

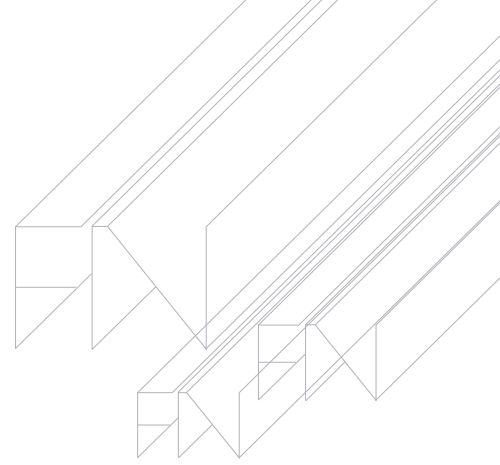


FINNIE



SALES BROCHURE
售樓說明書





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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. IMPORTANT INFORMATION

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

2. FEES, MORTGAGE LOAN AND PROPERTY PRICE

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

3. PRICE LIST, PAYMENT TERMS AND OTHER FINANCIAL INCENTIVES

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

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.

- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. PROPERTY AREA AND ITS SURROUNDINGS

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

5. SALES BROCHURE

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.

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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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- 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.
- 6. GOVERNMENT LAND GRANT AND DEED OF MUTUAL COVENANT (DMC)**
- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
 - Check the Government land grant on whether individual owners are liable to pay Government rent.
 - Check the DMC on whether animals can be kept in the residential property.
- 7. INFORMATION ON AVAILABILITY OF RESIDENTIAL PROPERTIES FOR SELECTION AT SALES OFFICE**
- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.
- 8. REGISTER OF TRANSACTIONS**
- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
 - Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.
- 9. AGREEMENT FOR SALE AND PURCHASE**
- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
 - Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
 - Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
 - Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
 - A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
 - If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
 - If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
 - The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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- 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.

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.

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

您在購買一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。

- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前應先細閱有關價單內列出的按揭貸款計劃資料¹。如就這些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方米/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米呎及平方米的售價。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，即使這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，均須註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及內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則(如有的話)，因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

1 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

2 根據條例附表 1 第 1 部第 10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須註明以下各項—
(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，樓面平面圖須註明如此規定的該資料。

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- 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名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。
- 6. 政府批地文件和公契**
- 閱覽政府批地文件和公契(或公契擬稿)。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契(或公契擬稿)的複本，供準買家免費閱覽。
 - 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
 - 留意公契內訂明有關物業內可否飼養動物。
- 7. 售樓處內有關可供揀選住宅物業的資料**
- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
 - 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。
- 8. 成交紀錄冊**
- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
 - 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。
- 9. 買賣合約**
- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
 - 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
 - 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
 - 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。如有疑问，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監督局的網頁(網址：www.eaa.org.hk)，查閱牌照目錄。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。

• 收樓日期

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

• 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」。

³ 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會
網址 : www.consumer.org.hk
電話 : 2929 2222
電郵 : cc@consumer.org.hk
傳真 : 2856 3611

地產代理監管局
網址 : www.eaa.org.hk
電話 : 2111 2777
電郵 : enquiry@eaa.org.hk
傳真 : 2598 9596

香港地產建設商會
電話 : 2826 0111
傳真 : 2845 2521

一手住宅物業銷售監管局
2023年3月

INFORMATION ON THE DEVELOPMENT 發展項目的資料

<p>NAME OF THE DEVELOPMENT FINNIE</p>	<p>發展項目名稱 FINNIE</p>
<p>NAME OF THE STREET AT WHICH THE DEVELOPMENT IS SITUATED Finnie Street</p>	<p>發展項目所位於的街道的名稱 芬尼街</p>
<p>STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE DEVELOPMENT 9</p> <p>Note: The above is a provisional street number and is subject to confirmation from the Rating and Valuation Department when the Development is completed.</p>	<p>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 9</p> <p>備註：上述為臨時門牌號數並有待差餉物業估價署在發展項目建成時確認。</p>
<p>THE DEVELOPMENT CONSISTS OF ONE MULTI-UNIT BUILDING</p> <p>TOTAL NUMBER OF STOREYS OF THE MULTI-UNIT BUILDING 26 storeys The above number of storeys does not include transfer plate, Roof Floor, Upper Roof and Top Roof</p>	<p>發展項目包含一幢多單位建築物</p> <p>該幢多單位建築物的樓層的總數 26層 上述樓層數目不包括轉換層、天台、上層天台及頂層天台</p>
<p>FLOOR NUMBERING IN THE MULTI-UNIT BUILDING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT G/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F and Roof Floor</p>	<p>發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數 地下至3樓、5樓至12樓、15樓至23樓、25樓至29樓及天台</p>
<p>OMITTED FLOOR NUMBERS IN THE MULTI-UNIT BUILDING IN WHICH THE FLOOR NUMBERING IS NOT IN CONSECUTIVE ORDER 4/F, 13/F, 14/F and 24/F are omitted</p>	<p>該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數 不設4樓、13樓、14樓及24樓</p>
<p>REFUGE FLOORS (IF ANY) OF THE MULTI-UNIT BUILDING There is no refuge floor</p>	<p>該幢多單位建築物內的庇護層 (如有的話) 不設庇護層</p>
<p>THE DEVELOPMENT IS AN UNCOMPLETED DEVELOPMENT</p> <ol style="list-style-type: none"> 1. Estimated material date for the Development as provided by the Authorized Person for the Development: 31 May 2026. 2. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase. 3. 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. <p>Note: "Material date" means the date on which the development is completed in all respects in compliance with the approved building plans.</p>	<p>發展項目屬未落成發展項目</p> <ol style="list-style-type: none"> 1. 由發展項目的認可人士提供的發展項目的預計關鍵日期： 2026年5月31日。 2. 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。 3. 為買賣合約的目的，該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。 <p>備註：「關鍵日期」指該項目在遵照經批准的建築圖則的情況下各方面均屬完成的日期。</p>

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

VENDOR

Best Equity Limited

HOLDING COMPANIES OF THE VENDOR

Lion Oasis Holdings Limited

Bliss Sail Limited

More Action Investments Limited

Sparkle Hope Limited

Miracle Cheer Limited

Wang On Properties Limited

AUTHORIZED PERSON FOR THE DEVELOPMENT, AND THE FIRM OR CORPORATION OF WHICH THE AUTHORIZED PERSON FOR THE DEVELOPMENT IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS PROFESSIONAL CAPACITY

Mr. Lai Siu Kin of Lu Tang Lai Architects Ltd.

BUILDING CONTRACTOR FOR THE DEVELOPMENT

Man Kit Construction Company Limited

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

Grandall Zimmern Law Firm

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

Bank SinoPac

Shanghai Pudong Development Bank Co., Ltd.

ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT

Lion Oasis Holdings Limited

賣方

寶越有限公司

賣方的控權公司

Lion Oasis Holdings Limited

Bliss Sail Limited

More Action Investments Limited

Sparkle Hope Limited

Miracle Cheer Limited

宏安地產有限公司

發展項目的認可人士的姓名或名稱，如該項目的認可人士以其專業身份擔任某商號或法團的經營人、董事或僱員，該商號或法團的名稱

呂鄧黎建築師有限公司之黎紹堅先生

發展項目的承建商

文傑建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

國浩律師(香港)事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

永豐商業銀行股份有限公司

上海浦東發展銀行股份有限公司

已為發展項目的建造提供貸款的任何其他人

Lion Oasis Holdings Limited

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

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

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

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

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

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

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

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

The range of thickness of the curtain walls of the building is 200mm.
建築物的幕牆的厚度範圍為200毫米。

Total area of the non-structural prefabricated external walls of each residential property

每個住宅物業的非結構的預製外牆的總面積

Floor 樓層	Unit 單位	Total area (sq.m.) 總面積 (平方米)
2/F 2樓	A	0.229
	B	0.184
	C	0
	D	0.772
3/F, 5/F-12/F, 15/F-23/F & 25/F-26/F 3樓、5樓至12樓、 15樓至23樓及 25樓至26樓	A	0.229
	B	0.184
	C	0
	D	0.900
27/F 27樓	A	0.229
	B	0.184
	C	0.701
28/F 28樓	A	0.229
	B	0.589
29/F 29樓	A	0.724

Note : There is no designation of 4/F, 13/F, 14/F and 24/F.
備註 : 不設4樓、13樓、14樓及24樓。

Total area of the curtain walls of each residential property

每個住宅物業的幕牆的總面積

Floor 樓層	Unit 單位	Total area (sq.m.) 總面積 (平方米)
2/F 2樓	A	0.897
	B	1.218
	C	0.895
	D	0.929
3/F, 5/F-12/F, 15/F-23/F & 25/F-26/F 3樓、5樓至12樓、 15樓至23樓及 25樓至26樓	A	0.897
	B	1.218
	C	1.103
	D	0.929
27/F 27樓	A	0.897
	B	1.218
	C	1.563
28/F 28樓	A	1.786
	B	1.204
29/F 29樓	A	2.515

Note : There is no designation of 4/F, 13/F, 14/F and 24/F.
備註 : 不設4樓、13樓、14樓及24樓。

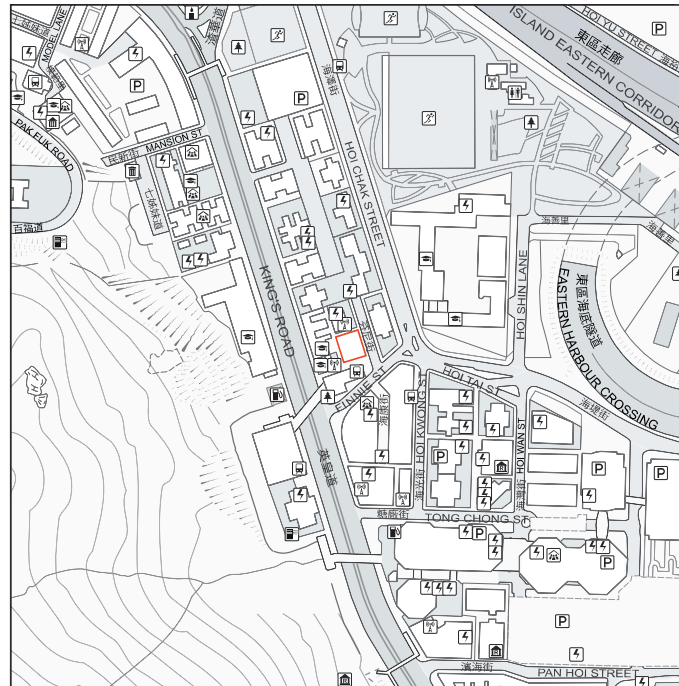
INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The manager to be appointed under the latest draft deed of mutual covenant
Goodtech Management Limited

根據公契的最新擬稿獲委任的管理人
高達管理有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖




This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SE-A dated 20 June 2024 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2024年6月20日出版之數碼地形圖，圖幅編號T11-SE-A，有需要處經修正處理。

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

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。

 Boundary of the Development
發展項目的界線



NOTATION 圖例

 Ventilation Shaft for the Mass Transit Railway 香港鐵路的通風井	 Petrol Filling Station 油站	 Funeral Parlour 殯儀館	 Public Utility Installation 公用事業設施裝置
 Religious Institution (including Church, Temple and Tsz Tong) 宗教場所(包括教堂、廟宇及祠堂)	 Public Carpark (including Lorry Park) 公眾停車場(包括貨車停泊處)	 Power Plant (including Electricity Sub-stations) 發電廠(包括電力分站)	
 Sports Facilities (including Sports Ground and Swimming Pool) 體育設施(包括運動場及游泳池)	 School (including Kindergarten) 學校(包括幼稚園)	 Public Transport Terminal (including Rail Station) 公共交通總站(包括鐵路車站)	 Public Park 公園
 Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled) 社會福利設施(包括老人中心及弱智人士護理院)	 Public Convenience 公廁	 Refuse Collection Point 垃圾收集站	 Museum 博物館

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

於發展項目的所在位置圖未能顯示之街道全名:

HOI HONG STREET 海康街 JAVA ROAD 渣華道 TSAT TSZ MUI ROAD 七姊妹道

Notes:

- The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註:

- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E196663C, date of flight: 2 March 2023.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E196663C，飛行日期：2023年3月2日。

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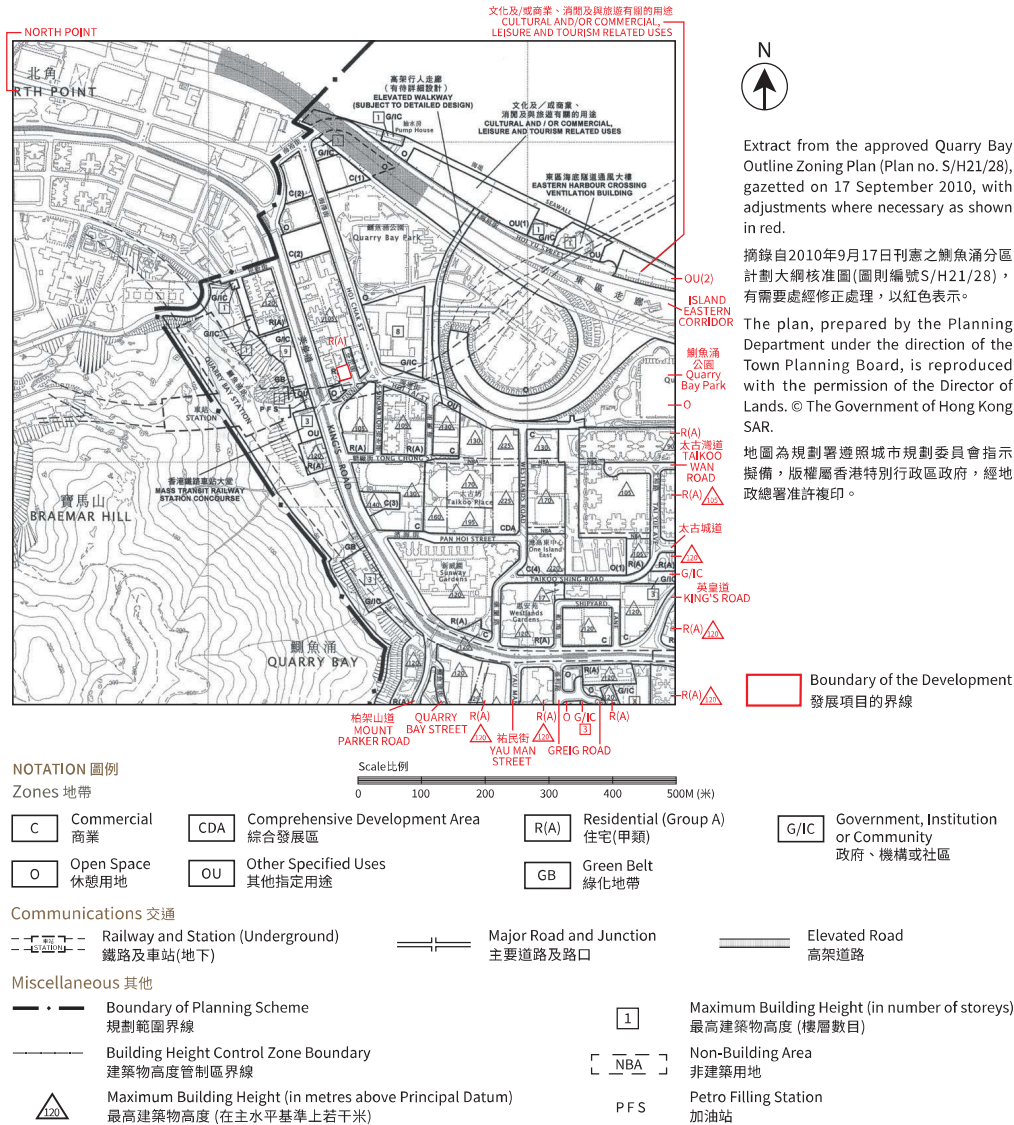
Notes:

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

備註：

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

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



Extract from the approved Quarry Bay Outline Zoning Plan (Plan no. S/H21/28), gazetted on 17 September 2010, with adjustments where necessary as shown in red.

摘錄自2010年9月17日刊憲之鰂魚涌分區計劃大綱核准圖(圖則編號S/H21/28)，有需要處經修正處理，以紅色表示。

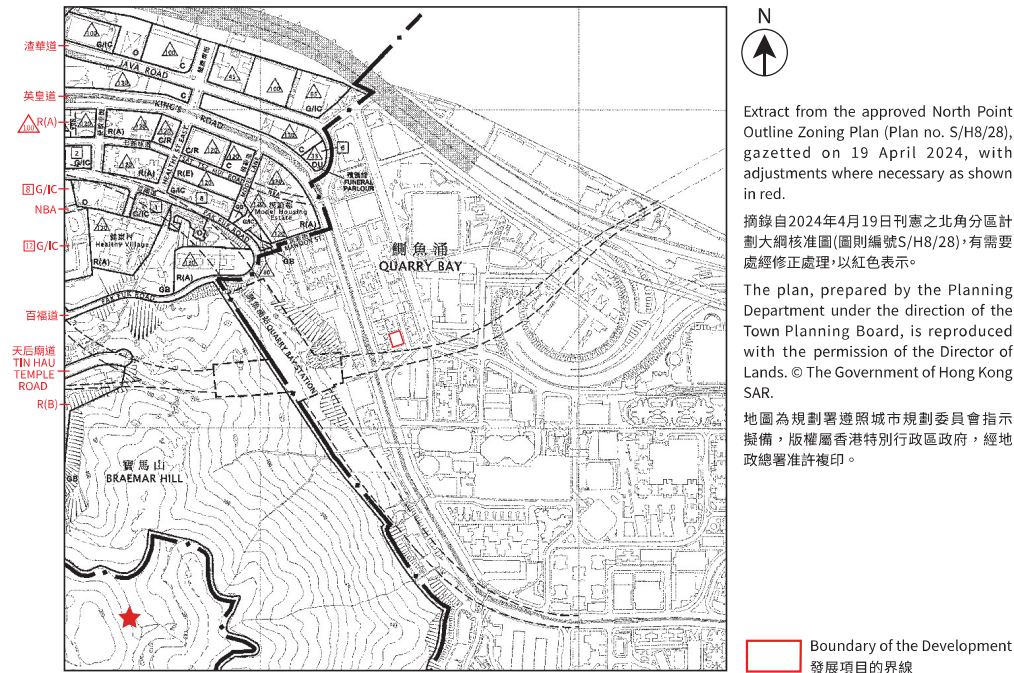
The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

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

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

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

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



Extract from the approved North Point Outline Zoning Plan (Plan no. S/H8/28), gazetted on 19 April 2024, with adjustments where necessary as shown in red.

摘錄自2024年4月19日刊憲之北角分區計劃大綱核准圖(圖則編號S/H8/28),有需要處經修正處理,以紅色表示。

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

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

Boundary of the Development
發展項目的界線

This area is not covered by Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.
此地帶並不被納入於分區計劃大綱圖或發展審批地區圖,或被當作草圖的圖則。

NOTATION 圖例

Zones 地帶

Commercial 商業	Commercial/Residential 商業/住宅	Residential (Group A) 住宅(甲類)	Residential (Group B) 住宅(乙類)	Residential (Group E) 住宅(戊類)
Government, Institution or Community 政府、機構或社區	Open Space 休憩用地	Other Specified Uses 其他指定用途	Green Belt 綠化地帶	

Communications 交通

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

Boundary of Planning Scheme 規劃範圍界線	Maximum Building Height (in number of storeys) 最高建築物高度(樓層數目)
Building Height Control Zone Boundary 建築物高度管制區界線	Non-Building Area 非建築用地
Maximum Building Height (in metres above Principal Datum) 最高建築物高度(在主水平基準上若干米)	

Notes:

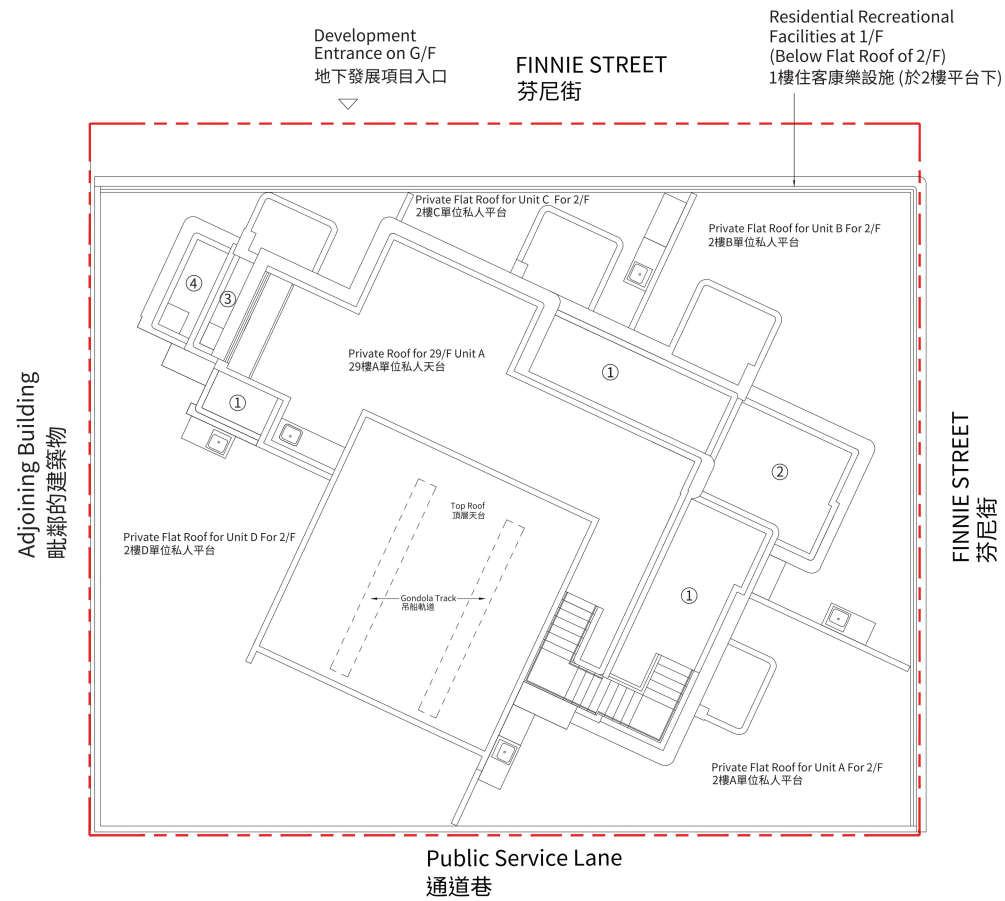
- The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
- The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development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


備註:

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

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

Layout Plan
布局圖



 Boundary of the Development
發展項目的界線

SCALE 比例尺

0M(米) 5M(米)

- ① Private Flat Roof for 29/F Unit A
29樓A單位私人平台
- ② Private Flat Roof for 28/F Unit A
28樓A單位私人平台
- ③ Private Flat Roof for 28/F Unit B
28樓B單位私人平台
- ④ Private Flat Roof for 27/F Unit C
27樓C單位私人平台

The estimated date of completion of the uncompleted building and facilities, as provided by the Authorized Person for the Development is 31 May 2026.
由發展項目的認可人士提供的未落成建築物及設施的預計落成日期為2026年5月31日。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend of Terms and Abbreviations used on Floor Plans:

樓面平面圖中所使用名詞及簡稱之圖例：

1100mm H. Glass Balustrade	=	1100毫米(高) 玻璃欄河	1100mm Height Glass Balustrade
1100mm H. Metal Railing	=	1100毫米(高) 金屬扶手	1100mm Height Metal Railing
1500mm H. Parapet Wall	=	1500毫米(高)分牆牆	1500mm Height Parapet Wall
1800mm H. Parapet Wall	=	1800毫米(高)分牆牆	1800mm Height Parapet Wall
A.F.	=	建築裝飾	Architectural Feature
A/C Platform	=	空調機平台	Air-Conditioning Platform
A/C Plinth	=	空調機機台	Air-Conditioning Plinth
B.R. 1	=	睡房1	Bedroom 1
B.R. 2	=	睡房2	Bedroom 2
B.R. 3	=	睡房3	Bedroom 3
Bal.	=	露台	Balcony
Bal. + U.P.	=	露台 + 工作平台	Balcony + Utility Platform
Bal. Above	=	露台置上	Balcony Above
Bal. + U.P. Above	=	露台 + 工作平台置上	Balcony + Utility Platform Above
Bath.	=	浴室	Bathroom
Bath. 1	=	浴室1	Bathroom 1
Bath. 2	=	浴室2	Bathroom 2
Concrete Plinth For Washer Dryer	=	洗衣乾衣機機台	
DN	=	下	Down
E.M.C.	=	電錶櫃	Electrical Meter Cabinet
H.R.	=	消防喉轆	Hose Reel
Kit.	=	廚房	Kitchen
Lift	=	升降機	
Lift Lobby	=	升降機大堂	
Lift Overrun	=	升降機槽	
Liv./Din.	=	客廳/ 飯廳	Living Room / Dining Room
Open Kit.	=	開放式廚房	Open Kitchen
Potable & Flushing Water Pump Room	=	食水及沖廁水泵房	
Private Flat Roof for Unit A	=	A單位私人平台	
Private Flat Roof for Unit B	=	B單位私人平台	
Private Flat Roof for Unit C	=	C單位私人平台	
Private Flat Roof for Unit D	=	D單位私人平台	
Private Roof for 29/F Unit A	=	29樓A單位私人天台	
Store	=	儲物室	
Top of Bal.	=	露台上蓋	Top of Balcony
Top of Bal. + U.P.	=	露台 + 工作平台的上蓋	Top of Balcony + Utility Platform
UP	=	上	
W.M.C.	=	水錶櫃	Water Meter Cabinet
	=	隨樓附送之嵌入式裝置	Built-in fittings provided in the units
	=	隨樓附送之嵌入式裝置(供安裝洗衣乾衣機)	Built-in fittings provided in the units (for Washer Dryer installation)

Explanatory notes:

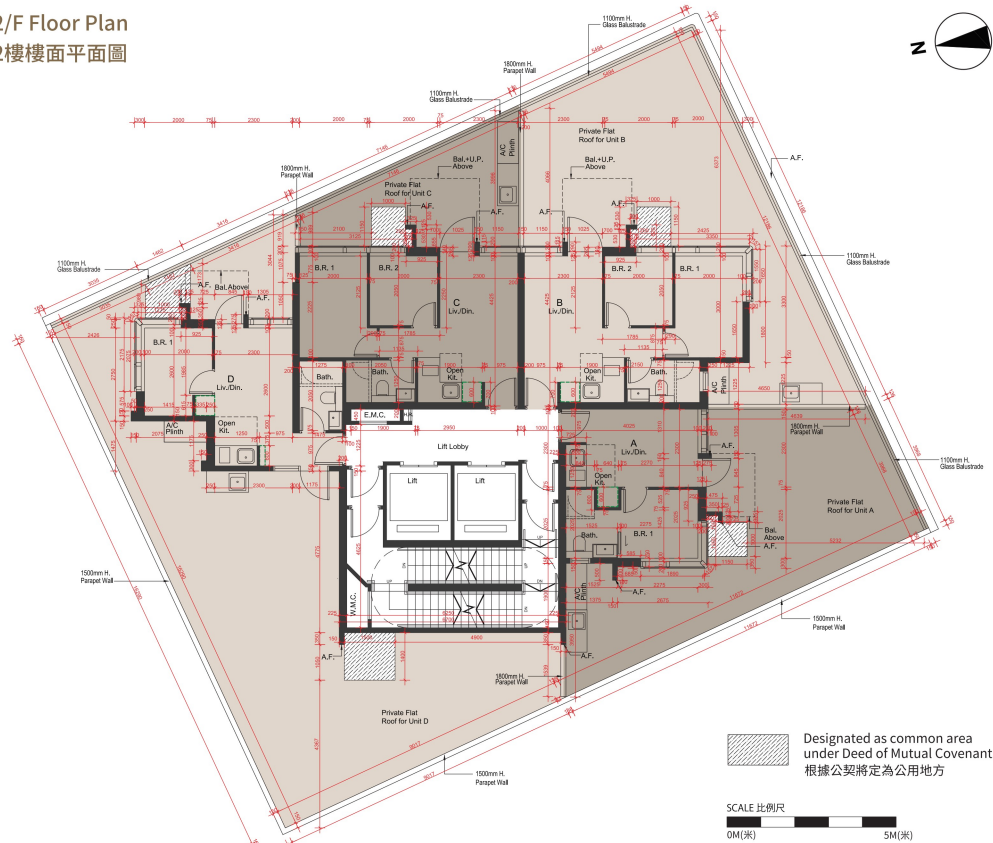
- Common pipes exposed or enclosed in cladding may be located at/adjacent to the balcony, utility platform, air-conditioning platform, flat roof, roof or external wall of some residential properties.
- There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
- 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.
- The outdoor units of air-conditioning for some residential properties are placed on the designated air-conditioning platforms, flat roof or roof. Such outdoor unit of air-conditioning may create heat and/or noise.
- Those icons of fittings and appliances shown on the floor plans of residential properties like 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 different from the fittings and appliances actually provided and they are for indication and reference only.
- Balconies, utility platforms and air-conditioning platforms are non-enclosed areas.
- The ceiling height within some residential properties may vary due to structural, architectural and/or decoration design variations.
- There are curtain walls and/or non-structural prefabricated external walls in some/all the residential properties. The saleable area of a residential property has included the area of curtain walls and/or non-structural prefabricated external walls and is measured from the exterior of such curtain walls and/ or non-structural prefabricated external walls.
- Curtain walls form part of the common parts of the Development. The area and demarcation of residential properties are subject to the deed of mutual covenant and transaction documents.

備註:

- 部分住宅物業的露台、工作平台、空調機平台、平台、天台或外牆上/附近或設有外露之公用喉管，或外牆覆面內藏之公用喉管。
- 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。
- 部分住宅物業內或設有假陣或假天花用以安裝空調喉管及/或其他機電設備。
- 部分住宅物業的空調機之室外機放置於指定的空調機平台、平台或天台。該等空調機之室外機可能發出熱力及/或聲音。
- 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。
- 露台、工作平台及空調機平台為不可封閉的地方。
- 部分住宅物業之天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。
- 部份/全部住宅物業有幕牆及/或非結構的預製外牆。住宅物業之實用面積之計算包括幕牆及/或非結構的預製外牆之面積，並由幕牆及/或非結構的預製外牆之外圍起計。
- 幕牆為發展項目公用部分。住宅物業的範圍及邊界以公契和交易文件為準。

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

2/F Floor Plan
2樓樓面平面圖



Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位			
		A	B	C	D
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	2/F 2樓	150	150	150	150
Floor-to-floor height (mm) 層與層之間的高度(毫米)		2800, 3100, 3150	2800, 3100, 3150	2800, 3100, 3150	2800, 3100, 3150

Notes :

- 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. (Note : This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)
- Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.
- The dimensions of the floor plan are all structural dimensions in millimeter.

備註 :

- 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。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第10(2)(e)條所規定的陳述並不適用於發展項目。)
- 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第20頁。
- 平面圖所列之數字為以毫米標示之建築結構尺寸。

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

3/F, 5/F-12/F, 15/F-23/F & 25/F-26/F Floor Plan

3樓、5樓至12樓、15樓至23樓及25樓至26樓樓面平面圖



Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位			
		A	B	C	D
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	3/F, 5/F-12/F, 15/F-23/F and 25/F 3樓、5樓至12樓、15樓至23樓及25樓	150	150	150	150
	26/F 26樓	150	150	150, 180	150, 180
Floor-to-floor height (mm) 層與層之間的高度(毫米)	3/F, 5/F-12/F, 15/F-23/F and 25/F 3樓、5樓至12樓、15樓至23樓及25樓	2800, 3100, 3150	2800, 3100, 3150	2800, 3100, 3150	2800, 3100, 3150
	26/F 26樓	2800, 3100, 3150	2800, 3100, 3150	2800, 3100, 3150	3150

Notes:

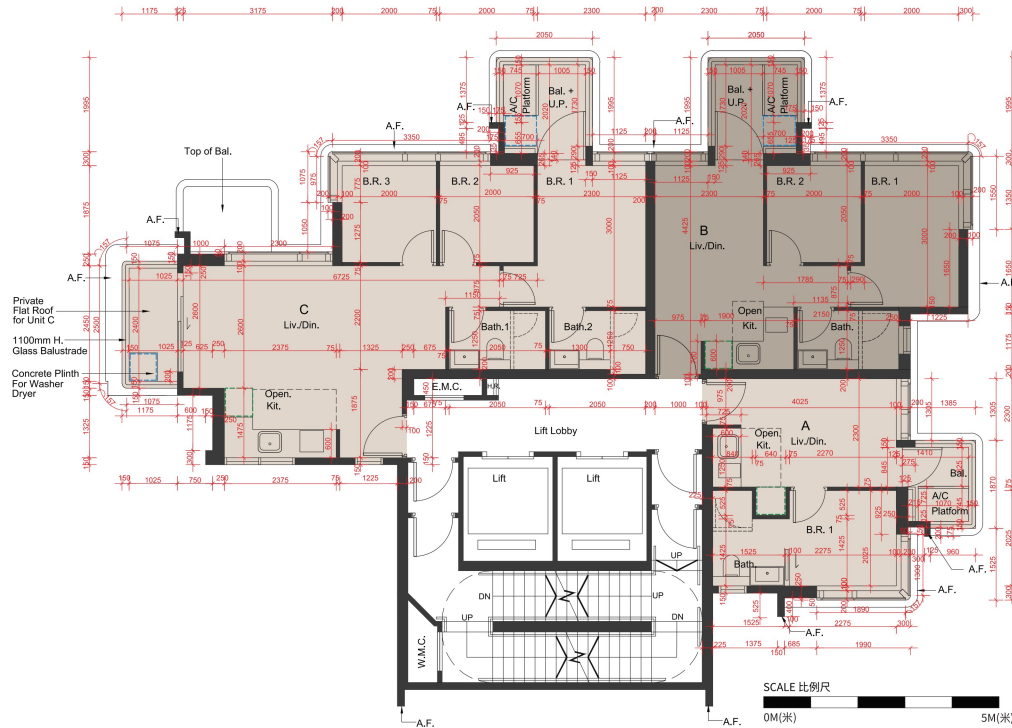
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)
- Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.
- The dimensions of the floor plan are all structural dimensions in millimeter.
- 4/F, 13/F, 14/F and 24/F are omitted.

備註:

- 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。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第10(2)(e)條所規定的陳述並不適用於發展項目。)
- 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第20頁。
- 平面圖所列之數字為以毫米標示之建築結構尺寸。
- 不設4樓、13樓、14樓及24樓。

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

27/F Floor Plan
27樓樓面平面圖



Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位		
		A	B	C
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	27/F 27樓	150	150, 180	150, 180
Floor-to-floor height (mm) 層與層之間的高度(毫米)		2800, 3100, 3150	2800, 3150	2800, 3100, 3150

Notes :

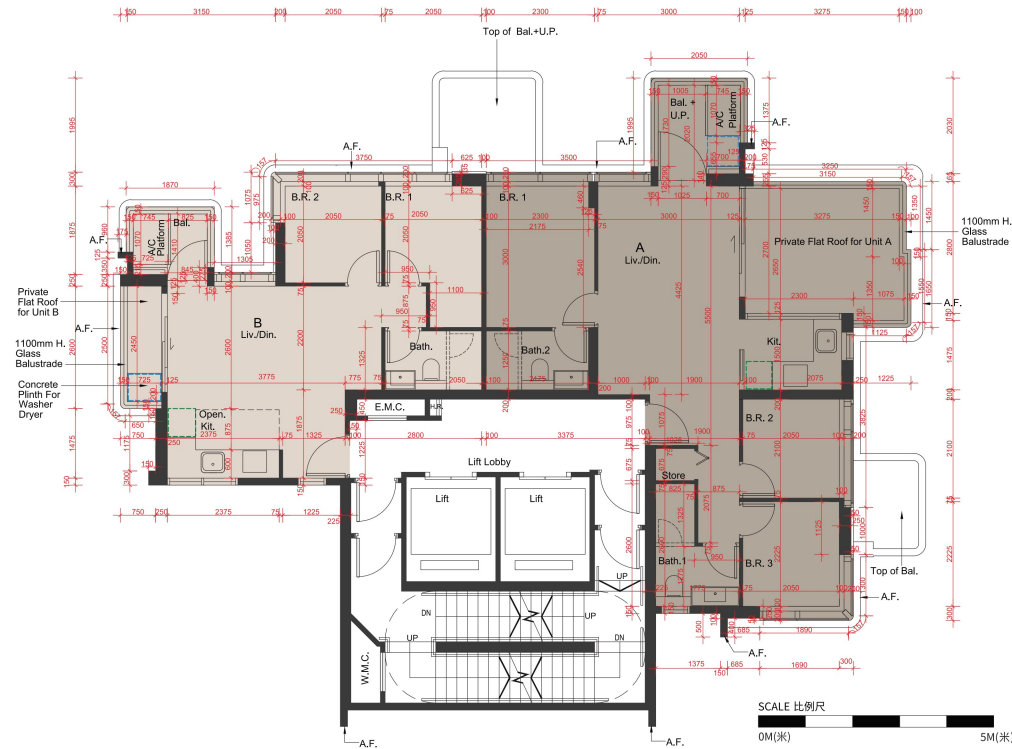
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note : This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)
- Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.
- The dimensions of the floor plan are all structural dimensions in millimeter.

備註：

- 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，一般較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第10(2)(e)條所規定的陳述並不適用於發展項目。)
- 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第20頁。
- 平面圖所列之數字為以毫米標示之建築結構尺寸。

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

28/F Floor Plan
28樓樓面平面圖



Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位	
		A	B
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	28/F 28樓	150	150, 180
Floor-to-floor height (mm) 層與層之間的高度(毫米)		3150, 3500	3150, 3450, 3500

Notes :

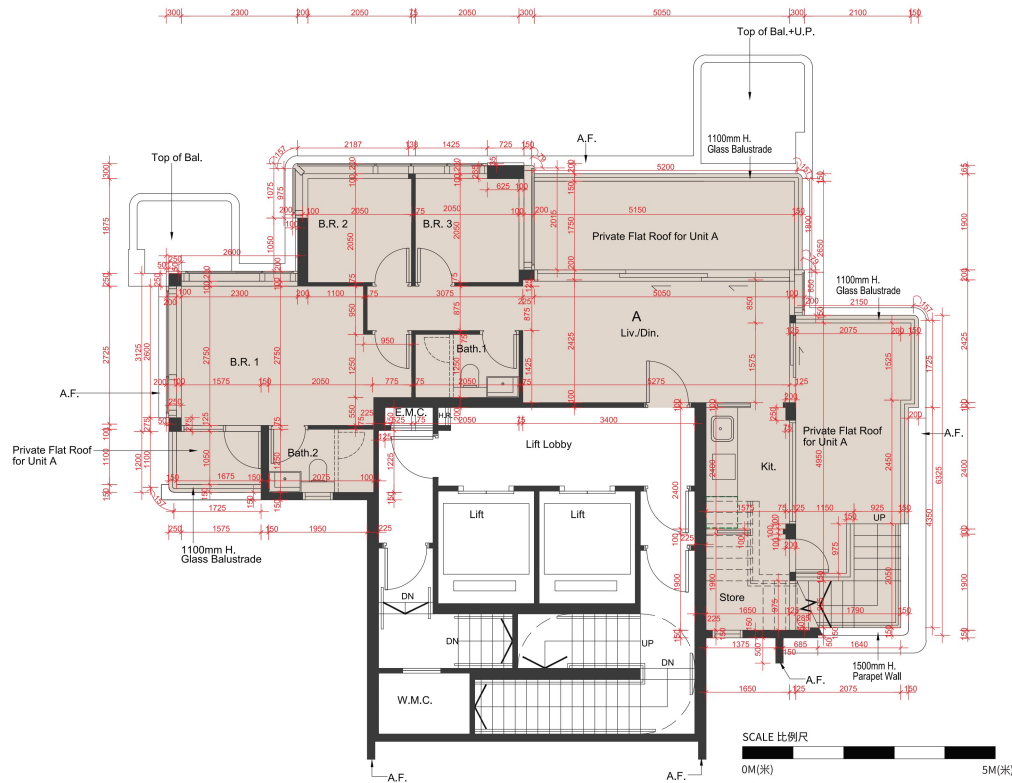
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note : This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)
- Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.
- The dimensions of the floor plan are all structural dimensions in millimeter.

備註：

- 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。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。)
- 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第20頁。
- 平面圖所列之數字為以毫米標示之建築結構尺寸。

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

29/F Floor Plan
29樓樓面平面圖



Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位
		A
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	29/F 29樓	150
Floor-to-floor height (mm) 層與層之間的高度(毫米)		4000

Notes :

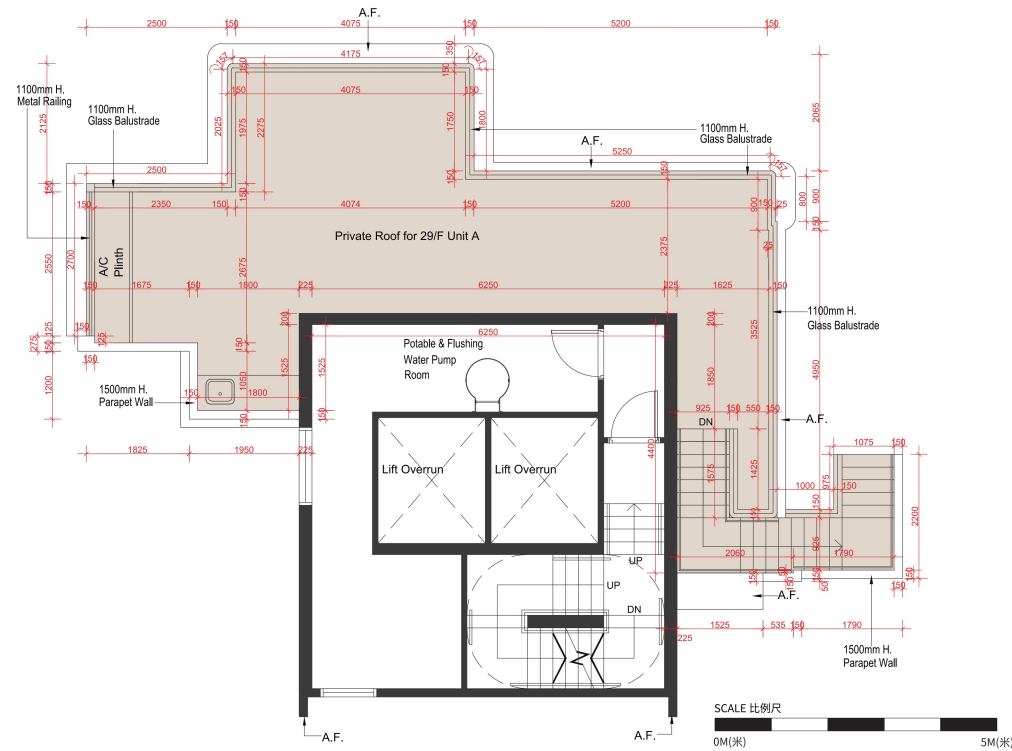
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note : This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)
- Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.
- The dimensions of the floor plan are all structural dimensions in millimeter.

備註：

- 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。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第10(2)(e)條所規定的陳述並不適用於發展項目。)
- 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第20頁。
- 平面圖所列之數字為以毫米標示之建築結構尺寸。

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

Roof Floor Plan
天台樓面平面圖



Each of the Residential Property 每個住宅物業	Floor 樓層	Unit 單位
		A
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Roof 天台	Not Applicable 不適用
Floor-to-floor height (mm) 層與層之間的高度(毫米)		Not Applicable 不適用

Notes :

- 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. (Note : This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)
- Please refer to page 20 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.
- The dimensions of the floor plan are all structural dimensions in millimeter.

備註：

- 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。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第10(2)(e)條所規定的陳述並不適用於發展項目。)
- 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第20頁。
- 平面圖所列之數字為以毫米標示之建築結構尺寸。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)									
Floor 樓層	Unit 單位	實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
2/F 2樓	A	20.717 (223) Balcony 露台:- (-) Utility Platform 工作平台:- (-) Verandah 陽台:- (-)	-	-	-	40.209 (433)	-	-	-	-	-	-
	B	30.359 (327) Balcony 露台:- (-) Utility Platform 工作平台:- (-) Verandah 陽台:- (-)	-	-	-	46.384 (499)	-	-	-	-	-	-
	C	29.871 (322) Balcony 露台:- (-) Utility Platform 工作平台:- (-) Verandah 陽台:- (-)	-	-	-	14.909 (160)	-	-	-	-	-	-
	D	23.067 (248) Balcony 露台:- (-) Utility Platform 工作平台:- (-) Verandah 陽台:- (-)	-	-	-	80.979 (872)	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

3. There is no designation of 4/F, 13/F, 14/F, 24/F.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出。

2. 發展項目住宅物業並無陽台。

3. 不設4樓、13樓、14樓、24樓。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F, 5/F-12/F & 15/F-26/F 3樓、 5樓至12樓及 15樓至26樓	A	22.719 (245) Balcony 露台: 2.002 (22) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	-	-	-	-	-	-	-	-	-	-
	B	33.861 (364) Balcony 露台: 2.002 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	-	-	-	-	-	-	-	-	-
	C	33.559 (361) Balcony 露台: 2.002 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	-	-	-	-	-	-	-	-	-
	D	25.069 (270) Balcony 露台: 2.002 (22) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

3. There is no designation of 4/F, 13/F, 14/F, 24/F.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出。

2. 發展項目住宅物業並無陽台。

3. 不設4樓、13樓、14樓、24樓。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
27/F 27樓	A	22.719 (245) Balcony 露台: 2.002 (22) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	-	-	-	-	-	-	-	-	-	-
	B	33.861 (364) Balcony 露台: 2.002 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	-	-	-	-	-	-	-	-	-
	C	52.652 (567) Balcony 露台: 2.002 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	-	-	2.460 (26)	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

3. There is no designation of 4/F, 13/F, 14/F, 24/F.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出。

2. 發展項目住宅物業並無陽台。

3. 不設4樓、13樓、14樓、24樓。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
28/F 28樓	A	54.727 (589) Balcony 露台: 2.002 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: - (-)	-	-	-	8.960 (96)	-	-	-	-	-	-
	B	37.596 (405) Balcony 露台: 2.002 (22) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	-	-	-	1.776 (19)	-	-	-	-	-	-
29/F 29樓	A	58.157 (626) Balcony 露台: - (-) Utility Platform 工作平台: - (-) Verandah 陽台: - (-)	-	-	-	23.592 (254)	-	-	46.904 (505)	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes : 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

2. There is no verandah in the residential properties of the Development.

3. There is no designation of 4/F, 13/F, 14/F, 24/F.

備註 : 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出。

2. 發展項目住宅物業並無陽台。

3. 不設4樓、13樓、14樓、24樓。

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

Not Applicable.

不適用。

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

- | | |
|---|---|
| <p>a. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "preliminary agreement");</p> <p>b. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;</p> <p>c. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement –</p> <p>(i) the preliminary agreement is terminated;</p> <p>(ii) the preliminary deposit is forfeited; and</p> <p>(iii) the owner does not have any further claim against the purchaser for the failure.</p> | <p>a. 在簽署臨時買賣合約(「該臨時合約」)時須支付款額為5%的臨時訂金；</p> <p>b. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；</p> <p>c. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 –</p> <p>(i) 該臨時合約即告終止；</p> <p>(ii) 有關的臨時訂金即予沒收；及</p> <p>(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。</p> |
|---|---|

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. Common Parts of the Development

- (a) Common Areas and Facilities means those parts, areas, structures, services, facilities and conduits of the Development and the Land which are intended for common use and benefit of different owners and not for the sole benefit of any owner including (subject to the provisions of the Deed of Mutual Covenant of the Development (the "DMC")) the items specified in Schedule 1 to the Building Management Ordinance (Cap. 344) and such additional Common Areas and Facilities designated under the provisions of the DMC.

Common Areas and Facilities are categorized under the DMC into Development Common Areas and Facilities, Residential Common Areas and Facilities and Commercial Common Areas and Facilities.

- (b) The owners and lawful occupants etc. have the full right and liberty to go pass or repossess and to use the Common Areas and Facilities for all purposes connected with the proper use and enjoyment of his Unit.
- (c) The owners may not convert any of the Common Areas and Facilities to his own use or for his own benefit unless the approval of the Owners' Committee has been obtained.
- (d) No part of the Common Areas and Facilities shall be obstructed nor shall any refuse or other matter or things be placed or left thereon and no owner shall do or suffer or permit to be done anything in the Common Areas and Facilities as may be or become a nuisance to any other owners or occupiers of any other part of the Development.
- (e) The owners shall not alter the Common Areas and Facilities or do anything which may, in the opinion of the Manager, interfere with or damage the Common Areas and Facilities or adversely affect the normal functioning of the Common Areas and Facilities.
- (f) The Common Areas and Facilities shall be under the exclusive management and control of the Manager. The Manager shall hold the Common Areas and Facilities as trustee for the benefit of all owners.

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

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

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

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

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

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

- (a) the owners shall contribute towards the management expenses relating to the Development Common Areas and Facilities in proportion to the Management Shares allocated to their Units; and
- (b) the owners of residential properties shall contribute towards the management expenses relating to the Residential Common Areas and Facilities in proportion to the Management Shares allocated to their residential properties.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development (3,300) is different from the total number of Management Shares in the Development (2,870). The total number of Management Shares of the residential properties in the Development is 2,641.

5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fees Deposit is 2 months' monthly management fee.

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

There is no area in the Development which is retained by the owner for that owner's own use as referred to in section 14(2) (f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance (Cap. 621).

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

**Number Of Undivided Shares Allocated to Each Residential
Property in the Development**

Floor	Unit	No. of Undivided Shares Allocated to each Residential Unit
2/F	A	24
	B	34
	C	30
	D	31
3/F, 5/F-12/F & 15/F-26/F	A	22
	B	33
	C	33
	D	25
27/F	A	22
	B	33
	C	52
28/F	A	54
	B	37
29/F	A	64

Note : 4/F, 13/F, 14/F and 24/F are omitted.

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. 發展項目的公用部分

- (a) 公用地方及設施指所有在發展項目及土地上擬供發展項目不同業主共同使用與享用，並非供個別業主獨享的部分、地方、構築物、服務、設施及導管，包括(受制於發展項目的公契(「公契」)《建築物管理條例》(第344章)附表一所有項目，以及按公契而指定的額外公用地方及設施。

公用地方及設施按公契分為發展項目公用地方及設施、住宅公用地方及設施及商業公用地方及設施。

- (b) 業主及合法佔用人等為了所有有關正當使用與享用其單位的目的可自由進出以及使用公用地方及設施。
- (c) 除非已經取得業主委員會的批准，業主不得將任何公用地方及設施改作自用或供其受益。
- (d) 公用地方及設施的任何部分不得被阻塞，也不得在其上放置或遺留任何垃圾或其他物品與物件。業主亦不得在公用地方及設施作出或容忍作出或容許作出任何可能或成為對該發展項目其他部分的業主或佔用人造成滋擾的事情。
- (e) 業主不得更改公用地方及設施或作出任何事情，以致管理人認為會干涉或損壞公用部分或對公用地方及設施的正常運作有不利影響。
- (f) 公用地方及設施將專由管理人管理和控制。管理人須作為全體業主的受託人以所有業主為受益人持有公用地方及設施。

2. 分配予發展項目中各住宅物業的不分割份數的數目

各住宅物業獲分配有不分割份數。詳細的分配狀況，請參閱下文附表。

3. 發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

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

- (a) 業主須按分配到其單位之管理份數之比例分擔有關發展項目公用地方及設施之管理開支；及

- (b) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關住宅公用地方及設施之管理開支。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數(3,300)與發展項目管理份數總數(2,870)不同。發展項目住宅物業之管理份數總數為2,641。

5. 計算管理費按金的基準

管理費按金相等於兩個月之管理費。

6. 擁有人(即賣方)在發展項目中保留作自用的範圍(如有的話)

本發展項目並無《一手住宅物業銷售條例》(第621章)附表1第1部第14(2)(f)條所提及之擁有人在發展項目中保留作自用的範圍。

分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	每個住宅單位獲分配的不分割份數數目
2樓	A	24
	B	34
	C	30
	D	31
3樓、5樓至12樓及15樓至26樓	A	22
	B	33
	C	33
	D	25
27樓	A	22
	B	33
	C	52
28樓	A	54
	B	37
29樓	A	64

備註：不設4樓、13樓、14樓及24樓。

SUMMARY OF LAND GRANT

批地文件的摘要

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

Section L of Sub-section 1 of Section A of Quarry Bay Marine Lot No. 4, Section K of Sub-section 1 of Section A of Quarry Bay Marine Lot No. 4, The Remaining Portion of Sub-section 1 of Section F of Sub-section 1 of Section A of Quarry Bay Marine Lot No. 4 and The Remaining Portion of Section F of Sub-section 1 of Section A of Quarry Bay Marine Lot No. 4 (the "Land")

(Note: Quarry Bay Marine Lot No. 4 will be referred to as the "Lot".)

2. The term of years under the lease:

75 years from 27 April 1931 with a right of renewal for one further term of 75 years. The right of renewal is deemed to have been exercised and a new Government lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap. 40).

3. The user restrictions applicable to that land:

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

(b) The Land shall not be used for any other purposes than for the purpose of reclamation, harbour improvement, or building, or for the construction of docks, slips, piers, or wharves, or in view of the requirements of manufactures, commerce, or traffic, or for any other purpose whatsoever or similar purposes without having first obtained the licence or consent of the Government.

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

Not Applicable.

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

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

the satisfaction of the Director of Public Works (hereinafter referred to as the "Director").

6. Lease conditions that are onerous to a purchaser:

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

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

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

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

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

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

(g) See 5 above.

Note:

The expression "Grantee" as mentioned in this section means the said Lessees under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.

SUMMARY OF LAND GRANT

批地文件的摘要

1. 發展項目所位於的土地的地段編號：

鯽魚涌海旁地段第4號A段第1分段L段、鯽魚涌海旁地段第4號A段第1分段K段、鯽魚涌海旁地段第4號A段第1分段F段第1分段餘段及鯽魚涌海旁地段第4號A段第1分段F段餘段(「該土地」)。

(備註：鯽魚涌海旁地段第4號稱作「該地段」。)

2. 有關租契規定的年期：

由1931年4月27日起計75年，其後有權續期75年。根據《政府租契條例》(第40章)，續期權已視作被行使及新政府租契亦被視作已批出。

3. 適用於該土地的用途限制：

(a) 未經政府事先許可，該土地不得用作任何銅匠、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。

(b) 除非事先取得政府許可或同意，否則該土地除用於進行填海工程、改善或建造港口、或作興建船塢、滑道、碼頭或貨運碼頭、或基於製造業、商業或交通需求的用途、或任何其他用途或相類似用途以外，不得作任何其他用途。

4. 按規定須興建並提供予政府或供公眾使用的設施：

不適用。

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

承授人須不時、於任何時候、按需要及於有需要時，自費妥善及充分地透過所有和所有形式之所需和必須之維修、清洗及改善以維修、維護、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保養該土地上之現有或任何時候存在的院宅或物業及所有其他搭建物或建築物，及屬於和以任何形式附屬於該等院宅或物業及所有其他搭建物或建築物之牆壁、軌道、照明、行人道、廁所、水槽、排水溝及水道，致使工務署署長(下稱「署長」)滿意。

6. 對買方造成負擔的租用條件

(a) 政府已就該土地或其任何部分之下或之上可能為道路、公共建築或其他香港之公共目的所需的礦產、礦物、石頭等保留權利，並有權進入該土地以視察、挖掘、轉用及移走該等事物，唯須對承授人造成盡可能少的損害。

(b) 政府亦保留權力，於該土地內、該土地下及穿過該土地加置或接駁所有或任何公共或公用排污渠、排水渠或水道。

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

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

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

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

(g) 見上文第5段。

備註：

本節中提述「承授人」一詞指根據批地文件中的承租人和如文意允許或要求包括其遺囑執行人、遺產管理人、承讓入及(如為法團)其繼承人和承讓入。

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

Not Applicable.

不適用。

WARNING TO PURCHASERS

對買方的警告

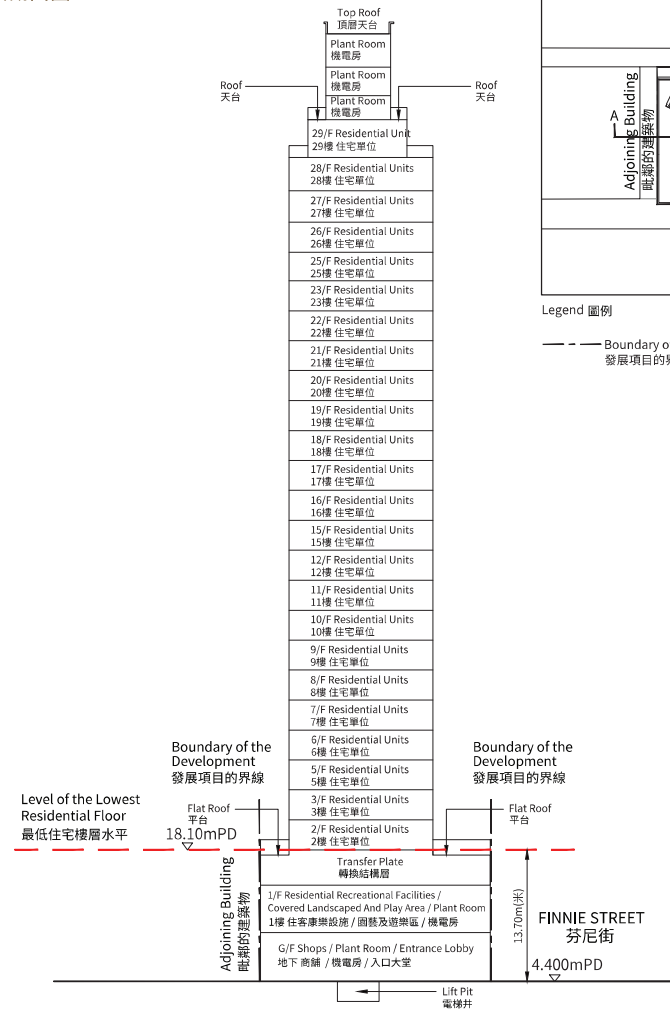
- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that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

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

Cross-section Plan A-A

橫截面圖 A-A



Red dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。

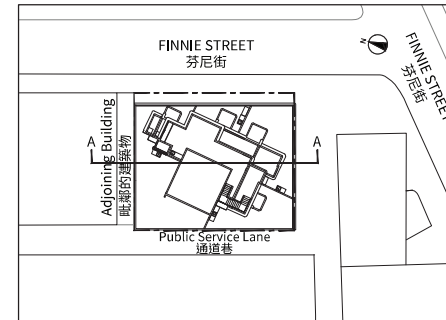
1. The part of Finnie Street adjacent to the building is 4.40 metres above the Hong Kong Principal Datum.

2. ▽ Denotes height (in metres) above the Hong Kong Principal Datum (mPD).

1. 毗鄰建築物的一段芬尼街為香港主水平基準以上4.40米。

2. ▽ 為香港主水平基準以上高度(米)。

Key Plan 索引圖



Legend 圖例

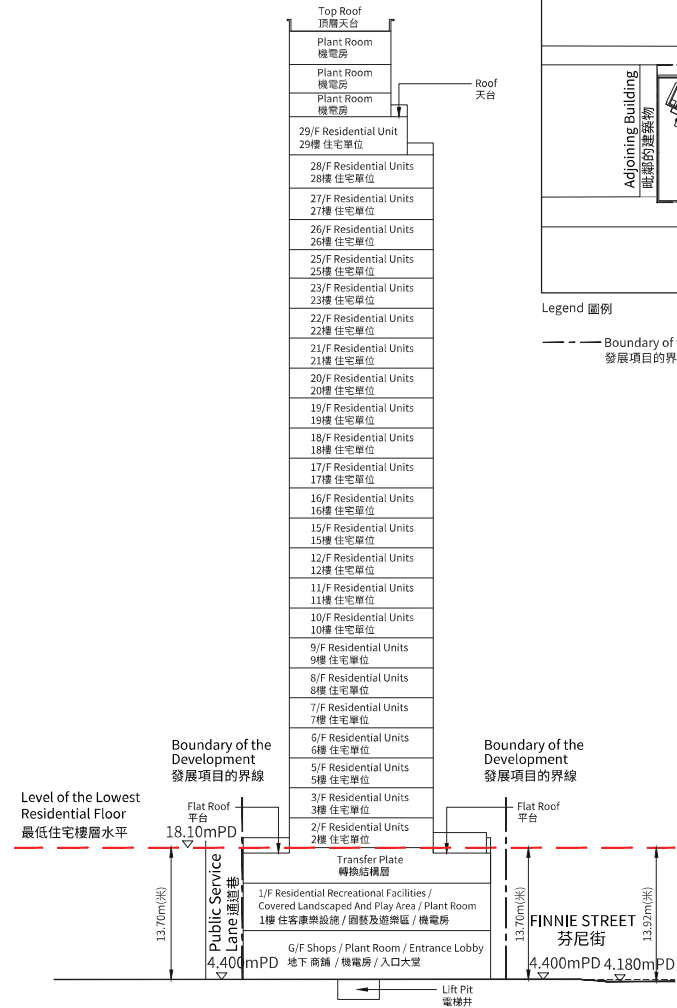
--- Boundary of the Development
發展項目的界線

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

Cross-section Plan B-B

橫截面圖 B-B

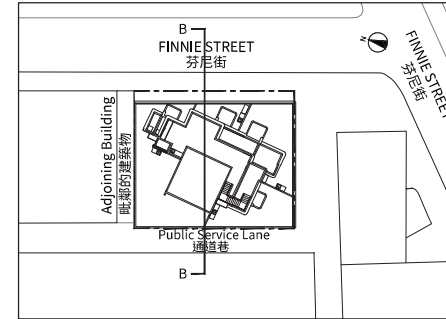


Red dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。

1. The part of Finnie Street adjacent to the building is 4.18 metres to 4.40 metres above the Hong Kong Principal Datum.
2. The part of Public Service Lane adjacent to the building is 4.40 metres above the Hong Kong Principal Datum.
3. ▽ Denotes height (in metres) above the Hong Kong Principal Datum (mPD).

1. 毗鄰建築物的一段芬尼街為香港主水平基準以上4.18米至4.40米。
2. 毗鄰建築物的一段通道巷為香港主水平基準以上4.40米。
3. ▽ 為香港主水平基準以上高度(米)。

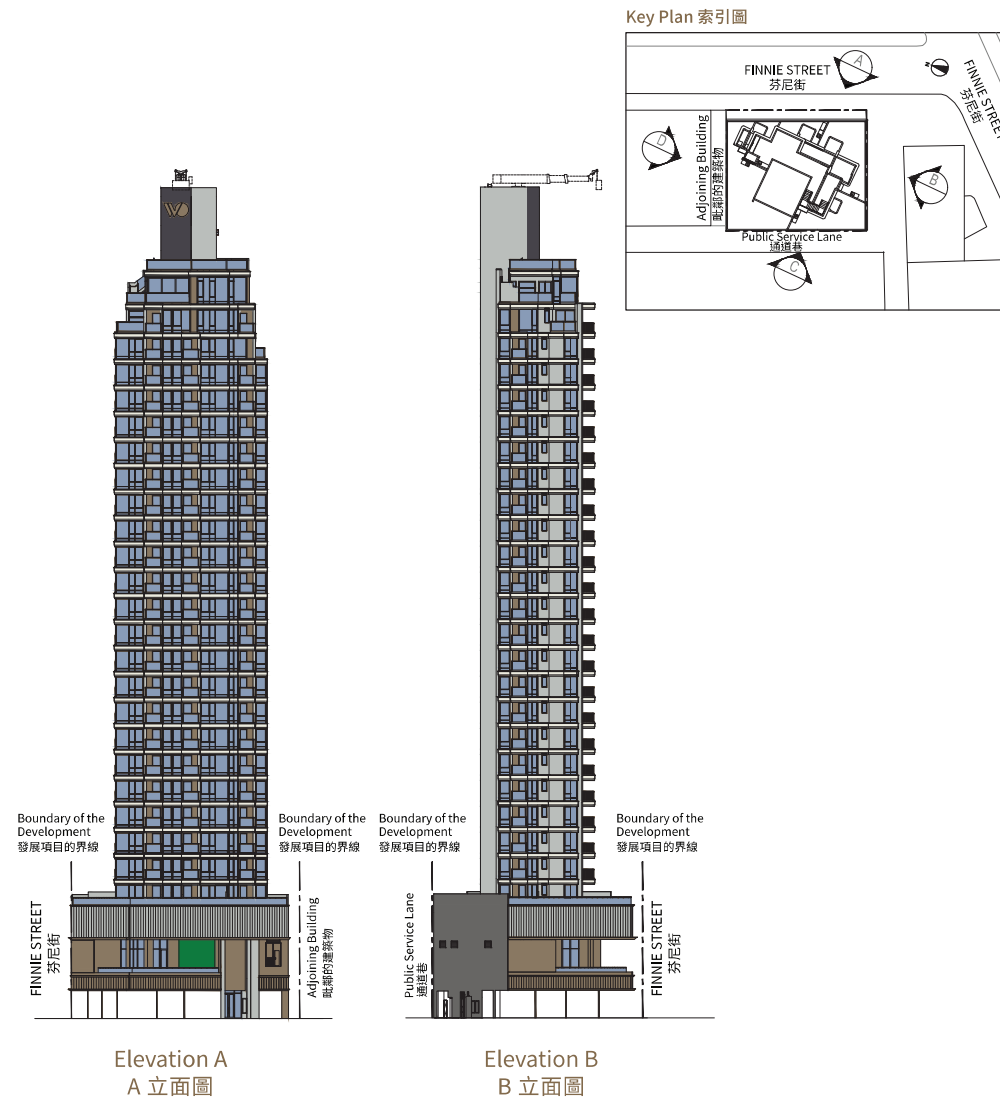
Key Plan 索引圖



Legend 圖例

--- Boundary of the Development
發展項目的界線

ELEVATION PLAN
立面圖



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

1. are prepared on the basis of the approved building plans for the Development as of 12 July 2024; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2024年7月12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. 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖



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

1. are prepared on the basis of the approved building plans for the Development as of 12 July 2024; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2024年7月12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. 大致上與發展項目的外觀一致。

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

Common Facilities 公用設施	Covered Area 有上蓋遮蓋面積		Uncovered Area 沒有上蓋遮蓋面積		Total Area 總面積	
	sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的 任何康樂設施)	24.553	264	Not Applicable 不適用		24.553	264
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的 天台或在天台和最低一層住宅樓層 之間的任何一層的、 供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或 有其他名稱)	Not Applicable 不適用		Not Applicable 不適用		Not Applicable 不適用	
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的 最低一層住宅樓層以下的、 供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的 遊樂場或有其他名稱)	70.284	757	Not Applicable 不適用	Not Applicable 不適用	70.284	757

Note : Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres

備註：以平方呎顯示之面積均依據 1 平方米=10.764 平方呎換算，並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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

1. The address of the website on which a copies of the outline zoning plans relating to the Development are available is www.ozp.tpb.gov.hk
 2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties in the Development as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
 3. The inspection is free of charge.
1. 備有關於發展項目的分區計劃大綱圖文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
 2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿存放在指明住宅物業的售樓處，以供閱覽。
 3. 無須為閱覽付費。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. EXTERIOR FINISHES

Item		Description	
(a)	External wall	Type of finishes	Paint, natural stone, tiles, aluminium cladding, metal feature, metal louvre, curtain wall and glass wall
(b)	Window	Material of frame	Aluminium frame finished with fluorocarbon coating
		Material of glass	Insulated-Glass-Unit (IGU) with low-emissivity coating, light grey tempered obscure glass for bathroom (if any), and light grey tempered glass (only for Unit D on 3/F-26/F)
(c)	Bay window	Material	Not Applicable
		Finishes of window sill	Not Applicable
(d)	Planter	Type of finishes	Not Applicable
(e)	Verandah or balcony	Type of finishes	Balustrade : Metal balustrade and glass balustrade with metal handrail and metal barrier, curb finished with metal cladding
			Floor : Tiles
			Wall : Tiles and aluminium cladding
			Ceiling : Paint and aluminium cladding
		Whether balcony is covered	Yes
Whether verandah is covered	Not Applicable		
(f)	Drying facilities for clothing	Type	Not Applicable
		Material	Not Applicable

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

1. 外部裝修物料

細項	描述	
(a) 外牆	裝修物料的類型	油漆、天然石、磚、鋁飾板、金屬裝飾、金屬百葉、玻璃幕牆及玻璃牆
(b) 窗	框的用料	氟化碳塗料鋁窗框
	玻璃的用料	雙層中空玻璃配低幅射鍍膜，淺灰磨砂強化玻璃於浴室(如有)，及淺灰強化玻璃(只適用於3樓至26樓D單位)
(c) 窗台	用料	不適用
	窗台板的裝修物料	不適用
(d) 花槽	裝修物料的類型	不適用
(e) 陽台或露台	裝修物料的類型	圍欄 : 設有金屬欄河及玻璃欄河配金屬扶手及金屬圍欄、圍邊以金屬飾板作飾面
		地板 : 磚
		牆壁 : 磚及鋁飾板
		天花板 : 油漆及鋁飾板
	露台是否有蓋	是
	陽台是否有蓋	不適用
(f) 乾衣設施	類型	不適用
	用料	不適用

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES

Item		Description				
				Wall	Floor	Ceiling
(a)	Lobby	Type of finishes	Residential Entrance Lobby on Ground Floor	Timber veneer, metal and feature glass	Natural stone	Plywood false ceiling with metal finishes
			Lift Lobby on First Floor	Metal and plastic laminate	Tile	Gypsum board false ceiling finished with paint
			Lift Lobby on Residential Floor			
				Wall		Ceiling
(b)	Internal wall and ceiling	Type of finishes	Living and Dining room	Paint and plastic laminate		Paint and partly equipped with gypsum board bulkhead finished with paint
			Bedroom	Unit A, Unit B and Unit C on 2/F-26/F All units on 27/F-29/F : Paint Unit D on 2/F-26/F : Paint and plastic laminate		

Note: 4/F, 13/F, 14/F and 24/F are omitted.
備註：不設4樓、13樓、14樓及24樓。

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

2. 室內裝修物料

細項		描述				
				牆壁	地板	天花板
(a)	大堂	裝修物料的類型	地下住宅入口大堂	木皮飾面、金屬及特色玻璃	天然石	夾板配金屬飾面假天花
			一樓升降機大堂	金屬及膠板	磚	石膏板假天花髹上油漆
			住宅層升降機大堂			
				牆壁		天花板
(b)	內牆及天花板	裝修物料的類型	客廳及飯廳	油漆及膠板		油漆及部分位置裝設石膏板假陣並髹上油漆
			睡房	2樓至26樓A單位、B單位及C單位； 27樓至29樓所有單位：油漆 2樓至26樓D單位：油漆及膠板		

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES

Item		Description				
				Floor	Skirting	
(c)	Internal floor	Material	Living Room and Dining Room	Tiles	Timber skirting	
			Bedroom			
		Wall		Floor	Ceiling	
(d)	Bathroom	Type of finishes (exposed surfaces)	Tiles	Tiles and reconstituted stone	Gypsum board false ceiling finished with paint	
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level			
		Wall		Floor	Ceiling	Cooking Bench
(e)	Kitchen	Type of finishes (exposed surfaces)	All Units on 2/F -26/F ; Unit A and Unit B on 27/F : Glass, plastic laminate, metal, tiles and plaster Unit C on 27/F ; All Units on 28/F -29/F : Sintered stone, plastic laminate, metal, tiles and plaster	Tiles	All Units on 2/F-27/F ; Unit B on 28/F : Paint and partly equipped with gypsum board bulkhead finished with paint Unit A on 28/F ; Unit A on 29/F : Gypsum board false ceiling finished with paint	All Units on 2/F -26/F ; Unit A and Unit B on 27/F : Solid surface Unit C on 27/F ; All Units on 28/F -29/F : Sintered stone
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level			

Note : 4/F, 13/F, 14/F and 24/F are omitted.

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

2. 室內裝修物料

細項		描述				
				地板	牆腳線	
(c)	內部地板	用料	客廳及飯廳	磚	木腳線	
			睡房			
			牆壁	地板	天花板	
(d)	浴室	裝修物料的類型 (外露表面)	磚	磚及人造石材	石膏板假天花 髹上油漆	
		牆壁的裝修物料 是否鋪至天花板	鋪至假天花水平			
			牆壁	地板	天花板	灶台
(e)	廚房	裝修物料的類型 (外露表面)	2樓至26樓所有單位； 27樓A單位及B單位： 玻璃、膠板、金屬、 磚及批盪 27樓C單位； 28樓至29樓所有單位： 岩板、膠板、金屬、 磚及批盪	磚	2樓至27樓所有單位及 28樓B單位： 油漆及部分位置裝設石膏板 假陣並髹上油漆 28樓A單位及29樓A單位： 石膏板假天花髹上油漆	2樓至26樓所有單位及 27樓A單位及B單位： 實心面板 27樓C單位； 28樓至29樓所有單位： 岩板
		牆壁的裝修物料 是否鋪至天花板	鋪至假天花水平			

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item		Description			
		Material	Finishes	Accessories	
(a)	Doors	Main entrance door	Fire rated solid core timber door	Plastic laminate	Digital lockset with handle, door closer, door viewer, door stopper and door hinges
		Kitchen door	Fire rated solid core timber door	Plastic laminate and metal	Fire rated pocket sliding system with soft closing and door handle
		Balcony door	Aluminium frame with glass door	Glass and aluminium with fluorocarbon coating	Door stopper, lockset with handle and door hinge
		Balcony + utility door			
		Private Flat roof door	Aluminium frame with glass door	Glass and aluminium with fluorocarbon coating	All units on 2/F, Bedroom 1 at Unit A on 29/F, Store at Unit A on 29/F : Door stopper, lockset with handle and door hinge Unit C on 27/F, Unit A on 28/F, Unit B on 28/F, Living Room / Dining Room at Unit A on 29/F : Door stopper, lockset with handle and sliding track
		Bedroom door	Hollow core timber door	Plastic laminate	Lockset, door handle, door stopper and door hinges
		Bathroom door	Unit C and Unit D on 2/F-26/F ; Unit C on 27/F ; Bathroom 2 at Unit A on 28/F ; Unit B on 28/F ; Bathroom 1 at Unit A on 29/F : Hollow core timber door with louvre Unit A and Unit B on 2/F-27/F Unit A Bathroom 1 on 28/F ; Unit A Bathroom 2 on 29/F : Hollow core timber door	Plastic laminate and metal	Unit A on 2/F-27/F : Pocket sliding system with soft closing, lockset and door handle Unit B, Unit C and Unit D on 2/F-26/F ; Unit B and Unit C on 27/F, Unit A and Unit B on 28/F, Unit A on 29F : Lockset, door handle, door stopper and door hinges
		Store room door	Unit A on 28/F : Hollow core timber door Unit A on 29/F : Hollow core timber door	Unit A on 28F : Plastic laminate Unit A on 29F : plastic laminate and metal	Unit A on 28F : Folding door track, lockset and door hinges Unit A on 29F : Pocket sliding system with soft closing, lockset and door handle

Note : 4/F, 13/F, 14/F and 24/F are omitted.

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

3. 室內裝置

細項		描述			
		用料	裝修物料	配件	
(a)	門	單位大門	防火實心木門	膠板	電子門鎖連把手、氣鼓、防盜眼、門擋及門鉸
		廚房門	防火實心木門	膠板及金屬	防火趟門系統連緩衝及門把手
		露台門	鋁質框配玻璃門	玻璃及氟化碳塗料鋁質	門擋、門鎖連把手及門鉸
		露台+工作平台門			
		私人平台門	鋁質框配玻璃門	玻璃及氟化碳塗料鋁質	2樓所有單位、29樓A單位睡房1及29樓A單位儲物室： 門擋、門鎖連把手及門鉸 27樓C單位、28樓A單位、28樓B單位及29樓A單位客廳/飯廳： 門擋、門鎖連把手及趟路軌
		睡房門	空心木門	膠板	門鎖、門把手、門擋及門鉸
		浴室門	2樓至26樓C單位及D單位、27樓C單位、28樓A單位浴室2、28樓B單位、29樓A單位浴室1；空心木門連百葉 2樓至27樓A單位及B單位、28樓A單位浴室1、29樓A單位浴室2；空心木門	膠板及金屬	2樓至27樓A單位： 趟門系統連緩衝、門鎖及門把手 2樓至26樓B單位、C單位及D單位、27樓B單位及C單位、28樓A單位及B單位、29樓A單位： 門鎖、門把手、門擋及門鉸
		儲物室門	28樓A單位： 空心木門 29樓A單位： 空心木門	28樓A單位：膠板 29樓A單位：膠板及金屬	28樓A單位： 趟路軌，門鎖及門鉸 29樓A單位： 趟門系統連緩衝、門鎖及門把手

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item		Description		
		Fittings and equipment	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Basin countertop	Solid surface
			Basin cabinet	All Units on 2/F -26/F ; Unit A and Unit B on 27/F : Wooden cabinet with solid surface, metal and plastic laminate Unit C on 27/F ; All Units on 28/F -29/F : Wooden cabinet with solid surface and metal
			Hanging cabinet	Unit A on 2/F-26/F : Wooden cabinet with metal, plastic laminate and mirror. Unit B, Unit C and Unit D on 2/F-26/F : Wooden cabinet with metal and plastic laminate. Unit A on 27/F : Wooden cabinet with metal, plastic laminate and mirror. Unit B and Unit C on 27/F : Wooden cabinet with metal and plastic laminate. Bathroom 1 at Unit A on 28/F : Wooden cabinet with metal, plastic laminate and mirror. Bathroom 2 at Unit A on 28/F : Wooden cabinet with metal and plastic laminate. Unit B on 28/F : Wooden cabinet with metal and plastic laminate. Bathroom 1 at Unit A on 29/F : Wooden cabinet with metal and plastic laminate. Bathroom 2 at Unit A on 29/F : Wooden cabinet with metal, plastic laminate and mirror.
			Hanging mirror	Unit A on 2/F-26/F : Not Applicable Unit B, Unit C and Unit D on 2/F-26/F : Metal and mirror. Unit A on 27/F : Not applicable. Unit B and Unit C on 27/F : Metal and mirror. Bathroom 1 at Unit A on 28/F : Not Applicable. Bathroom 2 at Unit A on 28/F : Metal and mirror. Unit B on 28/F : Metal and mirror. Bathroom 1 at Unit A on 29/F : Metal and mirror. Bathroom 2 at Unit A on 29/F : Not Applicable.

Note : 4/F, 13/F, 14/F and 24/F are omitted.

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

3. INTERIOR FITTINGS

Item		Description			
		Fittings and equipment	Type	Material	
(b)	Bathroom	(i) Type and material of fittings and equipment	Wash basin mixer	Chrome plated	
			Water closet	Vitreous china	
			Wash basin	Solid surface	
			Paper holder	Chrome plated	
			Shelf	Chrome plated	
			Laundry rope	Chrome plated	
			Towel hook	Chrome plated	
			Bathroom appliances	For the brand name and model number of appliances, please refer to the "appliances schedule"	
		(ii) Type and material of water supply system	Please refer to "3.(j) Water supply" below		
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower set	Chrome plated	
Shower compartment	Tempered glass and metal				
(iv) Size of bathtub (if applicable)	Not Applicable				

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

3. 室內裝置

細項		描述		
		裝置及設備	類型	用料
(b)	浴室	(i) 裝置及設備的類型及用料	洗手盆檯面	實心面板
			洗手盆櫃	2樓至26樓所有單位及27樓A單位、B單位： 木製櫃配實心面板、金屬及膠板 27樓C單位及28樓至29樓所有單位： 木製櫃配實心面板及金屬
			吊櫃	2樓至26樓A單位：木製櫃配金屬、膠板及鏡 2樓至26樓B單位、C單位及D單位：木製櫃配金屬及膠板 27樓A單位：木製櫃配金屬、膠板及鏡 27樓B單位及C單位：木製櫃配金屬及膠板 28樓A單位浴室1：木製櫃配金屬、膠板及鏡 28樓A單位浴室2：木製櫃配金屬及膠板 28樓B單位：木製櫃配金屬及膠板 29樓A單位浴室1：木製櫃配金屬及膠板 29樓A單位浴室2：木製櫃配金屬、膠板及鏡
			掛鏡	2樓至26樓A單位：不適用 2樓至26樓B單位、C單位及D單位：金屬及鏡 27樓A單位：不適用 27樓B單位及C單位：金屬及鏡 28樓A單位浴室1：不適用 28樓A單位浴室2：金屬及鏡 28樓B單位：金屬及鏡 29樓A單位浴室1：金屬及鏡 29樓A單位浴室2：不適用
			洗手盆水龍頭	鍍鉻
			坐廁	搪瓷
			洗手盆	實心面板
			廁紙架	鍍鉻
			層架	鍍鉻
			晾衣繩	鍍鉻
			毛巾掛鈎	鍍鉻

備註：不設4樓、13樓、14樓及24樓。

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

3. 室內裝置

細項		描述		
		裝置及設備	類型	用料
(b)	浴室	(i) 裝置及設備的類型及用料	浴室設備	有關設備之品牌名稱及產品型號，請參閱「設備說明」
		(ii) 供水系統的類型及用料	請參閱下文「3. (j) 供水」一欄	
		(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	花灑套裝	鍍鉻
			淋浴間	強化玻璃及金屬
(iv) 浴缸大小 (如適用的話)	不適用			

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

3. INTERIOR FITTINGS

Item		Description		
			Material	
(c)	Kitchen	(i) Sink unit	Stainless steel	
		(ii) Water supply system	Copper water pipes for both hot and cold water	
			Material	Finishes
		(iii) Kitchen cabinet	Timber cabinet	All Units on 2/F-26/F ; Unit A and Unit B on 27/F : Plastic laminate and metal Unit C on 27/F ; Unit A and Unit B on 28/F ; Unit A on 29/F : High gloss lacquer paint, plastic laminate and metal
		(iv) Type of all other fittings and equipment	All Units with open kitchen are fitted with the following fire services installations and equipment : Sprinkler heads in the open kitchen and smoke detectors near open kitchen	
		Chrome plated sink mixer		
		For the appliances brand name and model number, please refer to the "Appliances Schedule"		

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

3. 室內裝置

細項		描述	用料	
(c)	廚房	(i) 洗滌盆	不銹鋼	
		(ii) 供水系統	冷熱水喉均為銅喉	
			用料	裝修物料
		(iii) 廚櫃	木製櫃	2樓至26樓所有單位；27樓A單位及B單位： 膠板及金屬 27樓C單位；28樓A單位及B單位；29樓A單位： 高光漆，膠板及金屬
		(iv) 所有其他裝置 及設備的類型	所有開放式廚房的單位配置以下消防裝置及設備： 開放式廚房內的消防花灑頭及開放式廚房附近的煙霧感應器	
		鍍鉻水龍頭		
		有關設備之品牌及型號，請參閱「設備說明表」		

備註：不設4樓、13樓、14樓及24樓。

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

3. INTERIOR FITTINGS

Item		Description			
			Fittings	Type	Material
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Built-in wardrobe (For Unit D on 25/F only)	Timber closet	Timber veneer, glass and metal
			Other fittings (For Unit D on 25/F only)	Wooden curtain pelmet	Wood
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Three-phase electricity supply with miniature circuit breakers distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed 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		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		

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

3. 室內裝置

細項		描述			
			裝置	類型	用料
(d)	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃 (只適用於25樓D單位)	木製衣櫃	木皮、玻璃及金屬
			其他裝置 (只適用於25樓D單位)	木製窗簾殼	木
(e)	電話	接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		
(f)	天線	接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板	
			安全裝置	三相電力配電箱並裝妥微型斷路器	
		(ii) 導管是隱藏或外露	導管部分暗藏及部分外露 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隱藏		
		(iii) 電插座及空調機 接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		

備註：不設4樓、13樓、14樓及24樓。

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

3. INTERIOR FITTINGS

Item		Description		
(h)	Gas supply	Type	Not Applicable	
		System	Not Applicable	
		Location	Not Applicable	
(i)	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	
		Design	Drain point and water point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Cold water supply	Copper
			Hot water supply	Copper
			Flushing water supply	Unplasticized Polyvinyl Chloride
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed 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, concrete trench, non-concrete partition walls, designated pipe ducts or other materials	
		(iii) Whether hot water is available	Hot water supply to open kitchen, kitchen and bathroom	

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

3. 室內裝置

細項		描述		
(h)	氣體供應	類型	不適用	
		系統	不適用	
		位置	不適用	
(i)	洗衣機 接駁點	位置	請參閱「住宅物業的機電裝置數目表」	
		設計	設有洗衣機來、去水接駁喉位	
(j)	供水	(i) 水管的用料	冷水喉	銅
			熱水喉	銅
			沖廁供水系統	低塑性聚氯乙烯
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 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、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏	
		(iii) 有否熱水供應	開放式廚房、廚房及浴室有熱水供應	

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

4. MISCELLANEOUS

Item		Description			
		Residential lift			
(a)	Lifts	(i) Brand name and model number	Brand name	Toshiba	
			Model number	ELCOSMO-III	
		(ii) Number and floors served by them	Number of lifts	2	
			Floors served by the lifts	Lift No. 1 : G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-29/F Lift No. 2 : G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-29/F	
(b)	Letter box	Material	Metal		
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse Storage and Material Recovery Chamber is located on G/F		
			Water meter	Electricity meter	Gas meter
(d)	Water meter, electricity meter and gas meter	(i) Location	Common water meter cabinet on each floor	Common electrical meter cabinet on each floor	Not Applicable
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not Applicable

Note : 4/F, 13/F, 14/F and 24/F are omitted.

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

4. 雜項

細項		描述			
		住宅升降機			
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	東芝	
			產品型號	ELCOSMO-III	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2	
			到達的樓層	升降機1號： 地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓 升降機2號： 地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓	
(b)	信箱	用料	金屬		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集		
		(ii) 垃圾房的位置	中央垃圾及物料回收房設於地下		
			水錶	電錶	氣體錶
(d)	水錶、電錶及氣體錶	(i) 位置	每層之公用水錶櫃	每層之公用電錶櫃	不適用
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	不適用

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

5. SECURITY FACILITIES

Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor intercom panel with card reader for access control are provided at residential entrance lobby on G/F. Card reader for access control is provided at lobby of clubhouse on 1/F and lifts.
	CCTV	CCTV system is provided at residential entrance lobby on G/F, staircase on G/F, lift lobby on 1/F, lifts, clubhouse and covered landscape area and connected to caretaker's counter

5. 保安設施

細項	描述	
保安系統及設備 (包括嵌入式裝備的細節及其位置)	入口通道控制及保安系統	用於入口通道控制的訪客對講機及讀卡器設於地下住宅入口大堂 用於入口通道控制的讀卡器設於1樓會所大堂及升降機
	閉路電視	地下住宅入口大堂、地下樓梯、1樓升降機大堂、升降機、會所及有蓋園景均設有閉路電視系統並連接至管理員櫃檯

6. APPLIANCES

Item	Description
Brand name and model number	For the brand name and model number of appliances, please refer to the "Appliances Schedule"

6. 設備

細項	描述
品牌名稱及產品型號	有關設備之品牌名稱及產品型號，請參閱「設備說明表」

In relation to items 4(a) and 6 in the Development specified in the table above, 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.

就上表所指明的發展項目中的第4(a)及6細項，賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位			
				2/F 2樓			
				A	B	C	D
Living Room / Dining Room 客廳 / 飯廳	Router 路由器	TP-LINK	TL-R473GP-AC	-	✓	✓	✓
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	-	-	-	✓
	Refrigerator 雪櫃	DE DIETRICH	DRP1906JE	-	✓	✓	✓
Living Room / Dining Room 客廳 / 飯廳	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	CTXM50RVMN	✓	✓	✓	✓
Bedroom 1 睡房1			CTXM25RVMN	✓	✓	✓	✓
Bedroom 2 睡房2				-	✓	✓	-
Air-Conditioner Plinth 空調機機台	Split-type Air-Conditioning (Outdoor Unit) 分體式空調機 (室外機)	Daikin 大金	5MXM100RVMA	-	✓	✓	-
			4MXM80RVMA	✓	-	-	✓
Private Flat Roof 私人平台	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	✓	✓	✓	✓
Open Kitchen 開放式廚房	Router 路由器	TP-LINK	TL-R473GP-AC	✓	-	-	-
	Refrigerator 雪櫃	DE DIETRICH	DRP1906JE	✓	-	-	-
	Induction Hob 電磁爐	DE DIETRICH	DPI7361XH	✓	✓	✓	✓
	Cooker Hood 抽油煙機	DE DIETRICH	DHT7156X	✓	✓	✓	✓
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	✓	✓	✓	-
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 24 LCD	✓	✓	✓	✓
	Thermal Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	✓	✓	✓
	Exhaust Fan 排氣扇	Östberg 奧斯博格	LPK 125 A1	-	-	✓	-

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

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設備，便會安裝品質相若的設備。

Note: "✓" denotes "provided". "-" denotes "not provided".

備註：符號"✓"表示"提供"。符號"-"表示"不提供"。

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

6. APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位			
				3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F 3樓、5樓至12樓、15樓至23樓、 25樓至26樓			
				A	B	C	D
Living Room / Dining Room 客廳 / 飯廳	Router 路由器	TP-LINK	TL-R473GP-AC	-	✓	✓	✓
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	-	-	-	✓
	Refrigerator 雪櫃	DE DIETRICH	DRP1906JE	-	✓	✓	-
			HTI1988RFF	-	-	-	✓
Living Room / Dining Room 客廳 / 飯廳	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	CTXM50RVMN	✓	✓	✓	✓
Bedroom 1 睡房1			CTXM25RVMN	✓	✓	✓	✓
Bedroom 2 睡房2				-	✓	✓	-
Air-Conditioning Platform 空調機平台	Split-type Air-Conditioning (Outdoor Unit) 分體式空調機 (室外機)	Daikin 大金	5MXM100RVMA	-	✓	✓	-
			4MXM80RVMA	✓	-	-	✓
Balcony + Utility Platform 露台 + 工作平台	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	-	✓	✓	-
Open Kitchen 開放式廚房	Router 路由器	TP-LINK	TL-R473GP-AC	✓	-	-	-
	Refrigerator 雪櫃	DE DIETRICH	DRS2002J	✓	-	-	-
	Induction Hob 電磁爐	DE DIETRICH	DPI7361XH	✓	✓	✓	✓
	Cooker Hood 抽油煙機	DE DIETRICH	DHT7156X	✓	✓	✓	✓
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	✓	✓	✓	-
	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	✓	-	-	✓
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 24 LCD	✓	✓	✓	✓
	Thermal Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	✓	✓	✓
	Exhaust Fan 排氣扇	Östberg 奧斯博格	LPK 125 A1	-	-	✓	-

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

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設備，便會安裝品質相若的設備。

Note: "✓" denotes "provided". "-" denotes "not provided".

備註：符號"✓"表示"提供"。符號"-"表示"不提供"。

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

6. APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位		
				27/F 27樓		
				A	B	C
Living Room / Dining Room 客廳 / 飯廳	Router 路由器	TP-LINK	TL-R473GP-AC	-	✓	-
	Refrigerator 雪櫃	DE DIETRICH	DRP1906JE	-	✓	-
Living Room / Dining Room 客廳 / 飯廳	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	CTXM50RVMN	✓	✓	-
Bedroom 1 睡房 1			FXAQ40BVMN	-	-	✓
			CTXM25RVMN	✓	✓	-
			FXAQ25BVMN	-	-	✓
Bedroom 2 睡房 2			CTXM25RVMN	-	✓	-
			FXAQ25BVMN	-	-	✓
Bedroom 3 睡房 3			FXAQ25BVMN	-	-	✓
Private Flat Roof 私人平台			Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	-
Air-Conditioning Platform 空調機平台	Split-type Air-Conditioning (Outdoor Unit) 分體式空調機 (室外機)	Daikin 大金	RSUYQ6AVM	-	-	✓
			5MXM100RVMA	-	✓	-
			4MXM80RVMA	✓	-	-
Balcony + Utility Platform 露台 + 工作平台	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	-	✓	-

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

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設備，便會安裝品質相若的設備。

Note: "✓" denotes "provided". "-" denotes "not provided".

備註：符號"✓"表示"提供"。符號"-"表示"不提供"。

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

6. APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位		
				27/F 27樓		
				A	B	C
Open Kitchen 開放式廚房	Router 路由器	TP-LINK	TL-R473GP-AC	✓	-	✓
	Refrigerator 雪櫃	DE DIETRICH	DRP1906JE	-	-	✓
			DRS2022J	✓	-	-
	Induction Hob 電磁爐	DE DIETRICH	DPI7572X	-	-	✓
		DE DIETRICH	DPI7361XH	✓	✓	-
	Cooker Hood 抽油煙機	DE DIETRICH	DHT7156X	✓	✓	✓
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	✓	✓	✓
Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	✓	-	-	
Built-under Wine Cellar 嵌入式酒窖	Vinvautz	VZ07SUG	-	-	✓	
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 24 LCD	✓	✓	-
	Thermal Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	✓	-
Bathroom 1 浴室 1	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 24 LCD	-	-	✓
	Thermal Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	-	-	✓
	Exhaust Fan 排氣扇	Östberg 奧斯博格	LPK 125 A1	-	-	✓
Bathroom 2 浴室 2	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 24 LCD	-	-	✓
	Thermal Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	-	-	✓
	Exhaust Fan 排氣扇	Östberg 奧斯博格	LPK 125 A1	-	-	✓

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

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設備，便會安裝品質相若的設備。

Note: "✓" denotes "provided". "-" denotes "not provided".

備註：符號"✓"表示"提供"。符號"-"表示"不提供"。

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

6. APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位	
				28/F 28樓	
				A	B
Living Room / Dining Room 客廳 / 飯廳	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FXAQ40BVMN	✓	✓
Bedroom 1 睡房 1			FXAQ25BVMN	✓	✓
Bedroom 2 睡房 2			FXAQ25BVMN	✓	✓
Bedroom 3 睡房 3			FXAQ25BVMN	✓	-
Private Flat Roof 私人平台	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	-	✓
Air-Conditioning Platform 空調機平台	Split-type Air-Conditioning (Outdoor Unit) 分體式空調機 (室外機)	Daikin 大金	RSUYQ6AVM	✓	-
			RSUYQ5AVM	-	✓
Balcony + Utility Platform 露台 + 工作平台	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	✓	-
Kitchen 廚房	Router 路由器	TP-LINK	TL-R473GP-AC	✓	-
	Refrigerator 雪櫃	DE DIETRICH	DRP1906JE	✓	-
	Induction Hob 電磁爐	DE DIETRICH	DPI7572X	✓	-
	Cooker Hood 抽油煙機	DE DIETRICH	DHT7156X	✓	-
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	✓	-
	Built-under Wine Cellar 嵌入式酒窖	Vinvautz	VZ07SUG	✓	-

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

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設備，便會安裝品質相若的設備。

Note: "✓" denotes "provided". "-" denotes "not provided".

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

6. APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位	
				28/F 28樓	
				A	B
Open Kitchen 開放式廚房	Router 路由器	TP-LINK	TL-R473GP-AC	-	✓
	Refrigerator 雪櫃	DE DIETRICH	DRP1906JE	-	✓
	Induction Hob 電磁爐	DE DIETRICH	DPI7572X	-	✓
	Cooker Hood 抽油煙機	DE DIETRICH	DHT7156X	-	✓
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	-	✓
	Built-under Wine Cellar 嵌入式酒窖	Vinvautz	VZ07SUG	-	✓
Bathroom 浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 24 LCD	-	✓
	Thermal Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	-	✓
	Exhaust Fan 排氣扇	Östberg 奧斯博格	LPK 125 A1	-	✓
Bathroom 1 浴室 1	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 24 LCD	✓	-
	Thermal Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	-
Bathroom 2 浴室 2	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 24 LCD	✓	-
	Thermal Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	-
	Exhaust Fan 排氣扇	Östberg 奧斯博格	LPK 125 A1	✓	-

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

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設備，便會安裝品質相若的設備。

Note: "✓" denotes "provided". "-" denotes "not provided".

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model No. 型號	Floor and Unit 樓層及單位
				29/F 29樓
				A
Living Room / Dining Room 客廳 / 飯廳	Split-type Air-Conditioning (Indoor Unit) 分體式空調機 (室內機)	Daikin 大金	FXAQ40BVMN	✓
Bedroom 1 睡房 1			FXAQ32BVMN	✓
Bedroom 2 睡房 2			FXAQ25BVMN	✓
Bedroom 3 睡房 3			FXAQ25BVMN	✓
Kitchen 廚房	Router 路由器	TP-LINK	TL-R473GP-AC	✓
	Refrigerator 雪櫃	DE DIETRICH	DRP1906JE	✓
	Induction Hob 電磁爐	DE DIETRICH	DPI7572X	✓
	Cooker Hood 抽油煙機	DE DIETRICH	DHT7156X	✓
	Steam Oven 蒸焗爐	DE DIETRICH	DKR7580A	✓
	Built-under Wine Cellar 嵌入式酒窖	Vinvautz	VZ07SUG	✓
Store 儲物室	Washer Dryer 洗衣乾衣機	DE DIETRICH	DLZ8485U	✓
Bathroom 1 浴室 1	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 24 LCD	✓
	Thermal Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓
	Exhaust Fan 排氣扇	Östberg 奧斯博格	LPK 125 A1	✓
Bathroom 2 浴室 2	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 24 LCD	✓
	Thermal Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓
Air-Conditioner Plinth on Private Roof 私人天台的空調機台	Split-type Air-Conditioning (Outdoor Unit) 分體式空調機 (室外機)	Daikin 大金	RSUYQ4AVM	✓

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

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設備，便會安裝品質相若的設備。

Note: "✓" denotes "provided". "-" denotes "not provided".

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位			
		2/F 2樓			
		A	B	C	D
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	3	4	4	5
	Lighting Point 燈位	2	3	3	3
	TV&FM Outlet 電視及電台天線插座	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1
	Telephone and Data Outlet 電話及數據插座	-	1	1	1
	Data Point 網絡插座	1	1	1	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1
	Switch For Thermo Ventilator, Electrical Water Heater and Exhaust Fan (Exhaust Fan for Unit C only) 浴室寶、電熱水爐及排氣扇(排氣扇只供C單位)開關掣	-	1	2	1
	13A Single Socket Outlet 13A單位電插座	-	1	1	2
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	-	1	1	1
	Miniature Circuit Breaker Board 配電箱	-	-	-	1
Connection Unit for Steam Oven 蒸焗爐接線蘇	-	-	-	1	
Bedroom1 睡房1	Lighting Switch 燈掣	2	1	1	1
	Lighting Point 燈位	1	1	1	1
	TV&FM Outlet 電視及電台天線插座	1	1	1	1
	Data Point 網絡插座	-	1	1	-
	Switch For Thermo Ventilator and Electrical Water Heater 浴室寶及電熱水爐開關掣	1	-	-	-
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2
Bedroom2 睡房2	Lighting Switch 燈掣	-	1	1	-
	Lighting Point 燈位	-	1	1	-
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	-	1	1	-
	13A Single Socket Outlet 13A單位電插座	-	1	1	-
	13A Twin Socket Outlet 13A雙位電插座	-	1	1	-

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

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。

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位			
		2/F 2樓			
		A	B	C	D
Open Kitchen 開放式廚房	Lighting Point 燈位	1	2	2	1
	Telephone and Data Outlet 電話及數據插座	1	-	-	-
	Miniature Circuit Breaker Board 配電箱	1	1	1	-
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1	-	-	-
	Fused Spur Unit For Cooker Hood 抽油煙機接線座	1	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1	1	1	-
	Connection Unit For Induction Hob 電磁爐接線蘇	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1
	Switch for Induction Hob and Steam Oven 電磁爐及蒸焗爐開關掣	1	1	1	1
	Sprinkler Head 消防花灑頭	3	3	3	3
Bathroom 浴室	Lighting Point 燈位	3	3	3	3
	13A Single Socket Outlet 13A單位電插座	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1
	Fused Spur Unit For Exhaust Fan 排氣扇接線座	-	-	1	-
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1
	Connection Unit For Thermal Ventilator 浴室實接線蘇	1	1	1	1
Private Flat Roof 私人平台	Lighting Point 燈位	7	5	2	17
	13A Single Weatherproof Socket Outlet For Washer Dryer 洗衣乾衣機13A單位防水電插座	1	1	1	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	1	1	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	1	1	1
	13A Single Weatherproof Socket Outlet 13A單位防水電插座	1	1	-	3
	20A Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 空調機(室外機)防水開關掣	1	1	1	1

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

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。

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位			
		3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F 3樓、5樓至12樓、15樓至23樓、 25樓至26樓			
		A	B	C	D
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	3	4	4	4
	Lighting Point 燈位	2	3	3	3
	TV&FM Outlet 電視及電台天線插座	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1
	Telephone and Data Outlet 電話及數據插座	-	1	1	1
	Data Point 網絡插座	1	1	1	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1
	Switch For Thermo Ventilator, Electrical Water Heater and Exhaust Fan (Exhaust Fan for Unit C only) 浴室寶、電熱水爐及排氣扇(排氣扇只供C單位)開關掣	-	1	2	1
	13A Single Socket Outlet 13A單位電插座	-	1	1	2
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	-	1	1	1
	Miniature Circuit Breaker Board 配電箱	-	-	-	1
	Connection Unit for Steam Oven 蒸焗爐接線蘇	-	-	-	1

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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。

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位				
		3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F 3樓、5樓至12樓、15樓至23樓、 25樓至26樓				
		A	B	C	D	
Bedroom 1 睡房 1	Lighting Switch 燈掣	2	1	1	1	
	Lighting Point 燈位	1	1	1	1	
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	
	Data Point 網絡插座	-	1	1	-	
	Switch For Thermo Ventilator and Electrical Water Heater 浴室寶及電熱水爐開關掣	1	-	-	-	
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1	1	
	13A Single Socket Outlet 13A單位電插座	25/F: 25樓:	-	-	-	1
		Other Floors: 其他: 樓層	-	-	-	-
13A Twin Socket Outlet 13A雙位電插座	2	2	2	2		
Bedroom 2 睡房 2	Lighting Switch 燈掣	-	1	1	-	
	Lighting Point 燈位	-	1	1	-	
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	-	1	1	-	
	13A Single Socket Outlet 13A單位電插座	-	1	1	-	
	13A Twin Socket Outlet 13A雙位電插座	-	1	1	-	

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

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。

Note: The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位			
		3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F 3樓、5樓至12樓、15樓至23樓、 25樓至26樓			
		A	B	C	D
Open Kitchen 開放式廚房	Lighting Point 燈位	1	2	2	1
	Telephone and Data Outlet 電話及數據插座	1	-	-	-
	Miniature Circuit Breaker Board 配電箱	1	1	1	-
	Fused Spur Unit For Cooker Hood 抽油煙機接線座	1	1	1	1
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1	-	-	-
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1	1	1	-
	13A Single Socket Outlet 13A單位電插座	1	-	-	-
	13A Single Weather Proof Socket Outlet For Washer Dryer 洗衣乾衣機13A單位防水電插座	1	-	-	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	-	-	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	-	-	1
	Connection Unit For Induction Hob 電磁爐接線蘇	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1
	Switch for Induction Hob and Steam Oven 電磁爐及蒸焗爐開關掣	1	1	1	1
Sprinkler Head 消防花灑頭	3	3	3	3	

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

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位			
		3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F 3樓、5樓至12樓、15樓至23樓、 25樓至26樓			
		A	B	C	D
Bathroom 浴室	Lighting Point 燈位	3	3	3	3
	13A Single Socket Outlet 13A單位電插座	1	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1	1
	Fused Spur Unit For Exhaust Fan 排氣扇接線座	-	-	1	-
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	1	1
	Connection Unit For Thermal Ventilator 浴室實接線蘇	1	1	1	1
Balcony + Utility Platform 露台 + 工作平台	Lighting Point 燈位	1	1	1	1
	13A Single Weather Proof Socket Outlet For Washer Dryer 洗衣乾衣機13A單位防水電插座	-	1	1	-
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	-	1	1	-
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	-	1	1	-
Air-conditioning Platform 空調機平台	20A Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 空調機(室外機)防水開關掣	1	1	1	1

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

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。

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位		
		27/F 27樓		
		A	B	C
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	3	4	4
	Lighting Point 燈位	2	3	4
	TV&FM Outlet 電視及電台天線插座	1	1	1
	Telephone Outlet 電話插座	1	1	1
	Telephone and Data Outlet 電話及數據插座	-	1	-
	Data Point 網絡插座	1	1	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1
	Switch For Thermo Ventilator, Electrical Water Heater and Exhaust Fan (Exhaust Fan for Unit C only) 浴室寶、電熱水爐及排氣扇(排氣扇只供C單位)開關掣	-	1	2
	13A Twin Socket Outlet 13A雙位電插座	2	2	2
	13A Single Socket Outlet 13A單位電插座	-	1	-
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	-	1	-
Bedroom 1 睡房 1	Lighting Switch 燈掣	2	1	3
	Lighting Point 燈位	1	1	1
	TV&FM Outlet 電視及電台天線插座	1	1	1
	Data Point 網絡插座	-	1	1
	Switch For Thermo Ventilator, Electrical Water Heater and Exhaust Fan (Exhaust Fan for Unit C only) 浴室寶、電熱水爐及排氣扇(排氣扇只供C單位)開關掣	1	-	2
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	2	2
Bedroom 2 睡房 2	Lighting Switch 燈掣	-	1	1
	Lighting Point 燈位	-	1	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	-	1	1
	13A Single Socket Outlet 13A單位電插座	-	1	1
	13A Twin Socket Outlet 13A雙位電插座	-	1	1

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

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。

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位		
		27/F 27樓		
		A	B	C
Bedroom 3 睡房 3	Lighting Switch 燈掣	-	-	1
	Lighting Point 燈位	-	-	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	-	-	1
	13A Single Socket Outlet 13A單位電插座	-	-	1
	13A Twin Socket Outlet 13A雙位電插座	-	-	1
Open Kitchen 開放式廚房	Lighting Point 燈位	1	2	3
	Miniature Circuit Breaker Board 配電箱	1	1	1
	Fused Spur Unit For Cooker Hood 抽油煙機接線座	1	1	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1	1	1
	Connection Unit For Induction Hob 電磁爐接線蘇	1	1	1
	Switch for Induction Hob and Steam Oven 電磁爐及蒸焗爐開關掣	1	1	1
	13A Single Weather Proof Socket Outlet For Washer Dryer 洗衣乾衣機13A單位防水電插座	1	-	-
	Telephone and Data Outlet 電話及數據插座	1	-	1
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1	-	1
	13A Single Socket Outlet For Wine Cellar 酒窖13A單位電插座	-	-	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	-	-
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	-	-
Sprinkler Head 消防花灑頭	3	3	3	
Bathroom 浴室	Lighting Point 燈位	3	3	-
	13A Single Socket Outlet 13A單位電插座	1	1	-
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	1	-
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	1	-
	Connection Unit For Thermal Ventilator 浴室實接線蘇	1	1	-

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

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。

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位		
		27/F 27樓		
		A	B	C
Bathroom 1 浴室 1	Lighting Point 燈位	-	-	3
	13A Single Socket Outlet 13A單位電插座	-	-	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	-	-	1
	Fused Spur Unit For Exhaust Fan 排氣扇接線座	-	-	1
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	-	-	1
	Connection Unit For Thermal Ventilator 浴室實接線蘇	-	-	1
Bathroom 2 浴室 2	Lighting Point 燈位	-	-	3
	13A Single Socket Outlet 13A單位電插座	-	-	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	-	-	1
	Fused Spur Unit For Exhaust Fan 排氣扇接線座	-	-	1
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	-	-	1
	Connection Unit For Thermal Ventilator 浴室實接線蘇	-	-	1
Balcony + Utility Platform 露台 + 工作平台	Lighting Point 燈位	-	1	1
	13A Single Weather Proof Socket Outlet For Washer Dryer 洗衣乾衣機13A單位防水電插座	-	1	-
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	-	1	-
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	-	1	-
Air-conditioning Platform 空調機平台	20A Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 空調機(室外機)防水開關掣	1	1	-
	32A Weatherproof Switch For Air-Conditioning (Outdoor Unit) 32A 空調機(室外機)防水開關掣	-	-	1
Private Flat Roof 私人平台	Lighting Point 燈位	-	-	1
	13A Single Weather Proof Socket Outlet For Washer Dryer 洗衣乾衣機13A單位防水電插座	-	-	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	-	-	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	-	-	1
Balcony 露台	Lighting Point 燈位	1	-	-

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

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。

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位	
		28/F 28樓	
		A	B
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	4	5
	Lighting Point 燈位	4	4
	TV&FM Outlet 電視及電台天線插座	1	1
	Telephone Outlet 電話插座	1	1
	Data Point 網絡插座	1	1
	13A Single Socket Outlet 13A單位電插座	-	2
	13A Twin Socket Outlet 13A雙位電插座	2	2
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	2	2
Switch For Thermal Ventilator, Electrical Water Heater and Exhaust Fan (For Unit B only) 浴室寶、電熱水爐及排氣扇(只供B單位)開關掣	1	2	
Bedroom 1 睡房 1	Lighting Switch 燈掣	2	1
	Lighting Point 燈位	1	1
	TV&FM Outlet 電視及電台天線插座	1	1
	Data Point 網絡插座	1	1
	Switch For Thermal Ventilator, Electrical Water Heater and Exhaust Fan 浴室寶、電熱水爐及排氣扇開關掣	2	-
	13A Twin Socket Outlet 13A雙位電插座	2	2
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1
Bedroom 2 睡房 2	Lighting Switch 燈掣	1	1
	Lighting Point 燈位	1	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	1
	13A Single Socket Outlet 13A單位電插座	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1

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

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。

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位	
		28/F 28樓	
		A	B
Bedroom 3 睡房 3	Lighting Switch 燈掣	1	-
	Lighting Point 燈位	1	-
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1	-
	13A Single Socket Outlet 13A單位電插座	1	-
	13A Twin Socket Outlet 13A雙位電插座	1	-
Kitchen 廚房	Lighting Point 燈位	2	-
	Telephone and Data Outlet 電話及數據插座	1	-
	13A Single Socket Outlet 13A單位電插座	1	-
	Fused Spur Unit For Cooker Hood 抽油煙機接線座	1	-
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1	-
	Connection Unit For Induction Hob 電磁爐接線蘇	1	-
	Switch For Induction Hob & Steam Oven 電磁爐及蒸焗爐開關掣	1	-
	13A Twin Socket Outlet 13A雙位電插座	1	-
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	-
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1	-
13A Single Socket Outlet For Wine Cellar 酒窖13A單位電插座	1	-	
Open Kitchen 開放式廚房	Lighting Point 燈位	-	3
	Telephone and Data Outlet 電話及數據插座	-	1
	Fused Spur Unit For Cooker Hood 抽油煙機接線座	-	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	-	1
	Connection Unit For Induction Hob 電磁爐接線蘇	-	1
	Switch for Induction Hob and Steam Oven 電磁爐及蒸焗爐開關掣	-	1
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	-	1
	13A Single Socket Outlet For Wine Cellar 酒窖13A單位電插座	-	1
	13A Single Socket Outlet 13A單位電插座	-	1
	13A Twin Socket Outlet 13A雙位電插座	-	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	-	1
	Miniature Circuit Breaker Board 配電箱	-	1
	Sprinkler Head 消防花灑頭	-	3

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

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位	
		28/F 28樓	
		A	B
Bathroom 1 浴室1	Lighting Point 燈位	3	-
	13A Single Socket Outlet 13A單位電插座	1	-
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	-
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	-
	Connection Unit For Thermal Ventilator 浴室竇接線蘇	1	-
Bathroom 2 浴室2	Lighting Point 燈位	3	-
	13A Single Socket Outlet 13A單位電插座	1	-
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1	-
	Fused Spur Unit For Exhaust Fan 排氣扇接線座	1	-
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1	-
	Connection Unit For Thermal Ventilator 浴室竇接線蘇	1	-
Bathroom 浴室	Lighting Point 燈位	-	3
	13A Single Socket Outlet 13A單位電插座	-	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	-	1
	Fused Spur Unit For Exhaust Fan 排氣扇接線座	-	1
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	-	1
	Connection Unit For Thermal Ventilator 浴室竇接線蘇	-	1
Store Room 儲物室	Lighting Switch 燈掣	1	-
	Lighting Point 燈位	1	-
	13A Single Socket Outlet 13A單位電插座	1	-
	Miniature Circuit Breaker Board 配電箱	1	-

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

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。

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位	
		28/F 28樓	
		A	B
Balcony + Utility Platform 露台 + 工作平台	Lighting Point 燈位	1	-
	13A Single Weather Proof Socket Outlet For Washer Dryer 洗衣乾衣機13A單位防水電插座	1	-
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1	-
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1	-
Air-conditioning Platform 空調機平台	20A Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 空調機(室外機)防水開關掣	-	1
	32A Weatherproof Switch For Air-Conditioning (Outdoor Unit) 32A 空調機(室外機)防水開關掣	1	-
Private Flat Roof 私人平台	Lighting Point 燈位	5	1
	13A Single Weather Proof Socket Outlet For Washer Dryer 洗衣乾衣機13A單位防水電插座	-	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	-	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	-	1
Balcony 露台	Lighting Point 燈位	-	1

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

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。

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位
		29/F 29樓
		A
Living Room / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	5
	Lighting Point 燈位	3
	TV&FM Outlet 電視及電台天線插座	1
	Telephone Outlet 電話插座	1
	Data Point 網絡插座	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	2
	Switch For Thermal Ventilator, Electrical Water Heater and Exhaust Fan 浴室寶、電熱水爐及排氣扇開關掣	2
	13A Single Socket Outlet 13A單位電插座	2
	13A Twin Socket Outlet 13A雙位電插座	2
Bedroom 1 睡房 1	Lighting Switch 燈掣	3
	Lighting Point 燈位	2
	TV&FM Outlet 電視及電台天線插座	1
	Data Point 網絡插座	1
	Switch For Electrical Water Heater and Thermal Ventilator 電熱水爐及浴室寶開關掣	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1
	13A Single Socket Outlet 13A單位電插座	1
	13A Twin Socket Outlet 13A雙位電插座	2
Bedroom 2 睡房 2	Lighting Switch 燈掣	1
	Lighting Point 燈位	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1
	13A Single Socket Outlet 13A單位電插座	1
	13A Twin Socket Outlet 13A雙位電插座	1

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

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。

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位
		29/F 29樓
		A
Bedroom 3 睡房 3	Lighting Switch 燈掣	1
	Lighting Point 燈位	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1
	13A Single Socket Outlet 13A單位電插座	1
	13A Twin Socket Outlet 13A雙位電插座	1
Kitchen 廚房	Lighting Point 燈位	3
	Telephone and Data Outlet 電話及數據插座	1
	13A Single Socket Outlet 13A單位電插座	1
	13A Single Socket Outlet For Refrigerator 雪櫃13A單位電插座	1
	Fused Spur Unit For Cooker Hood 抽油煙機接線座	1
	Connection Unit For Steam Oven 蒸焗爐接線蘇	1
	Connection Unit For Induction Hob 電磁爐接線蘇	1
	Switch for Induction Hob and Steam Oven 電磁爐及蒸焗爐開關掣	1
	13A Single Socket Outlet For Wine Cellar 酒窖13A單位電插座	1
	13A Twin Socket Outlet 13A雙位電插座	1
Fused Spur Unit For Cabinet Light 櫃燈接線座	1	
Store 儲物室	Lighting Switch 燈掣	1
	Lighting Point 燈位	1
	13A Single Socket Outlet 13A單位電插座	1
	13A Single Weather Proof Socket Outlet For Washer Dryer 洗衣乾衣機13A單位防水電插座	1
	Water Outlet Connection Point for Washer Dryer 洗衣乾衣機去水位	1
	Water Inlet Connection Point for Washer Dryer 洗衣乾衣機來水位	1
	Switch for Air-Conditioning (Indoor Unit) 空調機(室內機)開關掣	1
	Miniature Circuit Breaker Board 配電箱	1

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

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。

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES
住宅物業的機電裝置數目表

Location 位置	Mechanical and Electrical Provisions 機電裝置	Floor and Unit 樓層及單位
		29/F 29樓
		A
Bathroom 1 浴室 1	Lighting Point 燈位	3
	13A Single Socket Outlet 13A單位電插座	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1
	Fused Spur Unit For Exhaust Fan 排氣扇接線座	1
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1
	Connection Unit For Thermal Ventilator 浴室實接線蘇	1
Bathroom 2 浴室 2	Lighting Point 燈位	3
	13A Single Socket Outlet 13A單位電插座	1
	Fused Spur Unit For Cabinet Light 櫃燈接線座	1
	Triple Pole & Neutral Isolating Switch For Electrical Water Heater 電熱水爐三極隔離開關掣	1
	Connection Unit For Thermal Ventilator 浴室實接線蘇	1
Private Flat Roof connecting to Living Room / Dining Room 連接客廳/飯廳的私人平台	Lighting Point 燈位	4
Private Flat Roof connecting to Living Room / Dining Room and Store 連接客廳/飯廳及儲物室的私人平台	Lighting Point 燈位	4
Private Flat Roof of Bedroom 1 睡房 1的私人平台	Lighting Point 燈位	2
Private Roof 私人天台	Lighting Point 燈位	18
	Weatherproof Lighting Switch 防水燈掣	2
	13A Single Weatherproof Socket Outlet 13A單位防水電插座	3
	20A Weatherproof Switch For Air-Conditioning (Outdoor Unit) 20A 空調機(室外機)防水開關掣	2

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

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

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hongkong Electric Company Limited.

電力由香港電燈有限公司供應。

No gas supply.

無氣體供應。

GOVERNMENT RENT

地稅

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

賣方有法律責任繳付住宅物業直至並包括該住宅物業買賣完成日(即該物業轉讓契日期)為止之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

- (a) On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water and electricity. There is no gas supply for the residential property, the purchaser is not liable to pay the deposits for the gas.
- (b) On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Note:

On that delivery, the purchaser is liable to pay to the manager of the Development a debris removal fee.

- (a) 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金；由於住宅物業並無氣體供應，買方無須向擁有人補還氣體按金。
- (b) 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：

在交付時，買方須向發展項目管理人支付清理廢料的費用。

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

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

凡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。

MAINTENANCE OF SLOPES

斜坡維修

Not Applicable.

不適用。

MODIFICATION

修訂

Not Applicable.

不適用。

ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT

賣方就發展項目指定的互聯網網站的網址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: <http://www.themet.com.hk/finnie>

賣方為施行《一手住宅物業銷售條例》第2部就發展項目指定的互聯網網站的網址：<http://www.themet.com.hk/finnie>

RELEVANT INFORMATION**有關資料**

Gondola

The Manager has the power to operate the davit arm system and gondola including all jibs, brackets, hinges, posts or other related equipment over the balconies, utility platforms, air-conditioner platforms, flat roofs, roofs or external areas forming part of the units.

吊船系統

管理人有權力在屬於單位一位部分之露台、工作平台、空調機平台、平台、天台或外部範圍的上空操作吊船吊臂系統及吊船系統，包括所有吊臂、支架、鉸鏈、柱或其他相關設備。

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

Breakdown of GFA Concessions Obtained for All Features

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.

		Area (m ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	-
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	52.388
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.	306.71
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	-
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	93.008
4.	Wider common corridor and lift lobby	-
5.	Communal sky garden	-
6.	Acoustic fin	-
7.	Wing wall, wind catcher and funnel	-
8.	Non-structural prefabricated external wall	56.202
9.	Utility platform	35.25
10.	Noise barrier	-
Amenity Features		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	3.350
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	24.553
13.	Covered landscaped and play area	70.284
14.	Horizontal screens/covered walkways and trellis	-
15.	Larger lift shaft	120.932

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

		Area (m ²)
Amenity Features		
16.	Chimney shaft	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	-
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	6.548
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	-
21.	Void in duplex domestic flat and house	-
22.	Sunshade and reflector	-
23.(#)	Minor projection such as A/C box, A/C platform, window cill and projecting window	70.933
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	-
Other Exempted Items		
25.(#)	Refuge floor including refuge floor cum sky garden	-
26.	Covered area under large projecting/ overhanging feature	-
27.	Public transport terminus	-
28.(#)	Party structure and common staircase	-
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	48.185
30.	Public passage	-
31.	Covered set back area	-
Bonus GFA		
32.	Bonus GFA	-
Additional Green Features under Joint Practice Note (No. 8)		
33.	Buildings adopting Modular Intergrated Construction	-

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.

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

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。

		面積 (平方米)
根據《建築物 (規劃) 規例》第23(3)(b)條不計算的總樓面面積		
1.(#)	停車場及上落客貨地方 (公共交通總站除外)	-
2.	機房及相關設施	
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》(《作業備考》)或規例限制的強制性設施及必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	52.388
2.2(#)	所佔面積不受任何《作業備考》或規例限制的強制性設施及必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	306.71
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	-
根據聯合作業備考第 1 及第 2 號提供的環保設施		
3.	露台	93.008
4.	加闊的公用走廊及升降機大堂	-
5.	公用空中花園	-
6.	隔聲牆	-
7.	翼牆、捕風器及風斗	-
8.	非結構預製外牆	56.202
9.	工作平台	35.25
10.	隔音屏障	-
適意設施		
11.	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	3.350
12.	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	24.553
13.	有蓋園景區及遊樂場地	70.284
14.	橫向屏障/有蓋人行道及花棚	-
15.	擴大升降機槽	120.932

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

		面積 (平方米)
適意設施		
16.	煙囪管道	-
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	-
18.(#)	強制性設施或必要機房所需的管槽及氣槽	6.548
19.	非強制性設施或非必要機房所需的管槽及氣槽	-
20.	環保系統及設施所需的機房、管槽及氣槽	-
21.	複式住宅單位及洋房的中空空間	-
22.	遮陽篷及反光罩	-
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	70.933
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	-
其他項目		
25.(#)	庇護層，包括庇護層兼空中花園	-
26.	大型伸出/外懸設施下的有蓋地方	-
27.	公共交通總站	-
28.(#)	共用構築物及公用樓梯	-
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	48.185
30.	公眾通道	-
31.	有蓋的後移部分	-
額外總樓面面積		
32.	額外總樓面面積	-
根據聯合作業備考(第8號)提供的額外環保設施		
33.	採用「組裝合成」建築法的樓宇	-

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

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

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.: REG0027/24



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

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

Part I	
Provision of Central Air Conditioning	No
Provision of Energy Efficient Features	Yes
Energy Efficient Features proposed:	1. High Efficient Air Conditioning Units 2. High Efficient Lighting System

Part II : The predicted annual energy use of the proposed building / part of building (Note 1)					
Location	Internal Floor Area Served(m ²)	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh/ m ² /annum	Town Gas / LPG unit/ m ² /annum	Electricity kWh/ m ² /annum	Town Gas / LPG unit/ m ² /annum
Area served by central building services installation (Note 3)	3628	485.27	N/A	391.44	N/A

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations	Yes	No	N/A
Lighting Installations	✓	—	—
Air Conditioning Installations	✓	—	—
Electrical Installations	✓	—	—
Lift & Escalator Installations	✓	—	—
Performance-based Approach	—	—	✓

Notes:

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

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

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 / 發出的綠建築評認證評級。

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築評認證，但尚未完成評估程序。



申請編號: REG0027/24

發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予建築事務監督發展項目的公用部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. 節能空調系統 2. 節能照明系統

第 II 部分: 擬興建樓宇/部分樓宇預計每年能源消耗量 (註腳1) :-					
位置	使用有關裝置的 內部樓面面積 (平方米)	基線樓宇 (註腳2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
有使用中央屋宇裝備裝置 (註腳3) 的部份	3628	485.27	不適用	391.44	不適用

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	是	否	不適用	
照明裝置	✓	—	—	
空調裝置	✓	—	—	
電力裝置	✓	—	—	
升降機及自動梯的裝置	✓	—	—	
以總能源為本的方法	—	—	✓	

註腳:

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

The date on which this Sales Brochure is printed is 8 August 2024.
There may be future changes to the Development and the surrounding areas.

本售樓說明書印製日期為2024年8月8日。
發展項目及其周邊地區日後可能出現改變。



