



THE 曉柏峰
PADDINGTON
by HENDERSON LAND

售樓說明書 SALES BROCHURE

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

01 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。

02 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）。

03 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。

04 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎 / 每平方米售價。根據《一手住宅物業銷售條例》（第 621 章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸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。

05 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有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。

06 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。

07 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。

08 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。

09 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的 14 日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價 **5%** 的臨時訂金。
- 如您在訂立臨時買賣合約後 **五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的 5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10 表達購樓意向

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

11 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名／名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
 - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
 - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12 委聘律師

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

適用於一手未落成住宅物業

13 預售樓花同意書

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

14 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的 14 日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
 - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的 14 日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 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。

- 1 按揭貸款計劃的資料包括有關按揭貸款計劃對借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。

任何與賣方銷售受條例所規管的一手住宅物業有關的投訴和查詢，請與一手住宅物業銷售監管局聯絡。

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

其他相關聯絡資料：

消費者委員會

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

地產代理監管局

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

香港地產建設商會

電話：2826 0111
傳真：2845 2521

一手住宅物業銷售監管局
2023年3月

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

For all first-hand residential properties

01 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.

02 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.

03 Price list, payment terms and other financial incentives

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

04 Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot / metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621 (the Ordinance)), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

05 Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.

06 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 and 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.

07 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.

08 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.

09 Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

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

10 Expression of intent of purchasing a residential property

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

11 Appointment of estate agent

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

12 Appointment of solicitor

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

For first-hand uncompleted residential properties

13 Pre-sale Consent

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

14 Show flats

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

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

15 Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands’ Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

- For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16 Vendor’s information form

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

17 Viewing of property

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

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

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

Other useful contacts :

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone : 2826 0111
Fax : 2845 2521

Sales of First-hand Residential Properties Authority

March 2023

¹ The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

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

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

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

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

發展項目所位於的街道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

西洋菜北街456號

(此臨時門牌號數有待發展項目建成時確認)

發展項目包含兩幢多單位建築物

每幢多單位建築物的樓層的總數

A座：23層

B座：22層

(不包括天台、高層天台1、高層天台2及頂層天台)

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

A座：地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓、26樓、天台、高層天台1、高層天台2及頂層天台

B座：地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓、天台、高層天台1、高層天台2及頂層天台

每幢有不依連續次序的樓層號數的單位建築物內被略去的樓層號數

A座：4樓、13樓、14樓、24樓

B座：4樓、13樓、14樓、24樓

每幢多單位建築物內的庇護層（如有的話）

不適用

本發展項目屬未落成發展項目

(a) 由發展項目的認可人士提供的發展項目的預計關鍵日期為2025年9月30日。

(b) 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。

(c) 為買賣合約的目的，發展項目當作在佔用許可證就該發展項目中的每幢建築物發出的日期落成。

The 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

456 Sai Yeung Choi Street North

(The provisional street number is subject to confirmation when the development is completed)

The Development consists of two multi-unit buildings

The total number of storeys of each multi-unit building

Block A : 23 storeys

Block B : 22 storeys

(excluding Roof, Upper Roof 1, Upper Roof 2 and Top Roof)

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

Block A : Ground Floor, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F, 26/F, Roof, Upper Roof 1, Upper Roof 2 and Top Roof

Block B : Ground Floor, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F, Roof, Upper Roof 1, Upper Roof 2 and Top Roof

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

Block A : 4/F, 13/F, 14/F, 24/F

Block B : 4/F, 13/F, 14/F, 24/F

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

Not Applicable

The Development is an uncompleted development

(a) The estimated material date for the development, as provided by the Authorized Person for the development is 30th September 2025.

(b) The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

(c) For the purpose of the agreement for sale and purchase, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

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

賣方

昌偉投資有限公司(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited及Broadwin Int'l Limited)

發展項目的認可人士

巴馬丹拿建築及工程師有限公司的陳韻明女士
(陳韻明女士為巴馬丹拿建築及工程師有限公司的董事)

承建商

恒達建築有限公司

賣方代表律師

張葉司徒陳律師事務所
中倫律師事務所有限法律責任合夥

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

不適用

已為發展項目的建造提供貸款的任何其他人

恒基兆業地產代理有限公司

Vendor

Charmwide Investment Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Broadwin Int'l Limited)

Authorized person for the Development

Ms. Chan Wan Ming of P&T Architects and Engineers Limited
(Ms. Chan Wan Ming is a director of P&T Architects and Engineers Limited)

Building Contractor

Heng Tat Construction Company Limited

Vendor's Solicitors

Vincent T.K. Cheung, Yap & Co.
Zhong Lun Law Firm LLP

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

Not applicable

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

Henderson Real Estate Agency Limited

3

有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	是 ¹

1. 承建商恒達建築有限公司屬於賣方及其所有控權公司的有聯繫法團。

3

有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development.	Not applicable
(b)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not applicable
(c)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(e)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(f)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(g)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not applicable
(h)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not applicable
(i)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(l)	The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m)	The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not applicable
(n)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(p)	The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(q)	The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not applicable
(r)	The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s)	The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	Yes ¹

1. The building contractor, Heng Tat Construction Company Limited, is an associate corporation of the vendor and all its holding companies.

4 發展項目的設計的資料

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目有構成圍封牆的一部分的非結構的預製外牆。

There are non-structural prefabricated external walls forming part of the enclosing walls of the Development.

每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

The thickness of the non-structural prefabricated external walls of each building is 150mm.

發展項目有構成圍封牆一部分的幕牆。

There are curtain walls forming part of the enclosing walls of the Development.

每幢建築物的幕牆的厚度範圍為150毫米及200毫米。

The thickness of the curtain walls of each building are 150mm and 200mm.

每個住宅物業的非結構的預製外牆及幕牆的總面積表

Schedule of the total area of the non-structural prefabricated external walls and curtain walls of each residential property

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積 (平方米) Total area of non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) Total area of curtain walls of each residential property (sq.m.)
A座 Block A	2樓 2/F	A1	0.188	0.816
		A2	—	0.603
		A3	—	0.585
		A4	—	0.419
		A5	—	1.197
		A6	0.405	1.014
		A7	0.405	1.014
		A8	—	1.197
		A9	—	0.419
		A11	—	0.603
		A12	0.188	0.816
		3樓、5樓至12樓、 15樓至23樓及25樓 3/F, 5/F - 12/F, 15/F - 23/F and 25/F	A1	0.188
	A2		—	0.603
	A3		—	0.585
	A4		—	0.419
	A5		—	1.085
	A6		0.405	0.937
	A7		0.405	0.937
	A8		—	1.085
	A9		—	0.419
	A10		—	0.585
	A11		—	0.603
	A12		0.188	0.976
	26樓 26/F	A1	0.188	2.040
		A2	1.050	2.048
		A3	1.050	2.048
		A4	0.188	2.040

備註：1. 發展項目A座的2樓、3樓、8樓及9樓不設A10單位，B座的2樓、3樓、8樓及9樓不設B10單位

2. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓

Notes : 1. There are no Flat A10 on 2/F, 3/F, 8/F and 9/F of Block A of the development, and no Flat B10 on 2/F, 3/F, 8/F and 9/F of Block B of the development

2. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted

4 發展項目的設計的資料

INFORMATION ON DESIGN OF THE DEVELOPMENT

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積 (平方米) Total area of non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) Total area of curtain walls of each residential property (sq.m.)
B座 Block B	2樓 2/F	B1	—	1.830
		B2	—	0.610
		B3	—	0.634
		B4	—	2.931
		B5	—	0.553
		B6	0.569	0.600
		B7	1.112	0.600
		B8	—	0.573
		B9	—	1.524
		B11	—	0.619
		B12	—	0.603
		B13	0.330	0.803
		3樓、8樓、9樓 3/F, 8/F, 9/F	B1	-
	B2		-	0.610
	B3		-	0.634
	B4		-	2.931
	B5		-	0.553
	B6		0.569	0.600
	B7		1.112	0.600
	B8		-	0.573
	B9		-	1.524
	B11		-	0.619
	B12		-	0.603
	B13		0.330	0.993
	5樓至7樓、10樓至12樓、 15樓至23樓 5/F - 7/F, 10/F - 12/F, 15/F - 23/F		B1	-
		B2	-	0.610
		B3	-	0.634
		B4	-	2.931
		B5	-	0.553
		B6	0.569	0.600
		B7	1.112	0.600
		B8	-	0.573
		B9	-	1.524
		B10	-	0.610
		B11	-	0.610
		B12	-	0.603
		B13	0.330	0.993
	25樓 25/F	B1	—	2.333
		B2	0.656	1.825
B3		1.112	0.600	
B4		—	0.573	
B5		—	1.524	
B6		—	0.610	
B7		—	0.610	
B8		—	0.603	
B9		0.330	0.993	

備註：1. 發展項目A座的2樓、3樓、8樓及9樓不設A10單位，B座的2樓、3樓、8樓及9樓不設B10單位

2. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓

Notes : 1. There are no Flat A10 on 2/F, 3/F, 8/F and 9/F of Block A of the development, and no Flat B10 on 2/F, 3/F, 8/F and 9/F of Block B of the development

2. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted

5 物業管理的資料

INFORMATION ON PROPERTY MANAGEMENT

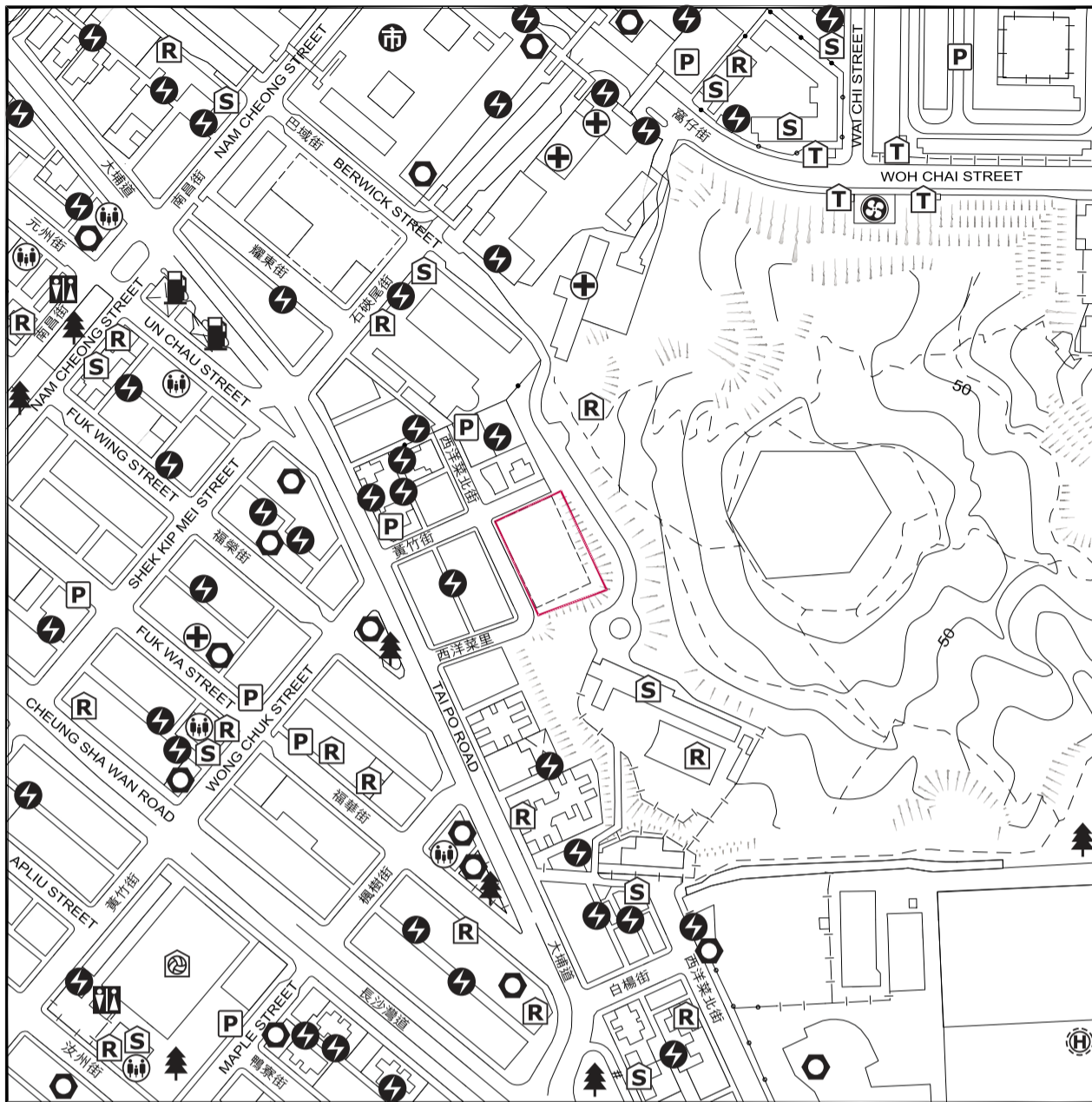
管理人

根據發展項目的公契的最新擬稿，尊家管業有限公司將獲委任為發展項目的管理人。

Manager

H-Privilege Limited will be appointed as the Manager of the Development under the latest draft of Deed of Mutual Covenant in respect of the Development.

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



發展項目的位置
Location of the Development



比例尺 SCALE: 0米(M) 250米(M)

圖例 NOTATION

- | | | |
|---|---|---|
| 香港鐵路通風井
Ventilation shaft for the Mass Transit Railway | 公園 Public park | 學校(包括幼稚園)
School (including kindergarten) |
| 診所 Clinic | 公共交通總站(包括鐵路車站)
Public transport terminal (including rail station) | 社會福利設施(包括老人中心及弱智人士護理院)
Social welfare facilities (including elderly centre and home for the mentally disabled) |
| 市場(包括濕貨市場及批發市場)
Market (including wet market and wholesale market) | 公用事業設施裝置
Public utility installation | 體育設施(包括運動場及游泳池)
Sports facilities (including sports ground and swimming pool) |
| 公眾停車場(包括貨車停泊處)
Public carpark (including lorry park) | 宗教場所(包括教堂、廟宇及祠堂)
Religious institution (including church, temple and Tsz Tong) | |
| 公廁 Public convenience | | |
| 油站 Petrol filling station | | |
| 發電廠(包括電力分站)
Power plant (including electricity sub-stations) | | |
| 直升機升降坪
Helicopter landing pad | | |

於發展項目的所在位置圖未能顯示之街道全名：

Street name(s) not shown in full on the Location Plan of the Development:

白楊街 POPLAR STREET 西洋菜里 SAI YEUNG CHOI LANE
西洋菜北街 SAI YEUNG CHOI STREET NORTH #大埔道 TAI PO ROAD
偉智街 WAI CHI STREET 汝州街 YU CHAU STREET 耀東街 YIU TUNG STREET

此位置圖是由賣方擬備並參考地政總署測繪處於2023年10月10日出版之數碼地形圖，圖幅編號T11-NW-B及T11-NW-D，有需要處經修正處理。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NW-B & T11-NW-D dated 10th October 2023 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

The Map is provided by the CSDI Portal and the intellectual property rights are owned by the Government of the HKSAR.

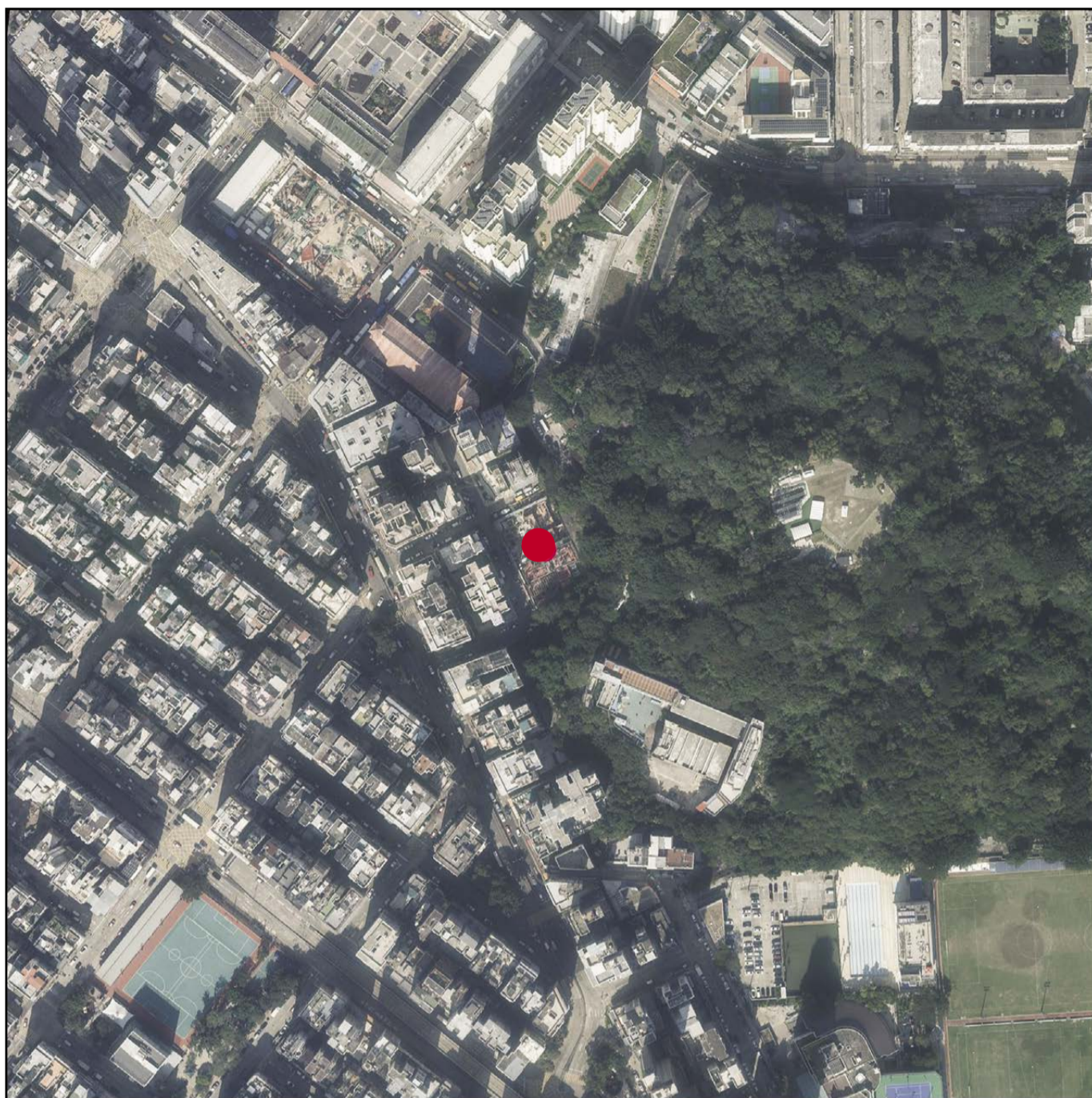
備註：1. 因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

Notes: 1. Due to technical reasons, this Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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

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



發展項目的位置
Location of the Development



航空照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

The Aerial Photo is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

摘錄自地政總署測繪處於2022年12月8日在深水埗6,900呎的飛行高度拍攝之鳥瞰照片，編號為E167067C。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet in Sham Shui Po, Photo No. E167067C, dated 8th December 2022.

備註：1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。

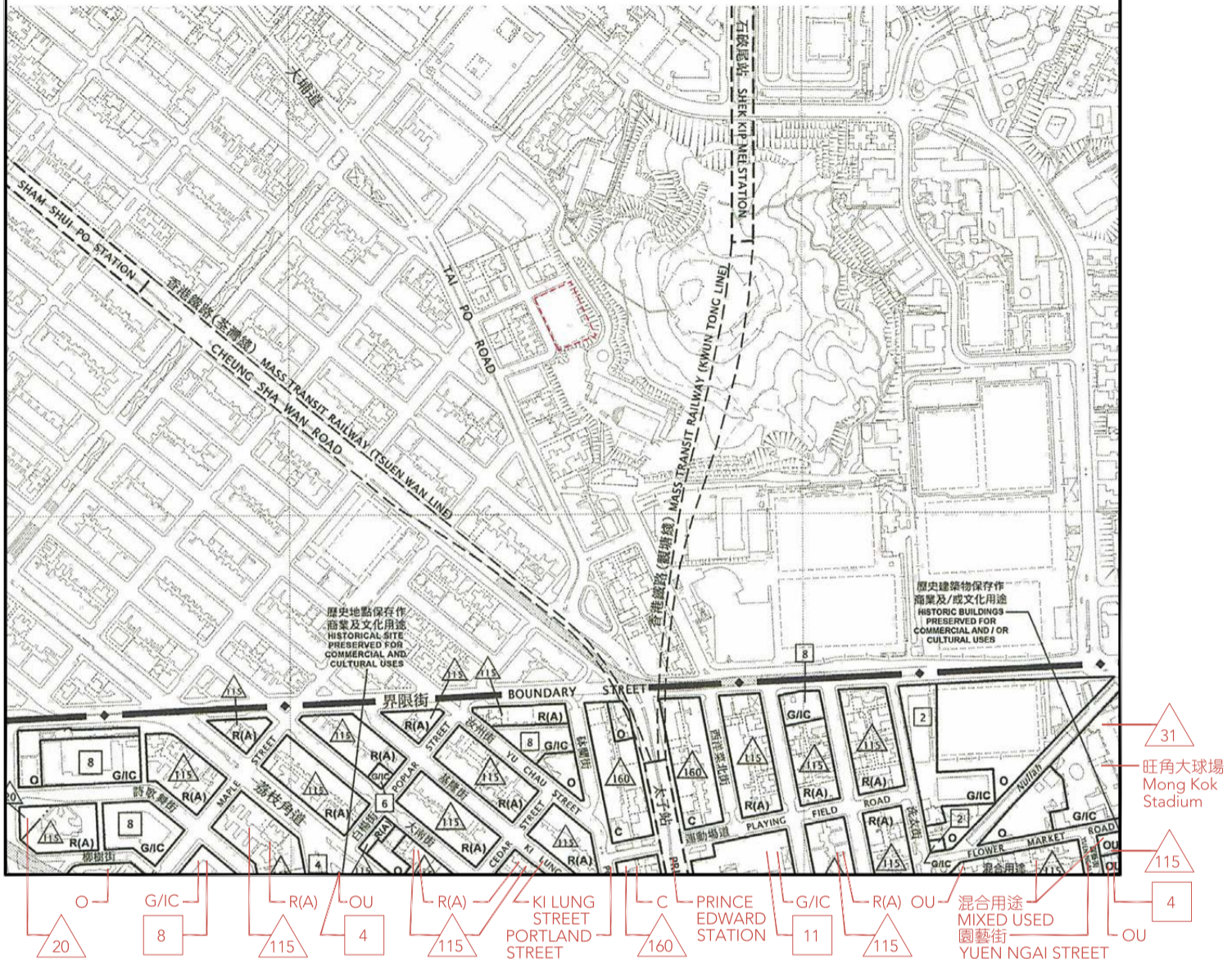
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

Notes: 1. Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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

本空白範圍位於發展項目的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。

This blank area which situates within 500 metres from the boundary of the Development falls outside the coverage of the relevant Outline Zoning Plan.



發展項目的位置
Location of the Development

比例尺 SCALE: 0米(M) 100米(M) 200米(M) 300米(M) 400米(M) 500米(M)

圖例 NOTATION

地帶 ZONES

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

交通 COMMUNICATIONS

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

其他 MISCELLANEOUS

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

摘錄自2023年6月9日刊憲之旺角(九龍規劃區第3區)分區計劃大綱核准圖，圖則編號為S/K3/36。

Adopted from part of the approved Mong Kok (Kowloon Planning Area No.3) Outline Zoning Plan, Plan No. S/K3/36, gazetted on 9th June 2023.

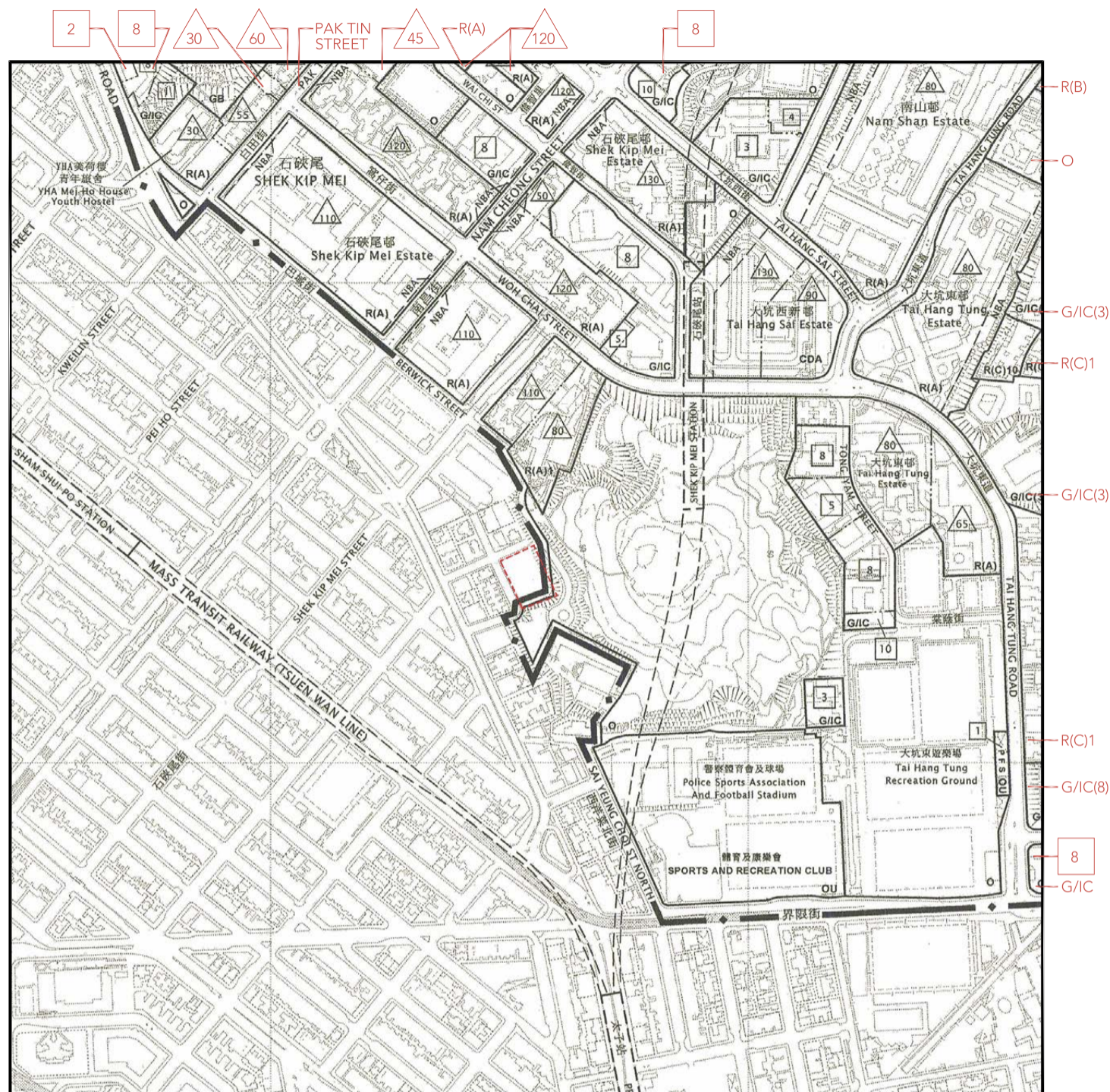
備註：1. 由於技術原因，此分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

Notes: 1. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.

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

8 關於發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



發展項目的位置
Location of the Development

比例尺 SCALE: 0米(M) 100米(M) 200米(M) 300米(M) 400米(M) 500米(M)

圖例 NOTATION

地帶 ZONES

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

交通 COMMUNICATIONS

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

其他 MISCELLANEOUS

	規劃範圍界線 Boundary of Planning Scheme
	建築物高度管制區界線 Building Height Control Zone Boundary
	最高建築物高度(在主水平基準上若干米) Maximum Building Height (in Metres Above Principal Datum)
	最高建築物高度(樓層數目) Maximum Building Height (in Number of Storeys)
P F S	加油站 Petrol Filling Station
N B A	非建築用地 Non-Building Area

摘錄自2022年9月23日刊憲之石硤尾(九龍規劃區第4區)分區計劃大綱核准圖，圖則編號為S/K4/31。

Adopted from part of the approved Shek Kip Mei (Kowloon Planning Area No.4) Outline Zoning Plan, Plan No. S/K4/31, gazetted on 23rd September 2022.

備註：1. 由於技術原因，此分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

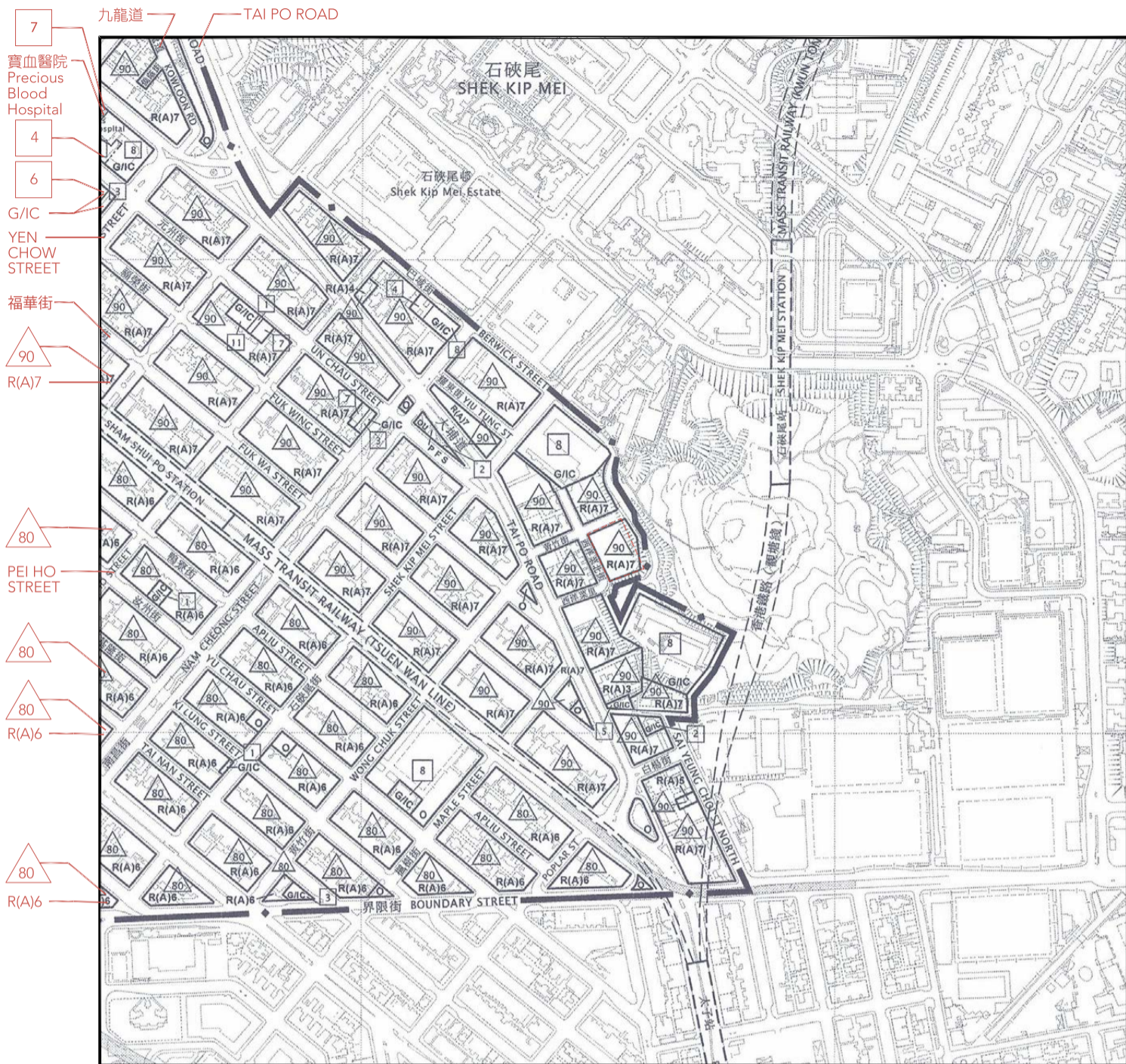
Notes: 1. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.

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

8

關於發展項目的分區計劃大綱圖等

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



比例尺 SCALE: 0米(M) 100米(M) 200米(M) 300米(M) 400米(M) 500米(M)

發展項目的位置
Location of the Development

圖例 NOTATION

地帶 ZONES

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

交通 COMMUNICATIONS

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

其他 MISCELLANEOUS

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

摘錄自2023年2月17日刊憲之長沙灣(九龍規劃區第5區)分區計劃大綱核准圖，圖則編號為S/K5/39。

Adopted from part of the approved Cheung Sha Wan (Kowloon Planning Area No.5) Outline Zoning Plan, Plan No. S/K5/39, gazetted on 17th February 2023.

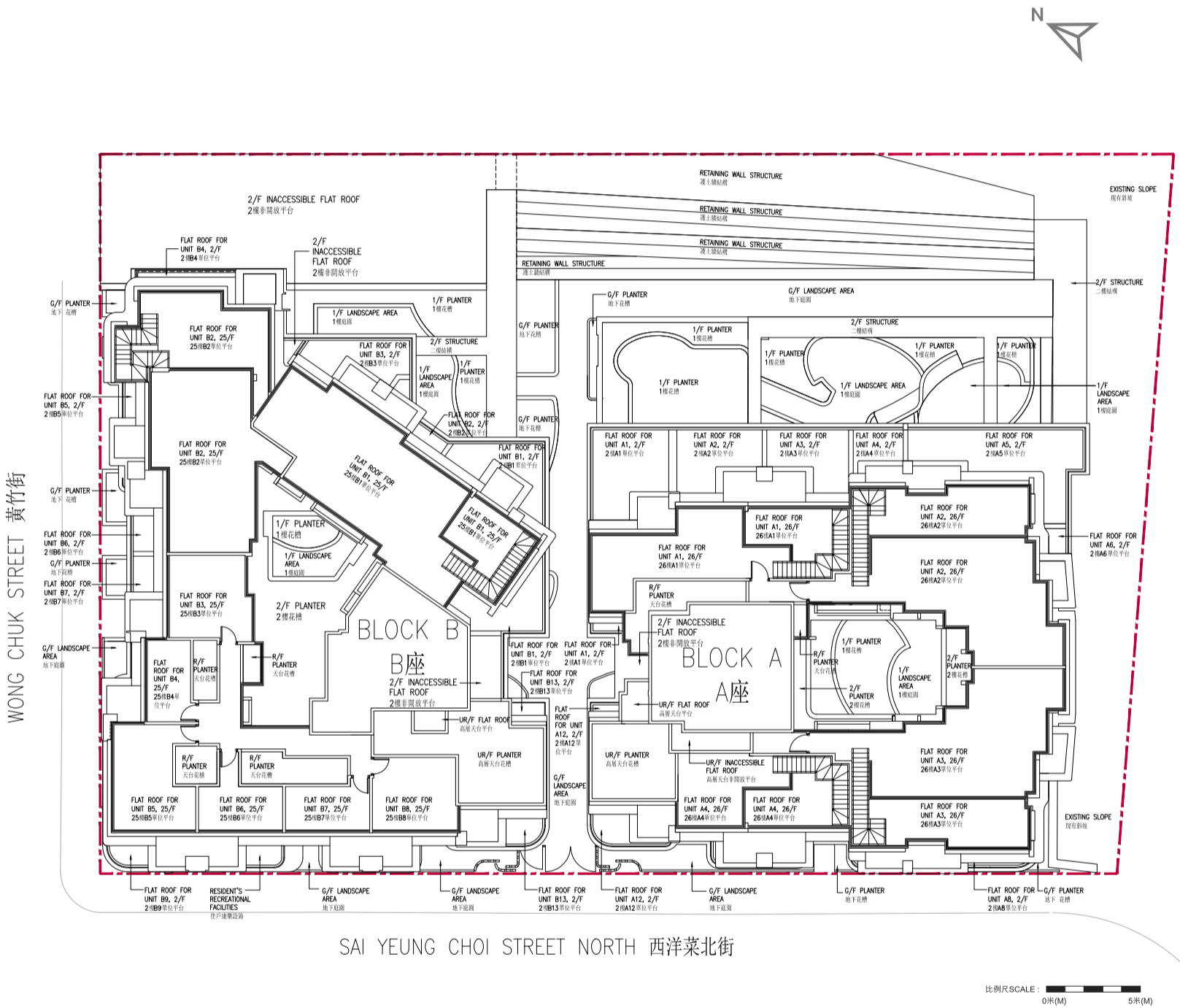
備註：1. 由於技術原因，此分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。


2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

Notes: 1. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.

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

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

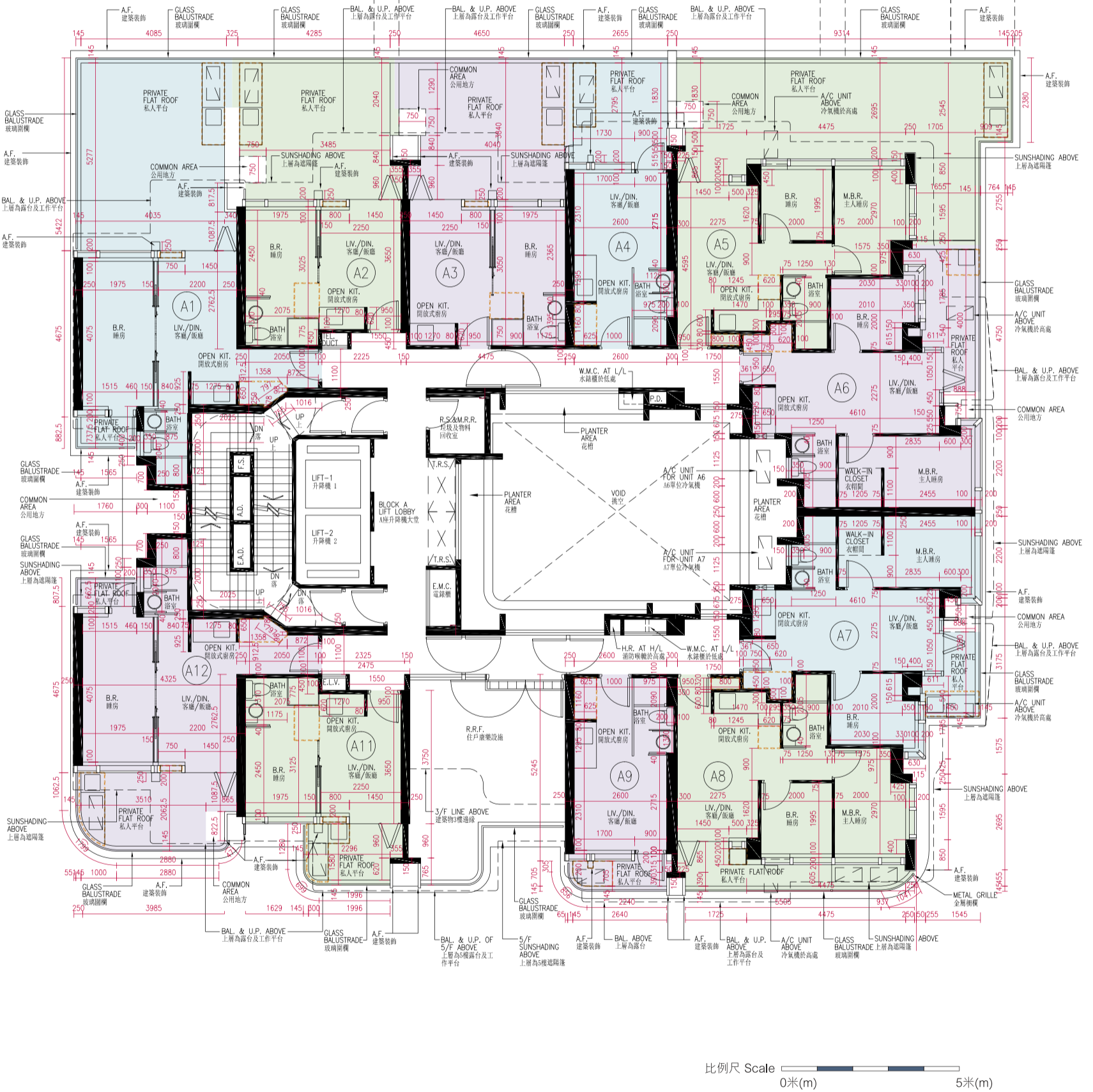


 發展項目的界線
Boundary of the Development

該發展項目的認可人士提供的該等建築物或設施預計落成日期：2025年9月30日。
The estimated date of completion of the building and facilities, as provided by the authorized person for the development: 30th September 2025.

A座 BLOCK A

2樓平面圖 2/F FLOOR PLAN



備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
A座 Block A	2樓 2/F	A1	3100, 3200, 3500	150, 160
		A2	3100, 3500	150, 160
		A3	3100, 3200, 3500	150, 160
		A4	3100, 3200, 3500	150, 160
		A5	3100, 3200, 3500	150, 275
		A6	3200, 3500	125, 275
		A7	3200, 3500	125, 275
		A8	3100, 3200, 3500	150, 275
		A9	3100, 3200, 3500	150, 160
		A11	3100, 3500	150, 160
		A12	3100, 3200, 3500	150, 160

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。

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.

請參閱本售樓說明書第40頁為住宅物業樓面平面圖而設之備註及圖例。

Please refer to page 40 of this sales brochure for the notes and legends for the floor plans of residential properties.

A座 BLOCK A

3樓、8樓至9樓平面圖

3/F, 8/F - 9/F FLOOR PLAN



備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
A座 Block A	3樓、8樓至9樓 3/F, 8/F-9/F	A1	3100, 3200, 3500	150, 160
		A2	3100, 3500	150, 160
		A3	3100, 3200, 3500	150, 160
		A4	3100, 3200, 3500	150, 160
		A5	3100, 3200, 3500	150, 275
		A6	3200, 3500	125, 275
		A7	3200, 3500	125, 275
		A8	3100, 3200, 3500	150, 275
		A9	3100, 3200, 3500	150, 160
		A11	3100, 3500	150, 160
		A12	3100, 3200, 3500	150, 160

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。

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.

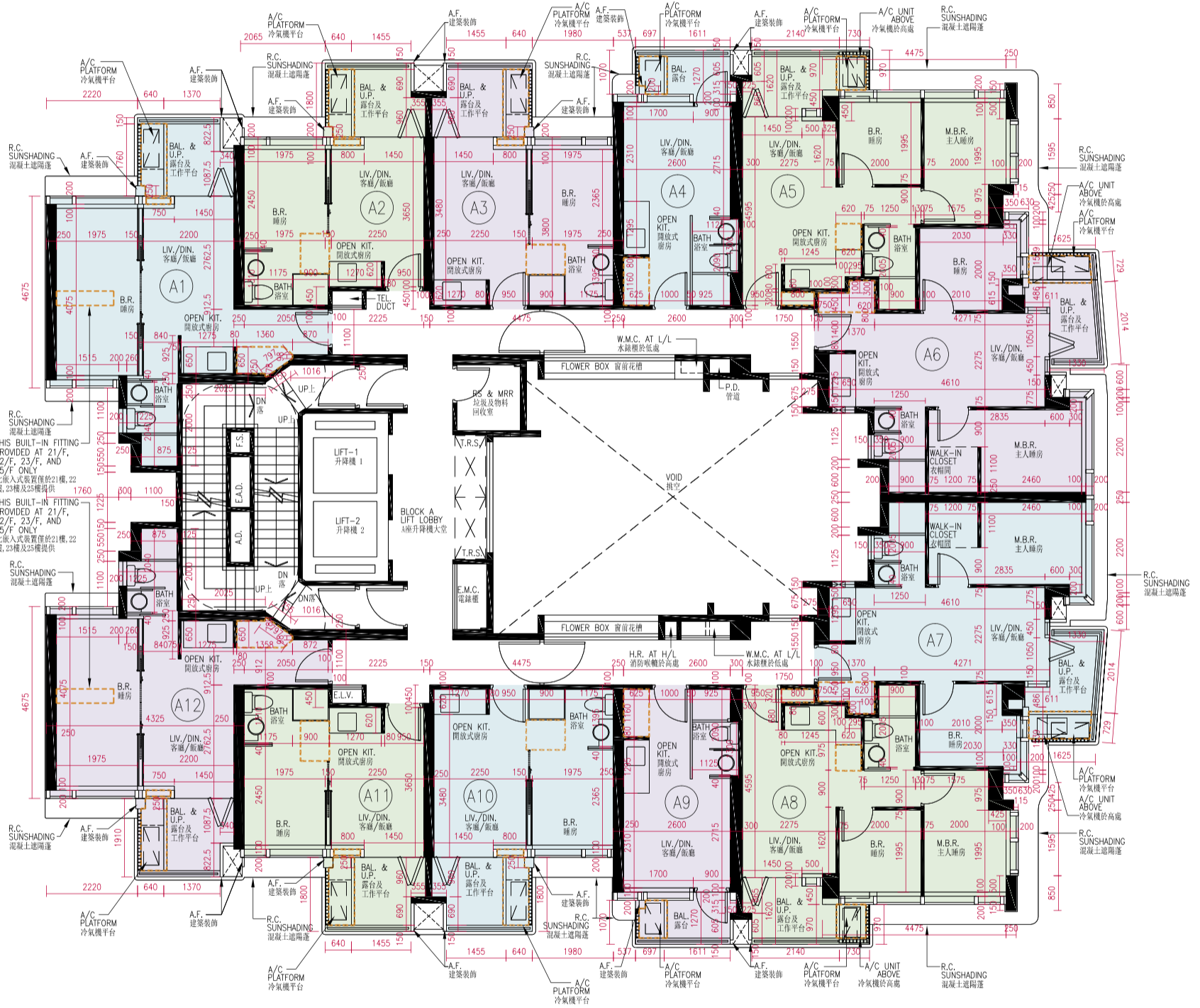
請參閱本售樓說明書第40頁為住宅物業樓面平面圖而設之備註及圖例。

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A座 BLOCK A

5樓至7樓、10樓至12樓、15樓至23樓及25樓平面圖

5/F - 7/F, 10/F - 12/F, 15/F - 23/F and 25/F FLOOR PLAN



比例尺 Scale 0米(m) 5米(m)

備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
A座 Block A	5樓至6樓、 10樓至12樓及 15樓至23樓 5/F - 6/F, 10/F-12/F and 15/F - 23/F	A1	3100, 3200, 3500	150, 160
		A2	3100, 3500	150, 160
		A3	3100, 3200, 3500	150, 160
		A4	3100, 3200, 3500	150, 160
		A5	3100, 3200, 3500	150, 275
		A6	3200, 3500	125, 275
		A7	3200, 3500	125, 275
		A8	3100, 3200, 3500	150, 275
		A9	3100, 3200, 3500	150, 160
		A10	3100, 3200, 3500	150, 160
		A11	3100, 3500	150, 160
		A12	3100, 3200, 3500	150, 160

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
A座 Block A	7樓 7/F	A1	3100, 3200, 3500	150, 160
		A2	3100, 3500	150, 160
		A3	3100, 3200, 3500	150, 160
		A4	3100, 3200, 3500	150, 160
		A5	3100, 3200, 3500	150, 275
		A6	3200, 3500	125, 275
		A7	3200, 3500	125, 275
		A8	3100, 3200, 3500	150, 275
		A9	3100, 3200, 3500	150, 160
		A10	3100, 3500	150, 160
		A11	3100, 3500	150, 160
		A12	3100, 3200, 3500	150, 160

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
A座 Block A	25樓 25/F	A1	3050, 3100, 3150, 3500	150, 160
		A2	3245, 3395	150, 160
		A3	3245, 3395	150, 160
		A4	3200, 3245, 3395	150, 160
		A5	3245, 3395, 3500	150, 160, 415
		A6	3100, 3245, 3500	125, 275, 415
		A7	3100, 3245, 3500	125, 275, 415
		A8	3245, 3395, 3500	150, 160, 415
		A9	3200, 3245, 3395	150, 160
		A10	3245, 3395	150, 160
		A11	3245, 3395	150, 160
		A12	3050, 3100, 3150, 3500	150, 160

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。

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.

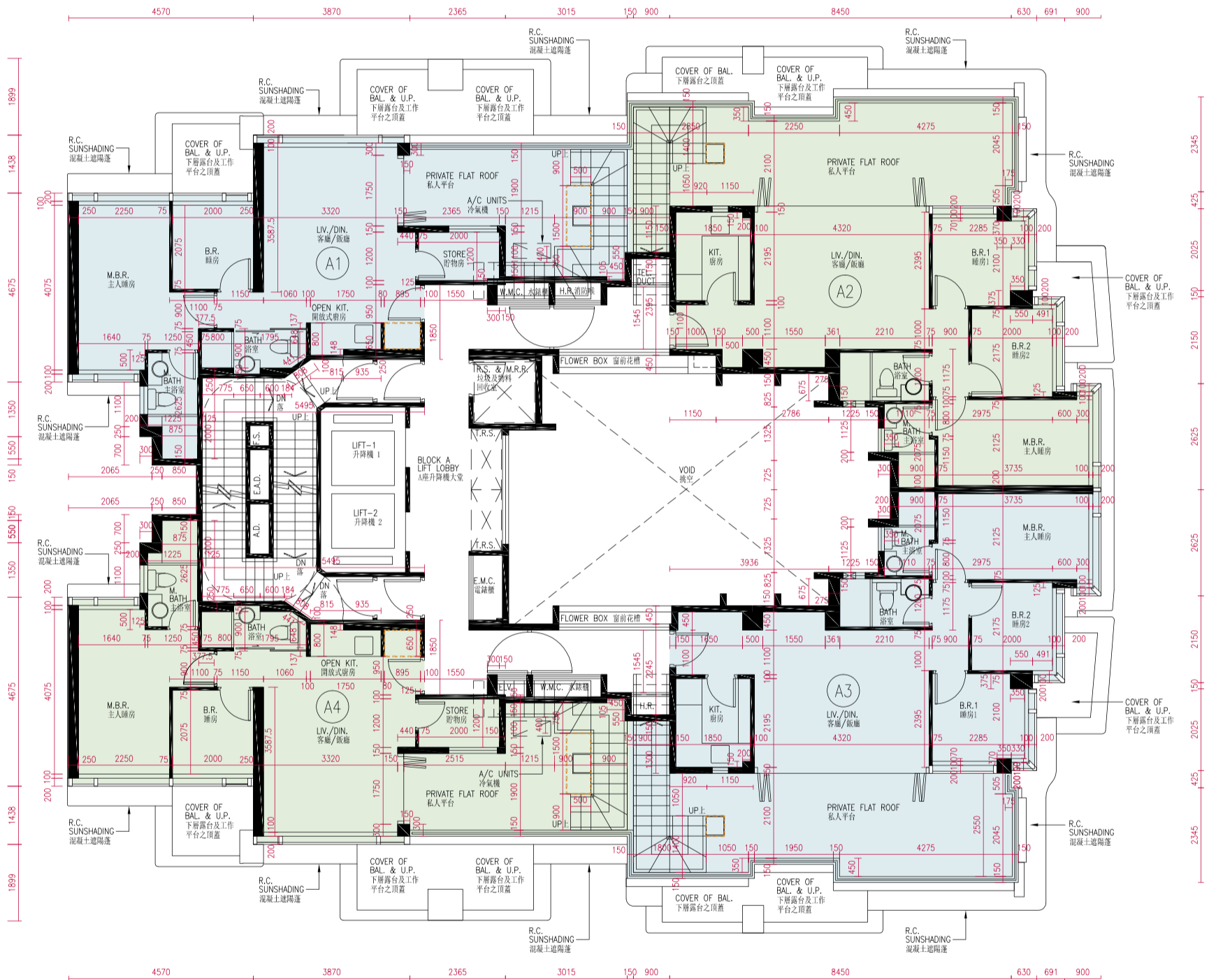
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Please refer to page 40 of this sales brochure for the notes and legends for the floor plans of residential properties.

A座 BLOCK A

26樓平面圖

26/F FLOOR PLAN



比例尺 Scale 0米(m) 5米(m)

備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
A座 Block A	26樓 26/F	A1	4000	175
		A2	4000	175, 275
		A3	4000	175, 275
		A4	4000	175

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。

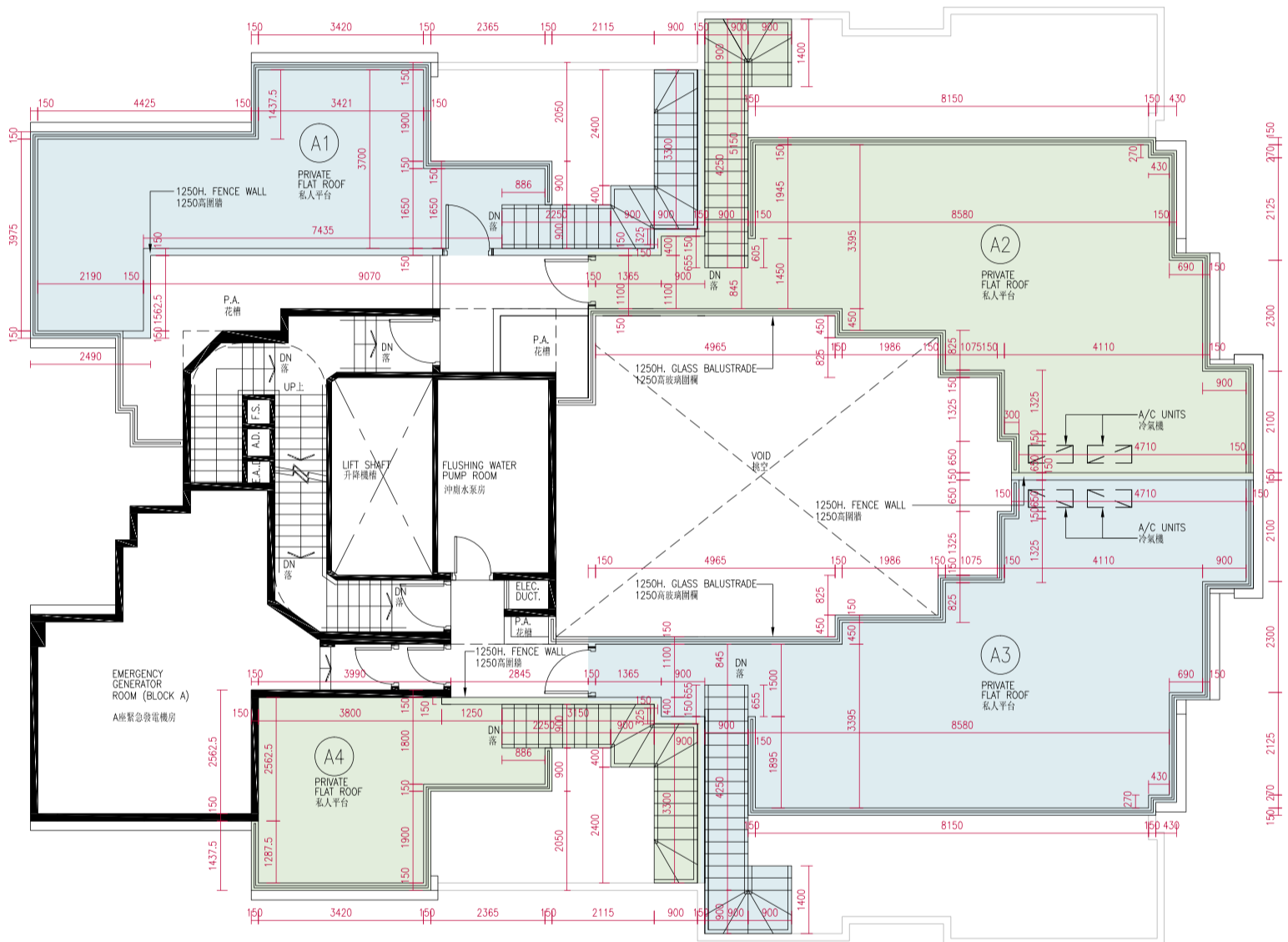
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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A座 BLOCK A

天台平面圖 R/F FLOOR PLAN

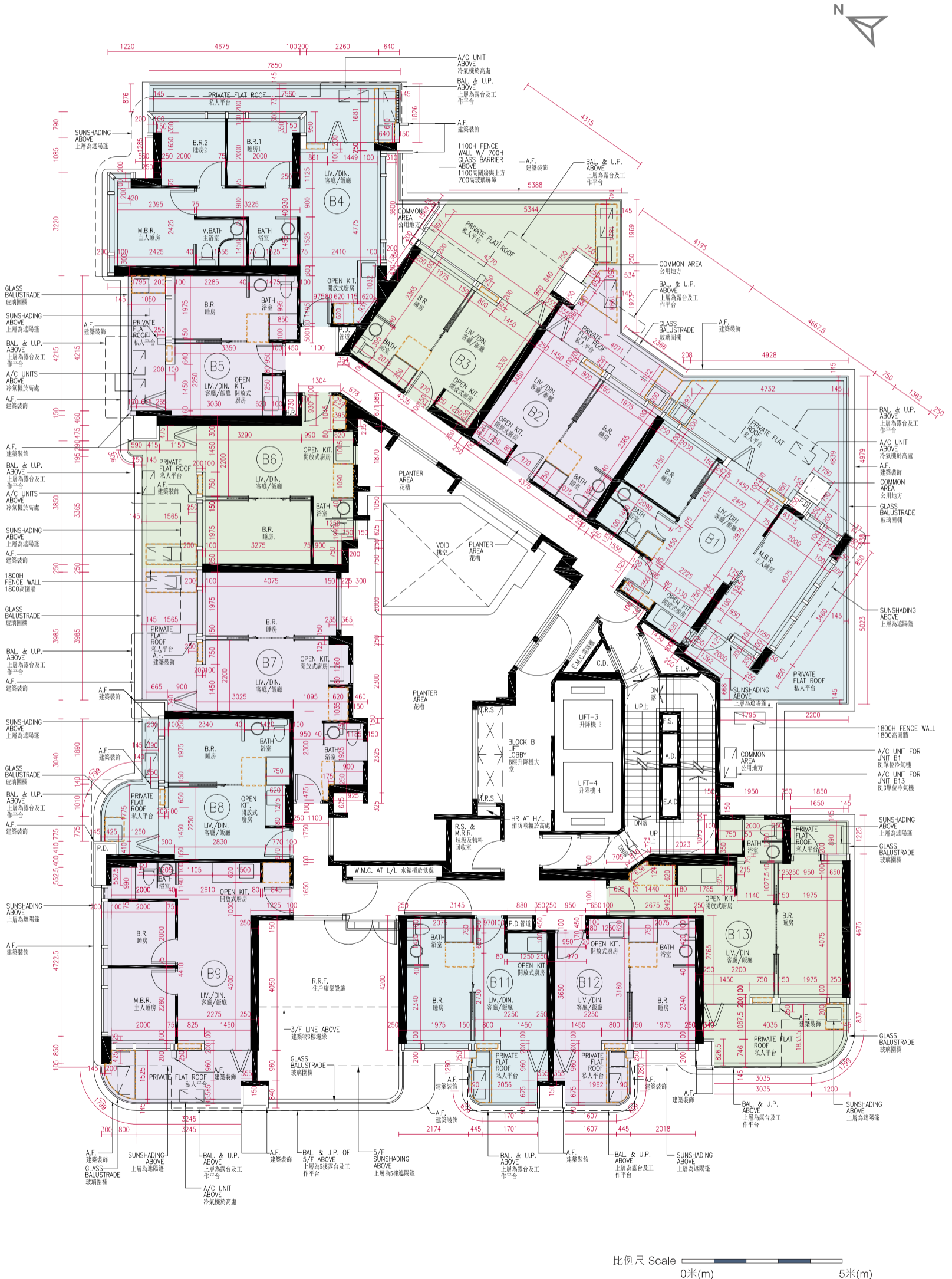


比例尺 Scale 0米(m) 5米(m)

備註：平面圖所列之數字為以毫米標示之建築結構尺寸。
Note: The dimensions in floor plans are all structural dimensions in millimeter.

B座 BLOCK B

2樓平面圖 2/F FLOOR PLAN



備註：平面圖所列之數字為以毫米標示之建築結構尺寸。
 Note: The dimensions in floor plans are all structural dimensions in millimeter.

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
B座 Block B	2樓 2/F	B1	3100, 3200, 3500	150, 160
		B2	3100, 3200, 3500	150, 160
		B3	3100, 3200, 3500	150, 160
		B4	3050, 3200, 3500	150, 160, 275
		B5	3100, 3200, 3500	150, 160
		B6	3200, 3500	150, 160
		B7	3200, 3500	150, 160, 300
		B8	3100, 3500	150, 160
		B9	3100, 3200, 3500	150, 160
		B11	3100, 3500	150, 160
		B12	3100, 3500	150, 160
		B13	3100, 3200, 3500	150, 160

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。

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.

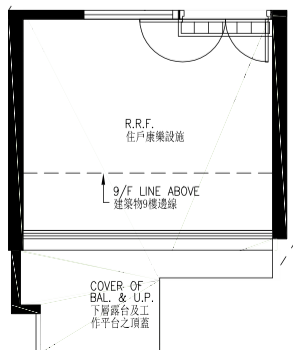
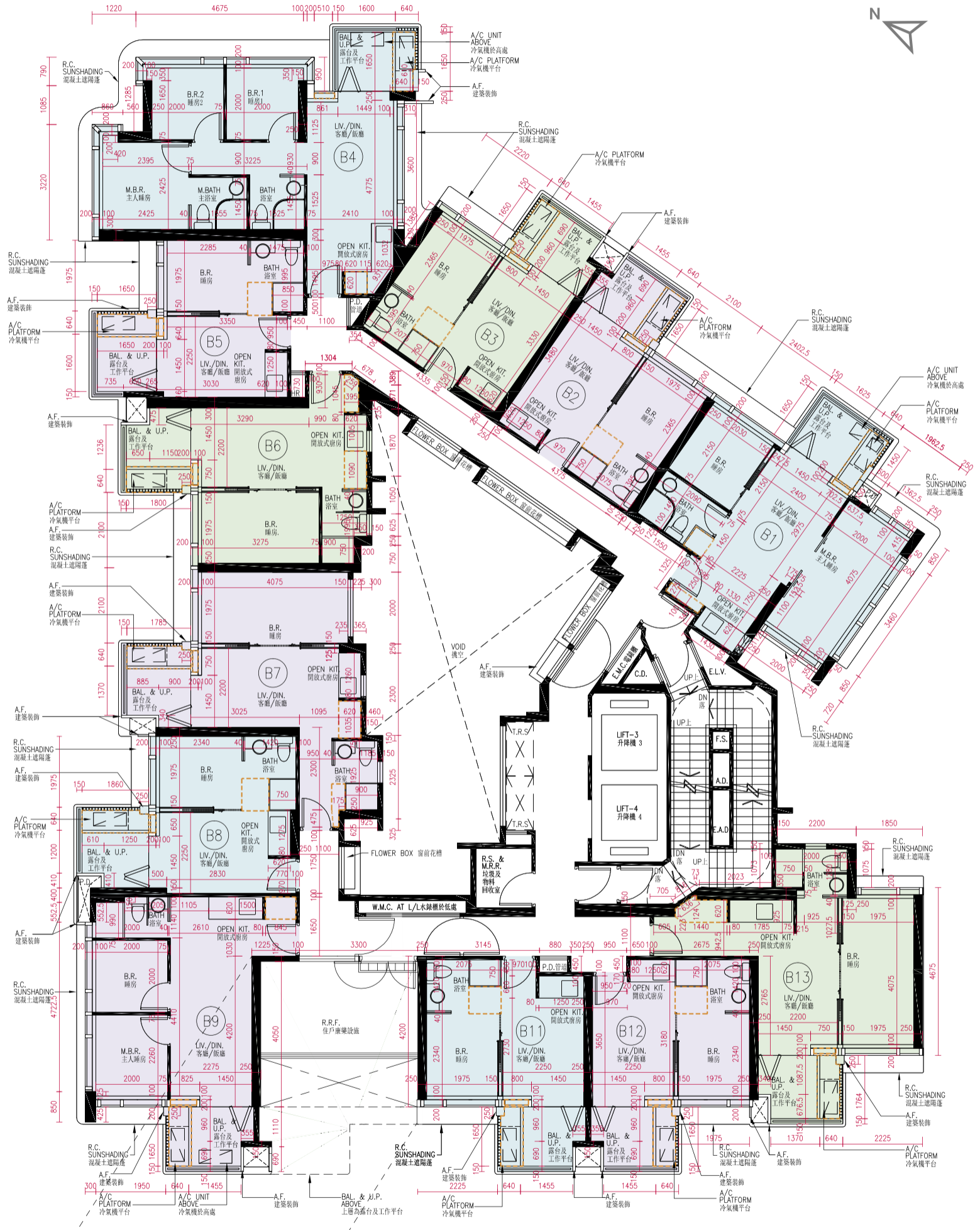
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B座 BLOCK B

3樓、8樓至9樓平面圖

3/F, 8/F - 9/F FLOOR PLAN



8樓部分平面圖
Part Plan for 8/F only

比例尺 Scale 0米(m) 5米(m)

備註：平面圖所列之數字為以毫米標示之建築結構尺寸。
Note: The dimensions in floor plans are all structural dimensions in millimeter.

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
B座 Block B	3樓、8樓至9樓 3/F, 8/F - 9/F	B1	3100, 3200, 3500	150, 160
		B2	3100, 3200, 3500	150, 160
		B3	3100, 3200, 3500	150, 160
		B4	3050, 3200, 3500	150, 160, 275
		B5	3100, 3200, 3500	150, 160
		B6	3200, 3500	150, 160
		B7	3200, 3500	150, 160, 300
		B8	3100, 3500	150, 160
		B9	3100, 3200, 3500	150, 160
		B11	3100, 3500	150, 160
		B12	3100, 3500	150, 160
		B13	3100, 3200, 3500	150, 160

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。

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.

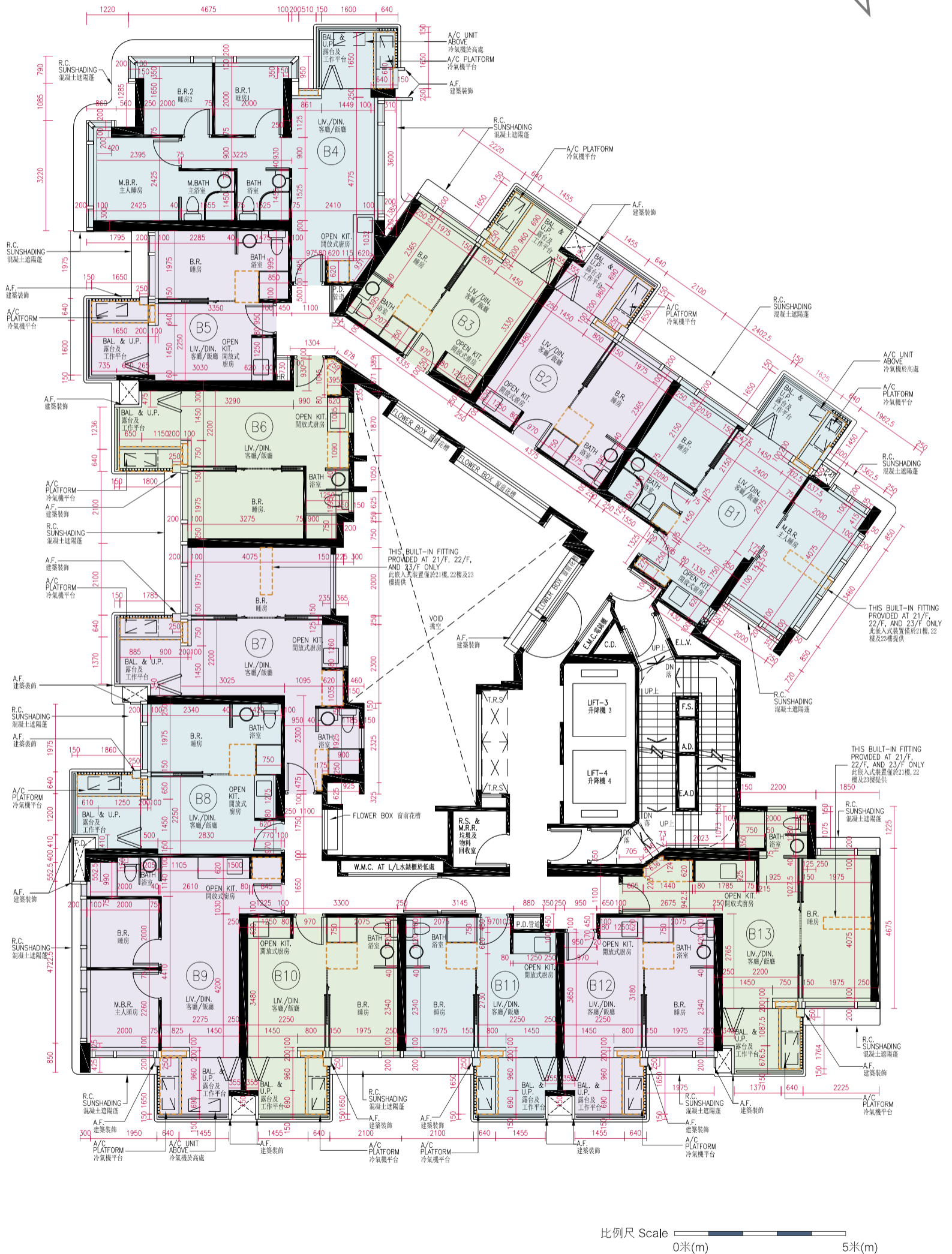
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B座 BLOCK B

5樓至7樓、10樓至12樓及15樓至23樓

5/F - 7/F, 10/F-12/F and 15/F - 23/F FLOOR PLAN



備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
B座 Block B	5樓至6樓、 10樓至12樓及 15樓至22樓 5/F - 6/F, 10 - 12/F and 15/F - 22/F	B1	3100, 3200, 3500	150, 160
		B2	3100, 3200, 3500	150, 160
		B3	3100, 3200, 3500	150, 160
		B4	3050, 3200, 3500	150, 160, 275
		B5	3100, 3200, 3500	150, 160
		B6	3200, 3500	150, 160
		B7	3200, 3500	150, 160, 300
		B8	3100, 3500	150, 160
		B9	3100, 3200, 3500	150, 160
		B10	3100, 3200, 3500	150, 160
		B11	3100, 3500	150, 160
		B12	3100, 3500	150, 160
		B13	3100, 3200, 3500	150, 160

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
B座 Block B	7樓 7/F	B1	3100, 3200, 3500	150, 160
		B2	3100, 3200, 3500	150, 160
		B3	3100, 3200, 3500	150, 160
		B4	3050, 3200, 3500	150, 160, 275
		B5	3100, 3200, 3500	150, 160
		B6	3200, 3500	150, 160
		B7	3200, 3500	150, 160, 300
		B8	3100, 3500	150, 160
		B9	3100, 3200, 3500	150, 160
		B10	3100, 3500	150, 160
		B11	3100, 3500	150, 160
		B12	3100, 3500	150, 160
		B13	3100, 3200, 3500	150, 160

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
B座 Block B	23樓 23/F	B1	3200, 3245, 3395, 3500	150, 160
		B2	3100, 3500	150, 160
		B3	3100, 3500	150, 160
		B4	3245, 3395	150, 160, 275
		B5	3150, 3500	150, 160
		B6	3100, 3500	150, 160
		B7	3100, 3500	150, 160, 300
		B8	3100, 3500	150, 160
		B9	3100, 3200, 3500	150, 160
		B10	3100, 3200, 3500	150, 160
		B11	3100, 3500	150, 160
		B12	3100, 3500	150, 160
		B13	3100, 3200, 3500	150, 160

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

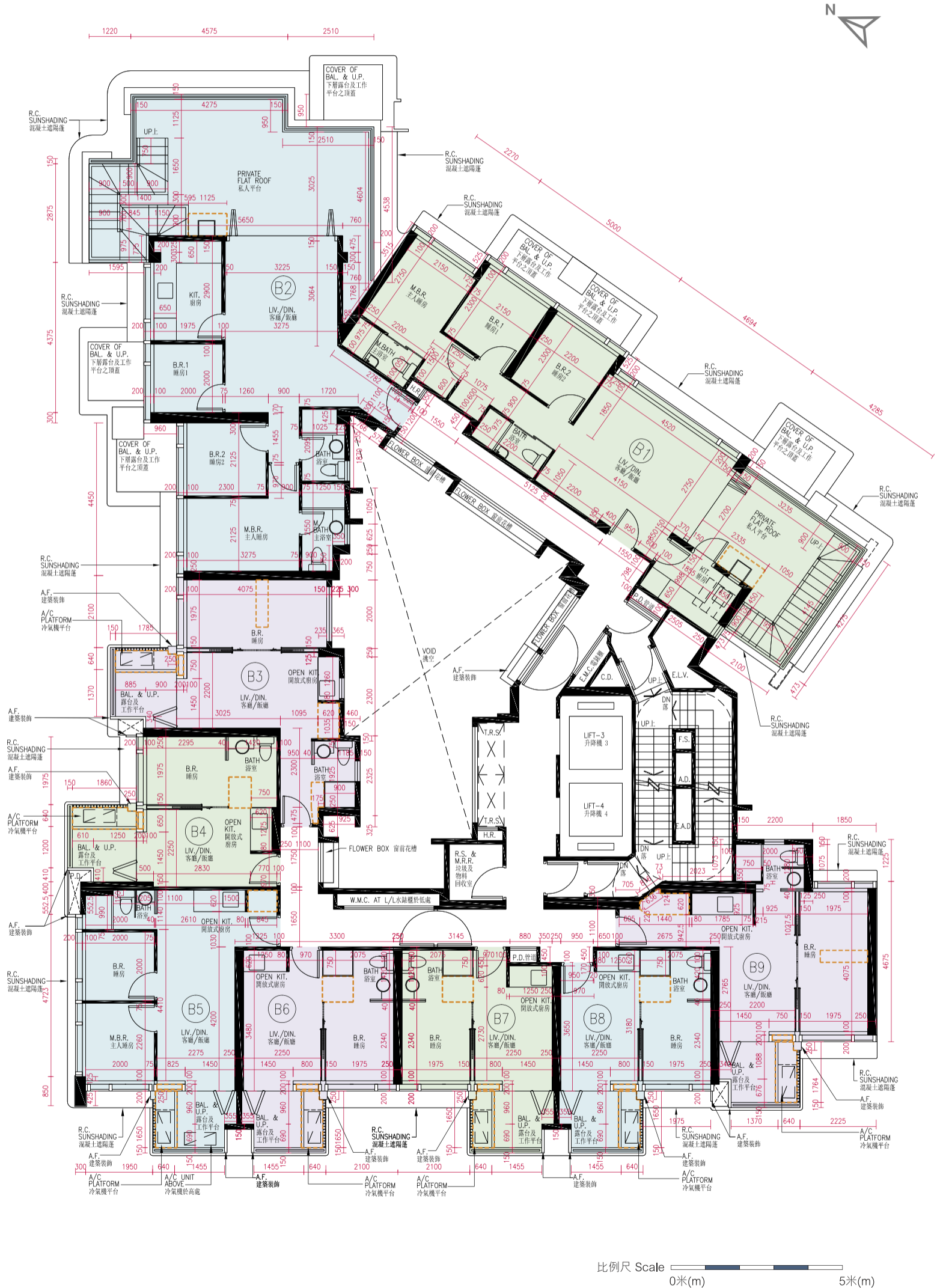
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B座 BLOCK B

25樓平面圖

25/F FLOOR PLAN



備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
B座 Block B	25樓 25/F	B1	4000	175
		B2	4000	175
		B3	4000	175
		B4	4000	175
		B5	4000	175
		B6	4000	175
		B7	4000	175
		B8	4000	175
		B9	3875, 4000	175, 200

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

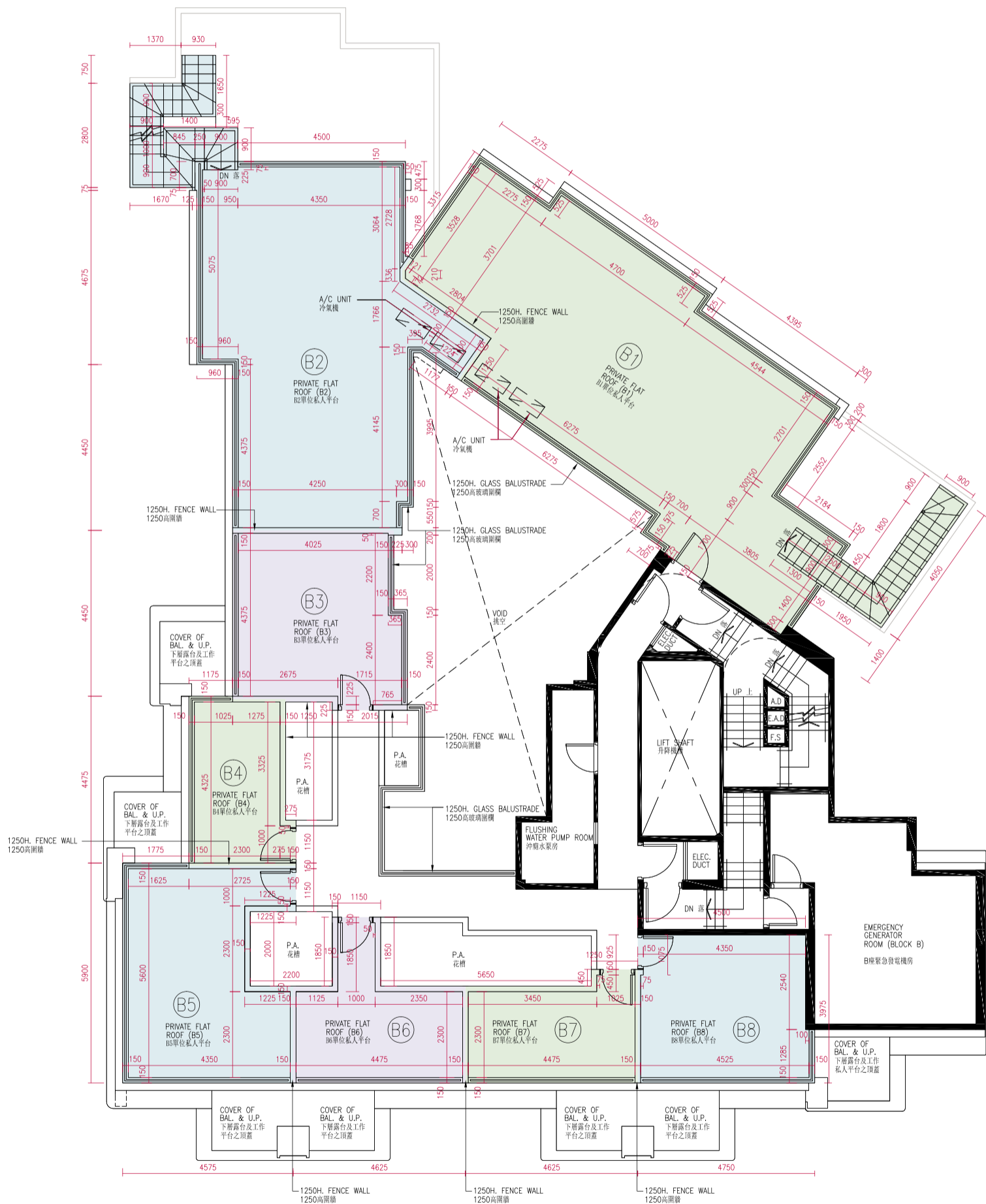
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Please refer to page 40 of this sales brochure for the notes and legends for the floor plans of residential properties.

B座 BLOCK B

天台 R/F FLOOR PLAN



比例尺 Scale 0米(m) 5米(m)

備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

The notes and legends on this page apply to all pages of "Floor plans of residential properties in the Development".

樓面平面圖圖例

Legends of the Floor Plans

A/C UNIT	=	冷氣機 Air-conditioner Unit
A.D.	=	鮮風槽 Air Duct
A/C PLATFORM	=	冷氣機平台 Air-conditioner Platform
A.F.	=	建築裝飾 Architectural Feature
BAL.	=	露台 Balcony
BAL. & U.P. ABOVE	=	上層為露台 Balcony and Utility Platform Above
BAL. ABOVE	=	上層為露台 Balcony Above
BATH	=	浴室 Bathroom
B.R.	=	睡房 Bedroom
B.R.1	=	睡房1 Bedroom 1
B.R.2	=	睡房2 Bedroom 2
COVER OF BAL.	=	下層露台之頂蓋 Cover of Balcony
COVER OF BAL. & U.P.	=	下層露台及工作平台之頂蓋 Cover of Balcony and Utility Platform
C.D.	=	電纜槽 Cable Duct
DN	=	落 Down
E.A.D.	=	排風槽 Exhaust Air Duct
E.L.V.	=	特低壓電線槽 Extra Low Voltage Cable Duct
ELEC. DUCT	=	電線槽 Electric Duct
F.S.	=	消防裝置槽 Fire Service Duct
FLOWER BOX	=	窗前花槽 Flower Box
H/L	=	高處 High Level
H.R.	=	消防喉轆 Hose Reel
KIT.	=	廚房 Kitchen
LIV. / DIN.	=	客廳 / 飯廳 Living Room / Dining Room
L/L	=	低處 Low Level
M.B.R.	=	主人睡房 Master Bedroom
M. BATH	=	主浴室 Master Bathroom
OPEN KIT.	=	開放式廚房 Open Kitchen
P.A.	=	花槽 Planter Area
P.D.	=	管道槽 Pipe Duct
R.C. SUNSHADING	=	混凝土遮陽蓬 Reinforced Concrete Sunshading Device
R.R.F.	=	住戶康樂設施 Residential Recreational Facility
R.S. & M.R.R.	=	垃圾及物料回收室 Refuse Storage and Material Recovery Room
STORE	=	貯物房 Store Room
TEL. DUCT	=	電訊線路槽 Telecommunication Cable Duct
T.R.S.	=	臨時庇護處 Temporary Refuge Space
U.P.	=	工作平台 Utility Platform
UP	=	上 Up
VOID	=	挑空 Void
WALK-IN CLOSET	=	衣帽間 Walk-in Closet
W.M.C.	=	水錶櫃 Water Meter Cabinet
E.M.C.	=	電錶櫃 Electrical Meter Cabinet
	=	隨樓附送之嵌入式裝置 Built-in fittings provided in the properties

備註：

1. 部分住宅物業的露台、工作平台、平台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。
6. 不設4樓、13樓、14樓及24樓。

Notes:

1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The dimensions of the floor plans are all structural dimensions in millimeter.
5. Those icons of fittings and appliances shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and appliances actually provided and they are for indication and reference only.
6. 4/F, 13/F, 14/F and 24/F are omitted.

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數及樓層 Block and Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
A座 Block A 2樓 2/F	Flat A1	28.550 (307) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	22.761 (245)	—	—	—	—	—	—
	Flat A2	18.266 (197) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	15.905 (171)	—	—	—	—	—	—
	Flat A3	19.519 (210) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	16.504 (178)	—	—	—	—	—	—
	Flat A4	15.078 (162) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	7.589 (82)	—	—	—	—	—	—
	Flat A5	29.044 (313) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	28.722 (309)	—	—	—	—	—	—
	Flat A6	32.648 (351) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	5.232 (56)	—	—	—	—	—	—
	Flat A7	32.520 (350) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	2.602 (28)	—	—	—	—	—	—
	Flat A8	29.173 (314) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	4.912 (53)	—	—	—	—	—	—
	Flat A9	15.709 (169) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	2.024 (22)	—	—	—	—	—	—
	Flat A11	18.734 (202) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	3.892 (42)	—	—	—	—	—	—
	Flat A12	28.550 (307) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	9.020 (97)	—	—	—	—	—	—

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Note: Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數及樓層 Block and Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
A座 Block A 3樓、8樓及9樓 3/F, 8/F and 9/F	Flat A1	32.060 (345) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A2	21.756 (234) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A3	22.914 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A4	17.184 (185) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: —	—	—	—	—	—	—	—	—	—	—
	Flat A5	32.560 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A6	35.942 (387) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A7	35.942 (387) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A8	32.560 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A9	17.709 (191) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: —	—	—	—	—	—	—	—	—	—	—
	Flat A11	22.308 (240) 露台 Balcony: 2.083 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A12	32.060 (345) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—

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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數及樓層 Block and Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
A座 Block A 5樓-7樓、 10樓-12樓、 15樓-23樓及 25樓 5/F-7/F, 10/F-12/F, 15F-23/F and 25/F	Flat A1	32.060 (345) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A2	21.756 (234) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A3	22.914 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A4	17.184 (185) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: —	—	—	—	—	—	—	—	—	—	—
	Flat A5	32.560 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A6	35.942 (387) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A7	35.942 (387) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A8	32.560 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A9	17.184 (185) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: —	—	—	—	—	—	—	—	—	—	—
	Flat A10	22.914 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A11	21.756 (234) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A12	32.060 (345) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—

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物業的描述 Description of Residential Property		實用面積 (包括露台、工作 平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數及樓層 Block and Floor	單位 Flat		空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
A座 Block A 26樓 26/F	Flat A1	50.055 (539) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	14.271 (154)	—	—	32.267 (347)	—	—	—
	Flat A2	54.750 (589) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	23.555 (254)	—	—	53.076 (571)	—	—	—
	Flat A3	55.245 (595) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	23.690 (255)	—	—	52.948 (570)	—	—	—
	Flat A4	50.055 (539) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	14.278 (154)	—	—	18.736 (202)	—	—	—

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備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數及樓層 Block and Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
B座 Block B 2樓 2/F	Flat B1	34.595 (372) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	25.226 (272)	—	—	—	—	—	—
	Flat B2	19.425 (209) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	6.438 (69)	—	—	—	—	—	—
	Flat B3	19.740 (212) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	13.806 (149)	—	—	—	—	—	—
	Flat B4	42.726 (460) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	8.151 (88)	—	—	—	—	—	—
	Flat B5	18.656 (201) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	4.368 (47)	—	—	—	—	—	—
	Flat B6	24.881 (268) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	6.514 (70)	—	—	—	—	—	—
	Flat B7	27.894 (300) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	6.485 (70)	—	—	—	—	—	—
	Flat B8	19.092 (206) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	4.009 (43)	—	—	—	—	—	—
	Flat B9	31.073 (334) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	6.477 (70)	—	—	—	—	—	—
	Flat B11	19.324 (208) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	3.637 (39)	—	—	—	—	—	—
	Flat B12	18.808 (202) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	3.507 (38)	—	—	—	—	—	—
	Flat B13	30.194 (325) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	8.968 (97)	—	—	—	—	—	—

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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數及樓層 Block and Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
B座 Block B 3樓、8樓及9樓 3/F, 8/F and 9/F	Flat B1	38.159 (411) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B2	22.925 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B3	23.240 (250) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B4	46.384 (499) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B5	21.998 (237) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B6	28.381 (305) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B7	31.397 (338) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B8	22.610 (243) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B9	34.640 (373) 露台 Balcony: 2.083 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B11	22.824 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B12	22.298 (240) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B13	33.704 (363) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

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備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Note: Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數及樓層 Block and Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
B座 Block B 5樓-7樓、10樓-12樓及15樓-23樓 5/F-7/F, 10/F-12/F and 15F-23/F	Flat B1	38.159 (411) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B2	22.925 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B3	23.240 (250) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B4	46.384 (499) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B5	21.998 (237) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B6	28.381 (305) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B7	31.397 (338) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B8	22.610 (243) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B9	33.931 (365) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B10	22.865 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B11	22.315 (240) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B12	22.298 (240) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B13	33.704 (363) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—

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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數及樓層 Block and Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
B座 Block B 25樓 25/F	Flat B1	55.789 (601) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	14.326 (154)	—	—	64.310 (692)	—	—	—
	Flat B2	57.254 (616) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	30.247 (326)	—	—	50.536 (544)	—	—	—
	Flat B3	31.397 (338) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	18.789 (202)	—	—	—
	Flat B4	22.607 (243) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	10.223 (110)	—	—	—
	Flat B5	33.931 (365) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	21.543 (232)	—	—	—
	Flat B6	22.865 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	12.143 (131)	—	—	—
	Flat B7	22.315 (240) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	10.754 (116)	—	—	—
	Flat B8	22.298 (240) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	16.973 (183)	—	—	—
	Flat B9	33.704 (363) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—

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備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

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發展項目中的停車位的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

不適用

Not Applicable

1. 在簽立臨時買賣合約時須支付款額為5%的臨時訂金。
 2. 買方在簽署臨時買賣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. 如買方沒有在訂立該臨時買賣合約的日期之後的5個工作日內簽立正式買賣合約 -
 - i. 該臨時買賣合約即告終止；
 - 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正式買賣合約，而針對買方提出進一步申索。
1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
 2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.
 3. If the purchaser fails to sign the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase -
 - i. that preliminary agreement for sale and purchase is terminated;
 - ii. the preliminary deposit is forfeited; and
 - iii. the owner does not have any further claim against the purchaser for the failure.

公契的摘要

A. 發展項目的公用部分

1. 「公用地方與設施」統指「公用地方」及「公用設施」。
2. 「公用地方」指屋苑那些擬供任何一座大廈及/或屋苑（視情況而定）整體，而並非只供任何個別單位或其任何部分，共用及共享的，惟受限於公契的條款及所有現存的權利及通行權，每位擁有人及佔用人與任何一座大廈及/或屋苑（視情況而定）所有其他擁有人及佔用人共用的該等部分，包括但不限於：
 - (a) 不構成單位一部分的兩座大廈的外牆部分，包括但不限於：-
 - (1) 在其上的建築鱗片及特色；
 - (2) 兩座大廈的玻璃幕牆結構，包括但不限於豎框及面板(但不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向一個單位的玻璃嵌板，該些可開啟部分及玻璃嵌板則構成有關單位的部分)以及簷篷。為免生疑問，任何構成大廈玻璃幕牆結構一部分而非完全包圍一個單位，而是伸延跨越兩個或以上單位的玻璃嵌板均構成公用地方一部分，但不包括構成相關單位一部分的露台、組合露台及工作平台(包括放置冷氣機的地方)、私人天台或私人平台的玻璃欄杆、金屬欄杆或欄杆；
 - (b) 不屬於或構成單位一部分的地基、柱、樑、樓板及其他結構性支承物及元素；
 - (c) 斜坡及護土牆；
 - (d) 用作安裝或使用天線廣播分導或電訊網絡設施的地方；
 - (e) 康樂設施；
 - (f) 綠化區域；
 - (g) 根據認可人士、註冊結構工程師及註冊岩土工程師作業備考編號APP-93（包括不時經修訂或取代的作業備考）附錄B的附件I所規定，以閉路電視影像裝置檢查隱藏排水管道，以及維修隱藏排水管道，所需的通道及工作空間；
 - (h) 為着檢查、維護及維修外牆排水管道的維護及維修通道，而該些通道於公契所夾附的圖則上顯示，以資識別；
 - (i) 管理員、看守員及管理處員工(如有的話)的辦公室及/或櫃台，包括但不限於位於每座大廈地下的管理員櫃台；
 - (j) 所有在公契所夾附的圖則上顯示為公用地方的屋苑部分，以資識別；
 - (k) 位於兩座大廈地下或屋苑地面的排水渠或表面溝道或沙井蓋下供任何一座大廈及/或屋苑（視情況而定）整體而並非只供任何個別單位或其任何部分所用的溝槽、污水管、沙井、排水渠及喉管；及
 - (l) 屋苑內由第一擁有人按照公契的條款在任何時候指定為「公用地方」的額外地方。

惟倘若情況適當，如(i)任何《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的屋苑部分或(ii)任何《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的屋苑部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成「公用地方」一部分。

3. 「公用設施」指屋苑那些擬供任何一座大廈及/或屋苑（視情況而定）整體，而並非只供其任何個別單位或其任何部分，共用及共享的，惟受限於公契的條款，每位擁有人及佔用人與任何一座大廈及/或屋苑（視情況而定）所有其他擁有人及佔用人共用的設施，當中包括但不限於所有設於公用地方的升降機、公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道（特別是位於兩座大廈地下或屋苑地面的排水渠、表面溝道或沙井蓋下供任何一座大廈或屋苑（視情況而定）整體而並非只供任何個別單位或其任何部分所用的溝槽、污水管、沙井、排水渠及喉管）、電纜、喉管、電線、導管、金屬欄杆、圍欄、閘門、錨定、插座、托架、總沖廁水管、總食水管，基於保安理由而安裝在公共地方的閉路電視及其他設施及設備、用作檢查隱藏排水管道的閉路電視影像裝置、位於康樂設施的

所有設施、設備和裝置、屋苑的機械設備和其他類似的裝置、設施或服務系統、電力變壓房、電纜設施及為屋苑提供電力的所有相關設施及相關電力裝置、設備和設施，以及由第一擁有人按照公契的條款在任何時候指定為「公用設施」的額外裝置及設施。

B. 分配予發展項目中的每個住宅物業的不可分割份數的數目

A座						
單位 樓層*	A1	A2	A3	A4	A5	A6
2樓	307	197	211	157	318	331
3樓、8樓及9樓	320	217	229	171	325	359
5樓-7樓、10樓-12樓、15樓-23樓及25樓	320	217	229	171	325	359
26樓	546	623	628	533	—	—

A座						
單位 樓層*	A7	A8	A9	A10	A11	A12
2樓	327	295	159	—	190	294
3樓、8樓及9樓	359	325	177	—	223	320
5樓-7樓、10樓-12樓、15樓-23樓及25樓	359	325	171	229	217	320
26樓	—	—	—	—	—	—

B座						
單位 樓層*	B1	B2	B3	B4	B5	B6
2樓	370	200	210	435	190	254
3樓、8樓及9樓	381	229	232	463	219	283
5樓-7樓、10樓-12樓及15樓-23樓	381	229	232	463	219	283
25樓	635	652	331	236	360	240

B座							
單位 樓層*	B7	B8	B9	B10	B11	B12	B13
2樓	284	194	316	—	196	191	309
3樓、8樓及 9樓	313	226	346	—	228	222	337
5樓-7樓、 10樓-12樓及 15樓-23樓	313	226	339	228	223	222	337
25樓	233	238	337	—	—	—	—

發展項目的不可割份數總數為140,000。

*不設 4樓、13樓、14樓及24樓。

C. 發展項目的管理人的委任年期

管理人的初始任期為由簽訂公契日期起計兩年，其後繼續留任直至根據公契的條款終止其管理人的委任為止。

D. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個單位的擁有人應在每個曆月首日預繳按管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理費（包括管理人的費用）。該應繳的份額比例，應與分配給該擁有人單位的管理份數佔分配給發展項目內所有單位的總管理份數的比例相同。

此外，按照一份由管理人就專供開放式廚房單位實施及履行有關消防安全管理計劃和消防系統各種計劃(包括但不限於有關消防安全管理計劃所述並安裝於開放式廚房單位的消防裝置/措施或消防安全設備的保養、維修、更換以及年度檢查)而編製的獨立管理預算案，每個開放式廚房單位的擁有人須每月向管理人繳付其應繳的份額，以實施及履行有關消防安全管理計劃和上述消防系統各種計劃。該應繳的份額比例，應與分配給該擁有人單位的管理份數佔分配給所有開放式廚房單位的總管理份數的比例相同。發展項目內的所有單位(A座26樓A2及A3單位以及B座25樓B1及B2單位除外)均為開放式廚房單位。

E. 計算管理費按金的基準

管理費按金相等於每個擁有人就其單位按首個管理預算案釐定而須繳交的三個月管理費。

F. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用。

註：除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

SUMMARY OF DEED OF MUTUAL COVENANT**A. The common parts of the development**

1. "Common Areas and Facilities" means collectively the Common Areas and the Common Facilities.
2. "Common Areas" means those parts of the Estate intended for the common use and benefit of a Block and/or the Estate (as the case may be) as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way, to be used by each Owner and Occupier in common with all other Owners and Occupiers of a Block and/or the Estate (as the case may be) which said parts include but not limited to: -
 - (a) those parts of the external walls of the Blocks not forming part of a Unit, including but not limited to:
 - (1) the architecture fins and features thereon;
 - (2) the curtain wall structures of the Blocks including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Unit, which said openable parts and glass panels shall form parts of the relevant Units) and canopies thereof. For the avoidance of doubt, any glass panel forming part of the curtain wall structures of a Block that does not wholly enclose a Unit but extends across two or more Units shall form part of the Common Areas,

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, combined balconies and utility platforms (including the Areas for Air-Conditioner(s)), private roofs or private flat roofs which form parts of the relevant Units;
 - (b) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of a Unit;
 - (c) the Slopes and Retaining Walls;
 - (d) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
 - (e) the Recreational Facilities;
 - (f) the Greenery Areas;
 - (g) the access and working space required for conducting inspection of the Concealed Drainage Pipes by CCTV imaging device as required in Annex I of Appendix B to the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers No.APP-93 (including such revised or replaced Practice Note from time to time) and carrying out maintenance works for the Concealed Drainage Pipes;
 - (h) the maintenance and repair access for inspection, maintenance and repair of external drainage pipes, which are for the purpose of identification shown on the plan annexed to the Deed of Mutual Covenant;
 - (i) offices and/or counters for caretakers, watchmen and management staff (if any) including but not limited to the caretaker's counter on the ground floor of each Block;
 - (j) all those areas of the Estate which are for the purpose of identification shown as the Common Areas on the plans annexed to the Deed of Mutual Covenant;

- (k) the trenches, sewers, manhole(s), drains and pipes underneath the drain or surface channel or manhole covers on the ground floor of the Blocks or open ground of the Estate and serving a Block and/or the Estate (as the case may be) as a whole and not just any particular Unit or any particular part thereof; and
- (l) such additional areas of the Estate as may at any time be designated as Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant,

PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Common Areas.

3. "Common Facilities" means all those facilities of the Estate intended for the common use and benefit of a Block or the Estate (as the case may be) as a whole and not just any particular Unit or any particular part thereof which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier in common with all other Owners and Occupiers of a Block or the Estate (as the case may be) and includes but not limited to all lifts in the Common Areas, the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, sewers, manholes, drains or pipes underneath the drain or surface channel or manhole covers on the ground floor of the Blocks or open ground of the Estate serving a Block or the Estate (as the case may be) as a whole and not just any particular Unit or any particular part thereof), cables, pipes, wires, ducts, metal railings, fences, gates, anchors, sockets, brackets, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Common Areas for security purposes, the CCTV imaging device for inspection of the Concealed Drainage Pipes, all facilities, equipment and installation in the Recreational Facilities, plant and machinery and other like installations, facilities or services of the Estate, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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

Block A						
Flat	A1	A2	A3	A4	A5	A6
2/F	307	197	211	157	318	331
3/F, 8/F & 9/F	320	217	229	171	325	359
5/F-7/F, 10/F-12/F, 15/F-23/F & 25/F	320	217	229	171	325	359
26/F	546	623	628	533	—	—

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

Block A						
Flat Floor*	A7	A8	A9	A10	A11	A12
2/F	327	295	159	—	190	294
3/F, 8/F & 9/F	359	325	177	—	223	320
5/F-7/F, 10/F-12/F, 15/F-23/F & 25/F	359	325	171	229	217	320
26/F	—	—	—	—	—	—

Block B						
Flat Floor*	B1	B2	B3	B4	B5	B6
2/F	370	200	210	435	190	254
3/F, 8/F & 9/F	381	229	232	463	219	283
5/F-7/F, 10/F-12/F & 15/F-23/F	381	229	232	463	219	283
25/F	635	652	331	236	360	240

Block B							
Flat Floor*	B7	B8	B9	B10	B11	B12	B13
2/F	284	194	316	—	196	191	309
3/F, 8/F & 9/F	313	226	346	—	228	222	337
5/F-7/F, 10/F-12/F & 15/F-23/F	313	226	339	228	223	222	337
25/F	233	238	337	—	—	—	—

The total number of Undivided Shares of the development is 140,000.

*4/F, 13/F, 14/F & 24/F are omitted.

C. The term of years for which the manager of the development is appointed

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until the termination of the Manager's appointment in accordance with the provisions thereof.

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

The Owner of each Unit shall contribute towards the Management Charges (including the Manager's Fee) of the development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Unit bears to the total number of Management Units allocated to all the Units in the development.

In addition, based on a separate management budget prepared by the Manager for the carrying out and implementation of the plans of the Fire Safety Management Plan and the fire services system serving the Open Kitchen Units exclusively (including but not limited to the maintenance, repair, replacement and annual inspection of the fire services installations/ measures or fire safety provisions specified in the Fire Safety Management Plan and installed in the Open Kitchen Units), the Owner of each Open Kitchen Unit shall pay to the Manager his due share of the budgeted expenses for the carrying out and implementation of the plans of the Fire Safety Management Plan and the said fire services system on a monthly basis which due share shall be the same proportion as the number of Management Units allocated to his Unit bears to the total number of Management Units allocated to all the Open Kitchen Units. All Units in the development (except for Units A2 and A3 on the 26th Floor of Block A and Units B1 and B2 on the 25th Floor of Block B) are Open Kitchen Units.

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

The management fee deposit is equivalent to three months' management contribution payable by the Owner in respect of his Unit based on the first Management Budget.

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

Not applicable.

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

1. 發展項目所在的土地的地段編號

發展項目位處於新九龍內地段第317號A段第1分段及其增批部分、新九龍內地段第317號A段第2分段及其增批部分以及新九龍內地段第317號A段餘段及其增批部分（統稱「該地段」）。

2. 有關租契規定的年期

該地段是根據一份日期為1934年7月27日有關新九龍內地段第317號的政府租契，經日期為1957年4月8日並在土地註冊處以註冊摘要編號UB354860註冊的第5632號就新九龍內地段第317號A段的增批及修訂條件作出修訂（統稱「批地文件」）持有。根據批地文件，該地段的批租年期在原定的75年年屆滿後由1973年7月1日起計續期24年減去其最後三日，並根據《新界土地契約（續期）條例》（香港法例第150章）延長至2047年6月30日。

3. 適用於該地段的用途限制

批地文件規定：

- (a) 「如非事先獲得當時港督代表陛下或就此獲正式授權的其他人士以書面表示皇上陛下給予許可，所述承租人或其他（一個或多個）人士在批租期間不得亦不會使用該處所或其任何部分作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務」；
- (b) 「除了與該地段的主要部分的重建有關的護土牆外，增批部分上不得建構任何建築物」；
- (c) 承租人「將在自1920年12月22日起七十九個日曆月屆滿之前，自費在特此予以批租的部分土地之上，以良好、妥善及有效的方式，用同類中最好的材料搭建、建築以及完成至適合使用的一棟或多棟良好、堅固及以安全的磚塊或石材建構的院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠以及所有其他一般或必要的附屬設施，並須及會在上述七十九個日曆月屆滿之前，就此花費及支出最少70,000元款項*，而所有院宅或物業的建築、立面、性質及描述應為一致的，也應當與同一街道上毗鄰的其他院宅或物業（如有的話）一致朝向和排列，至使皇上陛下的工務司對整體滿意為止」；
（*註：此為一個載於租契已無效的建築規約，並不應用於發展項目。）
- (d) 「除非事先獲得總督會同行政局的同意，否則承租人不得在此予以批租的該片或該幅土地或其任何部分上建造除二十座住宅以外的任何建築物，並且其設計須經由該局長特別審批**；及
（**註：按照上述新九龍內地段第317號的政府租契的規定）
- (e) 「根據閣下的重建計劃，政府已經批准修改官地租契條款，允許在新九龍內地段第317號A段上建構8座住宅，惟需遵守以下條件：
 - (i) 支付額外的地價，金額為\$284,600.00（其中一半，即\$142,300.00為允許建構4座住宅的地價，需立即支付；另一半，即\$142,300.00，則需在本文件日期後的6個月內支付）。
 - (ii) 建築物的佈局應基本上符合閣下的建築師於1956年10月3日提交的圖則。
 - (iii) 建築物需符合建築條例，並且圖則需要提交給建築署按照一般程序進行審批。」***
（***註：按照上述增批及修訂條件的規定）

4. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

5. 有關承授人在該地段內外鋪設、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

批地文件規定：

- (a) 「如果毗連、毗鄰或周邊山坡或堤岸因應該地段或其任何部分的構建、平整及發展而進行削土、移土或土地後移或堆積或堆填工程，承租人須修建護土牆或其他支撐物或承擔修建的費用，以保護與支撐該等山坡及堤岸及該地段，避免與防止今後發生任何塌方、山泥傾瀉或地陷，並且須時刻保養該等護土牆或其他支撐物，使其處於修繕良好及堅實的狀態：倘若因承租人違反此條款而在任何時候發生山泥傾瀉、地陷或塌方，不論發生在或來自毗連山坡或堤岸或該地段本身，承租人須自費將其進行修復使之恢復原狀，並且須就因此令或可能令香港政府蒙受或招致的一切費用、收費、損害賠償、要求及申索向香港政府作出彌償。如果工務局局長認為承租人在任何時候有不遵守本條件的情況，那麼工務局局長（就違反此條件的任何其他權利或濟助外）有權以書面通知要求承租人進行相關建築及保養工程或修復，以對任何塌方、山泥傾瀉或地陷作出補救。如果承租人不理會或未能在指定期限內履行上述通知，該局長可立即執行及進行相關工程，而承租人須應要求向政府付還有關費用」；及
- (b) 承租人「若因平整該批租土地而作出山坡削土，須修建良好及堅實的護土牆或草皮斜坡，以避免山泥傾瀉，並承擔任何因上述削土或平整引致或造成的任何山泥傾瀉所造成的損失，並須按照該局長所規定的深度在此予以批租的該片或該幅土地上建造護土牆」。

6. 對買方造成負擔的批地條件

批地文件規定：

- (a) 承租人「須及會在此後不時、無論何時及在每當有需要時或情況要求時，自費妥善地及充份地修葺、維持、支持、保養、鋪設、清洗、洗滌、潔淨、清空、修改及保存現時或此後任何時間位於在此表明予以批租的該片或該幅土地上之宅院或物業單位及所有其他任何豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的任何修葺、清洗及修改工程，以達致令該局長滿意為止」；
- (b) 承租人「會在此批租年期內不時按需要而承擔、支付及提備以合理份額和比例計算的費用及收費，以支付建造、建築、修葺及修改屬於在此表明予以批租的該處所或該處所的任何部分所需的、或於其內的、或屬於其的並與鄰近或毗鄰處所共用的所有或任何道路、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠，而有關的付款比例由該局長釐定及確定，並可當作欠繳地租的性質追討」；
- (c) 「皇上陛下有合法權利透過該局長或獲指派代表其行事的其他人在該批租年期內，每年兩次或多次在日間所有合理時間內進入在此表明予以批租的該處所從而視察、搜查及查看其狀況，並若視察時發現有任何頹敗、損壞及需要維修及修正的地方時，發出或在該處所或其任何部分留下書面通知或警告予所述承租人，要求所述承租人在三個曆月內就上述問題進行維修及修正，而承租人須按此進行相應的維修及修正」；
- (d) 「皇上陛下擁有全權就為改善香港殖民地，或任何其他公共目的所需，在向承租人發出三個曆月的有關該需要的通知後，並且根據該局長公平客觀地就該土地及其上面的建築物作出的估值向承租人作出充份及合理的賠償，收回、進入及再佔管在此表明予以批租的處所或其任何部分。本項權利一經行使，本契約所訂的年期及產生的業權將分別終止、終結及無效」；

- (e) 承租人「須按照該局長所規定的方式，處理在此予以批租的該片或該幅土地上的任何此等宅院或物業的排水」；
- (f) 「該局長應修復任何該承租人或其僱員對水管造成的損壞，而有關之費用由該承租人承擔及支付」；
- (g) 承租人「須自費並達至該局長滿意的程度作出一切安排，建造化糞池或其他該局長要求的建設以處理污水」；
- (h) 承租人「會建造該局長認為必要的排水渠或渠道以排截與排送流入在此予以批租的該片或該幅土地的暴雨」；
- (i) 「倘若來自該地段的地盤或受開發該地段影響的其他地方的泥石或瓦礫被侵蝕及沖流到公共小巷或道路或排入道路暗渠、污水渠、雨水渠或明渠或其他政府物業，承租人須承擔責任並應要求向政府支付清理該等泥石或瓦礫或修復其對該等公共小巷或道路或道路暗渠、污水渠、雨水渠或明渠或其他政府物業造成的損害之費用。承租人須就上述侵蝕及沖流對私人物業造成的任何損失或滋擾而導致的一切訴訟、申索及要求彌償政府」；
- (j) 承租人「須應要求向政府支付清除、改道及重置至別處該地段上工務局局長認為須清除或改道的任何排水渠、污水渠、明渠、水道、管道、電纜、電線、公用事業服務或任何其他工程或裝置的費用」；及
- (k) 「皇上陛下保留所有在該處所之內、之下或之上的礦產、礦物、礦物油、石礦，及所有現時或其後於批租存續期間內於該處所或其任何部分之下或之上而陛下認為香港的道路、公共建築或其他公共目的所需的土壤、泥土、泥灰岩、黏土、白堊、磚土、礫石、砂、石頭及石堆、及其他土料或材料；皇上陛下、其代理人、僕人及工人有權於批租存續期間內於日間的所有合理時間內自由進出穿越該處所或其任何部分，不論是否連同馬匹、馬車、車輛及其他必需之物件，以視察、挖掘、轉用及移走上述保留之礦物、石頭、土料及其他事物或其任何部分，惟須對該承租人造成盡可能少的損害。皇上陛下亦有全權於該處所內、穿過、或於其之下加置或接駁所有及任何公共或公用排污渠、排水渠或水道。」

- 註：
1. 詳情請參考批地文件。批地文件全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。
 2. 除非本售樓說明書另有定義，本批地文件摘要內所採用的詞彙與該詞彙在批地文件內的涵義相同。

1. The Lot Number of the Land on which the Development is situated

The development is situated on Sub-section 1 of Section A of New Kowloon Inland Lot No.317 and the extension thereto, Sub-section 2 of Section A of New Kowloon Inland Lot No.317 and the extension thereto and The Remaining Portion of Section A of New Kowloon Inland Lot No.317 and the extension thereto (collectively "the Lot").

2. The term of years under the Land Grant

The Lot is held under a Government lease in respect of New Kowloon Inland Lot No.317 for the term of 24 years, less the last 3 days thereof, commencing from 1st July 1973 granted upon the expiration of the original term of 75 years created by a Government lease dated 27th July 1934 as modified by the Conditions of Extension & Modification No.5632 in respect of Section A of New Kowloon Inland Lot No.317 dated 8th April 1957 and registered in the Land Registry by Memorial No.UB354860 (collectively "the Land Grant"), which said term is extended until 30th June 2047 under and by virtue of the New Territories (Extension) Ordinance (Cap.150 of the Laws of Hong Kong).

3. The user restrictions applicable to the Lot

The Land Grant provides that:

- (a) "the said Lessees or any other person or persons shall not nor will during the continuance of this demise use exercise or follow in or upon the said premises or any part thereof 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 other noisy noisome or offensive trade or business whatever without the previous licence of His said Majesty signified in writing by the Governor or other person duly authorized in that behalf";
- (b) "no building shall be erected on the extension area other than a retaining wall in connection with the redevelopment of the main part of the lot";
- (c) the Lessee "will before the expiration of Seventy nine calendar months from the twenty second day of December One thousand nine hundred and twenty at his her or their own proper costs and charges erect build and completely finish fit for use in a good substantial and workmanlike manner and with the best materials of their respective kinds one or more good substantial and safe brick or stone messuage or tenement messuages or tenements upon some part of the ground hereby demised with proper fences walls sewers drains and all other usual or necessary appurtenances and shall and will before the expiration of the said seventy-nine calendar months lay out and expend thereon the Sum of Seventy thousand dollars at the least* 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 buildings (if any) immediately adjoining in the same Street and whole to be done to the satisfaction of His said Majesty's Director of Public Works";
(*Note: this is an expired building covenant which is not applicable to the development)
- (d) the Lessee "will not except with the consent of the Governor in Council first obtained in that behalf erect any buildings on the said piece or parcel of ground hereby demised or any part thereof other than twenty dwelling houses the design thereof to be subject to the special approval of the said Director";
(**Note: as provided under Government lease in respect of New Kowloon Inland Lot No.317)
- (e) "In conjunction with your re-development scheme, Government has also approved the modification of the Crown Lease terms so as to allow the erection of 8 tenement houses on the N.K.I.L.317, Sec A subject to the following Conditions:

- (i) Payment of an additional premium amounting to \$284,600.00 (half of the amount i.e. \$142,300.00 being additional premium for permission for the erection of 4 houses to be paid forthwith and the remaining half of the amount i.e. \$142,300.00 to be paid within 6 months of the date hereof).
- (ii) The layout of the buildings to be generally in accordance with the plans dated 3.10.56 submitted by your architect.
- (iii) The buildings to comply with the Buildings Ordinance and plans to be submitted to the Building Authority for approval in the usual way."***
(***Note: as provided under the said Conditions of Extension & Modification)

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

Not Applicable.

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

The Land Grant provides that:

- (a) "where any cutting away removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation levelling and development of the lot or any part thereof the lessee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good substantial repair and condition: In the event of any landslip subsidence or falling away occurring at any time whether in or from adjoining hillside or banks or in or from the lot itself as a result of any default by the lessee under this condition, the lessee shall at his own expense reinstate and make good the same and shall indemnify the Government of Hong Kong from and against all costs charges damages demands and claims whatsoever which shall or may be made suffered or incurred through or by reason thereof. If in the opinion of the Director of Public Works the lessee shall at any time be in default under this condition then (in addition to any other rights or remedies herein provided for breach of any of the conditions hereof) the Director of Public Works shall be entitled by notice in writing to call upon the lessee to carry out such construction and/or maintenance or to reinstate and make good any falling away landslip or subsidence and if the lessee shall neglect or fail to comply with such notice within the period specified therein the said Director may forthwith execute and carry out the same and the lessee shall on demand repay to the Crown the cost thereof"; and
- (b) the Lessee "will in the event of any cutting away the hill to level the said piece or parcel of ground hereby demised construct good and substantial retaining walls or turfed slopes wherever necessary to obviate landslips and will be responsible for any damage resulting from or brought about by any such landslip occurring as a result of such cutting or levelling as aforesaid And will found any retaining walls constructed along the sites of the said piece or parcel of ground hereby demised at such depths as the said Director may require".

6. The Land Grant conditions that are onerous to a purchaser

The Land Grant provides that:

- (a) the Lessee "shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or their own proper 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 and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls Banks Cuttings Hedges Ditches 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 reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the said Director";
- (b) the Lessee "will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the said premises hereby expressed to be demised or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear";
- (c) "it shall and may be lawful to and for His said Majesty by the said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the said premises hereby expressed to be demised to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the said premises or some part thereof unto or for the said Lessees to repair and amend the same within Three Calendar Months then next following within which time the said Lessees will repair and amend the same accordingly";
- (d) "His said Majesty shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months notice being given to the said Lessees of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessees at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void";
- (e) the Lessee "will dispose of the drainage of any such messuage or tenement messuages or tenements as aforesaid erected on the said piece or parcel of ground hereby demised in such manner as may be required by the said Director";
- (f) "the said Director shall make good any damage done to the water main by the said Lessees or their employees at the cost of the said Lessees";
- (g) the Lessee "will make all arrangements at their own expense and to the satisfaction of the said Director for the disposal of foul or contaminated water by the construction of septic tanks or otherwise as the said Director may require";
- (h) the Lessee "will construct such drains or channels to intercept and carry off storm water flowing on to the said piece or parcel of ground hereby demised as the said Director may consider necessary";

- (i) "in the event of spoil or debris from the site or from other areas affected by the development of the lot being eroded and washed down on to public lanes or roads, or into road-culverts sewers, storm-water drains or nullahs, or other Government properties the lessee shall be held responsible and shall pay to the Government of Hong Kong on demand such sum as may be demanded by Government to cover the cost of removal of the spoil or debris from or damage to the public lanes or roads, or road-culverts, sewers, storm-water drains or nullahs or other government properties. The lessee shall also indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down";
- (j) the Lessee "shall pay to the Government of Hong Kong, on demand, the cost of removing, diverting and reinstating elsewhere as may be required any drains, sewers, nullahs, water courses, pipes, cables wires or other utility services, or any other works or installations on the lot whatsoever which the Director of Public Works may consider it necessary to remove or divert"; and
- (k) it was "Except and Reserved into His said Majesty all Mines Minerals Mineral Oils and Quarries of Stone in under and upon the said premises and all such Earth Soil Marl Clay Chalk Brick-earth Gravel Sand Stone and Stones and other Earths or Materials which now are or hereafter during the continuance of this demise shall be under or upon the said premises or any part or parts thereof as His said Majesty may require for the Roads Public Buildings or other Public Purposes of the said Colony of Hong Kong with full liberty of Ingress Egress and Regress to and for His said Majesty His Agents servants and workmen at reasonable times in the day during the continuance of this demise with or without horses carts carriages and all other necessary things into upon from and out of all or any part of the premises hereby expressed to be demised to view dig for convert and carry away the said excepted Minerals Stone Earths and other things respectively or any part or parts thereof respectively thereby doing as little damage as possible to the said Lessee and also Save and Except full power to His said Majesty to make and conduct in through and under the said premises all and any public or common sewers drains or watercourses".

- Remarks :
1. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during open hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.
 2. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the Land Grant.

16

公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

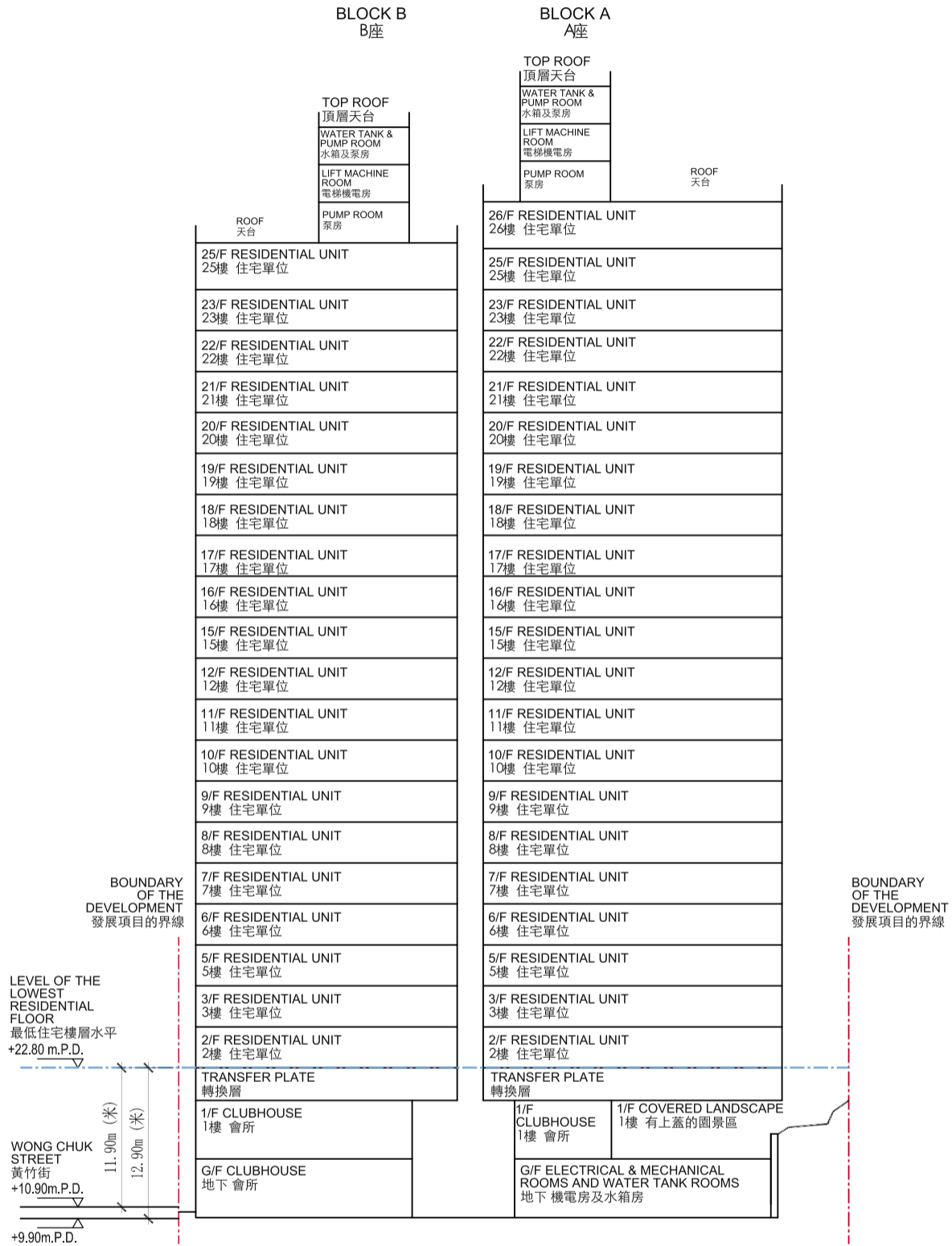
不適用

Not Applicable

- (1) 在此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
 - (2) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見；
 - (3) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 —
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (4) 如屬(3)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。
- (1) The purchaser is hereby recommend to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 - (2) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser;
 - (3) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser —
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (4) In the case of paragraph (3)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

橫截面圖 A-A

CROSS-SECTION PLAN A-A

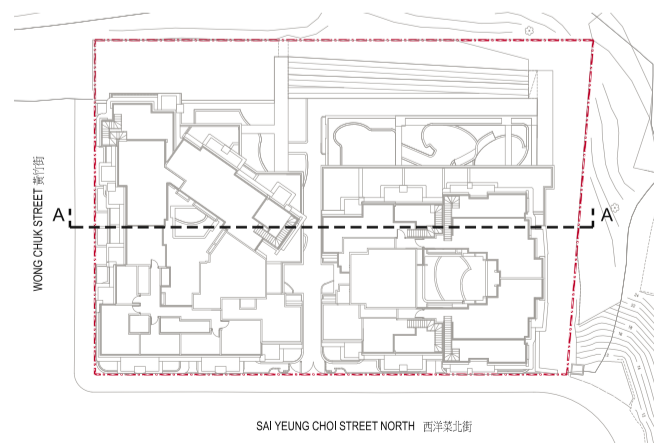


毗鄰建築物的一段黃竹街為香港主水平基準以上9.90米至10.90米。
The part of Wong Chuk Street adjacent to the building is 9.90 metres to 10.90 metres above the Hong Kong Principal Datum.

圖例 Legend

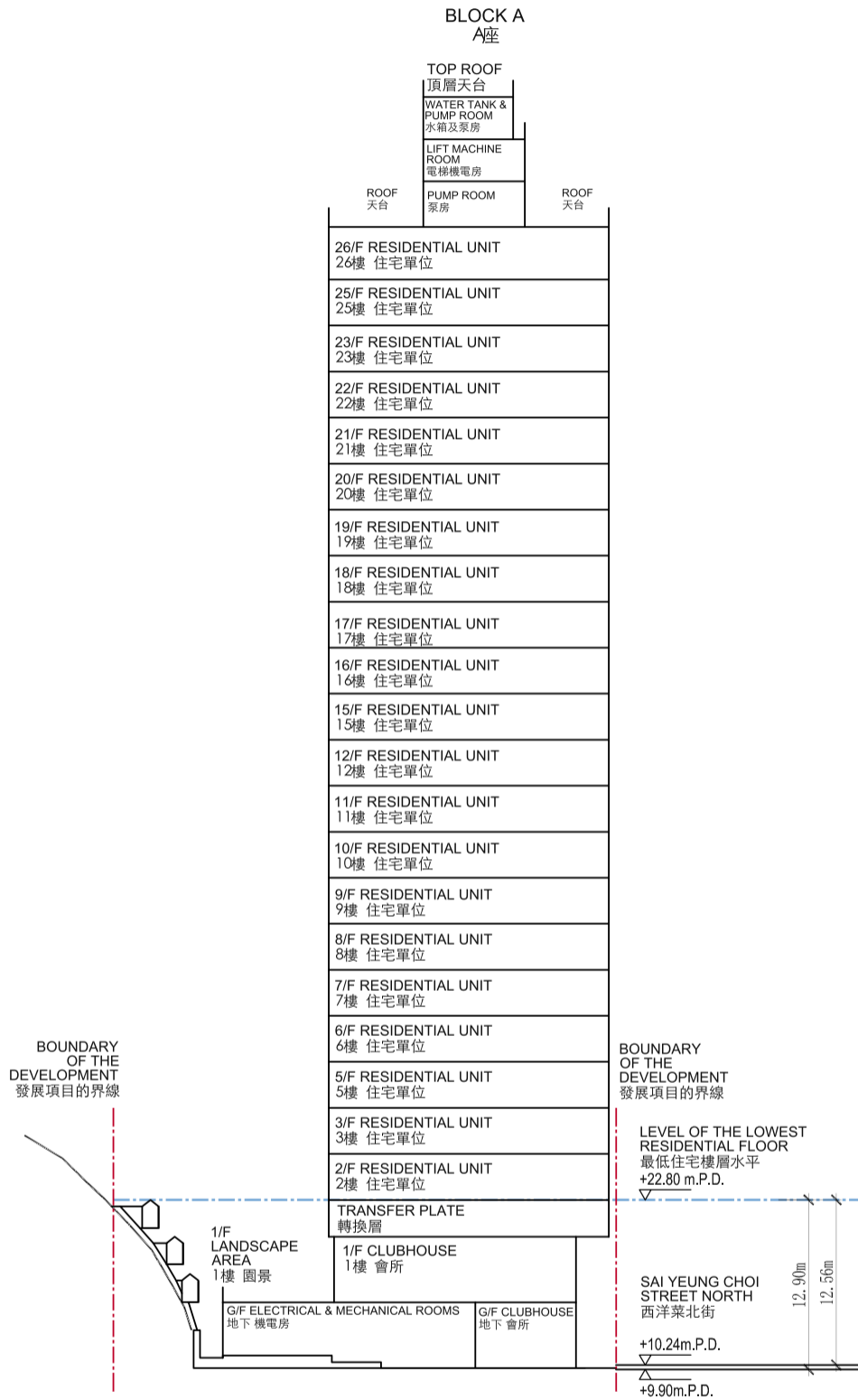
- 虛線為該建築物最低住宅層水平
Dotted line denotes the level of the lowest residential floor of the building
- ▽— 香港主水平基準以上高度(米)
Height in metres above the Hong Kong Principal Datum (m.P.D.)
- 發展項目的界線
Boundary of the Development

索引圖 Key Plan



橫截面圖 B-B

CROSS-SECTION PLAN B-B

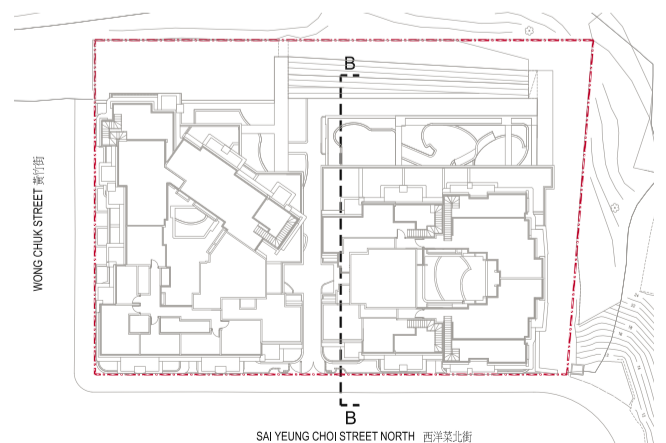


毗鄰建築物的一段西洋菜北街為香港主水平基準以上9.90米至10.24米。
The part of Sai Yeung Choi Street North adjacent to the building is 9.90 metres to 10.24 metres above the Hong Kong Principal Datum.

圖例 Legend

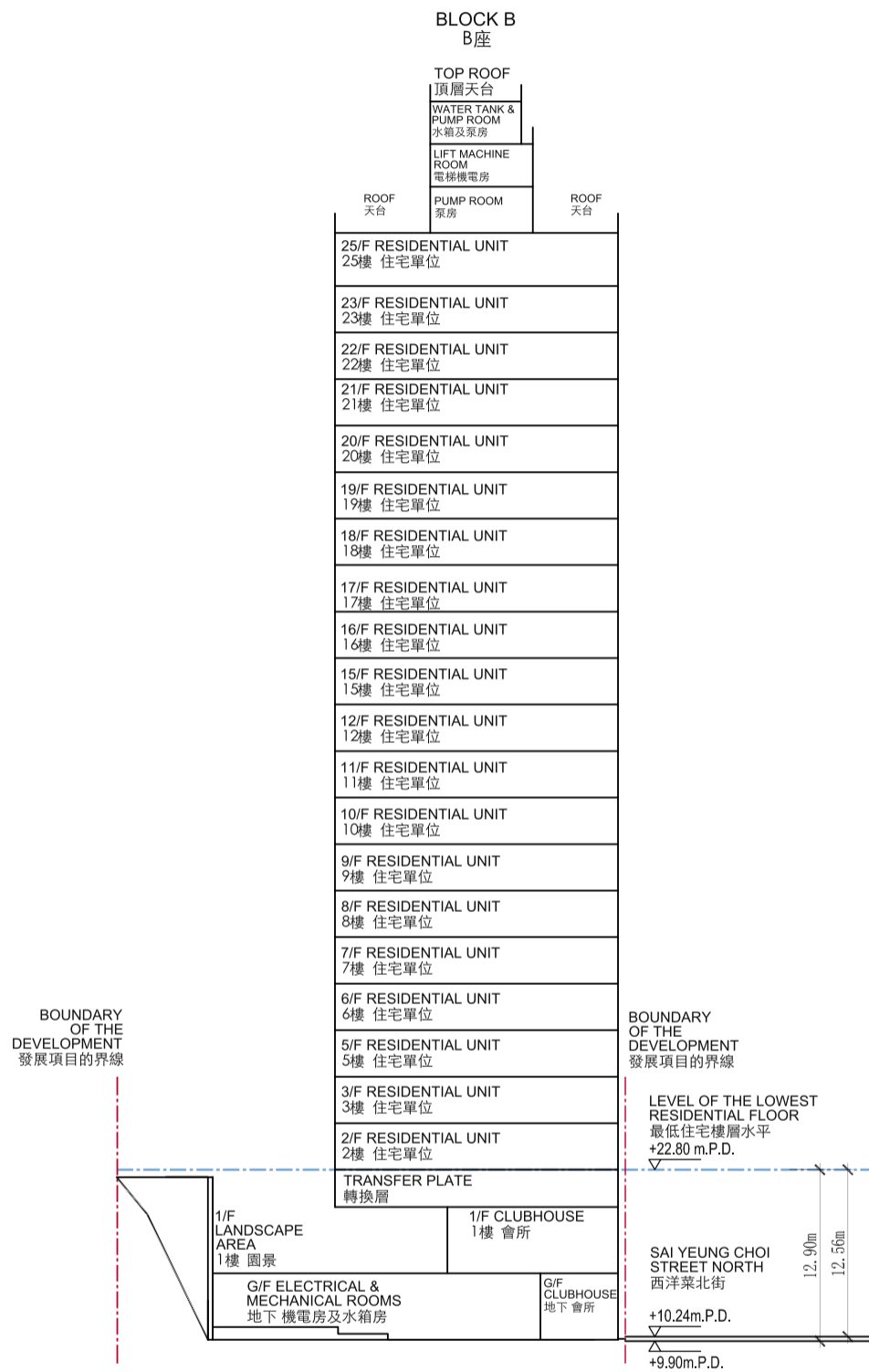
- 虛線為該建築物最低住宅層水平
Dotted line denotes the level of the lowest residential floor of the building
- ▽— 香港主水平基準以上高度(米)
Height in metres above the Hong Kong Principal Datum (m.P.D.)
- 發展項目的界線
Boundary of the Development

索引圖 Key Plan



橫截面圖 C-C

CROSS-SECTION PLAN C-C

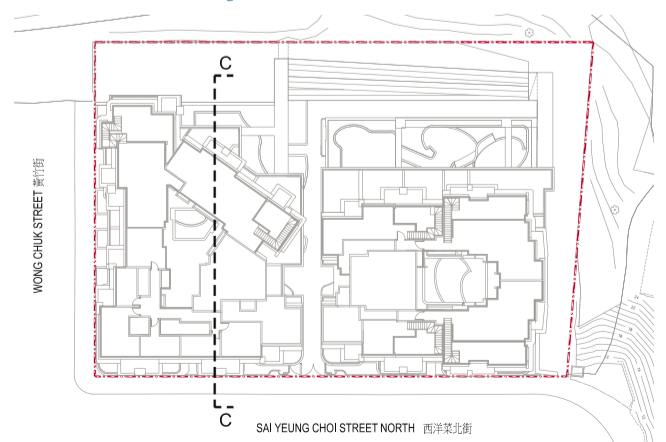


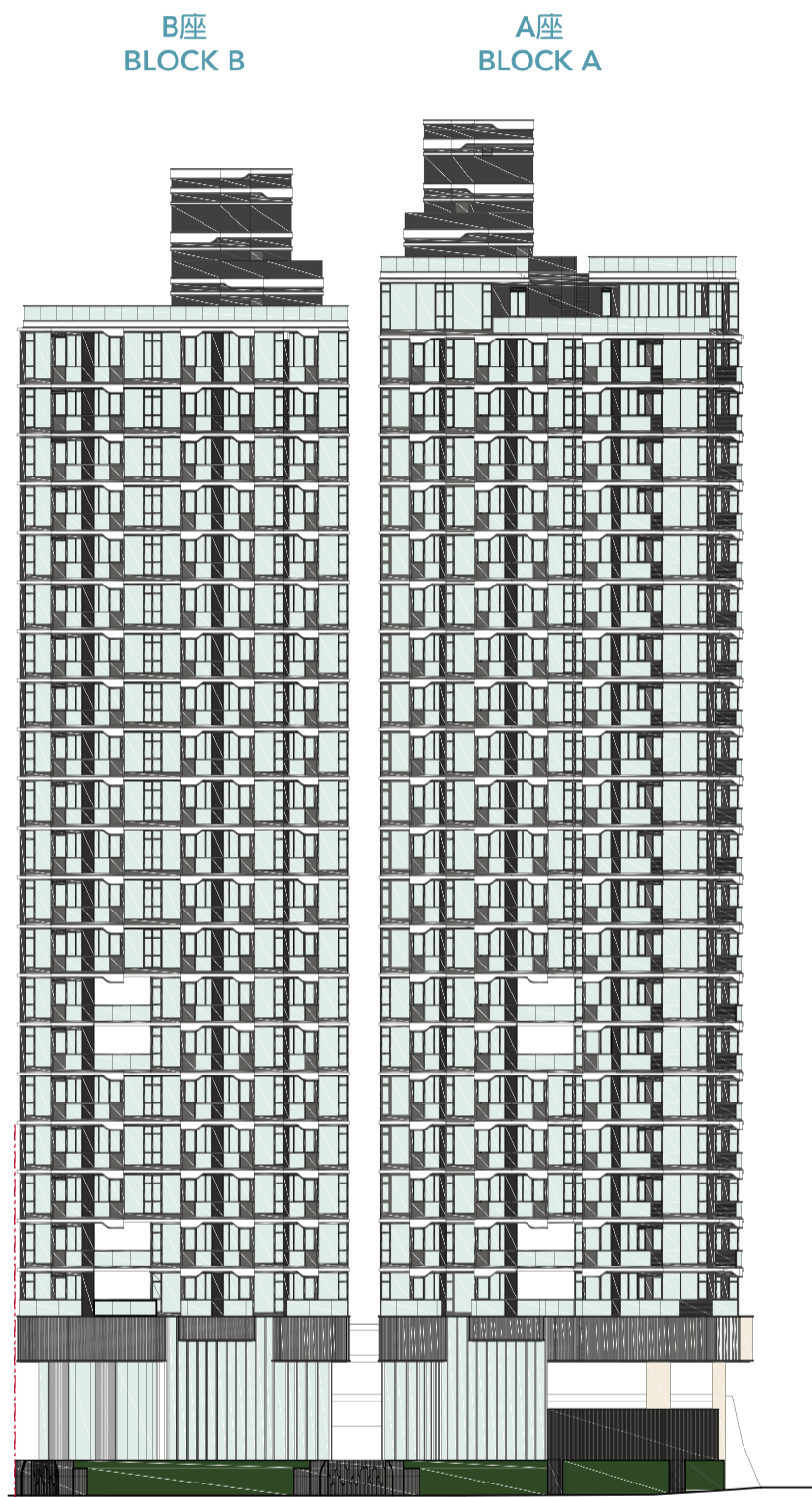
毗鄰建築物的一段西洋菜北街為香港主水平基準以上9.90米至10.24米。
The part of Sai Yeung Choi Street North adjacent to the building is 9.90 metres to 10.24 metres above the Hong Kong Principal Datum.

圖例 Legend

- 虛線為該建築物最低住宅層水平
Dotted line denotes the level of the lowest residential floor of the building
- ▽ 香港主水平基準以上高度(米)
Height in metres above the Hong Kong Principal Datum (m.P.D.)
- 發展項目的界線
Boundary of the Development

索引圖 Key Plan





立面圖1
Elevation Plan 1


發展項目的認可人士已證明本立面圖所顯示的立面：

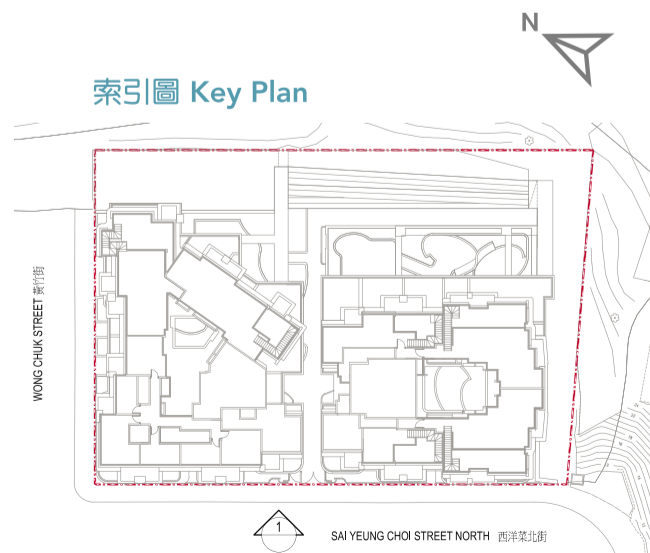
1. 以2023年7月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

Authorized Person for the Development has certified that the elevations shown on these plans:

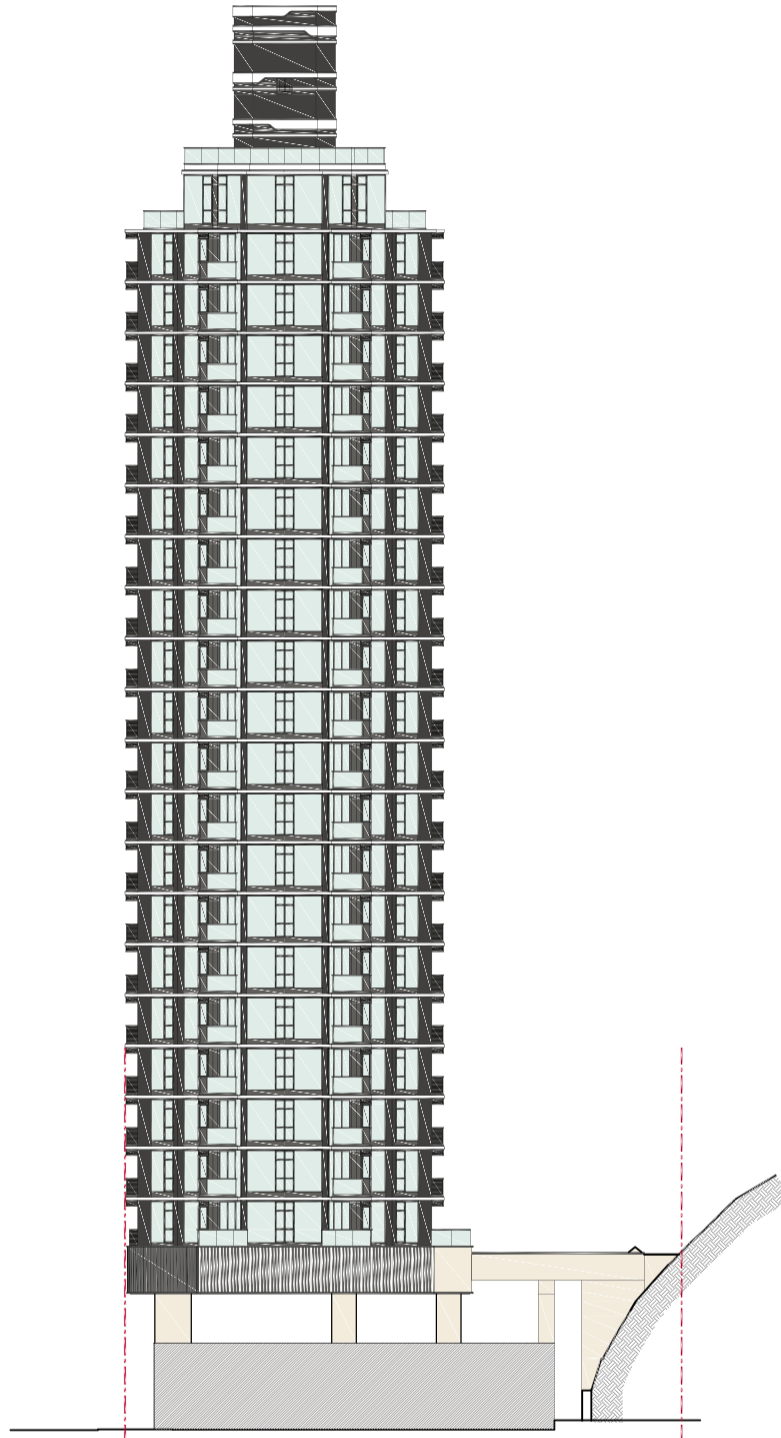
1. are prepared on the basis of the approved building plans for the Development as of 17th July 2023; and
2. are in general accordance with the outward appearance of the Development.

圖例 Legend

-  發展項目的界線
Boundary of the Development



A座
BLOCK A



立面圖2
Elevation Plan 2

發展項目的認可人士已證明本立面圖所顯示的立面：

1. 以2023年7月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

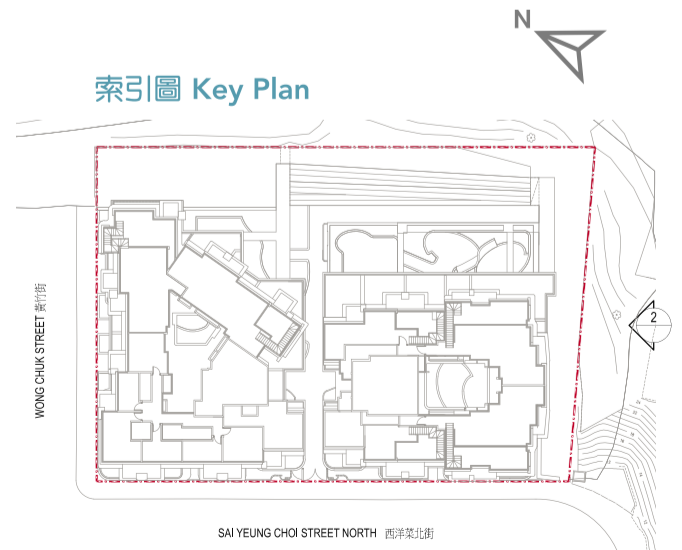
Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 17th July 2023; and
2. are in general accordance with the outward appearance of the Development.

圖例 Legend

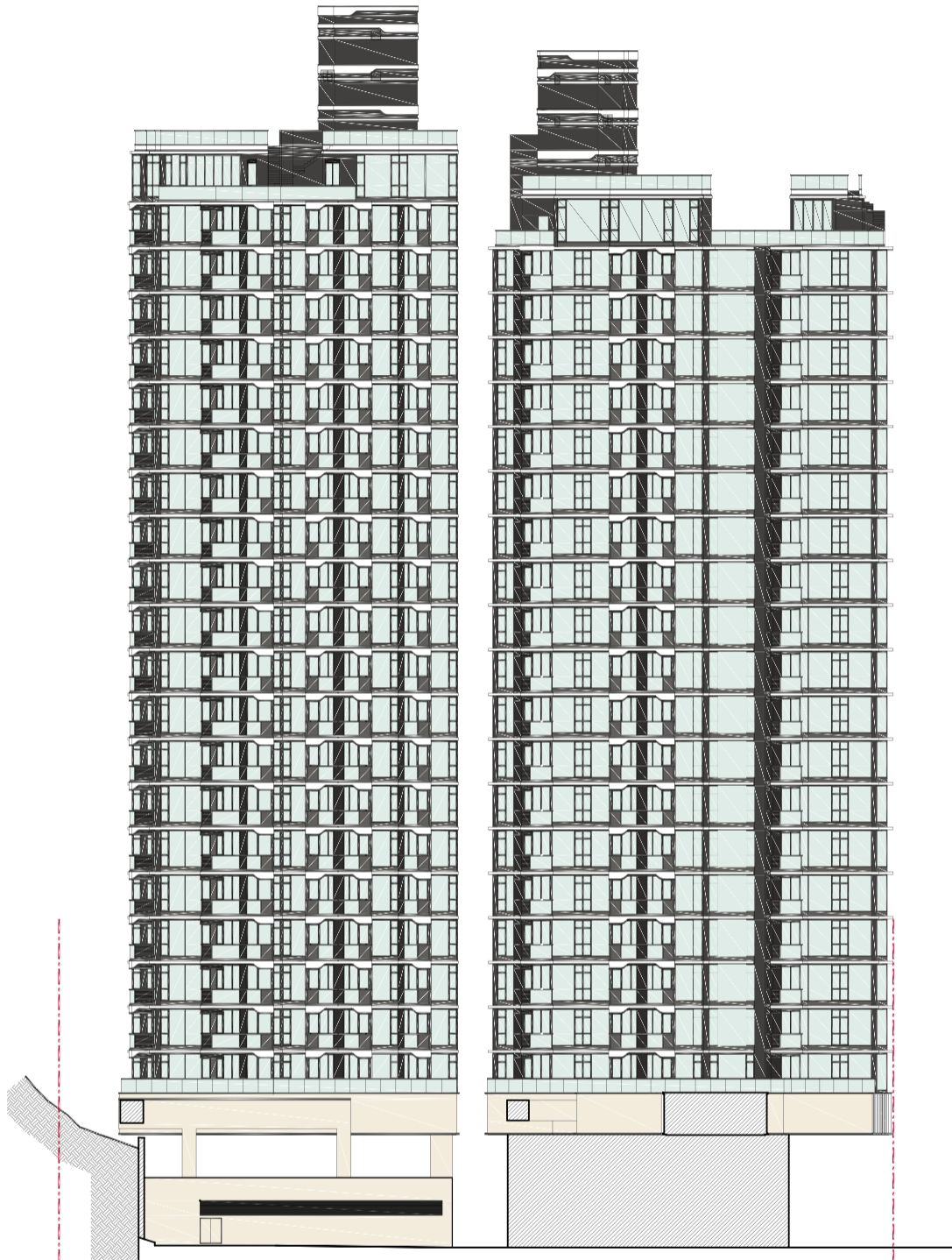
- 發展項目的界線
Boundary of the Development

索引圖 Key Plan



A座
BLOCK A

B座
BLOCK B



立面圖3
Elevation Plan 3


發展項目的認可人士已證明本立面圖所顯示的立面：

1. 以2023年7月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

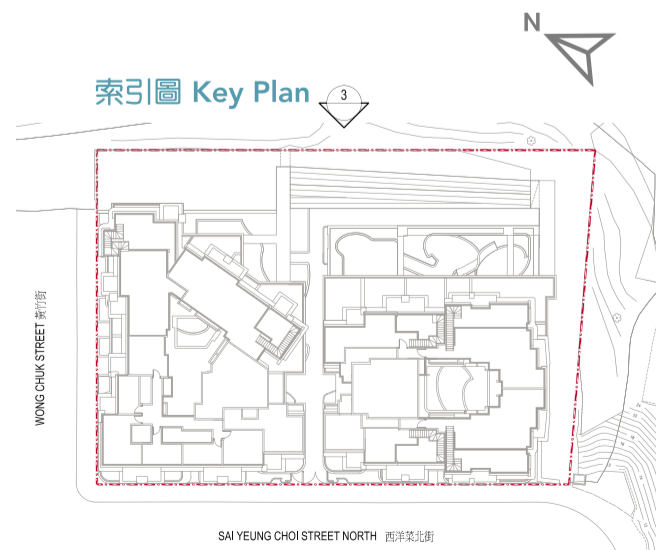
Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 17th July 2023; and
2. are in general accordance with the outward appearance of the Development.

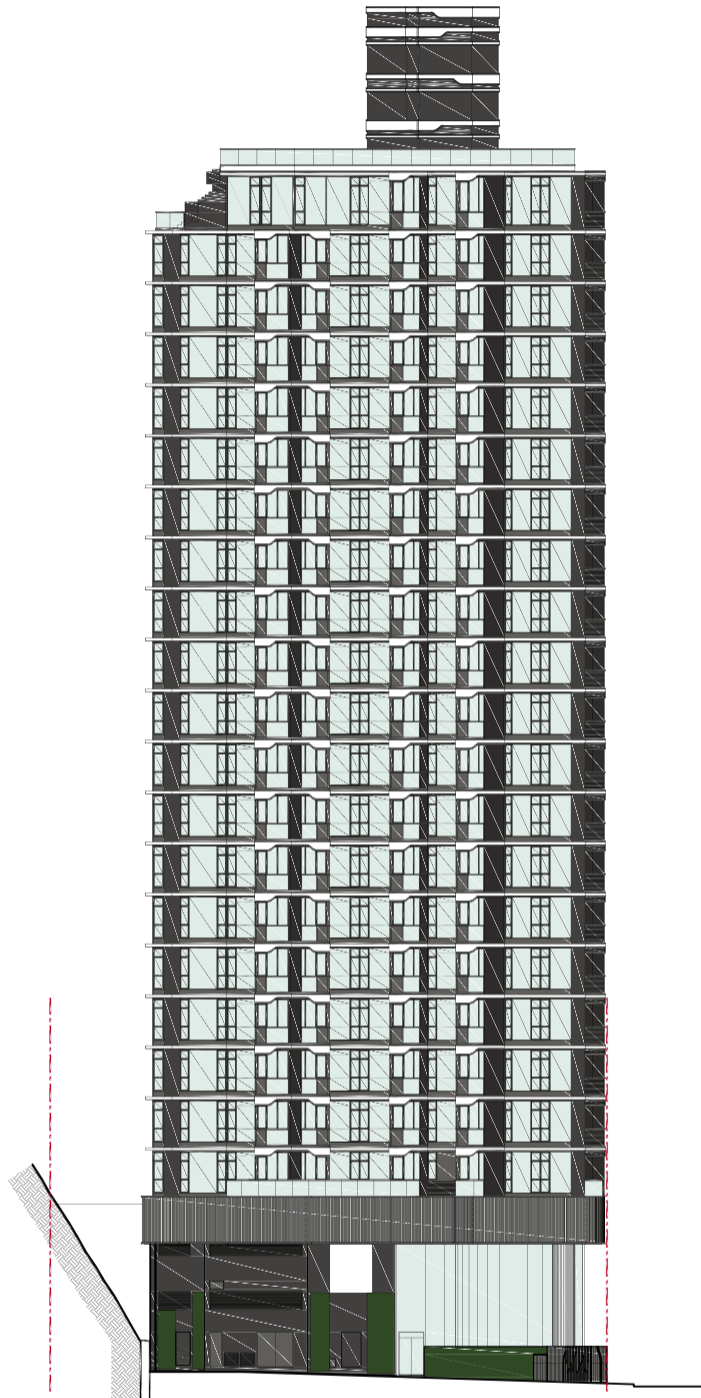
圖例 Legend

-  發展項目的界線
Boundary of the Development

索引圖 Key Plan



B座 BLOCK B



立面圖4
Elevation Plan 4


發展項目的認可人士已證明本立面圖所顯示的立面：

1. 以2023年7月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

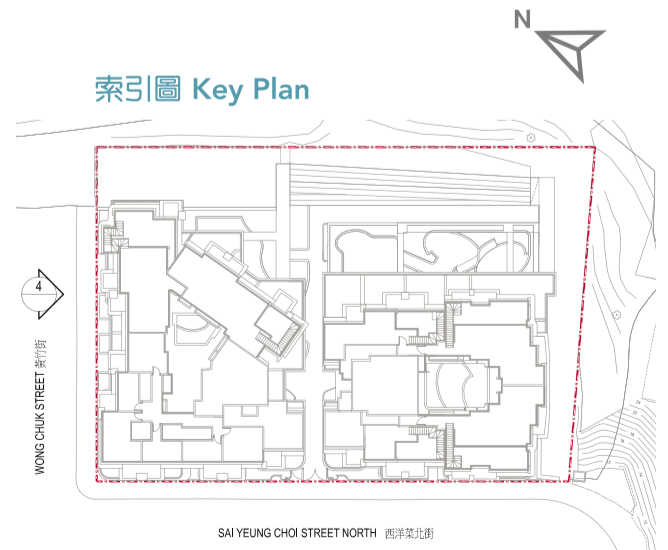
Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 17th July 2023; and
2. are in general accordance with the outward appearance of the Development.

圖例 Legend

-  發展項目的界線
Boundary of the Development

索引圖 Key Plan



公用設施 Common Facilities	有上蓋遮蓋之面積 Covered Area		沒有上蓋遮蓋之面積 Uncovered Area		總面積 Total Area	
	平方米 sq. m.	平方呎 sq. ft.	平方米 sq. m.	平方呎 sq. ft.	平方米 sq. m.	平方呎 sq. ft.
(a) 住客會所(包括供住客使用的任何康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	516.243	5557	1.936	21	518.179	5578
(b) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或其他名稱) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise)	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
(c) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱) Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise)	510.155	5491	379.883	4089	890.038	9580

備註：上述以平方呎顯示的面積由以平方米顯示之面積以1平方米=10.764平方呎換算平方呎之方法計算得出，並四捨五入至整數，與平方米表述之面積可能有些微差異。

Note: 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 that shown in square metre.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk
 2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 -
本住宅物業的每一公契在將本住宅物業提供出售的日期的最新擬稿。
(b) 無須為閱覽付費。
1. Copies of outline zoning plans relating to the Development are available for inspection at www.ozp.tpb.gov.hk.
 2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold -
the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold.
(b) The inspection is free of charge.

1. 外部裝修物料

		描述	
(a)	外牆	裝修物料的類型	基座：綠化牆、鋁飾板、玻璃幕牆、石飾板、瓷磚及金屬百葉 住宅大樓：鋁飾板、鋁格柵、玻璃幕牆、外牆瓷磚、外牆漆
		框的用料	鋁質氟化碳塗層窗框
(b)	窗	玻璃的用料	幕牆：低輻射鍍膜雙層中空玻璃 廚房、開放式廚房、貯物室、公眾走廊：夾層玻璃 浴室：夾層不透明玻璃 升降機大堂及公眾走廊：防火夾層玻璃
		用料	不適用
(c)	窗台	窗台板的裝修物料	不適用
		裝修物料的類型	不適用
(d)	花槽	裝修物料的類型	不適用
		是否有蓋	i) 露台：有蓋 ii) 陽台：不適用
(e)	陽台或露台	裝修物料的類型	i) 露台：鋁質框裝有玻璃欄河 地台：人造木平台及瓷磚 牆身：鋁飾板及外牆瓷磚 天花：鋁假天花、油漆 ii) 陽台：不適用
		是否有蓋	i) 露台：有蓋 ii) 陽台：不適用
(f)	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

		描述	牆壁	地板	天花板
(a)	大堂	地下住宅入口大堂裝修物料的類型	外露牆身鋪砌木條子、玻璃、瓷磚、人造石及金屬	鋪砌人造石及金屬	裝設薄膜天花、石膏板假天花髹乳膠漆、及金屬天花
		1層住宅樓層電梯大堂的裝修物料的類型	外露牆身鋪砌木條子、玻璃、瓷磚、人造石及金屬	鋪砌人造石及金屬	裝設薄膜天花、石膏板假天花髹乳膠漆及金屬天花
		A座及B座住宅樓層電梯大堂的裝修物料的類型	外露牆身裝設金屬、玻璃、牆紙及膠板	鋪砌瓷磚及金屬	裝設石膏板假天花髹乳膠漆、及金屬天花
(b)	內牆及天花板		牆壁		天花板
		客廳裝修物料的類型	外露位置髹乳膠漆、特色牆裝設牆紙連金屬條	石膏板假樑及外露位置髹乳膠漆	
		飯廳裝修物料的類型	外露位置髹乳膠漆	石膏板假樑及外露位置髹乳膠漆	
		睡房裝修物料的類型	外露位置髹乳膠漆、裝設膠板	石膏板假樑及外露位置髹乳膠漆	
(c)	內部地板		地板		牆腳線
		客廳裝修物料的類型	外露位置鋪砌木紋磚	木腳線	
		飯廳裝修物料的類型	外露位置鋪砌木紋磚	木腳線	
		睡房裝修物料的類型	外露位置鋪砌木紋磚	木腳線	
(d)	浴室		牆壁	地板	天花板
		裝修物料的類型	外露位置鋪砌米色、藍色瓷磚	外露位置鋪砌瓷磚及天然石門檻	外露位置裝設石膏板假天花髹乳膠漆及金屬天花
		牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花底		

2. 室內裝修物料

			牆壁	地板	天花板	灶台
(e)	廚房	標準層開放式廚房 僅限於A座2-3、5-12、15-23及25樓的A1-A9及A11-A12單位；A座5-7、10-12、15-23及25樓的A10單位；A座26樓的A1及A4單位；B座2-3、5-12及15-23樓的B1-B9及B11-B13單位；B座5-7、10-12及15-23樓的B10單位；B座25樓的B3-B9單位	外露位置鋪砌人造石、膠板面板	外露位置鋪砌木紋磚	外露位置髹乳膠漆及部分假天花位置膠板	人造石
		封閉式廚房 僅限於A座26樓的A2及A3單位；B座25樓的B1及B2單位	外露位置鋪砌瓷磚、人造石、膠板面板	外露位置鋪砌木紋磚及天然石門檻	外露位置裝設石膏板假天花髹乳膠漆及金屬天花	人造石
		牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至天花底			

3. 室內裝置

		描述	用料	裝修物料	配件
(a)	門	單位大門	防火實心木門及防煙密封條	膠板	防盜眼、氣鼓、門鎖連拉手及門擋
		露台門	鋁門框及中空玻璃掩門 (A座3樓、5至12樓、15-23樓及25樓的A4及A9單位)	氟化碳塗層鋁框	門鎖
		露台及工作平台門	鋁門框及中空玻璃趟摺門	氟化碳塗層鋁框	門鎖
		私人平台門	鋁門框及中空玻璃掩門 (A座2樓的A1、A4、A9及A12單位；B座2樓的B1及B13單位；B座25樓的B1單位) 鋁門框及中空玻璃趟摺門(除上述單位外的所有2樓的單位、A座26樓的A1至A4單位、B座25樓的B1及B2單位)	氟化碳塗層鋁框	門鎖
		私人天台門	不鏽鋼掩門	不鏽鋼	門鎖
		主人睡房門	空心木掩門 (僅限於A座2、3、5-12、15-23、25樓的A5、A6、A7、A8單位；A座26樓的所有單位；B座2、3、5-12、15-23樓的B4及B9單位；B座25樓的B1、B2、B5單位)	膠板及金屬	門鎖連拉手
			空心木趟門 (B座2、3、5-12、15-23樓的B1單位)	膠板及金屬	門鎖連拉手
		睡房門 / 睡房門 1	空心木掩門 (僅限於A座2、3、5-12、15-23及25樓的A5-A8單位；A座26樓的A1-A4單位；B座2、3、5-12及15-23樓的B4、B9單位；B座25樓的B1、B2、B5單位)	膠板	門鎖連拉手
			空心口袋木趟門 (僅限於A座2、3、5-12、15-23及25樓的A1-A3、A11、A12單位；A座5-7、10-12、15-23及25樓的A10單位；B座2、3、5-12、15-23樓的B1-B3、B5-B8、B11-B13單位；B座5-7、10-12、15-23樓的B10單位；B座25樓的B3、B4、B6-B9單位)	膠板及金屬	門鎖連拉手
		睡房門 2	空心木掩門 (僅限於A座26樓的A1-A4單位；B座2、3、5-12及15-23樓的B4單位；B座25樓的B1、B2單位)	膠板	門鎖連拉手
		浴室門	帶金屬百葉窗的玻璃趟門配金屬框 (A座2、3、5-12、15-23、25樓的A1-A9、A11及A12單位；A座5-7、10-12、15-23、25樓的A10單位；A座26樓的A1及A4單位；B座2、3、5-12、15-23樓的B2-B9、B11-B13單位；B座5-7、10-12、15-23樓的B10單位；B座25樓的B1、B3、B4-B9單位)	特色玻璃及金屬	門鎖連拉手
			帶金屬百葉窗空心木掩門 (A座26樓的A2、A3單位；B座25樓的B2單位；B座2、3、5-12、15-23樓的B1單位)	膠板及金屬	門鎖連拉手

3. 室內裝置

		裝置及設備		類型	用料
(a)	門	主浴室門	帶金屬百葉窗空心木掩門 (A座26樓的A1-A4單位； B座25樓的B2單位)	膠板及金屬	門鎖連拉手
			帶金屬百葉窗的玻璃趟門 配金屬框 (B座2、3、5-12、15-23 樓的B4單位； B座25樓的B1單位)	特色玻璃及金屬	門鎖連拉手
		廚房門	防火實心木掩門配玻璃 視窗 (A座26樓的A2、A3單位； B座25樓的B1、B2單位)	膠板、玻璃及金屬	門鎖連拉手、氣鼓 及門擋
		儲物室門	空心木掩門(A座26樓A1及 A4單位)	膠板及金屬	門鎖連拉手
(b)	浴室	(i) 裝置及設備的類型及用料	櫃	鏡櫃	木製櫃配鏡、膠板、 金屬及燈帶
				洗手盆櫃	木製櫃配人造石枱 面、膠板及金屬
				儲物櫃	木製櫃配膠板、玻璃 及金屬
		潔具	洗手盆水龍頭	金屬	
			洗手盆水龍頭連手持淋 浴頭	金屬	
			洗手盆	瓷	
			坐廁	瓷	
			毛巾架	金屬	
			廁紙架	金屬	
			淋浴間間隔	玻璃配金屬框	
			陳列架	人造石	
		淋浴間層架	金屬		
		其他設備	設備之品牌及型號，請參閱「設備說明表」		
		(ii) 供水系統的類型及用料	冷水喉供水系統		銅喉
熱水喉供水系統			隔熱絕緣銅喉		
(iii) 沐浴設施(包括花灑或浴 缸，如適用)	花灑	所有單位花灑套裝	金屬		
	浴缸	不適用	不適用		
(iv) 浴缸大小(如適用)	不適用				
(c)	廚房 / 開放式廚房	用料			
		(i) 洗滌盆	金屬		
		(ii) 供水系統	冷水喉採用銅喉，熱水喉採用隔熱絕緣銅喉		
				用料	裝修物料
		(iii) 廚櫃	木製櫃	膠板、人造石、金屬及燈帶	
		(iv) 所有其他裝置及設備的 類型	消防裝置及設備		開放式廚房內或附近的天花裝置煙霧探測器及消 防花灑頭
其他裝置			黃銅水龍頭		
其他設備			設備之品牌及型號，請參閱「設備說明表」		

3. 室內裝置

		裝置	類型	用料	
(d)	睡房	裝置(包括嵌入式衣櫃)的類型及用料	衣櫃連趟門，僅限於： A座21至23樓及25樓A1及A12單位 B座21至23樓的B1單位 B座21至23樓的B7及B13單位 B座25樓的B3及B9單位	木製櫃及金屬	木製櫃配鏡、膠板、金屬及燈帶
			其他裝置	不適用	
(e)	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」		
(f)	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」		
(g)	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供電掣及插座之面板	
			安全裝置	單相電力並裝妥微型斷路器配電箱	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹		
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置位置及數量說明表」			
(h)	氣體供應	類型	煤氣		
		系統	提供煤氣喉接駁煤氣煮食爐(僅限A座2至3樓、5至12樓、15至23樓及25樓的A5及A8單位；B座2至3樓、5至12樓及15至23樓的B4單位；A座26樓的A2及A3單位；B座25樓的B1及B2單位)及煤氣熱水爐、並有獨立煤氣錶		
		位置	請參閱「住宅單位機電裝置位置及數量說明表」		
(i)	洗衣機接駁點	位置	請參閱「住宅單位機電裝置位置及數量說明表」		
		設計	設有洗衣機來水及去水接駁喉位		
(j)	供水	水管的用料	冷水喉採用銅喉，熱水喉採用隔熱絕緣銅喉		
		水管是隱藏或外露	冷熱水喉是部分隱藏及部分外露 ²		
		有否熱水供應	廚房、開放式廚房及浴室供應熱水		

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

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

4. 雜項

		住宅升降機			
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	奧的斯	
			產品型號	GEN3	
		(ii) 升降機的數目及到達的樓層	升降機的數目	4部	
			到達的樓層	升降機1及升降機2：A座地下至26樓 升降機3及升降機4：B座地下至25樓	
(b)	信箱	用料	金屬及木皮		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾並運送至A座地下之垃圾及物料回收室作中央收集處理		
		(ii) 垃圾房的位置	垃圾及物料回收房設於每個住宅樓層。垃圾及物料回收室設於A座地下		
(d)	水錶、電錶及氣體錶		水錶	電錶	氣體錶
		(i) 位置	每層之公共水錶櫃	每層之公共電錶房	露台高位
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

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。

5. 保安設施

保安系統及設備	入口通道控制及保安系統	地下入口大堂設有訪客對講機、智能咭閱讀器及密碼門鎖。住宅大樓升降機內另設有智能咭閱讀器供住戶之用。
	閉路電視	閉路電視設於地下住宅入口大堂、所有升降機內及公共地方，並直接連接地下接待處
嵌入式的裝備的細節	各住宅單位均設有對講機，並直接連接地下住宅入口大堂之對講機系統	
嵌入式的裝備的位置	請參閱「住宅單位機電裝置位置及數量說明表」	

6. 設備說明表

位置	設備	適用住宅物業	品牌	型號	
				室內機	室外機
客廳 / 飯廳	分體式冷氣機	2-25樓A1及A12單位	三菱電機	MSZ-GE50VA-E1	MXZ-5E102VA-E1
		2-25樓A2、A3、A5、A6、A7、A10、A11單位及3-25樓A8單位		MSZ-GE50VA-E1	MXZ-4E72VA-E1
		2樓A8單位及2-25樓A4及A9單位		MSZ-GS18VF	MUZ-GS18VF
		26樓A1、A2、A3及A4單位		MSZ-GE35VA-E1 (2部)	MXZ-5E102VA-E1
		2-23樓B1、B4、B7及B13單位		MSZ-GE50VA-E1	MXZ-5E102VA-E1
		2-23樓B2、B3、B9、B10、B11、B12單位及3-23樓B5、B6及B8單位		MSZ-GE50VA-E1	MXZ-4E72VA-E1
		2樓B5、B6及B8單位		MSZ-GS18VF	MUZ-GS18VF
		25樓B1及B2單位		MSZ-GE35VA-E1 (2部)	MXZ-5E102VA-E1
		25樓B3、B4、B5、B6、B7、B8及B9單位		MSZ-GE50VA-E1	MXZ-5E102VA-E1
		主人睡房		分體式冷氣機	2-25樓A5、A6、A7及A8單位
26樓A1、A2、A3及A4單位	MSZ-GE35VA-E1		MXZ-5E102VA-E1		
2-23樓B4及B9單位	MSZ-GS12VF		MUZ-GS12VF		
25樓B1及B2單位	MSZ-GE35VA-E1		MXZ-5E102VA-E1		
25樓B5單位	MSZ-GS12VF		MUZ-GS12VF		
2-23樓B1單位	MSZ-GE25VA-E1 (2部)		—		

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

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓

2. A座2樓、3樓、8樓及9樓不設A10單位

3. B座2樓、3樓、8樓及9樓不設B10單位

6. 設備說明表

位置	設備	適用住宅物業	品牌	型號			
				室內機	室外機		
睡房 / 睡房 1	分體式冷氣機	2-25樓A1及A12單位	三菱電機	MSZ-GE25VA-E1 (2部)	—		
		2-25樓A2、A3、A5、A6、A7、A10、A11單位及3-25樓A8單位		MSZ-GE25VA-E1	—		
		2樓A8單位		MSZ-GS09VF	MUZ-GS09VF		
		26樓A1、A2、A3及A4單位		MSZ-GE25VA-E1	—		
		2-23樓B7及B13單位		MSZ-GE25VA-E1 (2部)	—		
		2-23樓B2、B3、B9、B10、B11、B12單位及3-23樓B5、B6及B8單位		MSZ-GE25VA-E1	—		
		2樓B5、B6及B8單位		MSZ-GS09VF	MUZ-GS09VF		
		2-23樓B1單位		MSZ-GS12VF	MUZ-GS12VF		
		2-23樓B4單位		MSZ-GE25VA-E1	—		
		25樓B1及B2單位		MSZ-GE25VA-E1	—		
		25樓B3及B9單位		MSZ-GE25VA-E1 (2部)	—		
		25樓B4、B5、B6、B7及B8單位		MSZ-GE25VA-E1	—		
		睡房 2			26樓A3及A4單位	MSZ-GE25VA-E1	—
					2-23樓B4單位	MSZ-GE25VA-E1	—
25樓B1及B2單位	MSZ-GE25VA-E1		—				
儲物房		26樓A1及A2單位	MSZ-GE25VA-E1	—			
客廳 / 飯廳	對講機	A座與B座所有單位	Urmet	1160/3	—		
	嵌入式雪櫃	A座2樓至25樓A1, A3, A4, A6, A7, A9, A10及A12單位 B座2樓至23樓B1, B2, B3, B5, B6, B7, B9, B10, B11及B13單位 A座26樓A1及A4單位 B座25樓B3, B5, B6, B7及B9單位	西門子	K142LAFF0K	—		

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

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓

2. A座2樓、3樓、8樓及9樓不設A10單位

3. B座2樓、3樓、8樓及9樓不設B10單位

6. 設備說明表

位置	設備	適用住宅物業	品牌	型號
廚房 / 開放式廚房	雙頭氣體煮食爐	A座2樓至25樓的A5及A8單位 B座2樓至23樓的B4單位	Mia Cucina	MYB32CT
	嵌入式電磁爐	A座2樓至25樓A1、A2、A3、A4、A6、A7、A9、A10、A11及A12單位 B座2樓至23樓B1、B2、B3、B5、B6、B7、B8、B9、B10、B11、B12及B13單位 B座25樓B3、B4、B5、B6、B7、B8及B9單位	西門子	iQ700 EX375FXB1E
	組合式三頭氣體煮食爐	A座26樓A2及A3單位 B座25樓B1及B2單位	Mia Cucina	MYB32CT + MYB31CT
	嵌入式三頭電磁爐	A座26樓A1及A4單位	西門子	EH675LDC2E
	掛牆式抽油煙機	A座與B座所有單位	西門子	LI67SA531B
	嵌入式微波爐	A座2樓至25樓所有單位 B座2樓至23樓所有單位 B座25樓B3、B4、B5、B6、B7、B8及B9單位	西門子	iQ500 BE525LMS0H
	嵌入式微波焗爐	A座26樓所有單位 B座25樓B1及B2單位	西門子	iQ700 CM724G1B1B
	嵌入式雪櫃	A座2樓至25樓A2、A5、A8及A11單位 A座26樓A2及A3單位 B座2樓至23樓B4、B8及B12單位 B座25樓B1、B2、B4及B8單位	西門子	K142LAFF0K
	洗衣乾衣機	A座2樓至25樓的A4、A5、A8及A9單位 A座26樓A2及A3單位 B座25樓B1及B2單位	西門子	WK14S250HK
	煤氣熱水爐	A座26樓的A2及A3單位 B座25樓的B1及B2單位	TGC	TRJW222TFQL
	A座2樓至25樓的A6及A7單位	TGC	TRJW162TFQL	
浴室	換氣暖風機	A座2樓至25樓的A1、A3、A6、A7、A10及A12單位 A座26樓的A2及A3單位 B座2樓至23樓的B2、B6、B7、B9、B10、B11及B13單位 B座25樓的B1、B2、B3、B5、B6、B7及B9單位	樂聲牌	FV-30BG3H
	換氣暖風機及增壓風機	A座2樓至25樓的A2、A4、A5、A8、A9及A11單位 A座26樓的A1及A4單位 B座2樓至23樓的B1、B3、B4、B5、B8及B12單位 B座25樓的B4及B8單位	樂聲牌 / Ostberg	FV-30BG3H / LPK 125 B1-r
主人浴室	換氣暖風機	A座26樓的A1、A2、A3及A4單位 B座25樓的B1及B2單位	樂聲牌	FV-30BG3H
	換氣暖風機及增壓風機	B座2樓至23樓的B4單位	樂聲牌 / Ostberg	FV-30BG3H / LPK 125 B1-r

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

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓

2. A座2樓、3樓、8樓及9樓不設A10單位

3. B座2樓、3樓、8樓及9樓不設B10單位

6. 設備說明表

位置	設備	適用住宅物業	品牌	型號
露台	煤氣熱水爐	A座3樓至25樓的A4及A9單位	TGC	RBOX16QL / RBOX16QR
露台及工作平台	洗衣乾衣機	A座3樓至25樓的A1、A2、A3、A6、A7、A10、A11及A12單位 B座3樓至23樓所有單位 B座25樓的B3、B4、B5、B6、B7、B8及B9單位	西門子	WK14S250HK
	煤氣熱水爐	A座3樓至25樓的A1、A2、A3、A5、A8、A10、A11及A12單位 B座3樓至23樓的B2、B3、B5、B6、B8、B10、B11、B12及B13單位	TGC	RBOX16L / RBOX16R
		B座3樓至23樓的B1、B4、B7及B9單位		RBOX16QL / RBOX16QR
私人平台	洗衣乾衣機	A座2樓的A1、A2、A3、A6、A7、A11及A12單位 A座26樓A1、A4單位 B座2樓所有單位	西門子	WK14S250HK
	煤氣熱水爐	A座2樓的A1、A2、A3、A5、A8、A11及A12單位 B座2樓的B2、B3、B5、B6、B8、B11、B12及B13單位	TGC	RBOX16L / RBOX16R
		A座2樓的A4及A9單位 B座2樓的B1、B4、B7及B9單位	TGC	RBOX16QL / RBOX16QR
儲物房	煤氣熱水爐	A座26樓A1及A4單位	TGC	TRJW222TFQL

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

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓

2. A座2樓、3樓、8樓及9樓不設A10單位

3. B座2樓、3樓、8樓及9樓不設B10單位

1. Exterior finishes

		Description	
(a)	External wall	Type of finishes	Podium: Green wall, aluminium cladding, curtain wall, stone cladding, ceramic wall tiles and metal louvre Residential Tower: Aluminium cladding, aluminium grille, curtain wall, ceramic wall tiles and external paints
		Material of frame	PVF2 coated aluminium frame
(b)	Window	Material of glass	Curtain Wall: Insulated Glazing Unit (IGU) with low-e coating glass; Kitchens, Open Kitchens, Store Rooms, Common Corridors: Laminated Glass Bathrooms: Laminated Opague Glass Lift Lobbies and Common Corridors: Fire-rated laminated glass
		Material of bay window	Not applicable
(c)	Bay window	Finishes of window sill	Not applicable
		Type of finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	Type of finishes	i) Balcony: aluminium frame Installed with glass balustrade Floor: artificial timber deck and ceramic tile Wall: aluminium cladding and ceramic wall tiles Ceiling: aluminium false ceiling and external paints ii) Verandah: Not applicable
		Whether it is covered	i) Balcony: covered ii) Verandah: Not applicable
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior finishes

		Wall	Floor	Ceiling	
(a)	Lobby	Residential Entrance Lift Lobby at G/F	Timber, Metal, Glass, Tiles & Reconstituted Stone on exposed surface	Reconstituted stone & metal	Barrisol Ceiling & Gypsum board false ceiling with emulsion paint and metal ceiling
		Residential Entrance Lift Lobby at 1/F	Timber, Metal, Glass, Tiles & Reconstituted Stone on exposed surface	Reconstituted stone & metal	Barrisol Ceiling & Gypsum board false ceiling with emulsion paint and metal ceiling
		Tower A and Tower B Residential Typical Floor Lift Lobby	Metal, Glass, Wallpaper & Plastic Laminate on exposed surface	Tile & metal	Gypsum board false ceiling with emulsion paint and metal ceiling
(b)	Internal wall and ceiling		Wall	Ceiling	
		Living room finishes	Emulsion paint on exposed surface & partial wallpaper with metal trim as feature wall	Emulsion paint on gypsum board bulkhead and exposed surface	
		Dining room finishes	Emulsion paint on exposed surface	Emulsion paint on gypsum board bulkhead and exposed surface	
		Bedroom finishes	Emulsion paint on exposed surface & partial plastic laminate	Emulsion paint on gypsum board bulkhead and exposed surface	
(c)	Internal floor		Floor	Skirting	
		Material of Living room	Wooden PatternTile on exposed surface	Timber skirting	
		Material of Dining room	Wooden PatternTile on exposed surface	Timber skirting	
		Material of Bedroom	Wooden PatternTile on exposed surface	Timber skirting	

2. Interior finishes

			Wall	Floor	Ceiling	
(d)	Bathroom	Type of finishes	Beige and Blue Tile on exposed surface	Tile and natural stone threshold on exposed surface	Metal & Gypsum board false ceiling with emulsion paint on exposed surface	
		Whether the wall finishes run up to ceiling	Wall finishes run up to the ceiling			
(e)	Kitchen / Open Kitchen		Wall	Floor	Ceiling	Cooking Bench
		Open Kitchen Only at: Flat A1-A9, A11-A12 on 2-3/F, 5-12/F, 15-23/F & 25/F of Block A; Flat A10 on 5-7/F, 10-12/F, 15-23/F & 25/F of Block A; Flat A1 & A4 on 26/F of Block A; Flat B1-B9 & B11-B13 on 2-3/F, 5-12/F & 15-23/F of Block B; Flat B10 on 5-7/F, 10-12/F, 15-23/F of Block B; Flat B3-B9 on 25/F of Block B	Emulsion Paint, reconstituted stone & plastic laminate on exposed surface.	Wooden PattenTile on exposed surface	Emulsion Paint on exposed surface and partially covered by plastic laminate bulkhead	Reconstituted Stone
		Kitchen Only at: Flat A2 & A3 on 26/F of Block A; Flat B1 & B2 on 25/F of Block B	Enclosed Kitchen: Porcelain tiles, Reconstituted stone & plastic laminate on exposed surface.	Wooden PattenTile and natural stone threshold on exposed surface	Metal & Gypsum board false ceiling with emulsion paint on exposed surface.	Reconstituted Stone
		Whether the wall finishes run up to ceiling	Wall finishes run up to the ceiling			

3. Interior fittings

			Material	Finishes	Accessories
(a)	Doors	Main Entrance Door	Fire-rated solid core timber door with smoke seal	Plastic Laminate	Door viewer, door closer and lockset with handel and door stopper
		Balcony Door	Aluminium door frame and insulated glass unit swing door (For Flat A4 & A9 of Block A on 3/F, 5/F-12/F, 15-23/F & 25/F)	PVF2 coated aluminium	Door Lock
		Combined Balcony and Utility Platform Door	Aluminium door frame and insulated glass unit slide-folding door	PVF2 coated aluminium	Door Lock
		Private Flat Roof Door	Aluminium door frame and insulated glass unit swing door (For Flat A1, A4, A9, A12 on 2/F of Block A; Flat B1 and Flat B13 on 2/F of Block B; Flat B1 on 25/F of Block B) Aluminium door frame and insulated glass unit slide-folding door (For all residential Flats at 2/F except the above, Flat A1 to A4 on 26/F of Block A, Flat B1 and B2 on 25/F of Block B)	PVF2 coated aluminium	Door Lock

3. Interior fittings

		Material	Finishes	Accessories	
(a)	Doors	Private Roof Door	Stainless steel swing door	Stainless Steel	Door Lock
		Master Bedroom Door	Hollow core timber door (For Flat A5, A6, A7, A8 on 2, 3, 5-12,15-23, 25/F of Block A; All Flats on 26/F of Block A; Flat B4, B9 on 2, 3, 5-12,15-23/F of Block B; Flat B1, B2 and B5 on 25/F of Block B)	Plastic laminate	Lockset with handle
			Hollow core timber sliding door (For Flat B1 on 2, 3, 5-12,15-23/F of Block B)	Plastic laminate	Lockset with handle
		Bedroom Door/ Bedroom 1 Door	Hollow core timber door (For Flat A5-A8 on 2, 3, 5-12,15-23, 25/F of Block A; Flat A1-A4 on 26/F on Block A; Flat B4, B9 on 2, 3, 5-12,15-23/F of Block B; Flat B1,B2,B5 on 25/F of Block B)	Plastic laminate	Lockset with handle
			Hollow core timber pocket door (For Flat A1-A3, A11, A12 on 2, 3, 5-12,15-23, 25/F of Block A; Flat A10 on 5-7,10-12,15-23, 25/F of Block A; Flat B1-B3, B5-B8, B11-B13 on 2, 3, 5-12,15-23/F of Block B; Flat B10 on 5-7,10-12,15-23/F of Block B; Flat B3, B4, B6-B9 on 25/F of Block B)	Plastic laminate with metal	Lockset with handle
		Bedroom 2 Door	Hollow core timber door (For Flat A1-A4 on 26/F of Block A; Flat B4 on 2, 3, 5-12,15-23/F of Block B; Flat B1 and B2 on 25/F of Block B)	Plastic laminate	Lockset with handle
		Bathroom Door	Glass sliding door with metal louvre and frame (For Flat A1-A9, A11,A12 on 2, 3, 5-12,15-23, 25/F of Block A; Flat A10 on 5-7, 10-12,15-23, 25/F of Block A; Flat A1, A4 on 26/F of Block A; Flat B2-B9, B11-B13 on 2, 3, 5-12,15-23/F of Block B; Flat B10 on 5-7, 10-12, 15-23/F of Block B; Flat B1, B3, B4-B9 on 25/F of Block B)	Feature glass with metal	Lockset with handle
			Hollow core timber door with metal louvre (For Flat A2,A3 on 26/F of Block A; Flat B2 on 25/F of Block B; Flat B1 on 2, 3, 5-12 & 15-23/F of Block B)	Plastic laminate with metal	Lockset with handle
		Master Bathroom Door	Hollow core timber door with metal louvre (For Flat A1-A4 on 26/F of Block A; Flat B2 on 25/F of Block B)	Plastic laminate with metal	Lockset with handle
			Glass sliding door with metal louvre and frame (For Flat B4 on 2, 3, 5-12,15-23/F of Block B; Flat B1 on 25/F of Block B)	Feature glass with metal	Lockset with handle
		Kitchen Door	Fire-rated solid core timber door with fire-rated glass vision panel (For Flat A2,A3 on 26/F of Block A; Flat B1, B2 on 25/F of Block B)	Plastic laminate, glass and metal	Lockset with handle and door closer, door stopper
		Store Room Door	Hollow core timber door (For Flat A1 & A4 on 26/F of Block A)	Plastic laminate	Lockset with handle

3. Interior fittings

		Fittings & Equipments		Type	Material	
(b)	Bathroom		Cabinet	Mirror Cabinet	Wooden cabinet with plastic laminate, mirror metal & LED light strip	
				Basin Cabinet	Wooden cabinet with reconstituted stone counter top, plastic laminate and metal	
				Storage Cabinet	Wooden cabinet with plastic laminate, glass and metal	
		(i) Type and material of fittings and equipment	Bathroom fittings		Basin Mixer	Metal
					Basin Mixer with Hand Shower	Metal
					Basin	Ceramic
					Water Closet	Ceramic
					Towel Bar	Metal
					Hook	Metal
					Paper Holder	Metal
					Shower Cubicle	Glass with metal frame
					Display Shelf	Reconstituted Stone
	Shower Shelf	Metal				
	Other Equipment	For the brand name and model number of appliances, please refer to the "Appliances Schedule"				
(ii) Type and material of water supply system		For type & material of water supply system, please refer to the fields "Water Supply" below				
(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set of all units	Metal			
	Bath tub	Not Applicable	Not Applicable			
(iv) Size of bath tub, if applicable		Not Applicable				
(c)	Kitchen / Open Kitchen	Material				
		(i) Sink unit	Metal			
		(ii) Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply			
				Material	Finishes	
		(iii) Kitchen cabinet	Wood cabinet	Plastic laminate, Reconstituted stone, metal & LED light strip		
		(iv) Type of all other fittings and equipment	Fire Service Installations and Equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen		
			Other fittings	Brass sink mixer		
Other Equipment	For the brand name and model number of appliances, please refer to the "Appliances Schedule"					

3. Interior fittings

			Fittings	Type	Material
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Built-in Wardrobe, at the following Flats: Flat A1 & A12 at 21/F to 23/F and 25/F of Block A Flat B1 at 21/F to 23/F of Block B Flat B7 & B13 at 21/F to 23/F of Block B Flat B3 & B9 at 25/F of Block B	Wooden Closet	Wooden cabinet with plastic laminate
			Other fittings	No Fittings Provided	
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule for Electrical & Mechanical Provisions"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule for Electrical & Mechanical Provisions"		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Single-phase electricity supply with miniature circuit breaker distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the location and number of Electrical and Mechanical Provisions"		
(h)	Gas supply	Type	Towngas		
		System	Gas supply pipe is provided and connected to gas hob (only at: Flat A5, A8 on 2-3/F, 5-12/F, 15-23/F & 25/F of Block A; Flat B4 on 2-3/F, 5-12/F & 15-23/F of Block B; Flat A2 & A3 on 26/F of Block A; Flat B1 & B2 on 25/F of Block B) and gas water heater. Separate gas meter is provided		
		Location	For the location of gas hob and gas water heater, please refer to "Appliances Schedule"		
(i)	Washing machine connection point	Location	Please refer to the "Schedule for Electrical & Mechanical Provisions"		
		Design	Water inlet point and waste water outlet is provided for washing machine		
(j)	Water supply	Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
		Whether water pipes are concealed or exposed	Both hot and cold water pipes are partly concealed and partly exposed ²		
		Whether hot water is available	Hot water supply system is provided to kitchens, open kitchens and bathrooms		

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

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

4. Miscellaneous

			Residential lift		
(a)	Lifts	(i) Brand name and model number	Brand Name	OTIS	
			Model Number	GEN3	
		(ii) Number and floors served by them	Number of lifts	4	
			Floor served by the lifts	Lift-1 & Lift 2 (Block A): G/F to 26/F Lift-3 & Lift 4 (Block B): G/F to 25/F	
(b)	Letter box	Material	Metal & Veneer		
(c)	Refuse collection	(i) Means of refuse collection	Refuse to be collected by cleaners and centrally handled at Refuse Storage and Material Recovery Chamber at G/F of Block A		
		(ii) Location of refuse room	Refuse Storage and Material Recovery Rooms located at each residential floors. Refuse Storage and and Materail Recovery Chamber is located at G/F of Block A.		
(d)	Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
		(i) Location	Common water meter cabinet on each floor	Common electrical meter room on each floor	High level of balcony
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

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

5. Security facilities

Security system and equipment	Access Control and security system	Visitor panel, smart card ready and security door lock are installed at G/F entrance lobby. Smart card reader is installed inside residential tower lifts.
	CCTV	CCTV system is provided at G/F residential entrance lobby, all lifts and common areas, and is connected directly to the caretaker's counter on G/F
Details of built-in provisions	Audio door phone in each residential property is connected to the visitor panel at G/F residential entrance lobby	
Location of built-in provisions	Please refer to the "Schedule for the Location and Number of mechanical and Electrical Provisions of Residential Properties"	

6. Appliance Schedule

Location	Appliances	Applicable Residential Properties	Brand	Model No. (If Any)	
				Indoor Unit	Outdoor Unit
Living Room / Dining Room	Split Type Air-conditioner	Flat A1 & A12 at 2/F to 25/F	Mitsubishi	MSZ-GE50VA-E1	MXZ-5E102VA-E1
		Flat A2, A3, A5, A6, A7, A10 & A11 at 2/F to 25/F; Flat A8 at 3/F to 25/F		MSZ-GE50VA-E1	MXZ-4E72VA-E1
		Flat A8 at 2/F Flat A4 & A9 at 2/F to 25/F		MSZ-GS18VF	MUZ-GS18VF
		Flat A1, A2, A3 & A4 at 26/F		MSZ-GE35VA-E1 (2 Nos.)	MXZ-5E102VA-E1
		Flat B1, B4, B7 & B13 at 2/F to 23/F		MSZ-GE50VA-E1	MXZ-5E102VA-E1
		Flat B2, B3, B9, B10, B11 & B12 at 2/F to 23/F Flat B5, B6 & B8 at 3/F to 23/F		MSZ-GE50VA-E1	MXZ-4E72VA-E1
		Flat B5, B6 & B8 at 2/F		MSZ-GS18VF	MUZ-GS18VF
		Flat B1 & B2 at 25/F		MSZ-GE35VA-E1 (2 Nos.)	MXZ-5E102VA-E1
		Flat B3, B4, B5, B6, B7, B8 & B9 at 25/F		MSZ-GE50VA-E1	MXZ-5E102VA-E1
		Master Bedroom		Split Type Air-conditioner	Flat A5, A6, A7 & A8 at 2/F to 25/F
Flat A1, A2, A3 & A4 at 26/F	MSZ-GE35VA-E1		MXZ-5E102VA-E1		
Flat B4 & B9 at 2/F to 23/F	MSZ-GS12VF		MUZ-GS12VF		
Flat B1 & B2 at 25/F	MSZ-GE35VA-E1		MXZ-5E102VA-E1		
Flat B5 at 25/F	MSZ-GS12VF		MUZ-GS12VF		
Flat B1 at 2/F to 23/F	MSZ-GE25VA-E1 (2 Nos.)		—		

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

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted

2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A

3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

6. Appliance Schedule

Location	Appliances	Applicable Residential Properties	Brand	Model No. (If Any)				
				Indoor Unit	Outdoor Unit			
Bedroom / Bedroom 1	Split-type Air Conditioner	Flat A1 & A12 at 2/F to 25/F	Mitsubishi	MSZ-GE25VA-E1 (2 Nos.)	—			
		Flat A2, A3, A5, A6, A7, A10 & A11 at 2/F to 25/F Flat A8 at 3/F to 25/F		MSZ-GE25VA-E1	—			
		Flat A8 at 2/F		MSZ-GS09VF	MUZ-GS09VF			
		Flat A1, A2, A3 & A4 at 26/F		MSZ-GE25VA-E1	—			
		Flat B7 & B13 at 2/F to 23/F		MSZ-GE25VA-E1 (2 Nos.)	—			
		Flat B2, B3, B9, B10, B11 & B12 at 2/F to 23/F Flat B5, B6 & B8 at 3/F to 23/F		MSZ-GE25VA-E1	—			
		Flat B5, B6 & B8 at 2/F		MSZ-GS09VF	MUZ-GS09VF			
		Flat B1 at 2/F to 23/F		MSZ-GS12VF	MUZ-GS12VF			
		Flat B4 at 2/F to 23/F		MSZ-GE25VA-E1	—			
		Flat B1 & B2 at 25/F		MSZ-GE25VA-E1	—			
		Flat B3 & B9 at 25/F		MSZ-GE25VA-E1 (2 Nos.)	—			
		Flat B4, B5, B6, B7 & B8 at 25/F		MSZ-GE25VA-E1	—			
		Bedroom 2		Split-type Air Conditioner	Flat A3 & A4 at 26/F	Mitsubishi	MSZ-GE25VA-E1	—
					Flat B4 at 2/F to 23/F		MSZ-GE25VA-E1	—
Flat B1 & B2 at 25/F	MSZ-GE25VA-E1		—					
Store Room	Split-type Air Conditioner	Flat A1 & A2 at 26/F	Mitsubishi	MSZ-GE25VA-E1	—			

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

- Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted
 2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A
 3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

6. Appliance Schedule

Location	Appliances	Applicable Residential Properties	Brand	Model No. (If Any)
Living Room / Dining Room	Door Phone	All Flats of Block A & Block B	Urmet	1160/3
	Built-in Refrigerator	Flat A1, A3, A4, A6, A7, A9, A10 & A12 at 2/F to 25/F of Block A Flat B1, B2, B3, B5, B6, B7, B9, B10, B11 & B13 at 2/F to 23/F of Block B Flat A1 & A4 at 26/F of Block A Flat B3, B5, B6, B7 & B9 at 25/F of Block B	Siemens	K142LAFF0K
Kitchen / Open Kitchen	Double Burner Gas Domino Hob	Flat A5 & A8 at 2/F to 25/F of Block A Flat B4 at 2/F to 23/F of Block B	Mia Cucina	MYB32CT
	Built -in Induction Cooker	Flat A1, A2, A3, A4, A6, A7, A9, A10, A11 & A12 at 2/F to 25/F of Block A Flat B1, B2, B3, B5, B6, B7, B8, B9, B10, B11, B12 & B13 at 2/F to 23/F of Block B Flat B3, B4, B5, B6, B7, B8 & B9 at 25/F of Block B	Siemens	iQ700 EX375FXB1E
	CombiSet-Triple Burner Gas Domino Hob	Flat A2 & A3 at 26/F of Block A Flat B1 & B2 at 25/F of Block B	Mia Cucina	MYB32CT + MYB31CT
	Triple Induction Hob	Flat A1 & A4 at 26/F of Block A	Siemens	EH675LDC2E
	Telescopic Hood	All Flats of Block A & Block B	Siemens	LI67SA531B
	Built-in Microwave Oven	All Flats at 2/F to 25/F of Block A All Flats at 2/F to 23/F of Block B Flat B3, B4, B5, B6, B7, B8 & B9 at 25/F of Block B	Siemens	iQ500 BE525LMS0H
	Built-in Refrigerator	Flat A2 & A3 on 26/F of Block A Flat A2, A5, A8 & A11 on 2/F to 25/F of Block A Flat B1, B2, B4 & B8 on 25/F of Block B Flat B4, B8, B12 on 2/F to 23/F of Block B	Siemens	K142LAFF0K
	Built-in Compact Microwave Oven	All Flats at 26/F of Block A Flat B1 & B2 at 25/F of Block B	Siemens	iQ700 CM724G1B1B
	Built-in Washer/Dryer	Flat A4, A5, A8 & A9 at 2/F to 25/F of Block A Flat A2 & A3 at 26/F of Block A Flat B1 & B2 at 25/F of Block B	Siemens	WK14S250HK
	Gas Water Heater		Flat A2 & A3 at 26/F of Block A Flat B1 & B2 at 25/F of Block B	TGC
Flat A6 & A7 at 2/F to 25/F of Block A			TGC	TRJW162TFQL

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

- Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted
 2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A
 3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

6. Appliance Schedule

Location	Appliances	Applicable Residential Properties	Brand	Model No. (If Any)
Bathroom	Thermo Ventilator	Flat A1, A3, A6, A7, A10 & A12 at 2/F to 25/F of Block A Flat A2 & A3 at 26/F of Block A Flat B2, B6, B7, B9, B10, B11 & B13 at 2/F to 23/F of Block B Flat B1, B2, B3, B5, B6, B7 & B9 at 25/F Block B	Panasonic	FV-30BG3H
	Thermo Ventilator and Booster Fan	Flat A2, A4, A5, A8, A9 & A11 at 2/F to 25/F of Block A Flat A1 & A4 at 26/F of Block A Flat B1, B3, B4, B5, B8 & B12 at 2/F to 23/F of Block B Flat B4 & B8 at 25/F Block B	Panasonic / Ostberg	FV-30BG3H / LPK 125 B1-r
Master Bathroom	Thermo Ventilator	Flat A1, A2, A3 & A4 at 26/F of Block A Flat B1 & B2 at 25/F Block B	Panasonic	FV-30BG3H
	Thermo Ventilator and Booster Fan	Flat B4 at 2/F to 23/F of Block B	Panasonic/Ostberg	FV-30BG3H / LPK 125 B1-r
Balcony	Gas Water Heater	Flat A4 & A9 at 3/F to 25/F of Block A	TGC	RBOX16QL / RBOX16QR
Balcony and Utility Platform	Built-in Washer/Dryer	Flat A1, A2, A3, A6, A7, A10, A11 & A12 at 3/F to 25/F of Block A All Flats at 3/F to 23/F of Block B Flat B3, B4, B5, B6, B7, B8 & B9 at 25/F of Block B	Siemens	WK14S250HK
	Gas Water Heater	Flat A1, A2, A3, A5, A8, A10, A11 & A12 at 3/F to 25/F of Block A Flat B2, B3, B5, B6, B8, B10, B11, B12 & B13 at 3/F to 23/F of Block B	TGC	RBOX16L / RBOX16R
		Flat B1, B4, B7 & B9 at 3/F to 23/F of Block B		RBOX16QL / RBOX16QR
Private Flat Roof	Built-in Washer/Dryer	Flat A1, A2, A3, A6, A7, A11 & A12 at 2/F of Block A Flat A1 & A4 at 26/F of Block A All Flats at 2/F of Block B	Siemens	WK14S250HK
	Gas Water Heater	Flat A1, A2, A3, A5, A8, A11 & A12 at 2/F of Block A Flat B2, B3, B5, B6, B8, B11, B12 & B13 at 2/F of Block B	TGC	RBOX16L / RBOX16R
		Flat A4 & A9 at 2/F of Block A Flat B1, B4, B7 & B9 at 2/F of Block B		RBOX16QL / RBOX16QR
Store Room	Gas Water Heater	Flat A1 & A4 at 26/F of Block A	TGC	TRJW222TFQL

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

- Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted
 2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A
 3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	A座 Block A							
		A1		A2		A3		A4	
		2樓至25樓 2/F to 25/F	26樓 26/F	2樓至25樓 2/F to 25/F	26樓 26/F	2樓至25樓 2/F to 25/F	26樓 26/F	2樓至25樓 2/F to 25/F	26樓 26/F
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	1
客廳 / 飯廳 Living Room / Dining Room	電視 / 電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1
	電話接駁位 Telephone Outlet	1	1	1	1	1	1	1	1
	網路插座 Data outlet	1	1	1	1	1	1	1	1
	13A 雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	2	2
	13A 單位電插座 13A Single Socket Outlet	1	2	1	2	1	2	—	2
	天花燈槽連接線座 Strip light trough with Fuse Spur Unit	2	2	2	1	2	1	1	2
	燈掣 Lighting Switch	5	5	3	5	3	5	4	5
	燈位 Lighting Point	8	5	4	8	4	8	5	5
	對講機 Door Phone	1	1	1	1	1	1	1	1
	空調機雙極開關 DP Switch for A/C Unit	1	2	1	2	1	2	1	2
煙霧探測器 Smoke Detector	1	1	1	—	1	—	1	1	
主人睡房 M. Bedroom	電話接駁位 Telephone Outlet	—	1	—	1	—	1	—	1
	13A 雙位電插座 13A Twin Socket Outlet	—	1	—	1	—	1	—	1
	13A 單位電插座 13A Single Socket Outlet	—	1	—	1	—	1	—	1
	天花燈槽連接線座 Strip light trough with Fuse Spur Unit	—	2	—	1	—	1	—	2
	燈掣 Lighting Switch	—	3	—	1	—	1	—	3
	燈位 Lighting Point	—	6	—	3	—	3	—	6
空調機雙極開關 DP Switch for A/C Unit	—	1	—	1	—	1	—	1	
睡房 / 睡房1 Bedroom / Bedroom 1	電話接駁位 Telephone Outlet	1	—	1	—	1	—	—	—
	13A 雙位電插座 13A Twin Socket Outlet	2	1	1	1	1	1	—	1
	13A 單位電插座 13A Single Socket Outlet	1	—	1	—	1	—	—	—
	天花燈槽連接線座 Strip light trough with Fuse Spur Unit	—	1	—	1	1	1	—	1

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓

2. A座2樓、3樓、8樓及9樓不設A10單位

3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted

2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A

3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	A座 Block A							
		A1		A2		A3		A4	
		2樓至25樓 2/F to 25/F	26樓 26/F	2樓至25樓 2/F to 25/F	26樓 26/F	2樓至25樓 2/F to 25/F	26樓 26/F	2樓至25樓 2/F to 25/F	26樓 26/F
睡房 / 睡房1 Bedroom / Bedroom 1	燈掣 Lighting Switch	2	1	2	1	2	1	—	1
	燈位 Lighting Point	2	3	1	5	3	5	—	3
	空調機雙極開關 DP Switch for A/C Unit	2	1	1	1	1	1	—	1
睡房 2 Bedroom 2	13A 雙位電插座 13A Twin Socket Outlet	—	—	—	1	—	1	—	—
	天花燈槽連接線座 Strip light trough with Fuse Spur Unit	—	—	—	1	—	1	—	—
	燈掣 Lighting Switch	—	—	—	1	—	1	—	—
	燈位 Lighting Point	—	—	—	3	—	3	—	—
	空調機雙極開關 DP Switch for A/C Unit	—	—	—	1	—	1	—	—
開放式廚房 Open Kitchen	13A 雙位電插座 13A Twin Socket Outlet	2	2	2	—	2	—	2	2
	13A 單位電插座 13A Single Socket Outlet	3	2	2	—	2	—	4	2
	門鈴 Door Bell	1	1	1	—	1	—	1	1
	電磁爐雙極開關掣及接線座 Double Pole Switch and Connection Unit for Induction Hob	1	1	1	—	1	—	1	1
	廚櫃燈連接線座 Kitchen cabinet strip light with Fuse Spur Unit	1	1	1	—	1	—	1	1
	抽油煙機接線座 Fuse Spur Unit for Cooker Hood	1	1	1	—	1	—	1	1
	洗衣機去水位接駁位 Drainage Connection Point for Washing Machine	—	—	—	—	—	—	1	—
	洗衣機來水位接駁位 Water supply Point for Washing Machine	—	—	—	—	—	—	1	—
	總電掣箱 Miniature Circuit Breakers Board	1	—	1	—	1	—	1	—
花灑頭 Sprinkler Head	1	1	1	—	1	—	1	1	
暗藏式花灑頭 Concealed Type Sprinkler Head	1	1	1	—	1	—	1	1	

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓
2. A座2樓、3樓、8樓及9樓不設A10單位
3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted
2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A
3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	A座 Block A							
		A1		A2		A3		A4	
		2樓至25樓 2/F to 25/F	26樓 26/F	2樓至25樓 2/F to 25/F	26樓 26/F	2樓至25樓 2/F to 25/F	26樓 26/F	2樓至25樓 2/F to 25/F	26樓 26/F
廚房 Kitchen	13A 雙位電插座 13A Twin Socket Outlet	—	—	—	2	—	2	—	—
	13A 單位電插座 13A Single Socket Outlet	—	—	—	3	—	3	—	—
	門鈴 Door Bell	—	—	—	1	—	1	—	—
	廚櫃燈連接線座 Kitchen cabinet strip light with Fuse Spur Unit	—	—	—	1	—	1	—	—
	抽油煙機接線座 Fuse Spur Unit for Cooker Hood	—	—	—	1	—	1	—	—
	煤氣熱水爐接線座 Fuse Spur Unit for Gas water heater	—	—	—	1	—	1	—	—
	洗衣機去水位接駁位 Drainage Connection Point for Washing Machine	—	—	—	1	—	1	—	—
	洗衣機來水位接駁位 Water supply Point for Washing Machine	—	—	—	1	—	1	—	—
	總電掣箱 Miniature Circuit Breakers Board	—	—	—	1	—	1	—	—
	燈位 Lighting Point	—	—	—	3	—	3	—	—
天花燈槽連接線座 Strip light trough with Fuse Spur Unit	—	—	—	1	—	1	—	—	
主人浴室 M. Bathroom	13A 單位電插座 13A Single Socket Outlet	—	1	—	1	—	1	—	1
	燈位 Lighting Point	—	3	—	3	—	3	—	3
	鏡櫃燈連接線座 Mirror cabinet light with Fuse Spur Unit	—	1	—	1	—	1	—	1
	換氣暖風機接線座 Connection Unit for Thermo Ventilator	—	1	—	1	—	1	—	1
浴室 Bath	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1
	燈位 Lighting Point	3	3	3	3	3	3	3	3
	鏡櫃燈連接線座 Mirror cabinet light with Fuse Spur Unit	1	1	1	1	1	1	1	1
	換氣暖風機接線座 Connection Unit for Thermo Ventilator	1	1	1	1	1	1	1	1
	煤氣熱水爐遙控器 Gas water heater remote control	1	1	1	1	1	1	1	1

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓

2. A座2樓、3樓、8樓及9樓不設A10單位

3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted

2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A

3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	A座 Block A							
		A1		A2		A3		A4	
		2樓至25樓 2/F to 25/F	26樓 26/F	2樓至25樓 2/F to 25/F	26樓 26/F	2樓至25樓 2/F to 25/F	26樓 26/F	2樓至25樓 2/F to 25/F	26樓 26/F
儲物房 Store	13A 雙位電插座 13A Twin Socket Outlet	—	1	—	—	—	—	—	1
	燈掣 Lighting Switch	—	1	—	—	—	—	—	1
	燈位 Lighting Point	—	1	—	—	—	—	—	1
	空調機雙極開關 DP Switch for A/C Unit	—	1	—	—	—	—	—	1
	總電掣箱 Miniature Circuit Breakers Board	—	1	—	—	—	—	—	1
	煤氣熱水爐接線座 Fuse Spur Unit for Gas water heater	—	1	—	—	—	—	—	1
露台 (2樓的單位 除外) Balcony (except residential properties of 2/F)	燈位 Lighting Point	—	—	—	—	—	—	1	—
	室外空調機隔離開關掣 Isolating Switch for Outdoor Air Conditioner	—	—	—	—	—	—	1	—
	煤氣熱水爐接線座 Fuse Spur Unit for Gas water heater	—	—	—	—	—	—	1	—
露台及工作 平台 (2樓的單位 除外) Balcony & Utility Platform (except residential properties of 2/F)	燈位 Lighting Point	1	—	1	—	1	—	—	—
	室外空調機隔離開關掣 Isolating Switch for Outdoor Air Conditioner	1	—	1	—	1	—	—	—
	13A 單位電插座洗衣機供電 13A Single Socket Outlet for washing machine	1	—	1	—	1	—	—	—
	煤氣熱水爐接線座 Fuse Spur Unit for Gas water heater	1	—	1	—	1	—	—	—
	洗衣機去水位接駁位 Drainage Connection Point for Washing Machine	1	—	1	—	1	—	—	—
	洗衣機來水位接駁位 Water supply Point for Washing Machine	1	—	1	—	1	—	—	—

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓
2. A座2樓、3樓、8樓及9樓不設A10單位
3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted
2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A
3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	A座 Block A							
		A1		A2		A3		A4	
		2樓至25樓 2/F to 25/F	26樓 26/F	2樓至25樓 2/F to 25/F	26樓 26/F	2樓至25樓 2/F to 25/F	26樓 26/F	2樓至25樓 2/F to 25/F	26樓 26/F
私人平台 (只適用於2樓 的單位) Private Flat Roof (For residential properties of 2/F only)	13A 單位電插座 13A Single Socket Outlet	1	—	1	—	1	—	1	—
	13A 單位電插座洗衣機供電 13A Single Socket Outlet for washing machine	1	—	1	—	1	—	—	—
	煤氣熱水爐接線座 Fuse Spur Unit for Gas water heater	1	—	1	—	1	—	1	—
	燈位 Lighting Point	1	—	2	—	2	—	1	—
	室外空調機隔離開關掣 Isolating Switch for Outdoor Air Conditioner	1	—	1	—	1	—	1	—
	來水位接駁位 Water supply Point	1	—	1	—	1	—	1	—
	洗衣機去水位接駁位 Drainage Connection Point for Washing Machine	1	—	1	—	1	—	—	—
洗衣機來水位接駁位 Water supply Point for Washing Machine	1	—	1	—	1	—	—	—	
私人平台 (只適用於A座 26樓及B座 25樓的單位) Private Flat Roof (For residential properties of 26/F of Block A and 25/F of Block B only)	13A 單位電插座 13A Single Socket Outlet	—	2	—	2	—	2	—	2
	13A 單位電插座洗衣機供電 13A Single Socket Outlet for washing machine	—	1	—	—	—	—	—	1
	燈掣 Lighting Switch	—	1	—	1	—	1	—	1
	燈位 Lighting Point	—	7	—	7	—	7	—	6
	室外空調機隔離開關掣 Isolating Switch for Outdoor Air Conditioner	—	2	—	2	—	2	—	2
	來水位接駁位 Water supply Point	—	1	—	1	—	1	—	1
	洗衣機去水位接駁位 Drainage Connection Point for Washing Machine	—	1	—	—	—	—	—	1
洗衣機來水位接駁位 Water supply Point for Washing Machine	—	1	—	—	—	—	—	1	

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓
2. A座2樓、3樓、8樓及9樓不設A10單位
3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted
2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A
3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	A座 Block A							
		A5	A6	A7	A8	A9	A10	A11	A12
		2樓至25樓 2/F to 25/F							
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	1
客廳 / 飯廳 Living Room / Dining Room	電視 / 電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1
	電話接駁位 Telephone Outlet	1	1	1	1	1	1	1	1
	網路插座 Data outlet	1	1	1	1	1	1	1	1
	13A 雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	2	2
	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	—	1	1	1
	天花燈槽連接線座 Strip light trough with Fuse Spur Unit	2	2	2	2	1	2	2	2
	燈掣 Lighting Switch	5	4	4	5	4	3	3	5
	燈位 Lighting Point	5	4	4	5	5	4	4	8
	對講機 Door Phone	1	1	1	1	1	1	1	1
	空調機雙極開關 DP Switch for A/C Unit	1	1	1	1	1	1	1	1
煙霧探測器 Smoke Detector	1	1	1	1	1	1	1	1	
主人睡房 M. Bedroom	電話接駁位 Telephone Outlet	1	1	1	1	—	—	—	—
	13A 雙位電插座 13A Twin Socket Outlet	1	2	2	1	—	—	—	—
	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	—	—	—	—
	燈掣 Lighting Switch	1	2	2	1	—	—	—	—
	燈位 Lighting Point	1	2	2	1	—	—	—	—
	空調機雙極開關 DP Switch for A/C Unit	1	1	1	1	—	—	—	—
睡房 / 睡房 1 Bedroom / Bedroom 1	電話接駁位 Telephone Outlet	—	—	—	—	—	1	1	1
	13A 雙位電插座 13A Twin Socket Outlet	1	1	1	1	—	1	1	2
	13A 單位電插座 13A Single Socket Outlet	—	—	—	—	—	1	1	1
	天花燈槽連接線座 Strip light trough with Fuse Spur Unit	—	1	1	—	—	1	—	—

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓
2. A座2樓、3樓、8樓及9樓不設A10單位
3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted
2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A
3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	A座 Block A							
		A5	A6	A7	A8	A9	A10	A11	A12
		2樓至25樓 2/F to 25/F							
睡房 / 睡房1 Bedroom / Bedroom 1	燈掣 Lighting Switch	1	1	1	1	—	2	2	2
	燈位 Lighting Point	1	3	3	1	—	3	1	2
	空調機雙極開關 DP Switch for A/C Unit	1	1	1	1	—	1	1	2
開放式廚房 Open Kitchen	13A 雙位電插座 13A Twin Socket Outlet	2	3	3	2	2	2	2	2
	13A 單位電插座 13A Single Socket Outlet	3	3	3	3	4	2	2	3
	門鈴 Door Bell	1	1	1	1	1	1	1	1
	電磁爐雙極開關掣及接線座 Double Pole Switch and Connection Unit for Induction Hob	—	1	1	—	1	1	1	1
	廚櫃燈連接線座 Kitchen cabinet strip light with Fuse Spur Unit	1	1	1	1	1	1	1	1
	抽油煙機接線座 Fuse Spur Unit for Cooker Hood	1	1	1	1	1	1	1	1
	洗衣機去水位接駁位 Drainage Connection Point for Washing Machine	1	—	—	1	1	—	—	—
	洗衣機來水位接駁位 Water supply Point for Washing Machine	1	—	—	1	1	—	—	—
	總電掣箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1
	花灑頭 Sprinkler Head	1	1	1	1	1	1	1	1
	暗藏式花灑頭 Concealed Type Sprinkler Head	1	1	1	1	1	1	1	1
煤氣熱水爐接線座 Fuse Spur Unit for Gas water heater	—	1	1	—	—	—	—	—	

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓
2. A座2樓、3樓、8樓及9樓不設A10單位
3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted
2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A
3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	A座 Block A							
		A5	A6	A7	A8	A9	A10	A11	A12
		2樓至25樓 2/F to 25/F							
浴室 Bath	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1
	燈位 Lighting Point	3	3	3	3	3	3	3	3
	鏡櫃燈連接線座 Mirror cabinet light with Fuse Spur Unit	1	1	1	1	1	1	1	1
	換氣暖風機接線座 Connection Unit for Thermo Ventilator	1	1	1	1	1	1	1	1
	煤氣熱水爐遙控器 Gas water heater remote control	1	1	1	1	1	1	1	1
露台 (2樓的單位 除外) Balcony (except residential properties of 2/F)	燈位 Lighting Point	—	—	—	—	1	—	—	—
	室外空調機隔離開關掣 Isolating Switch for Outdoor Air Conditioner	—	—	—	—	1	—	—	—
	煤氣熱水爐接線座 Fuse Spur Unit for Gas water heater	—	—	—	—	1	—	—	—
露台及工作 平台 (2樓的單位 除外) Balcony & Utility Platform (except residential properties of 2/F)	燈位 Lighting Point	1	1	1	1	—	1	1	1
	室外空調機隔離開關掣 Isolating Switch for Outdoor Air Conditioner	2	2	2	2	—	1	1	1
	13A 單位電插座洗衣機供電 13A Single Socket Outlet for washing machine	—	1	1	—	—	1	1	1
	煤氣熱水爐接線座 Fuse Spur Unit for Gas water heater	1	—	—	1	—	1	1	1
	洗衣機去水位接駁位 Drainage Connection Point for Washing Machine	—	1	1	—	—	1	1	1
	洗衣機來水位接駁位 Water supply Point for Washing Machine	—	1	1	—	—	1	1	1

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓
2. A座2樓、3樓、8樓及9樓不設A10單位
3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted
2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A
3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	A座 Block A							
		A5	A6	A7	A8	A9	A10	A11	A12
		2樓至25樓 2/F to 25/F							
私人平台 (只適用於2樓 的單位) Flat Roof (For residential properties of 2/F only)	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	1	—	1	1
	13A 單位電插座洗衣機供電 13A Single Socket Outlet for washing machine	—	1	1	—	—	—	1	1
	煤氣熱水爐接線座 Fuse Spur Unit for Gas water heater	1	—	—	1	1	—	1	1
	燈位 Lighting Point	2	1	1	2	1	—	1	1
	室外空調機隔離開關掣 Isolating Switch for Outdoor Air Conditioner	2	—	—	3	1	—	1	1
	來水位接駁位 Water supply Point	1	1	1	1	1	—	1	1
	洗衣機去水位接駁位 Drainage Connection Point for Washing Machine	—	1	1	—	—	—	1	1
	洗衣機來水位接駁位 Water supply Point for Washing Machine	—	1	1	—	—	—	1	1

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓
2. A座2樓、3樓、8樓及9樓不設A10單位
3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted
2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A
3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	B座 Block B							
		B1		B2		B3		B4	
		2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	1
客廳 / 飯廳 Living Room / Dining Room	電視 / 電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1
	電話接駁位 Telephone Outlet	1	1	1	1	1	1	1	1
	網路插座 Data outlet	1	1	1	1	1	1	1	1
	13A 雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	2	2
	13A 單位電插座 13A Single Socket Outlet	1	2	1	2	1	1	1	1
	天花燈槽連接線座 Strip light trough with Fuse Spur Unit	2	1	2	1	2	2	2	2
	燈掣 Lighting Switch	4	6	3	7	3	5	5	3
	燈位 Lighting Point	4	8	4	7	4	6	8	4
	對講機 Door Phone	1	1	1	1	1	1	1	1
	空調機雙極開關 DP Switch for A/C Unit	1	2	1	2	1	1	1	1
煙霧探測器 Smoke Detector	1	—	1	—	1	1	1	1	
主人睡房 M. Bedroom	電話接駁位 Telephone Outlet	—	1	—	1	—	—	1	—
	13A 雙位電插座 13A Twin Socket Outlet	2	1	—	1	—	—	1	—
	13A 單位電插座 13A Single Socket Outlet	—	1	—	1	—	—	1	—
	天花燈槽連接線座 Strip light trough with Fuse Spur Unit	2	1	—	1	—	—	—	—
	燈掣 Lighting Switch	2	3	—	2	—	—	2	—
	燈位 Lighting Point	6	4	—	4	—	—	1	—
空調機雙極開關 DP Switch for A/C Unit	2	1	—	1	—	—	1	—	
睡房 / 睡房1 Bedroom / Bedroom 1	電話接駁位 Telephone Outlet	1	—	1	—	1	1	—	1
	13A 雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	2	1	1
	13A 單位電插座 13A Single Socket Outlet	1	—	1	—	1	1	—	1
	天花燈槽連接線座 Strip light trough with Fuse Spur Unit	1	1	—	1	—	2	—	1

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓

2. A座2樓、3樓、8樓及9樓不設A10單位

3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted

2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A

3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	B座 Block B							
		B1		B2		B3		B4	
		2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F
睡房 / 睡房1 Bedroom / Bedroom 1	燈掣 Lighting Switch	1	1	2	1	2	2	1	1
	燈位 Lighting Point	3	3	1	3	1	6	1	3
	空調機雙極開關 DP Switch for A/C Unit	1	1	1	1	1	2	1	1
睡房 2 Bedroom 2	13A 雙位電插座 13A Twin Socket Outlet	—	1	—	1	—	—	1	—
	天花燈槽連接線座 Strip light trough with Fuse Spur Unit	—	1	—	1	—	—	—	—
	燈掣 Lighting Switch	—	1	—	1	—	—	1	—
	燈位 Lighting Point	—	3	—	3	—	—	1	—
	空調機雙極開關 DP Switch for A/C Unit	—	1	—	1	—	—	1	—
開放式廚房 Open Kitchen	13A 雙位電插座 13A Twin Socket Outlet	2	—	2	—	2	2	2	2
	13A 單位電插座 13A Single Socket Outlet	3	—	3	—	3	2	2	2
	門鈴 Door Bell	1	—	1	—	1	1	1	1
	電磁爐雙極開關掣及接線座 Double Pole Switch and Connection Unit for Induction Hob	1	—	1	—	1	1	—	1
	廚櫃燈連接線座 Kitchen cabinet strip light with Fuse Spur Unit	1	—	1	—	1	1	1	1
	抽油煙機接線座 Fuse Spur Unit for Cooker Hood	1	—	1	—	1	1	1	1
	總電掣箱 Miniature Circuit Breakers Board	1	—	1	—	1	1	1	1
	花灑頭 Sprinkler Head	1	—	1	—	1	1	1	1
暗藏式花灑頭 Concealed Type Sprinkler Head	1	—	1	—	1	1	1	1	

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓
2. A座2樓、3樓、8樓及9樓不設A10單位
3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted
2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A
3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	B座 Block B							
		B1		B2		B3		B4	
		2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F
廚房 Kitchen	13A 雙位電插座 13A Twin Socket Outlet	—	2	—	2	—	—	—	—
	13A 單位電插座 13A Single Socket Outlet	—	3	—	3	—	—	—	—
	門鈴 Door Bell	—	1	—	1	—	—	—	—
	廚櫃燈連接線座 Kitchen cabinet strip light with Fuse Spur Unit	—	1	—	1	—	—	—	—
	抽油煙機接線座 Fuse Spur Unit for Cooker Hood	—	1	—	1	—	—	—	—
	煤氣熱水爐接線座 Fuse Spur Unit for Gas water heater	—	1	—	1	—	—	—	—
	洗衣機去水位接駁位 Drainage Connection Point for Washing Machine	—	1	—	1	—	—	—	—
	洗衣機來水位接駁位 Water supply Point for Washing Machine	—	1	—	1	—	—	—	—
	總電掣箱 Miniature Circuit Breakers Board	—	1	—	1	—	—	—	—
	燈位 Lighting Point	—	2	—	2	—	—	—	—
天花燈槽連接線座 Strip light trough with Fuse Spur Unit	—	1	—	1	—	—	—	—	
主人浴室 M. Bathroom	13A 單位電插座 13A Single Socket Outlet	—	1	—	1	—	—	1	—
	燈位 Lighting Point	—	3	—	3	—	—	3	—
	鏡櫃燈連接線座 Mirror cabinet light with Fuse Spur Unit	—	1	—	1	—	—	1	—
	換氣暖風機接線座 Connection Unit for Thermo Ventilator	—	1	—	1	—	—	1	—
浴室 Bath	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1
	燈位 Lighting Point	4	3	3	3	3	3	3	3
	鏡櫃燈連接線座 Mirror cabinet light with Fuse Spur Unit	1	1	1	1	1	1	1	1
	換氣暖風機接線座 Connection Unit for Thermo Ventilator	1	1	1	1	1	1	1	1
	煤氣熱水爐遙控器 Gas water heater remote control	1	1	1	1	1	1	1	1

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓

2. A座2樓、3樓、8樓及9樓不設A10單位

3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted

2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A

3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	B座 Block B							
		B1		B2		B3		B4	
		2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F
露台及工作平台 (2樓的單位除外) Balcony & Utility Platform (except residential properties of 2/F)	燈位 Lighting Point	1	—	1	—	1	1	1	1
	室外空調機隔離開關掣 Isolating Switch for Outdoor Air Conditioner	2	—	1	—	1	1	2	1
	13A 單位電插座洗衣機供電 13A Single Socket Outlet for washing machine	1	—	1	—	1	1	1	1
	煤氣熱水爐接線座 Fuse Spur Unit for Gas water heater	1	—	1	—	1	1	1	1
	洗衣機去水位接駁位 Drainage Connection Point for Washing Machine	1	—	1	—	1	1	1	1
	洗衣機來水位接駁位 Water supply Point for Washing Machine	1	—	1	—	1	1	1	1

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓
2. A座2樓、3樓、8樓及9樓不設A10單位
3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted
2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A
3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	B座 Block B							
		B1		B2		B3		B4	
		2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F
私人平台 (只適用於2樓 的單位) Flat Roof (For residential properties of 2/F only)	13A 單位電插座 13A Single Socket Outlet	1	—	1	—	1	—	1	—
	13A 單位電插座洗衣機供電 13A Single Socket Outlet for washing machine	1	—	1	—	1	—	1	—
	煤氣熱水爐接線座 Fuse Spur Unit for Gas water heater	1	—	1	—	1	—	1	—
	燈位 Lighting Point	2	—	2	—	2	—	1	—
	室外空調機隔離開關掣 Isolating Switch for Outdoor Air Conditioner	2	—	1	—	1	—	2	—
	來水位接駁位 Water supply Point	1	—	1	—	1	—	1	—
	洗衣機去水位接駁位 Drainage Connection Point for Washing Machine	1	—	1	—	1	—	1	—
洗衣機來水位接駁位 Water supply Point for Washing Machine	1	—	1	—	1	—	1	—	
私人平台 (只適用於A座 26樓及B座 25樓的單位) Private Flat Roof (For residential properties of 26/F of Block A and 25/F of Block B only)	13A 單位電插座 13A Single Socket Outlet	—	1	—	1	—	1	—	1
	燈掣 Lighting Switch	—	1	—	1	—	1	—	1
	燈位 Lighting Point	—	7	—	5	—	3	—	3
	室外空調機隔離開關掣 Isolating Switch for Outdoor Air Conditioner	—	2	—	2	—	—	—	—
	來水位接駁位 Water supply Point	—	1	—	1	—	—	—	—

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓

2. A座2樓、3樓、8樓及9樓不設A10單位

3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted

2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A

3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	B座 Block B							
		B5		B6		B7		B8	
		2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	1
客廳 / 飯廳 Living Room / Dining Room	電視 / 電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1
	電話接駁位 Telephone Outlet	1	1	1	1	1	1	1	1
	網路插座 Data outlet	1	1	1	1	1	1	1	1
	13A 雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	2	2
	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1
	天花燈槽連接線座 Strip light trough with Fuse Spur Unit	2	3	2	2	3	2	2	2
	燈掣 Lighting Switch	3	3	3	3	5	3	3	3
	燈位 Lighting Point	4	5	5	4	6	4	4	4
	對講機 Door Phone	1	1	1	1	1	1	1	1
	空調機雙極開關 DP Switch for A/C Unit	1	1	1	1	1	1	1	1
煙霧探測器 Smoke Detector	1	1	1	1	1	1	1	1	
主人睡房 M. Bedroom	電話接駁位 Telephone Outlet	—	1	—	—	—	—	—	—
	13A 雙位電插座 13A Twin Socket Outlet	—	1	—	—	—	—	—	—
	13A 單位電插座 13A Single Socket Outlet	—	1	—	—	—	—	—	—
	天花燈槽連接線座 Strip light trough with Fuse Spur Unit	—	1	—	—	—	—	—	—
	燈掣 Lighting Switch	—	1	—	—	—	—	—	—
	燈位 Lighting Point	—	3	—	—	—	—	—	—
空調機雙極開關 DP Switch for A/C Unit	—	1	—	—	—	—	—	—	
睡房 / 睡房1 Bedroom / Bedroom 1	電話接駁位 Telephone Outlet	1	—	1	1	1	1	1	1
	13A 雙位電插座 13A Twin Socket Outlet	1	1	2	1	2	1	1	1
	13A 單位電插座 13A Single Socket Outlet	1	—	1	1	1	1	1	1
	天花燈槽連接線座 Strip light trough with Fuse Spur Unit	—	1	—	1	—	1	—	1

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓

2. A座2樓、3樓、8樓及9樓不設A10單位

3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted

2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A

3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	B座 Block B							
		B5		B6		B7		B8	
		2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F
睡房 / 睡房1 Bedroom / Bedroom 1	燈掣 Lighting Switch	2	1	2	1	2	1	2	1
	燈位 Lighting Point	1	3	2	3	2	3	1	3
	空調機雙極開關 DP Switch for A/C Unit	1	1	1	1	2	1	1	1
開放式廚房 Open Kitchen	13A 雙位電插座 13A Twin Socket Outlet	2	2	2	2	1	2	2	2
	13A 單位電插座 13A Single Socket Outlet	2	2	2	2	3	2	2	2
	門鈴 Door Bell	1	1	1	1	1	1	1	1
	電磁爐雙極開關掣及接線座 Double Pole Switch and Connection Unit for Induction Hob	1	1	1	1	1	1	1	1
	廚櫃燈連接線座 Kitchen cabinet strip light with Fuse Spur Unit	1	1	1	1	1	1	1	1
	抽油煙機接線座 Fuse Spur Unit for Cooker Hood	1	1	1	1	1	1	1	1
	總電掣箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1
	花灑頭 Sprinkler Head	1	1	1	1	1	1	1	1
暗藏式花灑頭 Concealed Type Sprinkler Head	1	1	1	1	1	1	1	1	
浴室 Bath	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1
	燈位 Lighting Point	3	3	3	3	3	3	3	3
	鏡櫃燈連接線座 Mirror cabinet light with Fuse Spur Unit	1	1	1	1	1	1	1	1
	換氣暖風機接線座 Connection Unit for Thermo Ventilator	1	1	1	1	1	1	1	1
	煤氣熱水爐遙控器 Gas water heater remote control	1	1	1	1	1	1	1	1

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓

2. A座2樓、3樓、8樓及9樓不設A10單位

3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted

2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A

3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	B座 Block B							
		B5		B6		B7		B8	
		2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F
露台及工作平台 (2樓的單位除外) Balcony & Utility Platform (except residential properties of 2/F)	燈位 Lighting Point	1	1	1	1	1	1	1	1
	室外空調機隔離開關掣 Isolating Switch for Outdoor Air Conditioner	1	2	1	1	1	1	1	1
	13A 單位電插座洗衣機供電 13A Single Socket Outlet for washing machine	1	1	1	1	1	1	1	1
	煤氣熱水爐接線座 Fuse Spur Unit for Gas water heater	1	1	1	1	1	1	1	1
	洗衣機去水位接駁位 Drainage Connection Point for Washing Machine	1	1	1	1	1	1	1	1
	洗衣機來水位接駁位 Water supply Point for Washing Machine	1	1	1	1	1	1	1	1

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓

2. A座2樓、3樓、8樓及9樓不設A10單位

3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted

2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A

3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	B座 Block B							
		B5		B6		B7		B8	
		2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F	25樓 25/F
私人平台 (只適用於2樓 的單位) Flat Roof (For residential properties of 2/F only)	13A 單位電插座 13A Single Socket Outlet	1	—	1	—	1	—	1	—
	13A 單位電插座洗衣機供電 13A Single Socket Outlet for washing machine	1	—	1	—	1	—	1	—
	煤氣熱水爐接線座 Fuse Spur Unit for Gas water heater	1	—	1	—	1	—	1	—
	燈位 Lighting Point	2	—	2	—	2	—	1	—
	室外空調機隔離開關掣 Isolating Switch for Outdoor Air Conditioner	2	—	2	—	1	—	2	—
	來水位接駁位 Water supply Point	1	—	1	—	1	—	1	—
	洗衣機去水位接駁位 Drainage Connection Point for Washing Machine	1	—	1	—	1	—	1	—
	洗衣機來水位接駁位 Water supply Point for Washing Machine	1	—	1	—	1	—	1	—
私人平台 (只適用於A座 26樓及B座 25樓的單位) Private Flat Roof (For residential properties of 26/F of Block A and 25/F of Block B only)	13A 單位電插座 13A Single Socket Outlet	—	1	—	1	—	1	—	1
	燈掣 Lighting Switch	—	1	—	1	—	1	—	1
	燈位 Lighting Point	—	2	—	2	—	2	—	4

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓

2. A座2樓、3樓、8樓及9樓不設A10單位

3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted

2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A

3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	B座 Block B					
		B9		B10	B11	B12	B13
		2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F			
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1
客廳 / 飯廳 Living Room / Dining Room	電視 / 電台天線插座 TV/FM Outlet	1	1	1	1	1	1
	電話接駁位 Telephone Outlet	1	1	1	1	1	1
	網路插座 Data outlet	1	1	1	1	1	1
	13A 雙位電插座 13A Twin Socket Outlet	3	2	2	2	2	2
	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	1	1
	天花燈槽連接線座 Strip light trough with Fuse Spur Unit	2	2	2	2	2	2
	燈掣 Lighting Switch	4	5	3	3	3	5
	燈位 Lighting Point	5	6	4	4	4	6
	對講機 Door Phone	1	1	1	1	1	1
	空調機雙極開關 DP Switch for A/C Unit	1	1	1	1	1	1
煙霧探測器 Smoke Detector	1	1	1	1	1	1	
主人睡房 M. Bedroom	電話接駁位 Telephone Outlet	1	—	—	—	—	—
	13A 雙位電插座 13A Twin Socket Outlet	1	—	—	—	—	—
	13A 單位電插座 13A Single Socket Outlet	1	—	—	—	—	—
	燈掣 Lighting Switch	1	—	—	—	—	—
	燈位 Lighting Point	1	—	—	—	—	—
	空調機雙極開關 DP Switch for A/C Unit	1	—	—	—	—	—
睡房 / 睡房1 Bedroom / Bedroom 1	電話接駁位 Telephone Outlet	—	1	1	1	1	1
	13A 雙位電插座 13A Twin Socket Outlet	1	2	1	1	1	2
	13A 單位電插座 13A Single Socket Outlet	—	1	1	1	1	1
	天花燈槽連接線座 Strip light trough with Fuse Spur Unit	—	2	—	—	—	—

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓
2. A座2樓、3樓、8樓及9樓不設A10單位
3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted
2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A
3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	B座 Block B					
		B9		B10	B11	B12	B13
		2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F			
睡房 / 睡房1 Bedroom / Bedroom 1	燈掣 Lighting Switch	1	2	2	2	2	2
	燈位 Lighting Point	1	6	1	1	1	2
	空調機雙極開關 DP Switch for A/C Unit	1	2	1	1	1	2
開放式廚房 Open Kitchen	13A 雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2
	13A 單位電插座 13A Single Socket Outlet	2	2	2	2	2	2
	門鈴 Door Bell	1	1	1	1	1	1
	電磁爐雙極開關掣及接線座 Double Pole Switch and Connection Unit for Induction Hob	1	1	1	1	1	1
	廚櫃燈連接線座 Kitchen cabinet strip light with Fuse Spur Unit	1	1	1	1	1	1
	抽油煙機接線座 Fuse Spur Unit for Cooker Hood	1	1	1	1	1	1
	總電掣箱 Miniature Circuit Breakers Board	1	1	1	1	1	1
	花灑頭 Sprinkler Head	1	1	1	1	1	1
暗藏式花灑頭 Concealed Type Sprinkler Head	1	1	1	1	1	1	
浴室 Bath	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	1	1
	燈位 Lighting Point	3	3	3	3	3	3
	鏡櫃燈連接線座 Mirror cabinet light with Fuse Spur Unit	1	1	1	1	1	1
	換氣暖風機接線座 Connection Unit for Thermo Ventilator	1	1	1	1	1	1
	煤氣熱水爐遙控器 Gas water heater remote control	1	1	1	1	1	1

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓

2. A座2樓、3樓、8樓及9樓不設A10單位

3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted

2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A

3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

7. 住宅物業機電裝置位置及數量說明表

Schedule for Location and Number of Electrical & Mechanical Provisions of Residential Properties

位置 Location	描述 Description	B座 Block B					
		B9		B10	B11	B12	B13
		2樓至23樓 2/F to 23/F	25樓 25/F	2樓至23樓 2/F to 23/F			
露台及工作平台 (2樓的單位除外) Balcony & Utility Platform (except residential properties of 2/F)	燈位 Lighting Point	1	1	1	1	1	1
	室外空調機隔離開關掣 Isolating Switch for Outdoor Air Conditioner	2	1	1	1	1	1
	13A 單位電插座洗衣機供電 13A Single Socket Outlet for washing machine	1	1	1	1	1	1
	煤氣熱水爐接線座 Fuse Spur Unit for Gas water heater	1	1	1	1	1	1
	洗衣機去水位接駁位 Drainage Connection Point for Washing Machine	1	1	1	1	1	1
	洗衣機來水位接駁位 Water supply Point for Washing Machine	1	1	1	1	1	1
私人平台 (只適用於2樓的單位) Flat Roof (For residential properties of 2/F only)	13A 單位電插座 13A Single Socket Outlet	1	—	—	1	1	1
	13A 單位電插座洗衣機供電 13A Single Socket Outlet for washing machine	1	—	—	1	1	1
	煤氣熱水爐接線座 Fuse Spur Unit for Gas water heater	1	—	—	1	1	1
	燈位 Lighting Point	1	—	—	1	1	1
	室外空調機隔離開關掣 Isolating Switch for Outdoor Air Conditioner	2	—	—	1	1	1
	來水位接駁位 Water supply Point	1	—	—	1	1	1
	洗衣機去水位接駁位 Drainage Connection Point for Washing Machine	1	—	—	1	1	1
洗衣機來水位接駁位 Water supply Point for Washing Machine	1	—	—	1	1	1	

備註：1. A座及B座的住宅樓層不設4樓、13樓、14樓及24樓
2. A座2樓、3樓、8樓及9樓不設A10單位
3. B座2樓、3樓、8樓及9樓不設B10單位

Notes: 1. Residential Floors 4/F, 13/F, 14/F and 24/F of Block A and Block B are omitted
2. Flat A10 omitted at 2/F, 3/F, 8/F and 9/F of Block A
3. Flat B10 omitted at 2/F, 3/F, 8/F and 9/F of Block B

食水及沖廁水由水務署供應。

Potable and flushing water is supplied by Water Supplies Department.

電力由中華電力有限公司供應。

Electricity is supplied by CLP Power Hong Kong Limited.

煤氣由香港中華煤氣有限公司供應。

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

24 地稅 GOVERNMENT RENT

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

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

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

備註：

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

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.
3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note :

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

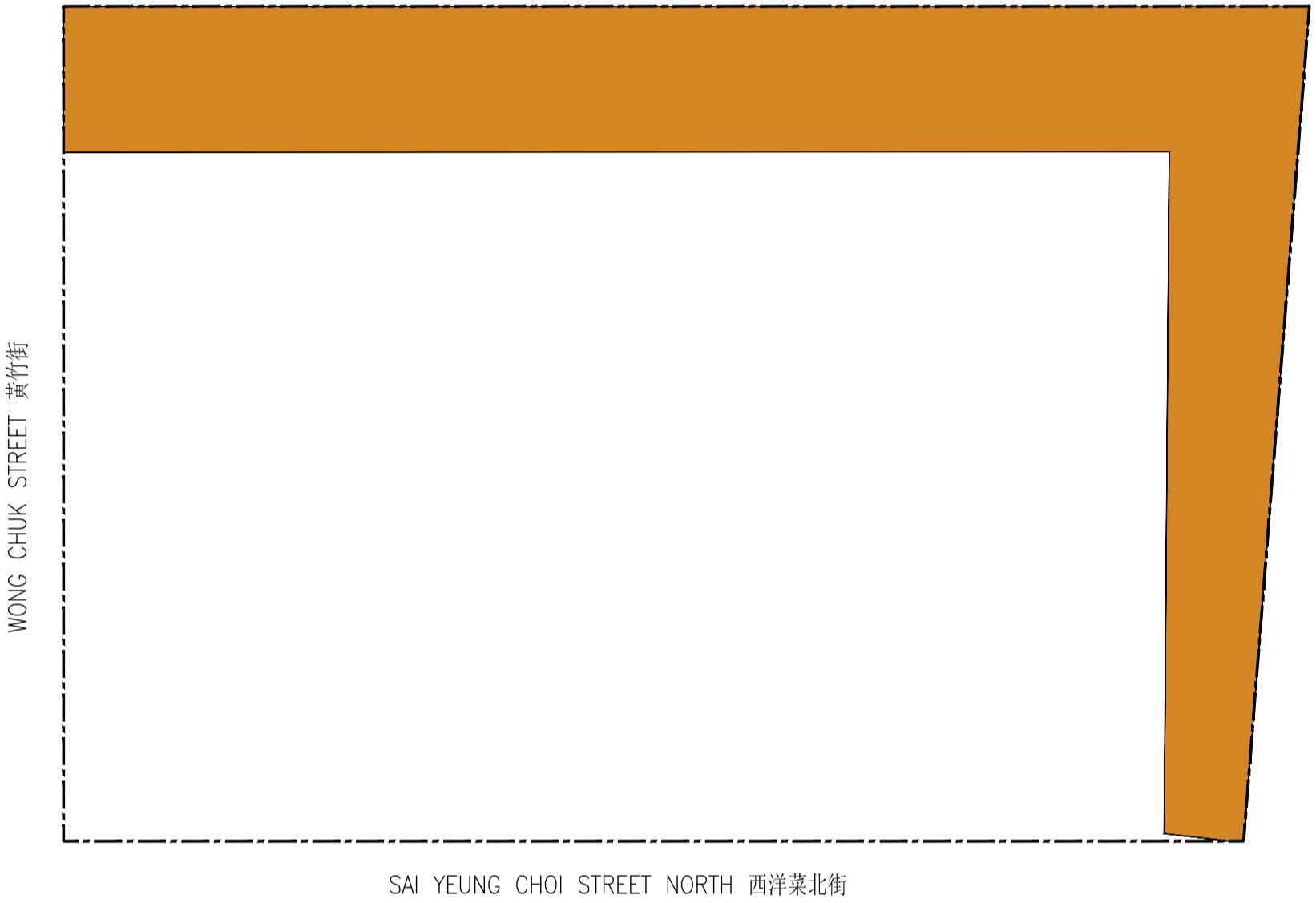
按買賣合約的規定，凡售出物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

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


1. 每名擁有人均須分擔維修斜坡及護土牆工程的費用。
2. 批地文件規定:
 - (a) 「如果毗連、毗鄰或周邊山坡或堤岸因應該地段或其任何部分的構建、平整及發展而進行削土、移土或土地後移或堆積或堆填工程，承租人須修建護土牆或其他支撐物或承擔修建的費用，以保護與支撐該等山坡及堤岸及該地段，避免與防止今後發生任何塌方、山泥傾瀉或地陷，並且須時刻保養該等護土牆或其他支撐物，使其處於修繕良好及堅實的狀態；倘若因承租人違反此條款而在任何時候發生山泥傾瀉、地陷或塌方，不論發生在或來自毗連山坡或堤岸或該地段本身，承租人須自費將其進行修復使之恢復原狀，並且須就因此令或可能令香港政府蒙受或招致的一切費用、收費、損害賠償、要求及申索向香港政府作出彌償。如果工務局局長認為承租人在任何時候有不遵守本條件的情況，那麼工務局局長（就違反此條件的任何其他權利或濟助外）有權以書面通知要求承租人進行相關建築及保養工程或修復，以對任何塌方、山泥傾瀉或地陷作出補救。如果承租人不理會或未能在指定期限內履行上述通知，該局長可立即執行及進行相關工程，而承租人須應要求向政府付還有關費用」；及
 - (b) 承租人「若因平整該批租土地而作出山坡削土，須修建良好及堅實的護土牆或草皮斜坡，以避免山泥傾瀉，並承擔任何因上述削土或平整引致或造成的任何山泥傾瀉所造成的損失，並須按照該局長所規定的深度在此予以批租的該片或該幅土地上建造護土牆」。
3. 公契第III部第13(h)(xii)條規定「管理開支」應包括：「檢查、維修及保養根據本契約，並按照《斜坡維修指南》和《斜坡維修手冊》的要求，須由擁有人負責該維修保養的斜坡及護土牆之費用」。
4. 公契第III部第38(bg)條規定管理人擁有全權及不受限制的權力：「聘請合資格人員檢查、維持及維修斜坡及護土牆，以保持其在妥善及維修充足的良好狀況，並進行任何有關斜坡及護土牆必要的工程，以遵守本契約的要求，以及按照《斜坡維修指南》、《斜坡維修手冊》和所有由有關政府部門不時發出有關保養斜坡、護土牆及相關結構的指引，及向擁有人收取管理人因進行此等有關斜坡及護土牆之保養、維修及任何其他工程而招致的所有費用。倘若管理人經過一切合理努力仍未能根據本契約之條款向所有擁有人收取所需的工程費用，則管理人不會因執行該等本契約的要求而負上個人責任，該責任仍須由擁有人負責」。
5. 公契第VIII部第78(b)條規定：「擁有人必須根據本契約，並按照《斜坡維修指南》和《斜坡維修手冊》的要求自費保養及執行有關斜坡及護土牆的所有工程。管理人(就本條款而言應包括業主委員會或業主立案法團)現獲所有擁有人授予全權聘請合資格人員檢查、維持及維修斜坡及護土牆，以保持其在妥善及維修充足的良好狀況，並進行任何有關斜坡及護土牆必要的工程，以遵守本契約的要求，以及按照《斜坡維修手冊》和所有由有關政府部門不時發出有關保養斜坡、護土牆及相關結構的指引。所有擁有人須向管理人支付其因進行此等保養工程及任何其他工程而招致的費用。倘若管理人經過一切合理努力仍未能向所有擁有人收取所需的工程費用，則管理人不會因執行任何該等本契約的要求而負上個人責任，該責任仍須由擁有人負責」。
6. 已經或將會在發展項目所位處的地段範圍內或其之外建造的斜坡及護土牆（包括任何有關構築物）已在本部分結尾的圖則顯示，僅供識別。

註：除非本售樓說明書另有定義，本「斜坡維修」章節內所採用的詞彙與該詞彙在公契內的涵義相同。

1. Each of the owners is obliged to contribute towards the costs of the maintenance work of the Slopes and Retaining Walls.
 2. The Land Grant provides that:
 - (a) "where any cutting away removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation levelling and development of the lot or any part thereof the lessee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good substantial repair and condition: In the event of any landslip subsidence or falling away occurring at any time whether in or from adjoining hillside or banks or in or from the lot itself as a result of any default by the lessee under this condition, the lessee shall at his own expense reinstate and make good the same and shall indemnify the Government of Hong Kong from and against all costs charges damages demands and claims whatsoever which shall or may be made suffered or incurred through or by reason thereof. If in the opinion of the Director of Public Works the lessee shall at any time be in default under this condition then (in addition to any other rights or remedies herein provided for breach of any of the conditions hereof) the Director of Public Works shall be entitled by notice in writing to call upon the lessee to carry out such construction and/or maintenance or to reinstate and make good any falling away landslip or subsidence and if the lessee shall neglect or fail to comply with such notice within the period specified therein the said Director may forthwith execute and carry out the same and the lessee shall on demand repay to the Crown the cost thereof"; and
 - (b) the Lessee "will in the event of any cutting away the hill to level the said piece or parcel of ground hereby demised construct good and substantial retaining walls or turfed slopes wherever necessary to obviate landslips and will be responsible for any damage resulting from or brought about by any such landslip occurring as a result of such cutting or levelling as aforesaid And will found any retaining walls constructed along the sites of the said piece or parcel of ground hereby demised at such depths as the said Director may require".
 3. Clause 13(h)(xii) of Section III of the Deed of Mutual Covenant provides that the Management Expenses shall cover "the cost lawfully incurred or to be incurred in inspecting, repairing and maintaining the Slopes and Retaining Walls the maintenance of which is the liability of the Owners under the Government Grant or this Deed and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual".
 4. Clause 38(bg) of Section III of the Deed of Mutual Covenant provides that the Manager has the full and unrestricted authority "to engage qualified personnel to inspect keep and maintain in good substantial repair and condition, and to carry out any necessary works in respect of any of the Slopes and Retaining Walls in compliance with this Deed and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate government department regarding the maintenance of slopes, retaining walls and related structures and to collect from the Owners all costs lawfully incurred or to be incurred by the Manager in carrying out such necessary maintenance, repair and any other works in respect of the Slopes and Retaining Walls Provided That the Manager shall not be made personally liable for carrying out any such requirements of this Deed which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager is unable to collect the costs of the required works from all Owners pursuant to the terms of this Deed".
 5. Clause 78(b) of Section VIII of the Deed of Mutual Covenant provides that "The Owners shall at their own expense maintain and carry out all works in respect of the Slopes and Retaining Walls as required by this Deed and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual. The Manager (which for the purpose of this Clause shall include the Owners' Committee or Owners' Incorporation) is hereby given full authority by the Owners to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of the Slopes and Retaining Walls in compliance with this Deed and in accordance with the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate Government department regarding the maintenance of slopes, retaining walls and related structure. All Owners shall pay to the Manager all costs lawfully incurred or to be incurred by it in carrying out such maintenance, repair and any other works. The Manager shall not be personally liable for carrying out any such requirements of this Deed which shall remain the responsibility of the Owners if, having used all reasonable endeavours, it has not been able to collect the costs of the required works from all Owners".
 6. The Slopes and Retaining Walls (including any related structures) constructed, or to be constructed, within or outside the Lot are, for the purpose of identification only, shown on the plan at the end of this section.
- Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this section headed "Maintenance of Slopes" shall have the same meaning of such terms in the Deed of Mutual Covenant.



圖例 Legend

-  斜坡及護土牆
- Slopes and Retaining Walls

以上圖則僅供識別用途及並非按比例製作。
The above plan is for identification purpose only and is not drawn to scale.

不適用

Not Applicable

獲寬免總樓面面積的設施分項

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

根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		面積(平方米)
1.(#)	停車場及上落客貨地方(公共交通總站除外)	0
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	282.030
2.2(#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	1121.798
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	0
根據聯合作業備考第1及第2號提供的環保設施		面積(平方米)
3.	露台	509.000
4.	加闊的公用走廊及升降機大堂	0
5.	公用空中花園	0
6.	隔聲牆	0
7.	翼牆、捕風器及風斗	0
8.	非結構預製外牆	219.680
9.	工作平台	350.250
10.	隔音屏障	0
適意設施		面積(平方米)
11.	供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	9.439
12.	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	506.249
13.	有上蓋的園景區及遊樂場	793.137
14.	橫向屏障 / 有蓋人行道、花棚	0
15.	擴大升降機井道	0
16.	煙囪管道	0
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	0
18.(#)	強制性設施或必要機房所需的管槽、氣槽	39.984
19.	非強制性設施或必要機房所需的管槽、氣槽	0
20.	環保系統及設施所需的機房、管槽及氣槽	0
21.	複式住宅單位及洋房的中空	0
22.	遮陽篷及反光罩	0
23.(#)	小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	0
24.	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	0

其他項目		面積(平方米)
25.(#)	庇護層，包括庇護層兼空中花園	0
26.(#)	大型伸出 / 外懸設施下的有蓋地方	0
27.	公共交通總站	0
28.(#)	共用構築物及樓梯	0
29.(#)	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	0
30.	公眾通道	0
31.	因建築物後移導致的覆蓋面積	0
額外總樓面面積		面積(平方米)
32.	額外總樓面面積	0
根據聯合作業備考(第8號)提供的額外環保設施		面積(平方米)
33.	採用「組裝合成」建築法的樓宇	0

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。

有關建築物的環境評估

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。

初步評級註冊

此項目已註冊登記作香港綠色建築議會有限公司認受的綠建環評認證，但尚未完成評估程序。



申請編號: REG0017/23

發展項目的公用部分的預計能量表現或消耗

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

第 I 部分						
提供中央空調			否			
提供具能源效益的設施			是			
擬安裝的具能源效益的設施			1. 高效空調機組 2. 於公眾地方安裝節能燈			
第 II 部分：擬興建樓宇/部分樓宇之預計每年能源消耗量 ^(註腳1)						
發展項目類型	位置	使用有關裝置的 內部樓面面積 (平方米)	基線樓宇 ^(註腳2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
			電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年	電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年
住用發展項目 (不包括酒店)	有使用中央屋宇裝備 裝置 ^(註腳3) 的部分	2,715.0	158.0	626.1	131.6	428.4
第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計						
裝置類型			電力裝置	是		
照明裝置	是		升降機及自動梯的裝置	是		
空調裝置	是		以總能源為本的方法	不適用		

註腳：1. 一般而言，一棟樓宇的預計「每年能源消耗量」愈低，其節約能源的效益愈高。如一棟樓宇預計的「每年能源消耗量」低於該樓宇的「基線樓宇每年能源消耗量」，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年能源消耗量〔以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

- (a) 「每年能源消耗量」與新建樓宇 BEAM Plus 標準(現行版本)第4節及附錄8中的「年能源消耗」具有相同涵義；及
 - (b) 樓宇、空間或單位的「內部樓面面積」，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. 「基線樓宇」與新建樓宇 BEAM Plus 標準(現行版本)第4節及附錄8中的「基準建築物模型(零分標準)」具有相同涵義。
 3. 「中央屋宇裝備裝置」與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。
 4. 平台一般指發展項目的最低部分(通常為發展項目最低15米部分及其地庫(如適用))，並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

Breakdown of GFA Concessions Obtained for All Features

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m ²)
1.(#)	Carpark and loading / unloading area excluding public transport terminus	0
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	282.030
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.	1121.798
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	0.000
Green Features under Joint Practice Notes 1 and 2		Area (m ²)
3.	Balcony	509.000
4.	Wider common corridor and lift lobby	0
5.	Communal sky garden	0
6.	Acoustic fin	0
7.	Wing wall, wind catcher and funnel	0
8.	Non-structural prefabricated external wall	219.680
9.	Utility platform	350.250
10.	Noise barrier	0
Amenity Features		Area (m ²)
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	9.439
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	506.249
13.	Covered landscaped and play area	793.137
14.	Horizontal screens / covered walkways, trellis	0
15.	Larger lift shaft	0
16.	Chimney shaft	0
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	0
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	39.984
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	0
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	0
21.	Void in duplex domestic flat and house	0
22.	Sunshade and Reflector	0
23.(#)	Minor Projection such as A/C box, A/C Platform, Window Cill and Projecting Window	0
24.	Other Projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	0

Other Exempted Items		Area (m ²)
25.(#)	Refuge floor including refuge floor cum sky garden	0
26.(#)	Covered area under large projecting / overhanging feature	0
27.	Public transport terminus	0
28.(#)	Party structure and common staircase	0
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted (#) as not being accountable for GFA	0
30	Public passage	0
31.	Covered set back area	0
Bonus GFA		Area (m ²)
32.	Bonus GFA	0
Additional Green Features under Joint Practice Note (No. 8)		Area (m ²)
33.	Buildings adopting Modular Integrated Constrction	0

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

The 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 Assessment Status

This project has completed the project registration application acknowledged by the HKGBC, but not yet gone through the whole Assessment process.



Application no.: REG0017/23

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

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

Part I						
Provision of Central Air Conditioning			No			
Provision of Energy Efficient Features			Yes			
Energy Efficient Features proposed			1. High coefficient of performance A/C units 2. Energy Efficient Lighting in Common Areas			
Part II: The predicted annual energy use of the proposed building / part of building ^(Note 1)						
Type of Development	Location	Internal Floor Area Served (m ²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
			Electricity kWh / m ² / annum	Town Gas / LPG unit / m ² / annum	Electricity kWh / m ² / annum	Town Gas / LPG unit / m ² / annum
Domestic Development (excluding Hotel)	Central building services installation ^(Note 3)	2,715.0	158.0	626.1	131.6	428.4
Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)						
Type of Installations			Electrical Installations	Yes		
Lighting Installations	Yes		Lift & Escalator Installations	Yes		
Air Conditioning Installations	Yes		Performance-based Approach	Not Applicable		

- 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, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the Development by the internal floor area served, where: –
(a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version); and
(b) "internal floor area", in relation to 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.
4. Podium(s) normally means the lowest part of the Development (usually the lowest 15m of the Development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the Development, as a whole, should be considered as tower(s).

1. 放置室外冷氣機

部分室外冷氣機(不論是為該住宅單位而設或是為其他住宅單位而設)放置在構成住宅單位一部分的露台及/或組合露台及工作平台上或內部並供放置冷氣機之用的範圍。室外冷氣機的放置可能對發展項目內的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

2. 建築裝飾及混凝土遮陽蓬

發展項目部分住宅單位外設有建築裝飾及混凝土遮陽蓬。此等建築裝飾及混凝土遮陽蓬可能對部分住宅單位的景觀造成影響。有關建築裝飾及混凝土遮陽蓬的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

3. 大廈保養系統操作

(a) 根據公契及管理協議，管理人有權進入建有私人平台及/或私人天台及/或露台及/或組合露台及工作平台的住宅單位(不論是否連同管理人的代理、工人及職員，及是否攜帶用具、工具及物料)操作大廈保養系統包括但不限於在毗鄰構成住宅單位一部分的私人天台及/或私人平台及/或露台及/或組合露台及工作平台的發展項目公用地方與設施周邊外牆的托架、錨及/或插座錨固吊船、吊船吊臂或其他類似裝置及/或於或向構成住宅單位一部分的私人天台及/或私人平台及/或露台及/或組合露台及工作平台停泊及/或錨固吊船、吊船吊臂或其他類似裝置，以便清潔、保養及/或維修發展項目的外牆、玻璃幕牆及公用地方與設施。

(b) 在管理人安排為外牆(包括玻璃幕牆結構及發展項目的公用地方及設施)進行定期及特別安排的檢查、清潔、保養及/或維修期間，大廈保養系統包括但不限於吊船或其他類似裝置(不論永久或臨時裝置)可能會安裝及/或停泊在住宅單位的私人平台及/或私人天台上，並在住宅單位的私人平台及/或私人天台上空，以及在住宅單位的窗外及露台及/或組合露台及工作平台外操作。

4. 燈飾

發展項目的外牆及/或建築裝飾上設置的外牆裝飾燈及標牌可能不時開啟。準買家應注意裝飾燈之照明對個別住宅單位造成之影響(如有)。

5. 喉管

部分喉管設於發展項目部分住宅單位的外牆及/或毗鄰私人平台及/或私人天台及/或露台及/或組合露台及工作平台。部分住宅單位的景觀可能因此受到影響。有關該等喉管的位置，請參閱發展項目最新經批准的建築圖則。

1. Placement of outdoor air-conditioning units

Some outdoor air-conditioning units (either serving its own residential unit or other residential unit(s)) are placed on the areas provided on or within the balconies and/or the combined balconies and utility platforms forming part of residential units and for use of placing air-conditioning units. The placement of the outdoor air-conditioning units may affect the enjoyment of the residential units of the Development in terms of heat and noise or other aspects. For the locations of the outdoor air-conditioning units, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

2. Architectural Features and Reinforced Concrete Sunshading Devices

Some architectural features and reinforced concrete sunshading devices are installed outside some residential units of the Development. The views of some residential units may be affected by such architectural features and reinforced concrete sunshading devices. For locations of the architectural features and reinforced concrete sunshading devices, please refer to "Floor Plans of Residential Properties in the Development" in this sales brochure.

3. Operation of Building Management System

(a) Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right to access into those residential units consisting private flat roof(s) and/or private roof(s) and/or balcony(ies) and/or combined balcony(ies) and utility platform(s) (with or without the Manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the building maintenance system, including but limited to the anchoring of the gondola or davit arm or likewise equipment at the brackets, anchors and/or sockets located at the building perimeter along such part of the Common Areas and Facilities of the Development adjacent to the private roof and/or private flat roof and/or balcony(ies) and/or combined balcony(ies) and utility platform(s) forming part of a residential unit and/or the resting and/or anchoring of the gondola or davit arm or likewise equipment on or to the private roofs and/or private flat roofs and/or balcony(ies) and/or combined balcony(ies) and utility platform(s) forming part of any residential unit, for cleaning, inspecting, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities of the Development.

(b) During regular and specially arranged inspections, cleaning, maintenance and/or repairing of the external walls (including the curtain wall structures and the Common Areas and Facilities of the Development) as arranged by the Manager, the building maintenance systems including but not limited to gondola(s) or davit arm(s) or similar equipment (whether permanent or temporary equipment) may be installed and/or rested on the private flat roof(s) and/or private roof(s) and/or balcony(ies) and/or combined balcony(ies) and utility platform(s) of the residential units and operated in the air space directly above the private flat roofs and/or private roof(s) of the residential units as well as outside windows and balcony(ies) and/or combined balcony(ies) and utility platform(s) of the residential units.

4. Lighting

Facade lighting and signage on the external walls and/or architectural features of the Development may be turned on from time to time. Prospective purchasers should note the impact of the illumination of lighting on individual residential units (if any).

5. Pipes

Some pipes are located on the external walls and/or adjacent to the private flat roofs and/or private roofs and/or balconies and/or combined balconies and utility platforms of some residential units of the Development. It is possible that the views of some residential units may be affected by these pipes. For locations of such pipes, please refer to the latest approved building plans of the Development.

賣方就發展項目指定的互聯網網站的網址：
The Address of the Website Designated by the Vendor for the Development:
www.thepaddington.com.hk

1. 發展項目及其周邊地區日後可能出現改變。 There may be future changes to the Development and the surrounding areas.
2. 本售樓說明書印製日期：2023年11月6日。 Date of printing of this Sales Brochure : 6th November 2023.

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