

20. 發展項目中的公用設施的資料

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

公用設施 Common Facilities	位置 Location	有上蓋遮蓋之面積 Covered Area		沒有上蓋遮蓋之面積 Uncovered Area		總面積 Total Area	
		(平方米 sq. m.)	(平方呎 sq. ft.)	(平方米 sq. m.)	(平方呎 sq. ft.)	(平方米 sq. m.)	(平方呎 sq. ft.)
(a) 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)	2樓 2/F	511.153	5502	474.492	5107	985.645	10609
(b) 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) A 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	—	—	—	—	—	—
(c) 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(不論是稱為有蓋園 景的遊樂場或其他名稱) A 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)	2樓 2/F	86.642	933	—	—	86.642	933

備註：以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。
Note : Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

21. 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) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 —
住宅物業每一已簽立的公契。
(b) 無須為閱覽付費。

1. Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk.
2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold –
every deed of mutual covenant in respect of the residential property that has been executed.
(b) The inspection is free of charge.

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. 外部裝修物料

		描述	
a	外牆	裝修物料的類型	基座外牆：主要為玻璃幕牆，鋁飾板，天然石及綠牆 住宅大樓：外牆主要為鋁窗、玻璃幕牆及陶瓷瓦
b	窗	框的用料	聚偏二氟乙烯噴塗鋁窗框
		玻璃的用料	單位窗戶主要為低幅射鍍膜玻璃 浴室或洗手間窗戶為不透明玻璃(只適用於E、F、P、Q單位)
c	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
d	花槽	裝修物料的類型	不適用
e	陽台或露台	裝修物料的類型	(i) 露台：裝有夾層玻璃欄河 (ii) 地台：鋪砌瓷磚及戶外環保木 (iii) 牆身：鋪砌瓷磚 (iv) 天花：鋪設聚偏二氟乙烯噴塗鋁質條子天花 (v) 陽台：不適用
		是否有蓋	露台有蓋
f	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

			牆壁	地板	天花板	
a	大堂	地下住宅入口大堂裝修物料的類型	外露牆身鋪砌天然石、不銹鋼飾板、木飾面及鏡面特製牆飾。	外露地台鋪砌天然石	部分石膏板假天花表面髹上乳膠漆，部分為木飾面板	
		公用升降機大堂裝修物料的類型(1/F-2/F)	外露牆身鋪砌天然石、不銹鋼飾板、木飾面及鏡面特製牆飾。	外露地台鋪砌天然石	部分石膏板假天花表面髹上乳膠漆，部分為木飾面板	
		公用升降機大堂裝修物料的類型(3/F-36/F)*	外露牆身鋪砌天然石、不銹鋼飾板、木飾面及膠板。	外露地台鋪砌天然石及高溫磚	部分石膏板假天花表面髹上乳膠漆，部分為木飾面板	
b	內牆及天花板		牆壁	天花板		
		客廳裝修物料的類型	乳膠漆	乳膠漆		
		睡房裝修物料的類型	乳膠漆	乳膠漆		
c	內部地板		地板	牆腳線		
		客廳裝修用料的類型	木紋地磚，另通往露台門戶的室內地台圍邊部分鋪砌天然石(如有)	木牆腳線		
		睡房裝修用料的類型	木紋地磚，另通往工作平台門戶的室內地台圍邊部分鋪砌天然石(如有)	木牆腳線		
d	浴室		牆壁	地板	天花板	
		裝修物料的類型	外露牆身鋪砌瓷磚	外露地台鋪砌木紋地磚	石膏板假天花表面髹上乳膠漆	
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
e	廚房		牆壁	地板	天花板	灶台
		裝修物料的類型	外露牆身鋪砌飾面玻璃、膠板及瓷磚	外露地台鋪砌木紋地磚	石膏板假天花表面髹上乳膠漆	人造石檯面
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

* 不設4樓、13樓、14樓、24樓及34樓

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置

			用料	裝修物料	配件	
a	門	單位大門	防火實心木掩門	木皮飾面	電子門鎖、防盜眼、門鼓及門擋	
		露台門	聚偏二氟乙烯噴塗鋁質框玻璃掩門	低幅射鍍膜玻璃	門鎖	
		工作平台門	聚偏二氟乙烯噴塗鋁質框玻璃掩門	低幅射鍍膜玻璃	門鎖	
		3樓平台門	聚偏二氟乙烯噴塗鋁門框玻璃掩門(適用於B,C,D,E,F,G,H,K,L及P單位之睡房、Q單位之客廳及睡房)	低幅射鍍膜玻璃	門鎖	
			聚偏二氟乙烯噴塗鋁門框玻璃趟門(適用於B,C,D,E,F,G,H,K,L及P單位之客廳、A,J,M,N及R單位)			
		睡房門	中空木掩門 (適用於F, P & Q單位)	木皮飾面	門鎖及門擋	
			中空木趟門 (適用於B,C,D,E,G,H,K及L單位)	膠板飾面	趟門鎖	
		浴室門	中空木掩門 (適用於F, P & Q單位)	木皮飾面	門鎖及門擋	
			中空木趟門(適用於A,B,C,D,E,G,H,J,K,L,M,N及R單位)	膠板飾面	趟門鎖	
儲物房門	中空木趟門(適用於F單位)	木皮飾面	趟門鎖			
b	浴室			類型	用料	
		(i) 裝置及設備的類型及用料	櫃	洗手盆檯面	天然石 (適用於B,C,D,E,F,G,H,K,L,P及Q單位) 人造石 (適用於A,J,M,N及R單位)	
				洗手盆櫃	木製、木飾面及膠板飾面	
				鏡櫃	木製、木飾面、膠板飾面及鏡 (適用於B,C,D,E,F,G,H,K,L,P及Q單位)	
				洗手盆冷熱水龍頭	鍍鉻	
			潔具	座廁	搪瓷	
				淋浴間	強化清玻璃	
				洗手盆	搪瓷 (適用於B,C,D,E,F,G,H,K,L,P及Q單位) 人造石 (適用於A,J,M,N及R單位)	
				廁紙架、毛巾勾	鍍鉻	
		浴室設備		隨樓附送之設備及品牌，請參閱「設備說明表」		
		(ii) 供水系統的類型及用料		冷水喉	銅喉	
				熱水喉	配有隔熱絕緣保護之銅喉	
		(iii) 沐浴設施 (包括花灑或浴缸, (如適用的話))	花灑	花灑套裝	鍍鉻	
			浴缸	沒有	沒有	
		(iv) 浴缸大小 (如適用的話)		不適用	不適用	
		c	廚房			用料
(i) 洗滌盆	不銹鋼					
(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉					
	用料			裝修物料		
(iii) 廚櫃	木製套裝組合廚櫃配檯面			膠板及人造石		
	其他裝置的類型			鍍鉻冷熱水龍頭		
(iv) 所有其他裝置及設備的類型	消防裝置及設備			開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭		
	其他裝置			隨樓附送之設備及品牌，請參閱「設備說明表」		
	其他設備	隨樓附送之設備及品牌，請參閱「設備說明表」				
d	睡房			裝置	類型	用料
		裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用	
			其他裝置	不適用	不適用	
e	電話	接駁點的位置及數目		請參閱「機電裝置位置及數量說明表」		
f	天線	接駁點的位置及數目		請參閱「機電裝置位置及數量說明表」		

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置

			裝置	類型
g	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供所有電制及電插座之面板
			安全裝置	單相電力並裝妥微型斷路器配電箱
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」	
h	氣體供應	類型	煤氣	
		系統	煤氣喉接駁煤氣煮食爐及煤氣熱水爐	
		位置	請參閱「機電裝置位置及數量說明表」	
i	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」	
		設計	設有洗衣機來、去水接駁喉位	
j	供水	水管的用料	冷水喉採用銅喉，熱水喉採用有隔熱絕緣保護之銅喉	
		水管是隱藏或外露	水管是部分隱藏及部分外露 ²	
		有否熱水供應	有	

備註：1. 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。
2. 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。

4. 雜項

a	升降機	(i) 品牌名稱及產品型號	品牌名稱	富士達		
			產品型號	住宅大樓升降機1號：PMGL-K		
				住宅大樓升降機2號：PMGL-K		
				住宅大樓升降機3號：PMGL-K		
		(ii) 升降機的數目及到達的樓層	舖位用升降機4號：REXIA			
			升降機的數目			
住宅升降機3部，商舖升降機1部						
		到達的樓層				
		1號至3號住宅升降機到達地下至36樓(不設4樓、13樓、14樓、24樓及34樓)				
		4號升降機到達地下至1樓商舖樓層				
b	信箱	用料	不銹鋼及木皮飾面			
c	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾			
		(ii) 垃圾房的位置	每層住宅樓層之公用地方，中央垃圾房設於地下。			
d	水錶、電錶及氣體錶		水錶	電錶	氣體錶	
		(i) 位置	每層之公共錶房	每層之公共錶房	住宅單位之露台或工作平台天花內	
					3樓住宅單位設於上層露台底或上層工作平台底的天花內	
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶	

5. 保安設施

保安系統及設備	入口通道控制及保安系統	地下住宅入口大堂、1樓升降機大堂及2樓升降機大堂設有訪客對講機及智能咭 (八達通) 閱讀器。
	閉路電視	地下住宅入口大堂、會所、平台花園、所有升降機內、每層升降機大堂及地下樓梯出入口均設有閉路電視連接管理處。
嵌入式的裝備的細節	各住宅單位均設視像對講機系統，連接地下住客入口大堂管理處。	
嵌入式裝備的位置	請參閱「機電裝置位置及數量說明表」	

備註：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。

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

1. Exterior Finishes

		Description	
a	External wall	Type of finishes	Podium of external wall: Mainly finished with curtain wall, aluminium cladding, natural stone and green wall. Residential tower: External wall mainly finished with aluminium frame window, curtain wall and ceramic tiles.
b	Window	Material of frame	PVDF coating aluminum frame
		Material of glass	Mainly Low-E IGU glass for windows in all residential units. Obscured glass for windows in bathroom or lavatory (For Flats E,F,P,Q).
c	Bay window	Material of bay window	Not applicable
		Material of window sill	Not applicable
d	Planter	Type of finishes	Not applicable
e	Verandah or balcony	Type of finishes	(i) Balcony: Installed with laminated glass balustrade. (ii) Floor: Ceramic tiles with wood deck. (iii) Walls: Ceramic tiles. (iv) Ceiling: PVDF coated aluminum baffle ceiling. (v) Verandah: Not applicable.
		Whether it is covered	Balcony is covered
f	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior Finishes

			Wall	Floor	Ceiling	
a	Lobby	G/F residential entrance lobby finishes	Natural stone, stainless steel panels, wood veneer and mirror panels to the exposed surface	Natural stone to the exposed surface	Partially with gypsum board false ceiling with emulsion paint, and partially with wood veneer panel	
		Common lift lobby finishes (1/F-2/F)	Natural stone, stainless steel panels, wood veneer and mirror panels to the exposed surface	Natural stone to the exposed surface	Partially with gypsum board false ceiling with emulsion paint, and partially with wood veneer panel	
		Common lift lobby finishes (3/F-36/F)*	Natural stone, stainless steel panels, wood veneer and plastic laminate to the exposed surface	Natural stone & porcelain tiles to the exposed surface	Partially with gypsum board false ceiling with emulsion paint, and partially with wood veneer panel	
b	Internal wall and ceiling		Wall	Ceiling		
		Living room finishes	Emulsion paint	Emulsion paint		
		Bedroom finishes	Emulsion paint	Emulsion paint		
c	Internal floor		Floor	Skirting		
		Material of living room	Timber pattern tiles & natural stone border along inside edge of floor in front of door opening to balcony (if any)	Timber skirting		
		Material of bedroom	Timber pattern tiles & natural stone border along inside edge of floor in front of door opening to utility platform (if any)	Timber skirting		
d	Bathroom		Wall	Floor	Ceiling	
		Type of finishes	Ceramic tiles to the exposed surface	Timber pattern tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to ceiling	Up to the bottom level of false ceiling			
e	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		Type of finishes	Glass panel, plastic laminate and ceramic wall tiles to the exposed surface	Timber pattern tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	Reconstituted stone countertop
		Whether the wall finishes run up to ceiling	Up to the bottom level of false ceiling			

*4/F, 13/F, 14/F, 24/F and 34/F are omitted

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. Interior Fittings

			Material	Finishes	Accessories	
a	Doors	Main entrance door	Fire-rated solid core timber swing door	Timber veneered	Electrical lockset, door viewer, door closer and door stopper	
		Balcony door	PVDF coated aluminium framed glass swing door	Low-E IGU glass	Lockset	
		Utility platform door	PVDF coated aluminium framed glass swing door	Low-E IGU glass	Lockset	
		3/F Flat roof door	PVDF coated aluminium framed glass swing door (for bedroom of Flats B,C,D,E,F,G,H,K,L & P, for living room & bedroom of Flat Q)	Low-E IGU glass	Lockset	
			PVDF coated aluminium framed glass sliding door (for living room of Flats B,C,D,E,F,G,H,K,L & P, for Flats A,J,M,N &R)			
		Bedroom door	Hollow core timber swing door with timber frame (for Flats F, P & Q)	Timber veneered	Lockset and door stopper	
			Hollow core timber sliding door with timber frame (for Flats B,C,D,E,G,H,K & L)	Plastic laminate	Sliding door lockset	
		Bathroom door	Hollow core timber swing door with timber frame (for Flats F, P & Q)	Timber veneered	Lockset and door stopper	
			Hollow core timber sliding door with timber frame (for Flats A,B,C,D,E,G,H,J,K,L,M,N & R)	Plastic laminate	Sliding door lockset	
	Store Room Door	Hollow core timber sliding door with timber frame (for Flat F)	Timber veneered	Sliding door lockset		
b	Bathroom			Fittings & Equipments	Type	Material
		(i) Type and material of fittings and equipment	Cabinet		Basin countertop	Natural stone (for Flats B,C,D,E,F,G,H,K,L,P & Q) Reconstituted stone (for Flats A,J,M,N & R)
					Basin cabinet	Wooden cabinet with wood veneer, plastic laminate finish
					Mirror cabinet	Wooden cabinet with wood veneer, plastic laminate finish and mirror (for Flats B,C,D,E,F,G,H,K,L,P &Q)
			Bathroom fittings		Wash basin mixer	Chrome plated
					Water closet	Vitreous china
					Shower compartment	Clear tempered glass
					Water basin	Vitreous china (for Flats B,C,D,E,F,G,H,K,L,P &Q) Reconstituted stone (for Flats A,J,M,N & R)
					Paper holder and towel hook	Chrome plated
			Bathroom appliances		For the appliances provision and brand name, please refer to the "Appliances Schedule"	
		(ii) Type and material of water supply system			Cold water supply	Copper water pipes
					Hot water supply	Copper water pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub, (if applicable))	Shower	Shower mixer	Chrome plated	
			Bath tub	Nil	Nil	
		(iv) Size of bath tub (if applicable)			Not applicable	Not applicable
		c	Kitchen			Material
(i) Sink unit	Stainless steel					
(ii) Water supply system	Copper pipes for cold water supply & copper pipes with thermal insulation for hot water supply					
				Material	Finishes	
(iii) Kitchen cabinet	Wooden kitchen cabinet fitted with countertop			Plastic laminate and reconstituted stone		
	Other fittings			Chrome plated sink mixer		
(iv) Type of all other fittings and equipment	Fire service installations and equipment			Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen		
	Other fittings			For the appliances provision and brand name, please refer to the “Appliances Schedule”		
	Other equipment			For the appliances provision and brand name, please refer to the “Appliances Schedule”		
d	Bedroom			Fittings	Type	Material
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable	
			Other fittings	Not applicable	Not applicable	
e	Telephone	Location and number of connection points	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"			
f	Aerials	Location and number of connection points	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"			

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

3. Interior Fittings

			Fittings	Type
g	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Single phase electricity supply with miniature circuit breaker distribution board
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"	
h	Gas supply	Type	Towngas	
		System	Towngas piping is installed and connected to gas hob and gas water heater	
		Location	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"	
i	Washing machine connection point	Location	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"	
		Design	Drain point and water point are provided for washing machine	
j	Water supply	Material of water pipes	Copper water pipes for cold water supply and copper pipe with thermal insulation for hot water supply	
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ²	
		Whether hot water is available	Yes	

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

4. Miscellaneous

a	Lifts	(i) Brand name and model number	Brand Name	Fujitec		
			Model Number	Residential Tower lift No.1: PMGL-K		
				Residential Tower lift No.2: PMGL-K		
				Residential Tower lift No.3: PMGL-K		
				Shop lift No.4: REXIA		
		(ii) Number and floors served by them	Number of lifts	3 residential lifts and 1 commercial lift		
Floor served by the lifts	Lifts 1-3 serve G/F to 36/F (4/F, 13/F, 14/F, 24/F, 34/F are omitted) Lift 4 serves G/F to 1/F commercial part					
b	Letter box	Material	Stainless steel & timber veneered			
c	Refuse collection	(i) Means of refuse collection	Collected by cleaners			
		(ii) Location of refuse room	Provided at the common area on each residential floor, central refuse chamber is located on G/F			
d	Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter	
		(i) Location	Common meter room on each floor	Common meter room on each floor	Inside false ceiling of balcony or utility platform of Flats	
					Each of those 3/F Flats is installed inside the false ceiling at the underside of the balcony or utility platform of the immediate upper floor.	
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter	

5. Security facilities

Security system and equipment	Access Control and security system	Visitor panel and access card reader (octopus card) are installed at the G/F main residential entrance lobby and lift lobbies on 1/F and 2/F.
	CCTV	CCTV system is provided at G/F main residential entrance lobby, clubhouse, podium garden, all lift cars, all lift lobbies and G/F staircase exits connecting directly to the caretaker's counter.
Details of built-in provisions	Video door phone is provided for each residential flat and connected to G/F main residential entrance lobby.	
Location of built-in provisions	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"	

Remarks: The vendor undertakes that if lifts or appliances of the specified brand name or model number are not intalled in the development, lifts or applicances of comparable quality will be intalled.

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

6. 設備說明表 Appliances Schedules

位置 Location	設備 Appliances	適用單位 Flats Apply	品牌 Brand	型號 (如有) Model No. (if any)	
				室內機 Indoor Unit	室外機 Outdoor Unit
睡房 Bedroom	分體式冷氣機 Split type air-conditioner	B、C、D、E、G、H、K、L及Q單位 Flats B, C, D, E, G, H, K, L & Q	三菱電機 Mitsubishi Electric	MS-GJ09VA	MU-GJ09VA
睡房1 Bedroom 1	分體式冷氣機 Split type air-conditioner	F及P單位 Flats F & P		MS-GJ12VA	MU-GJ12VA
睡房2 Bedroom 2	分體式冷氣機 Split type air-conditioner	F單位 Flat F		MS-GJ09VA	MU-GJ09VA
	多聯分體式冷氣機 Multi Split type air-conditioner	P單位 Flat P		MSZ-GE25VA#	與客廳室外機共用 Share outdoor unit with Living room
客廳 Living room	分體式冷氣機 Split type air-conditioner	B、C、D、E、G、H、K及L單位 Flats B, C, D, E, G, H, K & L		MS-GJ12VA	MU-GJ12VA
	分體式冷氣機 Split type air-conditioner	A、J、M、N 及R單位 Flats A, J, M, N & R		MS-GJ12VA	MU-GJ12VA
	分體式冷氣機 Split type air-conditioner	Q單位 Flat Q		MS-GM19VA	MU-GM19VA
	多聯分體式冷氣機 Multi split type air-conditioner	F及P單位 Flats F & P		MSZ-GE50VA#	MXZ-3C68VA
儲物室 Store room	多聯分體式冷氣機 Multi split type air-conditioner	F單位 Flat F		MSZ-GE25VA#	與客廳室外機共用 Share outdoor unit with Living room
廚房 Kitchen	雪櫃 Refrigerator	B、C、D、E、F、G、H、K、L、P及Q單位 Flats B, C, D, E, F, G, H, K, L, P & Q	西門子 SIEMENS	KI86NAF31K	
		A、J、M、N及R單位 Flats A, J, M, N & R		KI24LV20HK	
	微波爐 Microwave oven	所有單位 All Flats	西門子 SIEMENS	BF525LMS0H	
	抽油煙機 Telescopic hood	B、C、D、E、F、G、H、K、L、P及Q單位 Flats B, C, D, E, F, G, H, K, L, P & Q	西門子 SIEMENS	LI67SA530B	
	抽油煙機 (再循環模式) Telescopic hood (Re-circulation type)	A、J、M、N及R單位 Flats A, J, M, N & R	西門子 SIEMENS	LI67SA530B + LZ45650	
	洗衣乾衣機 Washer dryer	所有單位 All Flats	西門子 SIEMENS	WK14D321HK	
	煤氣煮食爐 (雙爐頭) Gas hob (Double -burner)	B、C、D、E、F、G、H、J [@] 、K、L、P及Q單位 Flats B, C, D, E, F, G, H, J [@] , K, L, P & Q	Mia Cucina	MY32C	
	嵌入式電磁爐 Domino 2-zone induction hob	A、J [*] 、M、N及R單位 Flats A, J [*] , M, N & R	西門子 SIEMENS	EH375FBB1E	
露台/ 工作平台 Balcony / Utility Platform	煤氣熱水爐 Gas water heater	5樓至36樓* 煤氣熱水爐設於上層露台底或 工作平台底的假天花內 Gas water heater for 5/F - 36/F* installed inside the false ceiling at the underside of the balcony or utility platform of the immediate upper floor.	TGC	RBOX16QR / RBOX16QL	
平台 Flat Roof	煤氣熱水爐 Gas water heater	3樓煤氣熱水爐設於上層露台底或工作平台底的 假天花內 Gas water heater for 3/F installed inside the false ceiling at the underside of the balcony or utility platform of the immediate upper floor.	TGC	RBOX16QR / RBOX16QL	
浴室 Bathroom	抽氣扇 Exhaust fan	所有單位 All Flats	通用 GELEC	DPT 15-34H	

* 不設4樓、13樓、14樓、24樓及34樓 * 4/F, 13/F, 14/F, 24/F and 34/F are omitted

不設暖氣模式 # Heating mode is disabled

@ 只限 3樓, 5樓, 11樓, 20樓, 23樓, 26樓, 28樓, 30樓至32樓

@ For 3/F, 5/F, 11/F, 20/F, 23/F, 26/F, 28/F, 30/F - 32/F only

※ 只限 6樓至10樓, 12樓, 15樓至19樓, 21樓, 22樓, 25樓, 27樓, 29樓, 33樓, 35樓及36樓

※ For 6/F-10/F, 12/F, 15/F-19/F, 21/F, 22/F, 25/F, 27/F, 29/F, 33/F, 35/F & 36/F only

備註：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設備，便會安裝品質相約的設備。

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

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3樓至36樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provision for Residential Properties of 3/F to 36/F

位置 Location	描述 Description		單位 Flat					
			A, J*, M, N, R	J@	B, C, D, E, G, H, K, L	Q	P	F
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button		1	1	1	1	1	1
	門鈴 Door Bell		1	1	1	1	1	1
客廳 Living Room	13A雙頭插座連開關 Switched Twin Socket Outlet		2	2	2	2	2	2
	13A單頭插座連開關 Switched Single Socket Outlet		-	-	-	-	1	-
	電視及電台天線插座 TV & FM Outlet		1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1
	光纖插座 Fibre Outlet		1	1	1	1	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit		1	1	1	1	1	1
	煙霧感應器 Smoke Detector		1	1	1	1	1	1
	燈掣 Lighting Switch		-	-	1	1	1	2
	視像通話掣 Video Door Phone		1	1	1	1	1	1
	13A雙頭插座連開關 Switched Twin Socket Outlet		-	-	1	1	1	1
睡房/ 睡房1 Bedroom/ Bedroom 1	13A單頭插座連開關 Switched Single Socket Outlet		-	-	1	1	1	1
	燈掣 Lighting Switch		-	-	1	1	1	1
	電視及電台天線插座 TV & FM Outlet		-	-	1	1	1	1
	網絡插座 Data Outlet		-	-	1	1	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit		-	-	1	1	1	1
	13A雙頭插座連開關 Switched Twin Socket Outlet		-	-	-	-	1	1
睡房2 Bedroom 2	13A單頭插座連開關 Switched Single Socket Outlet		-	-	-	-	1	1
	燈掣 Lighting Switch		-	-	-	-	1	1
	電視及電台天線插座 TV & FM Outlet		-	-	-	-	1	1
	網絡插座 Data Outlet		-	-	-	-	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit		-	-	-	-	1	1
	13A單頭插座連開關 Switched Single Socket Outlet		-	-	-	-	-	1
儲物房 Store Room	燈掣 Lighting Switch		-	-	-	-	-	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit		-	-	-	-	-	1
	總電掣箱 Miniature Circuit Breakers Board		-	-	-	-	-	1
	13A單頭插座連開關 Switched Single Socket Outlet		1	1	1	1	1	1
浴室 Bathroom	燈掣 Lighting Switch		1	1	1	1	1	1
	二掣雙極開關 2 Gang Double Pole	供抽氣扇及熱水爐 For Exhaust Fan and Water Heater	1	1	1	1	1	1
	熱水爐溫度控制器 Water Heater Remote Control Unit		1	1	1	1	1	1
	有熔斷器的接線座 Fused Connection Unit	供抽氣扇 For Exhaust Fan	1	1	1	1	1	1
	總電制箱 Miniature Circuit Breakers Board		1	1	1	1	1	-
廚房 Kitchen	13A雙頭插座連開關 Switched Twin Socket Outlet		1	1	1	1	1	1
	13A單頭插座連開關 Switched Single Socket Outlet	供雪櫃、微波爐及洗衣機 For Refrigerator, Microwave Oven and Washing Machine	3	3	3	3	3	3
	13A單頭插座連開關 Switched Single Socket Outlet	供抽油煙機及煤氣煮食爐 For Cooking Hood and Gas Hob	1	2	2	2	2	2
	有熔斷器的接線座連開關 Fused Connection Unit with Double Pole Switch	供電子煮食爐 For Induction Hob	1	-	-	-	-	-
	燈掣 Lighting Switch		1	1	1	1	1	1
	灑水器 Sprinkler Head		2	2	3	2	3	3
	電子煮食爐 Induction Hob		1	-	-	-	-	-

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3樓至36樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provision for Residential Properties of 3/F to 36/F

位置 Location	描述 Description		單位 Flat					
			A, J*, M, N, R	J@	B, C, D, E, G, H, K, L	Q	P	F
廚房 Kitchen	煤氣煮食爐 Gas Hob		-	1	1	1	1	1
	煤氣接駁點 Gas Connection Point		-	1	1	1	1	1
	洗衣機接駁點 Washing Machine Connection Point		1	1	1	1	1	1
5樓至36樓*露台 5/F- 36/F* Balcony	防水隔離器 Weatherproof Isolator	供分體式冷氣室外機 For Outdoor A/C Unit	1	1	2	1	1	2
	有熔斷器的接線座 Fused Connection Unit	供煤氣熱水爐 For Gas Water Heater	1	1	1	1	1	1
	煤氣熱水爐 Gas Water Heater		1	1	1	1	1	1
	煤氣接駁點 Gas Connection Point		1	1	1	1	1	1
	燈掣 Lighting Switch		1	1	1	1	1	1
5樓至36樓*冷氣機平台 5/F- 36/F* A/C Platform	防水隔離器 Weatherproof Isolator	供分體式冷氣室外機 For Outdoor A/C Unit	-	-	-	1	1	1
3樓平台 3/F Flat Roof	防水單頭插座 Weatherproof Single Socket Outlet		1	1	1	1	1	1
	防水隔離器 Weatherproof Isolator	供分體式冷氣室外機 For Outdoor A/C Unit	1	1	2	2	2	2
	有熔斷器的接線座 Fused Connection Unit	供煤氣熱水爐 For Gas Water Heater	1	1	1	1	1	1
	煤氣熱水爐 Gas Water Heater		1	1	1	1	1	1
	煤氣接駁點 Gas Connection Point		2	2	2	2	2	2
	燈掣 Lighting Switch		1	1	1	1	1	1
3樓冷氣機平台 3/F A/C Platform	防水隔離器 Weatherproof Isolator	供分體式冷氣室外機 For Outdoor A/C Unit	-	-	-	-	-	1

* 不設4樓、13樓、14樓、24樓及34樓

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted

@ 只限 3樓, 5樓, 11樓, 20樓, 23樓, 26樓, 28樓, 30樓至32樓

@ For 3/F, 5/F, 11/F, 20/F, 23/F, 26/F, 28/F, 30/F - 32/F only

※ 只限 6樓至10樓, 12樓, 15樓至19樓, 21樓, 22樓, 25樓, 27樓, 29樓, 33樓, 35樓及36樓

※ For 6/F-10/F, 12/F, 15/F-19/F, 21/F, 22/F, 25/F, 27/F, 29/F, 33/F, 35/F & 36/F only

23. 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。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hong Kong Electric Company Limited.

Towngas is supplied by The Hong Kong and China Gas Company Limited.

24. 地稅 GOVERNMENT RENT

賣方（擁有人）有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日（包括該日）為止。

The vendor (the owner) is liable for the Government rent of a residential property up to and including the date of completion of the sale and purchase of that residential property.

25. 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方（擁有人）補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方（擁有人）支付清理廢料的費用。

備註：買方須向管理人及不須向賣方（擁有人）繳付水、電力及氣體的按金及清理廢料的費用。

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

Note: The purchaser should pay to the manager and not the vendor (the owner) of the development the deposits for water, electricity and gas and the debris removal fee.

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

按買賣合約規定，凡售出物業或於買賣合約列出裝設於物業內的裝置、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。

As provided in the agreement for sale and purchase, 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 property sold, or the fittings, finishes or appliances incorporated into the property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

27. 斜坡維修 MAINTENANCE OF SLOPES

不適用。

Not Applicable.

28. 修訂 MODIFICATION

沒有向政府申請中而未獲批准的批地文件的修訂。

There is no on-going application to the Government for modification of the land grant which is not yet granted.

29. 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

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

根據《建築物（規劃）規例》第23（3）（b）條不計算的總樓面面積		面積（平方米）
1.	停車場及上落客貨地方（公共交通總站除外）	—
2.	機房及相類設施	
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	126.331
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	360.297
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	—
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	448
4.	加闊的公用走廊及升降機大堂	—
5.	公用空中花園	—
6.	隔聲簷	—
7.	翼牆、捕風器及風斗	—
8.(＃)	非結構預製外牆	86.461
9.(＃)	工作平台	231
10.	隔音屏障	—
適意設施		
11.(＃)	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	14.7
12.(＃)	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	511.153
13.(＃)	有上蓋的園景區及遊樂場	86.642
14.	橫向屏障/有蓋人行道、花棚	—
15.(＃)	擴大升降機井道	102.471
16.	煙囪管道	—
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	—
18.(＃)	強制性設施或必要機房所需的管槽、氣槽	125.786
19.	非強制性設施或非必要機房所需的管槽、氣槽	—
20.	環保系統及設施所需的機房、管槽及氣槽	—
21.	複式住宅單位及洋房的中空	—
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	—

其他項目		面積（平方米）
23.	庇護層，包括庇護層兼空中花園	—
24.	其他伸出物	—
25.	公共交通總站	—
26.	共用構築物及樓梯	—
27.	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	—
28.	公眾通道	—
29.	因建築物後移導致的覆蓋面積	—
額外總樓面面積		
30.	額外總樓面面積	670.945

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。

29. 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

有關建築物的環境評估
發展項目獲得綠建環評1.1版（新建建築）暫定銀級。

綠色建築認證

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

暫定評級
銀級



暫定
銀級
NB V1.1 2016
HKGBC
綠建環評

申請編號: PAS0016/17

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

第 I 部分					
提供中央空調	否				
提供具能源效益的設施	是				
擬安裝的具能源效益的設施：-	空調裝置貼有能源效益標籤，節能升降機，低輻射玻璃				
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) ：-					
位置	使用有關裝置的 內部樓面面積（平方米）	基線樓宇 ^(註腳2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
塔樓（有使用中央屋宇裝備裝置 ^(註腳3) 的部份）	2,549	96.7	0	91.6	0
基座（包括商業及會所）（有使用中央屋宇裝備裝置 ^(註腳3) 的部份）	3,437	332.9	0.07	285.3	0.04

註腳：

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量〔以耗電量（千瓦小時/平方米/年）及煤氣/石油氣消耗量（用量單位/平方米/年）計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
(a) “每年能源消耗量”與新建樓宇BEAM Plus標準（現行版本）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。
- “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。
- “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 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：-	
裝置類型	
照明裝置	是
空調裝置	是
電力裝置	是
升降機及自動梯的裝置	是
以總能源為本的方法	是

54

29. 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

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.

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m²)
1.	Carpark and loading/unloading area excluding public transport terminus	—
2.	Plant rooms and similar services	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	126.331
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	360.297
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	—
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	448
4.	Wider common corridor and lift lobby	—
5.	Communal sky garden	—
6.	Acoustic fin	—
7.	Wing wall, wind catcher and funnel	—
8.(#)	Non-structural prefabricated external wall	86.461
9.(#)	Utility platform	231
10.	Noise barrier	—
Amenity Features		
11.(#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	14.7
12.(#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	511.153
13.	Covered landscaped and play area	86.642
14.	Horizontal screens/covered walkways, trellis	—
15.(#)	Larger lift shaft	102.471
16.	Chimney shaft	—
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	—
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	125.786
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	—
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	—
21.	Void in duplex domestic flat and house	—
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	—

Other Exempted Items		Area (m²)
23.	Refuge floor including refuge floor cum sky garden	—
24.	Other projections	—
25.	Public transport terminus	—
26.	Party structure and common staircase	—
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	—
28.	Public passage	—
29.	Covered set back area	—
Bonus GFA		
30.	Bonus GFA	670.945

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

29. 申請建築物總樓面面積寬免的資料 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

The Environmental Assessment of the Building

The development has achieved Provisional Silver BEAM Plus V1.1 for New Buildings.

Green Building Certification

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

**Provisional
SILVER**



Application no.: PAS0016/17

Estimated Energy Performance or Consumption for the Common Parts of the Development

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:

Part I					
Provision of Central Air Conditioning	NO				
Provision of Energy Efficient Features	YES				
Energy Efficient Features proposed:	Air-conditioning units with energy efficiency label, energy-efficient lift motor, low-E insulated glazing				
Part II: The predicted annual energy use of the proposed building / part of building ^(Note 1)					
Location	Internal Floor Area Served (m ²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh/ m ² / annum	Town Gas / LPG unit/ m ² / annum	Electricity kWh/ m ² / annum	Town Gas / LPG unit/ m ² / annum
Tower (Area served by central building services installation ^(Note 3))	2,549	96.7	0	91.6	0
Podium (including commercial and clubhouse) (Area served by central building services installation ^(Note 3))	3,437	332.9	0.07	285.3	0.04

Notes:

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
 - “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
 - “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
- “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).

Part III : The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)	
Type of Installations	
Lighting Installations	YES
Air Conditioning Installations	YES
Electrical Installations	YES
Lift & Escalator Installations	YES
Performance-based Approach	YES

30. 有關資料 RELEVANT INFORMATION

吊船操作

1. 在管理人安排為發展項目的外牆(包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台)及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾的期間，吊船或類似裝置或工具(不論是永久或臨時的吊船裝置)將會停泊在住宅單位的平台上，並在住宅單位的平台及天台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。
2. 根據公契及管理協議，管理人有權進入在發展項目建有平台的住宅單位(不論是否連同管理人的代理、工人及職員，又或是否攜帶用具、工具及物料)操作吊船系統或類似裝置或工具，以便清潔、保養及維修發展項目的公用地方與設施。

放置為住客會所及地下至2樓住宅升降機大堂而設的冷氣機的室外機

為住客會所及地下至2樓住宅升降機大堂而設的部分冷氣機的室外機放置在發展項目3樓公用平台的冷氣機底座上。該等冷氣機的室外機的放置可能對發展項目3樓A室及R室平台的享用，諸如熱氣、噪音、景觀或其他方面造成影響。

Operation of Gondola

1. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities of the development as arranged by the Manager, gondola(s) or likewise or equipment (whether its installation is permanently or temporarily) will be parked on the flat roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows, the balconies and the utility platforms of the residential units.
2. Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right to access into those residential units consisting flat roof(s) in the development (with or without the Manager's agents, workmen and staff or with or without other appliances, equipment and materials) for operating the gondola system or likewise or equipment for cleaning, maintaining and repairing the Common Areas and Facilities of the development.

Placement of air-conditioner outdoor units served for clubhouse for residents and residential lift lobbies on G/F to 2/F

Some air-conditioner outdoor units served for the clubhouse for residents and the residential lift lobbies on G/F to 2/F are placed on the air-conditioner plinths on the common flat roof on 3/F of the development. The placement of these air-conditioning units may affect the enjoyment of the flat roofs of Flat A and Flat R both on 3/F of the development in terms of heat, noise, view or other aspects.

賣方就該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:
www.novumeast.com.hk

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.
本售樓說明書印製日期：2017年9月10日 Date of printing of this Sales Brochure : 10th September 2017

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2017年10月27日 27th October 2017	26 - 27	修訂公契的摘要。 Revise the summary of deed of mutual covenant.
	45	修訂裝置、裝修物料及設備。 Revise the fittings, finishes and appliances.
2018年1月25日 25th January 2018	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	14	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
2018年4月23日 23rd April 2018	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	14-1	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	14-2	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	19	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plan of residential properties in the development.
	21	修訂發展發展項目中的住宅物業的面積。 Revise the area of the residential properties in the development .
	34	更新立面圖。 Update the Elevation Plan.
	35	更新立面圖。 Update the Elevation Plan.
	57-1	更新有關資料。 Update the relevant information.
	57-2	更新有關資料。 Update the relevant information.
2018年6月1日 1st June 2018	17	更新發展項目的布局圖。 Update the layout plan of the development.
	19 , 20	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plan of residential properties in the development.
	44 - 46	修訂裝置、裝修物料及設備。 Revise the fittings, finishes and appliances.
	57-1 , 57-2	取消有關資料。 Delete the relevant information.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2018年8月30日 30th August 2018	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	17	修訂發展項目的布局圖。 Revise the layout plan of the development.
	19-20	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	21	修訂發展項目中的住宅物業的面積。 Revise the area of residential properties in the development.
2018年11月28日 28th November 2018	39, 42, 44, 46	修訂裝置、裝修物料及設備。 Revise the fittings, finishes and appliances.
	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	17	修訂發展項目的布局圖。 Revise the layout plan of the development.
	19-20	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	34-35	修訂立面圖。 Revise the elevation plan.
	45	修訂裝置、裝修物料及設備。 Revise the fittings, finishes and appliances.
	13	更新發展項目的所在位置圖。 Update the location plan of the development.
2019年2月26日 26th February 2019	14, 14-1, 14-2	更新發展項目的鳥瞰照片，並刪除第14-1及14-2頁中已過時的資料。 Update the aerial photograph of the development and delete the information on page 14-1 and 14-2 which were outdated.
	34-35	修訂立面圖。 Revise the elevation plan.
	54, 56	修訂申請建築物總樓面面積寬免的資料。 Revise the information in application for concession on gross floor area of building.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2019年5月24日 24th May 2019	7	更新發展項目，君豪峰的資料。 Update the information on the development, Novum East.
	11	更新發展項目的設計的資料。 Update the information on design of the development.
	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	17	更新發展項目的布局圖。 Update the layout plan of the development.
	34 - 35	修訂立面圖。 Revise the elevation plan.
2019年8月22日 22nd August 2019	12	更新物業管理的資料。 Update the information on property management.
	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	14-1	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	20	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	34 - 35	修訂立面圖。 Revise the elevation plan.
	37	更新閱覽圖則及公契。 Update the inspection of plans and deed of mutual covenant.
	44 - 46	修訂裝置、裝修物料及設備。 Revise the fittings, finishes and appliances.
	49	更新買方的雜項付款。 Update the miscellaneous payments by purchaser.
2019年11月20日 20th November 2019	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	54, 56	修訂申請建築物總樓面面積寬免的資料。 Revise the information in application for concession on gross floor area of building.
2020年2月18日 18th February 2020	34 - 35	修訂立面圖。 Revise the elevation plan.



此版乃特意留白

This page is deliberately left in blank

An abstract pattern of overlapping, wavy green lines in various shades of green, creating a textured, layered effect at the top of the page.

此版乃特意留白

This page is deliberately left in blank



此版乃特意留白

This page is deliberately left in blank

