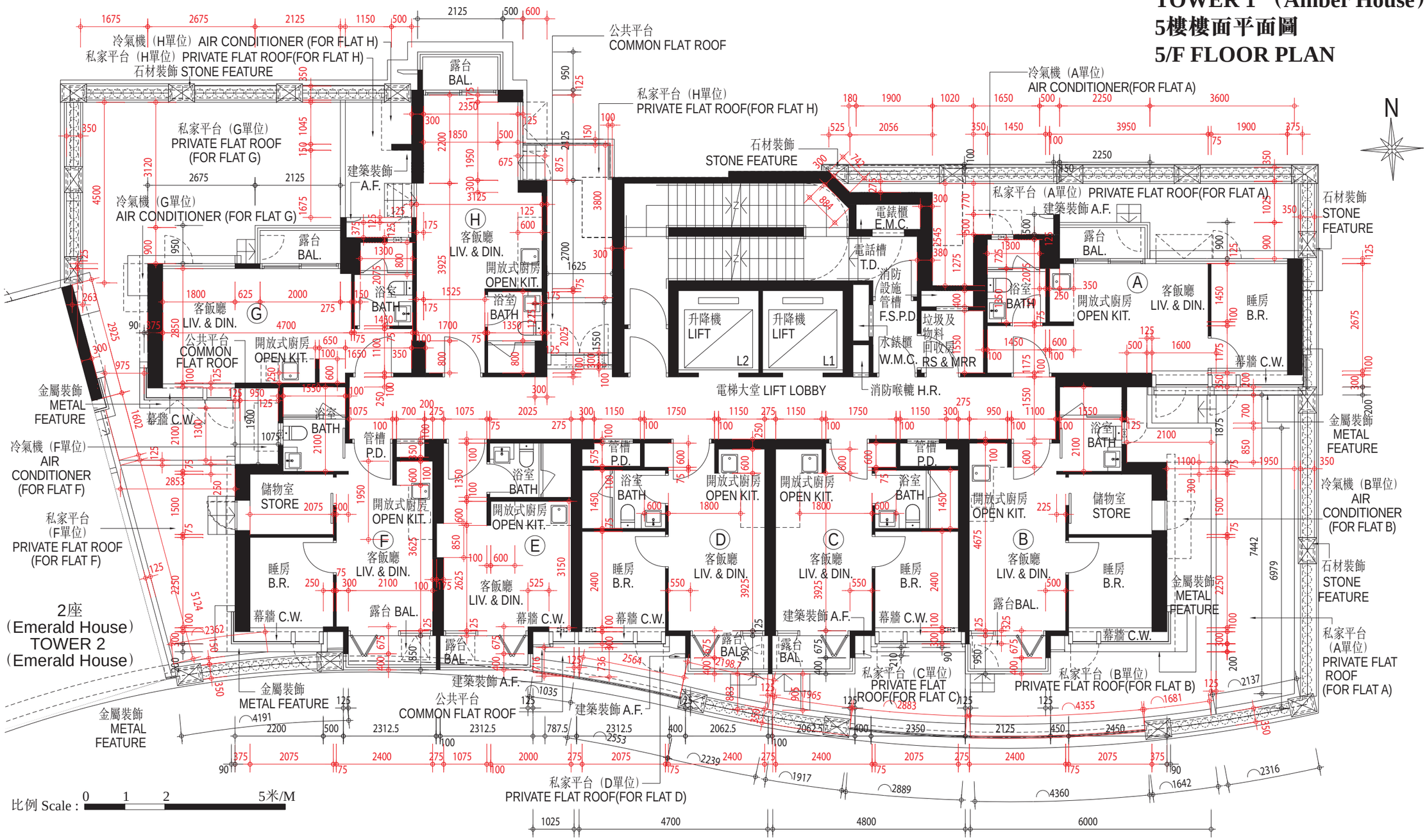
發展項目的住宅物業的樓面平面圖圖例
LEGEND FOR FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

A/C PLATFORM	=	冷氣機平台 Air-conditioning Platform	LIV. & DIN.	=	客飯廳 Living and Dining Room
A.F.	=	建築裝飾 Architectural Feature	M.B.R.	=	主人睡房 Master Bedroom
A/C PLATFORM BELOW	=	下層冷氣機平台 Air-conditioning Platform below	M.BATH	=	主人睡房浴室 Master Bathroom
BATH	=	浴室 Bathroom	M.F.	=	金屬裝飾 Metal Feature
B.R.	=	睡房 Bedroom	OPEN KIT.	=	開放式廚房 Open Kitchen
B.R. 1	=	睡房1 Bedroom 1	P.D.	=	管槽 Pipe Duct
B.R. 2	=	睡房2 Bedroom 2	PRIVATE FLAT ROOF	=	私家平台 Private Flat Roof
BAL.	=	露台 Balcony	PRIVATE ROOF	=	私家天台 Private Roof
C.W.	=	幕牆 Curtain Wall	R.C. PLINTHS FOR DAVIT ARM	=	吊艇架臂石矢底座 Reinforced Concrete Plinths for Davit Arm
COMMON AREA	=	公共範圍 Common Area	ROOF FLOOR A/C PLATFORM	=	天台冷氣機平台 Roof Floor Air-conditioning Platform
DOG HOUSE	=	管道房 Dog House	RS & MRR	=	垃圾及物料回收房 Refuse Storage & Material Recovery Room
E.M.C.	=	電錶櫃 Electrical Meter Cabinet	SINK	=	洗滌槽 Sink
EN.SUITE 1	=	套房1 En. Suite 1	SKY LIGHT	=	天窗 Sky Light
EN.SUITE 2	=	套房2 En. Suite 2	STORE	=	儲物室 Store Room
EN.SUITE BATH 1	=	套房浴室1 En. Suite Bathroom 1	TOP OF STAIRHOOD	=	梯屋上蓋 Top of Stairhood
EN.SUITE BATH 2	=	套房浴室2 En. Suite Bathroom 2	TOP OF U.P.	=	工作平台上蓋 Top of Utility Platform
FLAT ROOF	=	平台 Flat Roof	T.D.	=	電話槽 Telephone Duct
F.S.P.D.	=	消防設施管槽 Fire Services Pipe Duct	U.P.	=	工作平台 Utility Platform
H.R.	=	消防喉轆 Hose Reel	UTILITY	=	工作間 Utility
INV. BEAM	=	反陣 Inverted Beam	W.M.C.	=	水錶櫃 Water Meter Cabinet
KIT.	=	廚房 Kitchen	W.M.D.	=	水錶管槽 Water Meter Duct
LAV.	=	洗手間 Lavatory			

以下備註適用於「發展項目的住宅物業的樓面平面圖」的所有頁數：
1. 樓面平面圖之尺規所列數字以毫米標示。
2. 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最後批准之總建築圖則及其他相關圖則。
3. 部份住宅物業客飯廳、睡房、走廊、浴室及/或開放式廚房之裝飾橫樑或假天花內裝置冷氣喉管及/或其他機電設備。
4. 樓面平面圖所示之裝置如洗滌盤、浴缸、坐廁、面盆等只供展示其大約位置而非展示其實際大小、設計及形狀。

The following remarks are applicable to all pages in “Floor Plans of Residential Properties in the Development”:
1. The dimensions of the floor plan are all in millimetres.
2. There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved general building plans and other relevant plans.
3. There are ceiling bulkheads or false ceiling in living and dining room, bedrooms, corridor, bathrooms and/or open kitchen of some residential properties for the air-conditioning system and/or mechanical and electrical services.
4. The indications of fittings such as sinks, bathtubs, toilet bowls, wash basins etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, designs and shapes.

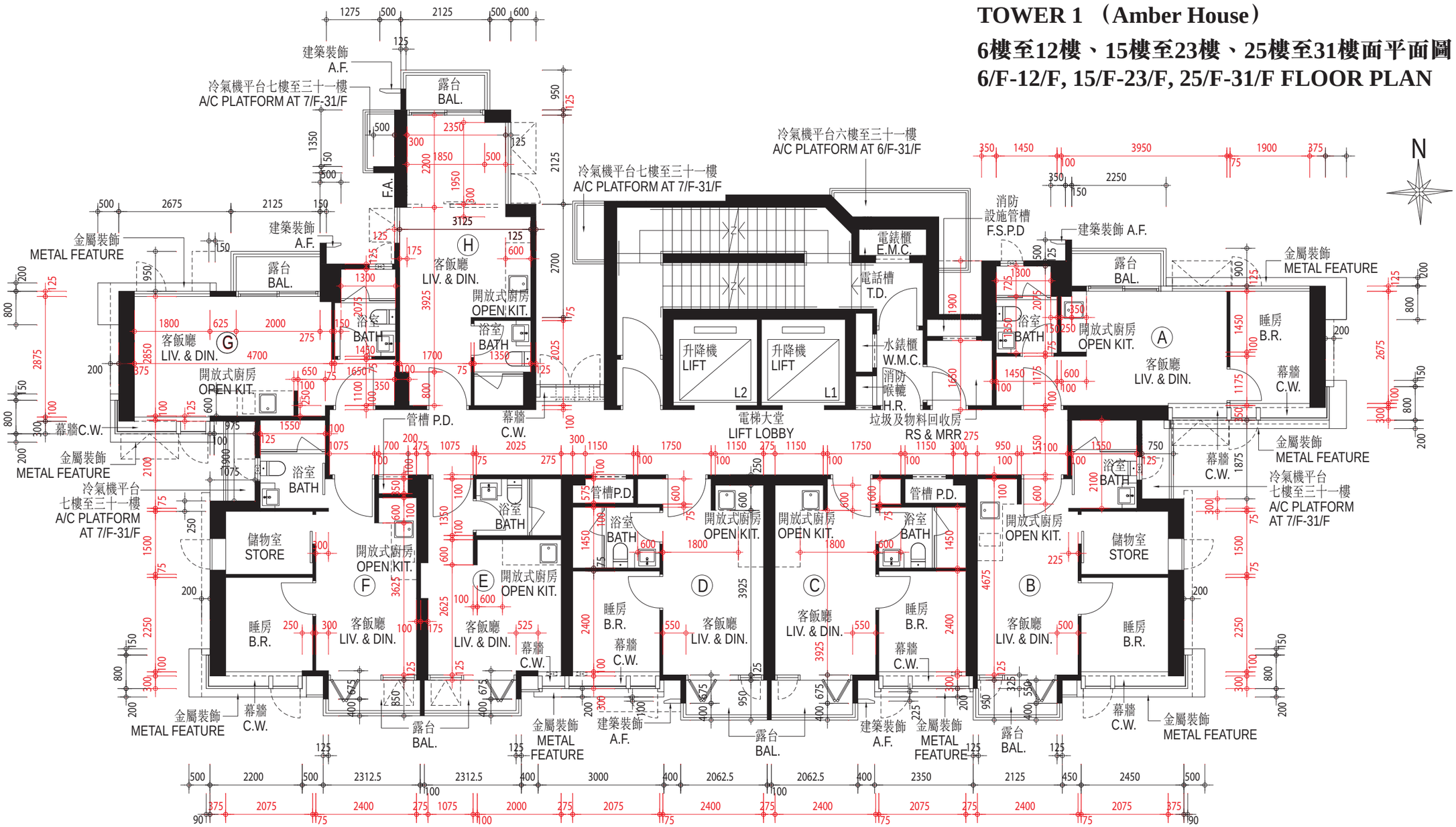
1座（Amber House）
TOWER 1 （Amber House）
5樓樓面平面圖
5/F FLOOR PLAN



1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於本發展項目）
2. 按發展項目的經批准的建築圖則所規定者，發展項目5樓每個住宅物業的樓板（不包括灰泥）的厚度為：150毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目5樓每個住宅物業的層與層之間的高度：2.80米及3.10米。

1. 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. (Not applicable to this Development)
2. The thickness of floor slabs (excluding plaster) of each residential property on 5/F of the Development as provided in the approved building plans for the Development: 150mm.
3. The floor-to-floor height of each residential property on 5/F of the Development as provided in the approved building plans for the Development : 2.80m and 3.10m.

1座（Amber House）
TOWER 1 （Amber House）
6樓至12樓、15樓至23樓、25樓至31樓面平面圖
6/F-12/F, 15/F-23/F, 25/F-31/F FLOOR PLAN

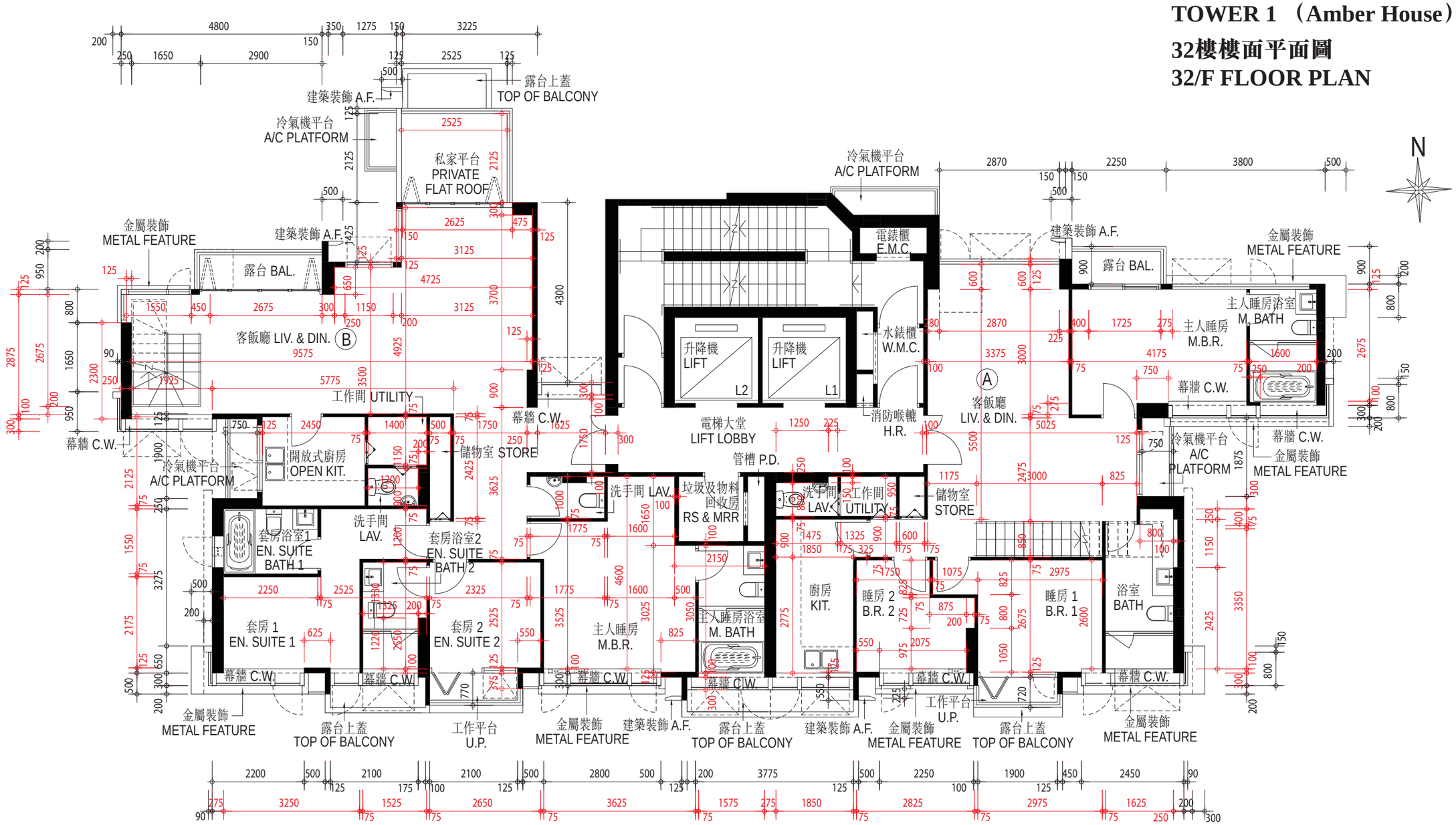


比例 Scale : 0 1 2 5米/M

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於本發展項目）
2. 按發展項目的經批准的建築圖則所規定者，發展項目6樓至12樓、15樓至23樓、25樓至31樓每個住宅物業的樓（不包括灰泥）的厚度：150毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目6樓至12樓、15樓至23樓、25樓至31樓每個住宅物業的層與層之間的高度：3.10米。

1. 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. (Not applicable to this Development)
2. The thickness of floor slabs (excluding plaster) of each residential property on 6/F-12/F, 15/F-23/F, 25/F-31/F of the Development as provided in the approved building plans for the Development: 150mm.
3. The floor-to-floor height of each residential property on 6/F-12/F, 15/F-23/F, 25/F-31/F of the Development as provided in the approved building plans for the Development: 3.10m.

1座（Amber House）
TOWER 1 （Amber House）
32樓樓面平面圖
32/F FLOOR PLAN

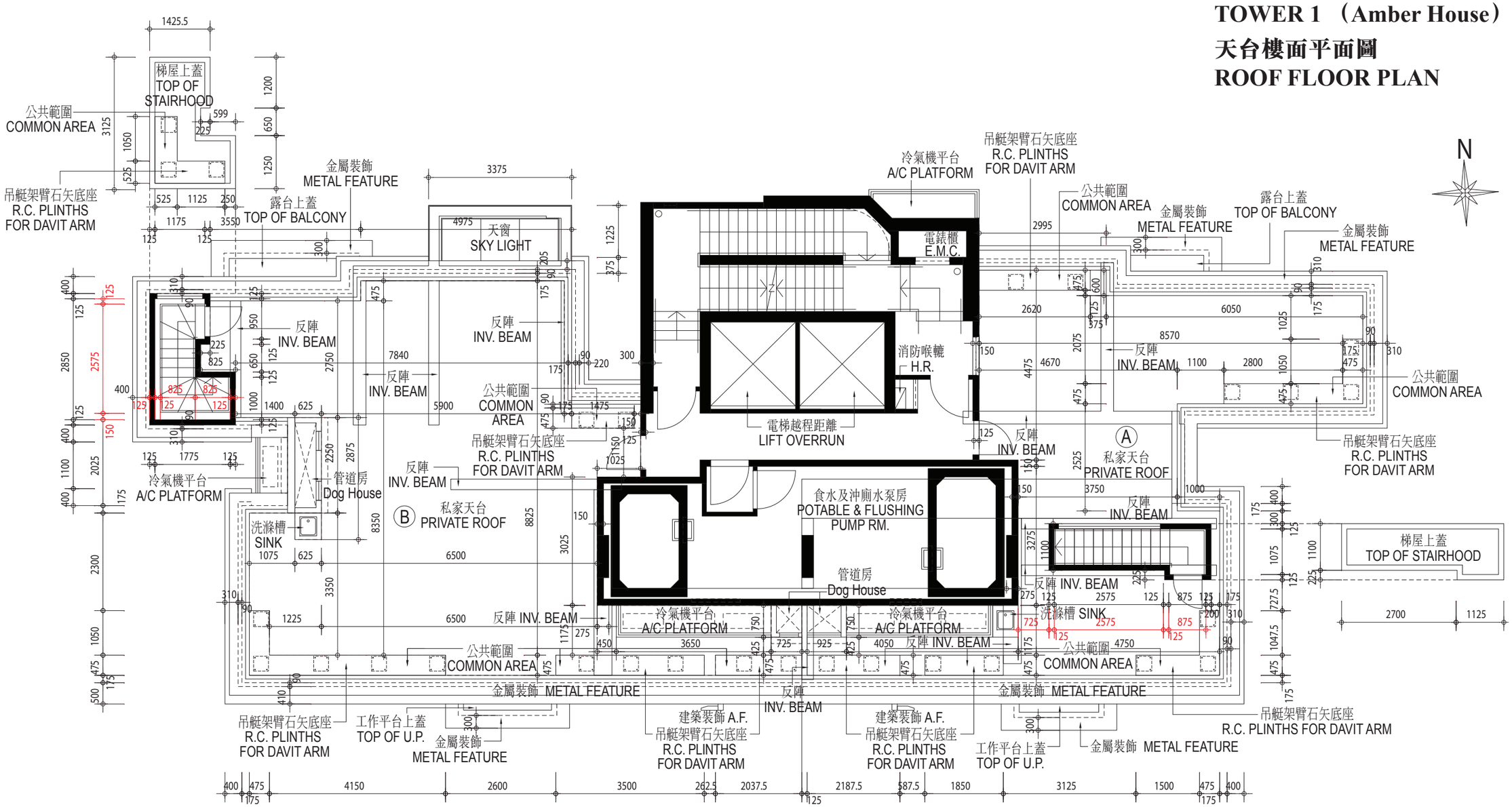


比例 Scale : 0 1 2 5米/M

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於本發展項目）
2. 按發展項目的經批准的建築圖則所規定者，發展項目32樓每個住宅物業的樓板（不包括灰泥）的厚度為：175毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目32樓每個住宅物業的層與層之間的高度：3.10米。

1. 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. (Not applicable to this Development)
2. The thickness of floor slabs (excluding plaster) of each residential property on 32/F of the Development as provided in the approved building plans for the Development: 175mm.
3. The floor-to-floor height of each residential property on 32/F of the Development as provided in the approved building plans for the Development : 3.10m.

1座（Amber House）
TOWER 1 （Amber House）
天台樓面平面圖
ROOF FLOOR PLAN

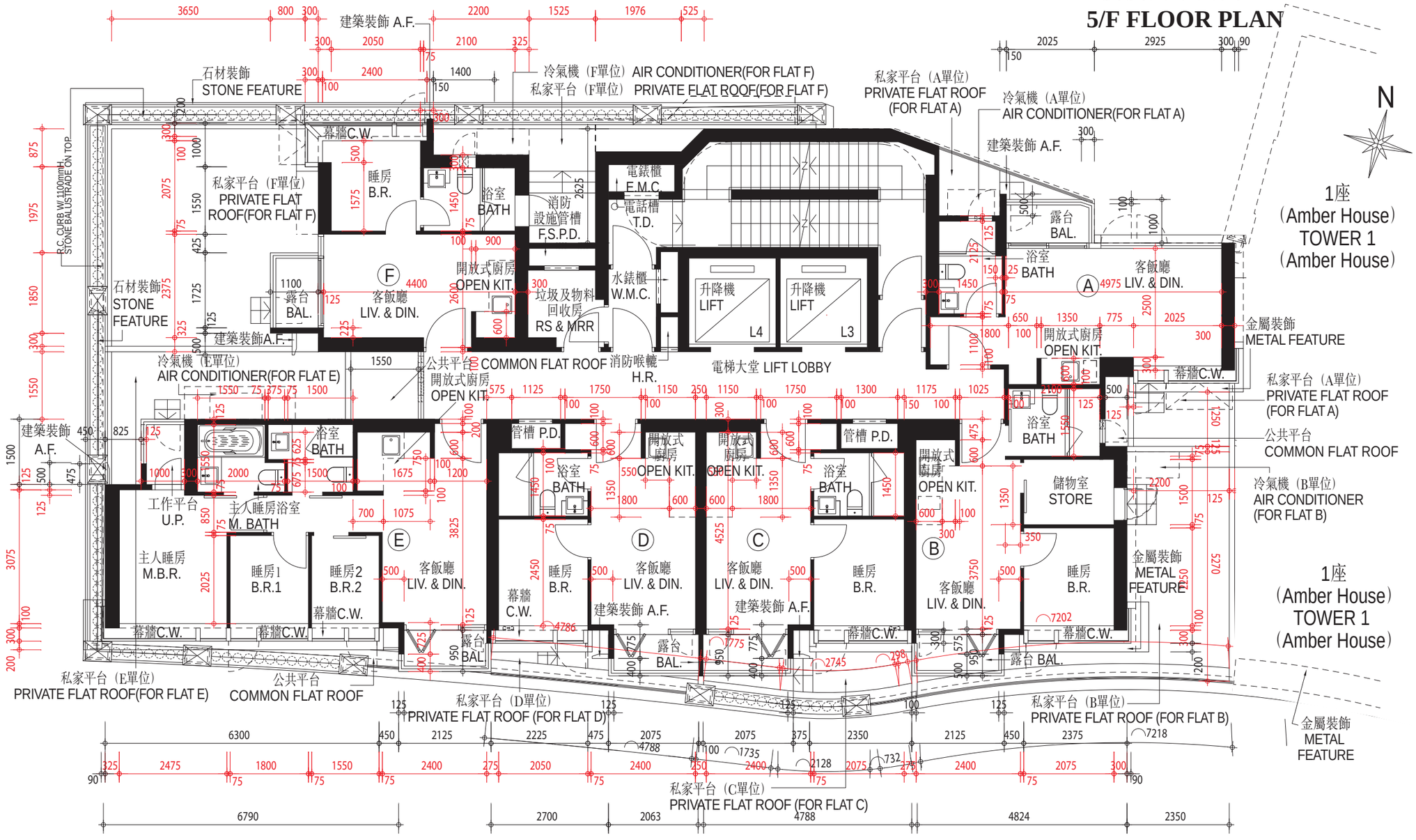


比例 Scale : 0 1 2 5米/M

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於本發展項目）
2. 按發展項目的經批准的建築圖則所規定者，每個住宅物業的樓板(不包括灰泥)的厚度：發展項目天台樓層之梯屋：175毫米；發展項目天台樓層其他部分、其他住宅物業：不適用。
3. 按發展項目的經批准的建築圖則所規定者，每個住宅物業的層與層之間的高度：發展項目天台樓層之梯屋：3.00米；發展項目天台樓層其他部分、其他住宅物業：不適用。

1. 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. (Not applicable to this Development)
2. The thickness of the floor slabs (excluding plaster) of each residential property: stairhood on roof floor of the Development as provided in the approved building plans for the Development: 175mm; other parts of roof floor of the Development and other residential properties: not applicable.
3. The floor-to-floor height of each residential property: stairhood on roof floor of the Development as provided in the approved building plans for the Development: 3.00m; other parts of roof floor of the Development and other residential properties: not applicable.

2座（Emerald House）
TOWER 2 （Emerald House）
5樓樓面平面圖
5/F FLOOR PLAN

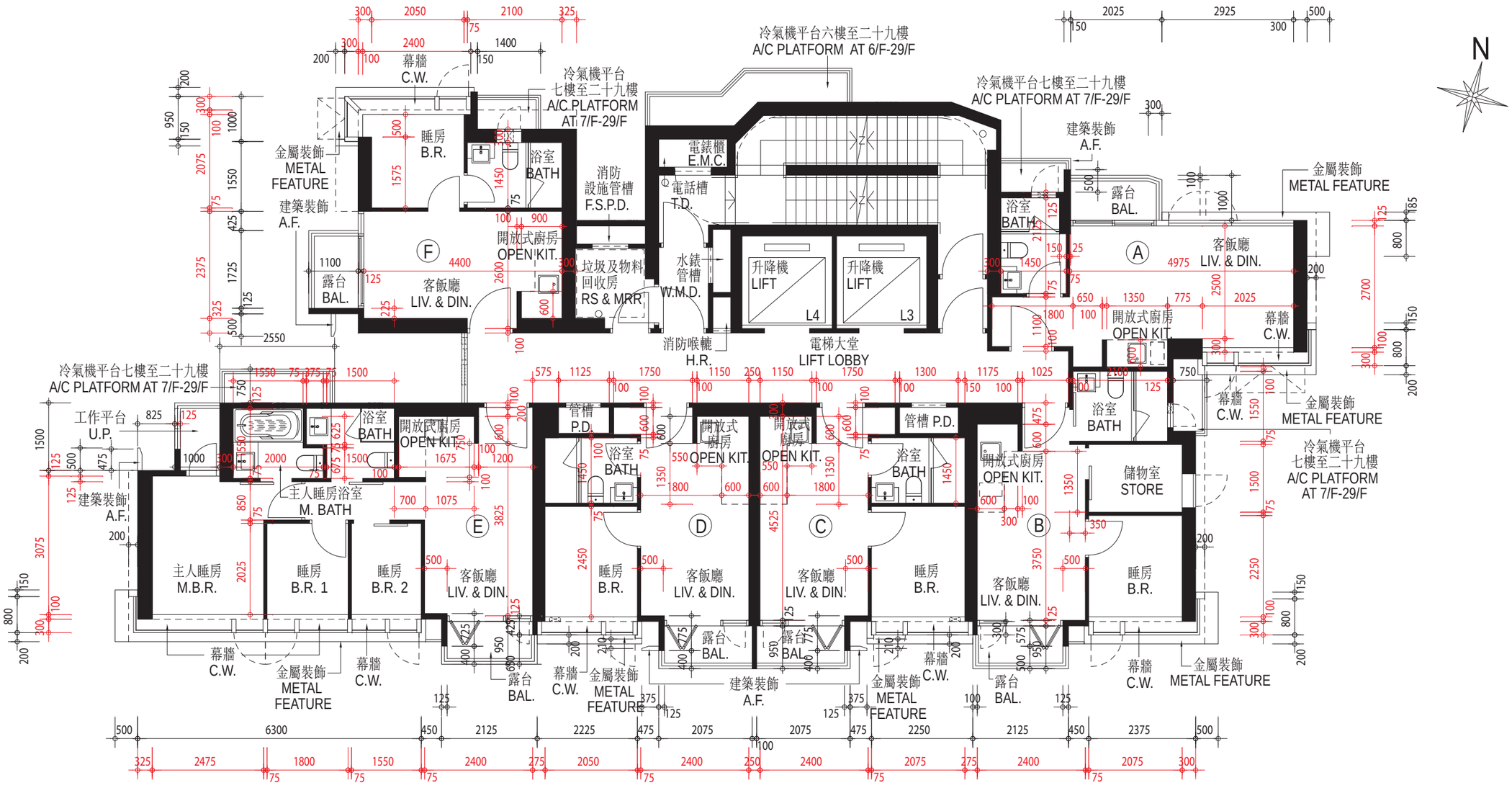


比例 Scale : 0 1 2 5米/M

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於本發展項目）
2. 按發展項目的經批准的建築圖則所規定者，發展項目5樓每個住宅物業的樓板（不包括灰泥）的厚度為：150毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目5樓每個住宅物業的層與層之間的高度：2.80米及3.10米。

1. 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. (Not applicable to this Development)
2. The thickness of floor slabs (excluding plaster) of each residential property on 5/F of the Development as provided in the approved building plans for the Development: 150mm.
3. The floor-to-floor height of each residential property on 5/F of the Development as provided in the approved building plans for the Development : 2.80m and 3.10m .

2座（Emerald House）
TOWER 2 （Emerald House）
6樓至12樓、15樓至23樓、25樓至29樓面平面圖
6/F-12/F, 15/F-23/F, 25/F-29/F FLOOR PLAN

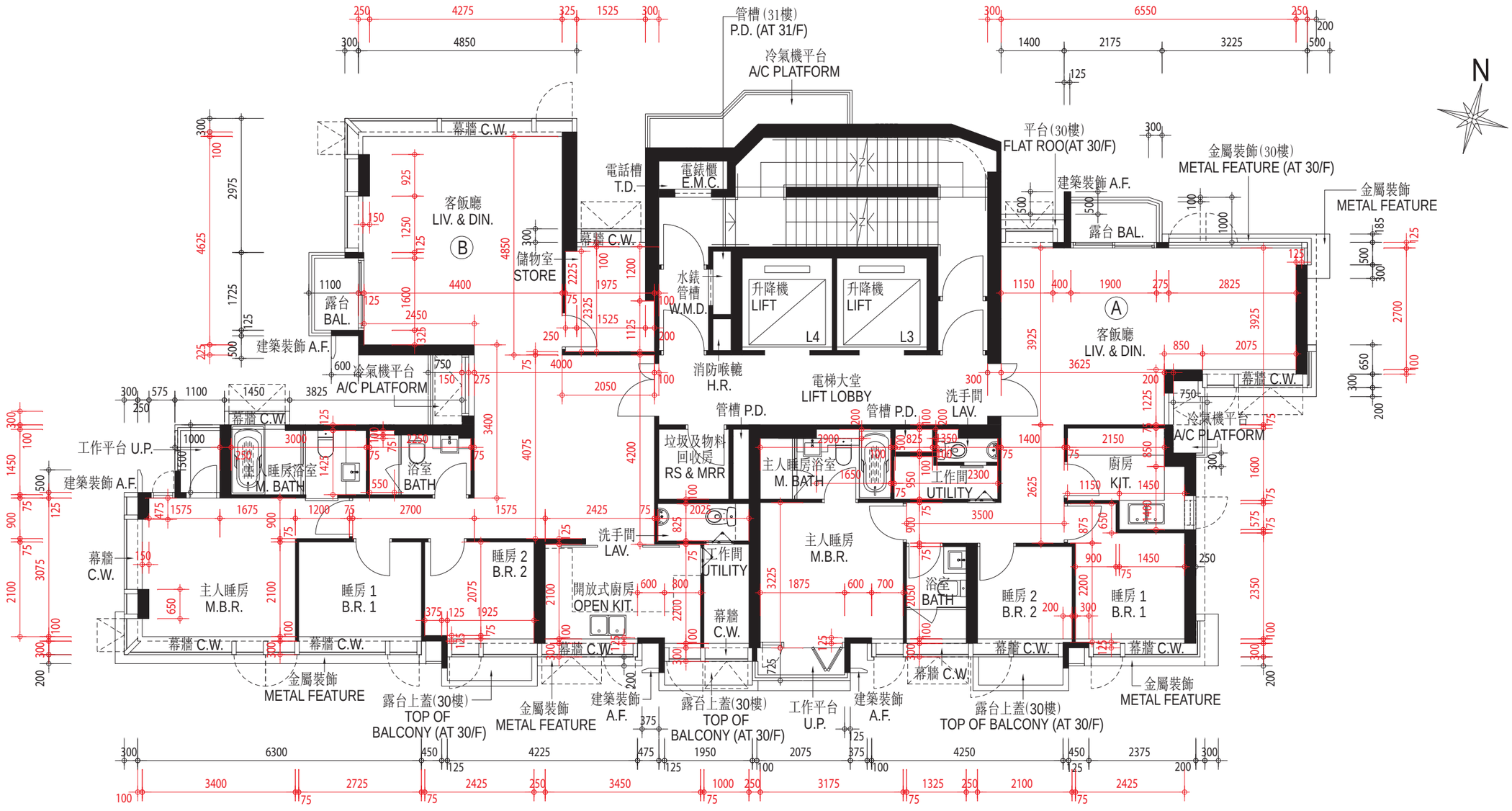


比例 Scale : 0 1 2 5米/M

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於本發展項目）
2. 按發展項目的經批准的建築圖則所規定者，發展項目6樓至12樓、15樓至23樓、25樓至29樓每個住宅物業的樓（不包括灰泥）的厚度：150毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目6樓至12樓、15樓至23樓、25樓至29樓每個住宅物業的層與層之間的高度：3.10米。

1. 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. (Not applicable to this Development)
2. The thickness of floor slabs (excluding plaster) of each residential property on 6/F-12/F, 15/F-23/F, 25/F-29/F of the Development as provided in the approved building plans for the Development: 150mm.
3. The floor-to-floor height of each residential property on 6/F-12/F, 15/F-23/F, 25/F-29/F of the Development as provided in the approved building plans for the Development: 3.10m.

2座（Emerald House）
TOWER 2 （Emerald House）
30樓至31樓樓面平面圖
30/F-31/F FLOOR PLAN

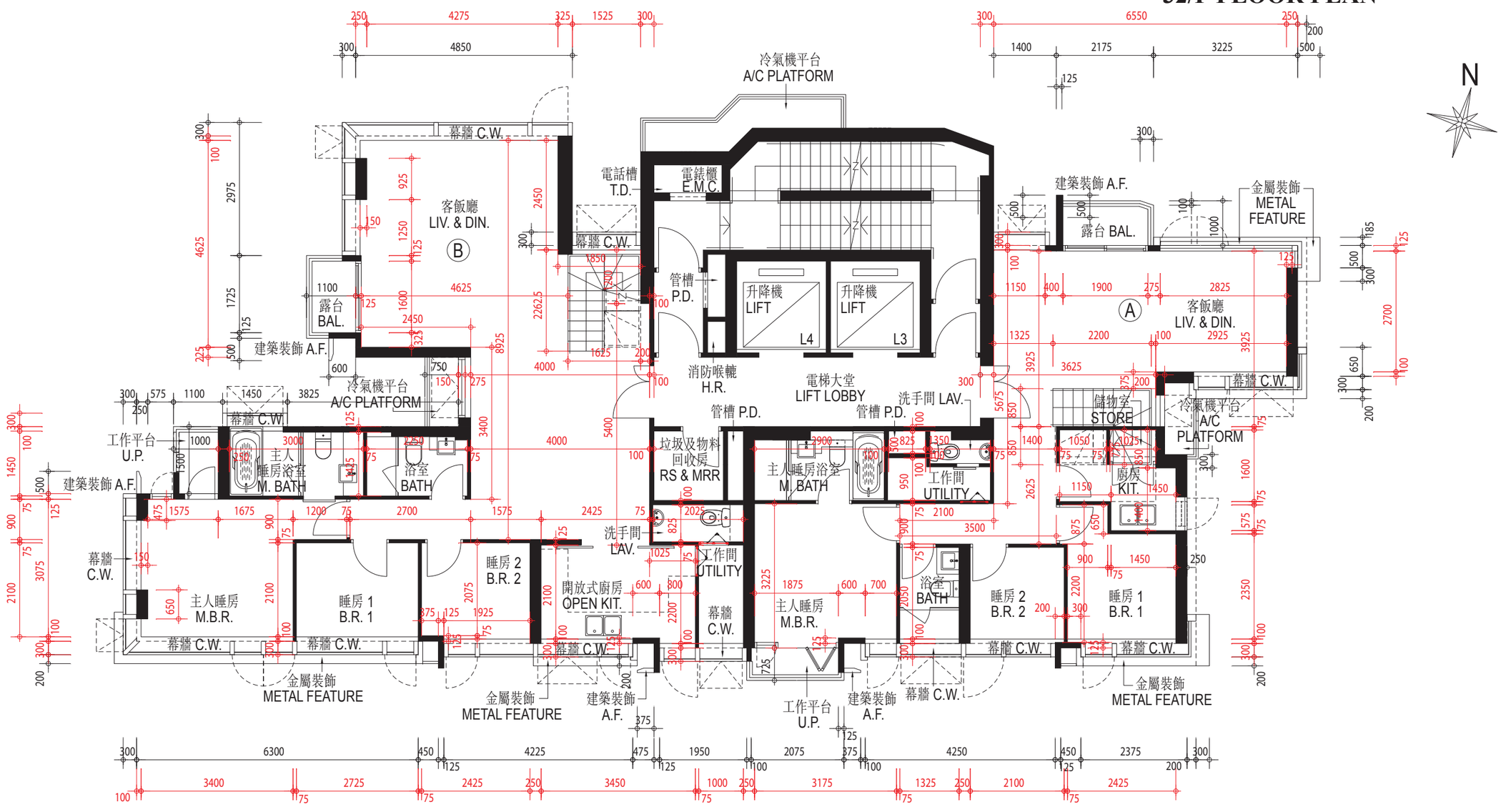


比例 Scale : 0 1 2 5米/M

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於本發展項目）
2. 按發展項目的經批准的建築圖則所規定者，發展項目30樓及31樓每個住宅物業的樓（不包括灰泥）的厚度：150毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目30樓及31樓每個住宅物業的層與層之間的高度：3.10米。

1. 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. (Not applicable to this Development)
2. The thickness of floor slabs (excluding plaster) of each residential property on 30/F and 31/F of the Development as provided in the approved building plans for the Development: 150mm.
3. The floor-to-floor height of each residential property on 30/F and 31/F of the Development as provided in the approved building plans for the Development: 3.10m.

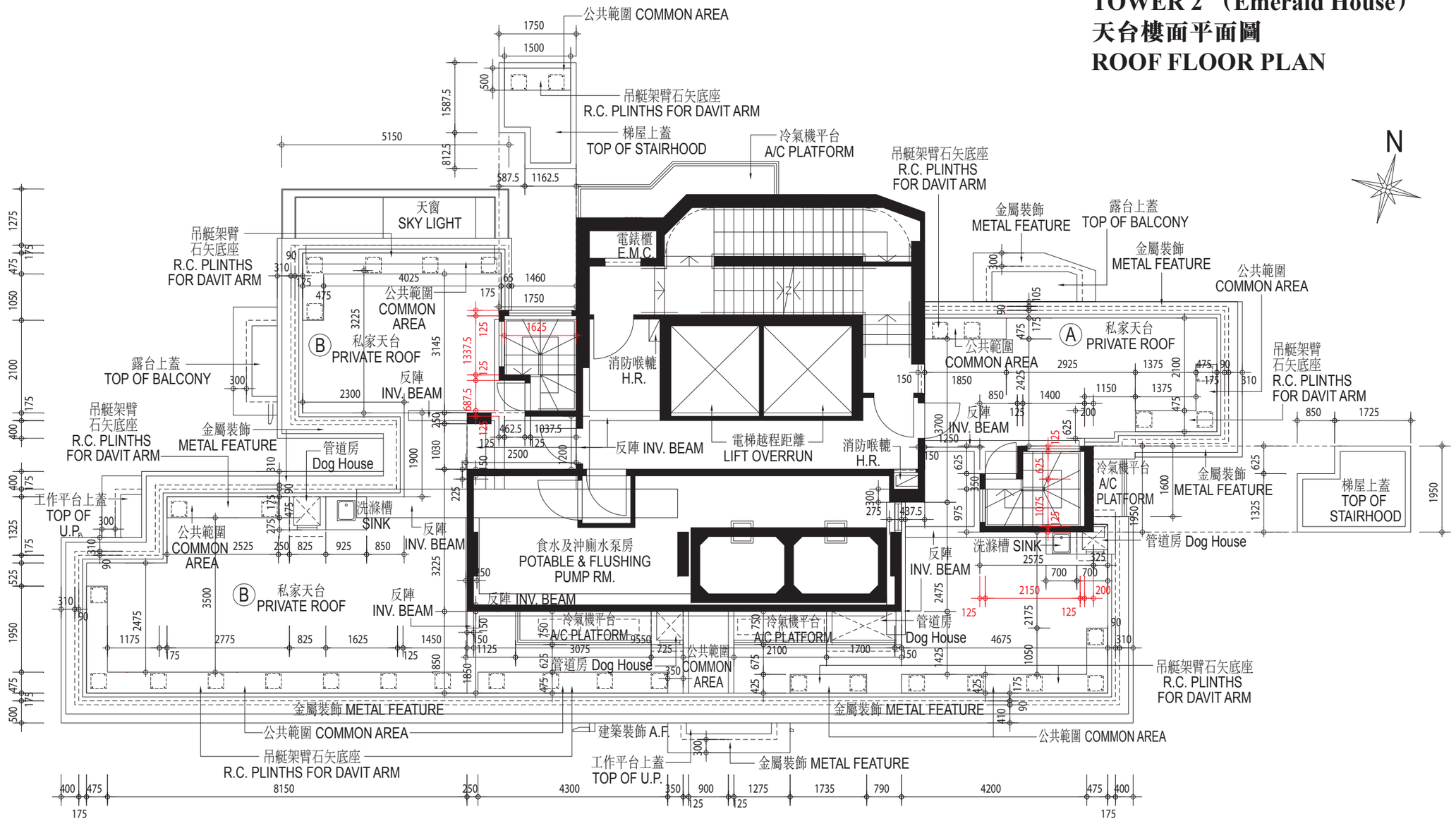
2座（Emerald House）
TOWER 2 （Emerald House）
32樓樓面平面圖
32/F FLOOR PLAN



1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於本發展項目）
2. 按發展項目的經批准的建築圖則所規定者，發展項目32樓每個住宅物業的樓（不包括灰泥）的厚度：175毫米。
3. 按發展項目的經批准的建築圖則所規定者，發展項目32樓每個住宅物業的層與層之間的高度：3.10米。

1. 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. (Not applicable to this Development)
2. The thickness of floor slabs (excluding plaster) of each residential property on 32/F of the Development as provided in the approved building plans for the Development: 175mm.
3. The floor-to-floor height of each residential property on 32/F of the Development as provided in the approved building plans for the Development: 3.10m.

2座（Emerald House）
TOWER 2 （Emerald House）
天台樓面平面圖
ROOF FLOOR PLAN



比例 Scale : 0 1 2 5米/M

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於本發展項目）
2. 按發展項目的經批准的建築圖則所規定者，每個住宅物業的樓板(不包括灰泥)的厚度：發展項目天台樓層之梯屋：175毫米；發展項目天台樓層其他部分、其他住宅物業：不適用。
3. 按發展項目的經批准的建築圖則所規定者，每個住宅物業的層與層之間的高度：發展項目天台樓層之梯屋：3.00米；發展項目天台樓層其他部分、其他住宅物業：不適用。

1. 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. (Not applicable to this Development)
2. The thickness of the floor slabs (excluding plaster) of each residential property: stairhood on roof floor of the Development as provided in the approved building plans for the Development: 175mm; other parts of roof floor of the Development and other residential properties: not applicable.
3. The floor-to-floor height of each residential property: stairhood on roof floor of the Development as provided in the approved building plans for the Development: 3.00m; other parts of roof floor of the Development and other residential properties: not applicable.

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (Including balcony, utility platform and verandah (if any)) 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) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay Window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
63 Pokfulam 1座 (Amber House) Tower 1 (Amber House)	5樓 5/F	A	28.319 (305) 露台 Balcony: 2.025(22) 工作平台 Utility Platform: -	-	-	-	33.301(358)	-	-	-	-	-	-
		B	29.574 (318) 露台 Balcony: 2.019(22) 工作平台 Utility Platform: -	-	-	-	18.097(195)	-	-	-	-	-	-
		C	24.980 (269) 露台 Balcony: 2.007(22) 工作平台 Utility Platform: -	-	-	-	7.795(84)	-	-	-	-	-	-
		D	25.020 (269) 露台 Balcony: 2.007(22) 工作平台 Utility Platform: -	-	-	-	3.767(41)	-	-	-	-	-	-
		E	19.413 (209) 露台 Balcony: 2.008(22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		F	28.379 (305) 露台 Balcony: 2.008(22) 工作平台 Utility Platform: -	-	-	-	11.046(119)	-	-	-	-	-	-
		G	23.994 (258) 露台 Balcony: 2.019(22) 工作平台 Utility Platform: -	-	-	-	33.873(365)	-	-	-	-	-	-
		H	24.454 (263) 露台 Balcony: 2.019(22) 工作平台 Utility Platform: -	-	-	-	11.175(120)	-	-	-	-	-	-
	6樓至12樓、15樓至23樓及25樓至31樓（不設13樓、14樓及24樓） 6/F – 12/F, 15/F – 23/F & 25/F – 31/F (13/F, 14/F & 24/F are omitted)	A	28.319 (305) 露台 Balcony: 2.025(22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B	29.574 (318) 露台 Balcony: 2.019(22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		C	24.980 (269) 露台 Balcony: 2.007(22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		D	25.020 (269) 露台 Balcony: 2.007(22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		E	19.413 (209) 露台 Balcony: 2.008(22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		F	28.379 (305) 露台 Balcony: 2.008(22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		G	23.994 (258) 露台 Balcony: 2.019(22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		H	24.454 (263) 露台 Balcony: 2.019(22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-

1. 每個住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
3. 在構成住宅物業的一部分的範圍內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。

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

備註：
1. 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算並以四捨五入至整數。
2. 發展項目住宅物業並無陽台。

Remarks:
1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. There is no verandah in the residential properties of the Development.

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (Including balcony, utility platform and verandah (if any)) 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) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay Window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
63 Pokfulam 1座 (Amber House) Tower 1 (Amber House)	32樓 32/F	A	92.872 (1,000) 露台 Balcony: 2.025 (22) 工作平台 Utility Platform: 1.53 (16)	-	-	-	-	-	-	50.362 (542)	4.46 (48)	-	-
		B	119.902 (1,291) 露台 Balcony: 2.898 (31) 工作平台 Utility Platform: 1.79 (19)	-	-	-	5.367 (58)	-	-	73.969 (796)	5.022 (54)	-	-

1. 每個住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
3. 在構成住宅物業的一部分的範圍內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。

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

備註：
1. 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算並以四捨五入至整數。
2. 發展項目住宅物業並無陽台。

Remarks:
1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. There is no verandah in the residential properties of the Development.

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (Including balcony, utility platform and verandah (if any)) 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) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay Window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
63 Pokfulam 2座 (Emerald House) Tower 2 (Emerald House)	5樓 5/F	A	25.556 (275) 露台 Balcony: 2.010(22) 工作平台 Utility Platform: -	-	-	-	5.472(59)	-	-	-	-	-	-
		B	28.803 (310) 露台 Balcony: 2.019(22) 工作平台 Utility Platform: -	-	-	-	14.261(154)	-	-	-	-	-	-
		C	25.175 (271) 露台 Balcony: 2.019(22) 工作平台 Utility Platform: -	-	-	-	3.973(43)	-	-	-	-	-	-
		D	25.067 (270) 露台 Balcony: 2.019(22) 工作平台 Utility Platform: -	-	-	-	2.079(22)	-	-	-	-	-	-
		E	45.851 (494) 露台 Balcony: 2.019(22) 工作平台 Utility Platform: 1.500(16)	-	-	-	9.422(101)	-	-	-	-	-	-
		F	26.096 (281) 露台 Balcony: 2.035(22) 工作平台 Utility Platform: -	-	-	-	30.355(327)	-	-	-	-	-	-
	6樓至12樓、15樓至23樓及25樓至29樓（不設13樓、14樓及24樓） 6/F – 12/F, 15/F – 23/F & 25/F – 29/F (13/F, 14/F & 24/F are omitted)	A	25.556 (275) 露台 Balcony: 2.010(22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		B	28.803 (310) 露台 Balcony: 2.019(22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		C	25.175 (271) 露台 Balcony: 2.019(22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		D	25.067 (270) 露台 Balcony: 2.019(22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		E	45.851 (494) 露台 Balcony: 2.019(22) 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-
		F	26.096 (281) 露台 Balcony: 2.035(22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	30樓至31樓 30/F – 31/F	A	79.844 (859) 露台 Balcony: 2.010(22) 工作平台 Utility Platform: 1.577(17)	-	-	-	-	-	-	-	-	-	-
		B	107.090 (1,153) 露台 Balcony: 2.035(22) 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-
	32樓 32/F	A	79.844 (859) 露台 Balcony: 2.010(22) 工作平台 Utility Platform: 1.577(17)	-	-	-	-	-	-	38.651(416)	4.482(48)	-	-
		B	107.090 (1,153) 露台 Balcony: 2.035(22) 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	54.970(592)	3.723(40)	-	-

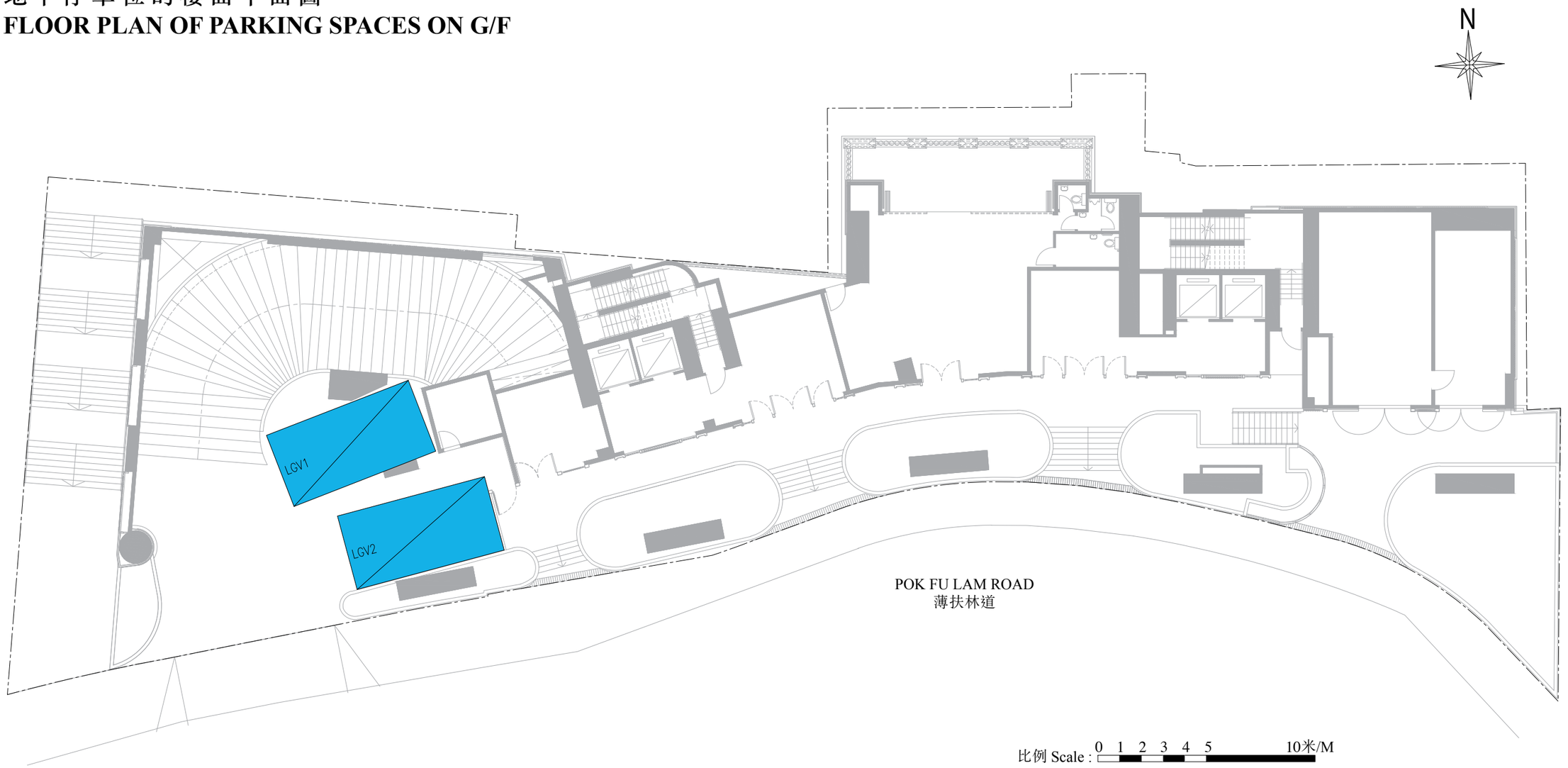
1. 每個住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
3. 在構成住宅物業的一部分的範圍內的其他指明項目的面積(不計算入實用面積)是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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

備註：
1. 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算並以四捨五入至整數。
2. 發展項目住宅物業並無陽台。

Remarks:
1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. There is no verandah in the residential properties of the Development.

地下停車位的樓面平面圖
FLOOR PLAN OF PARKING SPACES ON G/F

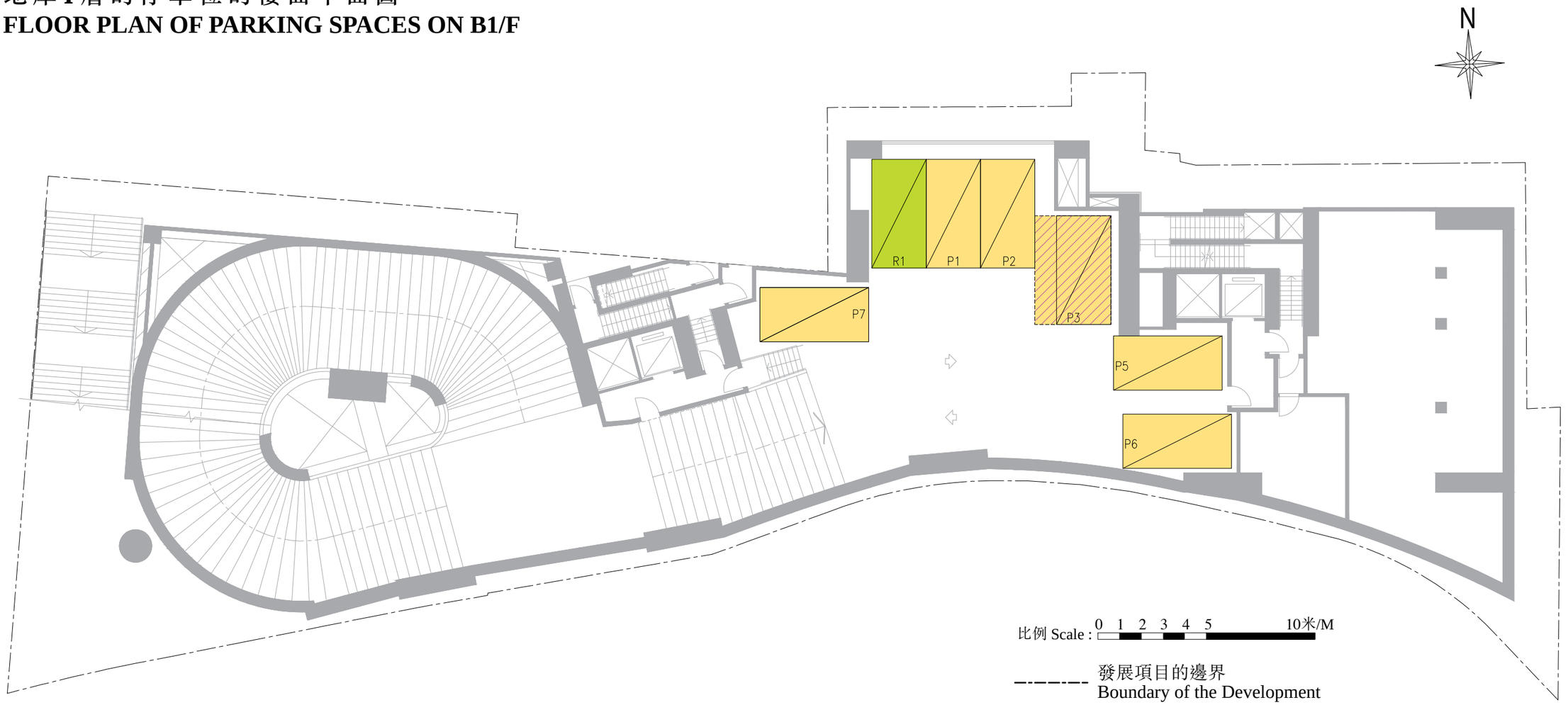


比例 Scale : 0 1 2 3 4 5 10米/M

發展項目的邊界
Boundary of the Development

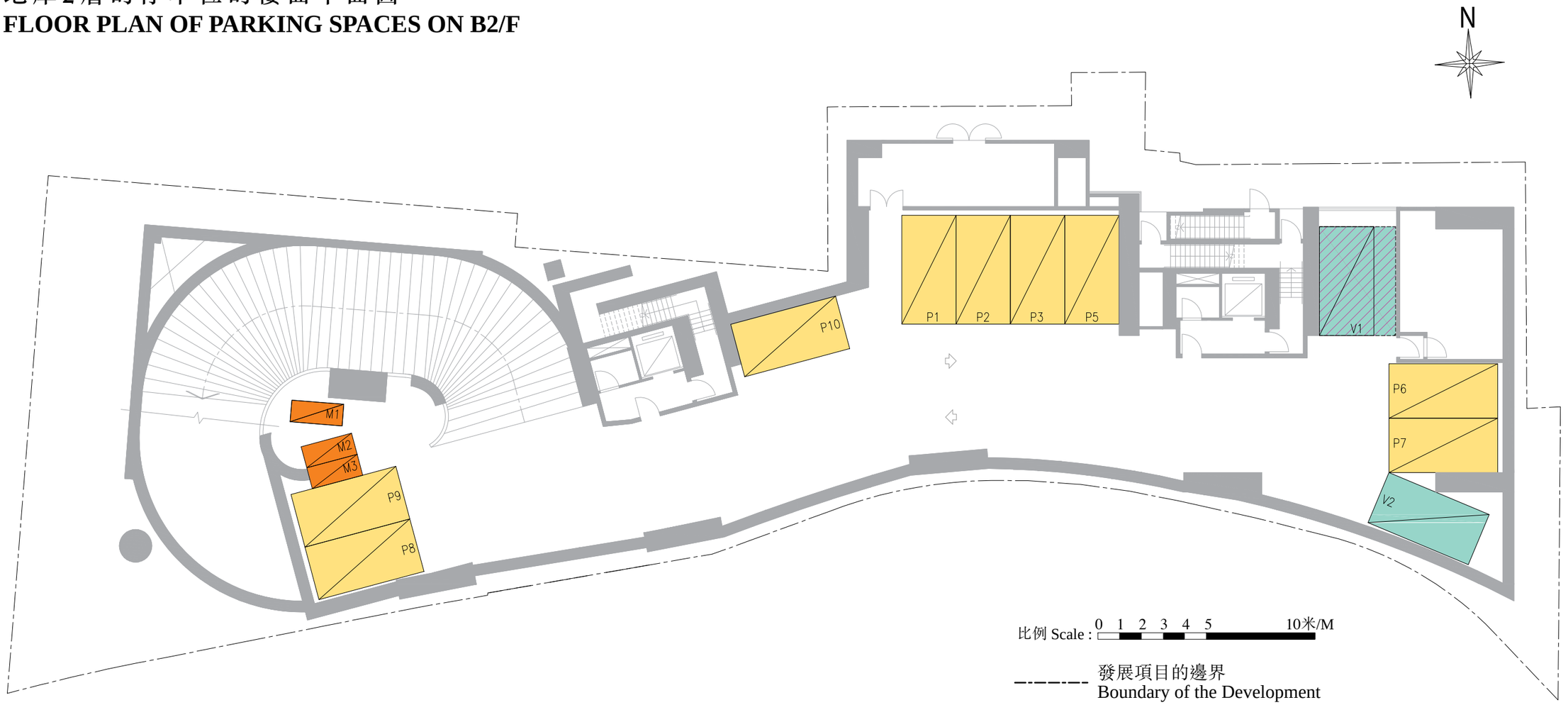
停車位類別 **Category of Parking Space**	數目 **Number**	尺寸 (長 x 闊) (米) **Dimensions (LxW) (m)**	每個停車位面積 (平方米) **Area Per Each Parking Space (sq.m.)**
上落貨停車位 **Loading / Unloading Parking Space**	2	7.0 x 3.5	24.5

地庫1層的停車位的樓面平面圖
FLOOR PLAN OF PARKING SPACES ON B1/F



停車位類別 **Category of Parking Space**	數目 **Number**	尺寸 (長 x 闊) (米) **Dimensions (LxW) (m)**	每個停車位面積 (平方米) **Area Per Each Parking Space (sq.m.)**
住宅停車位 **Residential Car Parking Space**	5	5.0 x 2.5	12.5
暢通易達住宅停車位 **Accessible Residential Car Parking Space**	1	5.0 x 3.5	17.5
商用停車位 **Retail Car Parking Space**	1	5.0 x 2.5	12.5

地庫2層的停車位的樓面平面圖
FLOOR PLAN OF PARKING SPACES ON B2/F



停車位類別 **Category of Parking Space**	數目 **Number**	尺寸 (長 x 闊) (米) **Dimensions (LxW) (m)**	每個停車位面積 (平方米) **Area Per Each Parking Space (sq.m.)**
住宅停車位 **Residential Car Parking Space**	9	5.0 x 2.5	12.5
訪客停車位 **Visitors' Car Parking Space**	1	5.0 x 2.5	12.5
暢通易達訪客停車位 **Accessible Visitors' Car Parking Space**	1	5.0 x 3.5	17.5
電單車停車位 **Motorcycle Parking Space**	3	2.4 x 1.0	2.4

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

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement -
   (i) that preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 發展項目的公用部分

(a) 公用部分指在該土地（指內地段第5846號餘段、內地段第5847號餘段、內地段第5848號餘段、內地段第5849號餘段、內地段第5850號餘段、內地段第5851號餘段、內地段第6013號餘段、內地段第6014號餘段、內地段第6015號餘段、內地段第6016號餘段及內地段第6017號餘段，及如文意允許，包括其上之發展項目）內符合以下情況的區域、系統、裝備、設備、機器、固定裝置、裝置、管道或其他事宜：

(i) 擬為該土地或其任何部分的不同業主、佔用人、被許可人或被邀請人共同使用及利益；

(ii) 符合建築物管理條例（第344章）第2條中「公用部分」的定義；或

(iii) 賣方不時按照公契指定之公用部分。

上述包括部分入口大堂、樓梯、升降機、康樂設施、外牆等。

(b) 公用部分分為發展項目公用部分（提供或安裝給發展項目所有業主、佔用人、被許可人或被邀請人共同使用及利益）、住宅公用部分（提供或安裝給住宅單位業主、佔用人、被許可人或被邀請人共同使用及利益）及車場公用部分（提供或安裝給不同停車位及訪客停車位的車位業主、佔用人、被許可人或被邀請人共同使用及利益）。

(c) 業主有權為了正當使用與享用他的單位有關的一切目的使用公用部分。

(d) 除非已經取得業主委員會的批准，業主不得轉變任何公用部分供他個人使用或享用。

(e) 業主不得阻塞公用部分，亦不得在該等地方作出任何事情，以致可能或成為對該土地或任何毗鄰房產的任何其他業主或佔用人造成滋擾。

(f) 業主不得更改公用部分或作出任何事情，以致管理人認為會干擾或損壞公用部分或對公用部分的正常運作有不利影響。

(g) 管理人具有充分權利及授權控制公用部分和全面管治與管理公用部分。管理人須作為全體業主的受託人持有公用部分。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

發展項目中的每個住宅物業配有不分割份數。詳細的分配狀況，請參閱下表。

座數	樓層	單位	分配予每個住宅物業的不分割份數的數目
1座 (Amber House)	5樓	A	316 / 99,452
		B	314 / 99,452
		C	258 / 99,452
		D	254 / 99,452
		E	194 / 99,452
		F	295 / 99,452
		G	274 / 99,452
		H	256 / 99,452
	6樓至12樓、15樓至23樓及25樓至31樓（不設13樓、14樓及24樓）	A	283 / 99,452
		B	296 / 99,452
		C	250 / 99,452
		D	250 / 99,452
		E	194 / 99,452
		F	284 / 99,452
		G	240 / 99,452
		H	245 / 99,452

座數	樓層	單位	分配予每個住宅物業的不分割份數的數目
1座 (Amber House)	32樓	A	983 / 99,452
		B	1,283 / 99,452

座數	樓層	單位	分配予每個住宅物業的不分割份數的數目
2座 (Emerald House)	5樓	A	261 / 99,452
		B	302 / 99,452
		C	256 / 99,452
		D	253 / 99,452
		E	468 / 99,452
		F	291 / 99,452
	6樓至12樓、15樓至23樓及25樓至29樓（不設13樓、14樓及24樓）	A	256 / 99,452
		B	288 / 99,452
		C	252 / 99,452
		D	251 / 99,452
		E	459 / 99,452
		F	261 / 99,452

座數	樓層	單位	分配予每個住宅物業的不分割份數的數目
2座 (Emerald House)	30樓至31樓	A	798 / 99,452
		B	1,071 / 99,452
	32樓	A	841 / 99,452
		B	1,130 / 99,452

3. 發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目的管理開支（指管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算）（包括管理人之酬金）。一般而言：

(a) 每名業主須按分配到其單位之管理份數之比例分擔有關發展項目公用部分之管理開支；

(b) 每名住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關住宅公用部分之管理開支；及

(c) (i) 每名停車位業主須按分配到其停車位之管理份數之比例分擔有關車場公用部分之管理開支之87.6%；及

(ii) 每名住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關車場公用部分之管理開支之12.4%。

每個住宅物業之管理份數相等於其獲分配之不分割份數，惟發展項目不分割份數總數與發展項目管理份數總數不同。所有發展項目中的住宅物業之管理份數總數為96,040。所有發展項目中的停車位之管理份數總數為2,122。發展項目之管理份數總數為99,352。

5. 計算管理費按金的基準

管理費按金相等於三個月之每月管理費。

6. 擁有人在發展項目中保留作自用的範圍(如有的話)

本發展項目並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所提及之擁有人在發展項目中保留作自用的範圍。

1. Common Parts of the Development

(a) Common Parts means all areas, systems, equipment, facilities, machinery, fixtures, fittings, conduits or other matters in the Land (meaning The Remaining Portion of Inland Lot No.5846, the Remaining Portion of Inland Lot No.5847, the Remaining Portion of Inland Lot No.5848, the Remaining Portion of Inland Lot No.5849, the Remaining Portion of Inland Lot No.5850, the Remaining Portion of Inland Lot No.5851, the Remaining Portion of Inland Lot No.6013, the Remaining Portion of Inland Lot No.6014, the Remaining Portion of Inland Lot No.6015, the Remaining Portion of Inland Lot No.6016 and the Remaining Portion of Inland Lot No.6017, and, where the context permits, shall include the Development thereon):

(i) which are intended for the common use and benefit of different owners, occupiers, licensees or invitees of the Land or any part thereof;

(ii) as will fall within the definition of "common parts" in section 2 of the Building Management Ordinance (Cap. 344); or

(iii) which are from time to time designated by Vendor to be Common Parts in accordance with the DMC.

These include certain entrance lobbies, staircases, lifts, recreational facilities, external walls, etc.

(b) Common Parts are categorized into Development Common Parts (provided or installed for the common use and benefit of all owners, occupiers, licensees, or invitees in the Development), Residential Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees, or invitees of the residential flats in the Development) and Parking Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees, or invitees of different Parking Spaces and Visitors Parking Spaces in the Development).

(c) The owners may use the Common Parts for all purposes connected with the proper use and enjoyment of his Unit.

(d) The owners may not convert any of the Common Parts to his own use or for his own benefit unless the approval of the Owners' Committee has been obtained.

(e) The owners may not obstruct the Common Parts nor do anything in or to the Common Parts which may be or become a nuisance to any other owner or occupiers of the Land or any neighbouring premises.

(f) The owners may not alter the Common Parts or do anything which may, in the opinion of the Manager, interfere with or damage the Common Parts or adversely affect the normal functioning of the Common Parts.

(g) The Manager has the full right and authority to control the Common Parts and to generally administer and manage the Common Parts. The Manager shall hold the Common Parts as trustee for all owners.

2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table below.

Tower	Floor	Flat	Number of undivided shares assigned to each residential propety
Tower 1 (Amber House)	5/F	A	316 / 99,452
		B	314 / 99,452
		C	258 / 99,452
		D	254 / 99,452
		E	194 / 99,452
		F	295 / 99,452
		G	274 / 99,452
		H	256 / 99,452

Tower	Floor	Flat	Number of undivided shares assigned to each residential propety
Tower 1 (Amber House)	6/F – 12/F, 15/F – 23/F & 25/F – 31/F (13/F, 14/F & 24/F are omitted)	A	283 / 99,452
		B	296 / 99,452
		C	250 / 99,452
		D	250 / 99,452
		E	194 / 99,452
		F	284 / 99,452
		G	240 / 99,452
		H	245 / 99,452

Tower	Floor	Flat	Number of undivided shares assigned to each residential propety
Tower 1 (Amber House)	32/F	A	983 / 99,452
		B	1,283 / 99,452

Tower	Floor	Flat	Number of undivided shares assigned to each residential propety
Tower 2 (Emerald House)	5/F	A	261 / 99,452
		B	302 / 99,452
		C	256 / 99,452
		D	253 / 99,452
		E	468 / 99,452
		F	291 / 99,452
	6/F – 12/F, 15/F – 23/F & 25/F – 29/F (13/F, 14/F & 24/F are omitted)	A	256 / 99,452
		B	288 / 99,452
		C	252 / 99,452
		D	251 / 99,452
		E	459 / 99,452
		F	261 / 99,452

Tower	Floor	Flat	Number of undivided shares assigned to each residential propety
Tower 2 (Emerald House)	30/F – 31/F	A	798 / 99,452
		B	1,071 / 99,452
	32/F	A	841 / 99,452
		B	1,130 / 99,452

3. Term of years for which the Manager of the Development is appointed

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

4. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

Each owner shall contribute towards the Management Expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development, and shall be based on the budget prepared by the Manager) (including the Manager's Remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

(a) each owner shall contribute towards the Management Expenses relating to the Development Common Parts in proportion to the Management Shares allocated to his Unit;

(b) each owner of a residential property shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to his residential property; and

(c) (i) each owner of a Parking Space shall contribute towards 87.6% the Management Expenses relating to the Parking Common Parts in proportion to the Management Shares allocated to his Parking Space; and

(ii) each owner of a residential property shall contribute towards 12.4% of the Management Expenses relating to the Parking Common Parts in proportion to the Management Shares allocated to his residential property.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Management Shares of all residential properties

in the Development is 96,040 The total number of Management Shares of all Parking Spaces in the Development is 2,122. The total number of Management Shares in the Development is 99,352.

5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3 months' monthly management fee.

6. Area (if any) in the Development retained by the owner for its own use

There is no area in the Development which is retained by the owner for that owner's own use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance.

1. 發展項目所位於的土地的地段編號

內地段第5846號餘段、內地段第5847號餘段、內地段第5848號餘段、內地段第5849號餘段、內地段第5850號餘段、內地段第5851號餘段、內地段第6013號餘段、內地段第6014號餘段、內地段第6015號餘段、內地段第6016號餘段及內地段第6017號餘段（「土地」）。

2. 有關租契規定的年期

有關租契規定的年期由1862年6月30日起計999年。

3. 適用於該土地的用途限制

土地不得於未有事先取得政府許可證情況下用作任何銅匠、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。

4. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

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

(a) 承授人須按需要及於有需要時，自費妥善及充分地透過所有和所有形式之所需和必須之維修、清洗及改善以維修、維護、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保持土地上之院宅或物業及所有其他豎設物或建築物，及屬於和以任何形式附屬於該等院宅或物業及所有其他豎設物或建築物之牆壁、土堤、路塹、樹籬、溝渠、軌道、照明、行人道、廁所、水槽、排水溝及水道，至使政府滿意。

(b) 內地段第6013號（其部分為土地的一部分）之承授人須維修、維護、支持及保養該地段內於該地段批地文件日期當日已建造之護土牆及其附屬諸物至使政府滿意，並須就所有因該護土牆倒塌、下陷、殘破或失修導致或造成之破壞而起之任何法律行動、申索及索求彌償政府。

6. 對買方造成負擔的租用條件

(a) 政府已就土地之內、之下或之上可能為道路、公共建築或其他香港之公共目的所需的礦產、礦物、礦物油、石頭等保留權利，並有權進入土地以視察、挖掘、轉用及移走該等事物，惟須對土地造成盡可能少的損害。

(b) 政府亦保留權力，於土地內、土地下及穿過土地建造或接駁所有或任何公共或公用排污渠、排水渠或水道。

(c) 若有需要，承授人須負擔、支付及備款支付建造、興建、維修及改善處於、屬於土地或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、行人路、渠道、圍欄及共用牆、通風道、私人或公共排污渠及排水渠的支出和收費的合理分攤。

(d) 政府可每年兩次或更多次於日間內的任何合理時間進入土地以視察、搜索及檢查上述第(c)段的事物的狀況及所有變化、缺陷、失修及缺乏改善之處，並可發出書面通知，要求承授人於三個公曆月內修理及改善之。

(e) 承授人若違反或不履行批地文件內其須履行之契諾及條件，或未能繳付地租，政府可合法重收、重新管有及享用土地或其任何部分及逐出承授人或土地的佔用人。

(f) 如為改善香港或其他公共目的所需，經發出三個公曆月的通知予承授人及就土地及其上之建築物支付由政府評定的充分和公平賠償予承授人，政府有權收回、進入及重新管有土地或其任何部分。

(g) 內地段第5846號（其部分為土地的一部分）之批出受制於政府、其他人即獲政府特許之鄰近地段之承批人、其租客、受僱人、訪客、工人及獲其授權之其他人以該身份於內地段第5846號批地文件附夾的圖則中以粉紅色加綠色交差斜線標明的內地段第5846號部分上為與正當使用及享用該等鄰近地段有關之所有目的行使之免費及無間斷通行權。

(h) 內地段第5847號（其部分為土地的一部分）之批出受制於政府、獲政府特許之鄰近地段之承批人、其租客、受僱人、訪客、工人及獲其授權之其他人以該身份於內地段第5847號批地文件附夾的圖則中以粉紅色加綠色斜線標明的內地段第5847號部分上為與正當使用及享用該等鄰近地段有關之所有目的行使之免費及無間斷通行權。

(i) 內地段第5848號（其部分為土地的一部分）之批出受制於政府、其他人即獲政府特許之內地段第5849號至內地段第5851號之承批人、其租客、受僱人、訪客、工人及獲其授權之其他人以該身份於內地段第5848號批地文件附夾的圖則中以粉紅色及粉紅色加綠色交差斜線標明的內地段第5848號部分上為與正當使用及享用內地段第5849號至內地段第5851號有關之所有目的行使之免費及無間斷通行權。

(j) 內地段第5849號（其部分為土地的一部分）之批出受制於政府、其他人即獲政府特許之內地段第5850號和內地段第5851號之承批人、其租客、受僱人、訪客、工人及獲其授權之其他人以該身份於內地段第5849號批地文件附夾的圖則中以粉紅色及粉紅色加綠色交差斜線標明的內地段第5849號部分上為與正當使用及享用內地段第5850號和內地段第5851號有關之所有目的行使之免費及無間斷通行權。

(k) 內地段第5850號（其部分為土地的一部分）之批出受制於政府、其他人即獲政府特許之內地段第5851號之承批人、其租客、受僱人、訪客、工人及獲其授權之其他人以該身份於內地段第5850號批地文件附夾的圖則中以粉紅色及粉紅色加綠色交差斜線標明的內地段第5850號部分上為與正當使用及享用內地段第5851號有關之所有目的行使之免費及無間斷通行權。

(l) 內地段第6014號（其部分為土地的一部分）之批出受制於政府、其他人即獲政府特許之鄰近地段之承批人、其租客、受僱人、訪客、工人及獲其授權之其他人以該身份於內地段第6014號批地文件附夾的圖則中以粉紅色加綠色交差斜線標明的內地段第6014號部分上為與正當使用及享用該等鄰近地段有關之所有目的行使之免費及無間斷通行權。

(m) 內地段第6015號（其部分為土地的一部分）之批出受制於政府、其他人即獲政府特許之鄰近地段之承批人、其租客、受僱人、訪客、工人及獲其授權之其他人以該身份於內地段第6015號批地文件附夾的圖則中以粉紅色加綠色交差斜線標明的內地段第6015號部分上為與正當使用及享用該等鄰近地段有關之所有目的行使之免費及無間斷通行權。

(n) 內地段第6016號（其部分為土地的一部分）之批出受制於政府、其他人即獲政府特許之鄰近地段之承批人、其租客、受僱人、訪客、工人及獲其授權之其他人以該身份於內地段第6016號批地文件附夾的圖則中以粉紅色加綠色交差斜線標明的內地段第6016號部分上為與正當使用及享用該等鄰近地段有關之所有目的行使之免費及無間斷通行權。

(o) 內地段第6017號（其部分為土地的一部分）之批出受制於政府、其他人即獲政府特許之鄰近地段之承批人、其租客、受僱人、訪客、工人及獲其授權之其他人以該身份於內地段第6017號批地文件附夾的圖則中以粉紅色加綠色交差斜線標明的內地段第6017號部分上為與正當使用及享用該等鄰近地段有關之所有目的行使之免費及無間斷通行權。

(p) 見第5段。

備註：

本節中提述「承授人」一詞指根據批地文件中的承授人和如文意允許時包括其遺囑執行人、遺產管理人及承讓人。

1. The lot numbers of the land on which the Development is situated

The Remaining Portion of Inland Lot No.5846, the Remaining Portion of Inland Lot No.5847, the Remaining Portion of Inland Lot No.5848, the Remaining Portion of Inland Lot No.5849, the Remaining Portion of Inland Lot No.5850, the Remaining Portion of Inland Lot No.5851, the Remaining Portion of Inland Lot No.6013, the Remaining Portion of Inland Lot No.6014, the Remaining Portion of Inland Lot No.6015, the Remaining Portion of Inland Lot No.6016 and the Remaining Portion of Inland Lot No.6017 (the "Land")

2. The term of years under the leases

The term of years shall be 999 years from 30 June 1862.

3. The user restrictions applicable to that land

That Land shall not be used for any trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger or any other noisy, noisome or offensive trade or business whatsoever without the previous licence of the Government.

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

Not applicable.

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

(a) The grantee shall and will, where and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage(s) or tenement(s) and all other erections and buildings standing upon the Land, and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.

(b) The grantee of Inland Lot No.6013 (part of it being part of the Land) shall repair, uphold, support and maintain the retaining wall erected on that piece of land as at the date of the land grant of the same and everything appertaining thereto to the satisfaction of the Government and shall indemnify the Government against all actions, claims and demands whatsoever arising out of any damage resulting from or brought about by the collapse, subsidence, dilapidation or disrepair of such retaining wall.

6. The lease conditions that are onerous to a purchaser

(a) The Government has reserved rights to mines, minerals, mineral oils and quarries of stone, in, under and upon the Land as the Government may require for the roads, public buildings or other public purposes of Hong Kong, with full liberty to enter the Land to view, dig for, convert and carry away such things thereby doing as little damage as possible to the Land.

(b) The Government has also reserved the power to make and conduct in, through and under the Land all and any public or common sewers, drains or watercourses.

(c) The grantee shall and will as often as need shall require bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains requisite for or in or belonging to the Land or any part thereof, in common with other premises near or adjoining thereto.

(d) The Government may, twice or oftener in every year, at all reasonable times in the day, enter into and upon the Land to view, search and see the condition of the items mentioned in paragraph (c) above and of all decays, defects and wants of reparation and amendment and may issue notice in writing requiring the grantee to repair and amend the same within three calendar months.

(e) In case of the breach or non-performance of any covenant and condition on the part of the grantee to be performed in the land grant or a failure to pay the Government Rent by the grantee, it shall be lawful for the Government to re-enter, repossess and enjoy the Land or any part thereof and expel the grantee and occupiers of the Land.

(f) The Government has the power to resume, enter into and re-take possession of the Land or any part thereof if required for the improvement of Hong Kong or any other public purpose whatsoever three calendar months' notice being given to the grantee of its being so required and a full and fair compensation for the Land and the buildings thereon being paid to the said grantee to be valued by the Government.

(g) Inland Lot No.5846 (part of it being part of the Land) is granted subject to a free and uninterrupted right of way of the Government and others the lessee(s) of neighbouring lots licensed by the Government, their tenants, servants, visitors, workmen and other persons authorised by them in that behalf over that portion of Inland Lot No.5846 as is coloured pink and cross hatched green on the plan annexed to the land grant of Inland Lot No.5846 for all purposes connected with the proper use and enjoyment of such neighbouring lots.

(h) Inland Lot No.5847 (part of it being part of the Land) is granted subject to a free and uninterrupted right of way of the Government and the lessee(s) of neighbouring lots licensed by the Government, their tenants, servants, visitors, workmen and other persons authorised by them in that behalf over that portion of Inland Lot No.5847 as is coloured pink and hatched green on the plan annexed to the land grant of Inland Lot No.5847 for all purposes connected with the proper use and enjoyment of such neighbouring lots.

(i) Inland Lot No.5848 (part of it being part of the Land) is granted subject to a free and uninterrupted right of way of the Government and others the lessee(s) of Inland Lots No.5849 to 5851 licensed by the Government, their tenants, servants, visitors, workmen and other persons authorised by them in that behalf over that portion of Inland Lot No.5848 as is coloured pink and pink cross hatched green on the plan annexed to the land grant of Inland Lot No.5848 for all purposes connected with the proper use and enjoyment of Inland Lots No.5849 to 5851.

(j) Inland Lot No.5849 (part of it being part of the Land) is granted subject to a free and uninterrupted right of way of the Government and others the lessee(s) of Inland Lots No.5850 and 5851 licensed by the Government, their tenants, servants, visitors, workmen and other persons authorised by them in that behalf over that portion of Inland Lot No.5849 as is coloured pink and pink cross hatched green on the plan annexed to the land grant of Inland Lot No.5849 for all purposes connected with the proper use and enjoyment of Inland Lots No.5850 and 5851.

(k) Inland Lot No.5850 (part of it being part of the Land) is granted subject to a free and uninterrupted right of way of the Government and others the lessee(s) of Inland Lot No.5851 licensed by the Government, their tenants, servants, visitors, workmen and other persons authorised by them in that behalf over that portion of Inland Lot No.5850 as is coloured pink and pink cross hatched green on the plan annexed to the land grant of Inland Lot No.5850 for all purposes connected with the proper use and enjoyment of Inland Lot No.5851.

(l) Inland Lot No.6014 (part of it being part of the Land) is granted subject to a free and uninterrupted right of way of the Government and others the lessee(s) of neighbouring lots licensed by the Government, their tenants, servants, visitors, workmen and other persons authorised by them in that behalf over that portion of Inland Lot No.6014 as is coloured pink and cross hatched green on the plan annexed to the land grant of Inland Lot No.6014 for all purposes connected with the proper use and enjoyment of such neighbouring lots.

(m) Inland Lot No.6015 (part of it being part of the Land) is granted subject to a free and uninterrupted right of way of the Government and others the lessee(s) of neighbouring lots licensed by the Government, their tenants, servants, visitors, workmen and other persons authorised by them in that behalf over that portion of Inland Lot No.6015 as is coloured pink and cross hatched green on the plan annexed to the land grant of Inland Lot No.6015 for all purposes connected with the proper use and enjoyment of such neighbouring lots.

(n) Inland Lot No.6016 (part of it being part of the Land) is granted subject to a free and uninterrupted right of way of the Government and others the lessee(s) of neighbouring lots licensed by the Government, their tenants, servants, visitors, workmen and other persons authorised by them in that behalf over that portion of Inland Lot No.6016 as is coloured pink and cross hatched green on the plan annexed to the land grant of Inland Lot No.6016 for all purposes connected with the proper use and enjoyment of such neighbouring lots.

(o) Inland Lot No.6017 (part of it being part of the Land) is granted subject to a free and uninterrupted right of way of the Government and others the lessee(s) of neighbouring lots licensed by the Government, their tenants, servants, visitors, workmen and other persons authorised by them in that behalf over that portion of Inland Lot No.6017 as is coloured pink and cross hatched green on the plan annexed to the land grant of Inland Lot No.6017 for all purposes connected with the proper use and enjoyment of such neighbouring lots.

(p) See paragraph 5.

Remark:

The expression “grantee” as mentioned in this section means the grantee under the Land Grant and where the context admits or requires includes his executors, administrators and assigns.

(a) 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施；	不適用
(b) 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施；	不適用
(c) 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地；	不適用
(d) 該項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分。	不適用

(a) Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use;	Not applicable
(b) Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;	Not applicable
(c) Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;	Not applicable
(d) Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg F).	Not applicable

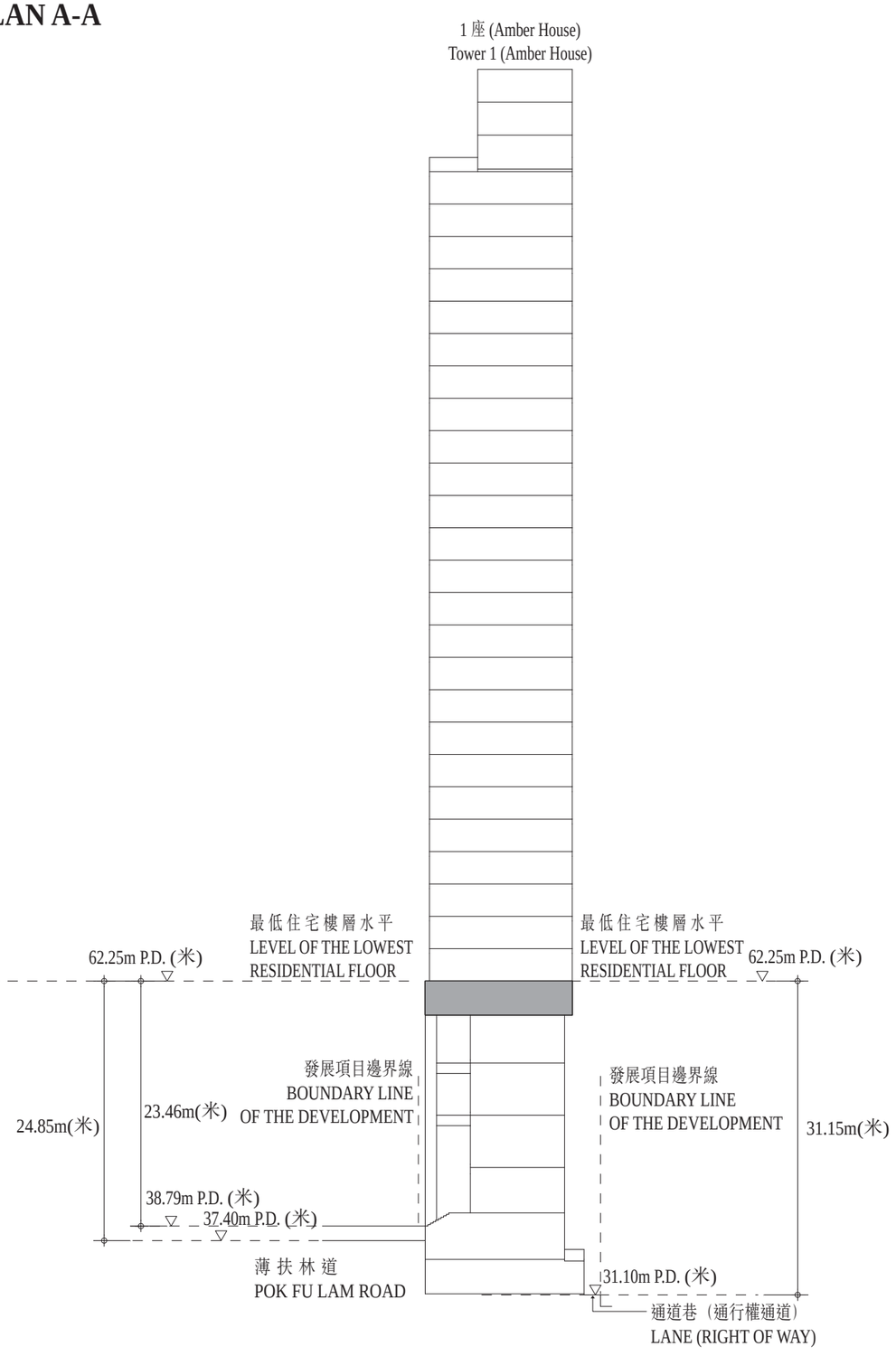
對買方的警告
WARNING TO PURCHASERS

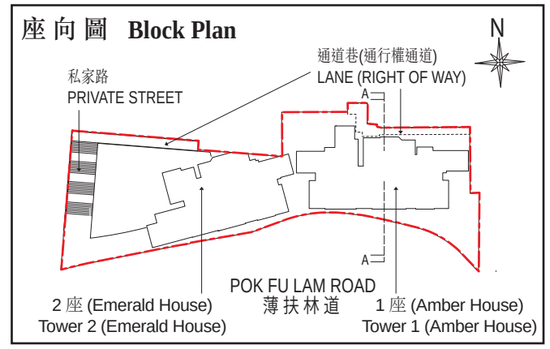
1. 建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：-
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所。
4. 如屬3.(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

1. 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.
2. 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.
3. 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.
4. In the case of paragraph 3.(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.

橫截面圖 A-A CROSS-SECTION PLAN A-A

高層天台 UPPER ROOF	
升降機房層 LIFT MACHINE ROOM	
緊急發電機房層 EMERGENCY GENERATOR ROOM	
天台 R/F	
32 樓 32/F	住宅單位 RESIDENTIAL UNITS
31 樓 31/F	住宅單位 RESIDENTIAL UNITS
30 樓 30/F	住宅單位 RESIDENTIAL UNITS
29 樓 29/F	住宅單位 RESIDENTIAL UNITS
28 樓 28/F	住宅單位 RESIDENTIAL UNITS
27 樓 27/F	住宅單位 RESIDENTIAL UNITS
26 樓 26/F	住宅單位 RESIDENTIAL UNITS
25 樓 25/F	住宅單位 RESIDENTIAL UNITS
23 樓 23/F	住宅單位 RESIDENTIAL UNITS
22 樓 22/F	住宅單位 RESIDENTIAL UNITS
21 樓 21/F	住宅單位 RESIDENTIAL UNITS
20 樓 20/F	住宅單位 RESIDENTIAL UNITS
19 樓 19/F	住宅單位 RESIDENTIAL UNITS
18 樓 18/F	住宅單位 RESIDENTIAL UNITS
17 樓 17/F	住宅單位 RESIDENTIAL UNITS
16 樓 16/F	住宅單位 RESIDENTIAL UNITS
15 樓 15/F	住宅單位 RESIDENTIAL UNITS
12 樓 12/F	住宅單位 RESIDENTIAL UNITS
11 樓 11/F	住宅單位 RESIDENTIAL UNITS
10 樓 10/F	住宅單位 RESIDENTIAL UNITS
9 樓 9/F	住宅單位 RESIDENTIAL UNITS
8 樓 8/F	住宅單位 RESIDENTIAL UNITS
7 樓 7/F	住宅單位 RESIDENTIAL UNITS
6 樓 6/F	住宅單位 RESIDENTIAL UNITS
5 樓 5/F	住宅單位 RESIDENTIAL UNITS
結構轉換層 TRANSFER PLATE	
3 樓 3/F	庇護層 REFUGE FLOOR
2 樓 2/F	住客會所 CLUBHOUSE
1 樓 1/F	機電層 MECHANICAL FLOOR
地下 G/F	住宅入口大堂 ENTRANCE LOBBY
地庫 1 層 B1/F	停車場 CAR PARK
地庫 2 層 B2/F	停車場 CAR PARK





發展項目的邊界
Boundary of the Development

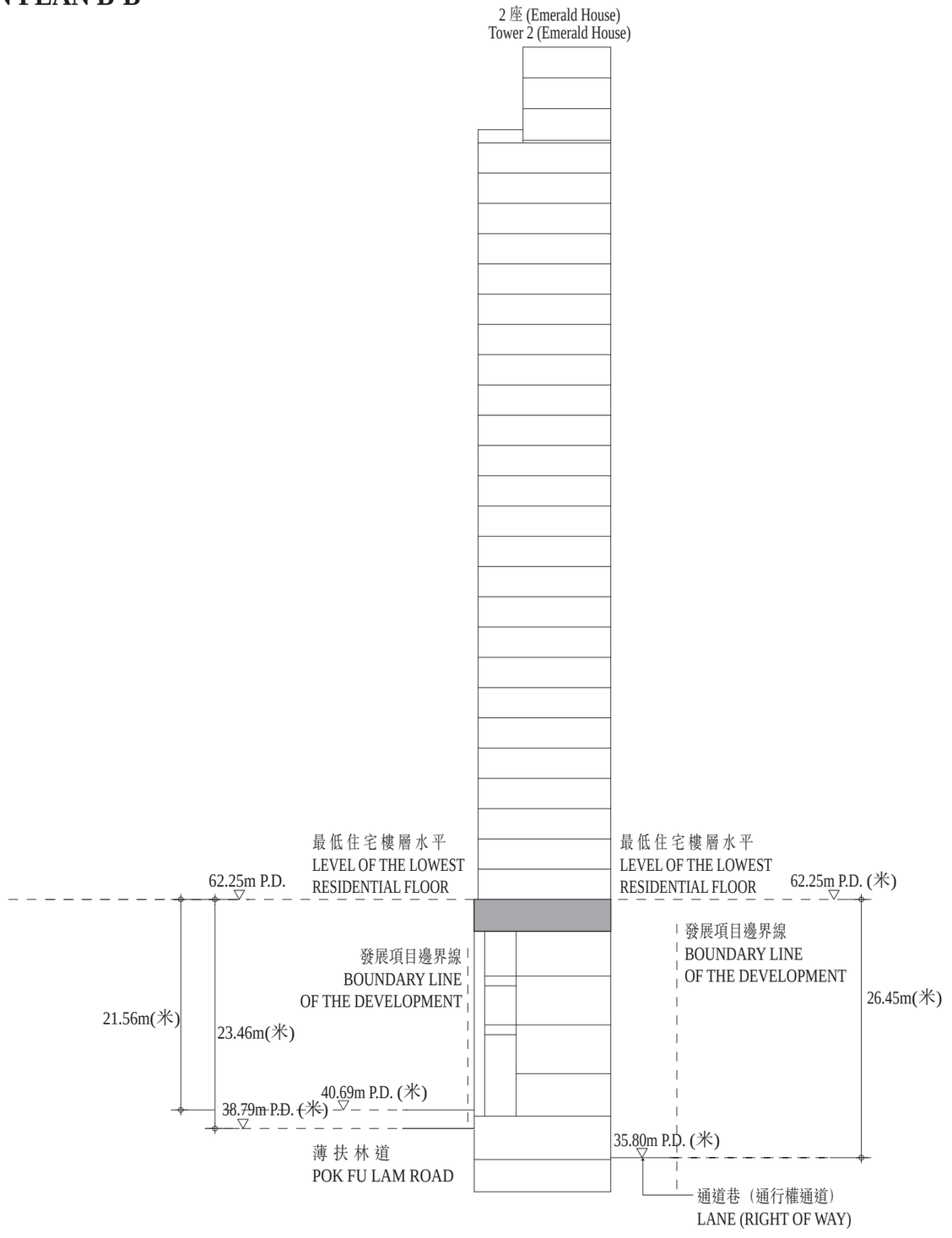
香港主水平基準以上高度(米)
Height in metres above
Hong Kong Principal Datum (HKPD)

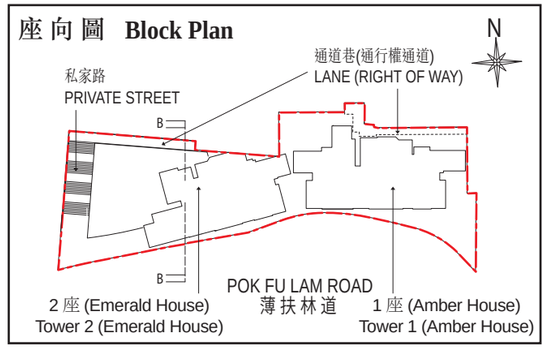
毗鄰建築物的一段薄扶林道為香港主水平基準以上37.40至38.79米。

The part of Pok Fu Lam Road adjacent to the building is 37.40 to 38.79 metres above Hong Kong Principal Datum.

橫 截 面 圖 B-B CROSS-SECTION PLAN B-B

高層天台 UPPER ROOF	
升降機房層 LIFT MACHINE ROOM	
緊急發電機房層 EMERGENCY GENERATOR ROOM	
天台 R/F	
32 樓 32/F	住宅單位 RESIDENTIAL UNITS
31 樓 31/F	住宅單位 RESIDENTIAL UNITS
30 樓 30/F	住宅單位 RESIDENTIAL UNITS
29 樓 29/F	住宅單位 RESIDENTIAL UNITS
28 樓 28/F	住宅單位 RESIDENTIAL UNITS
27 樓 27/F	住宅單位 RESIDENTIAL UNITS
26 樓 26/F	住宅單位 RESIDENTIAL UNITS
25 樓 25/F	住宅單位 RESIDENTIAL UNITS
23 樓 23/F	住宅單位 RESIDENTIAL UNITS
22 樓 22/F	住宅單位 RESIDENTIAL UNITS
21 樓 21/F	住宅單位 RESIDENTIAL UNITS
20 樓 20/F	住宅單位 RESIDENTIAL UNITS
19 樓 19/F	住宅單位 RESIDENTIAL UNITS
18 樓 18/F	住宅單位 RESIDENTIAL UNITS
17 樓 17/F	住宅單位 RESIDENTIAL UNITS
16 樓 16/F	住宅單位 RESIDENTIAL UNITS
15 樓 15/F	住宅單位 RESIDENTIAL UNITS
12 樓 12/F	住宅單位 RESIDENTIAL UNITS
11 樓 11/F	住宅單位 RESIDENTIAL UNITS
10 樓 10/F	住宅單位 RESIDENTIAL UNITS
9 樓 9/F	住宅單位 RESIDENTIAL UNITS
8 樓 8/F	住宅單位 RESIDENTIAL UNITS
7 樓 7/F	住宅單位 RESIDENTIAL UNITS
6 樓 6/F	住宅單位 RESIDENTIAL UNITS
5 樓 5/F	住宅單位 RESIDENTIAL UNITS
結構轉換層 TRANSFER PLATE	
3 樓 3/F	庇護層 REFUGE FLOOR
2 樓 2/F	住客會所 CLUBHOUSE
1 樓 1/F	機電層 MECHANICAL FLOOR
地下 G/F	住宅入口大堂 ENTRANCE LOBBY
地庫 1 層 B1/F	停車場 CAR PARK
地庫 2 層 B2/F	停車場 CAR PARK





發展項目的邊界
Boundary of the Development

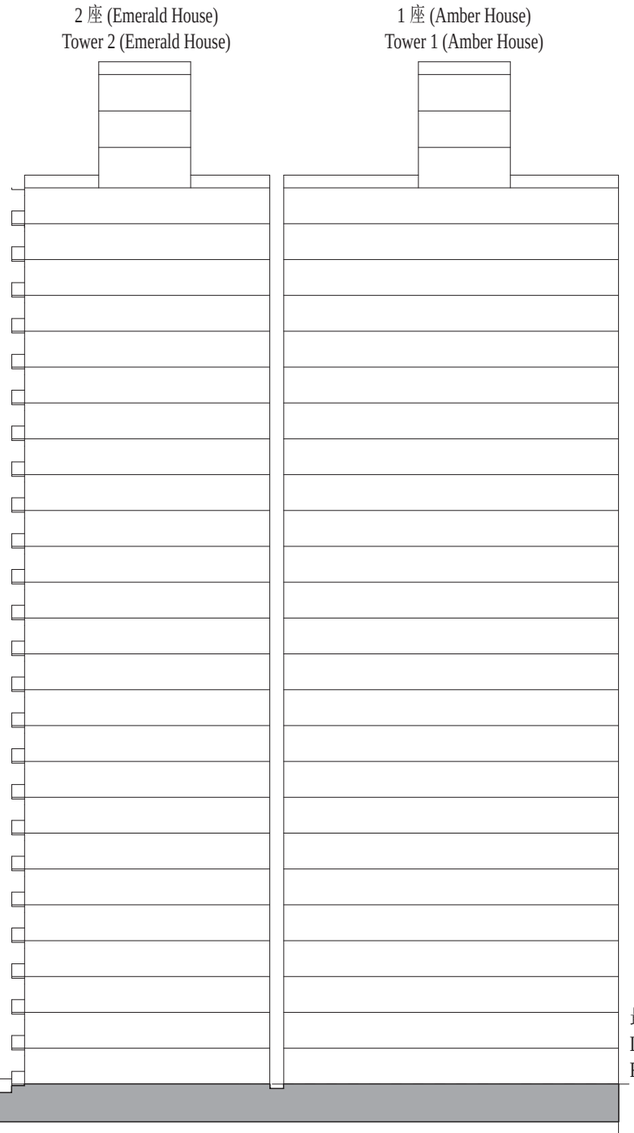
香港主水平基準以上高度(米)
Height in metres above
Hong Kong Principal Datum (HKPD)

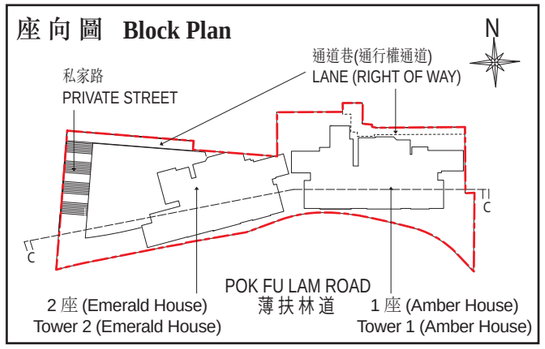
毗鄰建築物的一段薄扶林道為香港主水平基準以上38.79至40.69米。

The part of Pok Fu Lam Road adjacent to the building is 38.79 to 40.69 metres above Hong Kong Principal Datum.

橫截面圖 C-C CROSS-SECTION PLAN C-C

高層天台 UPPER ROOF	
升降機房層 LIFT MACHINE ROOM	
緊急發電機房層 EMERGENCY GENERATOR ROOM	
天台 R/F	
32 樓 32/F	住宅單位 RESIDENTIAL UNITS
31 樓 31/F	住宅單位 RESIDENTIAL UNITS
30 樓 30/F	住宅單位 RESIDENTIAL UNITS
29 樓 29/F	住宅單位 RESIDENTIAL UNITS
28 樓 28/F	住宅單位 RESIDENTIAL UNITS
27 樓 27/F	住宅單位 RESIDENTIAL UNITS
26 樓 26/F	住宅單位 RESIDENTIAL UNITS
25 樓 25/F	住宅單位 RESIDENTIAL UNITS
23 樓 23/F	住宅單位 RESIDENTIAL UNITS
22 樓 22/F	住宅單位 RESIDENTIAL UNITS
21 樓 21/F	住宅單位 RESIDENTIAL UNITS
20 樓 20/F	住宅單位 RESIDENTIAL UNITS
19 樓 19/F	住宅單位 RESIDENTIAL UNITS
18 樓 18/F	住宅單位 RESIDENTIAL UNITS
17 樓 17/F	住宅單位 RESIDENTIAL UNITS
16 樓 16/F	住宅單位 RESIDENTIAL UNITS
15 樓 15/F	住宅單位 RESIDENTIAL UNITS
12 樓 12/F	住宅單位 RESIDENTIAL UNITS
11 樓 11/F	住宅單位 RESIDENTIAL UNITS
10 樓 10/F	住宅單位 RESIDENTIAL UNITS
9 樓 9/F	住宅單位 RESIDENTIAL UNITS
8 樓 8/F	住宅單位 RESIDENTIAL UNITS
7 樓 7/F	住宅單位 RESIDENTIAL UNITS
6 樓 6/F	住宅單位 RESIDENTIAL UNITS
5 樓 5/F	住宅單位 RESIDENTIAL UNITS
結構轉換層 TRANSFER PLATE	
3 樓 3/F	庇護層 REFUGE FLOOR
2 樓 2/F	住客會所 CLUBHOUSE
1 樓 1/F	機電層 MECHANICAL FLOOR
地下 G/F	住宅入口大堂/商舖/上落貨區 ENTRANCE LOBBY / SHOPS / LOADING & UNLOADING AREA
地庫 1 層 B1/F	停車場 CAR PARK
地庫 2 層 B2/F	停車場 CAR PARK



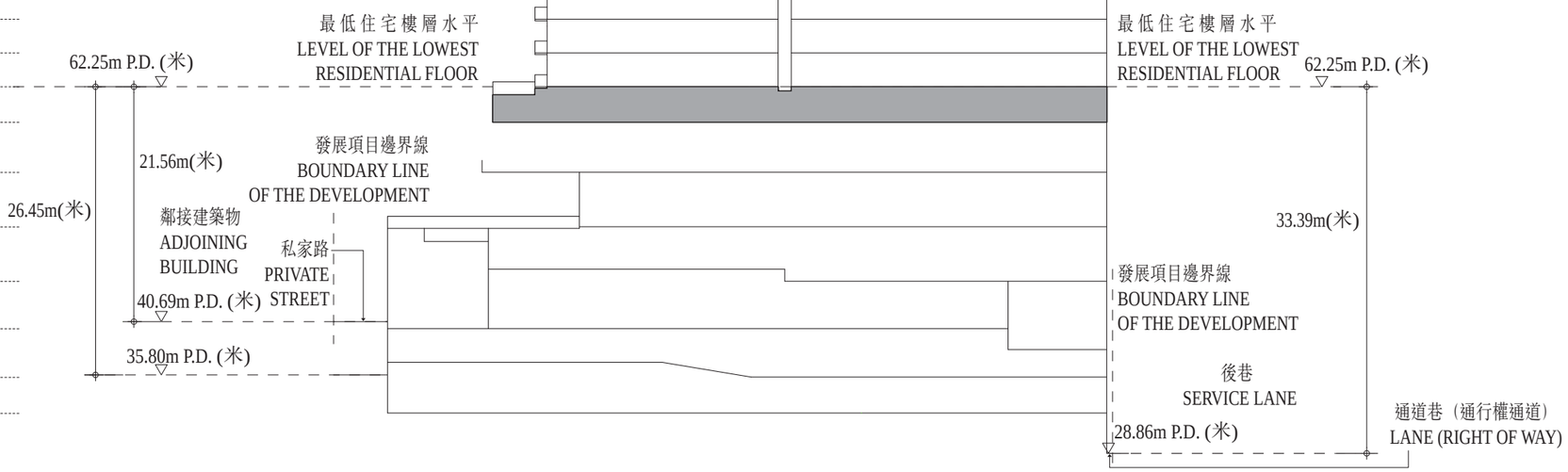


發展項目的邊界
Boundary of the Development

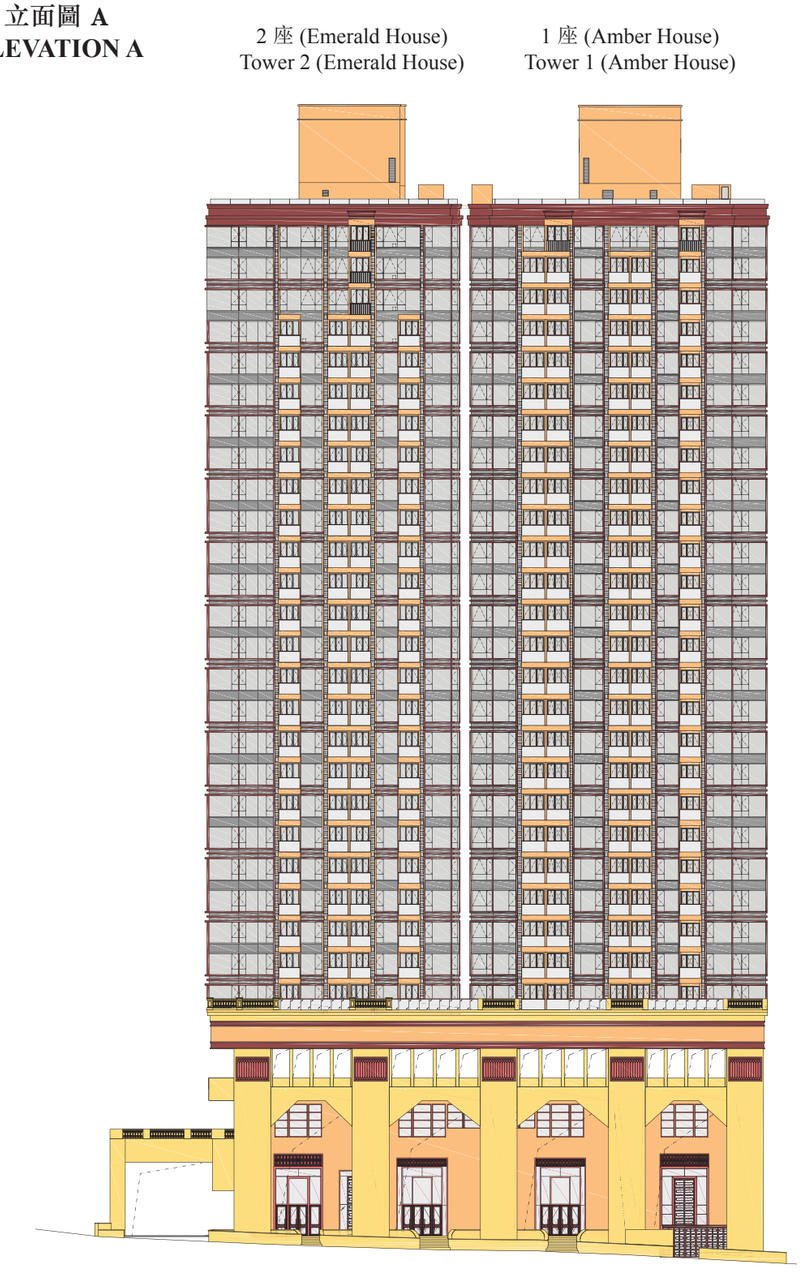
香港主水平基準以上高度(米)
Height in metres above
Hong Kong Principal Datum (HKPD)

毗鄰建築物的一段私家路為香港主水平基準以上35.80至40.69米。

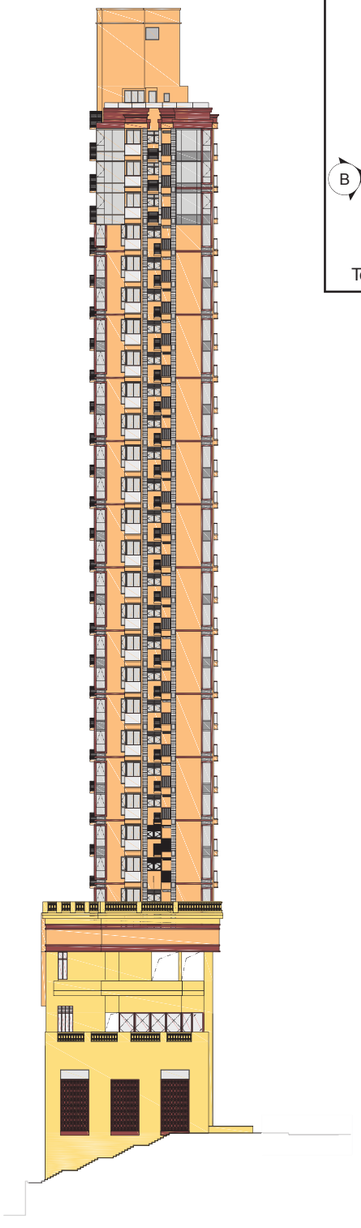
The part of Private Street adjacent to the building is 35.80 to 40.69 metres above Hong Kong Principal Datum.

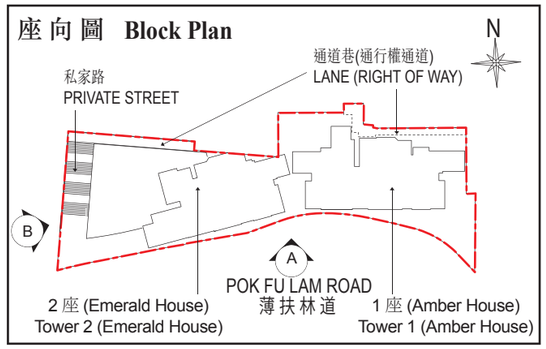


立面圖 A
ELEVATION A



立面圖 B
ELEVATION B





發展項目的邊界
Boundary of the Development

備註：
發展項目的認可人士已證明本圖所顯示的立面：
1. 以2019年10月4日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

Remarks:
The Authorized Person for the Development has cretified that the elevations shown on these plans:
1. are prepared on the basis of the approved building plans for the Development as of 4/10/2019; and
2. are in general accordance with the outward appearance of the Development.

立面圖 C
ELEVATION C

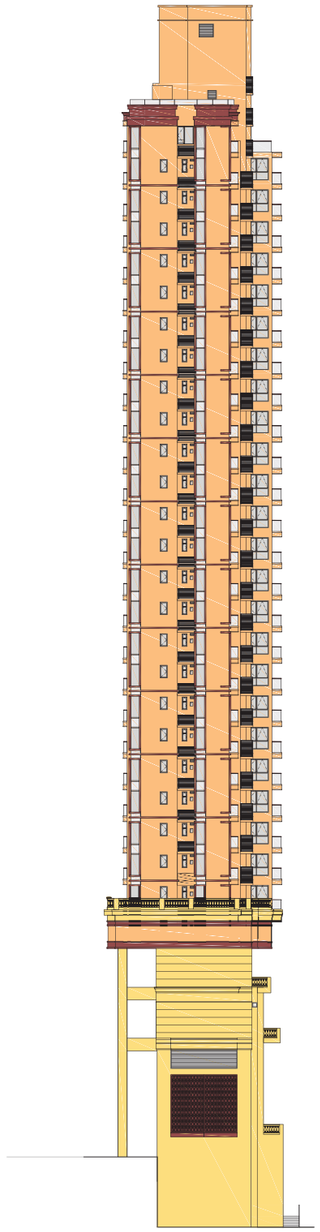
1 座 (Amber House)
Tower 1 (Amber House)

2 座 (Emerald House)
Tower 2 (Emerald House)

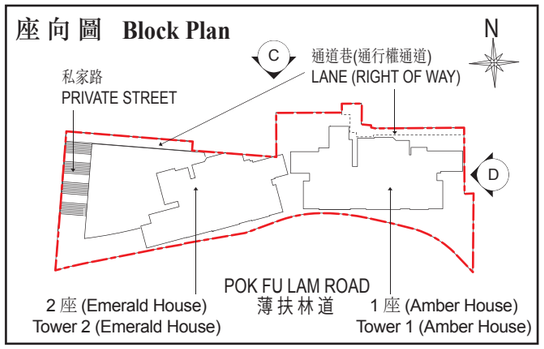


立面圖 D
ELEVATION D

1 座 (Amber House)
Tower 1 (Amber House)



座向圖 Block Plan



發展項目的邊界
Boundary of the Development

備註：
發展項目的認可人士已證明本圖所顯示的立面：
1. 以2019年10月4日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

Remarks:
The Authorized Person for the Development has cretified that the elevations shown on these plans:
1. are prepared on the basis of the approved building plans for the Development as of 4/10/2019; and
2. are in general accordance with the outward appearance of the Development.

公用設施的類別 Category of Common Facilities	有上蓋面積 Covered Area	無上蓋面積 Uncovered Area	總面積 Total Area
住客會所（包括供住客使用的任何康樂設施） Residents' Clubhouse (including any recreational facilities for residents' use) （此設施部分有上蓋遮蓋，部分無上蓋遮蓋） (This facility is partly covered and partly uncovered.)	531.957 sq.m. (平方米) / 5725.985 sq.ft. (平方呎)	159.661 sq.m. (平方米) / 1718.591 sq.ft. (平方呎)	691.618 sq.m. (平方米) / 7444.576 sq.ft. (平方呎)
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） 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)	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
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） 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)	1.508 sq.m. (平方米) / 16.232 sq.ft. (平方呎)	不適用 Not Applicable	1.508 sq.m. (平方米) / 16.232 sq.ft. (平方呎)

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

Remark:
The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest 1 square feet, which may be slightly different from the area presented in square metres.

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

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. (a) 發展項目的公契在將指明住宅物業提供出售的日期的最新擬稿存放在指明住宅物業的售樓處，以供閱覽。

   (b) 無須為閱覽付費。

1. Copy of Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk

2. (a) Copy of the latest draft of deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.

   (b) The inspection is free of charge.

1.外部裝修物料

細項	描述
(a) 外牆	平台：天然石、玻璃幕牆、鋁質飾板、鋁質裝飾架、鋁質百葉、瓷磚、塗漆。 大廈：玻璃幕牆、裝飾玻璃板、鋁質飾板、鋁質裝飾架、鋁質百葉、鍍鋅鋼欄河、瓷磚、塗漆。
(b) 窗	窗框：氟碳噴漆鋁框。 玻璃：強化玻璃。
(c) 窗台	不適用。
(d) 花槽	不適用。
(e) 陽台或露台	露台： 露台裝設強化夾層玻璃欄杆及鋁質扶手。 外牆：瓷磚。 地台：均質磚。 天花板：鋁質假天花。 所有露台均有蓋。 沒有陽台。
(f) 乾衣設施	不適用。

2.室內裝修物料

細項	描述
(a) 大堂	入口升降機大堂： 牆壁：天然石及木紋裝飾面板。 地板：天然石。 天花板：石膏板假天花。 住宅樓層升降機大堂： 牆壁：天然石及木紋裝飾面板。 地板：天然石。 天花板：石膏板假天花。
(b) 內牆及天花板	客飯廳、睡房、睡房1、睡房2、套房1、套房2及主人睡房： 牆壁：乳膠漆。 天花板：乳膠漆及髹上乳膠漆的石膏板假天花。
(c) 內部地板	客飯廳： 地板：天然石。 牆腳線：木牆腳線。 睡房、睡房1、睡房2、套房1、套房2及主人睡房： 地板：合成木地板。 牆腳線：木牆腳線。
(d) 浴室	牆壁：外露牆壁鋪天然石至假天花底。 地板：外露地板鋪天然石。 天花板：髹上乳膠漆的石膏板假天花。
(e) 廚房	牆壁：外露牆壁鋪玻璃及髹上乳膠漆至假天花底。 地板：外露地板鋪天然石。 天花板：髹上乳膠漆的石膏板假天花。 灶台：天然石。

3.室內裝置

細項	描述
(a) 門	單位大門： 實心木面木門配門鎖、防盜眼及隱藏式氣鼓。 睡房，睡房1，睡房2，套房1，套房2及主人睡房： 空心木面木門配門鎖。 浴室： 1座 (Amber House) 5樓至31樓A, G單位、32樓A單位及2座 (Emerald House) 5樓至29樓A, F單位、30樓至32樓A單位：空心木面木門配門鎖。 1座 (Amber House) 5樓至31樓B, C, D, E, F, H單位及2座 (Emerald House) 5樓至29樓B, C, D, E單位、30樓至32樓B單位：空心木面木門鑲砌木百葉配門鎖。 主人睡房浴室 (1座 (Amber House) 32樓A , B 單位及2座 (Emerald House) 30樓至32樓B單位)： 空心木面木門配門鎖。 主人睡房浴室 (2座 (Emerald House) 5樓至29樓E單位、30樓至32樓A單位)： 空心木面木門鑲砌木百葉配門鎖。 套房浴室1及套房浴室2： 1座 (Amber House) 32樓B單位：空心木面木門鑲砌木百頁配門鎖 洗手間(除工作間內之洗手間外)： 1座 (Amber House) 32樓B單位：空心木面木門鑲砌木百頁配門鎖 工作間內之洗手間： 1座 (Amber House) 32樓A, B單位、2座 (Emerald House) 30樓至32樓B單位： 氟碳噴塗鋁摺門鑲砌鋁百頁配門鎖 2座 (Emerald House) 30樓至32樓A單位：空心木趟門鑲砌木百頁配門鎖 儲物室：空心木面木門配門鎖。 廚房： 1座 (Amber House) 32樓A單位及2座 (Emerald House) 30樓至32樓A單位： 實心木面木門配門鎖及隱藏式氣鼓。 1座 (Amber House) 32樓B單位開放式廚房： 空心木面木門配門鎖及隱藏式氣鼓。 工作間：空心木面木門配門鎖。 露台： 1座 (Amber House) 5樓至31樓B, C, D, E, F單位、32樓B單位及2座 (Emerald House) 5樓至29樓B, C, D, E單位：氟碳噴漆鋁框玻璃摺門配門鎖。 1座 (Amber House) 5樓至31樓A, G, H單位、32樓A 單位及2座 (Emerald House) 5樓至29樓A, F單位、30樓至32樓A, B單位：氟碳噴漆鋁框玻璃趟門配門鎖。 工作平台： 2座 (Emerald House) 5樓至29樓E單位、30樓至32樓B單位：氟碳噴漆鋁框玻璃門配門鎖。 1座 (Amber House) 32樓A,B單位及2座 (Emerald House) 30樓至32樓A單位: 氟碳噴塗鋁框玻璃摺門配門鎖。 5樓私家平台：氟碳噴漆鋁框玻璃門配門鎖。 1座 (Amber House) 32樓B單位私家平台：氟碳噴塗鋁框玻璃摺門配門鎖。 天台私家天台： 經公共範圍：金屬門配門鎖。 經梯屋：氟碳噴漆鋁框玻璃門配門鎖。
(b)浴室	浴室及1座 (Amber House) 32樓B單位套房浴室2： 裝設磨砂玻璃及鏡板面吊櫃、木製木皮飾面洗面盆櫃配天然石檯面、不銹鋼裝飾燈。 沐浴設施包括：強化玻璃淋浴間、鎳面鍍毛巾架及鋅合金拉手。無浴缸。 潔具包括搪瓷坐廁、搪瓷面盆、鎳銅面鍍面盆水龍頭、鎳銅面鍍花灑水龍頭、鎳銅面鍍手提花灑、鎳面鍍廁紙架。 2座 (Emerald House) 5樓至29樓E單位的主人睡房浴室及1座 (Amber House) 32樓B單位套房浴室1： 裝設磨砂玻璃及鏡板面吊櫃、木製木皮飾面洗面盆櫃配天然石檯面、不銹鋼裝飾燈。 沐浴設施包括：鑄鐵釉瓷浴缸(1,500毫米(長) x 700毫米(闊) x 418毫米(高))。 潔具包括搪瓷坐廁、搪瓷面盆、鎳銅面鍍面盆水龍頭、鎳銅面鍍浴缸水龍頭、鎳銅面鍍手提花灑、鎳面鍍廁紙架及鎳面鍍毛巾架。 1座 (Amber House) 32樓A, B單位及2座 (Emerald House) 30至32樓A, B單位主人房浴室: 裝設磨砂玻璃及鏡板面吊櫃、木製木皮飾面洗面盆配天然石檯面、不銹鋼裝飾燈。

3.室內裝置

細項	描述
(b)浴室	沐浴設施包括： 強化玻璃淋浴間、鎳面鍍毛巾架及鋅合金拉手、鑄鐵釉瓷浴缸 (1,500毫米(長) x 700毫米(闊) x 418毫米(高))。 潔具包括搪瓷坐廁、搪瓷面盆、鎳銅面鍍面盆水龍頭、鎳銅面鍍浴缸水龍頭、鎳銅面鍍花灑水龍頭、鎳銅面鍍手提花灑、鎳面鍍廁紙架及鎳面鍍毛巾架。 供水系統的類型及用料見下文「供水」一欄。
(c) 廚房	木吊櫃及地櫃配以金屬及丙烯酸清漆面門板、天然石檯面、不鏽鋼洗滌盆及鎳銀洗滌盆水龍頭。 有開放式廚房之單位：消防花灑頭(安裝在開放式廚房)、煙霧探測器(安裝在客廳/飯廳)。 供水系統用料見下文「供水」一欄。 有關設備的類型，請參閱「設備說明表」。
(d)睡房	不適用。
(e) 電話	裝設有電話接駁點。 有關接駁點之位置及數目，請參考「機電裝置數量說明表」。
(f) 天線	裝設有電視及電台天線插座。 有關接駁點之位置及數目，請參考「機電裝置數量說明表」。
(g) 電力裝置	導管有部分隱藏及部分外露。外露導管位於假天花，櫃內及石膏板隔板內。 每戶均附有三相電力並裝有微型斷路器。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數量說明表」。
(h) 氣體供應	所有單位皆沒有氣體供應。
(i) 洗衣機接駁點	設有洗衣機來水接駁喉位（其設計為直徑22毫米）及去水接駁喉位（其設計為直徑40毫米)。洗衣機來去水接駁點設於廚櫃內。
(j) 供水	設有膠層保護之冷熱水銅喉。水管部份隱藏於混凝土內及部份安裝於假天花、櫃內及石膏板隔板內。 有熱水供應。

4.雜項

細項	描述
(a) 升降機	升降機數目 / 品牌名稱 / 型號 / 到達的樓層
(b)信箱	不銹鋼信箱。
(c) 垃圾收集	(i) 垃圾由清潔工人收集。 (ii) 各住宅樓層的公共地方均設有垃圾及物料回收房，另設垃圾及物料回收房於地庫2層。
(d) 水錶、電錶及氣體錶	各住宅樓層的水錶櫃及電錶房均裝有每戶專用之獨立水錶及電錶。不設煤氣錶。

升降機數目		品牌名稱	型號	到達的樓層
1座 (Amber House)	客用升降機1部	Mitsubishi	NexWay-S	地庫2層至3樓、5樓至12樓、15樓至23樓及25樓至32樓
	客用升降機1部			地下、2樓、5樓至12樓、15樓至23樓及25樓至32樓
2座 (Emerald House)	客用升降機1部	Mitsubishi	NexWay-S	地庫2層至3樓、5樓至12樓、15樓至23樓及25樓至32樓
	客用升降機1部			地下、2樓、5樓至12樓、15樓至23樓及25樓至32樓

5.保安設施

保安系統及設備	停車場、住宅入口大堂及所有升降機內均裝有閉路電視。該閉路電視直接接駁大堂管理處。 地下裝有智能卡出入系統。 每個住宅單位備有視像對講機在大門附近。 住宅入口大堂及會所均裝有臉容識別系統裝置。

6.設備

設備的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於上述第4(a)及6項所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。

1.Exterior finishes

Item	Description
(a) External wall	Podium : Natural stone, curtain wall, aluminum cladding, decorative aluminum grille, aluminum louver, ceramic wall tiles, paint. Towers : Curtain wall, spandrel glass cladding, aluminum cladding, decorative aluminum grille, aluminum louver, galvanized mild steel balustrade, ceramic wall tiles, paint.
(b) Window	Frame : PVF2 coated aluminum frames. Glass : Tempered glass.
(c) Bay window	Not Applicable
(d) Planter	Not Applicable
(e) Veranda or balcony	Balcony : Balcony is fitted with tempered laminated glass balustrade and aluminum top railing. Wall : Ceramic wall tiles Floor : Homogenous tiles Ceiling : Aluminum false ceiling All balconies are covered. There is no verandah.
(f) Drying facilities for clothing	Not Applicable.

2.Interior finishes

Item	Description
(a) Lobby	Entrance Lift Lobby : Wall : Natural stone and timber veneered panels. Floor : Natural stone. Ceiling : Gypsum board false ceiling. Residential Floors Lift Lobbies: Wall : Natural stone and timber veneered panels Floor : Natural stone Ceiling : Gypsum board false ceiling.
(b) Internal wall and ceiling	Living and Dining Room, Bedroom, Bedroom 1, Bedroom 2, En. Suite 1, En. Suite 2 and Master Bedroom: Wall : Emulsion paint Ceiling : Emulsion paint and gypsum board false ceiling with emulsion paint.
(c) Internal floor	Living and Dining Room : Floor : Natural stone Skirting : Timber skirting Bedroom, Bedroom 1, Bedroom 2, En. Suite 1, En. Suite 2 and Master Bedroom : Floor : Engineered timber flooring Skirting : Timber skirting
(d) Bathroom	Wall : Natural stone where exposed up to false ceiling Floor : Natural stone where exposed Ceiling : Gypsum board false ceiling with emulsion paint
(e) Kitchen	Wall : Glass and emulsion paint where exposed up to false ceiling Floor : Natural stone where exposed Ceiling : Gypsum board false ceiling with emulsion paint Cooking Bench : Natural stone

3.Interior fittings

Item	Description
(a) Doors	Main Entrance : Solid core timber door with wood veneer and fitted with lockset, door viewer and concealed door closer. Bedroom, Bedroom 1, Bedroom 2, En Suite 1, En Suite 2 and Master Bedroom : Hollow core timber door with wood veneer and fitted with lockset. Bathroom : Tower 1 (Amber House) 5/F - 31/F Flat A, G, 32/F Flat A and Tower 2 (Emerald House) 5/F - 29/F Flat A, F, 30/F-32/F Flat A: Hollow core timber door with wood veneer, fitted with lockset. Tower 1 (Amber House) 5/F - 31/F Flat B, C, D, E, F, H, and Tower 2 (Emerald House) 5/F - 29/F Flat B, C, D, E, 30/F - 32/F Flat B: Hollow core timber door with wood veneer and timber louvres, fitted with lockset. Master Bathroom (Tower 1 (Amber House) 32/F Flat A, B and Tower 2 (Emerald House) 30/F - 32/F Flat B): Hollow core timber door with wood veener and fitted with lockset. Master Bathroom (Tower 2 (Emerald House) 5/F - 29/F Flat E and 30/F-32/F Flat A) : Hollow core timber door with wood veneer and timber louvres, fitted with lockset. En. Suite Bath 1 and En. Suite Bath 2: Tower 1 (Amber House) 32/F Flat B : Hollow core timber door with wood veneer and timber louvres, fitted with lockset. Lavatory (except Lavatory inside Utility) : Tower 1 (Amber House) 32/F Flat B: Hollow core timber door with wood veneer and timber louvres, fitted with lockset. Lavatory inside Utility: Tower 1 (Amber House) 32/F Flat A, B and Tower 2 (Emerald House) 30/F-32/F Flat B: PVF2 coated aluminium folding door with aluminium louvres, fitted with lockset. Tower 2 (Emerald House) 30/F-32/F Flat A: Hollow core timber sliding door with wood veneer and timber louvres, fitted with lockset. Kitchen : Tower 1 (Amber House) 32/F Flat A and Tower 2 (Emerald House) 30/F - 32/F Flat A: Solid core timber door with wood veneer and fitted with lockset and concealed door closer. Open Kitchen : Tower 1 (Amber House) 32/F Flat B: Hollow core timber door with wood veneer and fitted with lockset. Store: Hollow core timber door with wood veneer and fitted with lockset. Utility: Hollow core timber door with wood veneer, fitted with lockset. Balcony : Tower 1 (Amber House) 5/F - 31/F Flat B, C, D, E, F, 32/F Flat B and Tower 2 (Emerald House) 5/F - 29/F Flat B, C, D, E: - Folding glass door with PVF2 coated aluminum frame and fitted with lockset. Tower 1 (Amber House) 5/F - 31/F Flat A, G, H, 32/F Flat A and Tower 2 (Emerald House) 5/F - 29/F Flat A, F, 30/F - 32/F Flat A, B : - Sliding glass door with PVF2 coated aluminum frame and fitted with lockset. Utility Platform : Tower 2 (Emerald House) 5/F - 29/F Flat E, 30/F - 32/F Flat B: Glass Door with PVF2 coated aluminum frame and fitted with lockset. Tower 1 (Amber House) 32/F Flat A,B and Tower 2 (Emerald House) 30/F - 32/F Flat A: Folding glass door with PVF2 coated aluminium frame and fitted with lockset. 5/F Private Flat Roof : Glass Door with PVF2 coated aluminum frame, and fitted with lockset. Tower 1 (Amber House) 32/F Flat B Private Flat Roof : Folding glass door with PVF2 coated aluminium frame and fitted with lockset. Roof Floor Private Roof : Access from Common Area: Metal Door with lockset. Access from Stairhood: Glass Door with PVF2 coated aluminum frame, and fitted with lockset.

Item	Description
(b) Bathroom	Bathroom and Tower 1 (Amber House) 32/F Flat B En. Suite Bath 2: Fitted with hanging cabinet with frosted glass and mirror, wooden vanity cabinet finished with timber veneer and natural stone countertop, stainless steel decorative lighting. Bathing Facilities include: Tempered glass shower cubicle, nickel finish plated towel bar and zinc alloy pull knob. No bath tub is provided. Sanitary wares include Vitreous China water closet, Vitreous China wash basin, nickel brass finish plated basin mixer, nickel brass finish plated shower mixer, nickel brass finish plated hand shower, nickel finish plated toilet-paper holder. Master Bathroom at Tower 2(Emerald House) 5/F - 29/F Flat E and En suite Bath 1 at Tower 1 (Amber House) 32/F Flat B : Fitted with hanging cabinet with frosted glass and mirror, wooden vanity cabinet finished with timber veneer and natural stone countertop, stainless steel decorative lighting. Bathing Facilities include : Enameled cast-iron bath-tub (1500mm(L) x 700mm(W) x 418mm(H)). Sanitary wares include Vitreous China water closet, Vitreous China wash basin, nickel brass finish plated basin mixer, nickel brass finish plated bath-tub mixer, nickel brass finish plated hand shower, nickel finish plated toilet-paper holder and nickel finish plated towel bar. Master Bathroom at Tower 1 (Amber House) 32/F Flat A, B and Tower 2 (Emerald House) 30/F- 32/F Flat A,B: Fitted with hanging cabinet with frosted glass and mirror, wooden vanity cabinet finished with timber veneer and natural stone countertop, stainless steel decorative lighting. Bathing Facilities include: Tempered glass shower cubicle, nickel finish plated towel bar and zinc alloy pull knob, enameled cast-iron bath-tub (1500mm(L) x 700mm (W) x 418mm (H)). Sanitary wares include Vitreous China water closet, Vitreous China wash basin, nickel brass finish plated basin mixer, nickel brass finish plated bath-tub mixer, nickel brass finish plated shower mixer, nickel brass finish plated hand shower, nickel finish plated toilet-paper holder and nickel finish plated towel bar. For type and material of water supply system, please refer to “Water Supply” below.
(c) Kitchen	Timber hanging and low cabinet with metal and acrylic finish door panel, natural stone countertop, stainless steel sink with nickel brass plated sink mixer. For flats with an open kitchen: sprinkler head (installed at open kitchen), smoke detector (installed at Living/Dining Room). For material of water supply system, please refer to “Water Supply” below. For the appliance provision, please refer to “Appliances Schedule”.
(d) Bedroom	Not applicable.
(e) Telephone	Telephone outlets are provided. For the location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions”.
(f) Aerials	TV/FM outlets are provided. For the location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provision ”.
(g) Electrical installations	Conduits are partly concealed and partly exposed. Exposed conduits are placed in false ceiling, cabinets and gypsum board bulkheads. Three-phase electricity supply with miniature circuit breaker distribution board is provided for each flat. For the location and number of power points and air-conditioner points, please refer to “Schedule of Mechanical & Electrical Provision”.
(h) Gas supply	No gas supply for all flats.
(i) Washing machine connection point	Water point of a design of 22mm and drain point of a design of 40mm in diameter are provided for washing machine. Washing machine connection points are located in kitchen cabinet.
(j) Water supply	PVC coated copper pipes for both hot and cold water are provided. Water pipes are partly concealed in concrete and partly exposed and placed in false ceiling, cabinets and gypsum board bulkheads. Hot water supply is available.

4.Miscellaneous

<table>
<tr><th>Item</th><th>Description</th></tr>
<tr><td>(a) Lifts</td><td>
<table>
<tr><th colspan="2">Number of Lifts</th><th>Brand Name</th><th>Model Number</th><th>Floor Served</th></tr>
<tr><td rowspan="2">Tower 1
(Amber House)</td><td>1 Passenger Lift</td><td rowspan="2">Mitsubishi</td><td rowspan="2">NexWay-S</td><td>B2/F-3/F, 5/F-12/F,
15/F-23/F, 25/F-32/F</td></tr>
<tr><td>1 Passenger Lift</td><td>G/F, 2/F, 5/F -12/F,
15/F-23/F, 25/F-32/F</td></tr>
<tr><td rowspan="2">Tower 2
(Emerald House)</td><td>1 Passenger Lift</td><td rowspan="2">Mitsubishi</td><td rowspan="2">NexWay-S</td><td>B2/F-3/F, 5/F-12/F,
15/F-23/F, 25/F-32/F</td></tr>
<tr><td>1 Passenger Lift</td><td>G/F, 2/F, 5/F -12/F,
15/F-23/F, 25/F-32/F</td></tr>
</table>
</td></tr>
<tr><td>(b) Letter box</td><td>Stainless Steel letter box.</td></tr>
<tr><td>(c) Refuse collection</td><td>(i) Refuse is collected by cleaners.
(ii) Refuse Storage and Material Recovery Room is provided in the common area on each residential floor. Refuse Storage and Material Chamber is provided at B2/F.</td></tr>
<tr><td>(d) Water meter, electricity meter and gas meter</td><td>Separate water and electricity meters for each residential unit are provided in water meter cabinet and electrical meter cabinet respectively on each residential floor.
No gas meter is provided.</td></tr>
</table>

5.Secrity Facilities

Security system and equipment	CCTV cameras in carpark, residential entrance lobby and all lifts. The cameras are connected to the caretaker counter. Smart card access control system is provided at G/F. Video Doorphone is provided for each residential unit near its entrance door. Facial Recognition System is provided at residential entrance lobby and clubhouse.

6.Appliances

For brand names and model numbers of appliances, please refer to “Appliances Schedule” below.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 above are not installed in the Development, lifts or appliances of comparable quality will be installed.

設備說明表 Appliances Schedule

				1座 (Amber House) Tower 1 (Amber House)																		2座 (Emerald House) Tower 2 (Emerald House)													
				5樓 5/F								6樓至12樓、15樓至23樓及 25樓至31樓 6/F-12/F, 15/F-23/F & 25/F-31/F								32樓 32/F		5樓 5/F						6樓至12樓、15樓至23樓 及25樓至29樓 6/F-12/F, 15/F-23/F & 25/F-29/F						30樓至 32樓 30/F- 32/F	
位置 Location	設備 Appliances	品牌 Brand	產品型號 Model No.	A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	A	B	A	B	C	D	E	F	A	B	C	D	E	F	A	B
廚房 / 開放式廚房 Kitchen / Open Kitchen	電磁煮食爐 Induction hob	Miele	CS 1212-1i	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	-	-	V	V	V	V	V	V	V	V	V	V	V	V	-	-
			KM6348	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V
	抽油煙機 Cooker hood	Miele	DA 3466 HP	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	-	-	V	V	V	V	V	V	V	V	V	V	V	V	-	-
			DA3496HP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V
	蒸爐 Steamer oven	Miele	DG6010	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	-	-	V	V	V	V	V	V	V	V	V	V	V	V	-	-
	蒸焗爐 Combi steamer oven	Miele	DGC6400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V
	洗碗碟機 Dish washer	Miele	G6660SCVi	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V
	酒櫃 Wine cellar	Miele	KWT6321UG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V
	洗衣乾衣機 Washer Dryer	Miele	WT2798i	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V
		Siemens	WK14D321HK	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	-	-	V	V	V	V	V	V	V	V	V	V	V	V	-	-	-	-
	雪櫃 Refrigerator	Miele	KFNS 37432 ID	V	V	V	V	-	V	-	-	V	V	V	V	-	V	-	-	-	-	-	V	V	V	V	V	-	V	V	V	V	V	-	-
		Gaggenau	RT222203	-	-	-	-	V	-	V	V	-	-	-	-	V	-	V	V	-	-	V	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-
			RB472304	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-
			RB492304	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V
	電熱水爐 Electric Water Heater	German Pool	GPI-M6	-	V	V	V	-	V	V	-	-	V	V	V	-	V	V	-	V	V	V	V	V	V	-	V	V	V	V	V	-	V	V	V	V
主人睡房浴室 Master Bathroom	浴室換氣暖風機 Thermo Ventilator	Panasonic	FV-40BE2H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V
			FV-30BG2H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-	-	-	V	-	-	-	-	-	-
	抽氣扇 Exhaust Fan	Panasonic	FV-04NU1H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-
	電熱水爐 Electric Water Heater	German Pool	CFX21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	-	-	-	-	V	-	-	-	-	-	-	-	V	-	V	V
套房浴室 1 En. Suite Bath 1	浴室換氣暖風機 Thermo Ventilator	Panasonic	FV-30BG2H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	抽氣扇 Exhaust Fan		FV-04NU1H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電熱水爐 Electric Water Heater	German Pool	CFX21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

備註：
1. 賣方承諾如該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。
2. "V"表示此設備於該住宅單位內提供及/或安裝。

Remarks:
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.
2. "V" means such appliance(s) is / are provided and / or installed in the residential unit.

設備說明表 Appliances Schedule

				1座 (Amber House) Tower 1 (Amber House)																		2座 (Emerald House) Tower 2 (Emerald House)													
				5樓 5/F								6樓至12樓、15樓至23樓及 25樓至31樓 6/F-12/F, 15/F-23/F & 25/F-31/F								32樓 32/F		5樓 5/F						6樓至12樓、15樓至23樓 及25樓至29樓 6/F-12/F, 15/F-23/F & 25/F-29/F						30樓至 32樓 30/F- 32/F	
位置 Location	設備 Appliances	品牌 Brand	產品型號 Model No.	A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	A	B	A	B	C	D	E	F	A	B	C	D	E	F	A	B
套房浴室 2 En. Suite Bath 2	浴室換氣暖風機 Thermo Ventilator	Panasonic	FV-30BG2H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	抽氣扇 Exhaust Fan		FV-04NU1H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電熱水爐 Electric Water Heater	German Pool	CFX21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-
浴室 Bathroom	浴室換氣暖風機 Thermo Ventilator	Panasonic	FV-30BG2H	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	-	V	V	V	V	V	V	V	V	V	V	V	V	V	V
	抽氣扇 Exhaust Fan		FV-04NU1H	-	-	V	V	V	-	-	-	-	-	V	V	V	-	-	-	-	-	-	-	V	V	-	-	-	-	V	V	-	-	V	-
	電熱水爐 Electric Water Heater	German Pool	CFX21	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V	-	V	V	V	V	V	V	V	V	V	V	V	V	V	V
洗手間 Lavatory	浴室換氣暖風機 Thermo Ventilator	Panasonic	FV-30BG2H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	抽氣扇 Exhaust Fan		FV-04NU1H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電熱水爐 Electric Water Heater	German Pool	GPI-M6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-	-
工作間洗手間 Utility Lavatory	浴室換氣暖風機 Thermo Ventilator	Panasonic	FV-30BG2H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	抽氣扇 Exhaust Fan		FV-04NU1H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	-	-	-	-	-	-	-	-	-	-	-	-	V	V
	電熱水爐 Electric Water Heater	German Pool	CFX21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V	V	-	-	-	-	-	-	-	-	-	-	-	-	V	V

備註：
1. 賣方承諾如該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。
2. "V"表示此設備於該住宅單位內提供及/或安裝。

Remarks:
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.
2. "V" means such appliance(s) is / are provided and / or installed in the residential unit.

設備說明表 Appliances Schedule

1座 (Amber House) Tower 1 (Amber House)													
				5樓、6樓至12樓、15樓至23樓及25樓至31樓 5F, 6/F-12/F, 15/F-23/F & 25/F-31/F								32樓 32/F	
				單位 Flat								單位 Flat	
位置 Location	分體式冷氣機 Split type air - conditioner	品牌 Brand	產品型號 Model No.	A	B	C	D	E	F	G	H	A	B
客飯廳 Living & Dining Room	室內裝置 Model of Indoor unit	Panasonic	CS-ME21RKD	V	-	V	V	-	-	-	V	-	-
	室外裝置 Model of Outdoor unit		U-4E23JBE	V	-	V	V	-	-	V	V	-	-
	室外裝置 Model of Outdoor unit		CU-5E34PBD	-	-	-	-	-	-	-	-	-	-
	室內裝置 Model of Indoor unit		CS-RE18UKA	-	V	-	-	V	V	-	-	-	-
	室外裝置 Model of Outdoor unit		CU-RE18UKA	-	V	-	-	V	V	-	-	-	-
	室內裝置 Model of Indoor unit		CS-E9RKDW	-	-	-	-	-	-	V	-	-	-
	室內裝置 Model of Indoor unit		CS-E15RKDW	-	-	-	-	-	-	V	-	-	-
	室內裝置 Model of Indoor unit		CS-E12RKDW	-	-	-	-	-	-	-	V	-	-
	室內裝置 Model of Indoor unit		CS-RE24SKA	-	-	-	-	-	-	-	-	-	-
	室外裝置 Model of Outdoor unit		CU-RE24SKA	-	-	-	-	-	-	-	-	-	-
	室內裝置 Model of Indoor unit		CS-E18RKDW	-	-	-	-	-	-	-	-	-	-
	室內裝置 Model of Indoor unit		S-73MK2E5A	-	-	-	-	-	-	-	-	V	V
	室外裝置 Model of Outdoor unit		U-8LE1H7	-	-	-	-	-	-	-	-	V	V
睡房 Bedroom	室內裝置 Model of Indoor unit		CS-E12RKDW	V	-	V	V	-	-	-	-	-	-
	室外裝置 Model of Outdoor unit		U-4E23JBE	-	V	-	-	-	V	-	-	-	-
	室內裝置 Model of Indoor unit		CS-E9RKDW	-	V	-	-	-	V	-	-	-	-
	室內裝置 Model of Indoor unit		CS-E15RKDW	-	-	-	-	-	-	-	-	-	-
主人睡房 Master Bedroom	室內裝置 Model of Indoor unit		S-56MK2E5A	-	-	-	-	-	-	-	-	V	-
	室外裝置 Model of Outdoor unit		U-6LE2H4	-	-	-	-	-	-	-	-	V	-
	室內裝置 Model of Indoor unit		S-36MK2E5A	-	-	-	-	-	-	-	-	-	V
	室外裝置 Model of Outdoor unit		U-8LE1H7	-	-	-	-	-	-	-	-	-	V
睡房 1 Bedroom 1	室內裝置 Model of Indoor unit		S-45MK2E5A	-	-	-	-	-	-	-	-	V	-
睡房 2 Bedroom 2	室內裝置 Model of Indoor unit		S-36MK2E5A	-	-	-	-	-	-	-	-	V	-
套房 1 En. Suite 1	室內裝置 Model of Indoor unit		S-56MK2E5A	-	-	-	-	-	-	-	-	-	V
套房 2 En. Suite 2	室內裝置 Model of Indoor unit		S-36MK2E5A	-	-	-	-	-	-	-	-	-	V
廚房 / 開放式廚房 Kitchen / Open Kitchen	室內裝置 Model of Indoor unit		S-45MU2E5A	-	-	-	-	-	-	-	-	V	-
	室內裝置 Model of Indoor unit		S-36MU2E5A	-	-	-	-	-	-	-	-	-	V
儲物房 Store	室內裝置 Model of Indoor unit		CS-E9RKDW	-	V	-	-	-	V	-	-	-	-
	室內裝置 Model of Indoor unit		CS-E15RKDW	-	-	-	-	-	-	-	-	-	-
工作間 Utility	室內裝置 Model of Indoor unit		S-28MK2E5A	-	-	-	-	-	-	-	-	V	V

備註：
1. 賣方承諾如該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。
2. "V"表示此設備於該住宅單位內提供及/或安裝。

Remarks:
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.
2. "V" means such appliance(s) is / are provided and / or installed in the residential unit.

設備說明表 Appliances Schedule

2座 (Emerald House) Tower 2 (Emerald House)															
				5樓、6樓至12樓、15樓至23樓及25樓至29樓 5F, 6/F-12/F, 15/F-23/F & 25/F-29/F						30樓至31樓 30/F-31/F		32樓 32/F	
				單位 Flat						單位 Flat		單位 Flat	
位置 Location	分體式冷氣機 Split type air - conditioner	品牌 Brand	產品型號 Model No.	A	B	C	D	E	F	A	B	A	B
客飯廳 Living & Dining Room	室內裝置 Model of Indoor unit	Panasonic	CS-ME21RKD	V	-	V	V	-	V	-	-	-	-
	室外裝置 Model of Outdoor unit		U-4E23JBE	V	-	V	V	-	V	-	-	-	-
	室外裝置 Model of Outdoor unit		CU-5E34PBD	-	-	-	-	-	-	-	-	-	-
	室內裝置 Model of Indoor unit		CS-RE18UKA	-	V	-	-	-	-	-	-	-	-
	室外裝置 Model of Outdoor unit		CU-RE18UKA	-	V	-	-	-	-	-	-	-	-
	室內裝置 Model of Indoor unit		CS-E15RKDW	-	-	-	-	-	-	-	-	-	-
	室內裝置 Model of Indoor unit		CS-E12RKDW	V	-	-	-	-	-	-	-	-	-
	室內裝置 Model of Indoor unit		CS-RE24UKA	-	-	-	-	V	-	-	-	-	-
	室外裝置 Model of Outdoor unit		CU-RE24UKA	-	-	-	-	V	-	-	-	-	-
	室內裝置 Model of Indoor unit		S-73MK2E5A	-	-	-	-	-	-	V	V	V	V
	室外裝置 Model of Outdoor unit		U-10LE1H7	-	-	-	-	-	-	V	-	V	-
	室外裝置 Model of Outdoor unit		U-8LE1H7	-	-	-	-	-	-	-	V	-	V
睡房 Bedroom	室內裝置 Model of Indoor unit		CS-E9RKDW	-	V	-	-	-	-	-	-	-	-
	室外裝置 Model of Outdoor unit		U-4E23JBE	-	V	-	-	-	-	-	-	-	-
	室內裝置 Model of Indoor unit		CS-E12RKDW	-	-	V	V	-	V	-	-	-	-
	室內裝置 Model of Indoor unit		CS-E15RKDW	-	-	-	-	-	-	-	-	-	-
	室外裝置 Model of Outdoor unit		U-4E23JBE	-	-	-	-	-	-	-	-	-	-
睡房1 Bedroom 1	室內裝置 Model of Indoor unit		CS-E9RKDW	-	-	-	-	V	-	-	-	-	-
	室外裝置 Model of Outdoor unit		U-4E23JBE	-	-	-	-	V	-	-	-	-	-
	室內裝置 Model of Indoor unit		S-45MK2E5A	-	-	-	-	-	-	V	-	V	-
	室內裝置 Model of Indoor unit		S-36MK2E5A	-	-	-	-	-	-	-	V	-	V
睡房2 Bedroom 2	室內裝置 Model of Indoor unit		CS-E9RKDW	-	-	-	-	V	-	-	-	-	-
	室內裝置 Model of Indoor unit		S-28MK2E5A	-	-	-	-	-	-	V	-	V	-
	室內裝置 Model of Indoor unit		S-36MK2E5A	-	-	-	-	-	-	-	V	-	V
主人睡房 Master Bedroom	室內裝置 Model of Indoor unit		CS-RE12UKA	-	-	-	-	V	-	-	-	-	-
	室外裝置 Model of Outdoor unit		CU-RE12UKA	-	-	-	-	V	-	-	-	-	-
	室內裝置 Model of Indoor unit		S-56MK2E5A	-	-	-	-	-	-	V	-	V	-
	室內裝置 Model of Indoor unit		S-45MK2E5A	-	-	-	-	-	-	-	V	-	V
	室外裝置 Model of Outdoor unit		U-8LE1H7	-	-	-	-	-	-	-	V	-	V
廚房 / 開放式廚房 Kitchen / Open Kitchen	室內裝置 Model of Indoor unit		S-28MU2E5A	-	-	-	-	-	-	V	-	V	-
	室內裝置 Model of Indoor unit		S-56MU2E5A	-	-	-	-	-	-	-	V	-	V
儲物房 Store	室內裝置 Model of Indoor unit		CS-E9RKDW	-	V	-	-	-	-	-	-	-	-
	室內裝置 Model of Indoor unit		CS-RE12UKA	-	-	-	-	-	-	-	V	-	-
	室外裝置 Model of Outdoor unit		CU-RE12UKA	-	-	-	-	-	-	-	V	-	-
工作間 Utility	室內裝置 Model of Indoor unit		CS-RE12UKA	-	-	-	-	-	-	V	-	V	-
	室外裝置 Model of Outdoor unit		CU-RE12UKA	-	-	-	-	-	-	V	-	V	-
	室內裝置 Model of Indoor unit		S-28MK2E5A	-	-	-	-	-	-	-	V	-	V

備註：
1. 賣方承諾如該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。
2. "V"表示此設備於該住宅單位內提供及/或安裝。

Remarks:
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.
2. "V" means such appliance(s) is / are provided and / or installed in the residential unit.

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

		1座 (Amber House) Tower 1 (Amber House)																		2座 (Emerald House) Tower 2 (Emerald House)													
		5樓 5/F								6樓至12樓、15樓至23樓及25樓至31樓 6/F-12/F, 15/F-23/F & 25/F-31/F								32樓及天台 32/F & R/F		5樓 5/F						6樓至12樓、15樓至23樓及25樓至29樓 6/F-12/F, 15/F-23/F & 25/F-29/F						30樓至31樓 30/F-31/F		32樓及天台 32/F & R/F	
位置 Location	設備 Appliances	A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	A	B	A	B	C	D	E	F	A	B	C	D	E	F	A	B	A	B
客飯廳 Living & Dining Room	13 安培單位電插座 13A Single Socket Outlet	3	1	3	3	2	1	1	1	3	1	3	3	2	1	1	1	1	1	1	1	3	3	1	1	1	1	3	3	1	1	1	1	1	1
	13 安培雙位電插座帶2個USB接口 13A Twin Socket Outlet with 2 nos. USB port	1	1	1	1	1	1	2	2	1	1	1	1	1	1	2	2	1	1	2	1	1	1	1	1	2	1	1	1	1	1	1	1	2	1
	13 安培雙位電插座 13A Twin Socket Outlet	1	2	1	1	1	2	1	1	1	2	1	1	1	2	1	1	1	1	1	1	1	1	2	1	1	1	1	1	2	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet	2	2	2	2	2	2	3	3	2	2	2	2	2	2	3	3	2	2	3	2	2	2	2	2	3	2	2	2	2	2	2	2	2	2
	電話插座 Telephone Outlet	3	2	3	3	2	2	3	3	3	2	3	3	2	2	3	3	2	2	3	2	3	3	2	2	3	2	3	3	2	2	2	2	2	2
	室內冷氣機接線掣 Switch for AC Indoor Unit	1	1	1	1	1	1	2	2	1	1	1	1	1	1	2	2	2	3	2	1	1	1	1	1	2	1	1	1	1	1	2	3	2	1
	視像對講機 Video Doorphone	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
	菲士接線座 (*) Fused Connection Unit (*)	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
	燈位 Light Point	3	3	3	3	2	2	3	3	3	3	3	3	2	2	3	3	3	5	3	3	3	3	5	1	3	3	3	3	5	1	4	3	4	3
睡房 Bedroom	13 安培單位電插座 13A Single Socket Outlet	1	1	0	0	N/A	1	N/A	N/A	1	1	0	0	N/A	1	N/A	N/A	N/A	N/A	N/A	1	1	1	N/A	1	N/A	1	1	1	N/A	0	N/A	N/A	N/A	N/A
	13 安培雙位電插座 13A Twin Socket Outlet	-	-	1	1	N/A	-	N/A	N/A	-	-	1	1	N/A	-	N/A	N/A	N/A	N/A	N/A	0	0	0	N/A	0	N/A	0	0	0	N/A	1	N/A	N/A	N/A	N/A
	13 安培雙位電插座帶2個USB接口 13A Twin Socket Outlet with 2 nos. USB port	1	1	1	1	N/A	1	N/A	N/A	1	1	1	1	N/A	1	N/A	N/A	N/A	N/A	N/A	1	1	1	N/A	1	N/A	1	1	1	N/A	1	N/A	N/A	N/A	N/A
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	N/A	1	N/A	N/A	1	1	1	1	N/A	1	N/A	N/A	N/A	N/A	N/A	1	1	1	N/A	1	N/A	1	1	1	N/A	1	N/A	N/A	N/A	N/A
	電話插座 Telephone Outlet	1	1	1	1	N/A	1	N/A	N/A	1	1	1	1	N/A	1	N/A	N/A	N/A	N/A	N/A	1	1	1	N/A	1	N/A	1	1	1	N/A	1	N/A	N/A	N/A	N/A
	室內冷氣機接線掣 Switch for AC Indoor Unit	1	1	1	1	N/A	1	N/A	N/A	1	1	1	1	N/A	1	N/A	N/A	N/A	N/A	N/A	1	1	1	N/A	1	N/A	1	1	1	N/A	N/A	N/A	N/A	N/A	N/A
	燈位 Light Point	1	1	1	1	N/A	1	N/A	N/A	1	1	1	1	N/A	1	N/A	N/A	N/A	N/A	N/A	1	1	1	N/A	1	N/A	1	1	1	N/A	1	N/A	N/A	N/A	N/A
	菲士接線座 (*) Fused Connection Unit (*)	1	1	1	1	N/A	1	N/A	N/A	1	1	1	1	N/A	1	N/A	N/A	N/A	N/A	N/A	1	1	1	N/A	1	N/A	1	1	1	N/A	1	N/A	N/A	N/A	N/A

備註：
1. "N/A"或"-" = 不適用
2. * = 已用作連接電燈或設備
3. "0, 1, 2, ……." 表示提供於住宅單位的裝置數量

Remarks:
1. "N/A" or "-" = Not Applicable
2. * = Has been used for connection lighting fitting or appliance
3. "0, 1, 2, ……." denotes the quantity of such provision(s) provided in the residential unit

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

		1座 (Amber House) Tower 1 (Amber House)																		2座 (Emerald House) Tower 2 (Emerald House)													
		5樓 5/F								6樓至12樓、15樓至23樓及25樓至31樓 6/F-12/F, 15/F-23/F & 25/F-31/F								32樓及天台 32/F & R/F		5樓 5/F						6樓至12樓、15樓至23樓及25樓至29樓 6/F-12/F, 15/F-23/F & 25/F-29/F						30樓至31樓 30/F-31/F		32樓及天台 32/F & R/F	
位置 Location	設備 Appliances	A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	A	B	A	B	C	D	E	F	A	B	C	D	E	F	A	B	A	B
主人睡房 Master Bedroom	13 安培雙位電插座 13A Twin Socket Outlet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	2	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	2	2	2	2
	13 安培雙位電插座帶2個USB接口 13A Twin Socket Outlet with 2 nos. USB port	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	電視/電台天線插座 TV/FM Outlet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	電話插座 Telephone Outlet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	室內冷氣機接線掣 Switch for AC Indoor Unit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	2	1	2
	燈位 Light Point	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	2	N/A	N/A	N/A	N/A	N/A	2	N/A	1	1	1	1
	菲士接線座 (*) Fused Connection Unit (*)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
睡房 1 / 套房 1 Bedroom 1 / En. Suite 1	13 安培單位電插座 13A Single Socket Outlet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	13 安培雙位電插座帶2個USB接口 13A Twin Socket Outlet with 2 nos. USB port	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	電視/電台天線插座 TV/FM Outlet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	電話插座 Telephone Outlet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	室內冷氣機接線掣 Switch for AC Indoor Unit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	燈位 Light Point	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	菲士接線座 (*) Fused Connection Unit (*)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
睡房 2 / 套房 2 Bedroom 2 / En. Suite 2	13 安培單位電插座 13A Single Socket Outlet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	13 安培雙位電插座帶2個USB接口 13A Twin Socket Outlet with 2 nos. USB port	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	電視/電台天線插座 TV/FM Outlet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	電話插座 Telephone Outlet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	室內冷氣機接線掣 Switch for AC Indoor Unit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	燈位 Light Point	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	菲士接線座 (*) Fused Connection Unit (*)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1

備註：
1. "N/A"或"-" = 不適用
2. * = 已用作連接電燈或設備
3. "0, 1, 2, ……." 表示提供於住宅單位的裝置數量

Remarks:
1. "N/A" or "-" = Not Applicable
2. * = Has been used for connection lighting fitting or appliance
3. "0, 1, 2, ……." denotes the quantity of such provision(s) provided in the residential unit

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

		1座 (Amber House) Tower 1 (Amber House)																		2座 (Emerald House) Tower 2 (Emerald House)													
		5樓 5/F								6樓至12樓、15樓至23樓及25樓至31樓 6/F-12/F, 15/F-23/F & 25/F-31/F								32樓及天台 32/F & R/F		5樓 5/F						6樓至12樓、15樓至23樓及25樓至29樓 6/F-12/F, 15/F-23/F & 25/F-29/F						30樓至31樓 30/F-31/F		32樓及天台 32/F & R/F	
位置 Location	設備 Appliances	A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	A	B	A	B	C	D	E	F	A	B	C	D	E	F	A	B	A	B
工作間 Utility	13 安培雙位電插座 13A Twin Socket Outlet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	1	1
	室內冷氣機接線掣 Switch for AC Indoor Unit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	1	1
	燈位 Light Point	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	1	1
主人睡房浴室/套房浴室 1及套房浴室 2 Master Bathroom / En. Suite Bath 1 & En. Suite Bath 2	13 安培雙位電插座帶2個USB接口 13A Twin Socket Outlet with 2 nos. USB port	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	菲士接線座 (*) Fused Connection Unit (*)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	2	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	2	1	2	1
	接線掣 (*) Switch Connection Unit (*)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1
	燈位 Light Point	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	2	N/A	N/A	N/A	N/A	N/A	2	N/A	1	1	1	1
浴室 Bathroom	13 安培雙位電插座帶2個USB接口 13A Twin Socket Outlet with 2 nos. USB port	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
	菲士接線座 (*) Fused Connection Unit (*)	1	1	2	2	2	1	1	1	1	1	2	2	2	1	1	1	1	1	1	1	2	2	1	1	1	1	2	2	1	1	2	1	2	1
	接線掣 (*) Switch Connection Unit (*)	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
	燈位 Light Point	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	1	3	4	4	4	4	2	4	4	4	4	4	2	4	1	1	1	1
洗手間 Lavatory	菲士接線座 (*) Fused Connection Unit (*)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	1	1
	接線掣 (*) Switch Connection Unit (*)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	1	1
	燈位 Light Point	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	1	1
廚房 / 開放式廚房 Kitchen / Open Kitchen	13 安培雙位電插座帶2個USB接口 13A Twin Socket Outlet with 2 nos. USB port	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
	菲士接線座 (*) Fused Connection Unit (*)	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	2
	電話插座 Telephone Outlet	0	1	0	0	1	1	1	1	0	1	0	0	1	1	1	1	1	1	1	1	0	0	1	1	1	1	0	0	1	1	1	1	1	1
	13 安培單位電插座 13A Single Socket Outlet	2	4	2	2	4	4	4	4	2	4	2	2	4	4	4	4	7	7	4	4	2	2	4	4	4	4	2	2	4	4	4	4	7	7
	接線掣 (*) Switched Connection Unit (*)	1	2	2	2	1	2	2	1	1	2	2	2	1	2	2	1	2	2	2	2	2	2	2	1	2	2	2	2	2	1	2	1	1	2	2
	燈位 Light Point	2	2	2	2	2	2	1	1	2	2	2	2	2	2	1	1	1	1	1	2	2	2	1	1	1	2	2	2	1	1	1	1	1	1

備註：
1. "N/A"或"-" = 不適用
2. * = 已用作連接電燈或設備
3. "0, 1, 2, ……." 表示提供於住宅單位的裝置數量

Remarks:
1. "N/A" or "-" = Not Applicable
2. * = Has been used for connection lighting fitting or appliance
3. "0, 1, 2, ……." denotes the quantity of such provision(s) provided in the residential unit

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

		1座 (Amber House) Tower 1 (Amber House)																		2座 (Emerald House) Tower 2 (Emerald House)													
		5樓 5/F								6樓至12樓、15樓至23樓及25樓至31樓 6/F-12/F, 15/F-23/F & 25/F-31/F								32樓及天台 32/F & R/F		5樓 5/F						6樓至12樓、15樓至23樓及25樓至29樓 6/F-12/F, 15/F-23/F & 25/F-29/F						30樓至31樓 30/F-31/F		32樓及天台 32/F & R/F	
位置 Location	設備 Appliances	A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	A	B	A	B	C	D	E	F	A	B	C	D	E	F	A	B	A	B
儲物室 Store	13 安培單位電插座 13A Single Socket Outlet	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	1	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A
	13 安培雙位電插座帶2個USB接口 13A Twin Socket Outlet with 2 nos. USB port	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	0	N/A	N/A
	電視/電台天線插座 TV/FM Outlet	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	0	N/A	N/A
	電話插座 Telephone Outlet	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	0	N/A	N/A
	室內冷氣機接線掣 Switch for AC Indoor Unit	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A
	燈位 Light Point	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	1	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A
	菲士接線座 (*) Fused Connection Unit (*)	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A
私家平台 Private Flat Roof	防水電插座 Waterproof Socket Outlet	2	1	1	1	1	1	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	2	1	1	1	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	燈位 Light Point	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
私家天台 Private Roof	防水電插座 Waterproof Socket Outlet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1
	燈位 Light Point	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7	8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	7	5	7
露台 Balcony	燈位 Light Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
工作平台 Utility Platform	燈位 Light Point	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	1	1	1	1

備註：
1. "N/A"或"-" = 不適用
2. * = 已用作連接電燈或設備
3. "0, 1, 2, ……." 表示提供於住宅單位的裝置數量

Remarks:
1. "N/A" or "-" = Not Applicable
2. * = Has been used for connection lighting fitting or appliance
3. "0, 1, 2, ……." denotes the quantity of such provision(s) provided in the residential unit

服務協議
SERVICE AGREEMENTS

- 食水及沖廁水由水務署供應。
- 電力由香港電燈有限公司供應。
- 無氣體供應。

- Potable and flushing water is supplied by Water Supplies Department.
- Electricity is supplied by The Hongkong Electric Company Limited.
- No gas is supplied.

地稅
GOVERNMENT RENT

擁有人有法律責任繳付指明住宅物業直至該住宅物業買賣完成日(即該物業轉讓契日期)(包括該日)為止之地稅。

The owner is liable for the Government rent payable for the specified residential property up to and including the date of completion of the sale and purchase of that residential property (i.e. the date of the assignment of that property).

買方的雜項付款
MISCELLANEOUS PAYMENTS BY PURCHASER

在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金；及在交付時，買方不須向擁有人支付清理廢料的費用。

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

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

Remark:
On that delivery, the Purchaser is liable to pay a debris removal fee to the manager (not the owner) under the Deed of Mutual Covenant, and where the owner has paid that debris removal fee, the Purchaser shall reimburse the owner for the same.

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

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

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

斜坡維修
MAINTENANCE OF SLOPES

1. 批地文件規定，發展項目之住宅物業的擁有人須自費維修斜坡。

2. 批地文件規定：
   (a) 承授人須按需要及於有需要時，自費妥善及充分地透過所有和所有形式之所需和必須之維修、清洗及改善以維修、維護、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保持土地上之院宅或物業及所有其他豎設物或建築物，及屬於和以任何形式附屬於該等院宅或物業及所有其他豎設物或建築物之牆壁、土堤、路塹、樹籬、溝渠、軌道、照明、行人道、廁所、水槽、排水溝及水道，至使政府滿意。
   (b) 內地段第6013號（其部分為土地的一部分）之承授人須維修、維護、支持及保養該地段內於該地段批地文件日期當日已建造之護土牆及其附屬諸物至使政府滿意，並須就所有因該護土牆倒塌、下陷、殘破或失修導致或造成之破壞而起之任何法律行動、申索及索求彌償政府。

3. 發展項目的每位擁有人均須分擔維修工程的費用。

4. 以下圖則顯示位於發展項目的土地之內或之外已建造或將會以擁有人自費建造的斜坡及護土牆或相關構築物。

5. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。

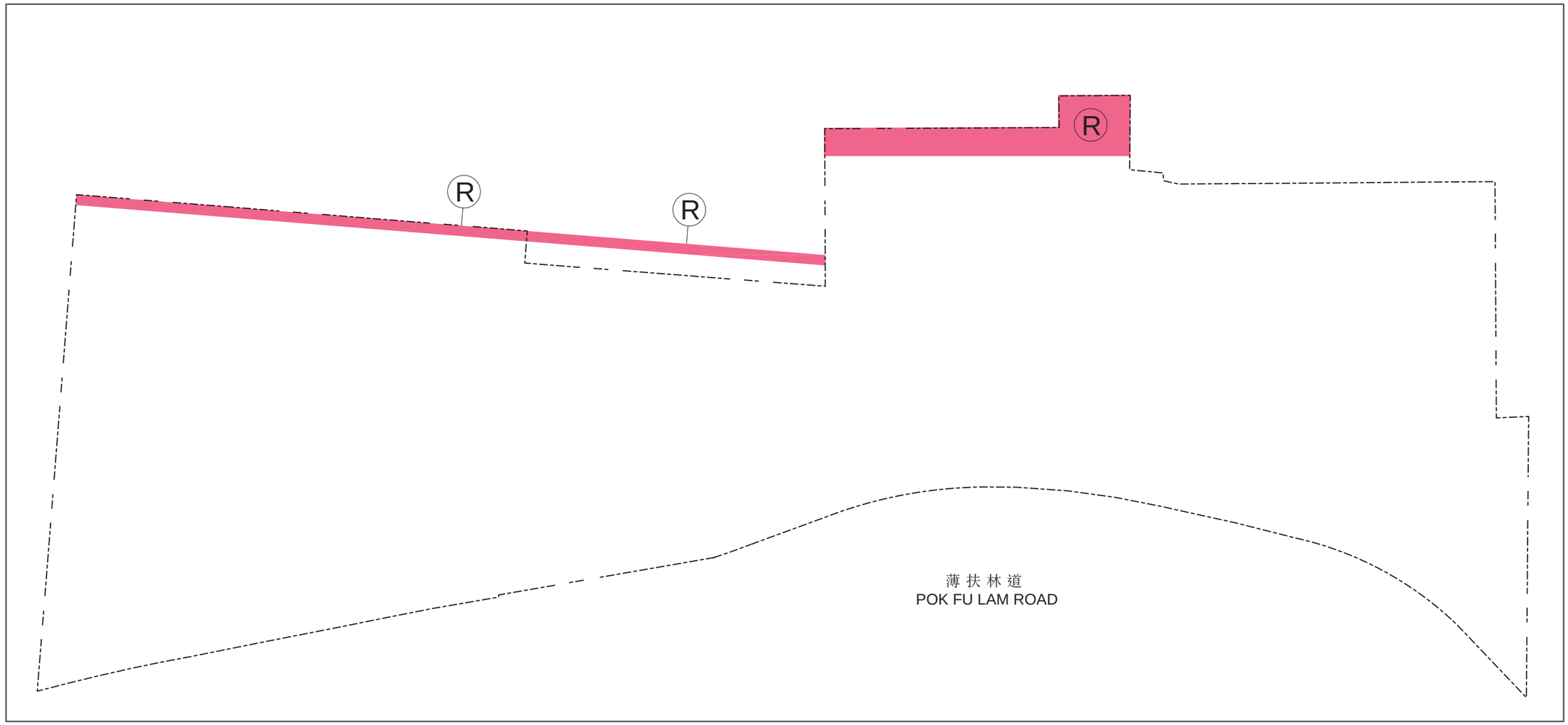
1. The Land Grant requires the owners of the residential properties in the development to maintain slopes at their own cost.

2. The Land Grant stipulates that:
   (a) The grantee shall and will, where and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage(s) or tenement(s) and all other erections and buildings standing upon the Land, and all the walls, banks,cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.
   (b) The grantee of Inland Lot No.6013 (part of it being part of the Land) shall repair, uphold, support and maintain the retaining wall erected on that piece of land as at the date of the land grant of the same and everything appertaining thereto to the satisfaction of the Government and shall indemnify the Government against all actions, claims and demands whatsoever arising out of any damage resulting from or brought about by the collapse, subsidence, dilapidation or disrepair of such retaining wall.

3. Each of the owners of the development is obliged to contribute towards the costs of the maintenance works.

4. The plan below shows the slope and the retaining wall or related structures constructed, or to be at the owners' own cost constructed, within or outside the land on which the Development is situated.

5. Under the Deed of Mutual Covenant, the manager of the Development has the owners' authority to carry out the maintenance work.



圖例 LEGEND

發展項目邊界線
Boundary Line of Development

護土牆及有關構築物
Slope Structures

比例 Scale : 0 5 10 15米/M

N

備註：
此頁圖則僅作顯示斜坡、護土牆及有關結構物（如有）的位置，圖中所示之其他事項未必能反映其最新狀況。

Remark:
The plan in this page is for showing the location of (if any) slope, retaining wall and related structures only. Other matters shown in this plan may not reflect their latest conditions.

不適用

Not applicable

獲寬免總樓面面積的設施分項
於印製售樓說明書前呈交予並已獲建築事務監督核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。

		面積(平方米) Area (m^2)
根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1. (#)	停車場及上落客貨地方（公共交通總站除外） Carpark and loading/unloading area excluding public transport terminus	2,041.102
2.	機房及相類設施 Plant rooms and similar services	
2.1 (#)	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》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、垃圾及物料回收房等 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 boardcasting (TBE) room, refuse storage and material recovery chamber, etc.	238.231
2.2 (#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供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 Mandatory feature or essential plant room, area of which is NOT limited by any Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (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.	739.937
2.3	非強制性或非必要機房，例如空調機房、風櫃房等 Non-mandatory or non-essential plant room, such as A/C plant room, air handling unit (AHU) room, etc.	9.590
根據《建築物（規劃）規例》第23A(3)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23A(3)		
3.	供人離開或到達旅館時上落汽車之用的面積 Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	-
4.	旅館的輔助性設施 Supporting facilities for hotel	-
根據《聯合作業備考》第一號和第二號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		
5.	住宅樓宇露台 Balcony for residential buildings	332.425
6.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	136.864
7.	公用空中花園 Communal sky garden	-
8.	非住宅樓宇的公用平台花園 Communal podium garden for non-residential buildings	-
9.	隔聲鰭 Acoustic fin	-
10.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	-

BREAKDOWN OF GFA CONCESSIONS OBTAINED FOR ALL FEATURES
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.

		面積(平方米) Area (m^2)
根據《聯合作業備考》第一號和第二號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		
11.	非結構性預製外牆 Non-structural prefabricated external wall	-
12.	工作平台 Utility platform	22.500
13.	隔音屏障 Noise barrier	-
適意設施 Amenity Features		
14.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室 Counter, office, store, guard room and lavatory for watchman and management staff, Owner's Corporation Office	23.632
15.	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	519.079
16.	有上蓋的園景區及遊樂場 Covered landscaped and play area	1.508
17.	橫向屏障/有蓋人行道、花棚 Horizontal screen/covered walkway, trellis	-
18.	擴大升降機井道 Larger lift shaft	127.618
19.	煙囪管道 Chimney shaft	-
20.	其他非強制性或非必要機房，例如爐房、衛星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, SMATV room	-
21. (#)	強制性設施或必要機房所需的管槽、氣槽 Pipe duct, air duct for mandatory feature or essential plant room	213.921
22.	非強制性設施或非必要機房所需的管槽、氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	-
23.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	-

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

Remarks:
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.

		面積(平方米) Area (m^2)
適意設施 Amenity Features		
24.	非住用發展項目中電影院、商場等的較高的淨高及前方中空 High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	-
25.	非住用發展項目的公用主要入口（尊貴入口）上方的中空 Void over main common entrance (prestige entrance) in non-domestic development	-
26.	複式住宅單位及洋房的中空 Void in duplex domestic flat and house	-
27.	遮陽篷及反光罩 Sunshade and reflector	-
28.	小型伸出物，例如空調機機箱、窗台、伸出的窗台 Minor projection such as air-conditioning box, window sill, projecting window	-
29.	其他伸出物，如空調機機箱或伸出外牆超過750毫米的平台 Other projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall	-
其他項目 Other Exempted Areas		
30.	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	433.032
31. (#)	大型伸出/外懸設施下的有蓋面積 Covered area under large projecting/overhanging feature	88.691
32.	公共交通總站 Public transport terminus (PTT)	-
33.	共用構築物及樓梯 Party structure and common staircase	-
34. (#)	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 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	-
35. (#)	公眾通道 Public passage	-
36.	因建築物後移導致的覆蓋面積 Covered set back area	124.300

		面積(平方米) Area (m^2)
額外總樓面面積 Bonus GFA		
37.	額外總樓面面積 Bonus GFA	621.859

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

Remarks:
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.

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





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

第I部分 Part I	
提供中央空調 Provision of Central Air Conditioning	否 No
提供具能源效益的設施 Provision of Energy Efficient Features	是 Yes
擬安裝的具能源效益的設施：- Energy Efficient Features proposed:	採用高效能的空調機設備 High Coefficient of Performance (COP) AC Units

註腳：
1.一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
(a) “每年能源消耗量”與新建樓宇BEAM Plus 標準(現行版本)第4節及附錄8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。
2.“基準樓宇”與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的“基準建築物模式(零分標準)”具有相同涵義。
3.“中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則(2010年2月版)(草稿)中的涵義相同。

第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(註腳1)：- Part II: The predicted annual energy use of the proposed building / part of building (Note 1)					
位置 Location	使用有關裝置的內部樓面面積（平方米） Internal Floor Area Served (m^2)	基線樓宇每年能源消耗量(註腳2) Annual Energy Use of Baseline Building (Note 2)		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
		電力 千瓦小時/平方米/年 Electricity kWh/m^2/annum	煤氣/石油氣 用量單位/平方米/年 Town Gas / LPG unit/m^2/annum	電力 千瓦小時/平方米/年 Electricity kWh/m^2/annum	煤氣/石油氣 用量單位/平方米/年 Town Gas / LPG unit/m^2/annum
有使用中央屋宇裝備裝置的部份 (註腳3) Area served by central building services installation (Note 3)	14,024	526	N/A	361.1	N/A

第III部分：以下裝置乃按機電工程署公布的相關實務守則設計：- Part III: The following installation(s) is / are* designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)	
裝置類型 Type of Installations	是 Yes
照明裝置 Lighting Installations	是 Yes
空調裝置 Air Conditioning Installations	是 Yes
電力裝置 Electrical Installations	是 Yes
升降機及自動梯的裝置 Lift & Escalator Installations	是 Yes
以總能源為本的方法 Performance-based Approach	不適用 N/A

Notes :
1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the Development by the internal floor area served, where:
(a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
(b) “internal floor area”, in relation a building , a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

發展項目及其周邊地區日後可能出現改變。

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

賣方為施行《一手住宅物業銷售條例》(第621章)
第2部而就發展項目指定的互聯網網站的網址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap 621)

www.63pokfulam.com.hk

售樓說明書的印製日期：2017年6月29日
Date on which the sales brochure is printed: 29 June 2017

檢視/修訂日期 Examination/Revision Date	修訂內容 (如沒有修訂，請註明“沒有修訂內容”) Revision Made (If no revision is required, please state “No revision made”)	
	頁數 Page Number	修訂內容 Revision Made
2017年9月29日 29 September 2017	3 - 6	一手住宅物業買家須知已更新。 Notes to Purchasers of First-hand Residential Properties is updated.
	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.
	24 - 26	發展項目的住宅物業的樓面平面圖已更新。 Floor Plans of Residential Properties in the Development are updated.
2017年12月28日 28 December 2017	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.
	15	關乎發展項目的分區計劃大綱圖已更新。 Outline Zoning Plan Relating to the Development is updated.
	67	申請建築物總樓面面積寬免的資料已更新。 Information in Application for Concession on Gross Floor Area of Building is updated.
2018年3月27日 27 March 2018	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.
	14	發展項目的鳥瞰照片已更新。 Aerial Photograph of the Development is updated.
2018年6月26日 26 June 2018	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.
	14	發展項目的鳥瞰照片已更新。 Aerial Photograph of the Development is updated.
	15	關乎發展項目的分區計劃大綱圖已更新。 Outline Zoning Plan Relating to the Development is updated.

檢視/修訂日期 Examination/Revision Date	修訂內容 (如沒有修訂，請註明“沒有修訂內容”) Revision Made (If no revision is required, please state “No revision made”)	
	頁數 Page Number	修訂內容 Revision Made
2018年9月26日 26 September 2018	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.
	15	關乎發展項目的分區計劃大綱圖已更新。 Outline Zoning Plan Relating to the Development is updated.
	19	發展項目的布局圖已更新。 Layout Plan of the Development is updated.
	21 - 26	發展項目的住宅物業的樓面平面圖已更新。 Floor Plans of Residential Properties in the Development are updated.
	30 - 32	發展項目中的停車位的樓面平面圖已更新。 Floor Plans of Parking Spaces in the Development are updated.
	45 - 46	立面圖已更新。 Elevation Plan are updated.
	47	發展項目中的公用設施的資料已更新。 Information on Common Facilities in the Development is updated.
	65 - 66	申請建築物總樓面面積寬免的資料已更新。 Information in Application for Concession on Gross Floor Area of Building are updated.
2018年12月10日 10 December 2018	-	沒有修訂內容。 No revision made.

檢視/修訂日期 Examination/Revision Date	修訂內容 (如沒有修訂，請註明“沒有修訂內容”) Revision Made (If no revision is required, please state “No revision made”)		
	2018年12月10日檢視版本之頁數 Page number in version with examination date on 10 December 2018	2019年3月8日檢視版本之頁數 Page number in version with examination date on 8 March 2019	修訂內容 Revision Made
2019年3月8日 8 March 2019	11	11	發展項目的設計的資料已更新。 Information on Design of the Development is updated.
	13	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.
	14	14	發展項目的鳥瞰照片已更新。 Aerial Photograph of the Development is updated.
	15	15	關乎發展項目的分區計劃大綱圖已修正。 Outline Zoning Plan Relating to the Development is corrected.
	19	19	發展項目的布局圖已更新。 Layout Plan of the Development is updated.
	20 - 26	20 - 29	發展項目的住宅物業的樓面平面圖已更新。 Floor Plans of Residential Properties in the Development are updated.
	28 - 29	31 - 32	發展項目中的住宅物業的面積已更新。 Area of Residential Properties in the Development are updated.
	30 - 32	33 - 35	發展項目中的停車位的樓面平面圖已更新。 Floor Plans of Parking Spaces in the Development are updated.
	34 - 36	37 - 39	公契的摘要已更新。 Summary of Deed of Mutual Covenant are updated.
	45 - 46	48 - 49	立面圖已更新。 Elevation Plans are updated.
	47	50	發展項目中的公用設施的資料已更新。 Information on Common Facilities in the Development is updated.
	49 - 59	52 - 64	裝置、裝修物料及設備已更新。 Fittings, Finishes and Appliances are updated.
	65	70	申請建築物總樓面面積寬免的資料已更新。 Information in Application for Concession on Gross Floor Area of Building is updated.
2019年5月31日 31 May 2019	2019年3月8日檢視版本之頁數 Page number in version with examination date on 8 March 2019	2019年5月31日檢視版本之頁數 Page number in version with examination date on 31 May 2019	修訂內容 Revision Made
	13	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.

檢視/修訂日期 Examination/Revision Date	修訂內容 (如沒有修訂，請註明“沒有修訂內容”) Revision Made (If no revision is required, please state “No revision made”)		
	2019年5月31日檢視版本之頁數 Page number in version with examination date on 31 May 2019	2019年7月26日檢視版本之頁數 Page number in version with examination date on 26 July 2019	修訂內容 Revision Made
2019年7月26日 26 July 2019	13	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.
	19	19	發展項目的布局圖已更新。 Layout Plan of the Development is updated.
	21 - 24, 27 - 29	21 - 24, 27 - 29	發展項目的住宅物業的樓面平面圖已更新。 Floor Plans of Residential Properties in the Development are updated.
	48 - 49	48 - 49	立面圖已更新。 Elevation Plans are updated.
	50	50	發展項目中的公用設施的資料已更新。 Information on Common Facilities in the Development is updated.
	70	70	申請建築物總樓面面積寬免的資料已更新。 Information in Application for Concession on Gross Floor Area of Building is updated.
2019年10月25日 25 October 2019	2019年7月26日檢視版本之頁數 Page number in version with examination date on 26 July 2019	2019年10月25日檢視版本之頁數 Page number in version with examination date on 25 October 2019	修訂內容 Revision Made
	13	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.
	15	15	關乎發展項目的分區計劃大綱圖已更新。 Outline Zoning Plan Relating to the Development is updated.
	24, 28 - 29	24, 28 - 29	發展項目的住宅物業的樓面平面圖已更新。 Floor Plans of Residential Properties in the Development are updated.
	31 - 32	31 - 32	發展項目中的住宅物業的面積已更新。 Area of Residential Properties in the Development are updated.
	33	33	發展項目中的停車位的樓面平面圖已更新。 Floor Plan of Parking Spaces in the Development is updated.
	37 - 38	37 - 38	公契的摘要已更新。 Summary of Deed of Mutual Covenant are updated.
	48 - 49	48 - 49	立面圖已更新。 Elevation Plans are updated.
2020年1月20日 20 January 2020	2019年10月25日檢視版本之頁數 Page number in version with examination date on 25 October 2019	2020年1月20日檢視版本之頁數 Page number in version with examination date on 20 January 2020	修訂內容 Revision Made
	13	13	發展項目的所在位置圖已更新。 Location Plan of the Development is updated.