42 TUNG ST

HIDDEN VILLAGE

IN POHO

SALES
BROCHURE
售樓說明書

42 TUNG ST

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

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. IMPORTANT INFORMATION

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

2. FEES, MORTGAGE LOAN AND PROPERTY PRICE

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

3. PRICE LIST, PAYMENT TERMS AND OTHER FINANCIAL INCENTIVES

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan 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	**EMAIL**	enquiry_srpa@hd.gov.hk
TELEPHONE	2817 3313	**FAX**	2219 2220

Other useful contacts:

Consumer Council

WEBSITE	www.consumer.org.hk	**EMAIL**	cc@consumer.org.hk
TELEPHONE	2929 2222	**FAX**	2856 3611

Estate Agents Authority

WEBSITE	www.eaa.org.hk	**EMAIL**	enquiry@eaa.org.hk
TELEPHONE	2111 2777	**FAX**	2598 9596

Real Estate Developers Association of Hong Kong

TELEPHONE	2826 0111	**FAX**	2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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[1] The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following —

(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

[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.

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

您在購置一手住宅物業之前,應留意下列事項:

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款,以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料,以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」),賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言,實用面積指該住宅物業的樓面面積,包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積:(i)露台;(ii)工作平台;以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭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」的部分,列出賣方知悉但並非為一般公眾人士所知悉,關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意,已在土地註冊處註冊的文件,其內容不會被視為「有關資料」;
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面,以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式,顯示出建築物最低一層住宅樓層和街道水平的高低差距,不論該最低住宅樓層以何種方式命名;
  - 室內和外部的裝置、裝修物料和設備;
  - 管理費按甚麼基準分擔;
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支,以及有關公眾休憩用地或公共設施的位置;以及
  - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備,須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積,而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時,您須向擁有人(即賣方)支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內,沒有簽立買賣合約,該臨時買賣合約即告終止,有關臨時訂金(即樓價的5%)會被沒收,而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內,倘您簽立買賣合約,則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金,應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

- 留意在賣方(包括其獲授權代表)就有關住宅物業向公眾提供價單前,賣方不得尋求或接納任何對有關住宅物業的購樓意向(不論是否屬明確選擇購樓意向)。因此您不應向賣方或其授權代表提出有關意向。
- 留意在有關住宅物業的銷售開始前,賣方(包括其獲授權代表)不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

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

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的投訴和查詢,請與一手住宅物業銷售監管局聯絡。

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

其他相關聯絡資料:

消費者委員會

網址	www.consumer.org.hk	**電郵**	cc@consumer.org.hk
電話	2929 2222	**傳真**	2856 3611

地產代理監管局

網址	www.eaa.org.hk	**電郵**	enquiry@eaa.org.hk
電話	2111 2777	**傳真**	2598 9596

香港地產建設商會

電話	2826 0111	**傳真**	2845 2521

運輸及房屋局 | 一手住宅物業銷售監管局 | 2017年8月

[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。

01

INFORMATION ON THE DEVELOPMENT
發展項目的資料

NAME OF THE DEVELOPMENT
42 Tung St.

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
42 Tung Street*

THE DEVELOPMENT CONSISTS OF ONE MULTI-UNIT BUILDING

TOTAL NUMBER OF STOREYS
23 storeys (excluding Transfer Plate and Roof)

FLOOR NUMBERING
G/F, 1/F-3/F, 5/F-12/F, 15/F, 16/F, 16U/F, 17/F, 17U/F, 18/F, 18U/F, 19/F, 19U/F, 20/F, 21/F and Roof

OMITTED FLOOR NUMBERS
4/F, 13/F, 14/F

REFUGE FLOOR
No refuge floor is provided

The Development is an uncompleted development

- The estimated material date for the Development as provided by the Authorized Person for the Development is 30 September 2022.
- The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
- Under the Land Grant, the consent of the Director of Lands is not required to be given for the sale and purchase of residential properties in the Development. 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 the Development is issued.

***Remark:**

The above provisional street number is subject to confirmation when the Development is completed.

發展項目名稱
42 Tung St.

發展項目所位於的街道的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
東街42號*

發展項目包括一幢多單位建築物

樓層總數
23層 (不包括轉換層及天台)

樓層號數
地下、1樓至3樓、5樓至12樓、15樓、16樓、16U樓、17樓、17U樓、18樓、18U樓、19樓、19U樓、20樓、21樓及天台

被略去的樓層號數
4樓、13樓、14樓

庇護層
不設庇護層

本發展項目屬未落成發展項目

- 由發展項目的認可人士提供本發展項目的預計關鍵日期為2022年09月30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。
- 根據批地文件,進行發展項目內的住宅物業的買賣不需獲地政總署署長同意。為買賣合約的目的,發展項目當作在佔用許可證就發展項目發出的日期落成。

***備註:**

上述臨時門牌號數有待發展項目建成時確認。

02

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

VENDOR
Wider Aim Limited

HOLDING COMPANY OF THE VENDOR
Project Ace Holdings 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. Yung Hun Tat, Arthur of Arthur Yung And Associates Company Limited

BUILDING CONTRACTOR FOR THE DEVELOPMENT
W.M. Construction Limited

THE FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
Mayer Brown

ANY AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT
Hang Seng Bank Limited

ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT
Project Ace Holdings Limited

賣方
Wider Aim Limited

賣方之控權公司
Project Ace Holdings Limited

發展項目的認可人士及其以其專業身份擔任經營人、董事或僱員的商號或法團
容亨達工程師事務所之容亨達先生

發展項目的承建商
永明建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
孖士打律師行

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的名稱
恒生銀行有限公司

已為發展項目的建造提供貸款的任何其他人
Project Ace Holdings Limited

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

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	Not Applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;	Not Applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person;	No
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person;	No
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	No
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	No
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(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;	Not Applicable
(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.	No

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

(a)	賣方或有關發展項目的承建商屬個人,並屬該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賣方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賣方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;	不適用
(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;	不適用
(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份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。	否

04

INFORMATION ON DESIGN OF THE DEVELOPMENT
發展項目的設計的資料

There will not be any non-structural prefabricated external walls forming part of the enclosing walls in the Development.

發展項目將不會有構成圍封牆的一部分的非結構的預製外牆。

There will be curtain walls forming part of the enclosing walls in the Development.

發展項目將會有構成圍封牆的一部分的幕牆。

The thickness of curtain walls of the Development is 200mm.

發展項目中的幕牆之厚度為200毫米。

SCHEDULE OF TOTAL AREA OF THE CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY
每個住宅物業的幕牆的總面積表

Description of Residential Property 住宅物業的描述 Floor 樓層	Unit 單位	Total Area of Curtain Walls of each residential property (square metre) 每個住宅物業的幕牆總面積(平方米)
5/F 5樓	Simplex 單層單位	0.760
6/F 6樓	Simplex 單層單位	1.610
7/F 7樓	Simplex 單層單位	1.610
8/F 8樓	Simplex 單層單位	1.610
9/F 9樓	Simplex 單層單位	1.610
10/F 10樓	Simplex 單層單位	1.610
11/F 11樓	Simplex 單層單位	1.610
12/F 12樓	Simplex 單層單位	1.610
15/F 15樓	Simplex 單層單位	1.610
16/F - 16U/F 16樓至16U樓	Duplex on Sixteen 複式單位	2.324
17/F - 17U/F 17樓至17U樓	Duplex on Seventeen 複式單位	2.728
18/F - 18U/F 18樓至18U樓	Duplex on Eighteen 複式單位	2.728
19/F - 19U/F 19樓至19U樓	The Apex 複式單位	2.728

05

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

Person appointed as the manager of the Development under the latest draft deed of mutual covenant :

Jones Lang LaSalle Management Services Limited

根據有關公契最新擬稿,獲委任為發展項目的管理人的人:

仲量聯行物業管理有限公司

06

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

N

Scale 比例尺:

0M (米) 200M (米) 400M (米)

Location of the Development
發展項目的位置

The Location Plan is made with reference to the Survey Sheet (Series HP5C) No. 11-SW-A dated 27th May 2021 from Survey and Mapping Office of the Lands Department with adjustments where necessary.
此位置圖是參考地政總署測繪處之測繪圖(組別編號HP5C)編號11-SW-A出版於2021年5月27日所編製，並經修正處理。

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地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 36/2021。

Notation 圖例

- a market (including a wet market and wholesale market)
  市場 (包括濕貨市場及批發市場)
- a museum
  博物館
- a public carpark (including a lorry park)
  公眾停車場 (包括貨車停泊處)
- a public park
  公園
- a power plant (including electricity sub-stations)
  發電廠 (包括電力分站)
- social welfare facilities (including an elderly centre and a home for the mentally disabled)
  社會福利設施 (包括老人中心及弱智人士護理院)
- a public convenience
  公廁
- a religious institution (including a church, a temple and a Tsz Tong)
  宗教場所 (包括教堂、廟宇及祠堂)
- a public utility installation
  公用事業設施裝置
- a hospital 醫院
- a refuse collection point
  垃圾收集站
- a school (including a kindergarten)
  學校 (包括幼稚園)
- a clinic
  診療所
- a public transport terminal (including a rail station)
  公共交通總站 (包括鐵路車站)
- sports facilities (including a sports ground and a swimming pool)
  體育設施 (包括運動場及游泳池)

Street names not shown in full on the location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名：

⌑	KWAI WA LANE	貴華里
✧	YU HING LANE	餘慶里
◖	CIRCULAR PATHWAY	弓絃巷
◗	UN ON LANE WEST	元安里西
❖	WA HING LANE	華興里
#	STAUNTON STREET	士丹頓街
§	WA IN FONG WEST	華賢坊西
ψ	WA IN FONG EAST	華賢坊東
ω	CHUNG WO LANE	中和里
⊡	PO WA STREET	寶華街
Δ	ABERDEEN STREET	鴨巴甸街
★	CORONATION TERRACE	加冕臺
Ω	SHING WONG STREET	城皇街
◈	CASTLE ROAD	衛城道
✖	ROZARIO STREET	老沙路街
∞	CAINE LANE	堅巷
✧	WING WA TERRACE	榮華臺
◈	BREEZY PATH	卑利士道
✦	U LAM TERRACE	儒林臺
✶	RUTTER STREET	律打街
Φ	FUK ON LANE	福安里
Θ	WA NING LANE	華寧里
⌘	TSUNG SAU LANE EAST	松秀東街
⌘	TSUNG SAU LANE WEST	松秀西街
Π	PAN KWAI LANE	攀桂里
δ	WO FUNG STREET	和風街
❍	QUEEN STREET	皇后街
◎	ON TAI STREET	安泰街
❒	FAT HING STREET	發興街
⅄	BONHAM STRAND WEST	文咸西街
☆	DES VOEUX ROAD CENTRAL	德輔道中
⌘	LOWER LASCAR ROW	摩羅下街
⌘	POSSESSION STREET	水坑口街
✪	WA LANE	華里
◘	UPPER STATION STREET	差館上街
★	LADDER STREET TERRACE	樓梯臺
❋	PING ON LANE	平安里
✠	TUNG STREET	東街
♎	SAI STREET	西街
⊙	TANK LANE	水池巷

Notes:

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

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

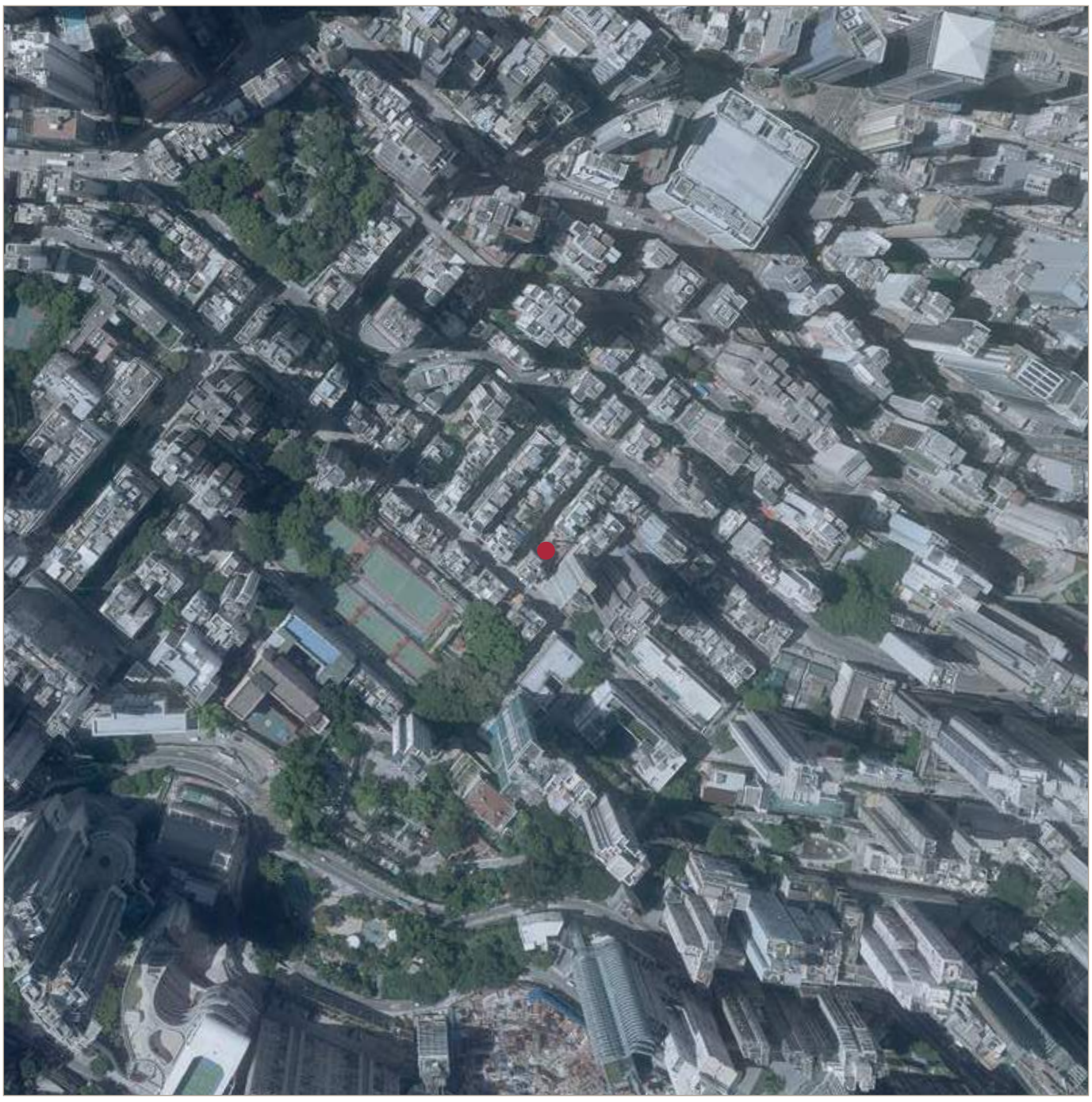
備註：

1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

2. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

07

AERIAL PHOTOGRAPH OF THE DEVELOPMENT
發展項目的鳥瞰照片



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● Location of the Development 發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 3,000 feet, photo No. E100061C, dated 13th July 2020.
摘錄自地政總署測繪處於2020年7月13日在3,000呎的飛行高度拍攝之鳥瞰照片，照片編號E100061C。

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Notes:

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

備註：

1. 鳥瞰照片現存於售樓處，於開放時間可供免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

Adopted from Part of the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34 gazetted on 13th November 2020, with adjustment where necessary as shown in red.

摘錄自2020年11月13日刊憲之西營盤及上環分區計劃大綱核准圖，圖則編號為S/H3/34，有需要處經修正處理，並以紅色顯示。

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Location of the Development
發展項目的位置

SCALE
比例: 0 500M(米)

Notation 圖例

Zones 地帶

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

Communications 交通

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

Miscellaneous 其他

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

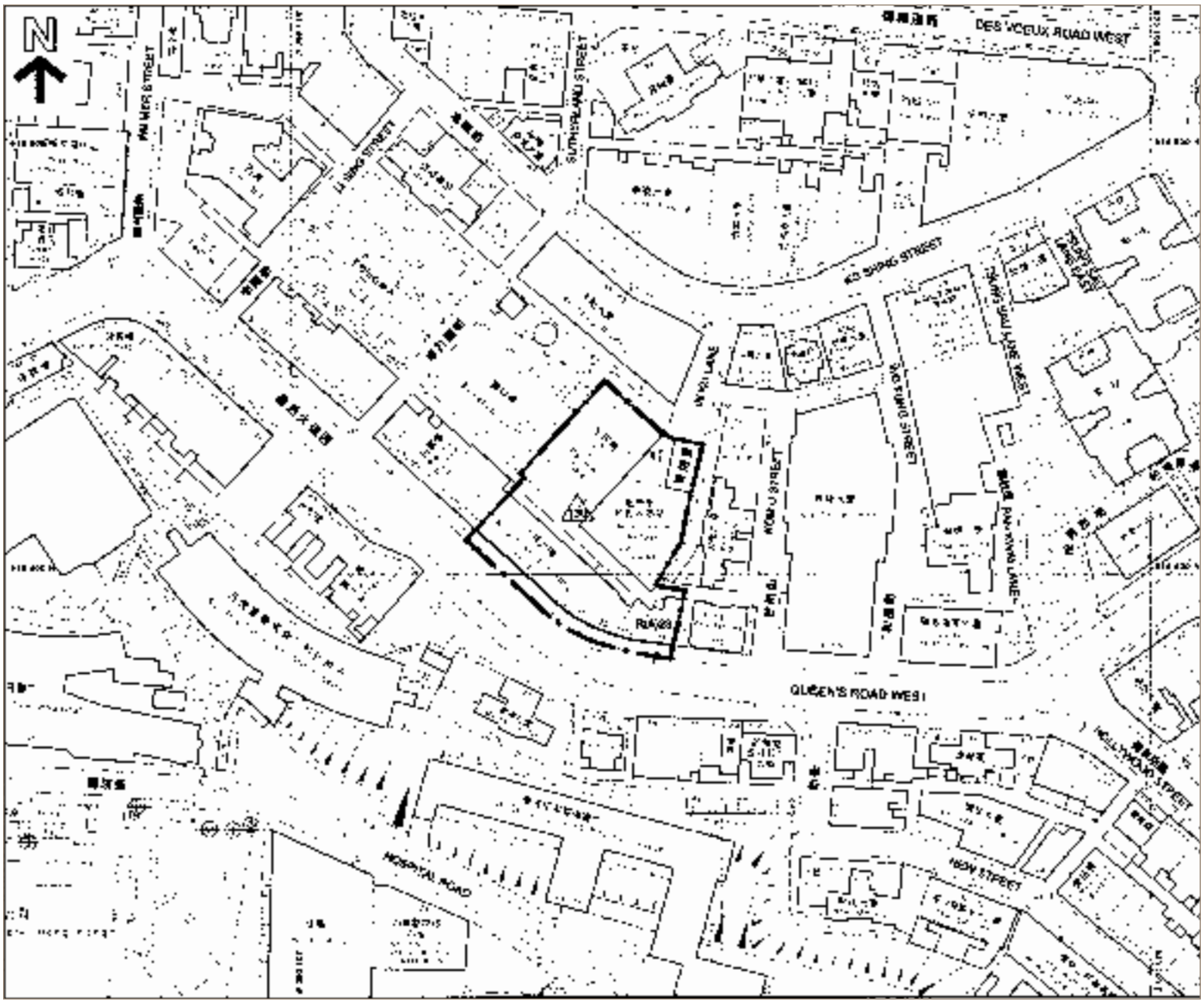
Notes:

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

備註：

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

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



Extracted from Urban Renewal Authority Queen's Road West/In Ku Lane Development Scheme Plan No. S/H3/URA3/2 gazetted on 19th July 2019.
摘錄自2019年7月19日刊憲之市區重建局皇后大道西/賢居里發展計劃圖，圖則編號S/H3/URA3/2。

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SCALE
比例: 0 80M(米)

Notation 圖例

Boundary of Development Scheme
發展規劃範圍界線

R(A)23 Residential (Group A) 23
住宅(甲類)23

130 Maximum Building Height
(In Metres Above Principal Datum)
最高建築物高度(在主水平基準上若干米)

Notes:

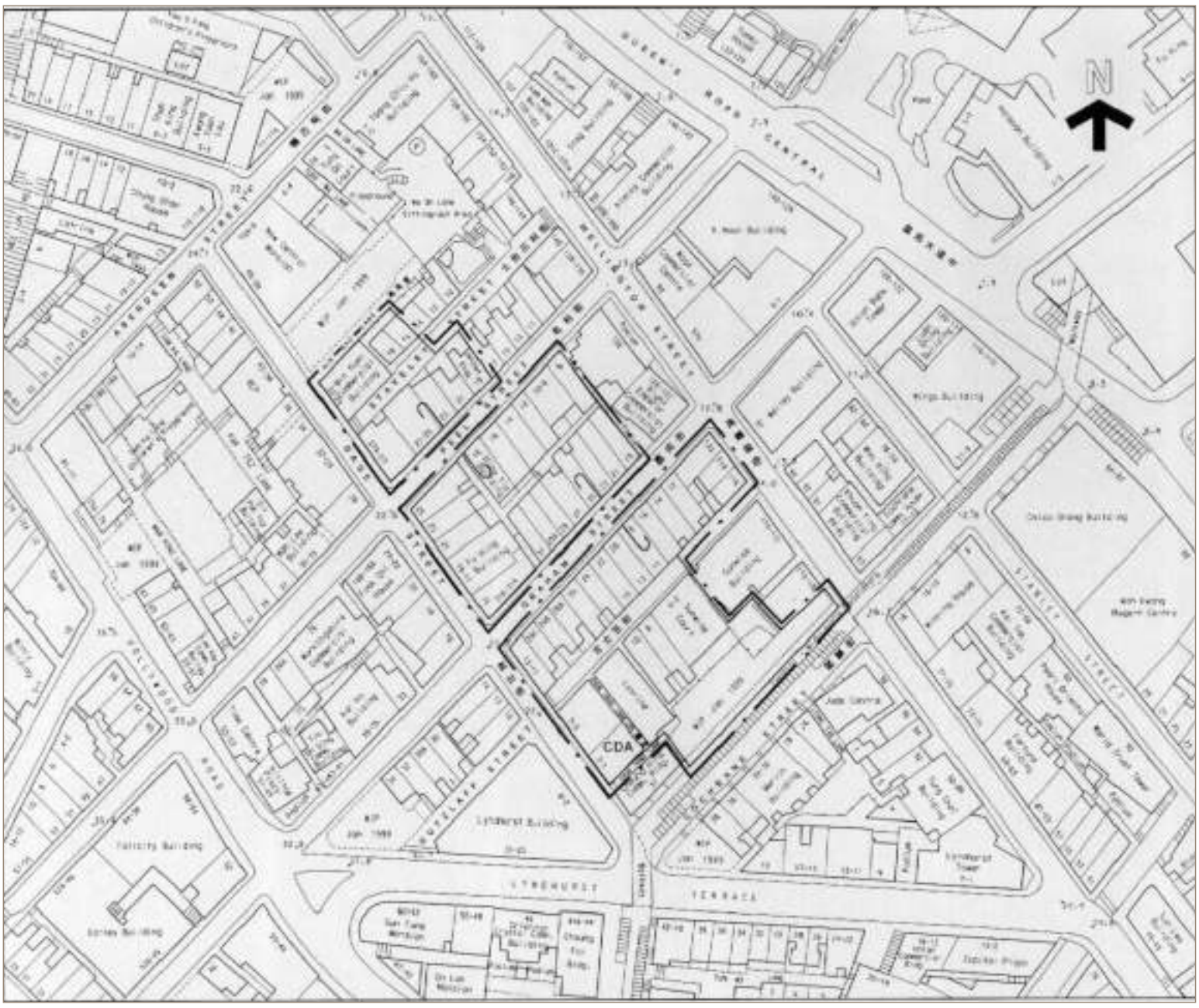
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the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

備註：

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

08

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



Extracted from Land Development Corporation Peel Street/ Graham Street Development Scheme Plan No. S/H3/LDC4/2 gazetted on 19th November 1999.
摘錄自1999年11月19日刊憲之土地發展公司卑利街/嘉咸街發展計劃圖，圖則編號S/H3/LDC4/2。

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SCALE
比例: 0 80M(米)

Notation 圖例

Boundary of Development Scheme
發展規劃範圍界線

CDA Comprehensive Development Area
綜合發展區

Notes:

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

備註：

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

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

N

Adopted from Part of the Approved Mid-Levels West Outline Zoning Plan No. S/H11/15 gazetted on 19th March 2010, with adjustment where necessary as shown in red.

摘錄自2010年3月19日刊憲之半山區西部分區計劃大綱核准圖，圖則編號為S/H11/15，有需要處經修正處理，並以紅色顯示。

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Location of the Development
發展項目的位置

住宅發展並保存歷史建築物
RESIDENTIAL DEVELOPMENT WITH HISTORICAL BUILDING PRESERVED

SCALE
比例: 0 500M(米)

Notation 圖例

Zones 地帶

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

Communications 交通

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

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線

- 140 Maximum Building Height (In Meters Above Principal Datum) 最高建築物高度(在主水平基準上若干米)
- 5 Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)

Notes:

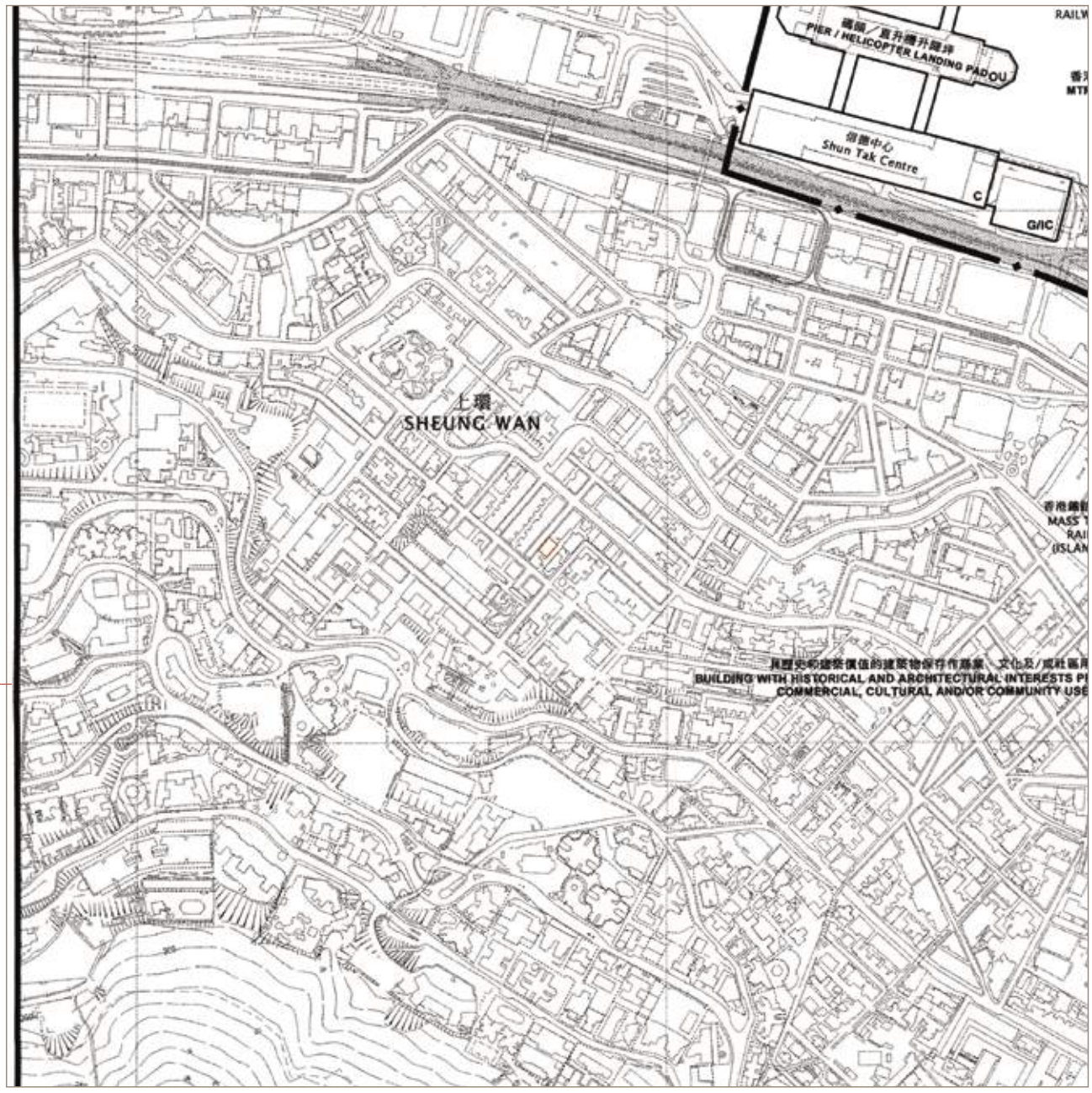
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the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

備註：

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

08

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



N

Adopted from Part of the Draft Central District Outline Zoning Plan No. S/H4/17 gazetted on 24th May 2019, with adjustment where necessary as shown in red.

摘錄自2019年5月24日刊憲之中區分區計劃大綱草圖，圖則編號為S/H4/17，有需要處經修正處理，並以紅色顯示。

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

Location of the Development
發展項目的位置

SCALE
比例: 0 500M(米)

Notation 圖例

Zones 地帶

- C — Commercial 商業
- G/IC — Government, Institution or Community 政府、機構或社區
- OU — Other Specified Uses 其他指定用途

Communications 交通

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

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線

Notes:

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

備註：

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

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

Adopted from Part of the Approved The Peak Area Outline Zoning Plan No. S/H14/13 gazetted on 6th April 2018, with adjustment where necessary as shown in red.

摘錄自2018年4月6日刊憲之山頂區分區計劃大綱核准圖，圖則編號為S/H14/13，有需要處經修正處理，並以紅色顯示。

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Location of the Development
發展項目的位置

SCALE
比例: 0 500M(米)

Notation 圖例

Zones 地帶

GB Green Belt
綠化地帶

CP Country Park
郊野公園

Miscellaneous 其他

Boundary of Planning Scheme
規劃範圍界線

Boundary of Country Park
郊野公園界線

Notes:

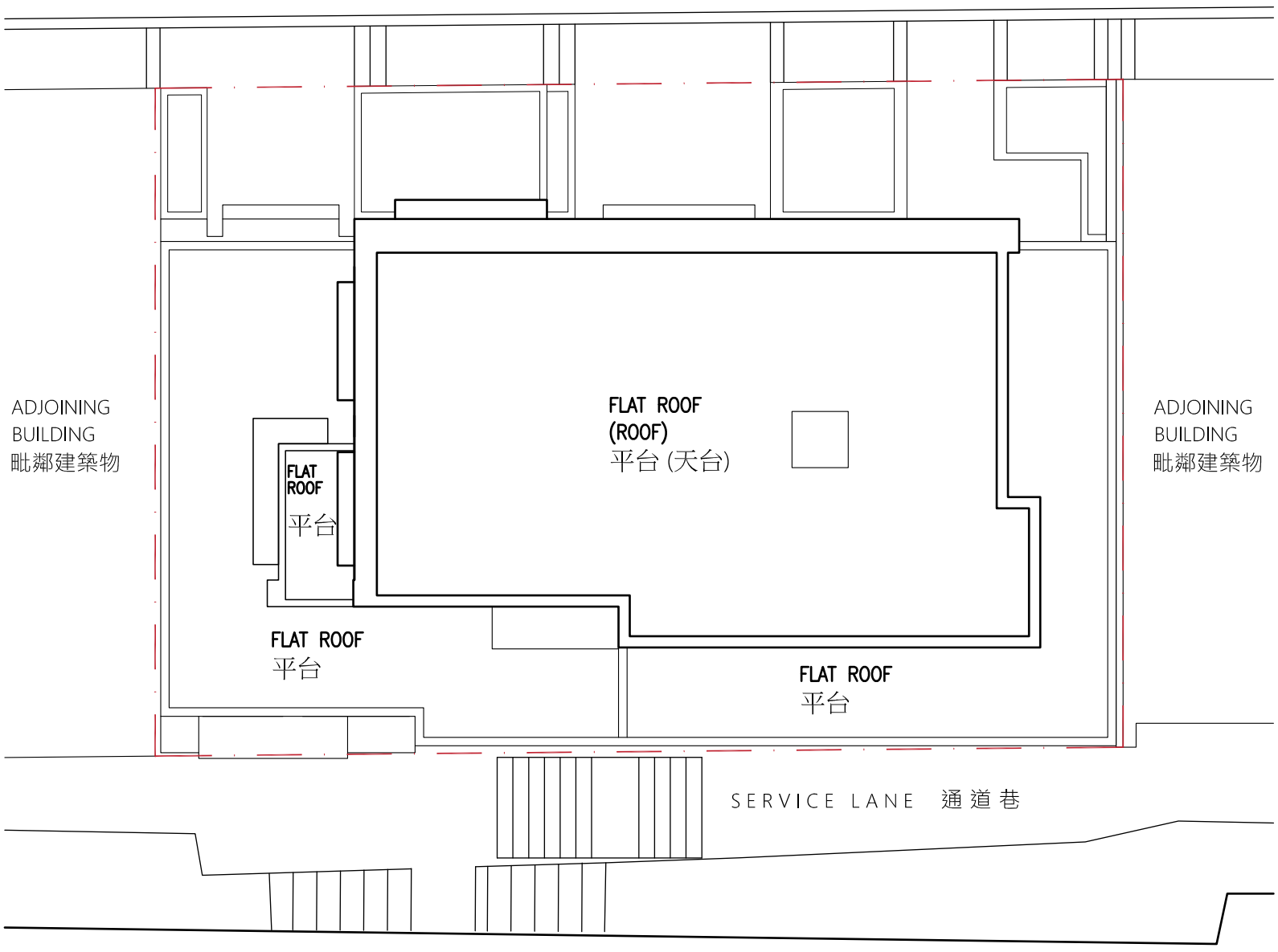
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the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

備註：

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

09

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



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

BOUNDARY LINE OF THE DEVELOPMENT
發展項目的地界線

0 1 5
SCALE 比例 Meter 米

The estimated date of completion of the building and facilities within the Development as provided by the Authorized Person for the Development: 30 September 2022

由發展項目的認可人士提供的位於發展項目的建築物及設施的預計落成日期：2022年9月30日

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

LEGEND OF TERMS AND ABBREVIATIONS USED ON FLOOR PLANS:
樓面平面圖中所使用名詞及簡稱之圖例：

A/C PLATFORM	= AIR-CONDITIONING PLATFORM 冷氣機平台
BAL.	= BALCONY 露台
BATH	= BATHROOM 浴室
B.R.	= BEDROOM 睡房
B.R. 1	= BEDROOM 1 睡房 1
B.R. 2	= BEDROOM 2 睡房2
C.D.	= CABLE DUCT 電線管糟
DN	= DOWN 下
DINING	= DINING ROOM 飯廳
DOG HOUSE	= 覆蓋管道的結構
F.H.	= FIRE HYDRANT 消防栓
FLAT ROOF	= 平台
H.R.	= HOSE REEL 消防喉轆
LAV.	= LAVATORY 洗手間
LIFT	= 升降機
LIFT SHAFT	= 升降機糟
LIV. & DIN.	= LIVING ROOM AND DINING ROOM 客飯廳
LIVING	= LIVING ROOM 客廳
LOBBY	= 大堂
M. BATH	= MASTER BATHROOM 主人浴室
M.B.R.	= MASTER BEDROOM 主人睡房
OPEN KITCHEN	= 開放式廚房
P.D.	= PIPE DUCT 管道
UP	= 上
U.P.	= UTILITY PLATFORM 工作平台

Remarks:

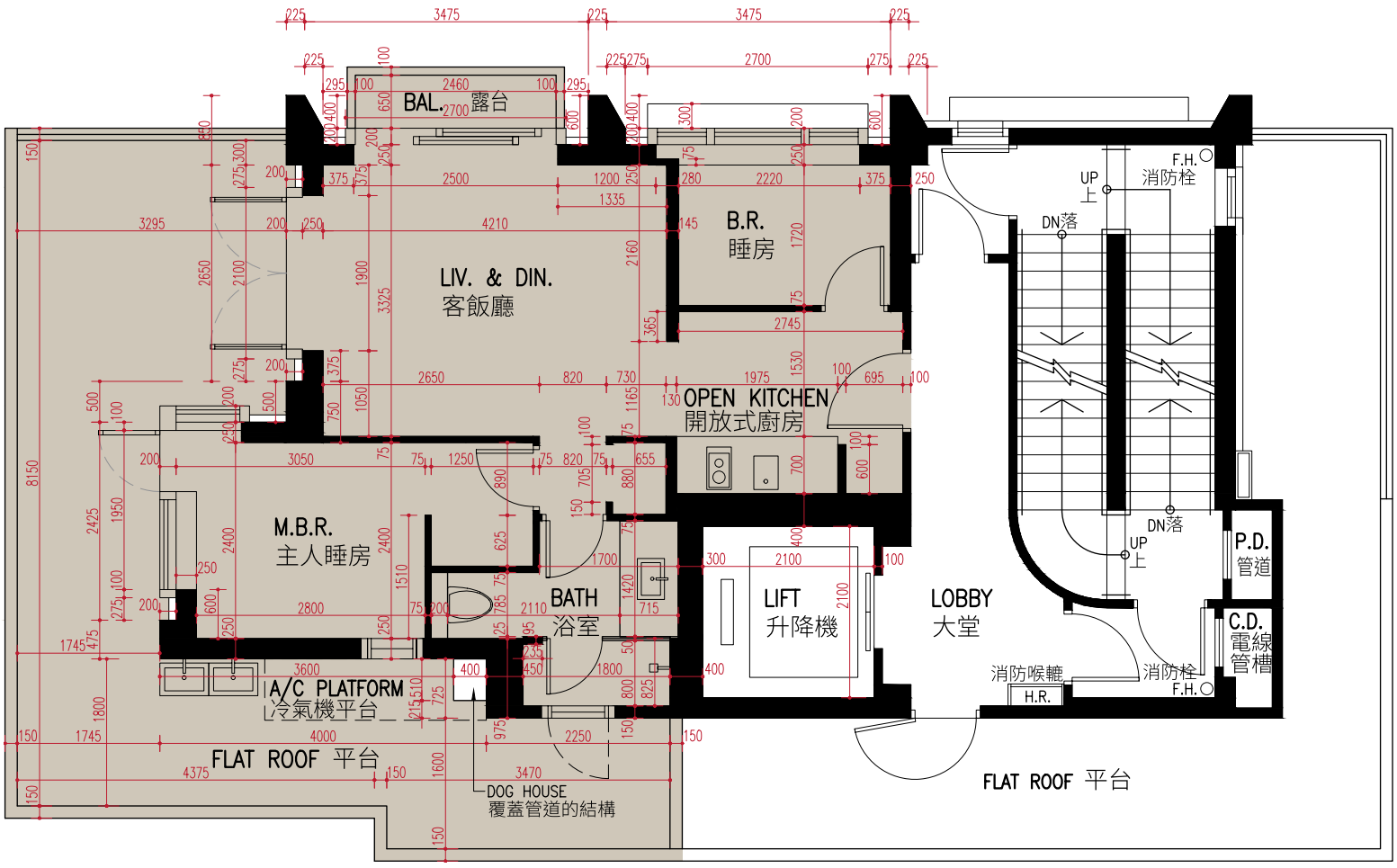
1. There are architectural features and/ or exposed pipes on the external walls of some of the residential properties.
2. Common pipes exposed and/or enclosed in cladding are located at / adjacent to the balcony and/or flat roof and/or air-conditioning platform and/or external walls of some of the residential properties.
3. There are sunken slab and/ or false ceiling and/ or wall furring for mechanical & electrical services and/or air conditioning fittings at some of the residential properties.
4. The internal ceiling height within some of the residential properties may vary due to structural, architectural and/ or decoration design variations.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings and fitments shown on the floor plans, such as sink, water closets, shower cubicles, sink counter, etc., are architectural symbols extracted from the latest approved buildings plans and are for general indication only.
7. There are curtain walls in the residential properties. The saleable area as defined in the formal agreement for sale and purchase of a residential property has included its curtain walls, and is measured from the exterior of such curtain walls.

備註：

1. 部分住宅物業外牆範圍設有建築裝飾及/或外露喉管。
2. 部分住宅物業的露台及/或平台及/或冷氣機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管。
3. 部分住宅物業的天花有跌級樓板及/或假天花及/或裝飾牆身內裝置機電設備及空調設備。
4. 部分住宅物業之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 露台及工作平台為非封閉的地方。
6. 樓面平面圖上所顯示的裝置符號，如洗滌盆、座廁、淋浴間、洗滌盆櫃等乃按最新的經批准建築圖則繪製，只作一般性標示。
7. 住宅物業有幕牆。住宅物業之正式買賣合約內所定義之實用面積已包括其幕牆，並由幕牆之外圍起計。

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

5/F FLOOR PLAN
5樓平面圖



0 1 5
SCALE 比例 Metre 米

Floor 樓層	Floor- to -Floor Height(mm) 層與層之間的高度(毫米)	Thickness of Floor Slab(Excluding Plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)
5/F 5樓	3150	150, 300

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.

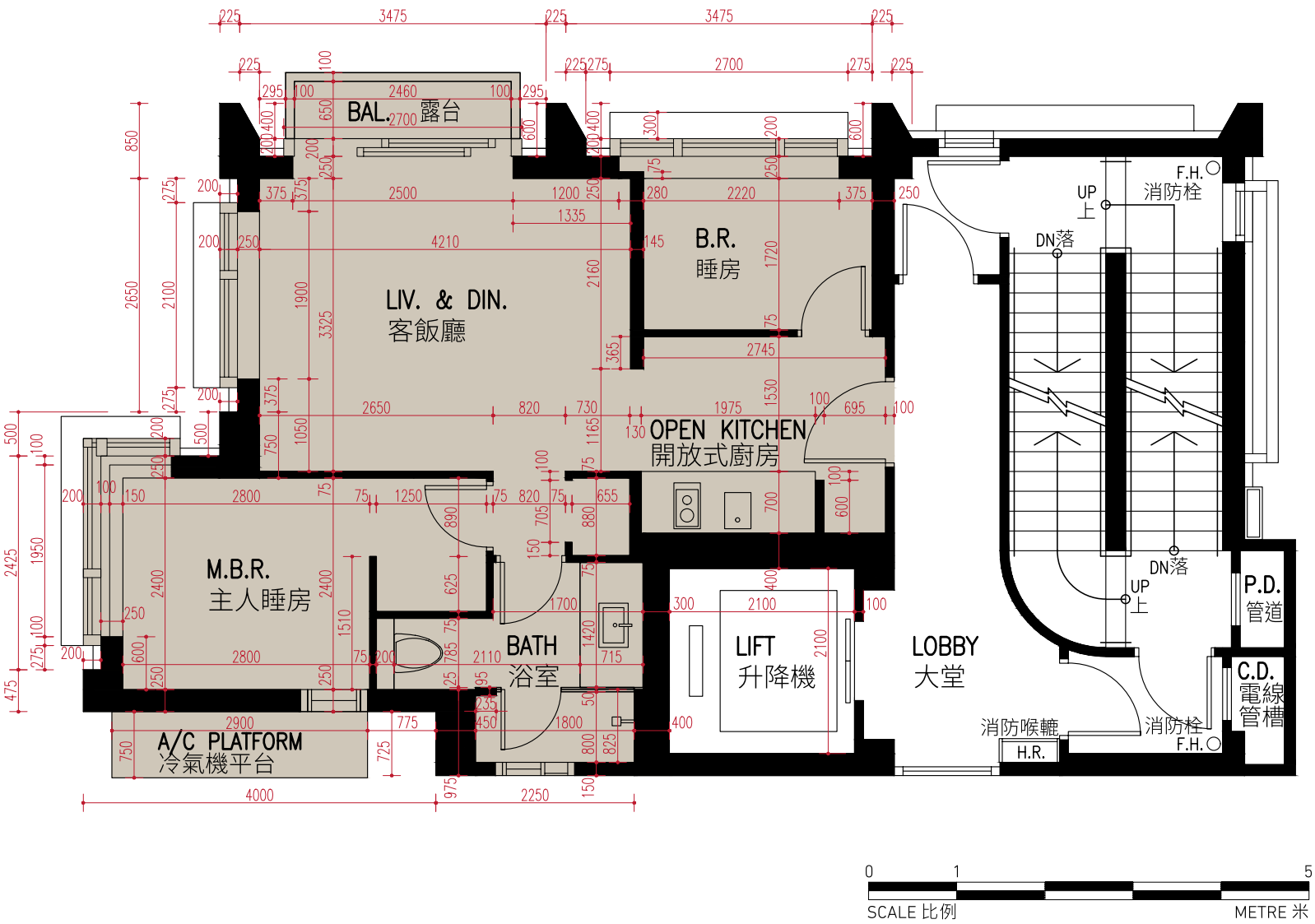
因住宅物業的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般比較低樓層的內部面積稍大。

Note:
The dimensions in the floor plans are all structural dimensions in millimeter

備註:
樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸

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

6/F - 12/F & 15/F FLOOR PLAN
6樓-12樓及15樓樓面平面圖



Floor 樓層	Floor- to -Floor Height(mm) 層與層之間的高度(毫米)	Thickness of Floor Slab(Excluding Plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)
6/F-12/F & 15/F 6樓-12樓及15樓	3150	150, 175, 300

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.

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。

Note:

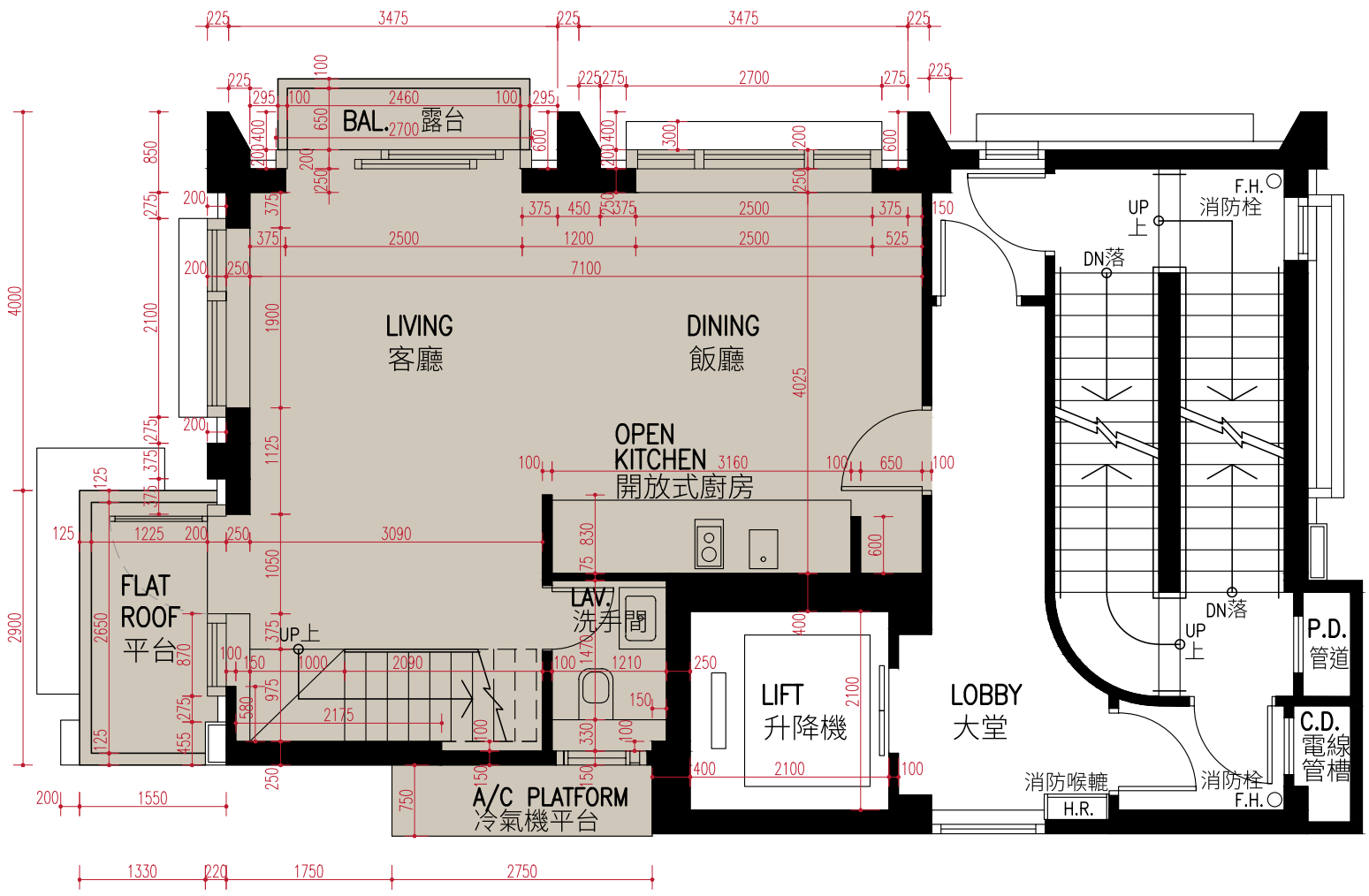
The dimensions in the floor plans are all structural dimensions in millimeter

備註:

樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸

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

16/F DUPLEX ON SIXTEEN FLOOR PLAN
16樓 DUPLEX ON SIXTEEN 樓面平面圖



0 1 5
SCALE 比例 METRE 米

Floor 樓層	Floor- to -Floor Height(mm) 層與層之間的高度(毫米)	Thickness of Floor Slab(Excluding Plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)
16/F Duplex on Sixteen 16樓 Duplex on Sixteen	3150	200, 300

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.

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。

Note:

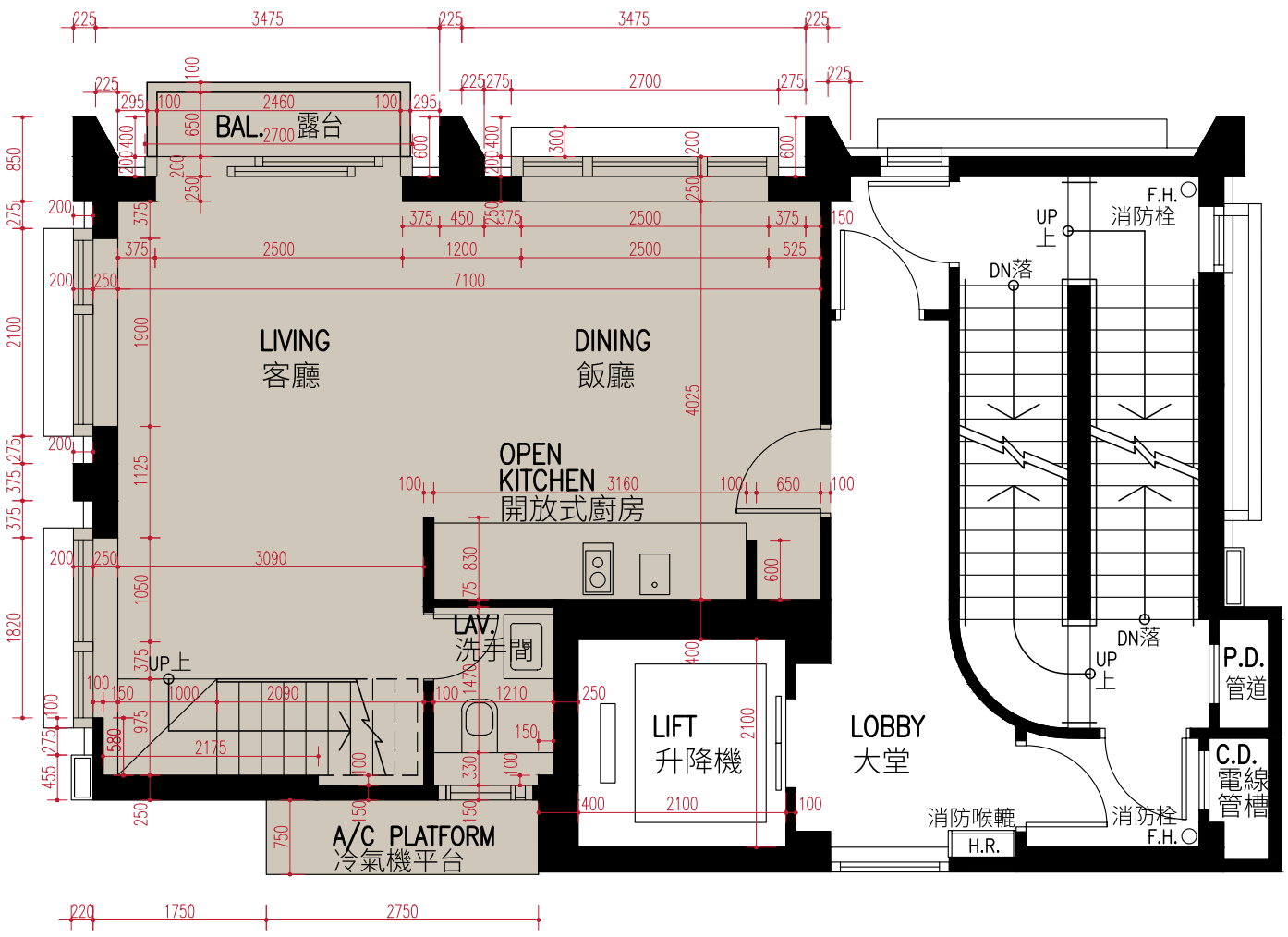
The dimensions in the floor plans are all structural dimensions in millimeter

備註:

樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸

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

17/F DUPLEX ON SEVENTEEN, 18/F DUPLEX ON EIGHTEEN, 19/F THE APEX FLOOR PLAN
17樓 DUPLEX ON SEVENTEEN,18樓 DUPLEX ON EIGHTEEN,19樓 THE APEX樓面平面圖



0 1 5
SCALE 比例 METRE 米

Floor 樓層	Floor- to -Floor Height(mm) 層與層之間的高度(毫米)	Thickness of Floor Slab(Excluding Plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)
17/F Duplex on Seventeen, 18/F Duplex on Eighteen, 19/F The Apex 17樓 Duplex on Seventeen, 18樓 Duplex on Eighteen, 19樓 The Apex	3150	200, 300

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.

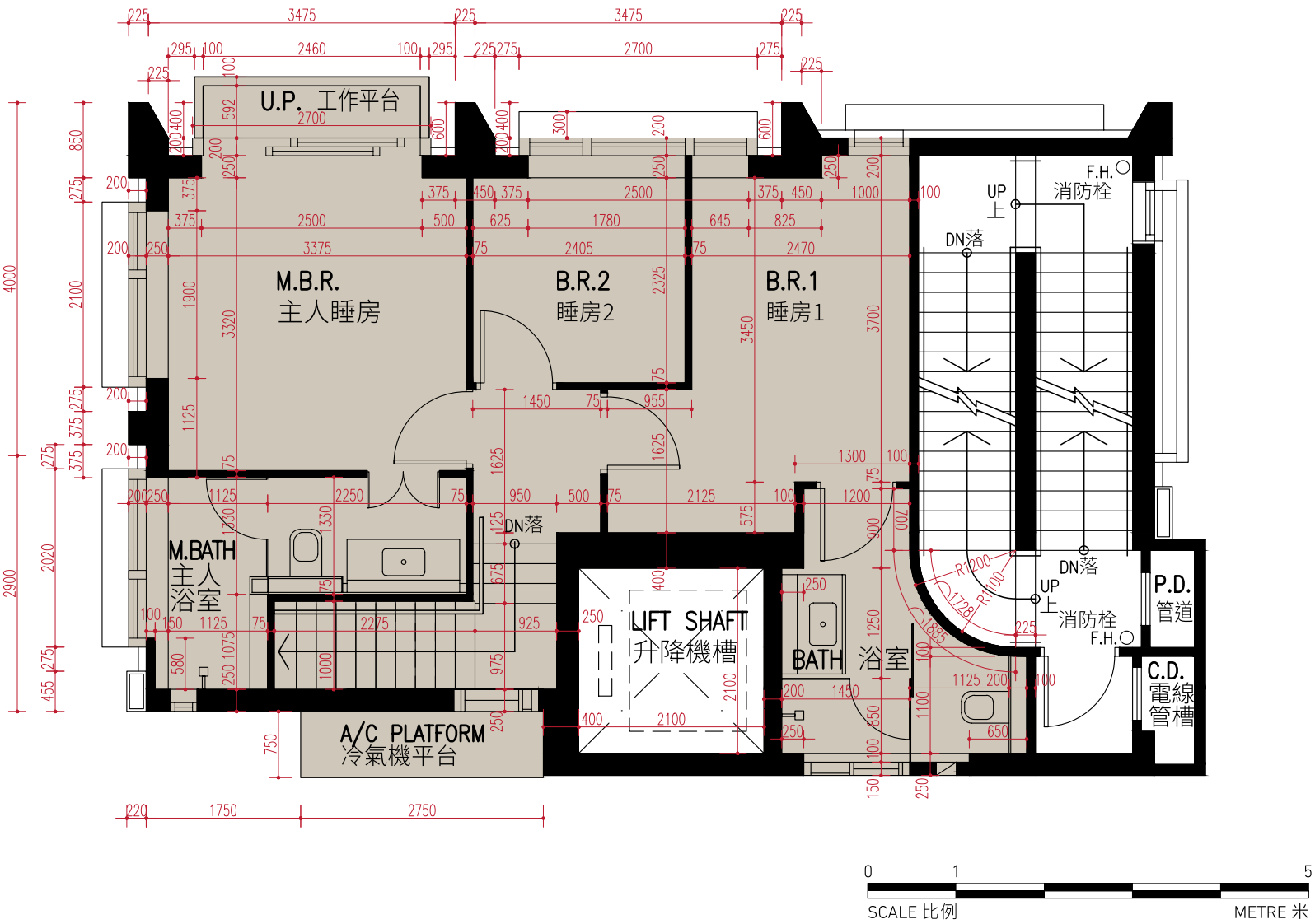
因住宅物業的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般比較低樓層的內部面積稍大。

Note:
The dimensions in the floor plans are all structural dimensions in millimeter

備註:
樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸

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

16U/F DUPLEX ON SIXTEEN, 17U/F DUPLEX ON SEVENTEEN, 18U/F DUPLEX ON EIGHTEEN, 19U/F THE APEX FLOOR PLAN
16U樓 DUPLEX ON SIXTEEN,17U樓 DUPLEX ON SEVENTEEN,18U樓 DUPLEX ON EIGHTEEN, 19U樓 THE APEX樓面平面圖



Floor 樓層	Floor- to -Floor Height(mm) 層與層之間的高度(毫米)	Thickness of Floor Slab(Excluding Plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)
16U/F Duplex on Sixteen, 17U/F Duplex on Seventeen, 18U/F Duplex on Eighteen, 19U/F The Apex 16U樓 Duplex on Sixteen, 17U樓 Duplex on Seventeen, 18U樓 Duplex on Eighteen, 19U樓 The Apex	3150	200, 300

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.

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。

Note:
The dimensions in the floor plans are all structural dimensions in millimeter

備註:
樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台,工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F 5樓	Simplex 單層單位	54.323 (585) Balcony 露台 : 1.995 (21) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	32.104 (346)	-	-	-	-	-	-
6/F-12/F & 15/F 6樓-12樓 及15樓	Simplex 單層單位	54.323 (585) Balcony 露台 : 1.995 (21) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
16/F - 16U/F 16樓 - 16U樓	Duplex on Sixteen	107.465 (1157) Balcony 露台 : 1.995 (21) Utility Platform 工作平台 : 1.840 (20) Verandah 陽台 : -	-	-	-	3.951 (43)	-	-	-	-	-	-
17/F - 17U/F 17樓- 17U樓	Duplex on Seventeen	107.465 (1157) Balcony 露台 : 1.995 (21) Utility Platform 工作平台 : 1.840 (20) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
18/F - 18U/F, 18樓- 18U樓	Duplex on Eighteen											
19/F- 19U/F 19樓- 19U樓	The Apex											

1. The saleable area of each residential property, and the floor area of every balcony, utility platform or 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.
2. The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

1. 每個住宅物業的實用面積,以及在構成該物業的一部分的範圍內的每一露台、工作平台或陽台(如有)的樓面面積,是按照《一手住宅物業銷售條例》第8 條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有),是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

1. The areas as specified above in square feet are converted from the areas in square metres at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. Residential properties on 16/F and 16U/F, 17/F and 17U/F, 18/F and 18U/F, 19/F and 19U/F are duplex units. Each of the duplex units comprise its lower part on 16/F, 17/F 18/F and 19/F respectively and its corresponding upper part on 16U/F, 17U/F, 18U/F and 19U/F respectively.
4. 4/F, 13/F and 14/F are omitted.

備註:

1. 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整數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。
2. 發展項目的住宅物業並無陽台。
3. 16樓及16U樓、17樓及17U樓、18樓及18U樓、19樓及19U樓的住宅物業為複式單位。每個複式單位包括其於16樓、17樓、18樓、19樓之下層部分及其於16U樓、17U樓、18U樓、19U樓相應之上層部分。
4. 不設4樓、13樓及14樓。

12

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

Not Applicable

不適用

13

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

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

1. 在簽署臨時買賣合約(「臨時合約」)時須支付款額為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。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A. The common parts of the Development

According to the latest draft Deed of Mutual Covenant and Management Agreement of the Development (the "**DMC**"):-

"**Common Areas and Facilities**" means collectively the Development Common Areas and Facilities and the Residential Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed;

"**Development Common Areas and Facilities**" means and includes :-

(a) the external wall architectural features, fins (if any), passages, entrances, entrance lobby, walkways, stairways, staircases (including those staircases designated as means of escape under the Building Plans), landings, platforms, air conditioning platforms, open spaces and decks, boundary fence walls, lobbies and the mail box provided therein (if any), service areas, refuse storage and material recovery chamber, cable trench, main switch room, switch room, and electrical meter room, sprinkler and fire services pump room, fire control centre, flushing water tank, fresh and flushing pump room, sprinkler control valve, sprinkler inlet, fire services inlets, emergency generator room, management office, guard room, water meter cabinet, space for water meter, electrical meter cabinet (if any), hose reel cabinet, town gas valve cabinet, electric duct, telephone duct, air ducts, air-conditioning ducts, drains, channels, water mains, sewers, drainage connection, telecommunications and broadcasting room, wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lighting facilities, meter cabinets and meter spaces and roof thereof, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system, and such other areas and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Indigo and Indigo hatched Black on the plans certified by the Authorized Person and annexed to the DMC;

(b) and such other areas, systems, devices, services and facilities of and in the Lot and the Development as may at any time be designated as Development Common Areas and Facilities by the First Owner in accordance with the DMC; and

(c) to the extent not specifically provided in paragraphs (a) and (b) above, such other parts of the Lot and the Development :-

  (i) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344); and/or

  (ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344);

but EXCLUDING the Residential Common Areas and Facilities, the Commercial Accommodation and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

"**Residential Common Areas and Facilities**" means and includes :-

(a) (i) such part of the external walls of the Development including the Curtain Wall but excluding (1) those parts of the Curtain Wall forming part of a Residential Unit and (2) those parts of the external walls (and, for the avoidance of doubt, Curtain Wall) forming part of the Commercial Accommodation;

  (ii) external wall architectural features, fins (if any), Recreational Areas and Facilities, and such of the passages, common corridors, lift lobbies, air conditioning platforms, structural walls, stairways, staircases (including those staircases designated as means of escape under the Building Plans), roofs and flat roofs not forming parts of Residential Units, lifts, lift shafts, inaccessible spaces underneath the lifts, lift machine room, water meter rooms, electric duct, telephone duct, pipe ducts, electric ducts, air ducts, A/C ducts, water tanks, pump rooms, meters, lighting, drains, channels, sewers, flush and fresh water intakes and mains, wires, cables, air conditioning and ventilation system, building management unit (as defined in Clause 36(bc) of the DMC) and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests or visitors and such other areas within the Lot which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Yellow and Yellow stippled Black on the plans certified by the Authorized Person and annexed to the DMC;

(b) and such other systems, devices and facilities within the Development as are designated by the First Owner for common use and benefit of the Residential Accommodation in accordance with the DMC

but EXCLUDING the Development Common Areas and Facilities, the Commercial Accommodation and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

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

For the number of undivided shares assigned to each residential property, please refer to the Table of Allocation of Undivided Shares in this section below.

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

The manager for the Development shall be appointed for an initial term of two (2) years commencing from the date of the DMC and to be continued thereafter unless and until terminated by not less than three (3) calendar months' notice in writing in accordance with the terms of the DMC.

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

Each Owner shall contribute to the budgeted management expenses in the following manner:-

(a) Each Owner of a Unit shall contribute his due proportion of the budgeted management expenses under the first part of the annual budget which proportion shall be equal to the undivided shares of his Unit divided by the total undivided shares of the Development (excluding the undivided shares allocated to the Common Areas and Facilities).

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

(b) Each Owner of a Residential Unit shall contribute his due proportion of the budgeted management expenses under the second part of the annual budget which proportion shall be equal to the undivided shares of his Residential Unit divided by the total undivided shares of all Residential Units.

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

The amount of management fee deposit shall be a sum equal to three (3) months' monthly management contribution payable in respect of each undivided share allocated to the part of the Development of which he is the Owner.

F. The area (if any) in the Development retained by the Vendor for the Vendor's own use

Not Applicable

Note:

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

Table of Allocation of Undivided Shares

Floor	Residential Unit	No. of Undivided Shares
5	Simplex	95
6	Simplex	61
7	Simplex	61
8	Simplex	61
9	Simplex	61
10	Simplex	61
11	Simplex	61
12	Simplex	61
15	Simplex	61
16 / 16U	Duplex on Sixteen	124
17 / 17U	Duplex on Seventeen	120
18 / 18U	Duplex on Eighteen	120
19 / 19U	The Apex	120
	Total :	**1,067**

Note:

1. Each of the Residential Units (except Duplex on Sixteen, Duplex on Seventeen, Duplex on Eighteen and The Apex) includes one air-conditioning platform. Each of Duplex on Sixteen, Duplex on Seventeen, Duplex on Eighteen and The Apex includes two air-conditioning platforms.
2. Each of the Residential Units (except Duplex on Sixteen, Duplex on Seventeen, Duplex on Eighteen and The Apex) includes one balcony. Each of Duplex on Sixteen, Duplex on Seventeen, Duplex on Eighteen and The Apex includes one balcony and one utility platform.
3. Each of the Residential Unit on 5/F and Duplex on the Sixteen on 16/F and 16U/F includes a flat roof.
4. There are no designation of 4/F, 13/F and 14/F in the Development.

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SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A. 發展項目的公用部分

根據「發展項目」最新《公契及管理協議》擬稿（**「公契」**）：

「公用地方及設施」

統指發展項目公用地方及設施、住宅公用地方及設施及根據分公契指定為公用地方及設施的發展項目一切該等地方及設施；

「發展項目公用地方及設施」指及包括：

(a) 外牆的建築裝飾、鰭片(如有）、通道、入口、入口大堂、行人路、階梯、樓梯(包括建築圖則指定做逃生通道的樓梯)、梯台、平台、冷氣機平台、露天地方及曬台、邊界圍牆、大堂及該處的郵箱(如有）、服務區、垃圾收集及物料回收房、電纜槽、總電掣房、電掣房、電錶房、花灑及消防泵房、消防控制中心、沖廁水箱、食水及沖廁水泵房、花灑控制閥、花灑進水掣、消防進水掣、緊急發電機房、管理處、警衛室、水錶櫃、水錶區、電錶櫃(如有)、喉轆櫃、煤氣閥櫃、電力槽、電話槽、風槽、冷氣槽、排水渠、渠道、總水喉、污水渠、排水渠連接段、電訊及廣播室、電線、電纜和目前或今後任何時候在該地段之內、之下或之上或經過將食水或鹹水、污水、煤氣、電話、電力及其他服務輸送出入發展項目的其他設施(不論有否套上套管)、樹木、灌木及其他花草及植物、照明設施、儀錶櫃、儀錶區和天台、消防及滅火設備及裝置、保安系統及裝置、通風系統和在發展項目內安裝或提供給發展項目共同使用與享用的其他區域及其他機械系統、裝置或設施,(如果可以在圖則上顯示)在公契附錄的圖則(經認可人士核實)上用靛藍色和靛藍色加黑斜線顯示,僅供識別；

(b) 第一業主在任何時候按公契指定為發展項目公用地方及設施的屬於及位於該地段及發展項目的其他區域、系統、裝置、服務及設施；及

(c) 在以上第(a)及(b)段沒有明確規定下,包括該地段及發展項目以下其他部分：

(i) 《建築物管理條例》(第344章)第2條所列「公用地方」定義(a)段所涵蓋的發展項目之任何部分；及

(ii) 《建築物管理條例》(第344章)附表1指明的並包括在《建築物管理條例》(第344章)第2條所列「公用地方」定義(b)段之下的任何部分；

但不包括住宅公用地方及設施、商業部分和發展項目內任何個別業主享有獨家權利及特權持有、使用、佔用及享用的地方,以及發展項目內僅服務任何個別業主的設施；

「住宅公用地方及設施」指及包括：

(a) (i) 發展項目外牆的該等部分,包括幕牆,但不包括(1)構成住宅單位一部分的幕牆；和(2)構成商業部分一部分的外牆(和為免存疑,幕牆）；

(ii) 外牆建築裝飾、鰭片(如有)、康樂區及設施、通道、公用走廊、升降機大堂、冷氣機平台、結構牆、階梯、樓梯(包括建築圖則指定做逃生通道的樓梯)、不屬於住宅單位一部分的天台及平台、升降機、升降機槽、升降機底部不可進入區域、升降機機房,水錶房、電力槽、電話槽、管槽、電力槽、風槽、冷氣槽、水箱、泵房、儀錶、照明、排水渠、渠道、污水渠、沖廁水及食水進水掣及總喉、電線、電纜、冷氣機及通風系統、大廈管理裝置(按公契第36(bc)條定義闡釋)和輸送食水或鹹水、污水、煤氣、電力及其他服務出入住宅部分的其他設施(不論有否套上套管)、泵、水箱、衛生裝置、電力裝置、固定物、設備及器具、消防及滅火設備及器具、保安系統及器具、通風系統和目前在發展項目和該地段其他地方內提供或安裝擬供住宅部分的業主、住戶或租客和他們的真正賓客或訪客共同使用與享用的其他區域及任何其他系統裝置或設施。住宅公用地方及設施(如果可以在圖則上顯示)在公契附錄的圖則(經認可人士核實)上用黃色及黃色加黑點顯示,僅供識別。

(b) 第一業主在任何時候按公契指定發展項目內供住宅部分共同使用與享用的其他系統、裝置及設施,

但不包括發展項目公用地方及設施、商業部分和發展項目內任何個別業主享有獨家權利及特權持有、使用、佔用及享用的地方,以及發展項目內僅服務任何個別業主的設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

關於分配予每個住宅物業的不分割份數數目,請參閱本節以下的「不分割份數分配表」。

C. 有關發展項目的管理人的委任年期

發展項目的管理人的初始任期為自公契之日起兩年,並隨後續任,直至按公契條款發出不少於3個月的書面通知終止委任。

D. 管理開支按甚麼基準在發展項目中的住宅物業的業主之間分擔

每名業主須按下列方式分擔預算管理開支：-

(a) 每名單位業主須分擔其在年度預算第一部分規定的預算管理開支中的適當比例,該比例相等於其單位的不分割份數除以發展項目的不分割份數總數(不包括分配予公用地方及設施的不分割份數)。

(b) 每名住宅單位業主須分擔其在年度預算第二部分規定的預算管理開支中的適當比例,該比例相等於其住宅單位的不分割份數除以所有住宅單位的不分割份數總數。

E. 計算管理費按金的基準

管理費按金的金額相等於3個月的管理費(即其作為發展項目的部分的業主的每個不可分割份數的應付的管理費金額)。

F. 賣方在發展項目中保留作自用的範圍(如有的話)

不適用。

備註：

請查閱公契的最新擬稿以了解全部詳情。完整的最新擬稿的公契現存於售樓處,於開放時間可供免費查閱,並可在支付所需影印費後取得公契之複印本。

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SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

不分割份數分配表

樓層	住宅單位	不分割份數數目
5	單層單位	95
6	單層單位	61
7	單層單位	61
8	單層單位	61
9	單層單位	61
10	單層單位	61
11	單層單位	61
12	單層單位	61
15	單層單位	61
16 16U	Duplex on Sixteen	124
17 17U	Duplex on Seventeen	120
18 18U	Duplex on Eighteen	120
19 19U	The Apex	120
	總計：	**1,067**

附註：

1. 每個住宅單位(Duplex on Sixteen、Duplex on Seventeen、Duplex on Eighteen、The Apex除外)包括1個冷氣機平台。Duplex on Sixteen、Duplex on Seventeen、Duplex on Eighteen、The Apex各包括2個冷氣機平台。
2. 每個住宅單位(Duplex on Sixteen、Duplex on Seventeen、Duplex on Eighteen、The Apex除外)包括1個露台。Duplex on Sixteen、Duplex on Seventeen、Duplex on Eighteen、The Apex各包括1個露台和1個工作平台。
3. 5樓的住宅單位和16樓及16U樓的Duplex on Sixteen各包括1個平台。
4. 發展項目不設4樓、13樓及14樓。

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SUMMARY OF LAND GRANT
批地文件的摘要

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

The Development is constructed on The Remaining Portion of Section A of Inland Lot No. 238A, The Remaining Portion of Section B of Inland Lot No. 238A and The Remaining Portion of Inland Lot No. 238A (collectively the "**Land**").

B. Term of years

75 years commencing from 31 August 1844 and the said term is extended by 924 years commencing from the expiration of the original term of 75 years by a Deed of Extension dated 8 January 1919.

C. User restrictions applicable to the Land

The Government Lease of Inland Lot No. 238A contains restrictions on the 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 or either of them, or any other noisy, noisome or offensive trade or business whatsoever. A Licence to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper (the "**Trade or Business**") in the Development has been granted by the Government on 12 February 2018 and registered in the Land Registry by Memorial No. 18022800550052. Under the Licence, the owner will be required (among other things) :-

a. to comply with all ordinances, bye-laws, rules and regulations affecting the Trade or Business; and
b. to indemnify and keep indemnified the Government from and against all actions arising out of the Development for the purpose of the Trade or Business.

The Licence will be deemed to be terminated in the event of any breach of or non-compliance with the terms and conditions contained in the Licence.

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

Not Applicable.

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

1. The grantee and his assigns shall at his and their own proper costs and charges, in a good, substantial and workmanlike manner erect, build and completely finish fit for use, one or more good, substantial and safe brick or stone messuage or tenement, messuages or tenements, upon some part of the ground thereby demised, with proper fences, walls, sewers, drains and all other usual or necessary appurtenances ... which said messuage or tenement, messuages or tenements, shall be of the same rate of building, elevation, character and description and shall front and range in an uniform manner with the messuages or tenements in the same street and the whole to be done to the satisfaction of the Government.
2. The grantee and his assigns shall at his and their own costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, erections and buildings upon the Land, and all the walls, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in any wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary, reparation, cleansing and amendments whatsoever the whole to be done to the satisfaction of the Government.

F. Lease conditions that are onerous to a purchaser

Not Applicable.

A. 發展項目所位於的土地的地段編號

發展項目建於內地段238A號A段之餘段、內地段238A號B段之餘段及內地段238A號之餘段(以下統稱為**「該土地」**)。

B. 有關租契規定的年期

自1844年8月31日起計75年及根據1919年1月8日之續期契據從原定的75年年期限屆滿起計延長924年。

C. 適用於該土地的用途限制

內地段第238A號的政府租契有以下行業或業務的限制:黃銅匠、屠夫、製皂商、製糖商、皮革商、溶脂商、油商、肉商、釀酒商、食物供應或客棧旅舍、鐵匠、清糞商、清潔街道者,或任何其他嘈雜、惡臭或厭惡性行業或業務。政府已於2018年2月12日批出在發展項目內經營製糖商、油商(不包括油站)、肉商、食物供應及客棧旅舍(**「該行業或業務」**)的牌照,該牌照於土地註冊處以註冊摘要編號18022800550052登記。根據該牌照,賣方須(除了其他條款以外):

a. 遵守所有關乎該行業或業務的條例、附例、規則及規例;及
b. 彌償政府及使政府獲得彌償因發展項目用作為該行業或業務而引致的所有訴訟。

如有任何違反或不遵守該牌照內所載的條款及細則,該牌照將被視作為終止。

D. 按規定須興建並提供予政府或公眾使用的設施

不適用。

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

1. 承授人及其承讓人須自費在該批地文件特此批准的部份土地之上,以良好、妥善及技術熟練的方式搭建、建築以及完成至可供使用一棟或多棟良好、堅固及安全的磚塊或石材結構的院宅或物業、搭建物及建築物,配備適當的圍欄、牆壁、污水渠、排水渠以及所有其他通常或必要的附屬設施...所有院宅或物業的建築、高度、特性及描述應保持一致的標準,也應當與同一街道上的其他院宅或物業保持一致的風格,致使政府對此整體上滿意。
2. 承授人及其承讓人須自費妥善及充分地修理、維持、支持、維護、鋪蓋、清洗、洗刷、清潔、騰空、改動及保持該土地上院宅或物業、搭建物及建築物和屬於及在任何方面歸屬或附屬該土地的一切牆壁、欄杆、燈具、行人路、洗手間、水槽、排水渠及水道並透過適當及必要的安排進行修整、清潔及改善,致使政府對此整體上滿意。

F. 對買方造成負擔的租用條件

不適用。

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INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

Not Applicable

不適用

17

WARNING TO PURCHASERS
對買方的警告

(a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

(b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser -

(i) that firm may not be able to protect the purchaser's interests; and

(ii) the purchaser may have to instruct a separate firm of solicitors; and

(iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

(a) 建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外),以在交易中代表買方行事。

(b) 如買方聘用上述的獨立的律師事務所,以在交易中代表買方行事,該律師事務所將會能夠向買方提供獨立意見。

(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事,而擁有人與買方之間出現利益衝突 —

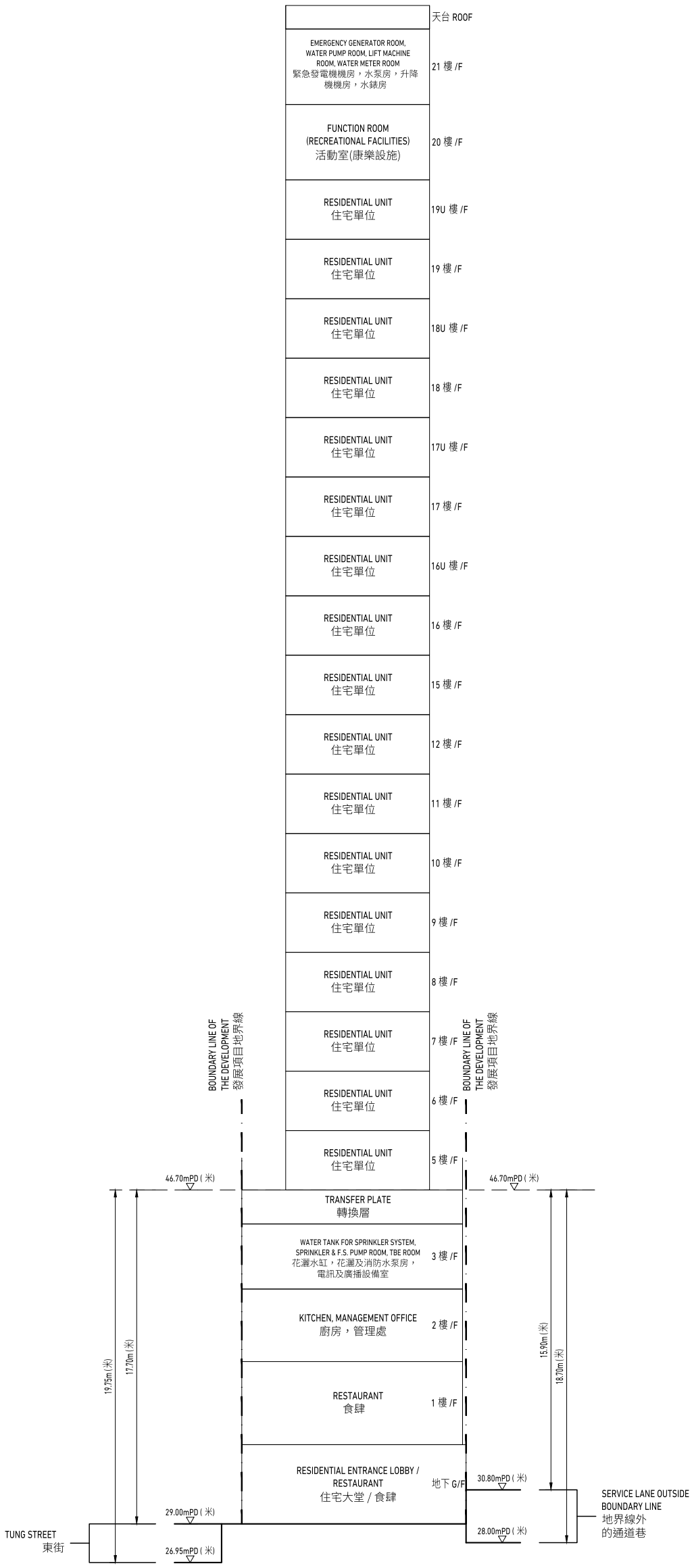
(i) 該律師事務所可能不能夠保障買方的利益;及

(ii) 買方可能要聘用一間獨立的律師事務所;及

(iii) 如屬(c)(ii)段的情況,買方須支付的律師費用總數,可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

18

CROSS - SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖



LEGEND 圖例

BOUNDARY LINE OF THE DEVELOPMENT
發展項目的地界線

DOTTED LINE DENOTES THE LOWEST RESIDENTIAL FLOOR
虛線為最低住宅樓層水平

HEIGHT ABOVE HONG KONG PRINCIPAL DATUM (mPD)
香港主水平基準以上高度 (米)

TBE ROOM = TELECOMMUNICATIONS AND BROADCASTING ROOM
電訊及廣播設備室

F.S. PUMP ROOM = FIRE SERVICE PUMP ROOM
消防泵房

1. The part of Tung Street adjacent to the building is 26.95 to 29.00 metres above the Hong Kong Principal Datum.
   毗鄰建築物的一段東街為香港主水平基準以上26.95至29.00米。

2. The part of service lane outside boundary line adjacent to the building is 28.00 to 30.80 metres above the Hong Kong Principal Datum.
   毗鄰建築物的一段地界線外的通道巷為香港主水平基準以上28.00至30.80米。

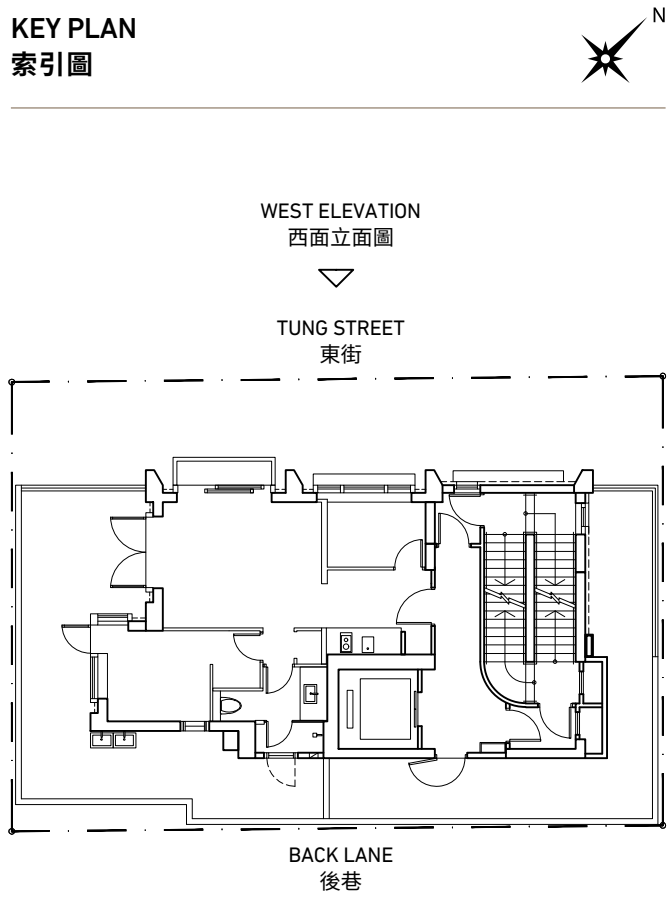
3. The level of lowest residential floor of the Development is 46.70 metres above the Hong Kong Principal Datum.
   發展項目之最低住宅樓層為香港主水平基準以上46.70米。

19

ELEVATION PLAN
立面圖

WEST ELEVATION
西面立面圖

KEY PLAN
索引圖



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

(a) are prepared on the basis of the approved building plans for the Development as of 22 April 2021; and

(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

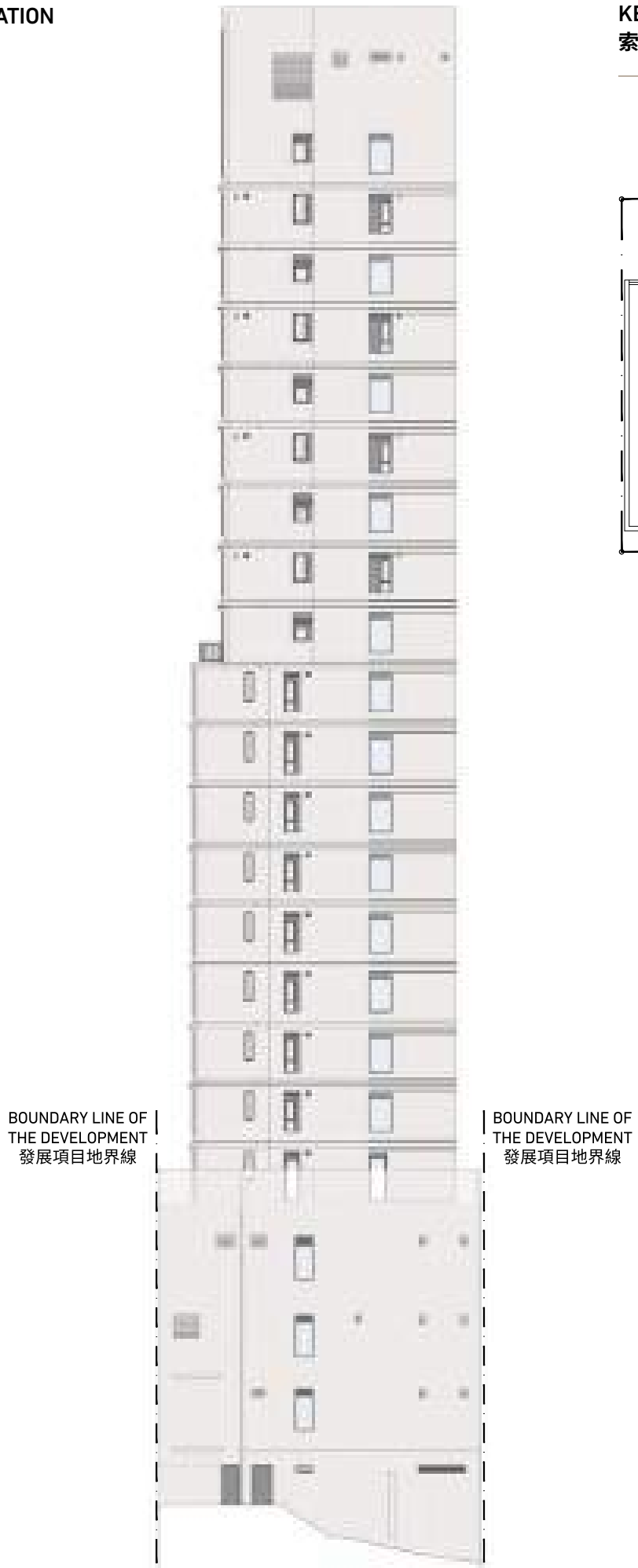
(a) 以2021年4月22日的情況為準的發展項目經批准的建築圖則為基礎擬備；及

(b) 大致上與發展項目的外觀一致。

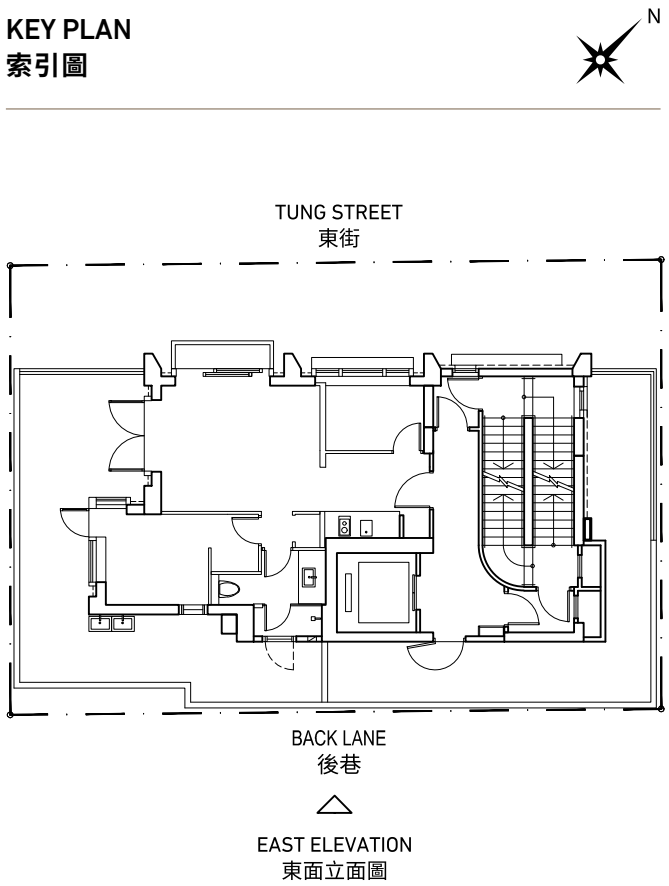
19

ELEVATION PLAN
立面圖

EAST ELEVATION
東面立面圖



KEY PLAN
索引圖



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

(a) are prepared on the basis of the approved building plans for the Development as of 22 April 2021; and

(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

(a) 以2021年4月22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

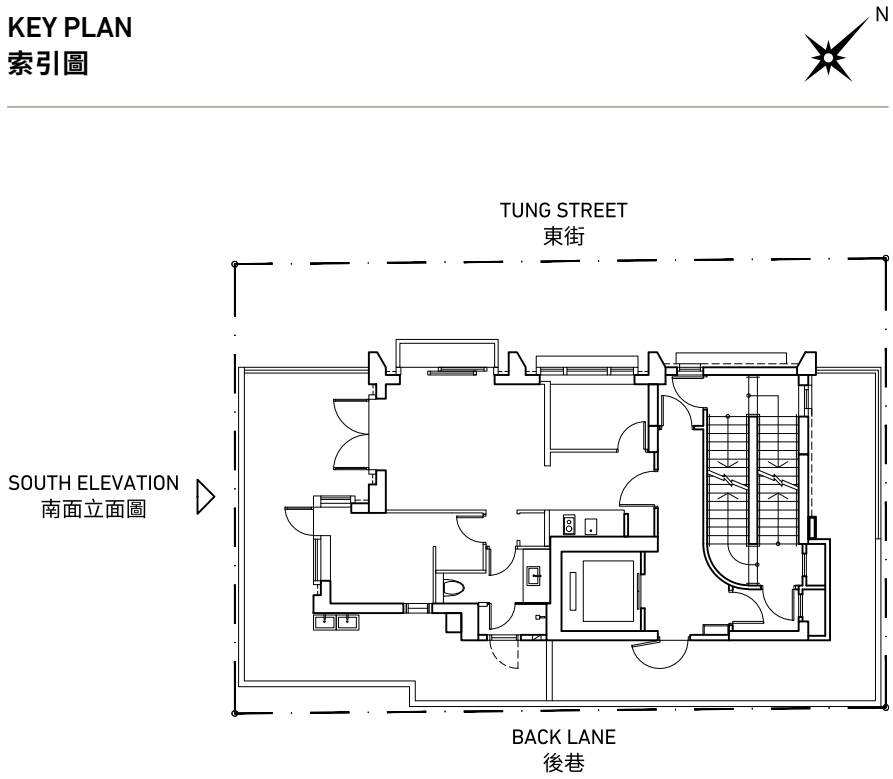
(b) 大致上與發展項目的外觀一致。

19

ELEVATION PLAN
立面圖

SOUTH ELEVATION
南面立面圖

KEY PLAN
索引圖



Note:

This represents the party wall with the adjacent building on the adjoining lot.

備註：

這表示與毗鄰地段的相鄰建築物的共用牆。

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

(a) are prepared on the basis of the approved building plans for the Development as of 22 April 2021; and

(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

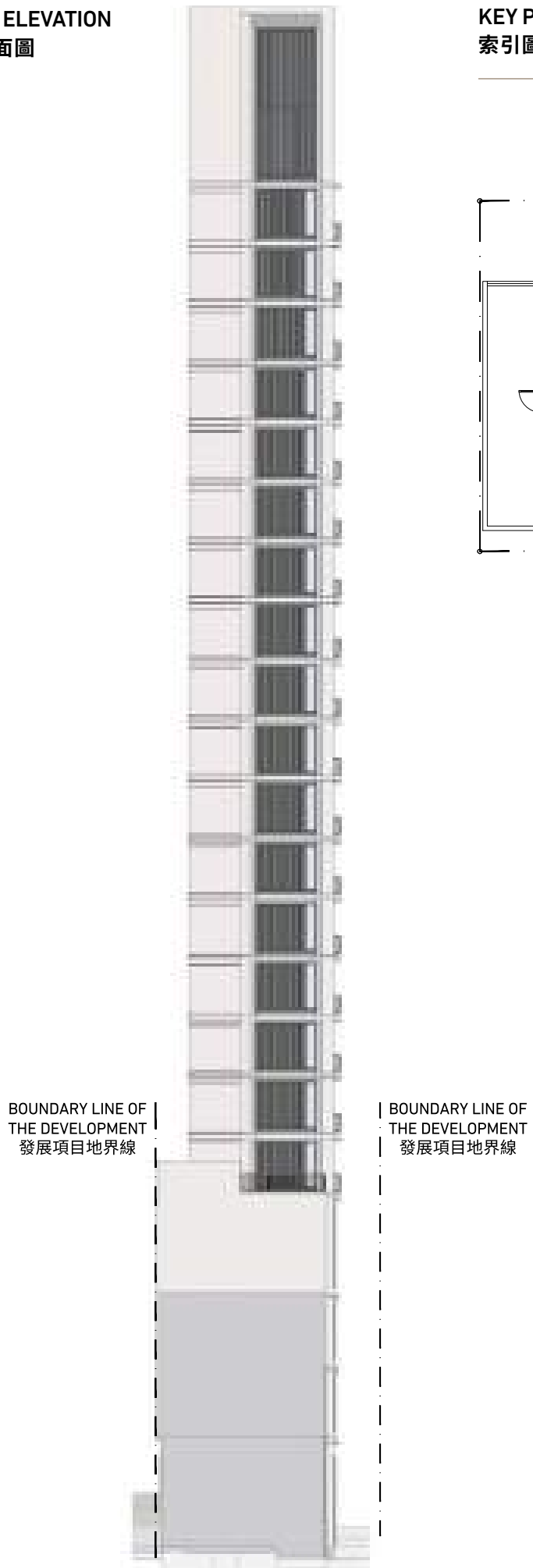
(a) 以2021年4月22日的情況為準的發展項目經批准的建築圖則為基礎擬備；及

(b) 大致上與發展項目的外觀一致。

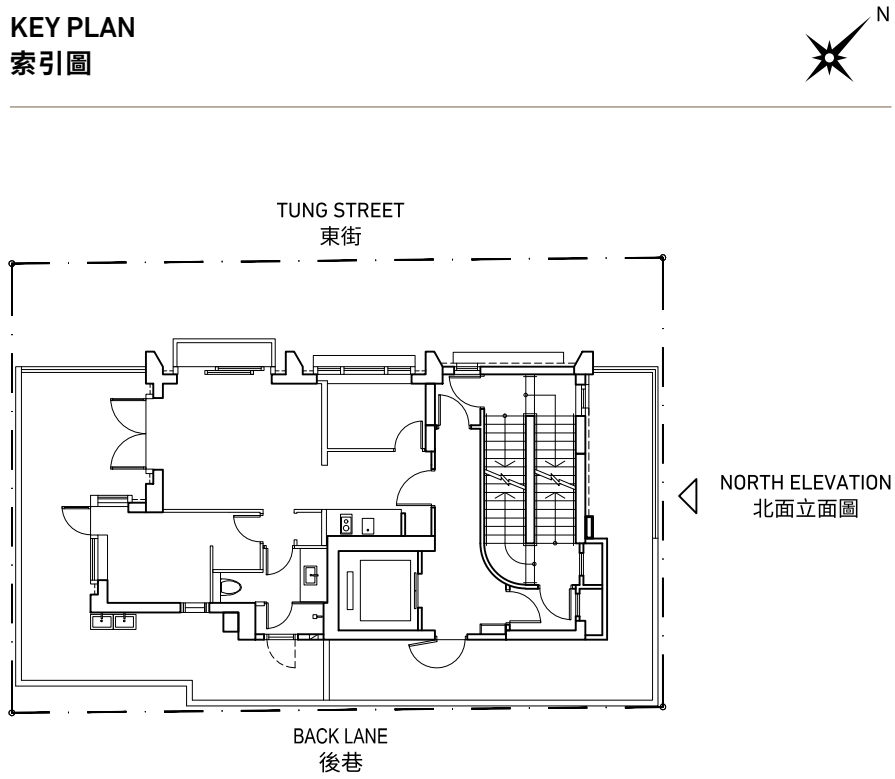
19

ELEVATION PLAN
立面圖

NORTH ELEVATION
北面立面圖



KEY PLAN
索引圖



Note:

This represents the party wall with the adjacent building on the adjoining lot.

備註：

這表示與毗鄰地段的相鄰建築物的共用牆。

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

(a) are prepared on the basis of the approved building plans for the Development as of 22 April 2021; and

(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

(a) 以2021年4月22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

(b) 大致上與發展項目的外觀一致。

20

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT
發展項目中的公用設施的資料

Common Facilities 公用設施	Covered Area sq.m. (sq.ft.) 有蓋範圍 平方米(平方呎)	Uncovered Area sq.m. (sq.ft.) 無蓋範圍 平方米(平方呎)	Total Area sq.m. (sq.ft.) 總面積 平方米(平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	75.240 (810)	Not Applicable 不適用	75.240(810)
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

Note:

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

備註:

(1) 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整數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。

21

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

1. Copies of the Outline Zoning Plans relating to the Development are available at www.ozp.tpb.gov.hk
2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property in the Development as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk
2. 指明住宅物業所屬的發展項目的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處,以供閱覽。
3. 無須為閱覽付費。

22

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

1. EXTERIOR FINISHES 外部裝修物料

Item 細項	Description 描述	
(a) External Wall 外牆	Type of Finishes 裝修物料的類型	**Podium** Finished with aluminum cladding, GRC cladding, aluminum window, wall tiles and metal architectural feature. **Residential Tower** Finished with aluminum cladding, GRC cladding, curtain wall, aluminum window, wall tiles and metal architectural feature. **平台** 物料為鋁板、玻璃纖維水泥板、鋁窗、瓷磚及金屬掛飾。 **住宅大廈** 物料為鋁板、玻璃纖維水泥板、玻璃幕牆、鋁窗、瓷磚及金屬掛飾。
(b) Window 窗	Material of Frame 框的用料	**5/F-12/F and 15/F** **Living Room and Dining Room** fitted with fluorocarbon-coated aluminum window frame with single glazed barrier at openable windows. **Master Bedroom** fitted with fluorocarbon-coated aluminum window frame with single glazed barrier at openable windows. **Bedroom** fitted with fluorocarbon-coated aluminum window frame with single glazed barrier at openable windows. **Bathroom** fitted with fluorocarbon-coated aluminum window frame. **16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F** **Living Room and Dining Room** fitted with fluorocarbon-coated aluminum window frame with single glazed barrier at openable windows. **Staircase** fitted with fluorocarbon-coated aluminum window frame. **Master Bedroom** fitted with fluorocarbon-coated aluminum window frame with single glazed barrier at openable windows. **Bedroom 1** fitted with fluorocarbon-coated aluminum window frame with single glazed barrier at openable windows. **Bedroom 2** fitted with fluorocarbon-coated aluminum window frame with single glazed barrier at openable windows. **Master Bathroom** fitted with fluorocarbon-coated aluminum window frame with single-glazed barrier at openable windows. **Bathroom** fitted with fluorocarbon-coated aluminum window frame. **Lavatory** fitted with fluorocarbon-coated aluminum window frame. **5樓-12樓及15樓** **客飯廳** 採用氟化碳塗層鋁質窗框, 可開窗戶配以單層玻璃欄河。 **主人睡房** 採用氟化碳塗層鋁質窗框, 可開窗戶配以單層玻璃欄河。 **睡房** 採用氟化碳塗層鋁質窗框, 可開窗戶配以單層玻璃欄河。 **浴室** 採用氟化碳塗層鋁質窗框。 **16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓** **客飯廳** 採用氟化碳塗層鋁質窗框, 可開窗戶配以單層玻璃欄河。 **樓梯** 採用氟化碳塗層鋁質窗框。 **主人睡房** 採用氟化碳塗層鋁質窗框, 可開窗戶配以單層玻璃欄河。 **睡房 1** 採用氟化碳塗層鋁質窗框, 可開窗戶配以單層玻璃欄河。 **睡房 2** 採用氟化碳塗層鋁質窗框, 可開窗戶配以單層玻璃欄河。 **主人浴室** 採用氟化碳塗層鋁質窗框, 可開窗戶配以單層玻璃欄河。 **浴室** 採用氟化碳塗層鋁質窗框。 **洗手間** 採用氟化碳塗層鋁質窗框。
	Material of Glass 玻璃的用料	**5/F-12/F and 15/F** **Living Room and Dining Room** Double-glazed glass (IGU) with low-e coating **Master Bedroom** Double-glazed glass (IGU) with low-e coating **Bedroom** Double-glazed glass (IGU) with low-e coating **Bathroom** Laminated glass with decorative film layer **16/F -16U/F,17/F -17U/F, 18/F-18U/F and 19/F-19U/F** **Living Room and Dining Room** Double-glazed glass (IGU) with low-e coating **Staircase** Laminated glass with decorative film layer **Master Bedroom** Double-glazed glass (IGU) with low-e coating **Bedroom 1** Double-glazed glass (IGU) with low-e coating **Bedroom 2** Double-glazed glass (IGU) with low-e coating

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

		Master Bathroom Double-glazed glass (IGU) with low-e coating **Bathroom** Laminated glass with decorative film layer **Lavatory** Laminated glass with decorative film layer **5樓-12樓及15樓** **客飯廳** 低輻射鍍膜雙層中空玻璃 **主人睡房** 低輻射鍍膜雙層中空玻璃 **睡房** 低輻射鍍膜雙層中空玻璃 **浴室** 帶裝飾膜的夾層玻璃 **16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓** **客飯廳** 低輻射鍍膜雙層中空玻璃 **樓梯** 帶裝飾膜的夾層玻璃 **主人睡房** 低輻射鍍膜雙層中空玻璃 **睡房 1** 低輻射鍍膜雙層中空玻璃 **睡房 2** 低輻射鍍膜雙層中空玻璃 **主人浴室** 低輻射鍍膜雙層中空玻璃 **浴室** 帶裝飾膜的夾層玻璃 **洗手間** 帶裝飾膜的夾層玻璃
(c) Bay Window 窗台	Material of Bay Window 窗台用料	Not applicable 不適用
	Material of Window Sill Finishes 窗台板的裝修物料	Not applicable 不適用
(d) Planter 花槽	Type of Finishes 裝修物料的類型	Not applicable 不適用
(e) Verandah or Balcony 陽台或露台	(i) Type of Finishes 裝修物料的類型	**Verandah** Not applicable **Balcony** Balustrade: Metal balustrade and natural stone handrail Floor: Natural stone Wall: Wall finished with aluminum cladding and wall tiles Ceiling: Ceiling finished with emulsion paint and tiles with metal trim **陽台** 不適用 **露台** 欄河: 金屬欄杆連天然石材扶手 地板: 天然石材 牆壁: 牆身為鋁板飾面及瓷磚 天花板: 天花為油漆、瓷磚裝飾及金屬飾邊
	(ii) Whether it is Covered 是否有蓋	**Verandah** Not applicable **Balcony** Yes **陽台** 不適用 **露台** 是
(f) Drying Facilities for Clothing 乾衣設施	Type of Material 類型及用料	Not applicable 不適用

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

2. INTERIOR FINISHES 內部裝修物料

Item 細項	Description 描述	
(a) Lobby 大堂	Type of Finishes 裝修物料的類型	**Entrance Lobby** Wall: Walls finished with metal panel, glass panel and natural stone. Floor: Floor finished with natural stone and metal skirting Ceiling: Suspended gypsum board false ceiling is finished with emulsion paint. **Residential Lift Lobby** Wall: Walls finished with wood panel, plastic laminated panels and metal trims. Floor: Floor finished with natural stone and metal skirting. Ceiling: Suspended gypsum board false ceiling is finished with emulsion paint. **地下大堂** 牆壁: 牆身以金屬飾面、玻璃飾面、天然石材鋪砌 地板: 地台為天然石材及金屬地腳線 天花板: 天花裝有石膏板及假天花髹上乳膠漆 **住宅升降機大堂** 牆壁: 牆身為木板、膠板、金屬飾邊 地板: 地台為天然石材及金屬地腳線 天花板: 天花裝有石膏板及假天花髹上乳膠漆
(b) Internal Wall and Ceiling 內牆及天花板	Type of Finishes 裝修物料的類型	**Locations:** **Living Room (For All Flats)** Wall: Emulsion paint where exposed surface Ceiling: Emulsion paint where exposed surface **Dining Room (For All Flats)** Wall: Emulsion paint where exposed surface Ceiling: Emulsion paint where exposed surface **Bedroom (For All Flats)** Wall: Emulsion paint where exposed surface Ceiling: Emulsion paint where exposed surface **位置** **客廳(所有單位)** 牆壁: 乳膠漆於外露位置 天花板: 乳膠漆於外露位置 **飯廳(所有單位)** 牆壁: 乳膠漆於外露位置 天花板: 乳膠漆於外露位置 **睡房(所有單位)** 牆壁: 乳膠漆於外露位置 天花板: 乳膠漆於外露位置
(c) Internal Floor 內部地板	Material 用料	**Locations:** **Living Room (For All Flats)** Floor: Engineering wood flooring; natural stone and metal trim, provide between Living Room and Balcony, Utility Platform and Flat Roof (if applicable). Natural stone and metal trim, provided under Washing Dryer (if applicable). Skirting: Wood skirting with paint finish. **Dining Room (For All Flats)** Floor: Engineering wood flooring; natural stone and metal trim, provide between Dining Room and Balcony, Utility Platform and Flat Roof (if applicable). Natural stone and metal trim, provided under Washing Dryer (if applicable). Skirting: Wood skirting with paint finish. **Bedroom and Master Bedroom (For All Flats)** Floor: Engineering wood flooring; natural stone and metal trim, provide between Bedroom, Master bedroom and Balcony, Utility Platform, Flat Roof, bathrooms and master bathrooms (if applicable). Skirting: Wood skirting with paint finish.

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

		位置 **客廳(所有單位)** 地板: 複合木地板;客廳與露台、工作平台及平台之間(如適用)鋪砌天然石材及金屬飾邊(如適用);洗乾衣機位置(如適用)鋪砌天然石材及金屬飾邊 牆腳線: 油漆木地腳線 **飯廳(所有單位)** 地板: 複合木地板;飯廳與露台、工作平台及平台之間(如適用)鋪砌天然石材;洗乾衣機位置(如適用)鋪砌天然石材及金屬飾邊 牆腳線: 油漆木地腳線 **睡房及主人睡房(所有單位)** 地板: 複合木地板;睡房、主人睡房與露台、工作平台、平台、浴室及主人浴室之間 (如適用)鋪砌天然石材及金屬飾邊 牆腳線: 油漆木地腳線
(d) Bathroom, Lavatory & Master Bathroom 浴室,洗手間及主人浴室	(i) Type of Finishes 裝修物料的類型	**Bathroom, Lavatory & Master Bathroom** Wall: Walls finished with natural stone. Floor: Floor finished with natural stone. Ceiling: Suspended gypsum board false ceiling is finished with emulsion paint. **浴室,洗手間及主人浴室** 牆壁: 牆身鋪砌天然石材 地板: 地台為天然石材 天花板: 天花板裝有石膏板假天花髹上乳膠漆
	(ii) Whether the Wall Finishes Run up to the Ceiling 牆壁的裝修物料是否鋪至天花板	Up to level of false ceiling 鋪至假天花
(e) Kitchen 廚房	(i) Type of Finishes 裝修物料的類型	**5/F-12/F and 15/F** **Open Kitchen** Wall: Walls finished with wood veneer wall panel. Wall behind kitchen cabinet and Fridge Freezer are finished with tiles on exposed surface. Floor: Floor finished with natural stone. Ceiling: Suspended gypsum board false ceiling is finished with emulsion paint with wood veneer finish bulkhead. Cooking Bench: Cooking bench fitted with reconstituted stone. **16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F** **Open Kitchen** Wall: Walls finished with emulsion paint and wood veneer wall panel. Wall behind kitchen cabinet and Fridge Freezer are finished with tiles on exposed surface. Floor: Floor finished with engineering wood flooring and natural stone under kitchen cabinet. Ceiling: Bulkhead is finished with emulsion paint. Cooking Bench: Cooking bench fitted with reconstituted stone. **5樓至12樓及15樓** **開放式廚房** 牆壁: 牆身為木飾面。 廚櫃及雪櫃背外露牆身鋪砌上瓷磚。 地板: 地台為天然石材。 天花板: 天花板裝有石膏板假天花髹上乳膠漆及木飾面假陣。 灶台: 灶台裝修物料為人造石。 **16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓** **開放式廚房** 牆壁: 牆身髹上乳膠漆及木飾面。 廚櫃及雪櫃背外露牆身鋪砌上瓷磚。 地板: 地台鋪砌複合木地板及廚櫃底鋪砌天然石材。 天花板: 假陣髹上乳膠漆。 灶台: 灶台裝修物料為人造石。

(ii) Whether the Wall Finishes Run up to the Ceiling 牆壁的裝修物料是否鋪至天花板	**Open Kitchen** **5/F-12/F and 15/F** Up to the level of false ceiling and bulkhead **16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F** Up to the level of bulkhead **開放式廚房** **5樓至12樓及15樓** 裝修物料鋪至假天花及假陣 **16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓** 裝修物料鋪至假陣

3. INTERIOR FITTINGS 室內裝置

Item 細項	Description 描述
(a) Doors 門	**Residential Unit Entrance (5/F-12/F and 15/F)** Fire rated solid core timber door finished with wood veneer, electrical entrance door lock, magnifying door viewer, concealed door closer and door hinge. **Residential Unit Entrance (16/F -16U/F, 17/F -17U/F, 18/F-18U/F and 19/F-19U/F)** Fire rated solid core timber door finished with wood veneer, electrical entrance door lock, magnifying door viewer, concealed door closer and door hinge. **Master Bedroom to Flat Roof (5/F only)** Fluorocarbon-coated aluminum double swing doors with double-glazed glass (IGU) with low-e coating and lockset. **Master Bedroom (5/F-12/F and 15/F)** Solid core timber door with door handle, hinge and lockset. **Bedroom (5/F-12/F and 15/F)** Soild core timber door with door hinge finished with wood veneer and door handle. **Storage Space (5/F-12/F and 15/F)** Soild core timber door with door hinge. **Master Bedroom, Bedroom 1 and Bedroom 2 (16/F -16U/F, 17/F -17U/F, 18/F-18U/F and 19/F-19U/F)** Solid core timber door with door handle, hinge and lockset. **Master Bedroom to Utility Platform (16U/F, 17U/F, 18U/F and 19U/F)** Fluorocarbon-coated aluminum sliding door with double-glazed glass (IGU) with low-e coating and lockset. **Master Bathroom (16U/F, 17U/F, 18U/F and 19U/F)** Frosted glass double swing door with metal frame, door handle and door hinge. **Bathroom (5/F-12/F and 15/F)** Solid core timber door with door handle, hinge and lockset. **Bathroom at Bedroom 1 (16/F -16U/F, 17/F -17U/F, 18/F-18U/F and 19/F-19U/F)** Solid core timber door with door handle, hinge and lockset. **Lavatory (16/F -16U/F, 17/F -17U/F, 18/F-18U/F and 19/F-19U/F)** Solid core timber door with door handle, hinge and lockset. **Shower Compartment** Tempered glass door with metal hinge and metal handle. **Kitchen to Living Room and Dining Room (5/F-12/F and 15/F)** Sliding glass door with timber texture coating metal frame and metal handle. **Water Closet at Bedroom 1 (16/F -16U/F, 17/F -17U/F, 18/F-18U/F and 19/F-19U/F)** Feature tempered sliding glass door with metal hinge and metal handle. **Living Room to Balcony (5/F-12/F, 15/F, 16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F)** Fluorocarbon-coated aluminum sliding doors with double-glazed glass (IGU) with low-e coating and lockset. **Living and Dining Room to Flat Roof (5/F only)** Fluorocarbon-coated aluminum double swing doors, double-glazed glass (IGU) with low-e coating and lockset. **Living Room to Flat Roof (16/F only)** Fluorocarbon-coated aluminum swing door with double-glazed glass (IGU) with low-e coating and lockset. **Bathroom to Flat Roof (5/F only)** Fluorocarbon-coated aluminum swing door with double-glazed frosted glass (IGU) with low-e coating and lockset. **住宅單位入口(5樓-12樓及15樓)** 防火實心木門配以木飾面、電子門鎖、防盜眼、暗藏氣鼓及門鉸

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			住宅單位入口(16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓) 防火實心木門配以木飾面、電子門鎖、防盜眼、暗藏氣鼓及門鉸 **主人睡房至平台 (5樓)** 氟化碳塗層鋁質雙掩門配以低輻射鍍膜雙層中空玻璃及門鎖 **主人睡房 (5樓-12樓及15樓)** 實心木門配以手抽、門鉸及門鎖 **睡房 (5樓-12樓及15樓)** 實心木門配以木材飾面及手抽 **儲物空間 (5樓-12樓及15樓)** 實心木門配以門鉸 **主人睡房、睡房1及睡房2 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓)** 實心木門配以手抽、門鉸及門鎖 **主人睡房至工作平台 (16U樓, 17U樓, 18U樓及19U樓)** 採用氟化碳塗層鋁質趟門配以低輻射鍍膜雙層中空玻璃及門鎖 **主人浴室 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓)** 磨沙玻璃雙掩門配以金屬框、手抽及門鉸 **浴室 (5樓-12樓及15樓)** 實心木門配以手抽、門鉸及門鎖 **睡房1浴室 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓)** 實心木門配以手抽、門鉸及門鎖 **洗手間 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓)** 實心木門配以手抽、門鉸及門鎖 **淋浴間** 強化玻璃門配以金屬門鉸及金屬手抽 **廚房至客飯廳 (5樓-12樓及15樓)** 玻璃趟門配以木紋塗層金屬框及金屬手抽 **睡房1坐廁 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓)** 強化特色玻璃趟門配以金屬門鉸及金屬手抽 **客廳至露台 (5樓-12樓及15樓, 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓)** 氟化碳塗層鋁質趟門配以低輻射鍍膜雙層中空玻璃及門鎖 **客飯廳至平台(5樓)** 氟化碳塗層鋁質雙掩門配以低輻射鍍膜雙層中空玻璃及門鎖 **客廳至平台 (16樓)** 氟化碳塗層鋁質掩門配以低輻射鍍膜雙層中空玻璃及門鎖 **浴室至平台 (5樓)** 氟化碳塗層鋁質掩門配以低輻射鍍膜雙層中空磨砂玻璃及門鎖
(b) Bathroom (5/F-12/F and 15/F) 浴室(5樓-12樓及15樓)	(i) Type and Material of Fittings and Equipment 裝置及設備的類型及用料		**Cabinet** Countertop: Natural stone Cabinet: Timber with wood veneer finish Mirror Cabinet: Mirror, wood veneer finish and metal finish Cabinet above Water Closet: Timber with lacquer paint finish and plastic laminated finish **Bathroom Fittings** Wash Basin Mixer: Chrome plated Wash Basin and Water Closet: Ceramic Towel Hook and Toilet Paper holder: Metal Shower Niche: Natural stone Flush Plate: Chrome plated **櫃** 枱面: 天然石材 地櫃: 木製配以木飾面 鏡櫃: 鏡,木飾面及金屬飾面 座廁上方的櫃: 木製配以漆飾面及塑膠板飾面 **浴室裝置** 洗手盤水龍頭: 電鍍 洗手盤及座廁: 陶瓷 毛巾掛鈎及廁紙架: 金屬 淋浴間壁架: 天然石材 沖廁板: 電鍍
	(ii) Type and Material of Water Supply System 供水系統的類型及用料		Cold and hot water supply is provided by copper pipes with thermal insulation. 冷熱水系統由安裝有熱絕緣的銅喉供應。

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		(iii) Type and Material of Bathing Facilities (including shower or bath tub, if applicable) 沐浴設施的類型及用料（包括花灑或浴缸、如適用）	**Shower** Chrome plated shower set including rain shower and handheld shower **Shower Compartment** Clear tempered glass and chrome plated handle **Bathtub** Not applicable **花灑** 電鍍花灑套裝包括天花式花灑及手持花灑 **淋浴間** 強化清玻璃及電鍍把手 **浴缸** 不適用
		(iv) Size of Bath Tub (if applicable) 浴缸大小（如適用）	Not Applicable 不適用
(c) Master Bathroom (16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) 主人浴室 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓, 19-19U樓)	(i) Type and Material of Fittings and Equipment 裝置及設備的類型及用料		**Cabinet** Countertop: Natural stone Cabinet: Timber with wood veneer finish Mirror Cabinet: Mirror and timber **Bathroom Fittings** Wash Basin Mixer: Chrome plated Wash Basin and Water Closet: Ceramic Towel Hook and Toilet Paper Holder: Metal Shower Niche: Natural stone Flush Plate: Chrome plated **Other Fittings** Timber manually operated venetian blind **櫃** 枱面: 天然石材 地櫃: 木製配以木飾面 鏡櫃: 鏡及木材 **浴室裝置** 洗手盤水龍頭: 電鍍 洗手盤及座廁: 陶瓷 毛巾掛鈎及廁紙架: 金屬 淋浴間壁架: 天然石材 沖廁板: 電鍍 **其他裝備** 木材手動百葉窗
		(ii) Type and Material of Water Supply System 供水系統的類型及用料	Cold and hot water supply is provided by copper pipes with thermal insulation. 冷熱水系統由安裝有熱絕緣的銅喉供應。
		(iii) Type and Material of Bathing Facilities (including shower or bath tub, if applicable) 沐浴設施的類型及用料（包括花灑或浴缸、如適用）	**Shower** Chrome plated shower set **Shower Compartment** Clear tempered glass and Chrome plated **Bathtub** Not applicable **花灑** 電鍍淋浴龍頭 **淋浴間** 強化清玻璃及電鍍 **浴缸** 不適用
		(iv) Size of Bath Tub (if applicable) 浴缸大小（如適用）	Not Applicable 不適用

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(d) Bathroom (16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) 浴室 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓)	(i) Type and Material of Fittings and Equipment 裝置及設備的類型及用料	**Cabinet** Countertop: Natural stone Cabinet: Timber with wood veneer finish Mirror Cabinet: Mirror, wood veneer finish and metal finish Cabinet above Water Closet: Mirror and timber **Bathroom Fittings** Wash Basin Mixer: Chrome plated Wash Basin and Water Closet: Ceramic Towel Bar and Toilet Paper Holder: Metal Shower Niche: Natural stone Flush Plate: Chrome plated **櫃** 枱面: 天然石材 地櫃: 木製配以木飾面 鏡櫃: 鏡、木飾面及金屬飾面 座廁上方的櫃: 鏡及木材 **浴室裝置** 洗手盤水龍頭: 電鍍 洗手盤及座廁: 陶瓷 毛巾架及廁紙架: 金屬 淋浴間壁架: 天然石材 沖廁板: 電鍍
	(ii) Type and Material of Water Supply System 供水系統的類型及用料	Cold and hot water supply is provided by copper pipes with thermal insulation. 冷熱水系統由安裝有熱絕緣的銅喉供應。
	(iii) Type and Material of Bathing Facilities (including shower or bath tub, if applicable) 沐浴設施的類型及用料（包括花灑或浴缸、如適用）	**Shower** Chrome plated shower set **Shower Compartment** Clear tempered glass and Chrome plated **Bathtub** Not applicable **花灑** 電鍍淋浴龍頭 **淋浴間** 強化清玻璃及電鍍 **浴缸** 不適用
	(iv) Size of Bath Tub (if applicable) 浴缸大小（如適用）	Not Applicable 不適用
(e) Kitchen 廚房	(i) Material of Sink Unit 洗滌盆的用料	Stainless Steel 不銹鋼
	(ii) Material of Water Supply System 供水系統的用料	Cold and hot water supply is provided by copper pipes with thermal insulation. 冷熱水系統由安裝有熱絕緣的銅喉供應。
	(iii) Material and Finishes of Kitchen Cabinet 廚櫃的用料及裝修物料	**Kitchen Cabinet** Timber veneer door panels and metal wall panel backing (5/F-12/F and 15/F) Timber finished door panels and aluminium finished door panels, aluminium finished shelf and aluminium wall panel backing (16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) **木廚櫃** 木飾面門板及金屬牆身背版 (5樓-12樓及15樓) 木門板及鋁質門板,鋁質層架及鋁質背板 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓)

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		(iv) Type of all other Fittings and Equipment 所有其他裝置及設備的類型	**Other Fittings** **Fire Services Provisions** Sprinkler heads and smoke detectors are installed at Open Kitchen. (5/F -12/F and 15/F) Sprinkler heads and smoke detectors are installed and smoke glass is installed at the ceiling at Open Kitchen. (16/F -16U/F, 17/F -17U/F, 18/F-18U/F and 19/F-19U/F) **Sink Mixer:** Chrome-plated **其他裝置** **消防裝置** 開放式廚房設有消防花灑頭及消防煙霧偵測器。(5樓-12樓及15樓) 開放式廚房設有消防花灑頭及消防煙霧偵測器及防煙玻璃設於天花(16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓) **洗滌盤水龍頭:** 電鍍
(f) Bedroom 睡房	Type and Material of Fitting (including built-in wardrobe) 裝置(包括嵌入式衣櫃)的類型及用料		**Built-in Wardrobe (For Master Bedroom in the flats on 5/F-12/F and 15/F)** Timber **Other Fittings (For all flats)** Fabric sheer manually operated curtain **嵌入式衣櫃 (5樓-12樓及15樓的單位的主人睡房)** 木製 **其他裝備 (所有單位)** 布質手動窗簾
(g) Telephone 電話	**Location and Number of Connection Points** Please refer to the "Schedule and Location of Mechanical and Electrical Provisions" **接駁點的位置及數目** 請參閱 < 機電裝置及位置數量說明表 >		
(h) Aerials 天線	**Location and Number of Connection Points** Please refer to the "Schedule and Location of Mechanical and Electrical Provisions" **接駁點的位置及數目** 請參閱 < 機電裝置及位置數量說明表 >		
(i) Electrical Installations 電力裝置	(i) Electrical Fittings (including safety devices) 供電附件(包括安全裝置)		**Electrical Fittings** 3-phase power supply (5/F-12/F and 15/F) Sockets, lighting points and wiring in conduits. 3-phase power supply (16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) Sockets, lighting points and wiring in conduits. **Safety Devices** Miniature circuit breaker is provided (5/F-12/F and 15/F) Miniature circuit breaker is provided (16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) **供電附件** 三相電力(5樓-12樓及15樓) 裝有插座、燈位及電線採用導管設計。 三相電力(16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓) 裝有插座、燈位及電線採用導管設計。 **安全裝置** 微型斷路器"MCB"供應(5樓-12樓及15樓) 微型斷路器"MCB"供應(16樓-16U樓, 17樓-17U樓,18樓-18U樓及19樓-19U樓)
	(ii) Whether Conduits are Concealed or Exposed 導管是隱藏或外露		Conduits are partly concealed and partly exposed. Other than those part of the conduits concealed within concrete, the rest of them are exposed. The exposed conduit may be covered by false ceiling, bulkheads, cabinets, non-concrete partition walls, designated pipe ducts or other materials. 導管是部份隱藏及部份外露。 除部份隱藏於混凝土之導管外, 其他部份的導管均為外露。 外露的導管可能被假天花, 假陣, 貯存櫃, 非混凝土間牆, 指定之槽位或其他物料遮蓋。

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	(iii) Location and Number of Power Points and Air-conditioner Points 電插座及冷氣機接駁點的位置及數目	Please refer to the "Schedule and Location of Mechanical and Electrical Provisions" 請參閱 < 機電裝置及位置數量說明表 >
(j) Gas Supply 氣體供應	Towngas supply pipe is connected to gas water heater which supplies hot water to Bathroom and Open Kitchen. (5/F-12/F and 15/F) Towngas supply pipe is connected to gas water heater which supplies hot water to Master Bathroom, Lavatory and Open Kitchen. (16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) **Location of Gas Water Heater** Above false ceiling of Living Room and Dining Room (5/F-12/F and 15/F) Above false ceiling of Master Bathroom (16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) 煤氣喉管接駁至煤氣熱水爐,並提供熱水到浴室及開放式廚房。(5樓-12樓及15樓) 煤氣喉管接駁至煤氣熱水爐,並提供熱水到主人浴室、洗手間及開放式廚房。(16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓) **煤氣熱水爐位置** 客飯廳假天花上方(5樓-12樓及15樓) 主人浴室假天花上方(16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓)	
(k) Washing Dryer Connection Point 洗乾衣機接駁點	**Location** Please refer to the "Schedule and Location of Mechanical and Electrical Provisions" **Design** Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided for Washing Dryer. (5/F-12/F and 15/F) Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided for Washing Dryer. (16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F) **位置** 請參閱 < 機電裝置及位置數量說明表 > **設計** 洗乾衣機接駁來去水喉, 其來水喉設計為直徑22毫米及去水接駁喉設計為直徑40毫米。(5樓-12樓及15樓) 洗乾衣機接駁來去水喉, 其來水喉設計為直徑22毫米及去水接駁喉設計為直徑40毫米。(16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓)	
(l) Water Supply 供水	(i) Material of Water Pipes 水管的用料	Cold and hot water supply is provided by copper pipes with thermal insulation. 冷熱水系統由安裝有熱絕緣的銅喉供應。
	(ii) Whether Water Pipes are Concealed or Exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed. Other than those part of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials. 水管是部份隱藏及部份外露。 除部份隱藏於混凝土內之水管外,其他部份的水管均為外露。 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。
	(iii) Whether Hot Water is Available 有否熱水供應	**5/F-12/F and 15/F** Hot water supply to Bathroom and Open Kitchen is provided by gas water heater. **16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F** Hot water supply to Master Bathroom, Lavatory and Open Kitchen is provided by gas water heater. Hot water supply to Bathroom is provided by electric water heater. **5樓-12樓及15樓** 煤氣熱水爐供應熱水到浴室及開放式廚房。 **16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓** 煤氣熱水爐供應熱水到主人浴室、洗手間及開放式廚房。電熱水爐供應熱水到浴室。

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

4. MISCELLANEOUS 雜項

Item 細項	Description 描述		
(a) Lifts 升降機		Residential/Fireman's Lift 住宅/消防升降機	Commercial Lift 商業升降機
	(i) Brand Name 品牌名稱	Fujitec 富士達	Fujitec 富士達
	(i) Model Number 產品型號	ZEXIA	REXIA
	(ii) Number of Lifts 升降機數目	1	1
	(ii) Floor Served by the Lifts 到達的樓層	L1: G/F, 1/F-3/F, 5/F-12/F, 15/F, 16/F, 17/F, 18/F, 19/F & 20/F L1: 地下, 1樓- 3樓, 5樓-12樓, 15樓, 16樓, 17樓, 18樓, 19樓及20樓	L2: G/F, 1/F-2/F L2: 地下, 1樓-2樓
(b) Letter Box 信箱	Metal mailbox with timber finish. 設有金屬信箱配以木飾面。		
(c) Refuse Collection 垃圾收集	(i) Means of Refuse Collection 垃圾收集方法	Refuse to be collected by cleaners. 由清潔工人收集垃圾。	
	(ii) Location of Refuse Room 垃圾房位置	Refuse Storage and Material Recovery Chamber is provided on G/F 30.8 Level (between G/F & 1/F) 垃圾及物料回收處設於地下30.8水平(地下與1樓之間)。	
(d) Water Meter, Electricity Meter and Gas Meter 水錶、電錶及氣體錶	(i) Location 位置	**Water Meter** Common water meter room at 21/F **Electricity Meter** 5/F-12/F and 15/F: Cable duct at each residential floor 16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F: Cable duct located on residential floor of 16/F, 17/F, 18/F and 19/F respectively **Gas Meter** 5/F-12/F and 15/F: Above false ceiling of Living Room and Dining Room 16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F: Above false ceiling of Master Bathroom **水錶** 於21樓公共水錶房 **電錶** 5樓-12樓及15樓: 每層住宅樓層之電線管槽 16樓-16U樓, 17樓 -17U樓, 18樓 -18U樓及19樓-19U樓: 分別位於16樓, 17樓, 18樓 及19樓住宅樓層之電線管槽 **氣體錶** 5樓-12樓及15樓: 於客飯廳之假天花上 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓: 於主人浴室之假天花上	

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

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

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

(ii) Whether They are Separate or Communal Meters for Residential Properties 就住宅單位而言是獨立或公用的錶	**Water Meter** Separate meter **Electricity Meter** Separate meter **Gas Meter** Separate meter **水錶** 獨立錶 **電錶** 獨立錶 **氣體錶** 獨立錶

5. SECURITY FACILITIES 保安設施

Item 細項	Description 描述
Security System and Equipment (including details of built-in provisions and their locations) 保安系統及設備 （包括嵌入式裝置的細節及其位置）	**Access Control and Security System** Smart card access control system is provided in residential main entrance, mailbox, residential lift and 20/F function room. **CCTV** CCTV cameras are provided at the G/F main entrance area of residential tower, lift, 20/F function room and exit doors, and CCTV is connected to the both guard room and management office. **Details of Built-in Provisions** Video door phone system which is connected to Mobile Application of residents. **Location of Built-in Provisions** Visitor panel for video door phone system is located at residential main entrance. **入口通道控制及保安系統** 住宅入口大堂、信箱、住宅升降機及20樓活動室設有智能卡通道控制系統。 **閉路電視** 大廈地下入口大堂, 電梯, 20樓活動室及各出口均設有閉路電視連接至警衛室及管理處 。 **嵌入式裝置的細節** 設有視象對話裝置, 直接駁到住戶的手機應用程式。 **嵌入式裝置的位置** 訪客視象對話裝置設於住宅入口大堂。

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

APPLIANCES SCHEDULE (5/F-12/F AND 15/F)
設備表 (5樓-12樓及15樓)

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號 Indoor Unit 室內機	 Outdoor Unit 室外機
Living Room and Dining room 客飯廳	Split Type Air-conditioner 分體式冷氣機	Daikin	FTHM71RAV1N	RHM71RAV1N
Bedroom 睡房	Master Bedroom: Split Type Air-conditioner Bedroom: Multi-split Type Air-conditioner 主人睡房: 分體式冷氣機 睡房: 多聯型分體式冷氣機	Daikin	Master Bedroom: FTHM50RAV1N Bedroom: CTXM25RVMN + CTXM35RVMN 主人睡房: FTHM50RAV1N 睡房: CTXM25RVMN + CTXM35RVMN	Master Bedroom: RHM50RAV1N Bedroom: 4MXM68RVMA 主人睡房: RHM50RAV1N 睡房: 4MXM68RVMA
Bathroom 浴室	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	
	Gas Remote Panel 煤氣遙控面板	TGC	RC-80BQ	
	Ventilation Fan 抽氣扇	Systemair	CBF 125M	
Open Kitchen 開放式廚房	Cooker Hood 抽油煙機	Miele	DA 3466 HP	
	Inductor Hob 電磁爐	Miele	KM 7201 FR	
	Steam Oven 蒸焗爐	Miele	DGC 7440 X OBSW	
	Fridge Freezer 雪櫃連冰箱	Miele	KFN 37432 iD	
	Washer Dryer 洗衣乾衣機	BOSCH	WKD28351HK	

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

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

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

APPLIANCES SCHEDULE (16/F-16U/F, 17/F-17U/F, 18/F-18U/F AND 19/F-19U/F)
設備表 (16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓)

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號 Indoor Unit 室內機	 Outdoor Unit 室外機
Living Room and Dining room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	Daikin	FTHM71RAV1N + FTHM35RAV1N	RHM71RAV1N + RHM35RAV1N
Bedroom 睡房	Master Bedroom: Split Type Air-conditioner Bedroom 1&2: Multi-split Type Air-conditioner 主人睡房: 分體式冷氣機 睡房 1&2: 多聯型分體式冷氣機	Daikin	Master Bedroom: FTHM50RAV1N Bedroom 1&2: CTXM25RVMN + CTXM35RVMN 主人睡房: FTHM50RAV1N 睡房 1&2: CTXM25RVMN + CTXM35RVMN	Master Bedroom: RHM50RAV1N Bedroom 1&2: 4MXM68RVMA 主人睡房: RHM50RAV1N 睡房 1&2: 4MXM68RVMA
Master Bathroom 主人浴室	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	
	Gas Remote Panel 煤氣遙控面板	TGC	RC-80BQ	
	Ventilation Fan 抽氣扇	Systemair	CBF 125M	
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron	DHB-E 18 LCD	
	Ventilation Fan 抽氣扇	Systemair	CBF 125M	
Lavatory 洗手間	Ventilation Fan 抽氣扇	Systemair	CBF 100M	
Open Kitchen 開放式廚房	Cooker Hood 抽油煙機	Miele	DA 3466 HP	
	Inductor Hob 電磁爐	Miele	KM 7201 FR	
	Steam Oven 蒸焗爐	Miele	DGC 7440 X OBSW	
	Fridge Freezer 雪櫃連冰箱	Miele	KFNS 37232iD	
	Washer Dryer 洗衣乾衣機	BOSCH	WKD28351HK	
	Dish Washer 洗碗碟機	BOSCH	SMV50D10EU	

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

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

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

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置及位置數量說明表

Location 位置	Description 描述	5/F-12/F and 15/F 5樓-12樓及15樓	16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓
Main Entrance 主入口	Door Bell Push Button 門鈴按鈕	1	1
Living Room and Dining Room 客廳及飯廳	Video Door Phone System 視象對講機	Mobile apps only 只提供流動應用程式	Mobile apps only 只提供手機應用程式
	Twin Socket Outlet 雙位電插座	5	Living Room: 2 Dining Room: 2 客廳: 2 飯廳: 2
	TV/FM Outlet 電視/電台天線插座	3	Living Room: 2 Dining Room: 1 客廳: 2 飯廳: 1
	Telephone/Data Outlet 電話/數據插座	2	Living Room: 1 Dining Room: 1 客廳: 1 飯廳: 1
	Lighting Switch 電燈掣	5 6 (for 5/F only 只供5樓)	6
	Lighting Point 電燈接駁點	3	3
	LED Strip 發光二極體燈帶	1	2
	LED Strip (Balcony) 發光二極體燈帶 (露台)	1	1 2 (for 16/F only 只供16樓)
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	Living Room: 1 Dining Room: 1 客廳: 1 飯廳: 1
	Smoke Detector 煙霧感應器	1	Living Room: 1 Dining Room: - 客廳: 1 飯廳: -
	Double Pole Switch for Ventilation Fan 抽氣扇開關掣	1	Living Room: 1 Dining Room: - 客廳: 1 飯廳: -
	Twin Socket Outlet (1 for Washing Dryer, 1 for General Use) 雙位電插座 (1個供洗乾衣機,1個供一般使用)	1	-
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐熔絲接線盒	1	-
	Towngas Meter 煤氣表	1	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
2. The symbol " - " as shown in the above table denotes " Not provided ".

備註：

1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表符號 " - " 表示不提拱。

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

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置及位置數量說明表

Location 位置	Description 描述	5/F-12/F and 15/F 5樓-12樓及15樓	16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓
Master Bedroom 主人睡房	Twin Socket Outlet 雙位電插座	3	3
	TV/FM Outlet 電視/電台天線插座	1	1
	Telephone/Data Outlet 電話/數據插座	1	1
	Lighting Switch 電燈掣	2	4
	Lighting Point 電燈接駁點	2	1
	LED Strip (Balcony) 發光二極體燈帶 (露台)	-	1
	LED Strip (Wardrobe) 發光二極體燈帶 (衣櫃)	4	-
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	1
	Double Pole Switch for Ventilation Fan 抽氣扇開關掣	-	1
Bedroom and Bedroom 1 睡房及睡房1		Location: Bedroom 位置: 睡房	Location: Bedroom 1 位置: 睡房1
	Twin Socket Outlet 雙位電插座	2	3
	TV/FM Outlet 電視/電台天線插座	1	1
	Telephone/Data Outlet 電話/數據插座	1	1
	Lighting Switch 電燈掣	1	4
	Lighting Point 電燈接駁點	1	2
	LED Strip (Wardrobe) 發光二極體燈帶 (衣櫃)	-	4
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	1
	Double Pole Switch for Ventilation Fan 抽氣扇開關掣	-	1
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座	-	2
	Telephone/Data Outlet 電話/數據插座	-	1
	Lighting Switch 電燈掣	-	1

Note:

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備註：

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2. 上表符號 " - " 表示不提拱。

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

Location 位置	Description 描述	5/F-12/F and 15/F 5樓-12樓及15樓	16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓
Bedroom 2 睡房 2	Lighting Point 電燈接駁點	-	1
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	-	1
Open Kitchen 開放式廚房	Single Socket Outlet for Cooker Hood 抽油煙機單位電插座	1	1
	Single Socket Outlet for Fridge Freezer 雪櫃連冰箱電插座	1	1
	Single Socket Outlet for Washing Dryer 洗乾衣機單位電插座	-	1
	Single Socket Outlet for Dish Washer 洗碗碟機單位電插座	-	1
	Double Pole Switch for Induction Hob 電磁爐雙極開關	1	1
	Connection Unit for Induction Hob 電磁爐接駁點	1	1
	Double Pole Switch for Steam Oven 蒸焗爐雙極開關	1	1
	Connection Unit for Induction Cooker 蒸焗爐接駁點	1	1
	Twin Socket Outlet 雙位電插座	2	2
	Lighting Switch (For LED) 電燈掣(發光二極體)	1	-
	LED Strip 發光二極體燈帶	5	1
	Lighting Switch 電燈掣	4	4
	Lighting Point 電燈接駁點	2	-
	Door Bell 門鈴	1	1
	MCB Board 配電箱	1	1
	Washing Dryer Connection Point (Water Inlet) 洗乾衣機接駁點(來水位)	1	1
	Washing Dryer Connection Point (Water Outlet) 洗乾衣機接駁點(去水位)	1	1
	Dishwasher Machine Connection Point (Water Inlet) 洗碗機接駁點(來水位)	-	1
	Dishwasher Machine Connection Point (Water Outlet) 洗碗機接駁點(去水位)	-	1
	Fire Sprinkler Head 消防花灑頭	1	1

Note:

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2. The symbol " - " as shown in the above table denotes " Not provided ".

備註：

1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表符號 " - " 表示不提拱。

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

Location 位置	Description 描述	5/F-12/F and 15/F 5樓-12樓及15樓	16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓
Bathroom 浴室	Twin Socket Outlet 雙位電插座	1	-
	LED Strip 發光二極體燈帶	6	-
	Water Heater Remote 熱水爐溫度控制器	1	-
	Lighting Point 電燈接駁點	4	-
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	-
Master Bathroom 主人浴室	Twin Socket Outlet 雙位電插座	-	1
	LED Strip 發光二極體燈帶	-	4
	Water Heater Remote 熱水爐溫度控制器	-	1
	Lighting Point 電燈接駁點	-	4
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐熔絲接線盒	-	1
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	-	1
	Towngas Meter 煤氣錶	-	1
Bathroom 浴室	Twin Socket Outlet 雙位電插座	-	1
	LED Strip 發光二極體燈帶	-	5
	Water Heater Remote 熱水爐溫度控制器	-	1
	Lighting Point 電燈接駁點	-	4
	Fuse Spur Unit for Electric Water Heater 電熱水爐熔絲接線盒	-	1
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	-	1

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
2. The symbol " - " as shown in the above table denotes " Not provided ".

備註：

1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表符號 " - " 表示不提拱。

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

Location 位置	Description 描述	5/F-12/F and 15/F 5樓-12樓及15樓	16/F-16U/F, 17/F-17U/F, 18/F-18U/F and 19/F-19U/F 16樓-16U樓, 17樓-17U樓, 18樓-18U樓及19樓-19U樓
Lavatory 洗手間	Lighting Point 電燈接駁點	-	1
	LED Strip 發光二極體燈帶	-	1
	Twin Socket Outlet 雙位電插座	-	1
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	-	1
Staircase 樓梯	Lighting Point 電燈接駁點	-	8
	Lighting Switch 電燈掣	-	2
	Twin Socket Outlet 雙位電插座	-	2
Flat Roof (For 5/F only) 平台 (只供5樓)	Waterproof Single Socket Outlet 防水單位電插座	3 (for 5/F only 只供5樓)	-
	Waterproof Lighting Point 防水電燈接駁點	13 (for 5/F only 只供5樓)	-
A/C Platform 冷氣機平台	Waterproof Double Pole Isolator for Air Conditioner Outdoor Unit 空調室外機防水雙極隔離開關	2	Lower Floor (16/F, 17/F, 18/F and 19/F): 2 Upper Floor (16U/F, 17U/F, 18U/F and 19U/F): 2 下層 (16樓, 17樓, 18樓及19樓): 2 上層 (16U樓, 17U樓, 18U樓及19U樓): 2

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.
2. The symbol " - " as shown in the above table denotes " Not provided ".

備註：

1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。
2. 上表符號 " - " 表示不提拱。

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SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company, Limited.

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

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。

24

GOVERNMENT RENT
地稅

The Vendor will pay/has paid all outstanding Government rent in respect of each residential property up to and including the date of the Assignment of the relevant residential property.

賣方將會繳付/已繳付有關住宅物業之地租直至住宅單位之轉讓契日期。

25

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

Note:

On the delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Vendor) under the deed of mutual covenant, and where the Vendor has paid that debris removal fee, the purchaser shall reimburse the Vendor for the same.

1. 在向買方交付住宅單位在空置情況下的管有權時,買方須負責向賣方補還水、電力及氣體的按金。
2. 交付時,買方不須向賣方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(而非賣方)支付清理廢料的費用,而如賣方已支付清理廢料的費用,買方須向賣方補還清理廢料的費用。

26

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

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

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 of the residential property, remedy any defects to the residential property, or in the fittings, finishes or appliances to be incorporated into the residential property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

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

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,盡快自費作補救。

27

MAINTENANCE OF SLOPES
斜坡維修

Not Applicable

不適用

28

MODIFICATION
修訂

There is no ongoing application to the Government for a modification of the land grant for the Development.

本發展項目現時並沒有向政府提出申請修訂批地文件。

29

RELEVANT INFORMATION
有關資料

Exhaust Louvers

There may be exhaust louvers connecting from the Commercial Accommodation on G/F to 2/F for exhaust from air-conditioning system or in connection with the business (including restaurant, if any) to be carried on at the Commercial Accommodation on G/F to 2/F. The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with relevant statutory requirements and/or directions from the relevant government authorities. Prospective purchasers please note the possible impact (if any) of such exhaust louvers on individual residential properties.

Operation of Gondola

The manager of the Development has the power to operate the gondola in the Development and, for the avoidance of doubt, the manager of the Development may move and use a gondola in or through the airspace over any balcony, utility platform or flat roof forming part of any Residential Unit.

Dog House located on the flat roof on the Residential Unit on 5/F

The manager of the Development has the right to access and remain temporarily upon the flat roof of the residential Unit on 5/F (with or without contractors and/or representative of the relevant utility companies) for the purposes of inspecting or carrying out works in relation to pipes and conduits located within the Dog House.

排氣口

位於地下至2樓的商業樓宇或會安裝排氣口以給空調系統或與地下至2樓的商業樓宇內經營的業務(包括餐廳(如有))有關的排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響(如有)。

吊船之運作

發展項目管理人有權於發展項目內操作吊船且為免生疑，發展項目管理人可移動或使用吊船進入或穿過任何構成住宅單位部份的露台、工作平台或平台的上空。

位於5樓住宅單位平台的覆蓋管道的結構

發展項目管理人有權進入及暫時逗留於5樓的住宅單位的平台(帶同或不帶同有關公用事業公司的承包商及/或代表)用作檢查或進行與“DOG HOUSE”內的管道和/或其他導管有關的工程。

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ADDRESS OF WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT:
賣方就發展項目指定的互聯網網站的網址：

42tungst.hk

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

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.

在售樓說明書內提供申請建築物總樓面面積寬免的資料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。

		Area (m^2) 面積(平方米)
	Disregarded GFA under Building (Planning) Regulations 23(3)(b) **根據《建築物(規劃)規例》第23(3)(b) 條不計算的總樓面面積**	
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	Not applicable 不適用
2.	Plant rooms and similar services 機房及相類設施	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及 註冊岩土工程師作業備考》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	34.292
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積**不**受任何《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	190.288
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房,例如空調機房 、風櫃房等	Not applicable 不適用
	Green Features under Joint Practice Notes 1 and 2 **根據聯合作業備考第1及第2號提供的環保設施**	
3.	Balcony 露台	13.000
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not applicable 不適用

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

		Area (m^2) 面積（平方米）
5.	Communal sky garden 公用空中花園	Not applicable 不適用
6.	Acoustic fin 隔聲鰭	Not applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not applicable 不適用
9.	Utility platform 工作平台	3.000
10.	Noise barrier 隔音屏障	Not applicable 不適用
	Amenity Features **適意設施**	
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃、辦公室、儲物室、警室和洗手間、業主立案法團辦公室	3.614
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 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	73.669
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	Not applicable 不適用
14.	Horizontal screens/covered walkways, trellis 橫向屏障／有蓋人行道、花棚	Not applicable 不適用
15.(#)	Larger lift shaft 擴大升降機井道	45.955
16.	Chimney shaft 煙囪管道	Not applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房,例如鍋爐房、衛星電視共用天線房	Not applicable 不適用
18.	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	47.080
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	Not applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not applicable 不適用

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

		Area (m^2) 面積(平方米)
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出物,如空調機箱及伸出外牆超過**750**毫米的平台	Not applicable 不適用
	Other Exempted Items **其他項目**	
23.	Refuge floor including refuge floor cum sky garden 庇護層,包括庇護層兼空中花園	Not applicable 不適用
24.	Other projections 其他伸出物	Not applicable 不適用
25.	Public transport terminus 公共交通總站	Not applicable 不適用
26.	Party structure and common staircase 共用構築物及樓梯	8.025
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	14.888
28.	Public passage 公眾通道	Not applicable 不適用
29.(#)	Covered set back area 因建築物後移導致的覆蓋面積	Not applicable 不適用
	Bonus GFA **額外總樓面面積**	
30.	Bonus GFA 額外總樓面面積	Not applicable 不適用

Note:

The above table is based on 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.

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。

Environmental Assessment of the Building

Green Building Certification

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

Provisional SILVER

PROVISIONAL SILVER NB V1.2 2020 HKGBC BEAM Plus

Application no.: PAS0032/20

建築物的環境評估

綠色建築認證

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

暫定評級
銀級

暫定 銀級 NB V1.2 2020 HKGBC 綠建環評

申請編號: PAS0032/20

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

Estimated energy performance or consumption for the common parts of the Development
發展項目的公用部份的預計能量表現或消耗

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

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

Part I: Building Particulars
第 I 部分：樓宇詳情

Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Proposed Energy Efficient Features 擬安裝的具能源效益的設施	1. Air conditioners with grade 1 energy label 2. Daylight sensor in entrance lobby 3. Lower lighting power density in common area 1. 一級能源標籤的空調機 2. 於大堂使用日照感應器 3. 較低照明功率密度的燈具於公用地方

Part II: Predicted Annual Energy Use[1] of the proposed building
第 II 部分：擬興建樓宇預計每年能源消耗量[1]

Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積（平方米）	Annual Energy Use of Baseline Building[2] (m^2 / annum) 基線樓宇[2]每年能源消耗量（平方米／年）		Annual Energy Use of Proposed / Completed Building (m^2 / annum) 擬興建樓宇每年能源消耗量（平方米／年）	
			Electricty 電力 kWh 千瓦小時	Town Gas / LPG 煤氣／石油 unit 用量單位	Electricty 電力 kWh 千瓦小時	Town Gas / LPG 煤氣／石油氣 unit 用量單位
Domestic Development 住用發展項目	Area served by central building services installation[3] 有使用中央屋宇裝備裝置的部份[3]	706	157	0	113	0

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

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)
第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計

Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Life & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient 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 per m2 per annum, in terms of electricity consumption (kWh) and town gas/LPG consumption (unit) 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 Installation issued by the electrical and Mechanical Services Department.

註：

1. 一般來說,樓宇的預計每年每平方米能源消耗量愈低,樓宇的能源消耗愈有效。例如,如果擬興建樓宇的預計每年能源消耗量少於基線樓宇預計的每年能源消耗量,則表示擬興建樓宇的預計能源使用較基線樓宇有效。減少愈多,效能愈大。

   預計每年每平方米能源消耗量（以耗電量（千瓦小時）及煤氣／石油氣消耗量用量單位）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中的涵義相同。

There may be future changes to the Development and the surrounding areas.
發展項目及其周邊地區日後可能出現改變。

Date of printing : 20th June 2021
印製日期：2021年6月20日