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SALES BROCHURE

售樓說明書

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. IMPORTANT INFORMATION

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

2. FEES, MORTGAGE LOAN AND PROPERTY PRICE

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

3. PRICE LIST, PAYMENT TERMS AND OTHER FINANCIAL INCENTIVES

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

properties, such information will also be set out in the price list.

- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan 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.
- 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.

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

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

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

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

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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.

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.

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FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. PRE-SALE CONSENT

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

14. SHOW FLATS

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

15. ESTIMATED MATERIAL DATE AND HANDING OVER DATE

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/ a Certificate of Compliance or the Director of Lands’ Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development site 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.

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.

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FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

16. VENDOR’S INFORMATION FORM

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

17. VIEWING OF PROPERTY

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

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

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

Other useful contacts:

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

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

REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG
Telephone: 2826 0111
Fax: 2845 2521

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

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，均載有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的垂直相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

1.

按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。
2.

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

(i)

每個住宅物業的外部尺寸；

(ii)

每個住宅物業的內部尺寸；

(iii)

每個住宅物業的內部間隔的厚度；

(iv)

每個住宅物業內個別分隔室的外部尺寸。
- 根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

付日期為何；以及

- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

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

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

網址: www.srpa.gov.hk
電話: 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

Name of the Development

Verano

Name of the street and the street number

125 Repulse Bay Road

The development consists of one multi-unit building

Total number of storeys

13 storeys including G/F (excluding Transfer Plate, Main Roof and Top Roof)

Floor numbering

G/F, 1/F – 3/F, 5/F – 11/F, 12th Penthouse Floor – 13th Penthouse Floor, Main Roof and Top Roof

Omitted floor numbers

4/F

Refuge floor

No refuge floor is provided

發展項目的名稱

迎夏

街道名稱及門牌號數

淺水灣道125號

發展項目包括一幢多單位建築物

樓層總數

13層包括地下 (不包括轉換層、天台及頂層天台)

樓層號數

地下、1樓至3樓、5樓至11樓、頂層十二樓至頂層十三樓、天台及頂層天台

被略去的樓層號數

4樓

庇護層

不設庇護層

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

Joyful Colour Limited

Holding company of the Vendor

Joyful Ardent Limited, Joyful State Limited, TDS Partners (Second Series) Limited, TDS Partners (Second Series BVI) Ltd.

Authorized Person for the Development

Mr. Chan Chung Yee Albert

The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity

Wong & Ouyang (HK) Limited

Building Contractor for the Development

Gammon Engineering & Construction Company Limited

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development

Johnson Stokes & Master

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

The Hongkong and Shanghai Banking Corporation Limited

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

Joyful Ardent Limited

賣方

Joyful Colour Limited

賣方的控權公司

愷股有限公司，Joyful State Limited，TDS Partners (Second Series) Limited，TDS Partners (Second Series BVI) Ltd.

發展項目的認可人士

陳頌義先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

王歐陽（香港）有限公司

發展項目的承建商

Gammon Engineering & Construction Company Limited

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱

香港上海匯豐銀行有限公司

已為發展項目的建造提供貸款的任何其他人

愷股有限公司

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; 賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人；	Not applicable 不適用
(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; 賣方或該發展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；	Not applicable 不適用
(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; 賣方或該發展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；	No 否
(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; 賣方或該發展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；	Not applicable 不適用
(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; 賣方或該發展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；	Not applicable 不適用
(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; 賣方或該發展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；	No 否
(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; 賣方或該發展項目的承建商屬個人，並屬就該發展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；	Not applicable 不適用
(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; 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展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；	Not applicable 不適用
(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; 賣方或該發展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；	No 否
(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; 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，而該發展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；	No 否
(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; 賣方、賣方的控權公司或該發展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；	Not applicable 不適用
(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; 賣方或該發展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；	No 否

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(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; 賣方或該發展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；	Not applicable 不適用
(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; 賣方、賣方的控權公司或該發展項目的承建商屬私人公司，而就該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；	No 否
(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; 賣方、賣方的控權公司或該發展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；	Not applicable 不適用
(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; 賣方或該發展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；	No 否
(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; 賣方或該發展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；	Not applicable 不適用
(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; 賣方或該發展項目的承建商屬法團，而該發展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；	No 否
(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. 賣方或該發展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。	No 否

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There are no non-structural prefabricated external walls and curtain wall forming part of the enclosing walls in the Development.	發展項目不會有構成圍封牆的一部分的非結構的預製外牆及幕牆。
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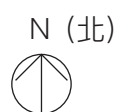
INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

Person appointed as the manager of the Development under the latest draft deed of mutual covenant : Jones Lang LaSalle Management Services Limited	根據有關公契最新擬稿,獲委任為發展項目的管理人的人： 仲量聯行物業管理有限公司
---	--

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



The Location Plan is made with reference to the Survey Sheets (Series HP5C) No. 15-NE-A dated 26th April 2025 from Survey and Mapping Office of the Lands Department with adjustments where necessary.

此位置圖是參考地政總署測繪處之測繪圖(組別編號HP5C)編號15-NE-A出版於2025年4月26日所編製，並經修正處理。

Notation 圖例

- | | |
|--|---|
| a public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處) | a refuse collection point
垃圾收集站 |
| a public park
公園 | a school (including a kindergarten)
學校 (包括幼稚園) |
| a power plant (including electricity sub-stations)
發電廠 (包括電力分站) | a petrol filling station
油站 |
| a public transport terminal (including a rail station)
公共交通總站 (包括鐵路車站) | a LPG filling station
石油氣加氣站 |
| a public utility installation
公用事業設施裝置 | a police station
警署 |
| sports facilities (including a sports ground and a swimming pool)
體育設施 (包括運動場及游泳池) | an oil depot
油庫 |
| a religious institution (including a church, a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂) | a public convenience
公廁 |

Notes:

1. The Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

備註：

1. 由於技術原因，所在位置圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。
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。

Scale 比例尺: 0M (米) 200M (米) 400M (米)

Location of the Development
發展項目的位置

The Map is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

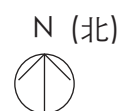
地圖由空間數據共享平台入門網站提供，香港特別行政區政府為知識產權擁有人。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



● 發展項目的位置
Location of the Development



Adopted from part of the Aerial Photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo No. E226889C, dated 7th August 2024.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E226889C，飛行日期：2024年8月7日。

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Notes:

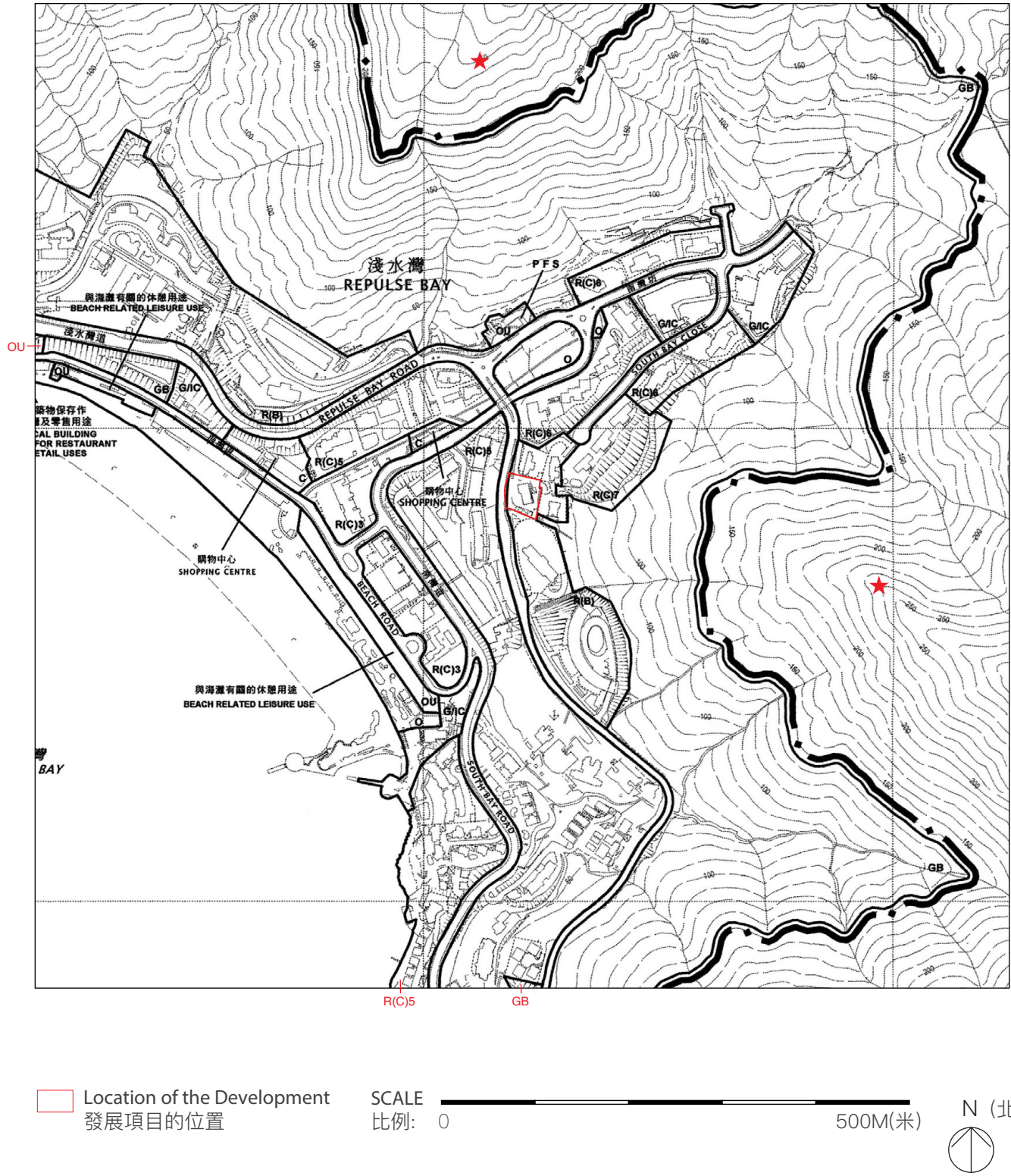
1. The Aerial Photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

備註：

1. 由於技術原因，鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。
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。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



Adopted from part of the approved Shouson Hill & Repulse Bay Outline Zoning Plan No. S/H17/13 gazetted on 15 November 2013, with adjustment where necessary as shown in red.

摘錄自2013年11月15日刊憲之壽臣山及淺水灣分區計劃大綱核准圖編號S/H17/13，有需要處經修正處理，並以紅色顯示。

Notation 圖例

ZONES

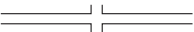
- COMMERCIAL
- RESIDENTIAL (GROUP B)
- RESIDENTIAL (GROUP C)
- GOVERNMENT, INSTITUTION OR COMMUNITY
- OPEN SPACE
- OTHER SPECIFIED USES
- GREEN BELT

C
R(B)
R(C)
G/IC
O
OU
GB

- 地帶
- 商業
 - 住宅(乙類)
 - 住宅(丙類)
 - 政府、機構或社區
 - 休憩用地
 - 其他指定用途
 - 綠化地帶

COMMUNICATIONS

- MAJOR ROAD AND JUNCTION



- 交通
- 主要道路及路口

MISCELLANEOUS

- BOUNDARY OF PLANNING SCHEME
- PETROL FILLING STATION



P F S

- 其他
- 規劃範圍界線
 - 加油站

★ This area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deem 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。

Notes:

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

備註:

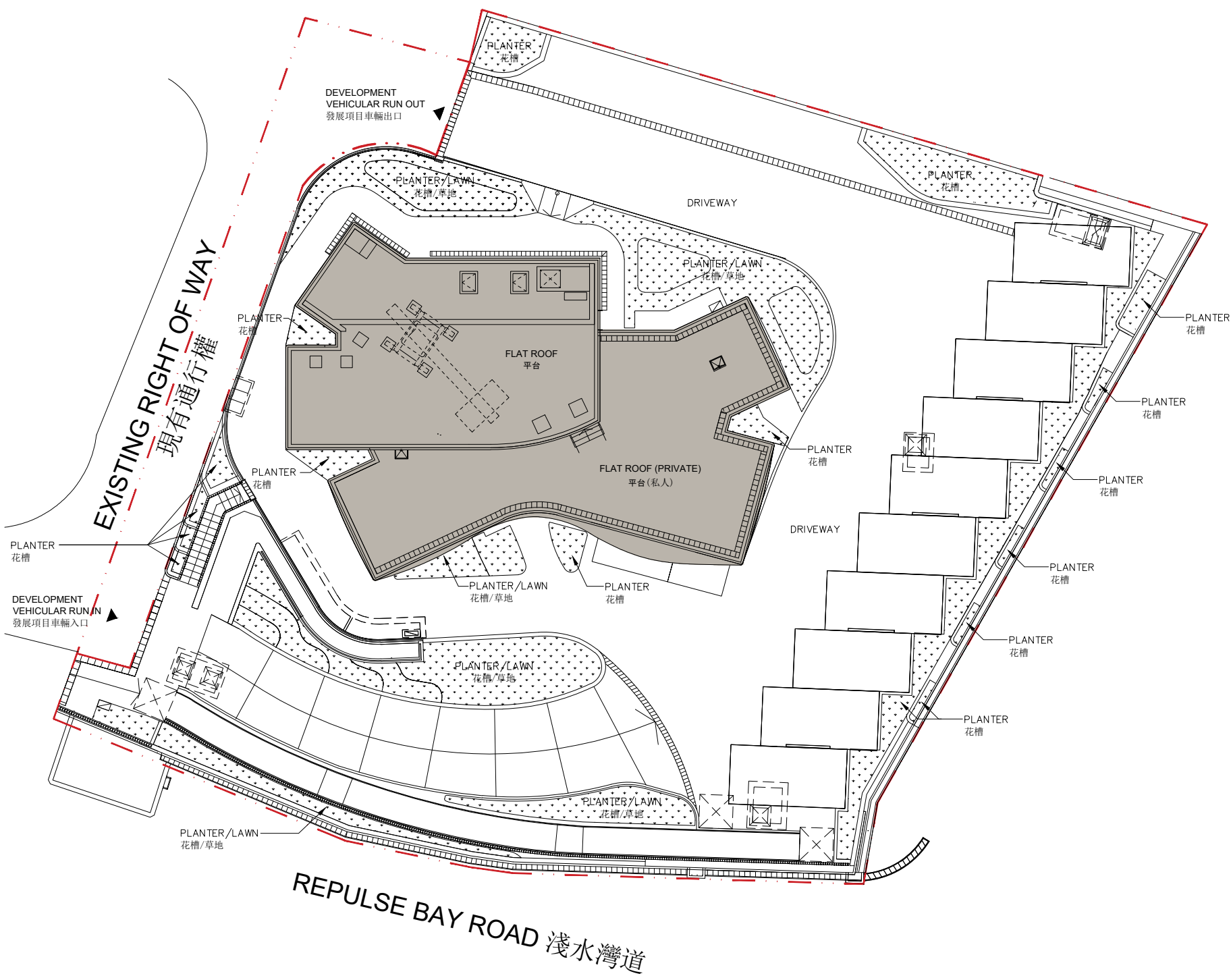
- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方亦建議買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於技術原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。

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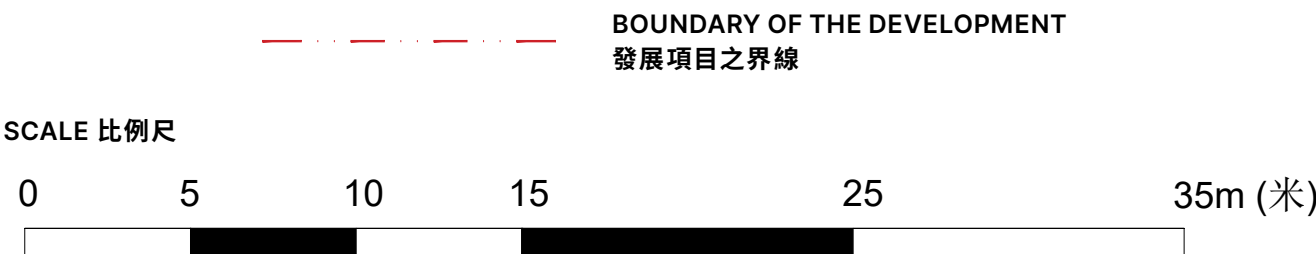
LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



Notes:
This layout plan is prepared based on the approved building plans for the Development as of 10 April 2025.

備註：
此布局圖以2025年4月10日經批准的建築圖則為基礎擬備。

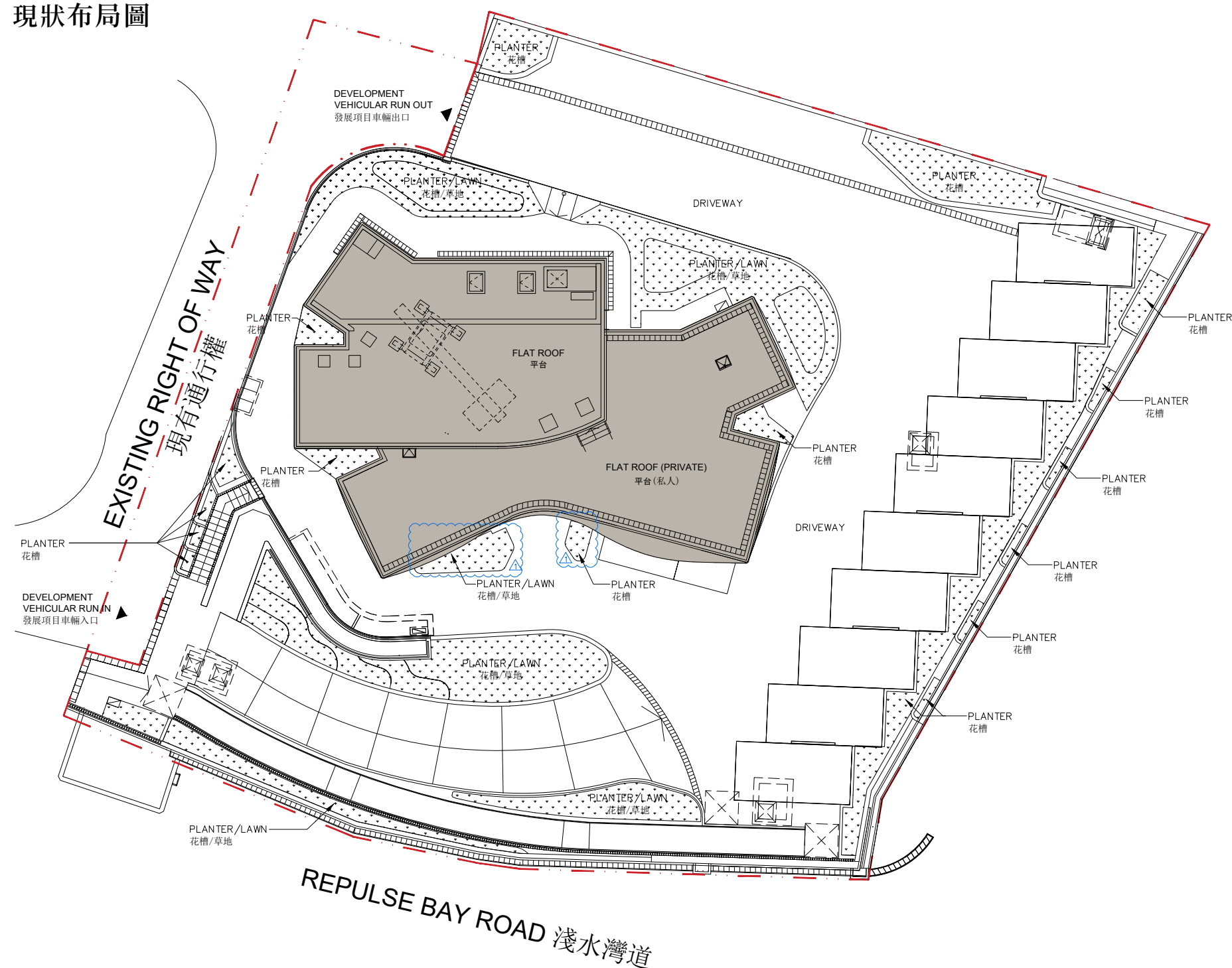


LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖

AS-IS LAYOUT PLAN

現狀布局圖



Notes:

1. This layout plan is prepared based on the approved building plans for the Development as of 10 April 2025.
2. This part of G/F of the development has been altered by way of alteration and addition works, minor works, designated exempted works, or exempted works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the above layout plan. The alteration works are as follows:
i) Profile of planters / lawn has been changed.

備註:

1. 此布局圖以2025年4月10日經批准的建築圖則為基礎擬備。
2. 發展項目地下此部份因在發展項目落成後進行改動及加建工程、小型工程、指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱以上布局圖。該等改動如下：
i) 花槽/草地邊緣修改。

BOUNDARY OF THE DEVELOPMENT
發展項目之界線

SCALE 比例尺



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

LEGEND OF TERMS AND ABBREVIATIONS USED ON FLOOR PLANS:

樓面平面圖中所使用名詞及簡稱之圖例：

A/C PLATFORM	=	AIR-CONDITIONING PLATFORM 冷氣機平台
BAL.1	=	BALCONY 1 露台1
BAL.2	=	BALCONY 2 露台2
BATH 1	=	BATHROOM 1 浴室1
BATH 2	=	BATHROOM 2 浴室2
BATH 3	=	BATHROOM 3 浴室3
BATH 5	=	BATHROOM 5 浴室5
BR 1	=	BEDROOM 1 睡房1
BR 2	=	BEDROOM 2 睡房2
CLOSET	=	CLOSET 衣帽間
DN	=	DOWN 下
DIN.	=	DINING ROOM 飯廳
E.M.C.	=	ELECTRICAL METER CABINET電錶櫃
EMERGENCY GENERATOR RM.	=	EMERGENCY GENERATOR ROOM 緊急發電機房
F.S. PUMP & TANK RM.	=	F.S. PUMP & TANK ROOM 消防泵及水缸房
F.S. WATER TANK	=	F.S. WATER TANK 消防水缸
FAMILY ROOM	=	FAMILY ROOM 家庭房
FH	=	FIRE HYDRANT 消防栓
FLAT ROOF (PRIVATE)	=	FLAT ROOF (PRIVATE) 平台（私人）
H.R.	=	HOSE REEL 消防喉轆
H.R. AT H/L	=	HOSE REEL AT HIGH LEVEL 高位消防喉轆
INACCESSIBLE	=	INACCESSIBLE 不可進入
KIT.	=	KITCHEN 廚房
L1	=	LIFT 1 升降機1
L2	=	LIFT 2 升降機2
LIFT CONTROL BOX	=	LIFT CONTROL BOX 升降機控制廂
LIFT LOBBY	=	升降機大堂
LIFT OVER RUN	=	LIFT OVER RUN 升降機緩衝
LIFT SHAFT	=	LIFT SHAFT 升降機槽
LIFT VENT DUCT	=	LIFT VENT DUCT 升降機通風槽

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：

LIV.	=	LIVING ROOM 客廳
LOBBY	=	LOBBY 大堂
MASTER BATHROOM	=	MASTER BATHROOM 主人浴室
M.B.R.	=	MASTER BEDROOM 主人睡房
P.D.	=	PIPE DUCT 管道
POTABLE & FLUSHING PUMP WATER TANK RM. 1	=	POTABLE & FLUSHING WATER TANK ROOM 1 食水及沖廁水缸房1
POTABLE & FLUSHING PUMP WATER TANK RM. 2	=	POTABLE & FLUSHING WATER TANK ROOM 2 食水及沖廁水缸房2
R.S. & M.R.R.	=	REFUSE STORAGE & MATERIAL RECOVERY ROOM 垃圾及物料回收室
SINK	=	SINK 洗滌盆
STUDY	=	STUDY 書房
T.B.E. RM. 2	=	TELE-COMMUNICATIONS AND BROADCASTING ROOM 2 電訊及廣播房2
T.R.S	=	TEMPORARY REFUGE SPACE 臨時庇護處
UP	=	UP 上
UTILITY ROOM	=	UTILITY ROOM 工作間
W.M.C.	=	WATER METER CABINET 水錶櫃

Notes:

- There are architectural features and/ or exposed pipes on the external walls of some of the residential properties.
- Common pipes exposed and/or enclosed in cladding are located at / adjacent to the balcony and/or flat roof and/or air-conditioning platform and/or external walls of some of the residential properties.
- There are sunken slab and/ or false ceiling and/ or wall furring for mechanical & electrical services and/or air conditioning fittings at some of the residential properties.
- The internal ceiling height within some of the residential properties may vary due to structural, architectural and/ or decoration design variations.
- Air-conditioning platforms and balconies are non-enclosed areas.
- Symbols of fittings and fitments shown on the floor plans, such as sink, water closets, shower cubicles, sink counter, etc., are architectural symbols extracted from the latest approved buildings plans and are for general indication only.

備註：

- 部分住宅物業外牆範圍設有建築裝飾及/或外露喉管。
- 部分住宅物業的露台及/或平台及/或冷氣機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管。
- 部分住宅物業的天花有跌級樓板及/或假天花及/或裝飾牆身內裝置機電設備及空調設備。
- 部分住宅物業之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
- 冷氣機平台及露台為非封閉的地方。
- 樓面平面圖上所顯示的裝置符號，如洗滌盆、座廁、淋浴間、洗滌盆櫃等乃按最新的經批准建築圖則繪製，只作一般性標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度（毫米）
1/F 一樓	DUPLEX FLAT 複式單位	150, 200, 1600, 1750 (Transfer Plate 轉換層)	3500

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

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

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to page 20-21 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
- 3. The floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.

備註：

- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 2. 請參閱本售樓說明書第20-21頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

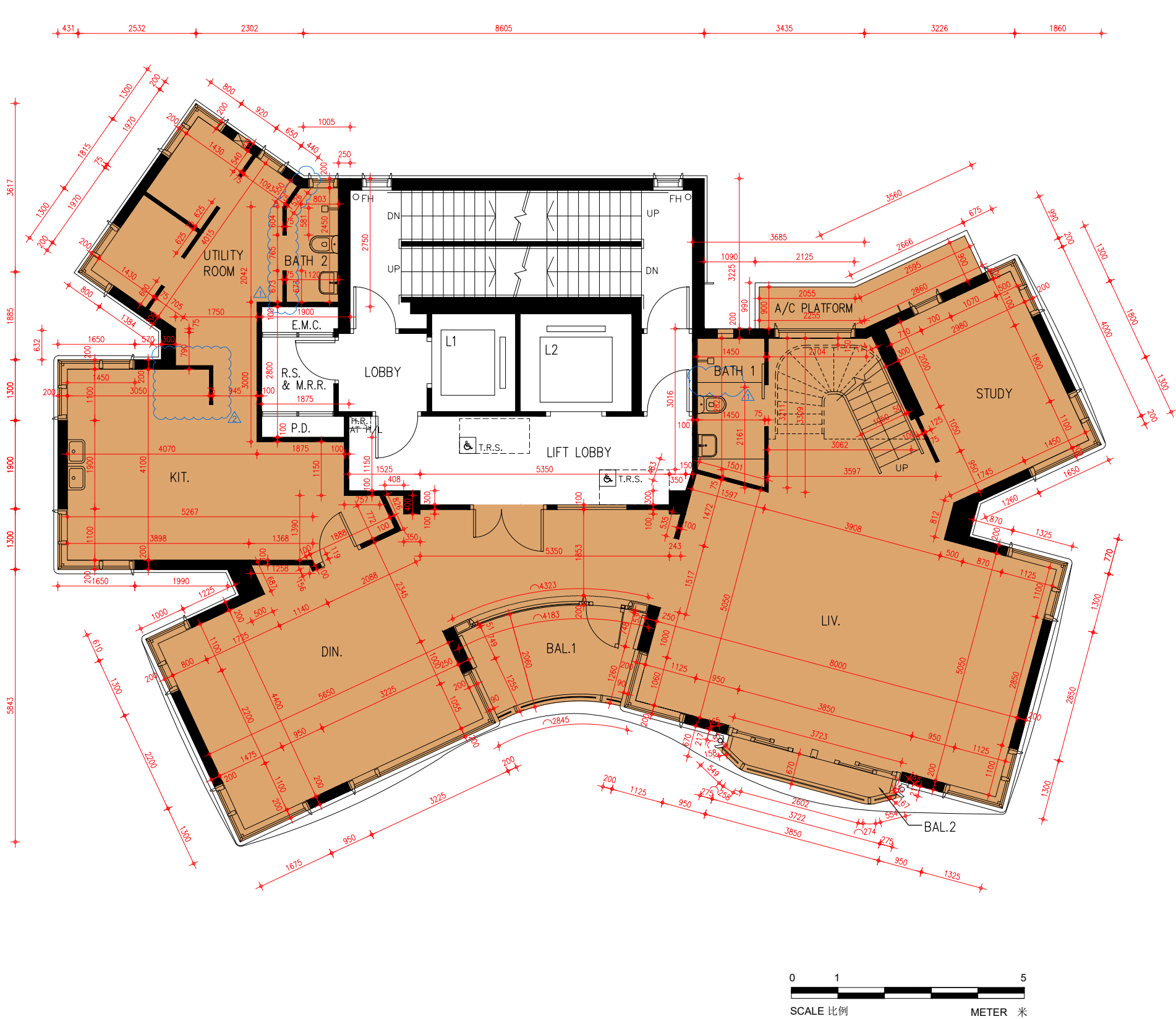
發展項目的住宅物業的樓面平面圖

DUPLEX FLAT on 1/F & 2/F -

1/F FLOOR PLAN (AS-IS FLOOR PLAN)

一樓及二樓複式單位 -

一樓平面圖 (現狀樓面平面圖)



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Notes:

This part of 1/F has been altered by way of alteration and addition works, minor works, designated exempted works, or exempted works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant as-is floor plan. The alteration works are as follows:

- 1. Layout of bathroom have been changed.
- 2. Layout of kitchen has been amended.

備註：

1 樓此部份因在發展項目落成後進行改動及加建工程、小型工程、指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀樓面平面圖。該等改動如下：

- 1. 浴室的佈局改動。
- 2. 廚房的佈局改動。

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to page 20-21 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
- 3. The floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.

備註：

- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 2. 請參閱本售樓說明書第20-21頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度（毫米）
2/F 二樓	DUPLEX FLAT 複式單位	150, 200	3500

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

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

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to page 20-21 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
- 3. The floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.

備註：

- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 2. 請參閱本售樓說明書第20-21頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

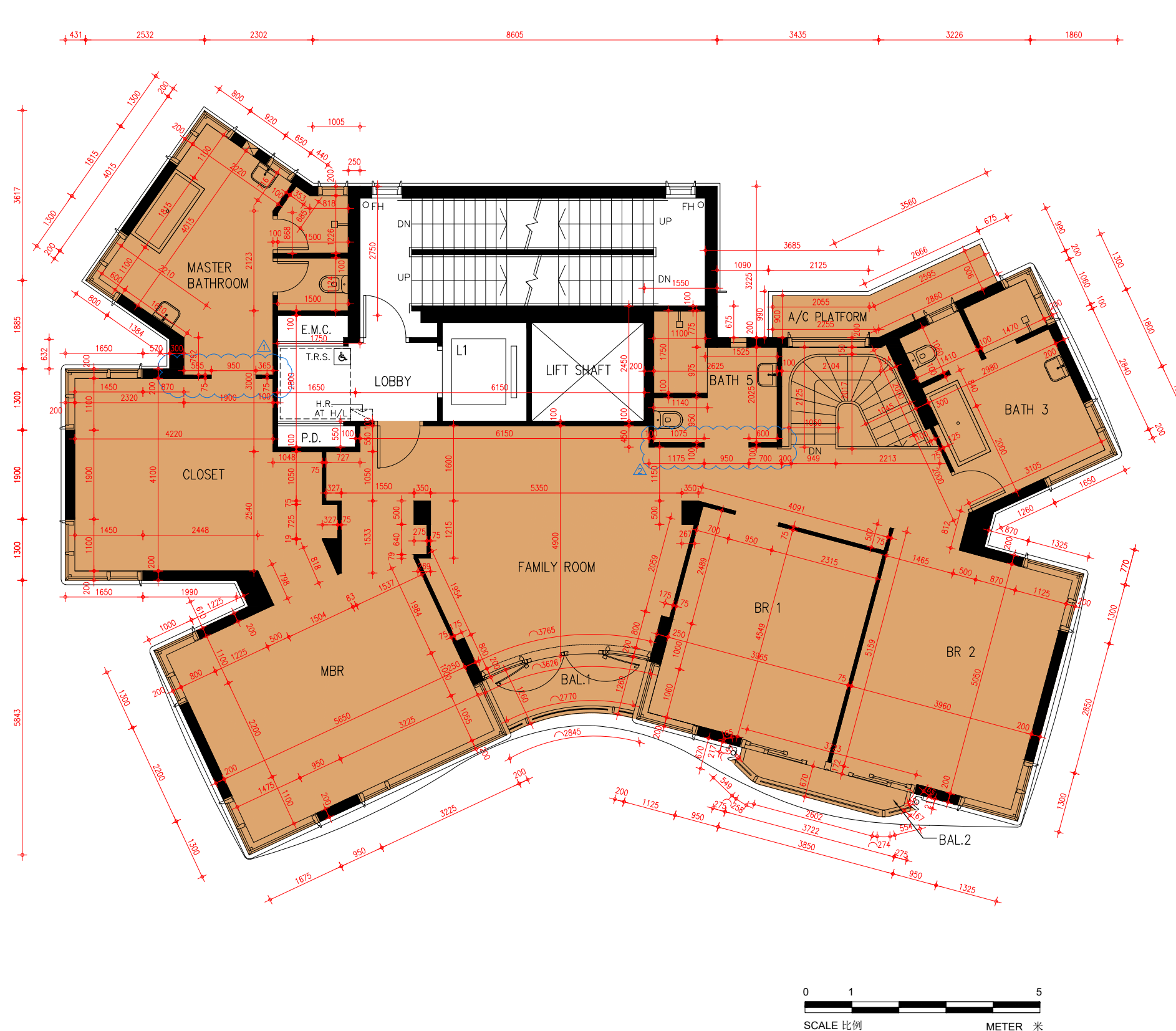
發展項目的住宅物業的樓面平面圖

DUPLEX FLAT on 1/F & 2/F -

2/F FLOOR PLAN (AS-IS FLOOR PLAN)

一樓及二樓複式單位 -

二樓平面圖 (現狀樓面平面圖)



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Notes:

This part of 2/F has been altered by way of alteration and addition works, minor works, designated exempted works, or exempted works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant as-is floor plan. The alteration works are as follows:

- 1. Additional block wall at closet and master bathroom.
- 2. Door removed at bathroom 5.

備註：

2樓此部份因在發展項目落成後進行改動及加建工程、小型工程、指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀樓面平面圖。該等改動如下：

- 1. 在衣帽間及主人浴室新增磚牆。
- 2. 移除浴室 5 的門。

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to page 20-21 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
- 3. The floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.

備註：

- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 2. 請參閱本售樓說明書第20-21頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度（毫米）
3/F, 6/F, 8/F, 10/F 三樓、六樓、八樓、 十樓	DUPLEX FLAT 複式單位	150, 200	3500

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

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

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to page 20-21 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
- 3. The floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.

備註：

- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 2. 請參閱本售樓說明書第20-21頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

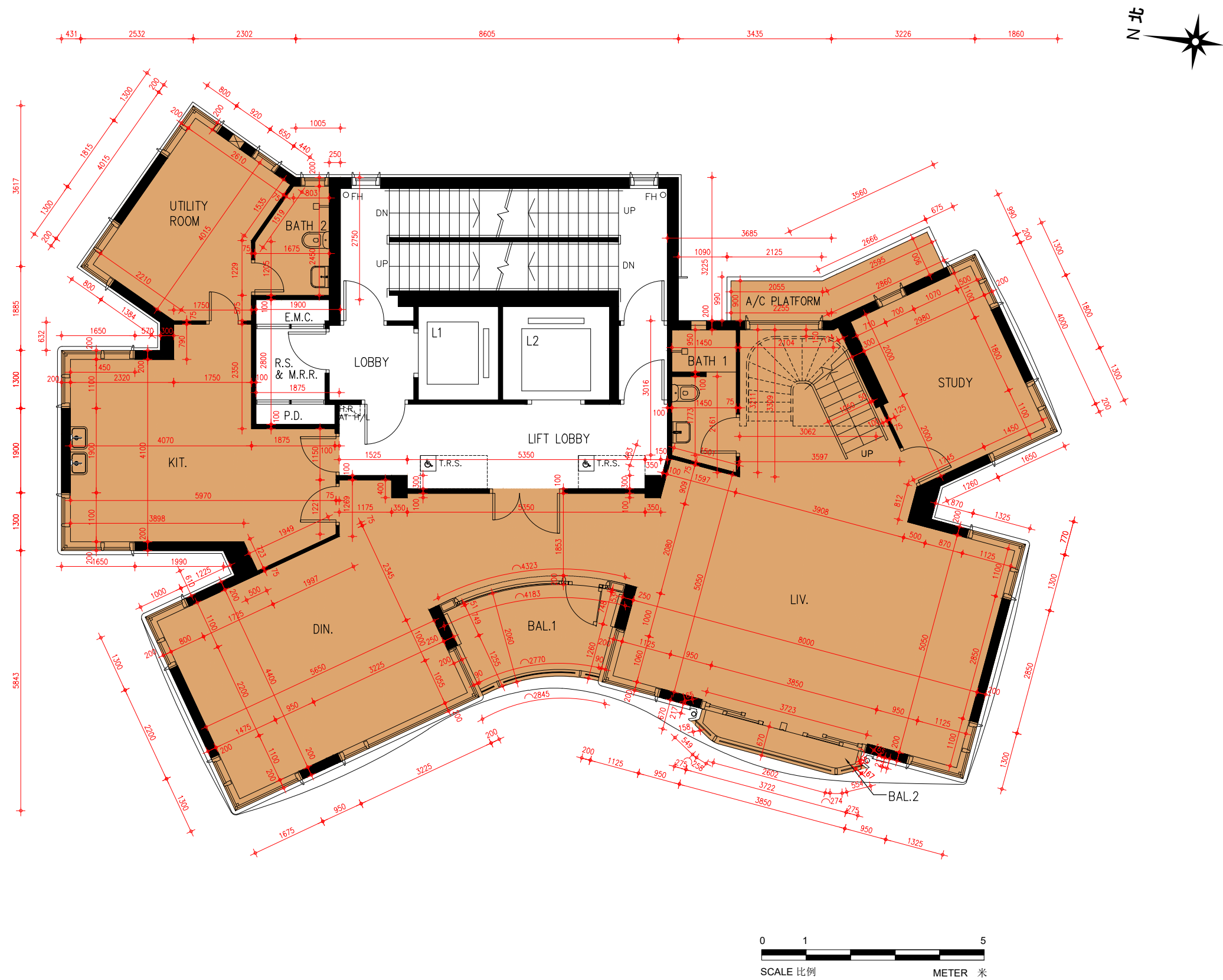
發展項目的住宅物業的樓面平面圖

DUPLEX FLAT

3/F, 6/F, 8/F, 10/F FLOOR PLAN

複式單位

三樓、六樓、八樓、十樓平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度（毫米）
5/F, 7/F, 9/F, 11/F 五樓、七樓、九樓、十一樓	DUPLEX FLAT 複式單位	150, 200	3500

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

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

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to page 20-21 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
- 3. The floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.

備註：

- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 2. 請參閱本售樓說明書第20-21頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度（毫米）
12TH PENTHOUSE FLOOR 頂層十二樓	DUPLEX 複式單位	150, 200	3500

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

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

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to page 20-21 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
- 3. The floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.

備註：

- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 2. 請參閱本售樓說明書第20-21頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

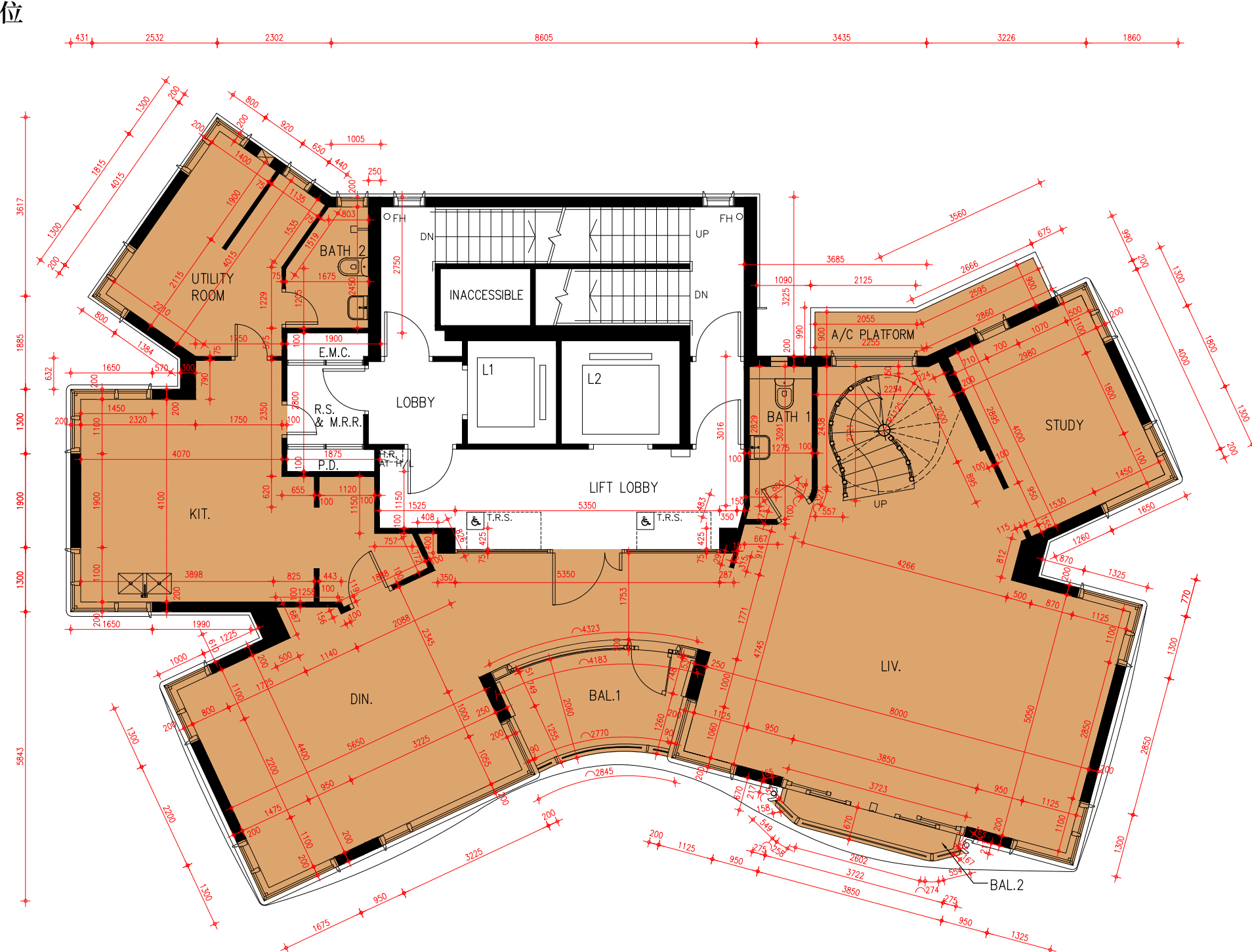
發展項目的住宅物業的樓面平面圖

DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR

12TH PENTHOUSE FLOOR PLAN

頂層十二樓及頂層十三樓複式單位

頂層十二樓樓面平面圖



0 1 5
SCALE 比例 METER 米

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR

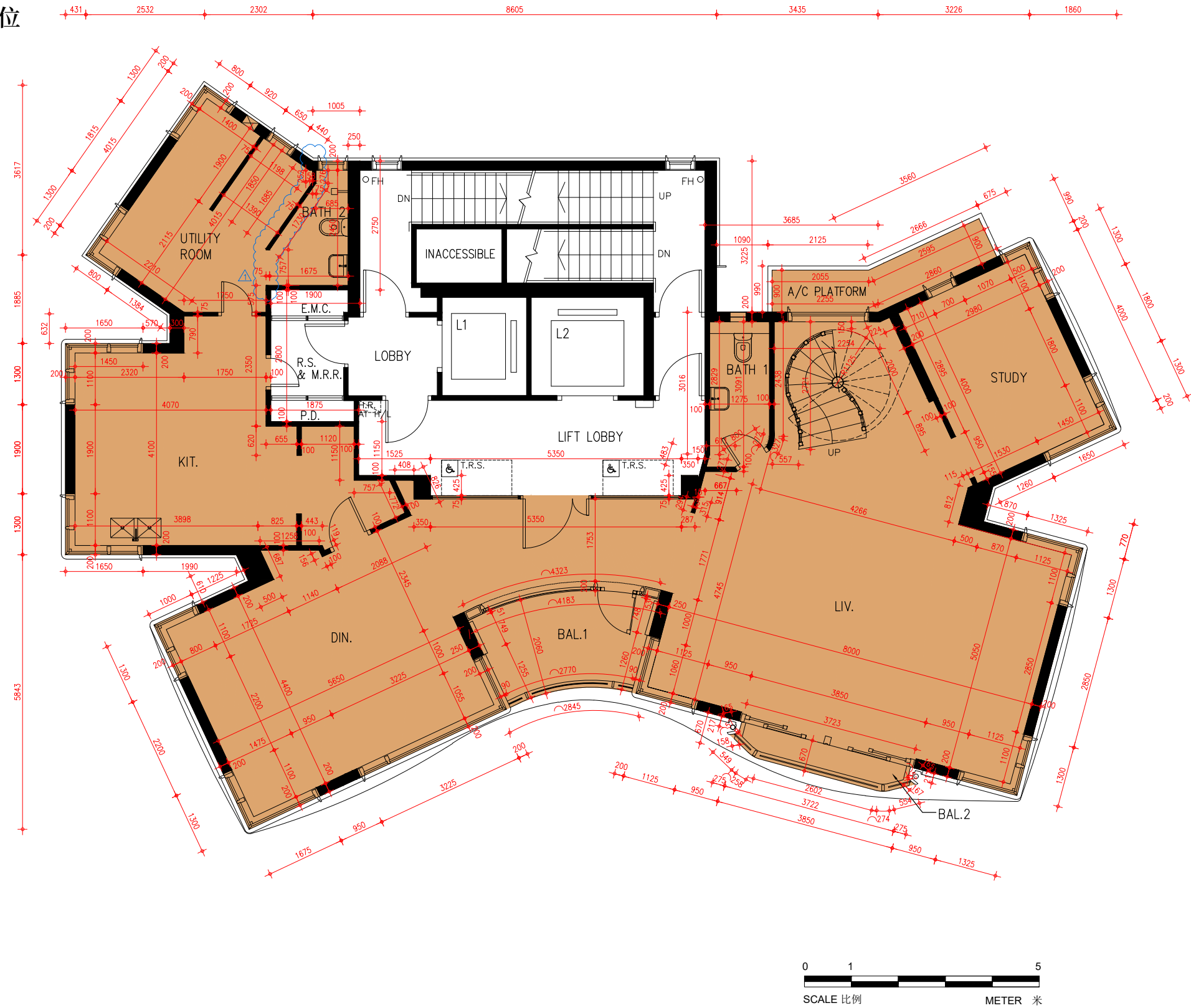
12TH PENTHOUSE FLOOR PLAN

(AS-IS FLOOR PLAN)

頂層十二樓及頂層十三樓複式單位

頂層十二樓樓面平面圖

(現狀樓面平面圖)



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Notes:

This part of 12/F Penthouse has been altered by way of alteration and addition works, minor works, designated exempted works, or exempted works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant as-is floor plan. The alteration works are as follows:

- 1. Layout of bathroom 2 have been amended.

備註：

頂層十二樓此部份因在發展項目落成後進行改動及加建工程、小型工程、指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀樓面平面圖。該等改動如下：

- 1. 浴室2的佈局改動。

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to page 20-21 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
- 3. The floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.

備註：

- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 2. 請參閱本售樓說明書第20-21頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度（毫米）
13TH PENTHOUSE FLOOR 頂層十三樓	DUPLEX FLAT 複式單位	150, 200	4000

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

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

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to page 20-21 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
- 3. The floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.

備註：

- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 2. 請參閱本售樓說明書第20-21頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

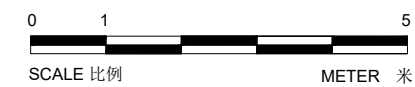
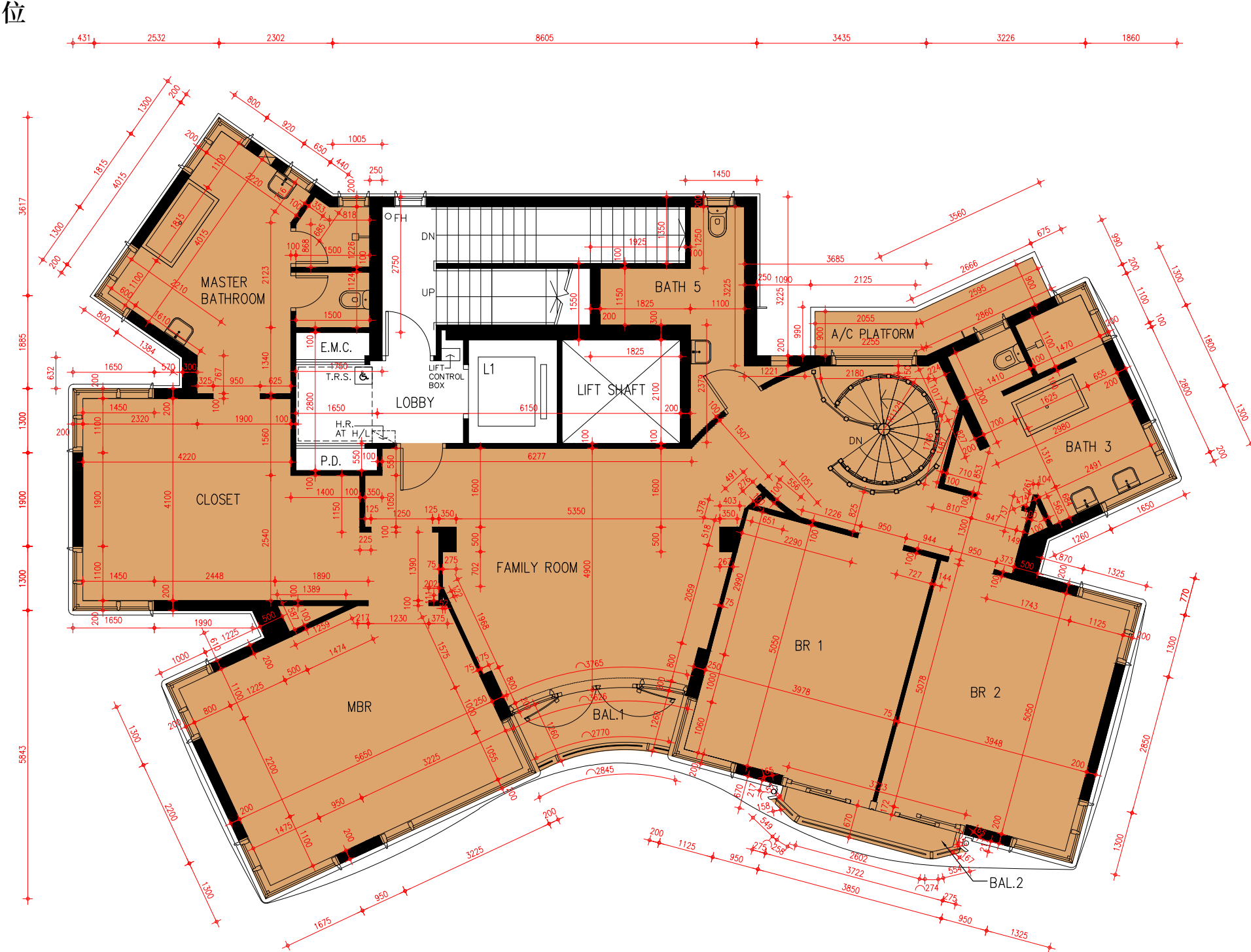
發展項目的住宅物業的樓面平面圖

DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR

13TH PENTHOUSE FLOOR PLAN

頂層十二樓及頂層十三樓複式單位

頂層十三樓樓面平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR

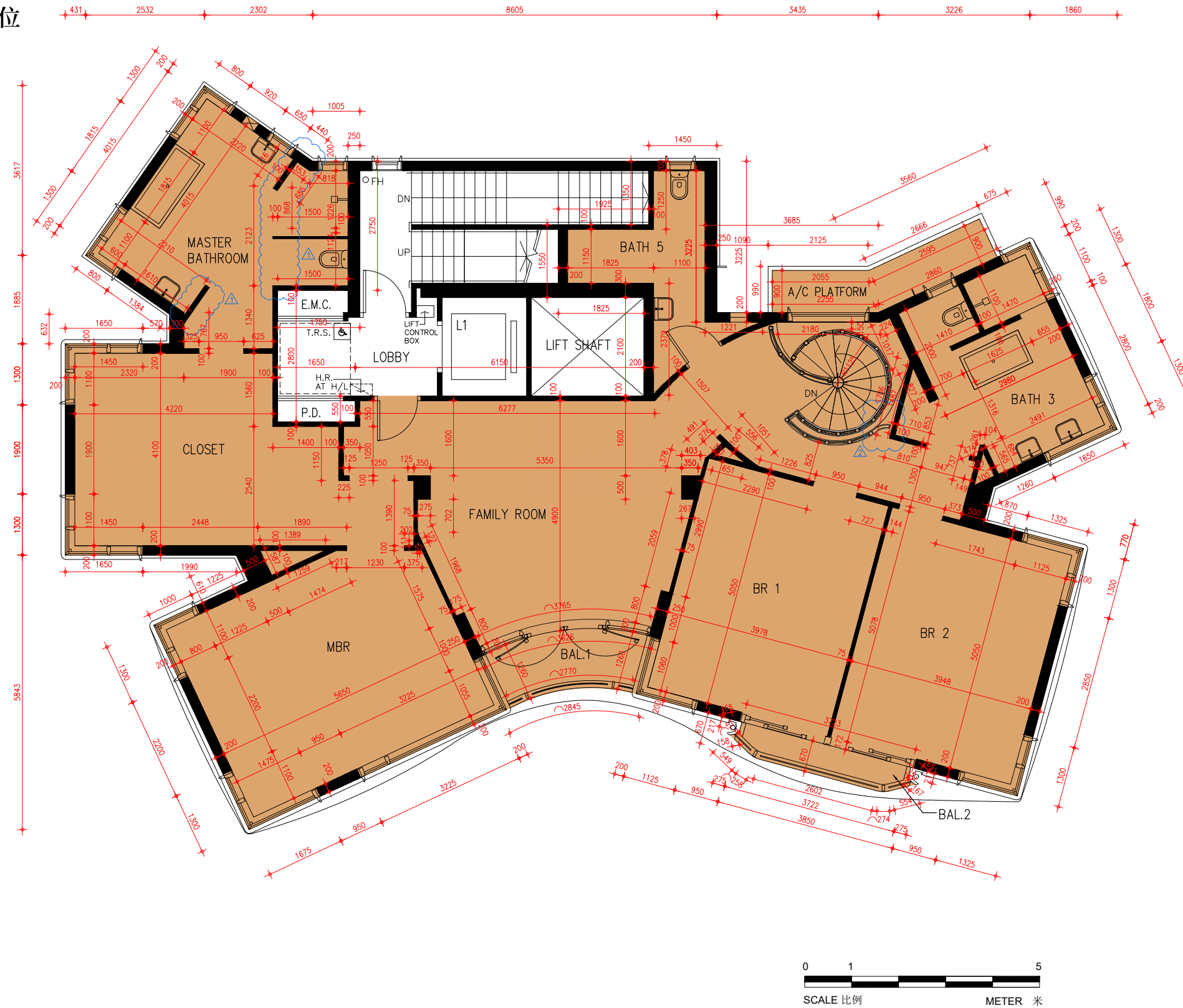
13TH PENTHOUSE FLOOR PLAN

(AS-IS FLOOR PLAN)

頂層十二樓及頂層十三樓複式單位

頂層十三樓樓面平面圖

(現狀樓面平面圖)



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Notes:

This part of 13/F Penthouse has been altered by way of alteration and addition works, minor works, designated exempted works, or exempted works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant as-is plan. The alteration works are as follows:

- 1. Layout of master bathroom have been amended.
- 2. Metal balustrade has been amended.

備註：

頂層十三樓頂層此部份因在發展項目落成後進行改動及加建工程、小型工程、指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀樓面平面圖。該等改動如下：

- 1. 主人浴室的佈局改動。
- 2. 金屬欄杆改動。

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to page 20-21 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
- 3. The floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.

備註：

- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 2. 請參閱本售樓說明書第20-21頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

FLOOR 樓層	FLAT 單位	THE THICKNESS OF THE FLOOR SLABS (EXCLUDING PLASTER) OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	THE FLOOR-TO-FLOOR HEIGHT OF EACH RESIDENTIAL PROPERTY (MM) 每個住宅物業的層與層之間的高度（毫米）
MAIN ROOF 天台	DUPLEX FLAT 複式單位	200, 250	4750

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

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

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. Please refer to page 20-21 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
- 3. The floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.

備註：

- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 2. 請參閱本售樓說明書第20-21頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
- 3. 每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。

發展項目的住宅物業的樓面平面圖

天台平面圖



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. METER (SQ.FT.) 實用面積 (包括露台,工作平台及陽台(如有)) 平方米(平方呎)	AREA OF OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ. METRE (SQ. FT.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）									
Floor 樓層	Flat 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
1/F & 2/F 一樓及二樓	Duplex Flat 複式單位	367.641 (3,957) Balcony 露台: 16.234 (175) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
3/F & 5/F 三樓及五樓	Duplex Flat 複式單位	367.634 (3,957)) Balcony 露台: 16.234 (175) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
6/F & 7/F 六樓及七樓	Duplex Flat 複式單位	367.634 (3,957) Balcony 露台: 16.234 (175) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
8/F & 9/F 八樓及九樓	Duplex Flat 複式單位	367.634 (3,957) Balcony 露台: 16.234 (175) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

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

Notes:

- The areas as specified above in square feet are converted from the areas in square metres at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- There is no utility platform or verandah in the residential properties of the Development.
- Residential properties on 1/F and 2/F, 3/F and 5/F, 6/F and 7/F, 8/F and 9/F, 10/F and 11/F, 12th Penthouse Floor and 13th Penthouse Floor are duplex units. Each of the duplex units comprise its lower part on 1/F, 3/F, 6/F, 8/F, 10/F and 12th Penthouse Floor respectively and its corresponding upper part on 2/F, 5/F, 7/F, 9/F, 11/F and 13th Penthouse Floor respectively.
- 4/F is omitted.

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

備註：

- 上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至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。
- 發展項目的住宅物業並無工作平台或陽台。
- 一樓及二樓、三樓及五樓、六樓及七樓、八樓及九樓、十樓及十一樓、頂層十二樓及頂層十三樓的住宅物業為複式單位。每個複式單位包括其於一樓、三樓、六樓、八樓、十樓及頂層十二樓之下層部分及其於二樓、五樓、七樓、九樓、十一樓及頂層十二樓相應之上層部分。
- 不設4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. METER (SQ.FT.) 實用面積 (包括露台,工作平台及陽台(如有)) 平方米(平方呎)	AREA OF OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ. METRE (SQ. FT.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 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
10/F & 11/F 十樓及十一樓	Duplex Flat 複式單位	367.634 (3,957) Balcony 露台: 16.234 (175) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
12 TH PENTHOUSE FLOOR & 13 TH PENTHOUSE FLOOR 頂層十二樓及 頂層十三樓	Duplex Flat 複式單位	373.611 (4,022) Balcony 露台: 16.234 (175) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	111.422 (1,199)	-	-	-	-	-	-

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

每個住宅物業的實用面積以及露台、工作平台或陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積內）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 from the areas in square metres at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. Residential properties on 1/F and 2/F, 3/F and 5/F, 6/F and 7/F, 8/F and 9/F, 10/F and 11/F, 12th Penthouse Floor and 13th Penthouse Floor are duplex units. Each of the duplex units comprise its lower part on 1/F, 3/F, 6/F, 8/F, 10/F and 12th Penthouse Floor respectively and its corresponding upper part on 2/F, 5/F, 7/F, 9/F, 11/F and 13th Penthouse Floor respectively.
4. 4/F is omitted.

備註：

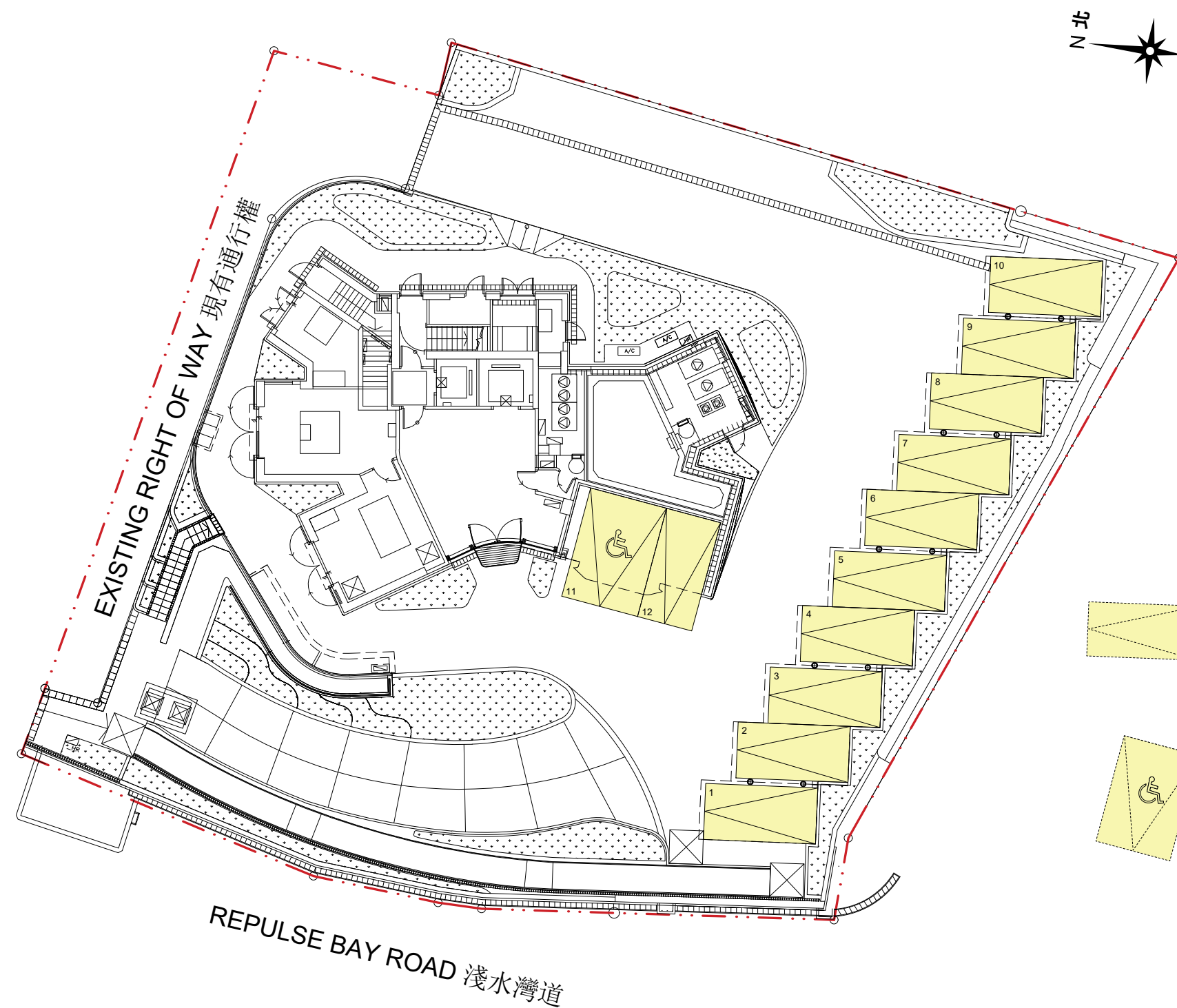
1. 上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至整數平方呎之方法計算得出,與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。
3. 一樓及二樓、三樓及五樓、六樓及七樓、八樓及九樓、十樓及十一樓、頂層十二樓及頂層十三樓的住宅物業為複式單位。每個複式單位包括其於一樓、三樓、六樓、八樓、十樓及頂層十二樓之下層部分及其於二樓、五樓、七樓、九樓、十一樓及頂層十二樓相應之上層部分。
4. 不設4樓。

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

G/F Floor Plan

地下平面圖



LOCATION, NUMBER, DIMENSIONS AND AREA OF
PARKING SPACE ON G/F:
地下停車位位置、數目、尺寸及面積：

Category of Parking Space 車位類別	Location 位置	Number 數目	Dimensions (L x W)(m) 尺寸 (長x闊) (米)	Area of each parking space (sq.m.) 每個停車位面積 (平方米)
Car Parking Space 停車位	G/F 地下	11	5 × 2.5	12.5
Accessible Car Parking Space 暢通易達停車位	G/F 地下	1	5 × 3.5	17.5

--- BOUNDARY OF THE DEVELOPMENT
發展項目之界線

SCALE 比例尺



SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

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

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. THE COMMON PARTS OF THE DEVELOPMENT

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

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

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

- (a) the Greenery Areas, the Right of Way Within The Lot, driveways, sump pits, manholes, ramps, circulation areas, canopy (if any), fall arrest equipment (if any), landings, platforms, open spaces and decks, boundary fence walls, service areas, refuse storage and material recovery chamber, cable trench, main switch room, HV switch room, LV switch room, switch room, transformer room, electrical meter room, sprinkler and fire services pump room, fire control centre, flushing water tank, fresh and flushing pump room, sprinkler control valve, sprinkler inlet, fire services inlets, emergency generator room, water meter cabinet, space for water meter, electrical meter cabinet (if any), hose reel cabinet, town gas valve cabinet, electric duct, telephone duct, air ducts, air-conditioning ducts, drains, channels, water mains, sewers, drainage connection, pipes (including, without limitation, external pipes), telecommunications and broadcasting room, wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lighting facilities, meter cabinets and meter spaces and roof thereof, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system, and such other areas and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured **Orange, Orange Stippled Black and Orange Hatched Black** on the DMC Plans;
- (b) and such other areas, systems, devices, services and facilities of and in the Lot and the Development as may at any time be designated as Development Common Areas and Facilities in accordance with the DMC; and

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

- (i) any parts of the Development covered by paragraph (a) of the definition of **"common parts"** set out in section 2 of the Building Management Ordinance (Cap.344); and/or
- (ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of **"common parts"** set out in section 2 of the Building Management Ordinance (Cap.344);

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

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

- (a) (i) such part of the external walls of the Development (A) including the Window Wall but excluding those parts of the Window Wall forming part of a Residential Unit and (B) excluding those parts of the cladding of the external wall forming part of any balcony of a Residential Unit and those parts of the cladding on the concrete wall of the Main Roof enclosing the flat roof of the Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor;
- (ii) external wall architectural features, fins (if any), such of the passages, entrances, entrance lobby and mail boxes provided therein (if any), common corridors, lift lobbies, lift lobbies serving fireman's lift, protected lobbies, refuse storage and material recovery room, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, the grilles of air conditioning platforms, structural walls, walkways, stairways, staircases (including those staircases designated as means of escape under the Building Plans), roofs and flat roofs not forming parts of Residential Units, lifts, lift shafts, inaccessible spaces underneath the lifts, lift machine room, water meter rooms, electric duct, telephone duct, pipe ducts, pipes (including, without limitation, external pipes), electric ducts, air ducts, A/C ducts, water tanks, pump rooms, meters, lighting, drains, channels, sewers, flush and fresh water intakes and mains, wires, cables, air conditioning and ventilation system, building management unit (as defined in Clause 36(be) below) and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment

and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests or visitors and such other areas within the Lot which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured **Yellow** on the DMC Plans;

(b) and such other areas, systems, devices, services and facilities of and in the Lot and the Development as may be designated as Residential Common Areas and Facilities in accordance with the DMC,

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

"Carpark Common Areas and Facilities" means and includes :-

- (a) canopy over carports, access hatch to petrol interceptor, fall arrest equipment, lighting systems, lighting conduits and fittings, drains, lighting fixtures, sprinkler system, pipes, ducts, wires, cables, valves, switches and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Carpark Area, such other areas and any other systems, services, devices and facilities provided or intended for the common use and benefit of the Carpark Area as a whole and not just any particular Car Parking Space and which are (insofar as the same are capable of being identified on plan) for the purposes of identification only shown coloured **Green** on the DMC Plans; and
- (b) such other areas, systems, devices, services and facilities of and in the Lot and the Development as may at any time be designated as Carpark Common Areas and Facilities in accordance with the DMC,

but EXCLUDING:-

- (i) the Development Common Areas and Facilities and the Residential Common Areas and Facilities; and
- (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only one particular Owner.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

B. THE NUMBER OF UNDIVIDED SHARES ASSIGNED TO EACH RESIDENTIAL PROPERTY IN THE DEVELOPMENT

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

TABLE OF ALLOCATION OF UNDIVIDED SHARES

FLOOR	RESIDENTIAL UNIT	NO. OF UNDIVIDED SHARES
1/F	Duplex Flat	405
2/F		
3/F	Duplex Flat	405
5/F		
6/F	Duplex Flat	405
7/F		
8/F	Duplex Flat	405
9/F		
10/F	Duplex Flat	405
11/F		
12 TH PENTHOUSE FLOOR	Duplex Flat	532
13 TH PENTHOUSE FLOOR		
	TOTAL:	2,557

C. THE TERMS OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED

The manager for the Development shall be appointed for an initial term of two (2) years commencing from the date of the DMC and to be continued thereafter unless and until terminated in accordance with the terms of the DMC.

D. THE BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

Each Owner of a Residential Unit shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Undivided Shares allocated to his Residential Unit and the principles provided in the DMC.

E. THE BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

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

F. THE AREA (IF ANY) IN THE DEVELOPMENT RETAINED BY THE VENDOR FOR THE VENDOR'S OWN USE

Not Applicable.

Remarks:

- 1. Each of the Residential Units includes 2 air-conditioning platforms.
- 2. Each of the Residential Units includes 4 balconies.
- 3. The Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor includes a flat roof (private) on Main Roof floor.
- 4. There is no designation of 4/F in the development.

Notes:

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. 發展項目的公用部分

根據發展項目的《公契及管理協議》的最新擬稿（「公契」）：-

「公用地方及設施」

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

「發展項目公用地方及設施」指及包括：

- (a) 「綠化區」、「地段內的通行權」、車道、集水坑、沙井、斜道、通道地方、簷篷(如有)、防墜落設備(如有)、樓梯平台、平台、露天地方及曬台、邊界圍牆、服務區、垃圾收集及物料回收房、電纜槽、總電掣房、高壓電掣房、低壓電掣房、電掣房、電力變壓房、電錶房、花灑及消防泵房、消防控制中心、沖廁水箱、食水及沖廁水泵房、花灑控制閥、花灑進水掣、消防進水掣、緊急發電機房、水錶櫃、水錶區、電錶櫃(如有)、喉轆櫃、煤氣閥櫃、電力槽、電話槽、風槽、冷氣槽、排水渠、渠道、總水喉、污水渠、排水渠連接段、管道(包括但不限於外部管道)、電訊及廣播室、電線、電纜和目前或今後任何時候在該地段之內、之下、之上或經過將食水或鹹水、污水、煤氣、電話、電力及其他服務輸送出入發展項目的其他設施(不論有否套上套管)、樹木、灌木及其他花草及植物、照明設施、儀錶櫃、儀錶區和天台、消防及滅火設備及裝置、保安系統及裝置、通風系統和在發展項目內安裝或提供給發展項目共同使用與享用的其他區域及任何其他機械系統、裝置或設施，(如果可以在圖則上顯示)在公契圖則上用**橙色、橙色加黑點及橙色加黑斜線**顯示，僅供識別；
- (b) 在任何時候按公契指定為發展項目公用地方及設施的屬於及位於該地段及發展項目的其他區域、系統、裝置、裝備及設施；及
- (c) 在以上第(a)及(b)段沒有明確規定下，包括該地段及發展項目以下其他部分：-
 - (i) 《建築物管理條例》(第344章)第2條所列「**公用地方**」定義(a)段所涵蓋的發展項目之任何部分；及/或
 - (ii) 《建築物管理條例》(第344章)附表1指明的並包括在《建築物管理條例》(第344章)第2條所列「**公用地方**」定義(b)段之下的任何部分；

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

「住宅公用地方及設施」指及包括：-

- (a) (i) 發展項目外牆的該等部分，(A)包括窗戶牆，但不包括構成住宅單位一部分的窗戶牆及 (B) 不包括構成住宅單位任何露台一部分的外牆覆面部分及圍封十二樓及頂層十三樓複式單位平台的天台混凝土牆覆面部分；
- (ii) 外牆建築裝飾、簷片(如有)、通道、入口、入口大堂及該處的郵箱(如有)、公用走廊、升降機大堂、可到達消防員升降機的升降機大堂、防護門廊、垃圾收集及物料回收室、安裝或使用天線或電訊網路設施的區域、冷氣機平台格柵、結構牆、行人道、階梯、樓梯（包括建築圖則指定做逃生通道的樓梯）、不屬於住宅單位一部分的天台及平台、升降機、升降機槽、升降機底部不可進入區域、升降機機房、水錶房、電力槽、電話槽、管槽、管道(包括但不限於外部管道)、電力槽、風槽、冷氣槽、水箱、泵房、儀錶、照明、排水渠、渠道、污水渠、沖廁水及食水進水掣及總喉、電線、電纜、冷氣機及通風系統、大廈管理裝置(按以下第36(be)條定義闡釋)和輸送食水或鹹水、污水、煤氣、電力及其他服務出入住宅部分的其他設施(不論有否套上套管)、泵、水箱、衛生裝置、電力裝置、固定物、設備及器具、消防及滅火設備及器具、保安系統及器具、通風系統和目前在發展項目和該地段其他區域內提供或安裝擬供住宅部分的業主、住戶或租客和他們的真正賓客或訪客共同使用與享用的其他區域及任何其他系統、裝置或設施。住宅公用地方及設施(如果可以在圖則上顯示)在公契圖則上用**黃色**顯示，僅供識別；

- (b) 按公契指定為住宅公用地方及設施的屬於及位於該地段及發展項目內的其他區域、系統、裝置、裝備及設施，

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

「停車場公用地方及設施」指及包括：-

- (a) 車庫上的簷篷、截油器的出入口、防墜落設備、照明系統、照明導管及配件、排水渠、照明裝置、花灑系統、管道、套管、電線、電纜、氣閥、開關和輸送食水或鹹水、污水、煤氣、電力及其他服務出入停車場範圍的其他設施(不論有否套上套管)和提供或擬供停車場範圍(而非任何特定停車位)共同使用與享用的其他區域及任何其他系統、服務、裝置及設施，(如果可以在圖則上顯示)在公契圖則上用**綠色**顯示，僅供識別；及
- (b) 按公契指定為停車場公用地方及設施的屬於及位於該地段及發展項目的其他區域、系統、裝置、裝備及設施，

但不包括：-

- (i) 發展項目公用地方及設施及住宅公用地方及設施；及
- (ii) 發展項目內任何個別業主享有獨家權利及特權持有、使用、佔用及享用的區域，以及發展項目內僅服務任何個別業主的設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

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

不分割份數分配表

樓層	住宅單位	不分割份數數目
一樓	複式單位	405
二樓		
三樓	複式單位	405
五樓		
六樓	複式單位	405
七樓		
八樓	複式單位	405
九樓		
十樓	複式單位	405
十一樓		
頂層十二樓	複式單位	532
頂層十三樓		
	總計:	2,557

備註：

- 每個住宅單位包括 2 個冷氣機平台。
- 每個住宅單位各包括 4 個露台。
- 頂層十二樓及頂層十三樓複式單位包括 1 個平台(私人)在天台。
- 發展項目不設 4 樓。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

C. 有關發展項目的管理人的委任年期

發展項目的管理人的初始任期為自公契之日起兩年，並隨後續任，直至按公契條款終止委任。

D. 管理開支按甚麼基準在發展項目中的住宅物業的業主之間分擔

每位住宅單位業主須按照公契訂明的方式、金額和比例，根據其住宅單位的不分割份數和公契列明的準則，分攤發展項目的管理開支(根據管理人編製的預算案釐定)。

E. 計算管理費按金的基準

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

F. 賣方在發展項目中保留作自用的範圍(如有的話)

不適用。

備註：

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

SUMMARY OF LAND GRANT

批地文件的摘要

A. LOT NUMBER OF THE LAND ON WHICH THE DEVELOPMENT IS SITUATED

The Development is constructed on Section B of Rural Building Lot No. 182 and the Extension thereto (the “**Lot**”).

B. TERM OF YEARS UNDER THE LEASE

The lease term granted under the new Government Lease of the Lot (which is deemed to have been granted upon expiration of the original term of 75 years commencing from 3 October 1921 under the Government lease of Rural Building Lot No. 182 dated 1 March 1929 (as varied and/or modified by Conditions of Extension deposited and registered in the Land Registry as Conditions of Extension No.4846 in respect of the Extension to Rural Building Lot No.182, a Letter dated 2 June 1958 and registered in the Land Registry as Conditions of Extension No.6084 in respect of the Extension to Section B of Rural Building Lot No.182, and a Deed of Variation dated 10 March 1966 and registered in the Land Registry by Memorial No.UB522909) under and by virtue of the Government Leases Ordinance (Cap. 40)) (collectively the “**Government Lease**”) is 75 years commencing from 3 October 1996.

C. USER RESTRICTIONS APPLICABLE TO THAT LAND

The Government Lease contains restrictions on the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Government.

D. FACILITIES THAT ARE REQUIRED TO BE CONSTRUCTED AND PROVIDED FOR THE GOVERNMENT, OR FOR PUBLIC USE

Not Applicable.

E. GRANTEE’S OBLIGATION TO LAY, FORM OR LANDSCAPE ANY AREAS, OR TO CONSTRUCT OR MAINTAIN ANY STRUCTURES OR FACILITIES, WITHIN OR OUTSIDE THAT LAND

The Government Lease contains the following provisions:-

- (a) "the Lessee... will construct substantial retaining walls where necessary in the event of any cutting away the hill to level the site and should a landslip occur as a result of such cutting or levelling will be responsible for any damage resulting from or brought about by such landslip and will ... green and uphold maintain and repair the same including everything forming portion of or appertaining to it to the satisfaction of the said Director and will be responsible for the whole as if absolute owner thereof..."; and
- (b) "the Lessee... will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto

the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of His said Majesty's Director of Public Works AND the said messuage or tenement messuages or tenements erections buildings and premises so being well and sufficiently repaired sustained and amended at the end or sooner determination of the term hereby granted shall and will peaceably and quietly deliver up to His said Majesty ...".

F. LEASE CONDITIONS THAT ARE ONEROUS TO A PURCHASER

The Government Lease contains the following provisions:

- (a) "the said Lessee...shall not nor will let underlet mortgage assign or otherwise part with all or any part of the said premises hereby expressed to be demised for all or any part of the term hereby granted without at the same time registering such alienation in the Land Office or in such other Office as may hereafter be instituted for the purposes of Registration in the said Colony of Hong Kong and paying the prescribed fees therefor...";
- (b) "the said Lessee...will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party-walls draught private or public sewers and drains requisite for or in or belonging to the said premises hereby expressed to be demised or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by His said Majesty's Director of Public Works and shall be recoverable in the nature of rent in arrear...";
- (c) "...it shall be lawful for His said Majesty by His said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the said premises hereby expressed to be demised to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the said premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly...";
- (d) "... His said Majesty shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised if required for the improvement of the said Colony of Hong Kong or for any other public purpose whatsoever Three Calendar Months notice being given to the said Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by His said Majesty's Director of Public Works and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void ..."; and
- (e) "the Lessee...shall not use or allow to be used the said Section and the Extension thereto or any part thereof for any purposes other than private residential purposes AND shall not erect or allow to be erected on the said Section and the Extension thereto or any part thereof any building other than one block of flats and the single

SUMMARY OF LAND GRANT

批地文件的摘要

storey car ports hereinafter permitted, which said block of flats shall not exceed twelve storeys in height (not counting those floors under the building if the whole of those floors consist of such car ports as are hereinafter permitted) and shall in all respects comply with the provisions of the Buildings Ordinance, 1955, any regulations made thereunder and any amending legislation, and shall not exceed the following coverage limitation:-

HEIGHT OF BUILDING	MAXIMUM ROOF-OVER AREA	
3 storeys	25% of the area of the said Section and the Extension thereto	
4	22.5%	- do -
5 - 7	20%	- do -
8 - 12	17.5%	- do -

AND shall not sub-divide the said Section and the Extension thereto by assignment, deed of partition or otherwise in such a way as to create or leave any portion of it with a roofed-over area in excess of the percentages hereinbefore mentioned as applied to the area of such portion AND shall not erect or allow to be erected on the area shown coloured red hatched black on the plan annexed hereto and marked "Deed of Variation For S.B. of R.B.L. No. 182 & Ext, Thereto" any structure other than boundary walls and/or fences and single storey car ports of such construction as may be approved by the Director of Public Work (hereinafter referred to as "**the said Director**") who and whose officers and workmen shall at all times have free access to the said area for the purposes of laying, repairing and maintaining drains, sewers and all such other services as may be required or authorized by the said Director AND shall provide space at the rate of not less than one car per flat to the satisfaction of the said Director within the boundaries of the said Section and the Extension thereto for the parking of private motor vehicles of the residents of the building to be erected on the said Section and the Extension thereto (it being agreed and declared that for the purpose of complying with this covenant properly accessible car ports under the said building in addition to the number of storeys hereinbefore mentioned and single storey car ports in addition to the coverage limitations hereinbefore mentioned will be permitted) and shall not use or allow to be used the space or car ports so provided for any purpose other than the parking of private motor vehicles of the residents of the said building AND shall register in the Land Office a lay-out plan indicating the said parking space and/or car ports to be provided within the said Section and the Extension thereto and approved by the said Director or a copy of such plan certified by an authorized architect and shall not enter into any transaction affecting the said Section and the Extension thereto or any part thereof or any building or part of any building erected or to be erected thereon prior to such registration and shall not use or allow to be used the parking space or car ports indicated on the said approved plan for any purpose other than the purposes hereinbefore mentioned AND shall improve the access road to the said Section and the Extension thereto to the standard laid down in the Building (Private Streets and Access Roads) Regulations, 1959, and any amending legislation".

Remarks:

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

SUMMARY OF LAND GRANT

批地文件的摘要

A. 發展項目所位於的土地的地段編號

發展項目建於鄉郊建屋地段182號B段及其增批部分（以下統稱為「**該土地**」）。

B. 有關租契規定的年期

根據該土地的新政府租契（該等新政府租契於日期為1929年3月1日的鄉郊建屋地段182號的政府租契(經(就鄉郊建屋地段182號之增批部分)在土地註冊處存放及註冊的增批條件第 4846 號、(就鄉郊建屋地段182號B段之增批部分)日期為1958年6月2日並在土地註冊處註冊為註冊摘要第6084號之信件及日期為1966年3月10日並在土地註冊處註冊為註冊摘要第UB522909號的變更契約更改及／或修訂)下的原有1921年10月3日起計的75年期屆滿之後，根據香港法例第40章《政府租契條例》當作已批出）（以下統稱「**政府租契**」）批出的年期為自1996年10月3日起計75年。

C. 適用於該土地的用途限制

政府租契有以下行業或業務的限制：如非事先獲得政府的許可，不得進行黃銅匠、屠宰、製皂商、製糖商、皮革商、溶脂商、油商、肉商、釀酒商、食物供應或客棧旅舍、鐵匠、清糞商、清潔街道者，或任何其他嘈雜、惡臭或厭惡性行業或業務。

D. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

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

政府租契載有以下條文：

- (a) 「承租人...在必要時須建造實質的護土牆，以將山丘削去以平整該地盤。如果因削平山丘或平整地盤而發生山泥傾瀉，承租人將對山泥傾瀉引起或帶來的任何損失負責，並將...綠化及維持維護及修理該地盤，包括構成該地盤一部分或與其相關的一切，以令該局長滿意，並將對該地盤負全責，猶如該地盤的絕對擁有人...」；及
- (b) 「承租人...須不時和在本租契批租的租期內餘下時間的一切時候每當有需要或情況所需時及在有需要的地方，自行承擔恰當費用及收費妥善及充分地修理、維持、支持、維護、鋪設、清洗、洗刷、清潔、騰空、改動及保持現時或此後任何時間位於本租契特此表明予以批租的土地上的宅院或樓宇、以及所有其他架設物與建築物，以及所有屬於並以任何形式屬於或關連該處的一切牆壁、堤岸、路塹、籬笆、溝渠、欄杆、燈具、行人路、盥洗室、洗滌槽、排水渠及水道，並且全面執行需要及必須的任何修葺、清洗及修改工程，全部須達至陛下的工務司局長滿意程度；而且，當上述租期結束或提前終止時，按照上文妥善及充分地修理、維持和改動的上述宅院或樓宇、架設物、建築物及處所，須並且將會和平地與平靜地交給陛下...」。

F. 對買方造成負擔的租用條件

政府租契載有以下條文：

- (a) 「承租人...不會在本租契批租的租期全部或任何部分期間，將本租契特此表明予以批租的處所之全部或任何部分出租、分租、按揭、轉讓或以其他方式放棄而沒有同時於土地登記所或此後成立為了在香港辦理註冊的其他註冊處將上述轉讓進行註冊以及就此支付一切規定的費用...」；
- (b) 「承租人...在本租契批租的租期內，須並且將會不時按需要承擔、支付及允許以合理份額和比例計算的費用及收費，以支付建造、建築、修葺及修改在本租契特此表明予以批租的處所或其任何部分所需的、或於其內的、或屬於該處所並且與其他鄰近或毗鄰處所共用的所有或任何道路、行人道、渠道、圍欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由陛下的工務司局長釐定及確定，並且可當作欠繳地租的性質追討...」；
- (c) 「...陛下以該局長或獲指派代表他行事的其他人有權在該租期內，每年兩次或多次在日間所有合理時間進入本租契特此表明予以批租的處所，從而視察、搜查及查看其狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正之處，將會發出或在該處所或其某部分留下書面通知，要求承租人在其後三個曆月內進行維修及修正。承租人須於該三個曆月內就上述問題進行維修及修正...」；
- (d) 「...陛下有全權在為了改善香港或任何其他公眾目的所需時收回、進入和接管本租契明示批租的處所之全部或任何部分，但須向承租人提前三個曆月發出通知說明該需要，並為該土地及其上的建築物向承租人支付充分和公平的賠償，估值將會由陛下的工務司局長公平地及不偏不倚地作出。此項權力一旦行使，本文所訂的年期及產業權將分別終止、終結及無效...」；及
- (e) 「承租人...須不得使用或允許使用上述分段及其增批部分或其任何部分作私人住宅用途以外的任何用途，及不得在上述分段及其增批部分或其任何部分興建或允許興建任何建築物，但下文允許興建的一幢單位大樓及單層車庫除外。上述單位大樓的高度不得超過十二層（不包括建築物下的樓層，如該等樓層全層包括下文所允許的車庫），及須在各方面符合1955年建築物條例、根據該條例制定的任何規例及任何修訂法例的規定，以及不得超過以下覆蓋範圍的限制：

建築物高度	最大上蓋面積	
3 層	上述分段及其增批部分面積的25%	
4	22.5%	與上述相同
5 - 7	20%	與上述相同
8 - 12	17.5%	與上述相同

SUMMARY OF LAND GRANT

批地文件的摘要

及不得透過轉讓、分割契據或其他方式將上述分段及其增批部分再行分割，從而使其任何部分的上蓋面積超出上述適用於該部分面積的百分比及不得在隨附圖則上以紅色間黑斜綫顯示並標有「Deed of Variation For S.B. of R.B.L. No. 182 & Ext, Thereto」的區域興建或允許興建除邊界牆及／或圍欄及單層車庫以外的任何構築物，該構築物的建造須經工務司局長（以下簡稱「**該局長**」）批准建造。該局長及其人員及工人可在任何時候自由進出上述區域，以便鋪設、維修及保養排水渠、污水渠及該局長可能要求或授權之所有其他服務，及須在上述分段及其增批部分的界線內，按每單位不少於一輛汽車的比率，提供令該局長滿意的停車位，供將於上述分段及其增批部分興建的大樓的住戶停泊私人汽車（現同意並聲明，為遵守本契諾的目的，除上文提及的層數及單層車庫及覆蓋範圍限制外，上述建築物以下可進出的車庫將獲准使用），及不得使用或允許使用如此提供的停車位或車庫作上述建築物住戶停泊私人汽車以外的任何用途，及須在土地註冊處註冊一份經該局長批准及顯示上述分段及其增批部分內將會提供的上述停車位及/或車庫的平面圖，或經認可建築師核證的該平面圖的副本，且不得在註冊前進行影響上述分段及其增批部分或其任何部分或在其上已興建或將興建的任何建築物或任何建築物部分的任何交易，亦不得使用或允許使用上述已批准平面圖上所示的停車位或車庫作上文所述用途以外的任何用途，及應按照1959年《建築物（私家街道及通路）規例》及任何修訂法例所規定的標準改善通往上述分段及其增批部分的通路。」。

備註：
請查閱政府租契以了解全部詳情。完整的政府租契現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得政府租契之複印本。

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

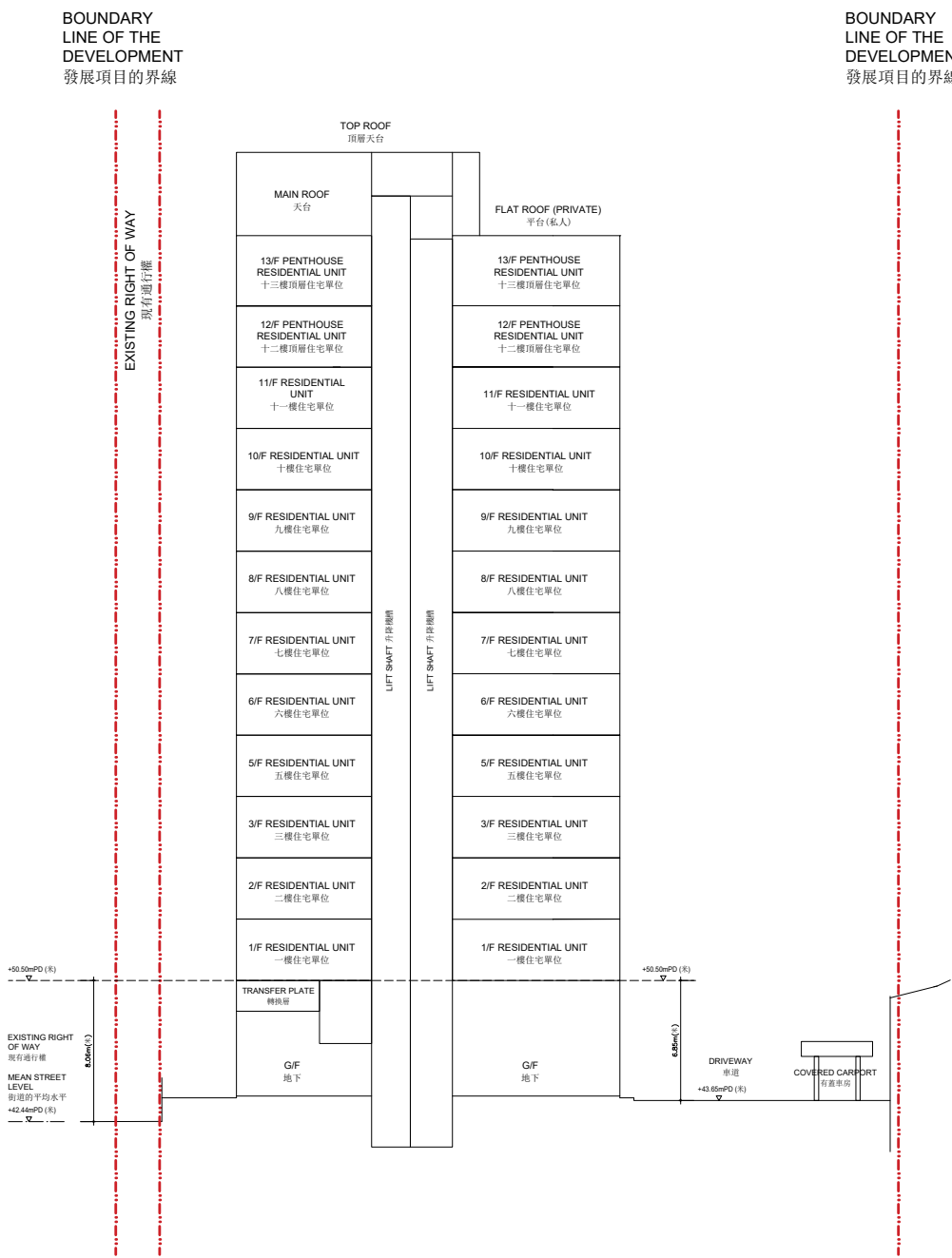
對買方的警告

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

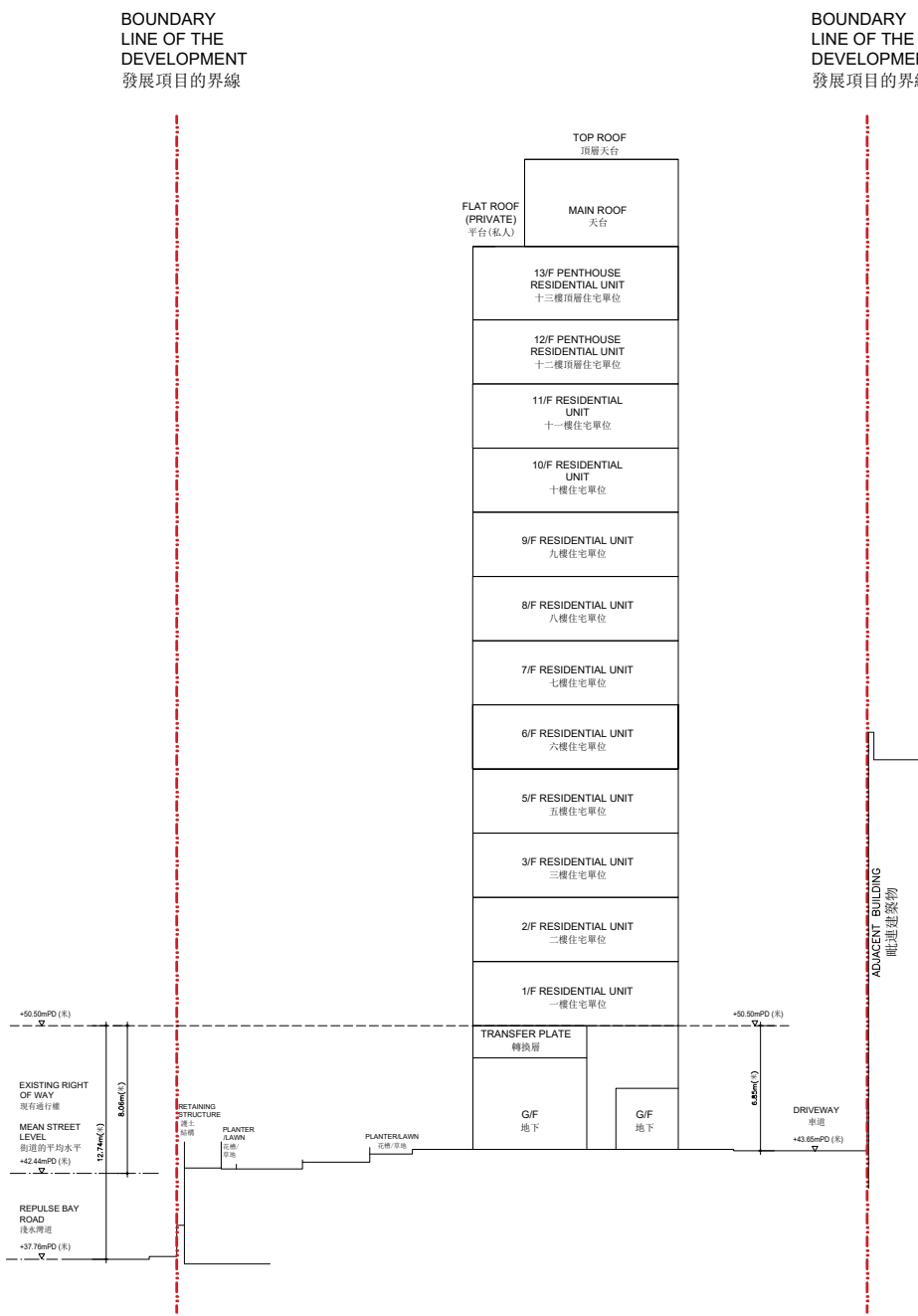
- (a) 建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
- (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
- (c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 —
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

CROSS - SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

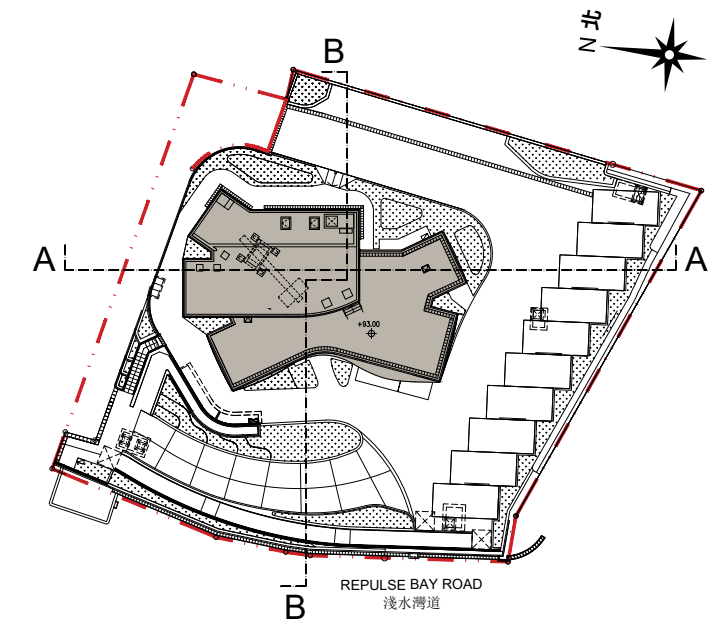


CROSS-SECTION PLAN A
橫截面圖 A



CROSS-SECTION PLAN B
橫截面圖 B

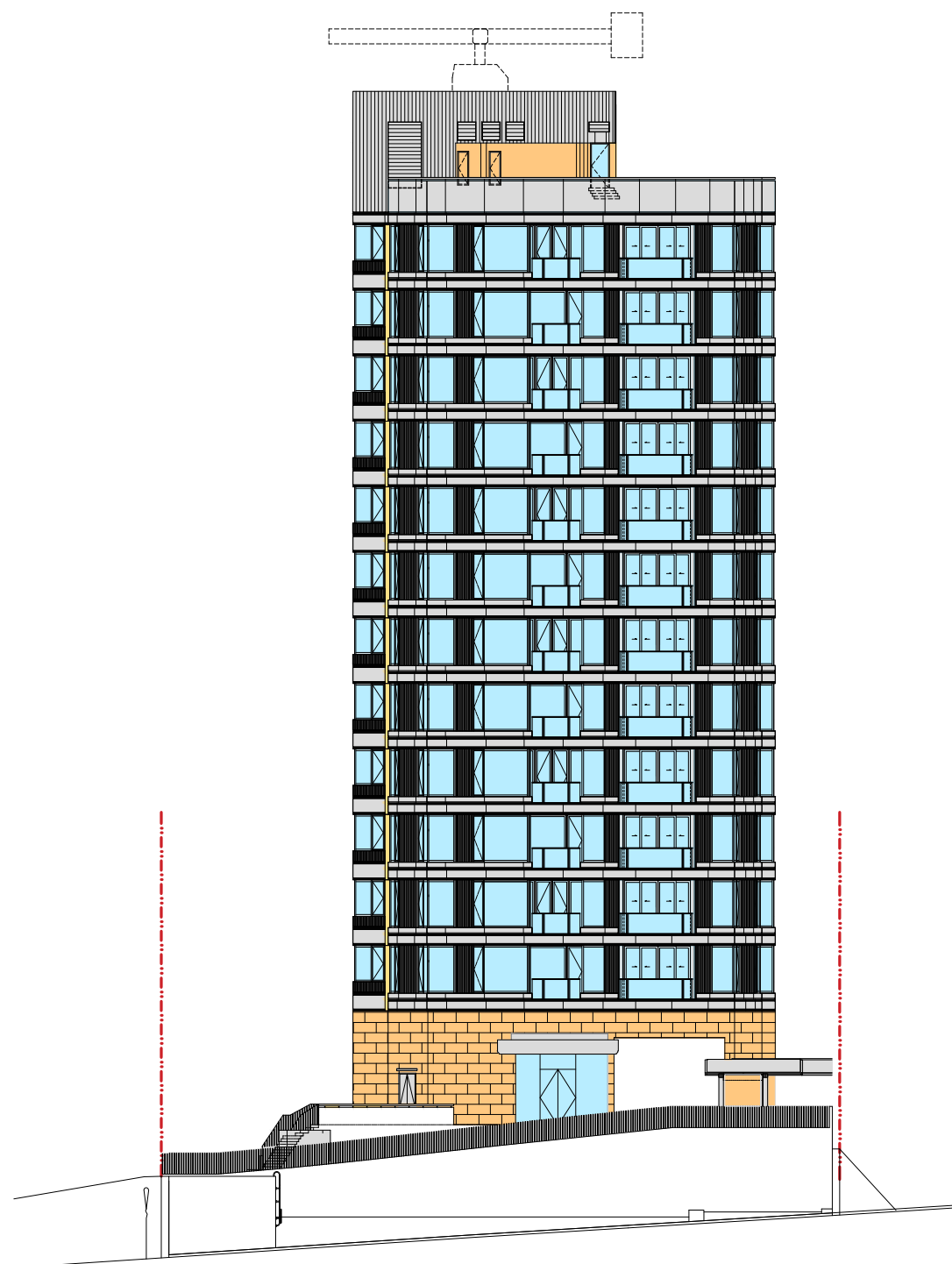
BLOCK PLAN 座向圖



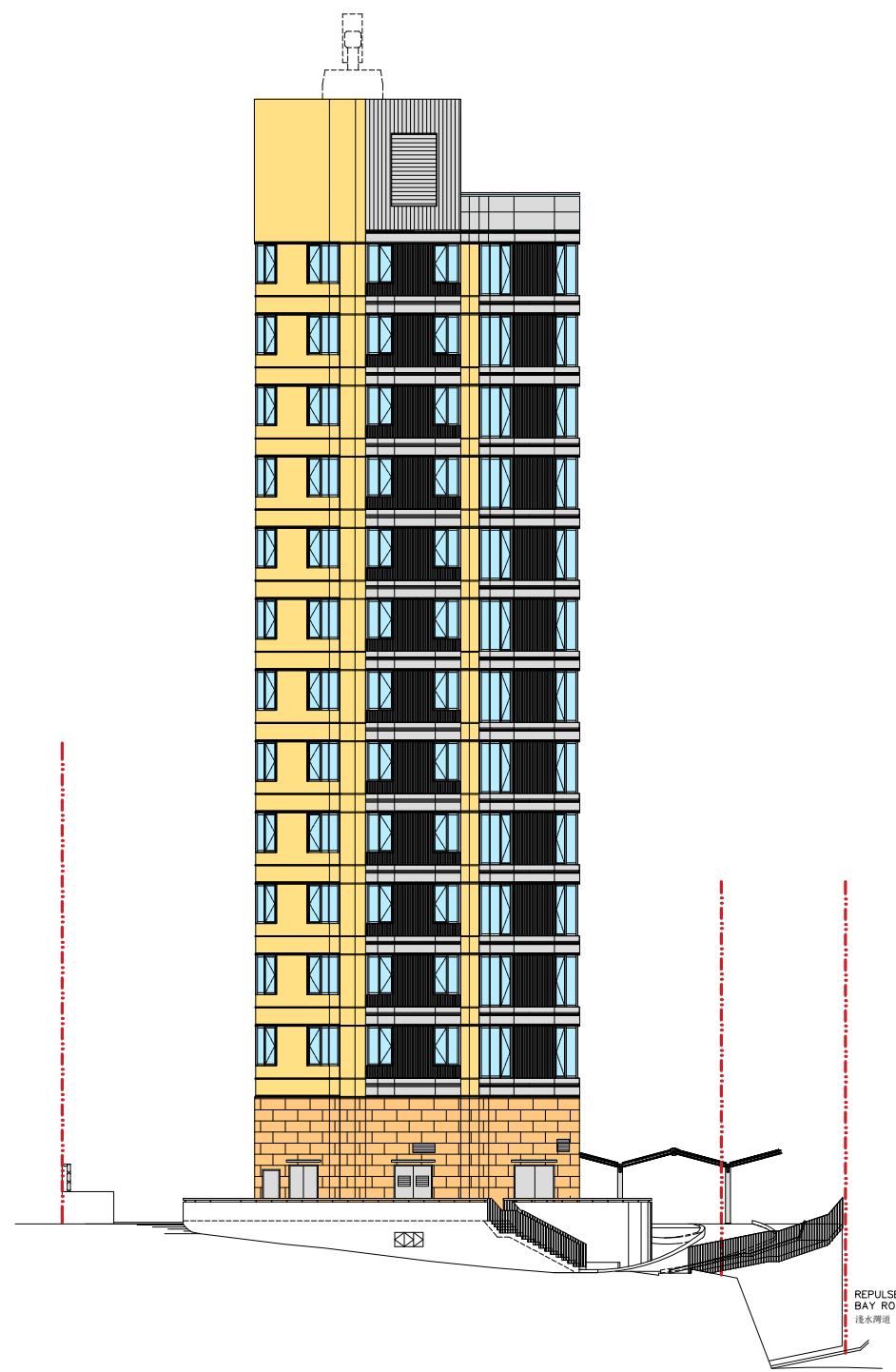
- Boundary of the Development
發展項目之界線
- ▽ denotes height (in metres) above the Hong Kong Principal Datum (HKPD).
 - Dotted line denotes the lowest residential floor of the Development.
 - The part of Repulse Bay Road adjacent to the building is 37.76 metres above the Hong Kong Principal Datum (HKPD).
 - The part of street adjacent to the building is 42.44 metres above the Hong Kong Principal Datum (HKPD).
 - The level of lowest residential floor of the Development is 50.50 metres above the Hong Kong Principal Datum.
1. ▽ 代表香港主水平基準以上的高度(米)。
2. - - - - 虛線代表發展項目之最低住宅樓層水平。
3. 毗鄰建築物的一段街道為香港主水 平基準以上37.76 米。
4. 毗鄰建築物的一段淺水灣道為香港主水 平基準以上 42.44米。
5. 發展項目之最低住宅樓層為香港主水平基準以上 50.50米。

ELEVATION PLAN

立面圖

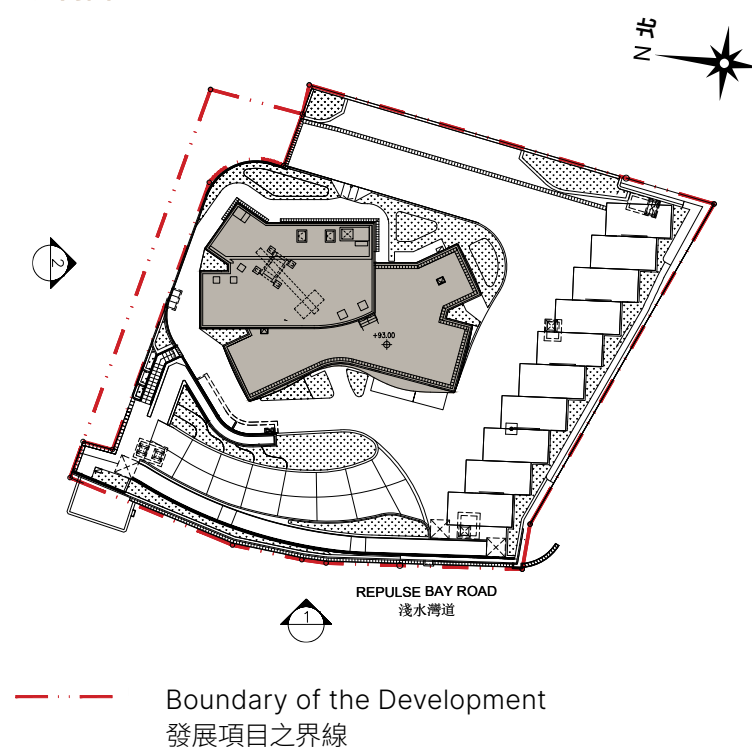


ELEVATION 1
立面圖 1



ELEVATION 2
立面圖 2

BLOCK PLAN 座向圖



It has been certified by the Authorized Person for the Development that the above elevations:

- (a) are prepared on the basis of the approved building plans for the Development as of 10 April 2025; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：

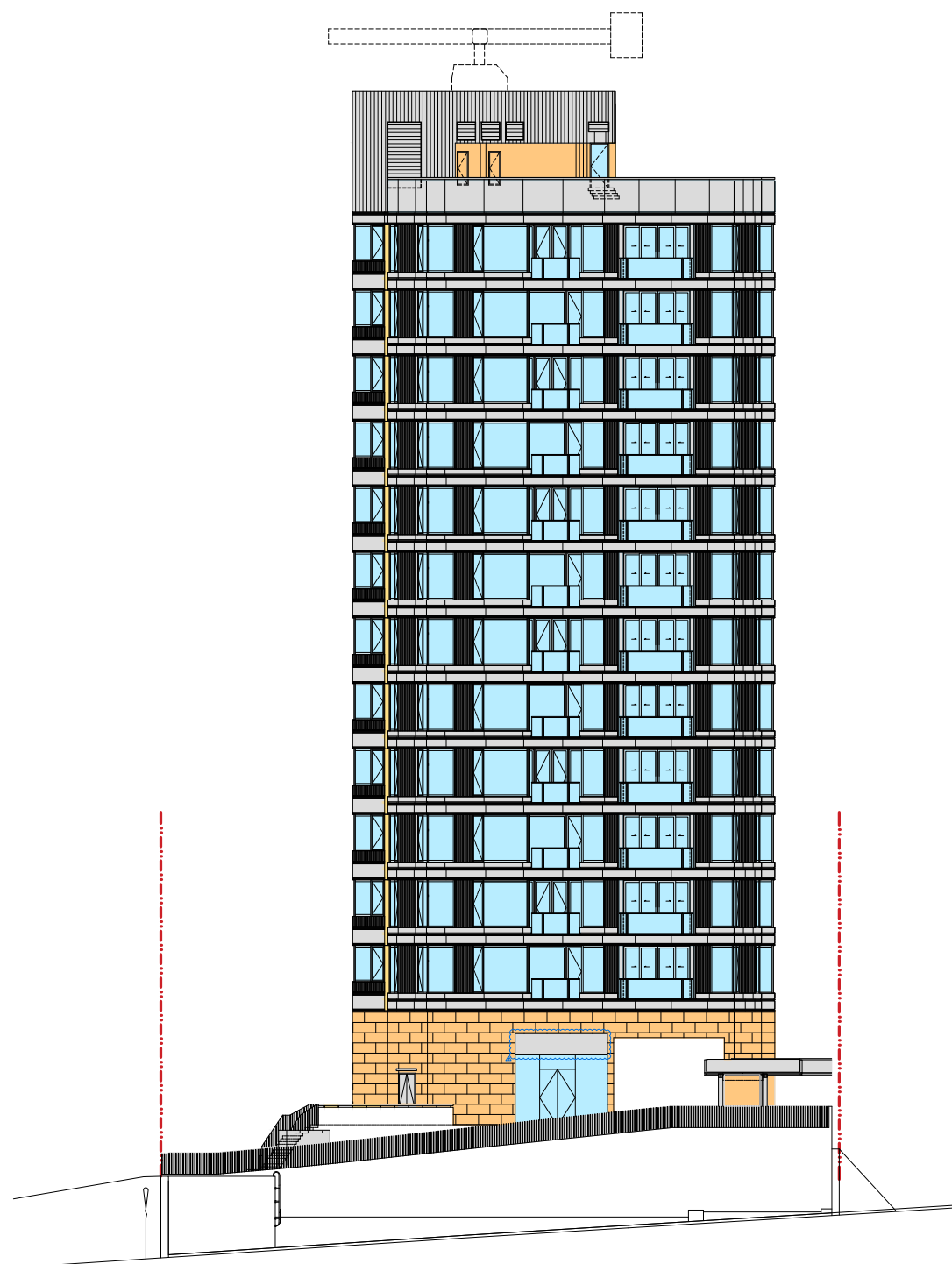
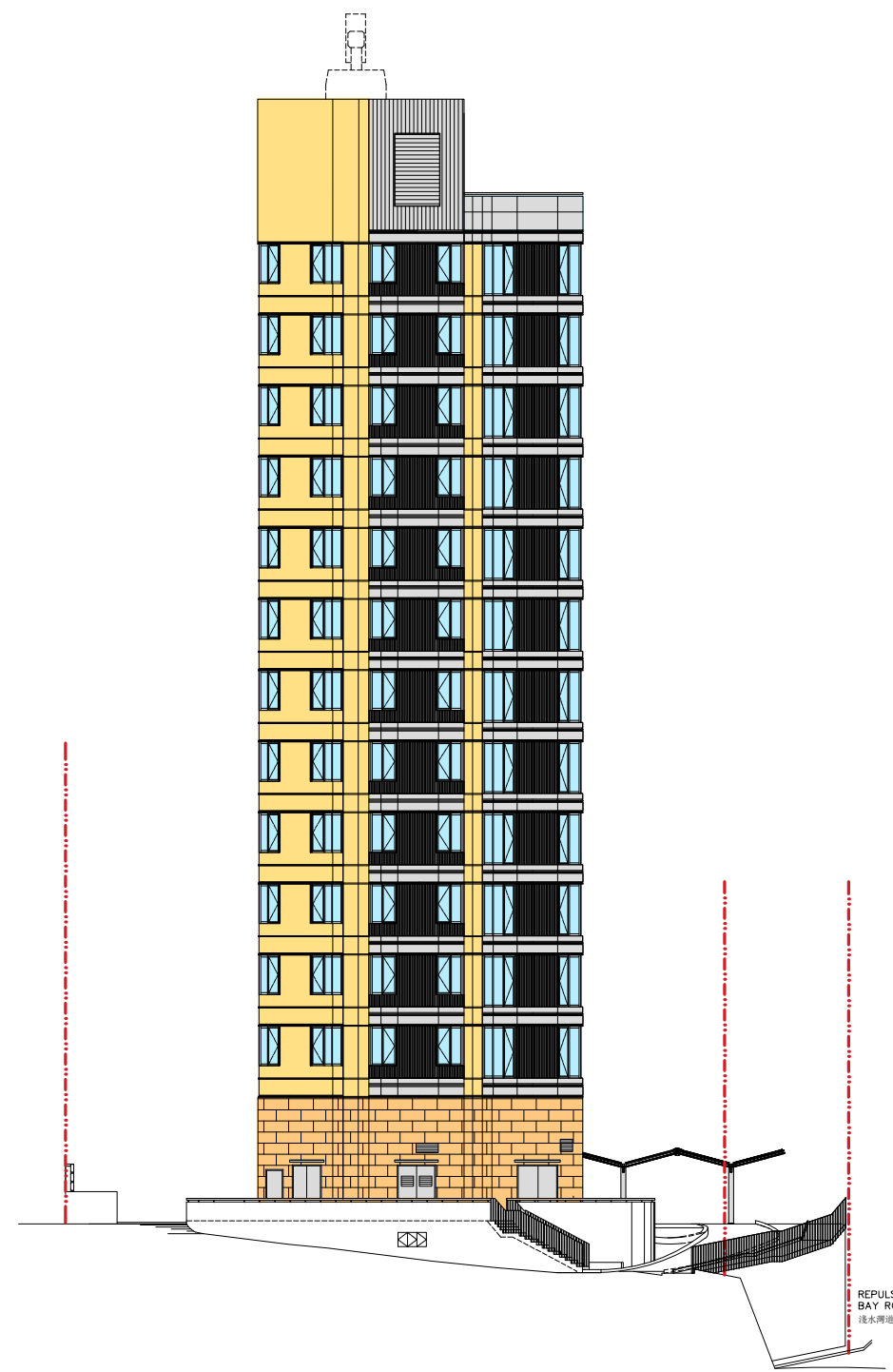
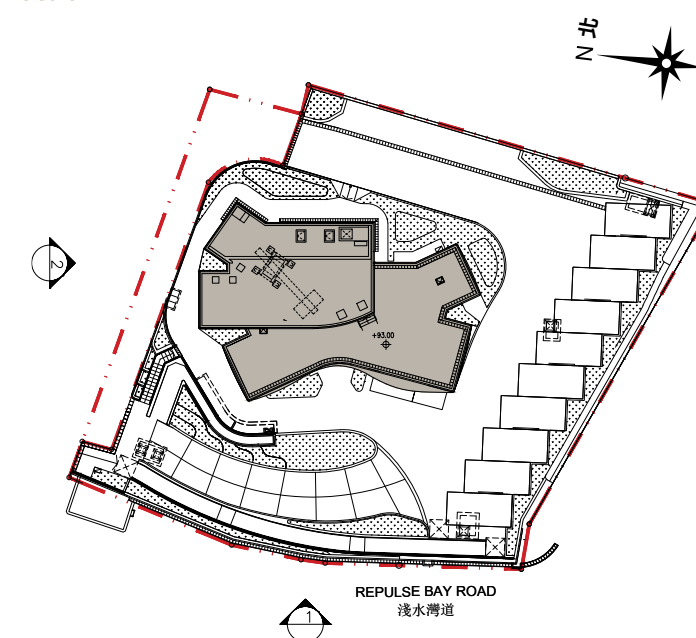
- (a) 以2025年4月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

ELEVATION PLAN

立面圖

AS-IS ELEVATION PLAN

現狀立面圖

ELEVATION 1
立面圖 1ELEVATION 2
立面圖 2BLOCK PLAN
座向圖

Boundary of the Development
發展項目之界線

It has been certified by the Authorized Person for the Development that the above elevations:

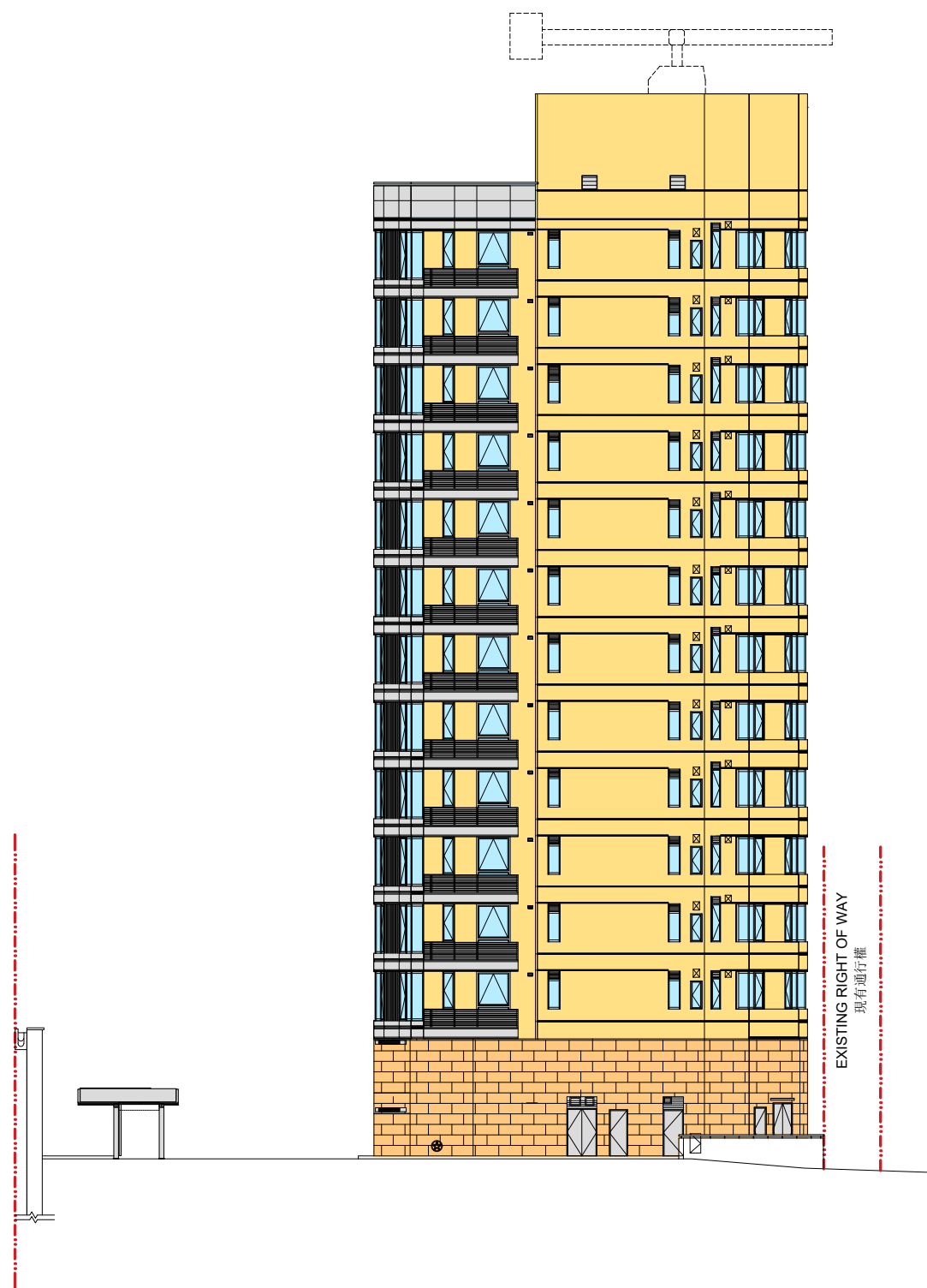
- (a) are prepared on the basis of the approved building plans for the Development as of 10 April 2025; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：

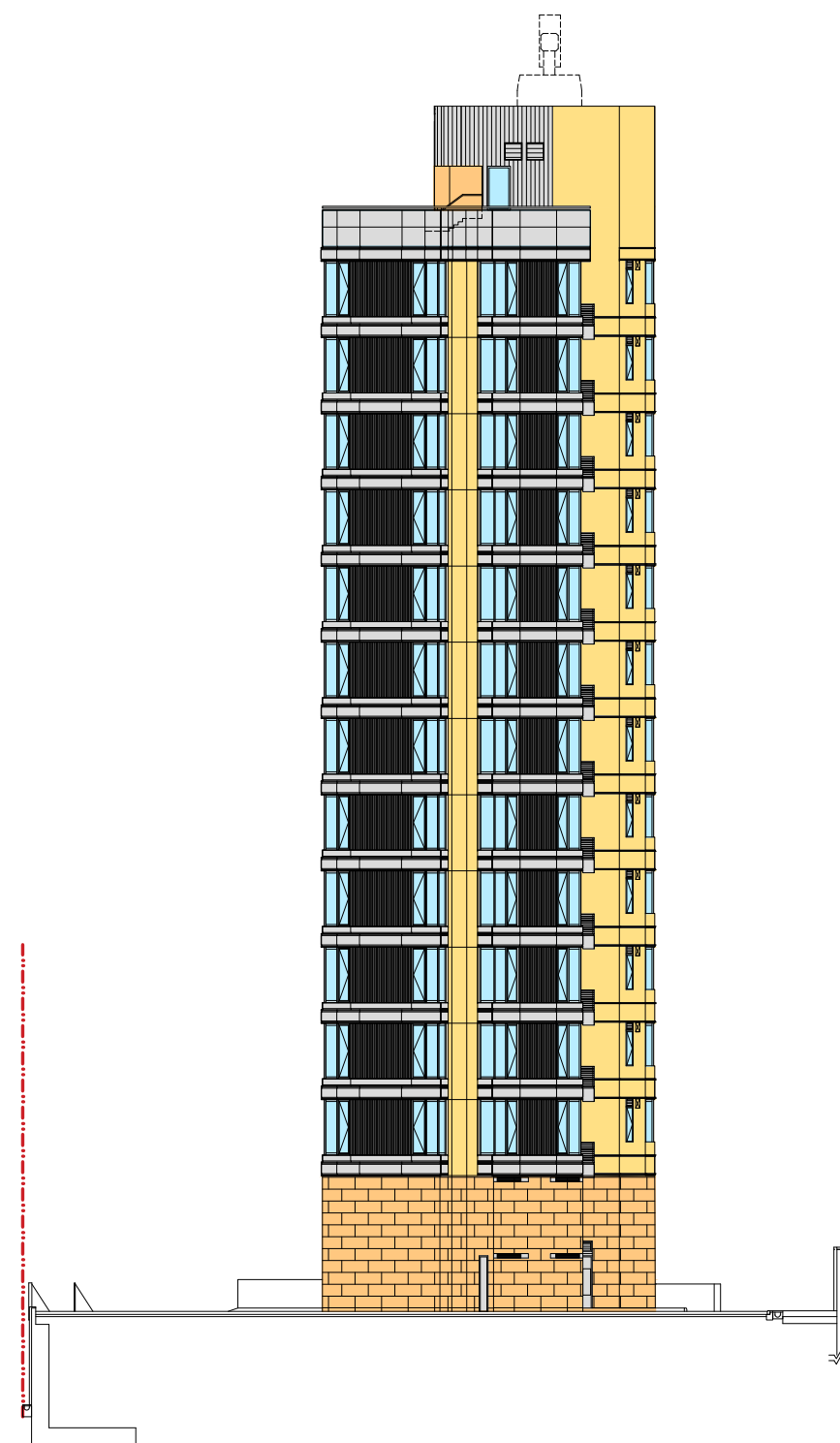
- (a) 以2025年4月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

ELEVATION PLAN

立面圖

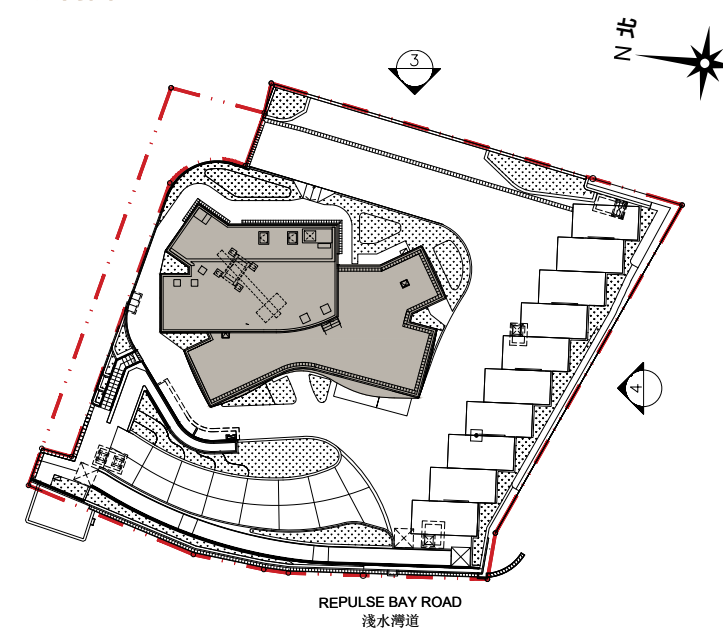


ELEVATION 3
立面圖 3



ELEVATION 4
立面圖 4

BLOCK PLAN: 座向圖



--- Boundary of the Development
發展項目之界線

It has been certified by the Authorized Person for the Development that the above elevations:

- (a) are prepared on the basis of the approved building plans for the Development as of 10 April 2025; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：

- (a) 以2025年4月10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
- (b) 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 sq.m. (sq.ft.) 有蓋面積 平方米 (平方呎)	Uncovered Area sq.m. (sq.ft.) 無蓋面積 平方米 (平方呎)	Total Area sq.m. (sq.ft.) 總面積 平方米 (平方呎)	Notes:
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)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the area presented in square metres. 附註： 上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764平方呎換算並四捨五入至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。
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. Copies of the Outline Zoning Plans relating to the Development are available at www.ozp.tpb.gov.hk

2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property in the Development as at the date on which the 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. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk

2. 指明住宅物業所屬的發展項目的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

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

1. EXTERIOR FINISHES

ITEM	DESCRIPTION		
(a) External wall	Type of Finishes	Podium	Finished with natural stone cladding and metal architectural feature.
		Residential Tower	Finished with aluminium cladding, artificial granite tile, aluminium window and metal architectural feature.
(b) Window	Material of Frame	Aluminium window frame with fluorocarbon coating	
	Material of Glass	Location	Material
		Living Room, Study, Family Room, Bathroom 3	Duplex Flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Low iron Insulated Glass Unit (IGU) system with low-e coating, Low iron Insulated Glass Unit (IGU) system frosted glazing with low-e coating, Low iron monolithic glass
		Dining Room, Master Bedroom, Bedroom 1, Bedroom 2	Duplex Flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Low iron Insulated Glass Unit (IGU) system with low-e coating, Low iron monolithic glass

1. 外部裝修物料

細項	描述		
(a) 外牆	裝修物料的類型	平台	天然石板及金屬建築裝飾
		住宅大廈	鋁飾面板、人造麻石、鋁窗及金屬建築裝飾
(b) 窗	框的用料	氟碳塗層鋁窗框	
	玻璃的用料	位置	用料
		客廳、書房、家庭房、浴室3	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位： 超白中空透明強化玻璃配以低輻射鍍膜、超白中空透明強化磨砂玻璃配以低輻射鍍膜、超白單片玻璃
		飯廳、主人睡房、睡房1、睡房2	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位： 超白中空透明強化玻璃配以低輻射鍍膜、超白單片玻璃

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

1. EXTERIOR FINISHES

ITEM	DESCRIPTION		
(b) Window	Material of Glass	Location	Materials
		Closet of Duplex Flat 1/F & 2/F, Duplex Flat 3/F & 5/F, Duplex Flat 6/F & 7/F, Duplex Flat 8/F & 9/F, Duplex Flat 10/F & 11/F, Kitchen, Utility Room	Duplex flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Low iron Insulated Glass Unit (IGU) system with low-e coating, Low iron laminated glass, Low iron monolithic glass
		Bathroom 5	Duplex flat on 1/F & 2/F: Low iron Insulated Glass Unit (IGU) system with low-e coating Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Low iron laminated glass
		Closet of Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor, Master Bathroom, Bathroom 2	Duplex flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Low iron laminated glass frosted glazing, Low iron monolithic glass, Low iron laminated glass

1. 外部裝修物料

細項	描述		
(b) 窗	玻璃的用料	位置	用料
		一樓及二樓複式單位、三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位衣帽間、廚房、工作間	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位： 超白中空透明強化玻璃配以低輻射鍍膜、超白夾層玻璃、超白單片玻璃
		浴室5	一樓及二樓複式單位： 超白中空透明強化玻璃配以低輻射鍍膜 頂層十二樓及頂層十三樓複式單位： 超白夾層玻璃
		頂層十二樓及頂層十三樓複式單位衣帽間、主人浴室、浴室2	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位： 超白夾層磨砂玻璃、超白夾層玻璃、超白單片玻璃

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. EXTERIOR FINISHES

ITEM	DESCRIPTION		
(c) Bay Window	Material of Bay Window	Not Applicable	
	Window sill finishes	Not Applicable	
(d) Planter	Type of Finishes	Finished with natural stone cladding	
(e) Verandah or Balcony	Type of Finishes	Balcony	
		Location	Material
		Floor	Balony 1 of Duplex Flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Natural Stone Balony 1 of Duplex Flat on 3/F & 5/F, Duplex flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F, Balcony 2: Tiles
		Wall	Balcony 1 : Natural stone cladding Balcony 2 : Not applicable
		Ceiling	Balcony 1 : Cement plastering with paint Balcony 2 : aluminium cladding
		Balustrade	Glass balustrade and aluminium handrail
		Verandah	Not applicable
		Whether it is covered	Balcony
	Verandah		Not applicable
	(f) Drying facilities for clothing	Type and material	Not applicable

1. 外部裝修物料

細項	描述		
(c) 窗台	窗台的用料	不適用	
	窗台板的裝修物料	不適用	
(d) 花槽	裝修物料的類型	天然石板	
(e) 陽台或露台	裝修物料的類型	露台	
		位置	用料
		地板	露台1 (一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位)： 天然石材 露台1 (三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位)、露台2： 瓦
		牆壁	露台1:天然石材飾面 露台2:不適用
		天花板	露台1: 水泥批盪及油漆 露台2: 鋁飾面板
		圍欄	玻璃欄杆連鋁扶手
		陽台	不適用
		是否有蓋	露台
	陽台	不適用	
(f) 乾衣設施	類型及用料	不適用	

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

2. INTERIOR FINISHES

ITEM	DESCRIPTION			
(a) Lobby	Type of finishes	Wall	Floor	Ceiling
	Entrance Lobby	Plastering	Cement sand screeding	Suspended gypsum board false ceiling is finished with emulsion paint.
	Residential Lobby	Plastering	Cement sand screeding	Suspended gypsum board false ceiling is finished with emulsion paint.
	Residential Lift Lobby	Plastering	Cement sand screeding	Suspended gypsum board false ceiling is finished with emulsion paint.

2. 內部裝修物料

細項	描述			
(a) 大堂	裝修物料的類型	牆壁	地板	天花板
	入口大堂	水泥批盪	英泥沙批盪	天花板裝有石膏板 假天花髹上乳膠漆
	住宅大堂	水泥批盪	英泥沙批盪	天花板裝有石膏板 假天花髹上乳膠漆
	住宅電梯大堂	水泥批盪	英泥沙批盪	天花板裝有石膏板 假天花髹上乳膠漆

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

2. INTERIOR FINISHES

ITEM	DESCRIPTION		
(b) Internal wall and ceiling	Type of finishes	Wall	Ceiling
	Living room	Duplex Flat on 1/F & 2/F: Gypsum board with emulsion paint	Duplex Flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Suspended gypsum board false ceiling
		Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Emulsion paint	Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Suspended gypsum board false ceiling
		Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Timber board with timber finishes	Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Emulsion paint
	Dining room	Duplex Flat on 1/F & 2/F: Gypsum board with emulsion paint	Duplex Flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Suspended gypsum board false ceiling
		Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Emulsion paint	Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Suspended gypsum board false ceiling
		Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Timber board with timber finishes	Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Emulsion paint

2. 內部裝修物料

細項	描述		
(b) 內牆及天花板	裝修物料的類型	牆壁	天花板
	客廳	一樓及二樓複式單位： 石膏板假髹上乳膠漆	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位： 天花板裝有石膏板假天花
		三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 乳膠漆	三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 乳膠漆
		頂層十二樓及頂層十三樓複式單位： 木板連木紋飾面	
	飯廳	一樓及二樓複式單位： 石膏板假髹上乳膠漆	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位： 天花板裝有石膏板假天花
		三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 乳膠漆	三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 乳膠漆
		頂層十二樓及頂層十三樓複式單位： 木板連木紋飾面	

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

2. INTERIOR FINISHES

ITEM	DESCRIPTION		
(b) Internal wall and ceiling	Type of finishes	Wall	Ceiling
	Bedroom 1 and Bedroom 2	Duplex Flat on 1/F & 2/F: Gypsum board with emulsion paint	Duplex Flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Suspended gypsum board false ceiling
		Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Emulsion paint	Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Emulsion paint
	Master Bedroom	Duplex Flat on 1/F & 2/F: Gypsum board with emulsion paint	Duplex Flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Suspended gypsum board false ceiling
		Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Emulsion paint	Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Emulsion paint
	Closet inside Master Bedroom	Duplex Flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Not applicable	Duplex Flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Suspended gypsum board false ceiling
		Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Emulsion paint	Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Emulsion paint

2. 內部裝修物料

細項	描述		
(b) 內牆及天花板	裝修物料的類型	牆壁	天花板
	睡房1及睡房2	一樓及二樓複式單位： 石膏板假髹上乳膠漆	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位： 天花板裝有石膏板假天花
		三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 乳膠漆	三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 乳膠漆
	主人睡房	一樓及二樓複式單位： 石膏板假髹上乳膠漆	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位： 天花板裝有石膏板假天花
		三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 乳膠漆	三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 乳膠漆
	主人睡房內衣帽間	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位： 不適用	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位： 天花板裝有石膏板假天花
		三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 乳膠漆	三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 乳膠漆

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES

ITEM	DESCRIPTION		
(c) Internal floor	Material	Floor	Skirting
	Living room	Duplex Flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Not Applicable Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Cement sand screeding	Not applicable
	Dining room	Duplex Flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Not Applicable Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Cement sand screeding	Not applicable
	Bedroom 1 & Bedroom 2	Duplex Flat on 1/F & 2/F: Not Applicable Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Cement sand screeding Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Engineering Wood Flooring	Not applicable
	Master Bedroom	Duplex Flat on 1/F & 2/F: Not Applicable Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Cement sand screeding Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Engineering Wood Flooring	Not applicable
	Closet inside Master Bedroom	Duplex Flat on 1/F & 2/F: Not Applicable Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Cement sand screeding Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Engineering Wood Flooring	Not applicable

2. 內部裝修物料

細項	描述		
(c) 內部地板	用料	地板	地腳線
	客廳	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位： 不適用 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 英泥沙	不適用
	飯廳	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位： 不適用 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 英泥沙	不適用
	睡房1及睡房2	一樓及二樓複式單位： 不適用 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 英泥沙 頂層十二樓及頂層十三樓複式單位： 複合木地板	不適用
	主人睡房	一樓及二樓複式單位： 不適用 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 英泥沙 頂層十二樓及頂層十三樓複式單位： 複合木地板	不適用
	主人睡房內衣帽間	一樓及二樓複式單位： 不適用 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 英泥沙 頂層十二樓及頂層十三樓複式單位： 複合木地板	不適用

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

2. INTERIOR FINISHES

ITEM	DESCRIPTION	
(d) Bathroom	(i) Type of finishes	
	Wall	Duplex Flat on 1/F & 2/F: Not Applicable Bathroom 1, Bathroom 2, Bathroom 3, Master Bathroom & Bathroom 5 of Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Plastering Bathroom 1, Bathroom 3, Master Bathroom & Bathroom 5 of Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Natural stone Bathroom 2 of Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Tiles
	Floor	Duplex Flat on 1/F & 2/F: Not Applicable Bathroom 1, Bathroom 2, Bathroom 3, Master Bathroom & Bathroom 5 of Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Cement sand screeding Bathroom 1, Bathroom 3, Master Bathroom & Bathroom 5 of Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Natural stone Bathroom 2 of Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Tiles
	Ceiling	Duplex Flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Not Applicable Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Emulsion paint

2. 內部裝修物料

細項	描述	
(d) 浴室	(i) 裝修物料的類型	
	牆壁	一樓及二樓複式單位： 不適用 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位浴室1、浴室2、浴室3、主人浴室及浴室5： 水泥批盪 頂層十二樓及頂層十三樓複式單位浴室1、浴室3、主人浴室及浴室5： 天然石材 頂層十二樓及頂層十三樓複式單位浴室2： 瓦
	地板	一樓及二樓複式單位： 不適用 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位浴室1、浴室2、浴室3、主人浴室及浴室5： 英泥沙批盪 頂層十二樓及頂層十三樓複式單位浴室1、浴室3、主人浴室及浴室5： 天然石材 頂層十二樓及頂層十三樓複式單位浴室2： 瓦
	天花板	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位： 不適用 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 乳膠漆

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES

ITEM	DESCRIPTION	
(d) Bathroom	(ii) Whether the wall finishes run up to the ceiling	
	Bathroom 1, Bathroom 3, Master Bathroom & Bathroom 5	Up to level of false ceiling
(e) Kitchen	(i) Type of finishes	
	Wall	Duplex Flat on 1/F & 2/F: Natural stone, reconstituted stone and wood veneer Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Plastering Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Natural stone and reconstituted stone
	Floor	Duplex Flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Natural stone Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Cement sand screeding
	Ceiling	Duplex Flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Suspended gypsum board false ceiling is finished with emulsion paint Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Emulsion paint
	Cooking Bench	Duplex Flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Reconstituted stone, wood cabinet with wood veneer finish Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Not Applicable
	(ii) Whether the wall finishes run up to the ceiling	
	Kitchen	Up to level of false ceiling

2. 內部裝修物料

細項	描述	
(d) 浴室	(ii) 牆壁的裝修物料是否鋪至天花板	
	浴室1、浴室3、主人浴室及浴室5	鋪至假天花
(e) 廚房	(i) 裝修物料的類型	
	牆壁	一樓及二樓複式單位： 天然石材、再造石及木飾面 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 水泥批盪 頂層十二樓及頂層十三樓複式單位： 天然石材及再造石
	地板	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位： 天然石材 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 英泥沙
	天花板	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位： 天花板裝有石膏板假天花髹上乳膠漆 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 乳膠漆
	灶台	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位： 人造石、木櫃及木皮飾面 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位： 不適用
	(ii) 牆壁的裝修物料是否鋪至天花板	
	廚房	鋪至假天花

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

3. INTERIOR FITTINGS

ITEM	DESCRIPTION			
(a) Doors	Location	Material	Finishes	Accessories
	Residential Unit Entrance Door	Fire rated solid core timber double swing door	Plastic laminate	Electrical entrance door lock, magnifying door viewer, security door guard, concealed door closer and concealed door hinge
	Bedroom, Study, Closet, Utility Room Door	Duplex Flat 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Not applicable Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Hollow core timber door	Duplex Flat 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Not applicable Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Plastic laminate	Duplex Flat 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Not applicable Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Door handle, hinge and lockset

3. 室內裝置

細項	描述			
(a) 門	位置	用料	裝修物料	配件
	單位住宅入口大門	防火實心木雙扇掩門	膠板	電子門鎖、廣角門眼、防盜門鏈、隱藏式門掩及隱藏式門鉸
	睡房、書房、衣帽間、工作間門	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位：不適用 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位：空心木門	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位：不適用 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位：膠板	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位：不適用 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位：手抽、門鉸及門鎖

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

ITEM	DESCRIPTION			
(a) Doors	Location	Material	Finishes	Accessories
	Bathroom Door	Bathroom 2, Bathroom 5 of Duplex Flat 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor, Master Bathroom of 12th Penthouse Floor & 13th Penthouse Floor,: Not applicable Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F, Bathroom 1, Bathroom 3 of Duplex Flat 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor, Master Bathroom of Duplex Flat 1/F & 2/F: Hollow core timber door	Bathroom 2, Bathroom 5 of Duplex Flat 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor, Master Bathroom of 12th Penthouse Floor & 13th Penthouse Floor,: Not applicable Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F, Bathroom 1, Bathroom 3 of Duplex Flat 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor, Master Bathroom of Duplex Flat 1/F & 2/F: Plastic laminate	Bathroom 2, Bathroom 5 of Duplex Flat 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor, Master Bathroom of 12th Penthouse Floor & 13th Penthouse Floor,: Not applicable Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F, Bathroom 1, Bathroom 3 of Duplex Flat 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor, Master Bathroom of Duplex Flat 1/F & 2/F: Door handle, hinge and lockset
	Kitchen Door	Fire rated solid core timber swing door	Plastic laminate	Door handle, hinge and lockset
	Balcony Door	Aluminium and Glass Door	PVDF (Polyvinylidene fluoride)	Aluminium and Glass Door with door handle, hinge and lockset
	Living Room/ Dining Room Door	Not applicable	Not applicable	Not applicable

3. 室內裝置

細項	描述			
(a) 門	位置	用料	裝修物料	配件
	浴室門	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位浴室2及浴室5、頂層十二樓及頂層十三樓複式單位主人浴室：不適用 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位及一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位浴室1、及浴室3、一樓及二樓複式單位主人浴室：空心木門	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位浴室2及浴室5、頂層十二樓及頂層十三樓複式單位主人浴室：不適用 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位及一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位浴室1、及浴室3、一樓及二樓複式單位主人浴室：膠板	一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位浴室2及浴室5、頂層十二樓及頂層十三樓複式單位主人浴室：不適用 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位及一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位浴室1、及浴室3、一樓及二樓複式單位主人浴室：手抽、門鉸及門鎖
	廚房門	防火實心木門	膠板	手抽、門鉸及門鎖
	露台門	鋁製玻璃門	聚偏二氟乙烯	鋁製玻璃門配以手抽、門鉸及門鎖
	客廳/飯廳門	不適用	不適用	不適用

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

3. INTERIOR FITTINGS

ITEM	DESCRIPTION		
(b) Bathroom	(i) Type and material of fittings and equipment		
	Fittings and equipment	Type	Material
	Cabinet	Not applicable	Not applicable
	Bathroom Appliances	For the appliances provision and brand name, please refer to the “Appliance Schedule”	
	(ii) Type and material of water supply system		
	Fittings and equipment	Type	Material
	Water supply system	Cold Water Supply	Cold and hot water supply is provided by copper pipes with thermal insulation
		Hot Water Supply	
	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)		
	Fittings and equipment	Type	Material
	Shower	Rain shower & hand shower	Chrome plated
	Bathtub	Free stand	Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Flat on 8/F & 9/F, Duplex flat on 10/F & 11/F: Acrylic
	(iv) Size of bath tub (if applicable)		
	1675L x 762W x 610H (mm) Bathroom 3 & Master Bathroom		

3. 室內裝置

細項	描述		
(b) 浴室	(i) 裝置及設備的類型及用料		
	裝置及設備	類型	用料
	櫃	不適用	不適用
	浴室設備	隨樓附送之設備及品牌，請參閱 < 設備說明表 >	
	(ii) 供水系統的類型及用料		
	裝置及設備	類型	用料
	供水系統	冷水供應	冷熱水系統由安裝有熱絕緣的銅喉供應。
		熱水供應	
	(iii)沐浴設施的類型及用料 (包括花灑或浴缸，如適用)		
	沐浴設施	類型	用料
	花灑	花灑淋浴和手持花灑	電鍍
	浴缸	獨立式	三樓及五樓複式單位、六樓及七樓單位、八樓及九樓複式單位、十樓及十一樓複式單位： 陶瓷
	(iv)浴缸大小(如適用)		
	1675長 x 762闊 x 610高 (毫米) 浴室3及主人浴室		

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

3. INTERIOR FITTINGS

ITEM	DESCRIPTION			
(c) Kitchen		Material		
	(i) Material of sink unit	Stainless steel		
	(ii) Material of water supply system	Cold and hot water supply is provided by copper pipes with thermal insulation.		
	(iii) Material and finishes of kitchen cabinet	Material	Finishes	
		Duplex Flat on 1/F & 2/F, Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Not applicable Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Timber	Duplex Flat on 1/F & 2/F, Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Not applicable Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Timber veneer, plastic laminate and aluminium door panels	
		(iv) Type of all other fittings and equipment	Sink mixer	Chrome plated
	Other equipment	For the appliances provision and brand name, please refer to the “Appliance Schedule”		
(d) Bedroom	Type and material of fitting (including built-in wardrobe)		Type	Material
		Built-in Wardrobe	Duplex Flat on 1/F & 2/F, Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Not applicable Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Wood Cabinet	Duplex Flat on 1/F & 2/F, Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F: Not applicable Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor: Timber Veneer
		Other Fittings	Not applicable	Not applicable

3. 室內裝置

細項	描述		
(c) 廚房		用料	
	(i) 洗滌盆的用料	不銹鋼	
	(ii) 供水系統的用料	冷熱水系統由安裝有熱絕緣的銅喉供應。	
	(iii) 廚櫃的用料及裝修物料	用料	裝修物料
		一樓及二樓複式單位、三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位：不適用 頂層十二樓及頂層十三樓複式單位：木	一樓及二樓複式單位、三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位：不適用 頂層十二樓及頂層十三樓複式單位：木飾面、膠板及鋁門板
	(iv) 所有其他裝置及設備類型	洗滌盆水龍頭	鍍鉻
		其他裝備	隨樓附送之設備及品牌，請參閱 < 設備說明表 >
	裝置（包括嵌入式衣櫃）的類型及用料	嵌入式衣櫃	類型 用料 一樓及二樓複式單位、三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位：不適用 頂層十二樓及頂層十三樓複式單位：木櫃
		其他裝置	不適用 不適用

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

3. INTERIOR FITTINGS

ITEM	DESCRIPTION		
(e) Telephone	Location and number of connection points	Please refer to the "Schedule and Location for Electrical & Mechanical Provisions"	
(f) Aerials	Location and number of connection points	For the appliances provision and brand name, please refer to the "Appliance Schedule"	
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Electrical Fittings	3-phase power supply Sockets, lighting points and wiring in conduit
		Safety Devices	Miniature circuit breaker is provided Residual current operated circuit breaker with overcurrent protection.
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹ .	
	(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule and Location for Electrical & Mechanical Provisions"	
(h) Gas supply	Type	Towngas	
	System	Towngas supply pipe is connected to gas water heater which supplies hot water to Bathroom 1, Bathroom 2, Bathroom 3, Master Bathroom and Bathroom 5. Gas point of a design of 25mm in diameter are provided for gas hood.	
	Location	Gas point at kitchen.	

Notes:

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

3. 室內裝置

細項	描述		
(e) 電話	接駁點的位置及數目	請參閱 < 機電裝置位置及數量說明表 >	
(f) 天線	接駁點的位置及數目	請參閱 < 機電裝置位置及數量說明表 >	
(g) 電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	三相電力 裝有插座、燈位及電線採用導管設計。
		安全裝置	微型斷路器及漏電保護斷路器供應
	(ii) 導管是隱藏或外露	導管是部份隱藏及部份外露 ¹ 。	
	(iii) 電插座及空調機接駁點的位置及數目	請參閱 < 機電裝置位置及數量說明表 >	
(h) 氣體供應	類型	煤氣	
	系統	煤氣喉管接駁至煤氣熱水爐，並提供熱水到浴室1、浴室2、浴室3、主人浴室及浴室5。 煤氣爐供氣接駁位，其煤氣喉設計為直徑25毫米。	
	位置	煤氣爐供氣接駁位於廚房。	

備註：

1. 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被 假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

ITEM	DESCRIPTION	
(i) Washing machine connection point	Location	Please refer to the “Schedule and Location for Electrical & Mechanical Provisions”
	Design	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided for Washing machine.
(j) Water supply	(i) Material of water pipes	Cold and hot water supply is provided by copper pipes with thermal insulation.
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ¹ .
	(iii) Whether hot water is available	Hot water supply to Bathroom 1, Bathroom 2, Bathroom 3, Master Bathroom and Bathroom 5 is provided by gas water heater. Hot water supply to Kitchen is provided by electric water heater.

Notes:

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

3. 室內裝置

細項	描述	
(i) 洗衣機接駁點	位置	請參閱 < 機電裝置位置及數量說明表 >
	設計	洗乾衣機接駁來去水喉，其來水喉設計為直徑22毫米及去水接駁喉設計為直徑40毫米。
(j) 供水	(i) 水管的用料	冷熱水系統由安裝有熱絕緣的銅喉供應。
	(ii) 水管是隱藏或外露	水管是部份隱藏及部份外露 ¹ 。
	(iii) 有否熱水供應	煤氣熱水爐供應熱水到浴室1、浴室2、浴室3、主人浴室及浴室5。 電熱水爐供應熱水到廚房。

備註：

1. 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被 假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

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

4. MISCELLANEOUS

ITEM	DESCRIPTION		
(a) Lift		Residential Lift L1	Residential Lift L2
	(i) Brand name	Schindler	Schindler
	(ii) Model number	PML160-8B488	PML200-8C436
	(iii) Number of lifts	2	
	(iv) Floor served by the lifts	G/F, 1/F-3/F, 5-13/F	G/F, 1/F, 3/F, 6/F, 8/F, 10/F & 12th Penthouse Floor
(b) Letter box	Material	Metal	
(c) Refuse collection	(i) Means of refuse collection	Refuse to be collected by cleaners.	
	(ii) Location of refuse room	G/F, 1/F, 3/F, 6/F, 8/F, 10/F & 12th Penthouse Floor	

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.

4. 雜項

細項	描述		
(a) 升降機		住宅升降機 L1	住宅升降機 L2
	(i) 品牌名稱	Schindler	Schindler
	(ii) 產品型號	PML160-8B488	PML200-8C436
	(iii) 升降機數目	2	
	(iv) 到達的樓層	地下、一樓至三樓、五樓至頂層十三樓	地下、一樓、三樓、六樓、八樓、十樓及頂層十二樓
(b) 信箱	用料	金屬	
(c) 垃圾收集	(i) 垃圾收集方法	由清潔工人收集垃圾。	
	(ii) 垃圾房位置	地下、一樓、三樓、六樓、八樓、十樓及頂層十二樓	

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

4. MISCELLANEOUS

(d) Water meter, electricity meter and gas meter	(i) Location	Water meter Water meter cabinet at G/F Duplex Flat on 1/F & 2/F, Duplex Flat on 3/F & 5/F Water meter cabinet at R/F Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor	Electricity meter Electrical meter cabinet on lower duplex floor 1/F, 3/F, 6/F, 8/F, 10/F & 12th Penthouse Floor	Gas meter Low level of kitchen Duplex Flat on 3/F & 5/F, Duplex Flat on 6/F & 7/F, Duplex Flat on 8/F & 9/F, Duplex Flat on 10/F & 11/F High level of Utility room Duplex Flat on 1/F & 2/F, Duplex Flat on 12th Penthouse Floor & 13th Penthouse Floor
	(ii) Whether they are separate or communal meters for residential properties	Separated meter	Separated meter	Separated meter

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

4. 雜項

(d) 水錶、電錶及氣體錶	(i) 位置	水錶 於地下水錶櫃 一樓及二樓複式單位、三樓及五樓複式單位 於天台水錶櫃 六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位、頂層十二樓及頂層十三樓複式單位	電錶 電錶櫃位於複式單位下層 一樓、三樓、六樓、八樓、十樓及頂層十二樓	氣體錶 廚房低位 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位 工作間高位 一樓及二樓複式單位、頂層十二樓及頂層十三樓複式單位
	(ii) 就住宅單位而言是獨立或公用的錶	獨立錶	獨立錶	獨立錶

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

5. SECURITY FACILITIES

ITEM	DESCRIPTION	
Security System and Equipment (including details of built-in provisions and their locations)	CCTV	CCTV cameras are provided at the landscape area, Typical floor lift lobby, lift.

6. APPLIANCES

ITEM	DESCRIPTION
Appliances	For the brand name and model number, please refer to the "Appliances Schedule"

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

5. 保安設施

細項	描述	
保安系統及設備（包括嵌入式裝置的細節及其位置）	閉路電視	園景區、住宅入口大堂、升降機大堂、住宅升降機內及樓梯出口均設有閉路電視。

6. 設備

細項	描述
設備	有關品牌名稱及產品型號，請參閱「設備說明表」

賣方承諾如發展項目中沒有安裝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

APPLIANCES SCHEDULE - AIR-CONDITIONER
設備說明表 - 空調機

LOCATION 位置	APPLIANCE 設備	BRAND 品牌	MODEL NO.: 型號：	DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓 複式單位、八樓及九樓複式單位、 十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
LIVING ROOM 客廳	Variable Refrigerant Volume (VRV) Air-conditioner Indoor Unit 可變冷媒流量空調機（室內機）	Panasonic 樂聲	S-45MZ1H4A	1	1	1
		Panasonic 樂聲	S-73MZ1H4A	3	3	3
STUDY 書房		Panasonic 樂聲	S-73MZ1H4A	1	1	1
DINING ROOM 飯廳		Panasonic 樂聲	S-90MF3E5A	1	1	1
KITCHEN 廚房		Panasonic 樂聲	S-73MZ1H4A	1	1	1
UTILITY ROOM 工作間		Panasonic 樂聲	S-73MZ1H4A	1	1	
FAMILY ROOM 家庭房		Panasonic 樂聲	S-73MZ1H4A	1	1	1
		Panasonic 樂聲	S-56MZ1H4A	2	2	2
CLOSET 衣帽間		Panasonic 樂聲	S-36MZ1H4A	2	2	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.

Notes:

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

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

備註：

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

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

APPLIANCES SCHEDULE - AIR-CONDITIONER
設備說明表 - 空調機

LOCATION 位置	APPLIANCE 設備	BRAND 品牌	MODEL NO.: 型號：	DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓 複式單位、八樓及九樓複式單位、 十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
MASTER BEDROOM 主人睡房	Variable Refrigerant Volume (VRV) Air-conditioner Indoor Unit 可變冷媒流量空調機（室內機）	Panasonic 樂聲	S-56MK2E5A	2	-	-
		Panasonic 樂聲	S-56MZ1H4A	-	2	2
BEDROOM 1 睡房 1		Panasonic 樂聲	S-45MK2E5A	2	-	-
		Panasonic 樂聲	S-45MZ1H4A	-	2	2
BEDROOM 2 睡房 2		Panasonic 樂聲	S-45MK2E5A	2	-	-
		Panasonic 樂聲	S-45MZ1H4A	-	2	2
A/C PLATFORM AT 1/F, 3/F, 6/F, 8/F, 10/F, 12/F PENTHOUSE 一樓冷氣機平台、三樓冷氣機平台、六樓冷氣機平台、八樓冷氣機平台、十樓冷氣機平台、頂層十二樓冷氣機平台	Variable Refrigerant Volume (VRV) Air-conditioner Outdoor Unit 可變冷媒流量空調機（室外機）	Panasonic 樂聲	U-6LE2H7	1	1	1
		Panasonic 樂聲	U-10LE1H7	1	1	1
		Panasonic 樂聲	U-5LE2H7	1	1	1
A/C PLATFORM AT 2/F, 5/F, 7/F, 9/F, 11/F, 13/F PENTHOUSE 二樓冷氣機平台、五樓冷氣機平台、七樓冷氣機平台、九樓冷氣機平台、十一樓冷氣機平台、頂層十三樓冷氣機平台		Panasonic 樂聲	U-4LE2H7	1	1	1
		Panasonic 樂聲	U-6LE2H7	2	2	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.

Notes:

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

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

備註：

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

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

APPLIANCES SCHEDULE
設備說明表

LOCATION 位置	APPLIANCE 設備	BRAND 品牌	MODEL NO. 型號	DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
KITCHEN 廚房	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	1	1	1
	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	RK400×250C1	1	1	1
	Gas Hob (Wok Burner) 煤氣爐（炒鍋燃燒器）	Miele	CS 1018 G	1	-	1
	Gas Hob (2 Burners) 煤氣爐（雙頭）	Miele	CS 1013-1	1	-	1
	Induction Hob (4 Zones) 電磁爐（四區域）	Miele	KM 7474-1 FR	1	-	1
	Induction Hob (2 Zones) 電磁爐（雙區域）	Miele	CS 1212-31	1	-	1
	Wall Mounted Cooker Hood (900 mm) 掛牆式抽油煙機	Miele	DA 4298 W	1	-	-
	Wall Mounted Cooker Hood (1200mm) 掛牆式抽油煙機	Miele	DA 4288 W	1	-	-
	Warming Drawer 暖抽屜	Miele	ESW 7010 GRGR	2	-	2
	Steam Oven with Microwave 蒸焗爐連微波爐	Miele	DGM 7640 GRGR	1	-	1
	Oven 焗爐	Miele	H 7660 BP GRGR	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.

Notes:

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

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

備註:

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

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

APPLIANCES SCHEDULE
設備說明表

LOCATION 位置	APPLIANCE 設備	BRAND 品牌	MODEL NO. 型號	DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
KITCHEN 廚房	Dishwasher Integrated 嵌入式洗碗機	Miele	G 7654 CSCVi	1	-	1
	Wine Storage Unit 酒櫃	Miele	KWT 2611 Vi	1	-	1
	Built-In Refrigerator 嵌入式雪櫃	Miele	KS 7743 E	1	-	1
	Freestanding Washing Machine 獨立式洗衣機	Miele	WEI 865	1	-	1
	Heat Pump Tumble Dryer 熱泵式乾衣機	Miele	TEL 785 WP	1	-	1
	Over-and-Under Refrigerator/Freezer 立式雪櫃	Sub-Zero	ICBDET3650CIID	1	-	1
	Undercounter Refrigeration 台下雪櫃	Sub-Zero	ICBID 30FI	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.

Notes:

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

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

備註:

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

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

APPLIANCES SCHEDULE
設備說明表

LOCATION 位置		APPLIANCE 設備	BRAND 品牌	MODEL NO. 型號	DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
BATHROOM 浴室	BATHROOM 1 浴室 1	Ventilation Fan 抽氣扇	Panasonic 樂聲	FV-27CMD1	1	1	1
	BATHROOM 2 浴室 2	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	1	1	1
		Gas Remote Panel 煤氣遙控面板	TGC	RC-80BQ	1	1	1
		Ventilation Fan 抽氣扇	Panasonic 樂聲	FV-24CMD1	1	1	1
	BATHROOM 3 浴室 3	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	RK500×250B1	1	1	1
	MASTER BATHROOM 主人浴室	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	1	1	1
		Ventilation Fan 抽氣扇	Panasonic 樂聲	FV-27CMH1	1	1	1
	BATHROOM 5 浴室 5	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	RK400×200C1	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.

Notes:

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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。

備註:

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

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

LOCATION 位置	DESCRIPTION 描述	UNIT 單位		
		DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
LIFT LOBBY 電梯大堂	Single Socket Outlet 單相電插座	1	-	-
	Twin Socket Outlet 雙位電插座	-	2	-
	Lighting Point 電燈接駁點	-	-	6
MAIN ENTRANCE 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1
LIVING ROOM 客廳	Single Socket Outlet 單相電插座	-	-	1
	Twin Socket Outlet 雙位電插座	5	13	6
	Video Door Phone System 視象對講機	-	1	-
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	3	4	3
	Double Pole Switch for Air Conditioner Indoor Unit 空調室內機開關掣	1	4	1
	TV/FM Outlet 電視/電台天線插座	1	2	-
	Telephone/Data Outlet 電話/數據插座	1	2	-

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

LOCATION 位置	DESCRIPTION 描述	UNIT 單位		
		DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
LIVING ROOM 客廳	Lighting Switch 電燈掣	11	11	2
	Lighting Point 電燈接駁點	5	5	10
STUDY 書房	Twin Socket Outlet 雙位電插座	-	4	3
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	-	1	1
	Single Socket Outlet 單相電插座	-	-	1
	Double Pole Switch for Air Conditioner Indoor Unit 空調室內機開關掣	1	1	1
	TV/FM Outlet 電視/電台天線插座	1	1	-
	Telephone/Data Outlet 電話/數據插座	2	1	2
	Lighting Switch 電燈掣	1	1	1
	Lighting Point 電燈接駁點	1	1	8

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

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

LOCATION 位置	DESCRIPTION 描述	UNIT 單位		
		DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
DINING ROOM 飯廳	Single Socket Outlet 單相電插座	-	-	1
	Twin Socket Outlet 雙位電插座	4	6	5
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	2	2	2
	Double Pole Switch for Air Conditioner Indoor Unit 空調室內機開關掣	1	2	1
	TV/FM Outlet 電視/電台天線插座	1	1	-
	Telephone/Data Outlet 電話/數據插座	1	1	-
	Lighting Switch 電燈掣	1	1	1
	Lighting Point 電燈接駁點	1	1	9

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

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

LOCATION 位置	DESCRIPTION 描述	UNIT 單位		
		DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
KITCHEN 廚房	Single Socket Outlet 單相電插座	11	-	11
	Twin Socket Outlet 雙位電插座	10	10	4
	Connection Unit for Kitchen Equipment 廚房設備接駁點	1	4	1
	Fuse Spur Unit for Kitchen Equipment 廚房設備熔絲接線盒	1	2	1
	Waterproof SPN Isolator Switch for Electric Water Heater 電熱水爐防水三極隔離開關	1	1	1
	Double Pole Switch for Electric Water Heater 電熱水爐開關掣	1	1	1
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	1	1
	Double Pole Switch for Air Conditioner Indoor Unit 空調室內機開關掣	1	1	1
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	1	1
	Double Pole Switch for Ventilation Fan 抽氣扇開關掣	1	1	1
	Double Pole Switch for Cooker 煮食爐開關掣	3	1	3
	Dishes Washer Connection Point (Water Outlet) 洗碗碟機接駁點（去水位）	1	1	1
	Dishes Washer Connection Point (Water Inlet) 洗碗碟機接駁點（來水位）	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.

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

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

LOCATION 位置	DESCRIPTION 描述	UNIT 單位		
		DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
KITCHEN 廚房	Gas Hood Connection Point (Gas Inlet) 煤氣爐接駁點(供氣位)	1	1	1
	Lighting Switch 電燈掣	1	1	3
	Lighting Point 電燈接駁點	2	2	10
	Towngas Meter 煤氣錶	-	1	-

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

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LOCATION 位置	DESCRIPTION 描述	UNIT 單位		
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UTILITY ROOM 工作間	Single Socket Outlet 單相電插座	-	-	2
	Twin Socket Outlet 雙位電插座	5	5	-
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	1	1
	Double Pole Switch for Air Conditioner Indoor Unit 空調室內機開關掣	1	1	1
	TV/FM Outlet 電視/電台天線插座	1	1	-
	Telephone/Data Outlet 電話/數據插座	1	1	-
	MCB Board 配電箱	1	1	1
	Lighting Switch 電燈掣	2	2	2
	Lighting Point 電燈接駁點	2	2	5
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)	1	1	1
	Towngas Meter 煤氣錶	1	-	1

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

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BATHROOM 1 浴室 1	Single Socket Outlet 單相電插座	-	-	1
	Twin Socket Outlet 雙位電插座	1	1	1
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	1	-
	Double Pole Switch for Ventilation Fan 抽氣扇開關掣	1	1	-
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐熔絲接線盒	1	1	1
	Double Pole Switch for Gas Water Heater 煤氣熱水爐開關掣	1	1	1
	TV/FM Outlet 電視/電台天線插座	1	1	-
	Lighting Switch 電燈掣	1	1	1
	Lighting Point 電燈接駁點	2	2	6

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BATHROOM 2 浴室 2	Single Socket Outlet 單相電插座	-	-	-
	Twin Socket Outlet 雙位電插座	1	1	-
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	1	1
	Double Pole Switch for Ventilation Fan 抽氣扇開關掣	1	1	1
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐熔絲接線盒	2	1	2
	Double Pole Switch for Gas Water Heater 煤氣熱水爐開關掣	2	1	2
	TV/FM Outlet 電視/電台天線插座	1	1	-
	Lighting Switch 電燈掣	1	1	1
	Lighting Point 電燈接駁點	2	2	2

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BATHROOM 3 浴室 3	Single Socket Outlet 單相電插座	-	-	1
	Twin Socket Outlet 雙位電插座	2	2	1
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	1	1
	Double Pole Switch for Ventilation Fan 抽氣扇開關掣	1	1	1
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐熔絲接線盒	-	1	-
	Double Pole Switch for Gas Water Heater 煤氣熱水爐開關掣	-	1	-
	TV/FM Outlet 電視/電台天線插座	1	1	1
	Lighting Switch 電燈掣	1	1	1
	Lighting Point 電燈接駁點	6	6	11

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MASTER BATHROOM 主人浴室	Single Socket Outlet 單相電插座	-	-	1
	Twin Socket Outlet 雙位電插座	4	4	2
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	1	1
	Double Pole Switch for Ventilation Fan 抽氣扇開關掣	1	1	1
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐熔絲接線盒	2	1	2
	Double Pole Switch for Gas Water Heater 煤氣熱水爐開關掣	2	1	2
	TV/FM Outlet 電視/電台天線插座	1	1	1
	Lighting Switch 電燈掣	1	1	1
	Lighting Point 電燈接駁點	6	6	15

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

Notes:

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

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

備註:

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

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

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

LOCATION 位置	DESCRIPTION 描述	UNIT 單位		
		DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
BATHROOM 5 浴室 5	Single Socket Outlet 單相電插座	-	-	1
	Twin Socket Outlet 雙位電插座	1	1	-
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	1	1
	Double Pole Switch for Ventilation Fan 抽氣扇開關掣	1	1	1
	TV/FM Outlet 電視/電台天線插座	1	1	1
	Lighting Switch 電燈掣	1	1	1
	Lighting Point 電燈接駁點	3	3	4

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

Notes:

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

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

備註：

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

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

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

LOCATION 位置	DESCRIPTION 描述	UNIT 單位		
		DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
BEDROOM 1 睡房 1	Single Socket Outlet 單相電插座	-	-	2
	Twin Socket Outlet 雙位電插座	4	6	5
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	2	2	2
	Double Pole Switch for Air Conditioner Indoor Unit 空調室內機開關掣	1	2	1
	TV/FM Outlet 電視/電台天線插座	1	2	-
	Telephone/Data Outlet 電話/數據插座	1	2	1
	Lighting Switch 電燈掣	2	2	3
	Lighting Point 電燈接駁點	1	1	7

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

Notes:

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

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

備註:

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

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

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

LOCATION 位置	DESCRIPTION 描述	UNIT 單位		
		DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
BEDROOM 2 睡房 2	Single Socket Outlet 單相電插座	-	-	-
	Twin Socket Outlet 雙位電插座	3	7	4
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	2	2	2
	Double Pole Switch for Air Conditioner Indoor Unit 空調室內機開關掣	1	2	1
	TV/FM Outlet 電視/電台天線插座	1	2	-
	Telephone/Data Outlet 電話/數據插座	1	2	-
	Lighting Switch 電燈掣	2	2	3
	Lighting Point 電燈接駁點	1	1	7

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

Notes:

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

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

備註：

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

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

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

LOCATION 位置	DESCRIPTION 描述	UNIT 單位		
		DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
MASTER BEDROOM 主人睡房	Single Socket Outlet 單相電插座	-	-	-
	Twin Socket Outlet 雙位電插座	4	7	5
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	2	2	2
	Double Pole Switch for Air Conditioner Indoor Unit 空調室內機開關掣	1	2	1
	TV/FM Outlet 電視/電台天線插座	1	1	-
	Telephone/Data Outlet 電話/數據插座	1	1	-
	Lighting Switch 電燈掣	2	2	3
	Lighting Point 電燈接駁點	1	1	7

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

Notes:

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

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

備註:

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

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

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

LOCATION 位置	DESCRIPTION 描述	UNIT 單位		
		DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
FAMILY ROOM 家庭房	Single Socket Outlet 單相電插座	-	-	2
	Twin Socket Outlet 雙位電插座	3	6	9
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	2	3	2
	Double Pole Switch for Air Conditioner Indoor Unit 空調室內機開關掣	1	3	1
	TV/FM Outlet 電視/電台天線插座	1	1	1
	Telephone/Data Outlet 電話/數據插座	1	1	1
	Lighting Switch 電燈掣	5	5	4
	Lighting Point 電燈接駁點	8	8	15

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

Notes:

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

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

備註：

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

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

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

LOCATION 位置	DESCRIPTION 描述	UNIT 單位		
		DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
CLOSET 衣帽間	Single Socket Outlet 單相電插座	-	-	2
	Twin Socket Outlet 雙位電插座	2	4	5
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	2	2	2
	Double Pole Switch for Air Conditioner Indoor Unit 空調室內機開關掣	1	2	1
	TV/FM Outlet 電視/電台天線插座	1	1	-
	Telephone/Data Outlet 電話/數據插座	1	1	-
	Lighting Switch 電燈掣	3	3	2
	Lighting Point 電燈接駁點	2	2	14

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

Notes:

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

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

備註:

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

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

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

LOCATION 位置	DESCRIPTION 描述	UNIT 單位		
		DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
BALCONY 1 AT 1/F, 3/F, 6/F, 8/F, 10/F, 12 TH PENTHOUSE FLOOR 一樓露台1、三樓露台1、六樓露台1、八樓露台1、十樓露台1、頂層十二樓露台1	Waterproof Twin Socket Outlet 雙位防水電插座	-	2	-
	Lighting Point 電燈接駁點	4	4	4
BALCONY 2 AT 1/F, 3/F, 6/F, 8/F, 10/F, 12 TH PENTHOUSE FLOOR 一樓露台2、三樓露台2、六樓露台2、八樓露台2、十樓露台2、頂層十二樓露台2	Lighting Point 電燈接駁點	2	2	2
BALCONY 1 AT 2/F, 5/F, 7/F, 9/F, 11/F, 13 TH PENTHOUSE FLOOR 二樓露台1、五樓露台1、七樓露台1、九樓露台1、十一樓露台1、頂層十三樓露台1	Waterproof Twin Socket Outlet 雙位防水電插座	-	2	-
	Lighting Point 電燈接駁點	4	4	4
BALCONY 2 AT 2/F, 5/F, 7/F, 9/F, 11/F, 13 TH PENTHOUSE FLOOR 二樓露台2、五樓露台2、七樓露台2、九樓露台2、十一樓露台2、頂層十三樓露台2	Lighting Point 電燈接駁點	2	2	2
A/C PLATFORM AT 1/F, 3/F, 6/F, 8/F, 10/F, 12 TH PENTHOUSE FLOOR 一樓冷氣機平台、三樓冷氣機平台、六樓冷氣機平台、八樓冷氣機平台、十樓冷氣機平台、頂層十二樓冷氣機平台	Waterproof TPN Isolator for Air Conditioner Outdoor Unit 空調室外機防水三極隔離開關	3	3	3
A/C PLATFORM AT 2/F, 5/F, 7/F, 9/F, 11/F, 13 TH PENTHOUSE FLOOR 二樓冷氣機平台、五樓冷氣機平台、七樓冷氣機平台、九樓冷氣機平台、十一樓冷氣機平台、頂層十三樓冷氣機平台	Waterproof TPN Isolator for Air Conditioner Outdoor Unit 空調室外機防水三極隔離開關	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.

Notes:

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

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

備註：

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

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

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

LOCATION 位置	DESCRIPTION 描述	UNIT 單位		
		DUPLEX FLAT ON 1/F & 2/F 一樓及二樓複式單位	DUPLEX FLAT ON 3/F & 5/F, DUPLEX FLAT ON 6/F & 7/F, DUPLEX FLAT ON 8/F & 9/F, DUPLEX FLAT ON 10/F & 11/F 三樓及五樓複式單位、六樓及七樓複式單位、八樓及九樓複式單位、十樓及十一樓複式單位	DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR 頂層十二樓及頂層十三樓複式單位
FLAT ROOF (PRIVATE) 平台(私人)	MCB Board 配電箱	-	-	1
	Socket Outlet 電插座	-	-	4
	Lighting Switch 電燈掣	-	-	8
	Lighting Point 電燈接駁點	-	-	48

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

Notes:

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

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

備註:

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

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by The Hongkong Electric Company, Limited.
Towngas is supplied by The Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。
電力由香港電燈有限公司供應。
煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT

地稅

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

賣方將會繳付/已繳付有關住宅物業之地稅直至住宅單位之轉讓契日期。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

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

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

Notes:

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

備註：

在交付時，買方須根據公契向發展項目的管理人（而非賣方）支付清理廢料的費用，而如賣方已支付清理廢料的費用，買方須向賣方補還清理廢料的費用。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

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

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

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

MAINTENANCE OF SLOPES

斜坡維修

1. THE GOVERNMENT LEASE REQUIRES THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT TO MAINTAIN SLOPE AT THEIR OWN COST.

The Government Lease provides that:-

- (a) "the Lessee... will construct substantial retaining walls where necessary in the event of any cutting away the hill to level the site and should a landslip occur as a result of such cutting or levelling will be responsible for any damage resulting from or brought about by such landslip and will ... green and uphold maintain and repair the same including everything forming portion of or appertaining to it to the satisfaction of the said Director and will be responsible for the whole as if absolute owner thereof..."; and
- (b) "the Lessee... will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of His said Majesty's Director of Public Works.

2. EACH OF THE OWNERS IS OBLIGED TO CONTRIBUTE TOWARDS THE COSTS OF THE MAINTENANCE WORK.

3. A PLAN SHOWING THE SLOPES AND ANY RETAINING WALL OR RELATED STRUCTURES CONSTRUCTED, OR TO BE CONSTRUCTED, WITHIN OR OUTSIDE THE LAND ON WHICH THE DEVELOPMENT IS SITUATED IS SET OUT AT THE END OF THIS SECTION.

4. OWNER'S UNDERTAKING TO MAINTAIN ANY SLOPE IN RELATION TO THE DEVELOPMENT AT THE OWNER'S OWN COSTS:

Not applicable.

5. UNDER THE DEED OF MUTUAL COVENANT, THE MANAGER OF THE DEVELOPMENT HAS THE OWNERS' AUTHORITY TO CARRY OUT THE MAINTENANCE WORK.

1. 政府租契規定，發展項目中的住宅物業的擁有人須自費維修斜坡。

政府租契載有以下條文：

- (a) 「承租人...在必要時須建造實質的護土牆，以將山丘削去以平整該地盤。如果因削平山丘或平整地盤而發生山泥傾瀉，承租人將對山泥傾瀉引起或帶來的任何損失負責，並將.....綠化及維持維護及修理該地盤，包括構成該地盤一部分或與其相關的一切，以令該局長滿意，並將對該地盤負全責，猶如該地盤的絕對擁有人...」；及
- (b) 「承租人...須不時和在本租契批租的租期內餘下時間的一切時候每當有需要或情況所需時及在有需要的地方，自行承擔恰當費用及收費妥善及充分地修理、維持、支持、維護、鋪設、清洗、洗刷、清潔、騰空、改動及保持現時或此後任何時間位於本租契特此表明予以批租的土地上的宅院或樓宇、以及所有其他架設物與建築物，以及所有屬於並以任何形式屬於或關連該處的一切牆壁、堤岸、路塹、籬笆、溝渠、欄杆、燈具、行人路、盥洗室、洗滌槽、排水渠及水道，並且全面執行需要及必須的任何修葺、清洗及修改工程，全部須達至陛下的工務司局長滿意程度」。

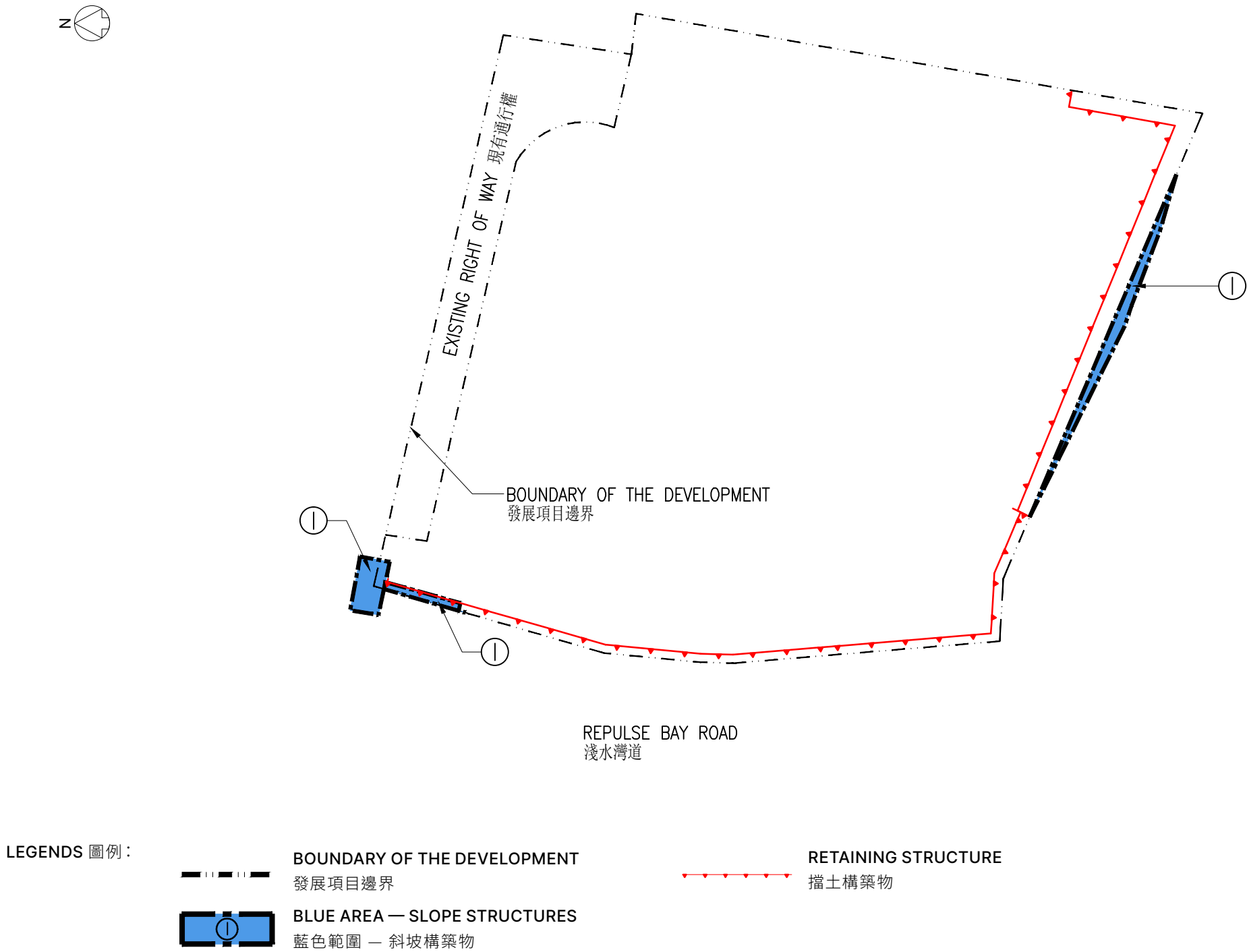
2. 每名擁有人均須分擔維修工程項目的費用。

3. 在本節未有顯示斜坡及已經或將會在該項目所位於的土地之內或之外建造的任何護土牆或有關構築物的圖則。

4. 擁有人自費就發展項目維修任何斜坡的承諾： 不適用。

5. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。

MAINTENANCE OF SLOPES
斜坡維修



MODIFICATION

修訂

1. The Vendor has made an application at its own costs and expenses to District Lands Office/Hong Kong West & South, Lands Department to replace "which said block of flats shall not exceed twelve storeys in height (not counting those floors under the building if the whole of those floors consist of such car ports as are hereinafter permitted)" by "which said block of flats shall not exceed twelve storeys in height (not counting the ground floor of the building if the whole of the ground floor consists of such car ports with or without entrance lobby and/or electrical and mechanical facilities as are hereinafter permitted)" in the Land Grant.
2. The Vendor has made an application at its own costs and expenses to District Lands Office/Hong Kong West & South, Lands Department to permit the erection of canopy outside the building footprint of the building on the Lot.

1. 賣方已自費向地政總署港島西及南區地政處作出申請修改批地文件，以將批地文件內「該幢樓宇的高度不得超過十二層(不包括建築物下面的樓層，如整個該等樓層包括下文所准許的該等車庫)」改為「該幢樓宇的高度不得超過十二層(不包括建築物的地面樓層，如整個該等地面樓層包括下文所准許的該等車庫(不論是否設有入口大堂及/或機電設施))」。
2. 賣方已自費向地政總署港島西及南區地政處申請准許在該地段上的樓宇的建築物覆蓋範圍外搭建簷篷。

RELEVANT INFORMATION

有關資料

1. LEASE MODIFICATION

The Vendor has applied for the modifications of the land grant of the Development at its own cost as set out in the “Modification” section. The Vendor reserves the right to amend or revoke such applications for modification. The Vendor does not guarantee that such applications for modification (or any one of them) will be successful.

2. PROPOSED CANOPY

The Vendor has applied to the Lands Department for a modification of the land grant to permit the erection of canopy outside the building footprint of the building on the Lot (the “**Canopy**”). The construction of the Canopy shall be at the Vendor’s cost. Such Canopy shall form part of the Development Common Areas and Facilities (as defined in the Deed of Mutual Covenant ("DMC")). The subject application is pending approval by the Lands Department and the construction of the Canopy is also subject to the approval of other relevant authorities (including, without limitation, the Buildings Department). The construction works in respect of the Canopy may also require, and result in, entry into and upon, and/or obstruction of the access to, certain car parking spaces by the Vendor or its representatives or contractors. The Vendor reserves the right to amend or revoke the subject application, or to abandon the plan of constructing the Canopy after obtaining the relevant modification to the land grant. The Vendor does not guarantee that the Canopy will be constructed.

3. MANHOLE OUTSIDE THE LOT

The owners of the Lot shall be required under the DMC to at their own costs maintain a manhole located outside the Lot at their costs. For details please refer to the DMC.

4. SUBSTATION

The owners of the Lot shall be required under the DMC to at their own costs repair and maintain the additional door and decorative louvres and claddings on the doors of the HV switch room and transformer room located at the Development and the external walls of such HV switch room and transformer room (including, without limitation, any damage caused by The Hong Kong Electric Co., Ltd. during initial equipment delivery and future transportation of supply apparatus to and from such HV Switch Room and transformer room). For details please refer to the DMC.

5. DRAINAGE RESERVE AREA

The Manager or the officers of any relevant government authority and such other persons as may be authorised by them shall have the right at all reasonable times free of charge to ingress, egress and regress to, from and through, and to remain upon the Drainage Reserve Area (as defined in the DMC) (including, without limitation, the Car Parking Spaces) as such persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Drainage Reserve Area or any works in relation to the Common Areas and Facilities of the Development. Each Owner of a Car Parking Space shall, upon the request of the Manager or the officers of any relevant government authority and such other persons as may be authorised by them, remove its vehicle and/or other belongings from his Car Parking Space for the purposes of facilitating the relevant works. For details please refer to the DMC.

1. 地契修改

賣方已自費申請更改該地段的批地文件，詳情已列明於「修訂」部分。賣方保留權利修改或撤回有關修訂申請。賣方並不保證該修訂申請（或其中任何一個申請）必定會成功。

2. 擬建簷篷

賣方已向地政總署申請更改該地段的批地文件以准許在該地段上的樓宇的建築物覆蓋範圍外搭建簷篷（「**該簷篷**」）。建造該簷篷的費用由賣方承擔。該簷篷應構成發展項目公用地方及設施（定義見公契）的一部分。有關申請尚待地政總署批准，而簷篷的興建也須經其他相關部門批准（包括但不限於屋宇署）。賣方或其代表或承建商就有關簷篷的建造工程可能需要進入及/或阻塞某些停車位，並導致其進入或阻塞某些停車位。賣方保留權利修改或撤回有關申請，或在獲批後放棄興建該簷篷的計劃。賣方並不保證該簷篷必定會興建。

3. 該地段外的沙井

公契規定，該地段的擁有人須自費維修位於該地段外的沙井，費用由其承擔。詳情請參閱公契。

4. 電力支站

公契規定，地段的擁有人須自費維修及保養位於發展項目的高壓電掣房及電力變壓房之門上的額外門、裝飾百葉窗及覆面，以及該等高壓電掣房及電力變壓房的外牆（包括但不限於香港電燈有限公司在設備初期交付和將來往返該高壓電掣房及電力變壓房的供電設備運輸過程中造成的任何損壞）。詳情請參閱公契。

5. 排水渠保留區

管理人或任何相關政府機構的人員及其授權的其他人士有權在所有合理時間免費進出排水渠保留區（定義見公契）（包括但不限於停車位）為進行與排水渠保留區內任何其他水務設施的運作、保養、修理、更換及改動有關的任何工程或與發展項目的公用地方及設施有關的任何工程。每位停車位擁有人須應管理人或任何有關政府機關的人員，以及他們授權的其他人士的要求，將其車輛及/或其他財物移離其停車位，以便利進行有關工程。詳情請參閱公契。

RELEVANT INFORMATION

有關資料

6. MAINTENANCE ACCESS VIA THE PRIVATE FLAT ROOF OF DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR (THE "FLAT ROOF")

The Manager and such persons as may be authorised by them (at all reasonable times on prior reasonable notice (except in case of emergency)) have the right to enter into and remain upon the Flat Roof for the purposes of inspecting, cleaning, replacing, repairing and maintaining the electrical meter cabinet and the hose reel located on the Main Roof including the room or space in which the same are located.

7. MAINTENANCE OF EXTERNAL FAÇADE VIA PRIVATE FLAT ROOF, BALCONIES AND AIR-CONDITIONING PLATFORMS

The Manager and such persons as may be authorised by them (at all reasonable times on prior reasonable notice (except in case of emergency)) have the right to enter into and remain upon the private flat roof (if any), balconies and air-conditioning platforms of any of the residential units of the Development for the purposes of replacing, repairing and maintaining any architectural features, cladding, tiles or railing attached to, or any finishes of, the external façade of the Development.

8. PROPOSED ALTERATION AND ADDITION WORKS

The Vendor intends to apply to the Buildings Department for approval to carry out certain alteration and addition works to install cement board typhoon proof ceiling to certain parts of the covered carport and main roof of the Development and Balcony 1 of the residential units and to install aluminium grille(s) to cover certain pipes in the common areas on G/F of the Development (collectively the "**A&A Works**"). The A&A Works shall be at the Vendor's cost. The A&A Works are pending submission to, and approval by, the Buildings Department. The carrying out of the A&A Works may also require, and result in, entry into and upon, and/or obstruction of the access to, certain residential units or car parking spaces by the Vendor or its representatives or contractors. The Vendor reserves the right to amend or revoke the subject applications (or any of them), or to abandon the plan of carrying out of the A&A Works (or any part of them) after obtaining approval from the Buildings Department. The Vendor does not guarantee that the A&A Works (or any part of them) will be carried out.

9. PROPOSED MINOR AND EXEMPTED WORKS

The Vendor intends to carry out certain minor and exempted works at the Development (the "**Works**") as shown in the floor plans below. The Works shall be at the Vendor's Cost. The carrying out of the Works may also require, and result in, entry into and upon certain residential units by the Vendor or its representatives or contractors. The Vendor reserves the right to amend or abandon the carrying out of the Works (or any part of them). The Vendor does not guarantee that the Works (or any part of them) will be carried out. In the event that the Works are carried out, the relevant floors plans in this sales brochure shall be replaced by the amended floor plans set out below. Where applicable, the list of fittings, finished and appliances set out in this sales brochure shall also be amended accordingly.

6. 經頂層12樓及頂層13樓複式單位的私人平台（「該平台」）進行維修

管理人及其授權的其他人士有權（在事先合理通知的所有合理時間（緊急情況除外））進入並留在該平台以檢查、清潔、更換、修理和保養位於主天台的電錶櫃和消防喉轆，包括其所在的房間或空間。

7. 經私人平台、露台及冷氣機平台維修外牆

管理人及其授權的其他人士有權（在事先合理通知的所有合理時間（緊急情況除外））進入並留在發展項目任何住宅單位的私人平台（如有）、露台及冷氣機平台，以作更換、修理和保養附於發展項目外牆的任何建築裝飾、覆面、瓦片或欄杆，或發展項目外牆的任何裝修物料。

8. 擬議的改建及加建工程

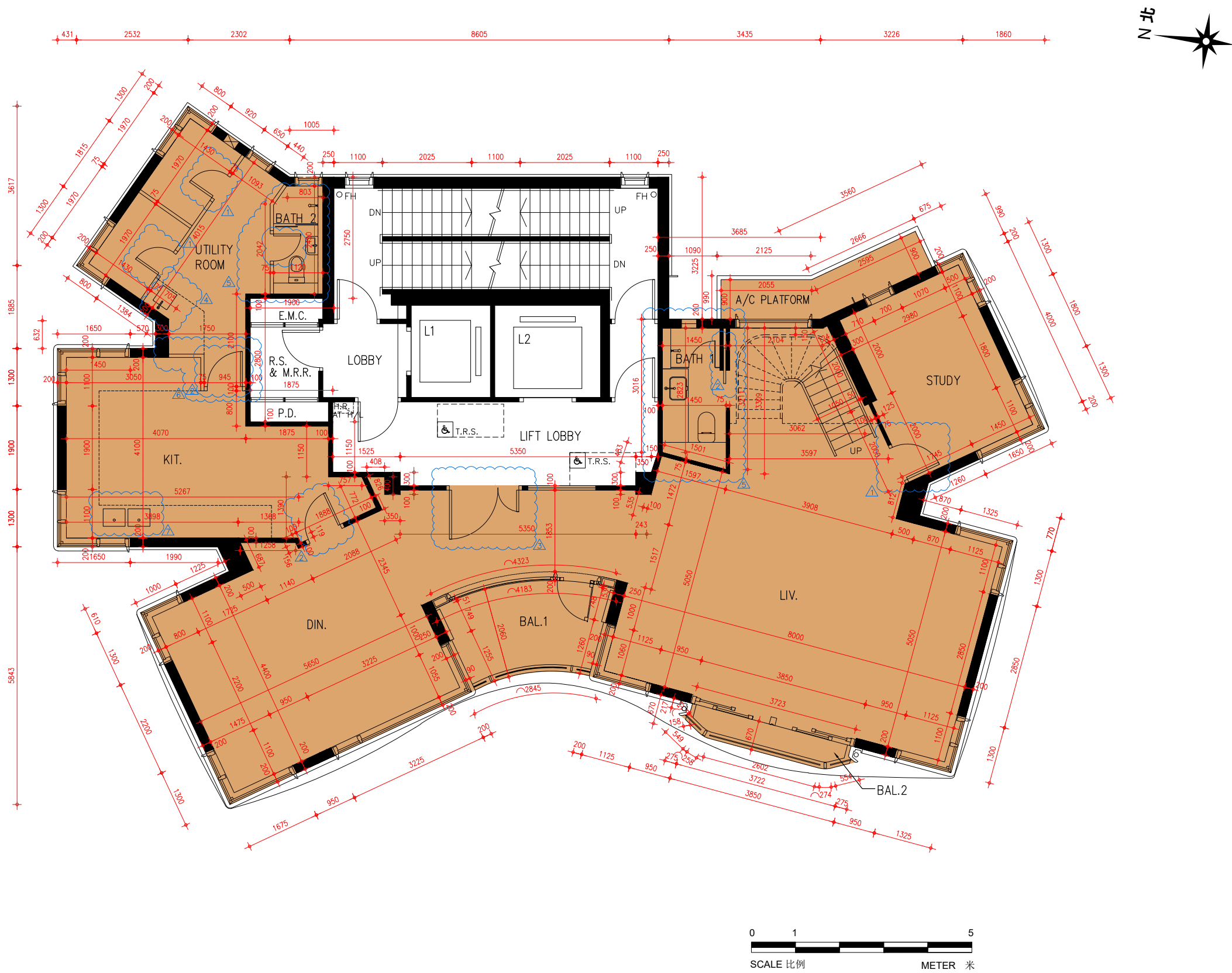
賣方擬向屋宇署申請批准進行改動及加建工程，以在發展項目的有蓋車房及頂層天台及住宅單位的1號露台部分安裝水泥板防颱風天花，並在發展項目地下的公用地方安裝鋁格柵以覆蓋某些喉管（統稱「**A&A工程**」）。A&A 工程費用由賣方承擔。 A&A 工程有待向屋宇署提交及屋宇署的批准。賣方或其代表或承建商就有關A&A 工程可能需要進入及/或阻塞某些住宅單位或停車位。賣方保留權利修改或撤回有關申請（或任何申請），或在獲批後放棄進行A&A工程（或其任何部分）。賣方並不保證A&A Works（或其任何部分）必會進行。

9. 擬議的小型及豁免工程

賣方擬於發展項目進行若干小型及獲豁免工程（「**工程**」），如以下樓面平面圖所示。工程費用由賣方承擔。 賣方或其代表或承建商就有關工程可能需要進入某些住宅單位。賣方保留權利修改或放棄進行工程（或其任何部分）。賣方並不保證工程（或其任何部分）必會進行。如工程得以進行，本售樓說明書內的有關樓面平面圖將按下列經修訂的平面圖取代。在適用的情況下，本售樓書所載的裝置、裝修物料及設備亦須作相應修訂。

RELEVANT INFORMATION
有關資料

DUPLEX FLAT on 1/F & 2/F -
1/F FLOOR PLAN
一樓及二樓複式單位 -
一樓平面圖



RELEVANT INFORMATION
有關資料

Notes:

It is proposed that 1/F shall be altered by way of certain minor and exempted works under the Buildings Ordinance. Such works are as follows (and shown in the above plan as clouded and indicated with the corresponding number set out below):

- 1. Additional doors at utility room and study.
- 2. Doors to be replaced with door finishes changed.
- 3. Doors to be replaced with door swing and finishes changed.
- 4. Additional sink at utility room.
- 5. Layout of bathroom and positions of wash basin and water closet to be amended; model of wash basin, water closet and shower head to be changed in bathroom 1 and bathroom 2.
- 6. Layout of kitchen to be amended.
- 7. Position of sink to be amended; model of sink to be changed.

備註：

擬對1樓進行若干《建築物條例》下的小型及獲豁免工程。該等工程如下（並在上述圖則中以藍色框線標示，並附有以下相應編號）：

- 1. 在工作間和書房新增門。
- 2. 更換門，並改動大門的裝修物料。
- 3. 更換門，並改動門的開門方向及裝修物料。
- 4. 在工作間新增洗滌盆。
- 5. 浴室 1 和浴室 2 的佈局及洗手盤、座廁的位置改動；洗手盤、座廁和花灑頭的型號改動。
- 6. 廚房的佈局改動。
- 7. 洗滌盆的位置改動；洗滌盆的型號改動。

RELEVANT INFORMATION

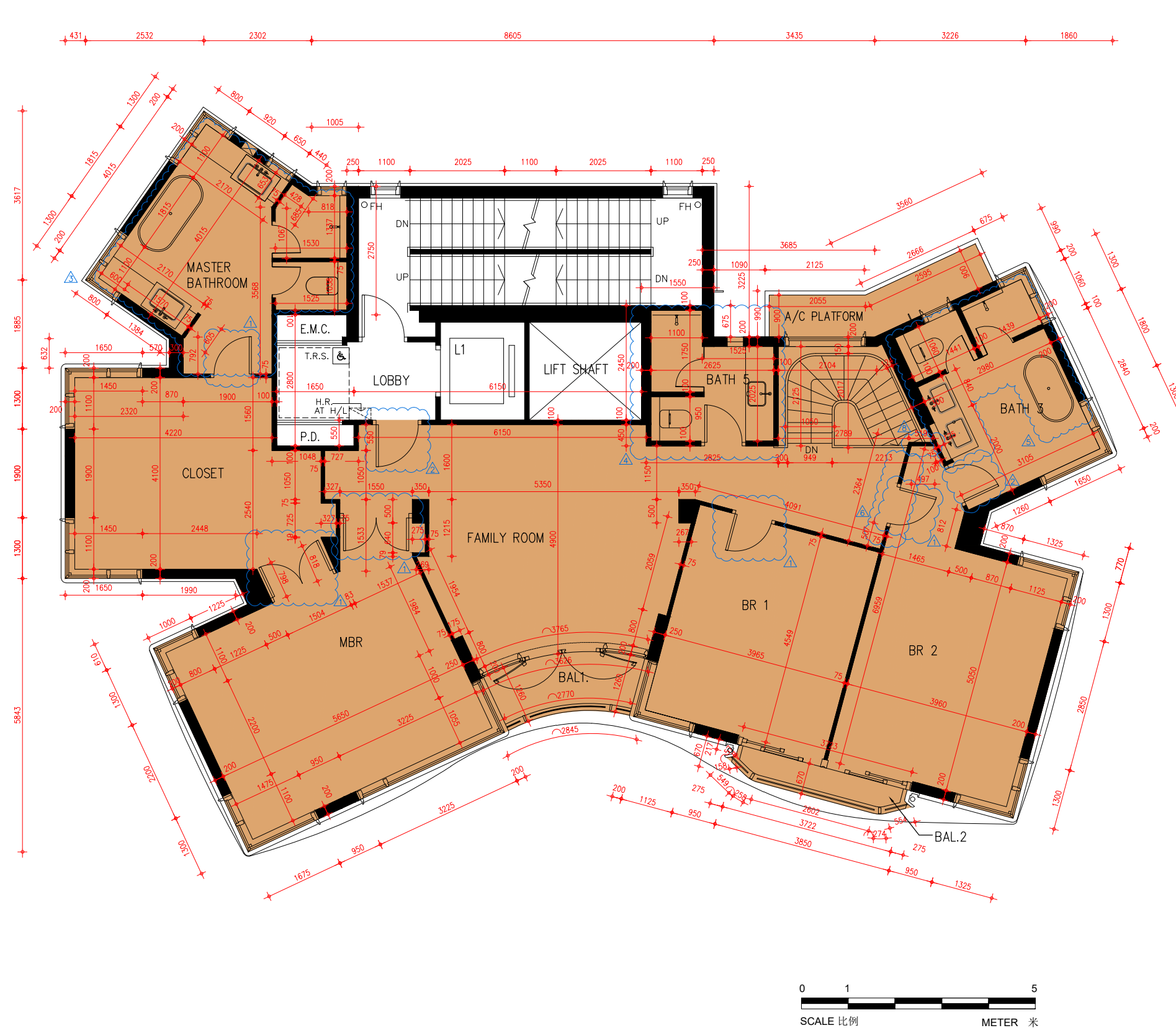
有關資料

DUPLEX FLAT on 1/F & 2/F -

2/F FLOOR PLAN

一樓及二樓複式單位 -

二樓平面圖



RELEVANT INFORMATION

有關資料

Notes:

It is proposed that 2/F shall be altered by way of certain minor and exempted works under the Buildings Ordinance. Such works are as follows (and shown in the above plan as clouded and indicated with the corresponding number set out below):

1. Additional door at bedroom 1, bedroom 2, master bedroom, closet and master bathroom.
2. Doors to be replaced with door finishes changed.
3. Layout of bathroom and positions of wash basin and water closet to be amended; model of wash basin, water closet, bathtub and shower head to be changed in master bedroom.
4. Positions of wash basin and water closet to be amended; model of wash basin, water closet, bathtub and shower head to be changed in bathroom 5.
5. Metal balustrade to be amended.
6. Positions of wash basin, shower head and bathtub to be amended; model of wash basin, water closet, bathtub and shower head to be changed in bathroom 3.
7. Layout of bedroom 2 to be amended.

備註：

擬對2樓進行若干《建築物條例》下的小型及獲豁免工程。該等工程如下（並在上述圖則中以藍色框線標示，並附有以下相應編號）：

1. 在睡房 1、睡房 2、主人房、衣帽間及主人浴室新增門。
2. 更換門，並改動大門的裝修物料。
3. 主人浴室的佈局及洗手盤、座廁的位置改動；洗手盤、座廁、浴缸和花灑頭的型號改動。
4. 浴室 5 的洗手盤和座廁的位置改動；洗手盤、座廁、浴缸和花灑頭的型號改動。
5. 金屬欄杆改動。
6. 浴室 3 的洗手盤、花灑頭和浴缸的位置改動；洗手盤、座廁、浴缸和花灑頭的型號改動。
7. 睡房 2 的佈局改動。

RELEVANT INFORMATION

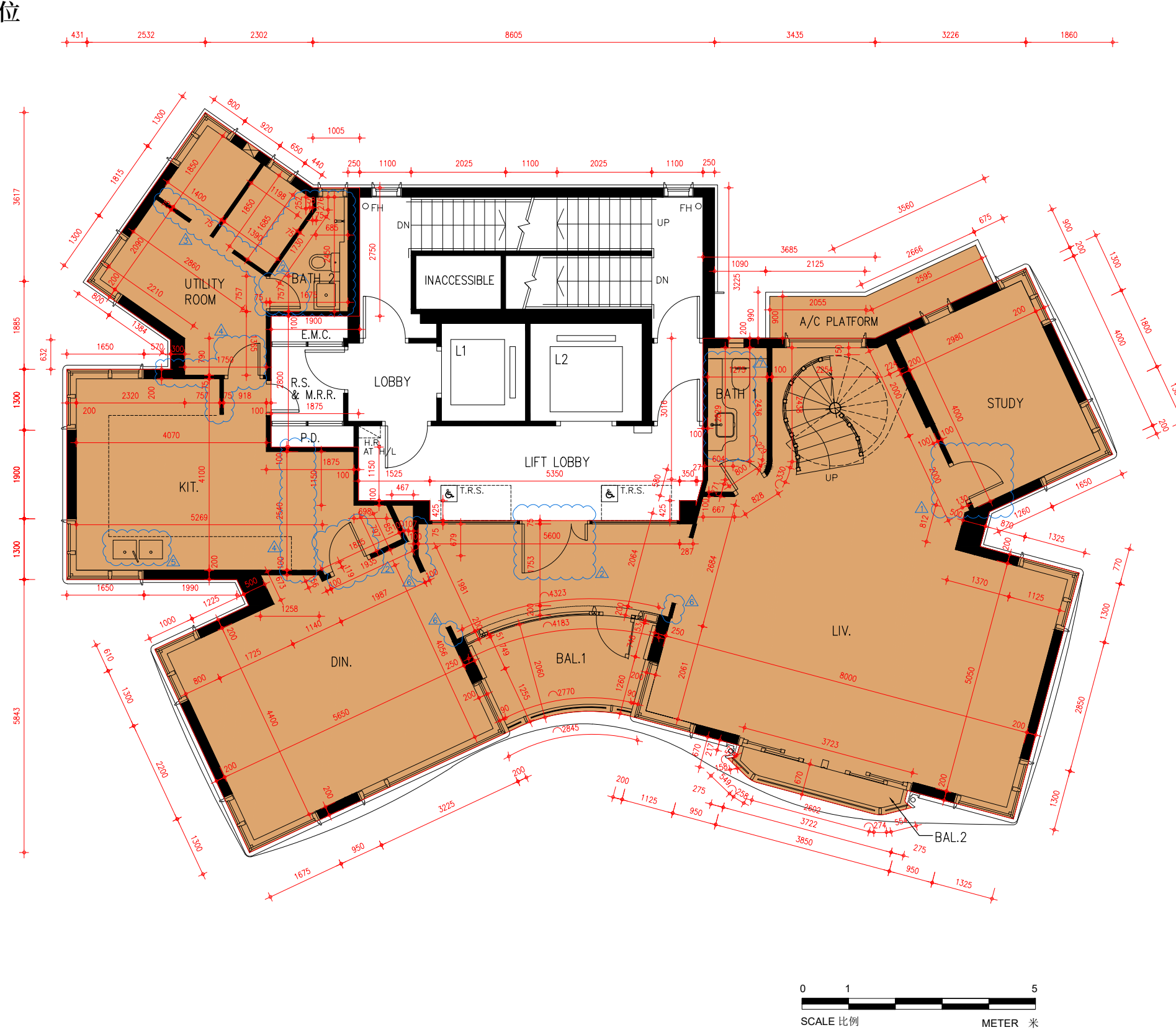
有關資料

DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR -

12TH PENTHOUSE FLOOR PLAN

頂層十二樓及頂層十三樓複式單位

頂層十二樓平面圖



RELEVANT INFORMATION

有關資料

Notes:

It is proposed that 12th Penthouse Floor shall be altered by way of certain minor and exempted works under the Buildings Ordinance. Such works are as follows (and shown in the above plan as clouded and indicated with the corresponding number set out below):

- 1. Additional door at study.
- 2. Doors to be replaced with door finishes changed.
- 3. Layout of utility room and bathroom 2 to be amended; positions of wash basin and water closet to be amended; model of wash basin, water closet, and shower head to be changed in bathroom 2.
- 4. Layout of kitchen to be amended
- 5. Model of sink to be changed.
- 6. Additional block wall at dining room and living room.
- 7. Model of wash basin and water closet to be changed in bathroom 1.

備註：

擬對頂層12樓進行若干《建築物條例》下的小型及獲豁免工程。該等工程如下（並在上述圖則中以藍色框線標示，並附有以下相應編號）：

- 1. 在書房新增門。
- 2. 更換門，並改動大門的裝修物料。
- 3. 工作間和浴室2的佈局改動；洗手盤和座廁的位置改動；浴室 2 的洗手盤、座廁和花灑頭的型號改動。
- 4. 廚房的佈局改動。
- 5. 洗滌盆的型號改動。
- 6. 在飯廳和客廳新增磚牆。
- 7. 浴室 1 的洗手盤和座廁的型號改動。

RELEVANT INFORMATION

有關資料

DUPLEX FLAT ON 12TH PENTHOUSE FLOOR & 13TH PENTHOUSE FLOOR -

13TH PENTHOUSE FLOOR PLAN

頂層十二樓及頂層十三樓複式單位

頂層十三樓平面圖



RELEVANT INFORMATION

有關資料

Notes:

It is proposed that 13th Penthouse Floor shall be altered by way of certain minor and exempted works under the Buildings Ordinance. Such works are as follows (and shown in the above plan as clouded and indicated with the corresponding number set out below):

- 1. Additional door at bedroom 1, bedroom 2, bathroom 3, closet and master bedroom.
- 2. Layout of bathroom and positions of wash basin and bathtub to be amended; model of wash basin, water closet, bathtub and shower head to be changed in bathroom 3 and master bathroom.
- 3. Doors to be replaced with door finishes changed.
- 4. Metal balustrade to be amended.
- 5. Position of wash basin to be changed; model of wash basin and water closet to be changed in bathroom 5.

備註：

擬對頂層13樓進行若干《建築物條例》下的小型及獲豁免工程。該等工程如下（並在上述圖則中以藍色框線標示，並附有以下相應編號）：

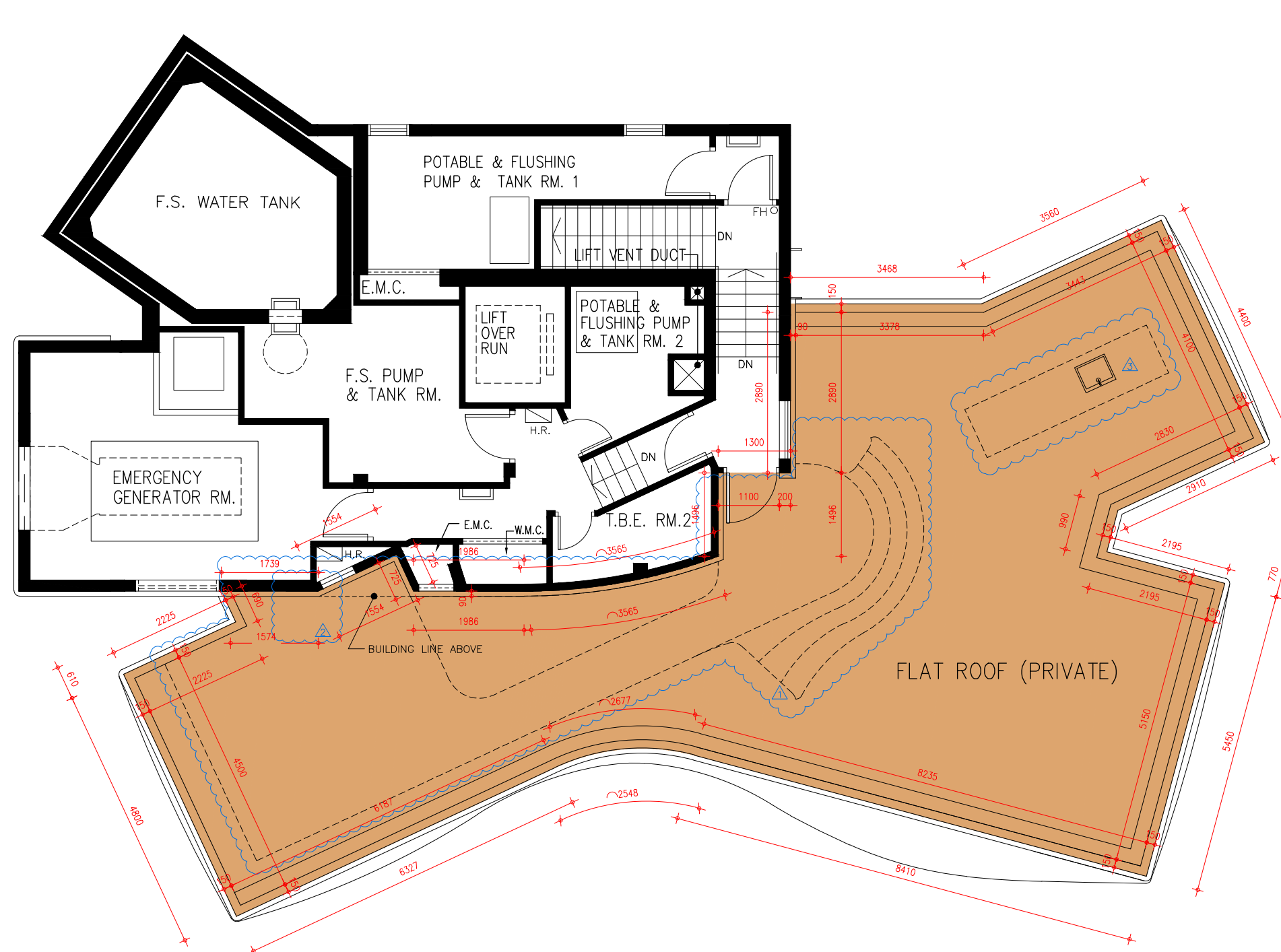
- 1. 在睡房 1、睡房 2、浴室 3、衣帽間及主人睡房新增門。
- 2. 浴室 3 和主人浴室的佈局及洗手盤、浴缸的位置改動；洗手盤、座廁、浴缸和花灑頭的型號改動。
- 3. 更換門，並改動大門的裝修物料。
- 4. 金屬欄杆改動。
- 5. 浴室 5 的洗手盤位置改動；洗手盤和座廁的型號改動。

RELEVANT INFORMATION

有關資料

MAIN ROOF FLOOR PLAN

天台平面圖



0 1 5
SCALE 比例 METER 米

RELEVANT INFORMATION

有關資料

Notes:

It is proposed that Main Roof Floor shall be altered by way of certain minor and exempted works under the Buildings Ordinance. Such works are as follows (and shown in the above plan as clouded and indicated with the corresponding number set out below):

- 1. Raised deck to be installed.
- 2. Sink to be omitted.
- 3. Model of sink to be changed.

備註：

擬對天台進行若干《建築物條例》下的小型及獲豁免工程。該等工程如下（並在上述圖則中以藍色框線標示，並附有以下相應編號）：

- 1. 安裝地台。
- 2. 移除洗滌盆。
- 3. 更改洗滌盆的型號。

ADDRESS OF WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT:

賣方就發展項目指定的互聯網網站的網址：

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:

verano.com.hk

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

verano.com.hk

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

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

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

		Area (m ²) 面積 (平方米)
DISREGARDED GFA UNDER BUILDING (PLANNING) REGULATIONS 23(3)(B) 根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		
1. (#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	Not applicable 不適用
2.	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	15.978
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積 不 受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房,例如僅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	243.851
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	Not applicable 不適用
GREEN FEATURES UNDER JOINT PRACTICE NOTES 1 AND 2 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	Not applicable 不適用
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not applicable 不適用
5.	Communal sky garden 公用空中花園	Not applicable 不適用

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 (m²) 面積 (平方米)
GREEN FEATURES UNDER JOINT PRACTICE NOTES 1 AND 2 根據聯合作業備考第1及第2號提供的環保設施		
6.	Acoustic fin 隔聲鰭	Not applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not applicable 不適用
9.	Utility platform 工作平台	Not applicable 不適用
10.	Noise barrier 隔音屏障	Not applicable 不適用
AMENITY FEATURES 適意設施		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 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	Not applicable 不適用
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 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	Not applicable 不適用
13.	Covered and landscaped play area 有蓋園景區及遊樂場地	Not applicable 不適用
14.	Horizontal screens/ covered walkways and trellis 橫向屏障／有蓋人行道及花棚	Not applicable 不適用
15.	Larger lift shaft 擴大升降機槽	Not applicable 不適用
16.	Chimney shaft 煙囪管道	Not applicable 不適用

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

		Area (m ²) 面積 (平方米)
AMENITY FEATURES 適意設施		
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not applicable 不適用
18. (#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	Not applicable 不適用
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not applicable 不適用
23. (#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	52.380
24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《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	Not applicable 不適用

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 (m²) 面積 (平方米)
OTHER EXEMPTED ITEMS 其他項目		
25. (#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not applicable 不適用
26.	Covered area under large projecting/ overhanging feature 大型伸出／外懸設施下的有蓋地方	Not applicable 不適用
27.	Public transport terminus 公共交通總站	Not applicable 不適用
28. (#)	Party structure and common staircase 共用構築物及公用樓梯	Not applicable 不適用
29. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	Not applicable 不適用
30.	Public passage 公眾通道	Not applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not applicable 不適用
BONUS GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	Not applicable 不適用
ADDITIONAL GREEN FEATURES UNDER JOINT PRACTICE NOTE (NO. 8) 根據聯合作業備考(第8 號)提供的額外環保設施		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not applicable 不適用

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.

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

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

ENVIRONMENTAL ASSESSMENT OF THE BUILDING

建築物的環境評估

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 GOLD

Application no.: PAG0185/25



PROVISIONAL
GOLD
NB V2.0 2024

HKGBC
BEAM Plus

綠色建築認證

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

暫定評級 金級

申請編號: PAG0185/25



暫定
金級
NB V2.0 2024

HKGBC
BEAM Plus

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:

第 I 部分：

PROVISION OF CENTRAL AIR CONDITIONING

提供中央空調

No

否

PROVISION OF ENERGY EFFICIENT FEATURES

提供具能源效益的設施

Yes

是

PROPOSED ENERGY EFFICIENT FEATURES

擬安裝的具能源效益的設施

1. Air conditioners with grade 1 energy label

2. Daylight sensor in entrance lobby

3. Lower lighting power density in common area
1. 一級能源標籤的空調機

2. 於大堂使用日照感應器

3. 較低照明功率密度的燈具於公用地方

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

PART II : THE PREDICTED ANNUAL ENERGY USE OF THE PROPOSED BUILDING (NOTE 1)

第 II 部分：擬興建樓宇預計每年能源消耗量 (註腳 1)

LOCATION 位置	INTERNAL FLOOR AREA SERVED (m ²) 使用有關裝置的內部樓面面積 (平方米)	ANNUAL ENERGY USE OF BASELINE BUILDING (NOTE 2) (m ² / annum) 基線樓宇每年能源消耗量 (註腳 2) (平方米／年)		ANNUAL ENERGY USE OF PROPOSED BUILDING 擬興建樓宇每年能源消耗量	
		ELECTRICITY (kWh/ m ² /annum) 電力 (千瓦小時 ／ 平方米 ／ 年)	TOWN GAS / LPG (unit/ m ² / annum) 煤氣／石油氣 (用量單位 ／ 平方米 ／ 年)	ELECTRICITY (kWh/ m ² /annum) 電力 (千瓦小時 ／ 平方米 ／ 年)	TOWN GAS / LPG (unit/ m ² / annum) 煤氣／石油氣 (用量單位 ／ 平方米 ／ 年)
Area served by central building services installation (NOTE 3) 有使用中央屋宇裝備裝置的部份 (註腳 3)	706	157	0	113	0

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

PART III: THE FOLLOWING INSTALLATION(S) ARE DESIGNED IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICES
PUBLISHED BY THE ELECTRICAL & MECHANICAL SERVICES DEPARTMENT (EMSD)
第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計

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

Notes:

- 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:

(a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and

(b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- "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.

備註：

- 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。
- "基準樓宇"與新建樓宇 BEAM Plus 標準（現行版本）中的"基準建築物模式（零分標準）"具有相同涵義。
- "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

There may be future changes to the Development and the surrounding areas.
Date of printing : 25 May 2025

發展項目及其周邊地區日後可能出現改變。
印製日期：2025年5月25日

