

隆敍 | TERRA

SALES BROCHURE
售 樓 說 明 書

隆敍 | TERRA

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.

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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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.

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.

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- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12 Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

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

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 development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
- For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

Real Estate Developers Association of Hong Kong	
Telephone :	2826 0111
Fax :	2845 2521

Sales of First-hand Residential Properties Authority
March 2023

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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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。
- 如您擬選任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，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；

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。

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- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的 14 日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價 **5%** 的臨時訂金。

- 如您在訂立臨時買賣合約後**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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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。

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。

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

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

Terra

Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

296 Prince Edward Road West

The Development consists of one multi-unit building

Total number of storeys

18 storeys

(16 nos. storeys of domestic over 2 storeys of underground carpark, exclusive of roof, upper roof and top roof)

Refuge floor

Not applicable

發展項目名稱

隆敍

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數

太子道西 296 號

發展項目包含一幢多單位建築物

樓層總數

18層

(16層住宅加2層地下停車場，不包括天台、上層天台及頂層天台)

庇護層

不適用

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 Top Gear Investment Limited	賣方 志德投資有限公司
Holding companies of the Vendor Pure Wide Limited	賣方的控權公司 匯謙有限公司
Authorized Person for the Development Mr. KAM Thomas Hing Pong	發展項目的認可人士 甘慶邦先生
The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity CYS Associates (Hong Kong) Limited	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 周余石（香港）有限公司
Building Contractor for the Development Hien Lee Engineering Co., Ltd	發展項目的承建商 顯利工程有限公司
The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development Lo, Wong & Tsui Solicitors & Notaries	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 盧王徐律師事務所
Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development Bank of China (Hong Kong) Limited (Released on 5th December 2023)	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 中國銀行（香港）有限公司 （已於2023年12月5日解除）
Any other person who has made a loan for the construction of the Development Not applicable	已為發展項目的建造提供貸款的任何其他人 不適用

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; 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	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; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	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

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(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
(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項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少 10% 的已發行股份；	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; 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	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 will be no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目將不會有構成圍封牆的一部分的非結構的預製外牆。

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

Total Area of the Curtain Walls of each Residential Property and Range of Thickness of the Curtain Walls of the Building 每個住宅物業的幕牆的總面積及建築物的幕牆的厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	Range of Thickness 厚度範圍
Floor 樓層	Flat 單位	sq.m (平方米)	mm (毫米)
2/F 2樓	A	4.245	200
	B	0.883	
	C	0.883	
	D	1.706	
3/F - 6/F 3樓至6樓	A	4.245	
	B	0.883	
	C	0.883	
	D	1.706	
7/F 7樓	A	4.245	
	B	1.120	
	C	1.706	
8/F - 10/F 8樓至10樓	A	4.295	
	B	2.848	
	C	1.756	
11/F 11樓	A	4.295	
	B	2.848	
	C	1.756	

Total Area of the Curtain Walls of each Residential Property and Range of Thickness of the Curtain Walls of the Building 每個住宅物業的幕牆的總面積及建築物的幕牆的厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	Range of Thickness 厚度範圍
Floor 樓層	Flat 單位	sq.m (平方米)	mm (毫米)
12/F 12樓	A	4.295	200
	B	2.848	
	C	1.756	
13/F 13樓	A	5.707	
	B	3.169	
14/F 14樓	A	5.707	
	B	3.169	
15/F & 16/F 15樓及16樓	A	7.550	
	B	7.550	
17/F 17樓	A	7.783	

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The person appointed as the manager of the Development under the latest draft deed of mutual covenant

Cushman & Wakefield Property Management Limited

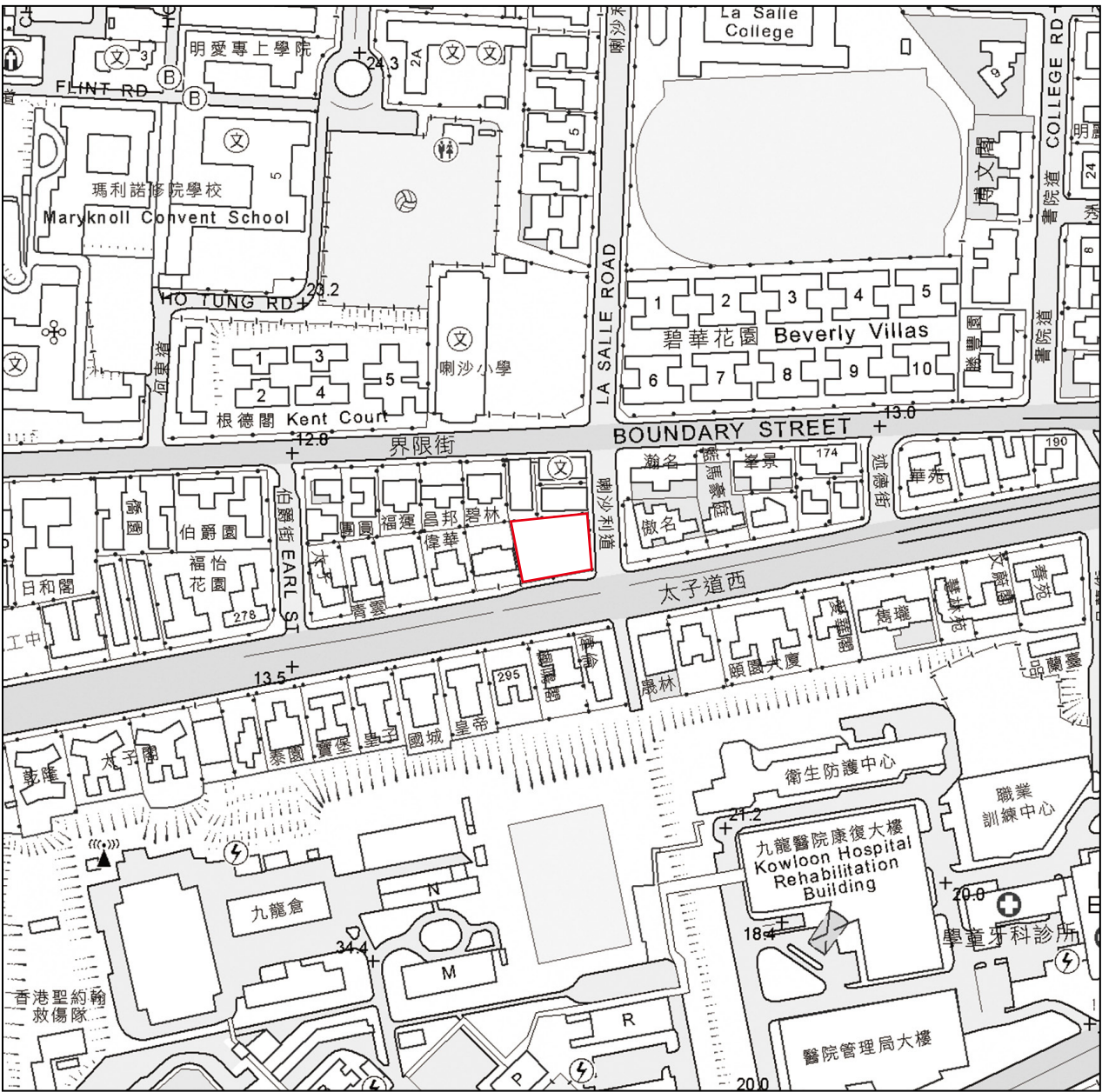
根據有關公契的最新擬稿，獲委任為發展項目管理人的人
戴德梁行物業管理有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖

This location plan is prepared by the Vendor with reference to the Digital Topographic Map Nos. T11-NW-B and T11-NW-D dated 15 February 2024 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2024年2月15日出版之數碼地形圖，圖幅編號T11-NW-B及T11-NW-D，有需要處經修正處理。



The Map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.
地圖由香港地理數據站提供，香港特別特區政府為知識產權擁有人。

NOTATION 圖例

- Sewage Treatment Works and Facilities
污水處理廠及設施
- Power Plant (including Electricity Sub-stations)
發電廠(包括電力分站)
- Cemetery
墳場
- Refuse Collection Point
垃圾收集站
- Public Utility Installation
公用事業設施裝置
- Religious Institution (including Church, Temple and Tsz Tong)
宗教場所(包括教堂、廟宇及祠堂)

- Notes:
- The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
 - Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

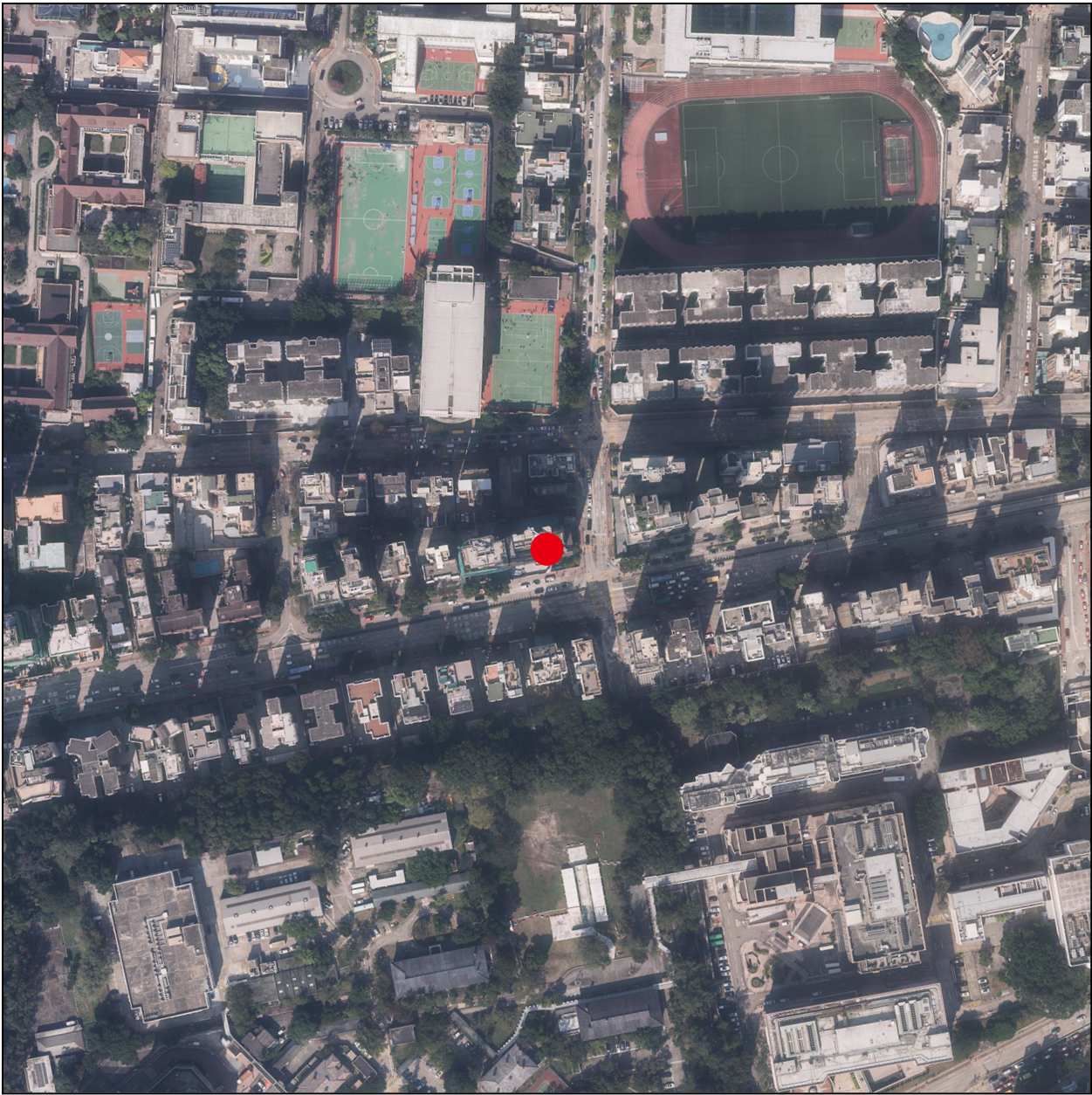
- 備註：
- 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
 - 因技術原因(例如發展項目之形狀)，此位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E167204C, date of flight: 8 December 2022.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E167204C，飛行日期：2022年12月8日。



● Location of the Development
發展項目的位置

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香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

- Notes:
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office(s) during opening hours.
 2. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
 3. Due to technical reasons (such as the shape of the Development), the aerial photographs has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

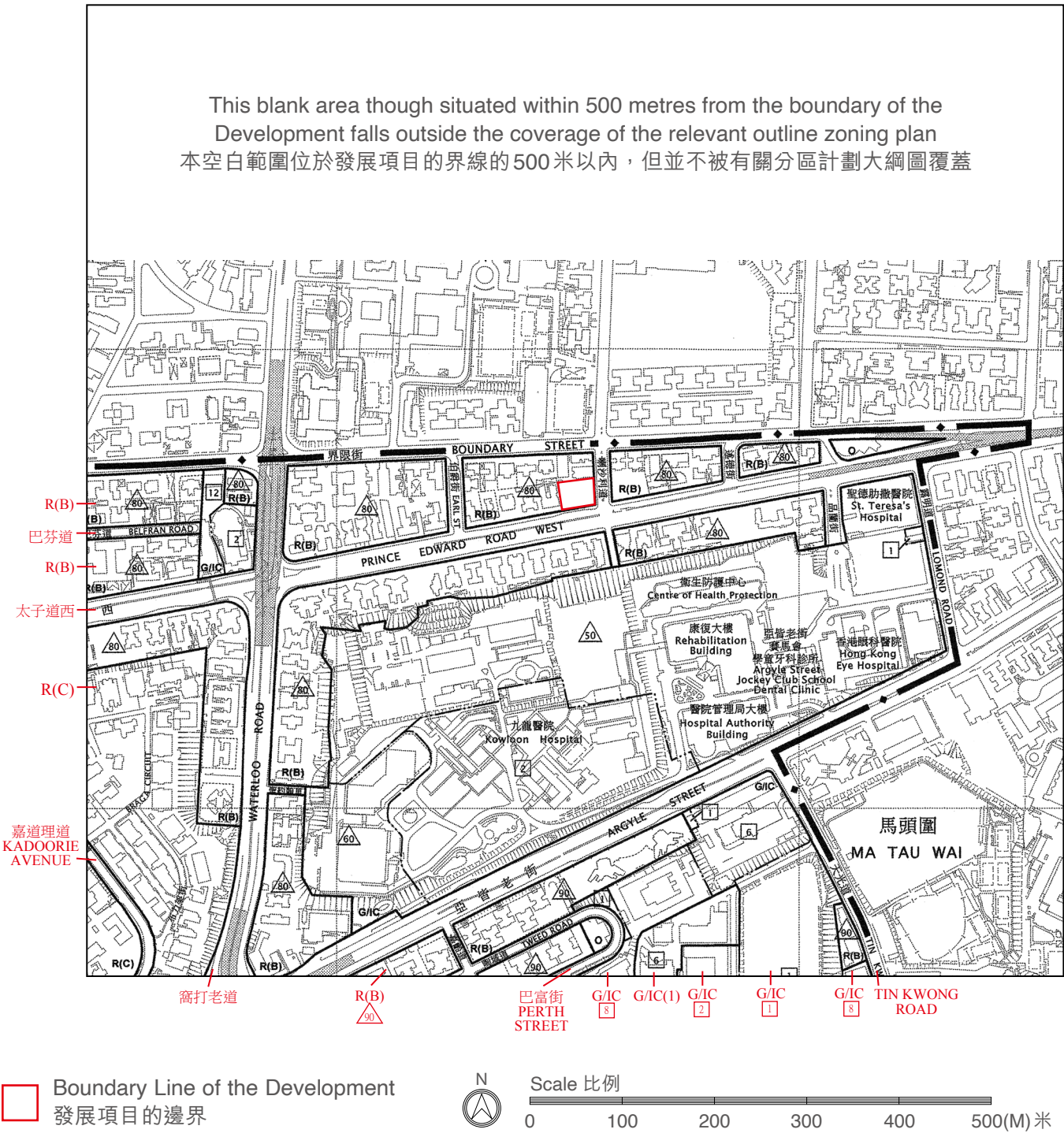
- 備註：
1. 發展項目的鳥瞰照片的副本可於開放時間內向售樓處免費查閱。
 2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
 3. 因技術原因(例如發展項目之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等

Extract from the approved Ho Man Tin Outline Zoning Plan (Plan no. S/K7/24), gazetted on 18 September 2015, with adjustments where necessary as shown in red

摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖（圖則編號S/K7/24），有需要處經修正處理，以紅色表示。



The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

NOTATION 圖例

Zones 地帶

R(B)	Residential (Group B) 住宅（乙類）
R(C)	Residential (Group C) 住宅（丙類）
G/IC	Government, Institution or Community 政府、機構或社區
O	Open Space 休憩用地

Communications 交通

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

Miscellaneous 其他

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

Notes:

- The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
- The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註：

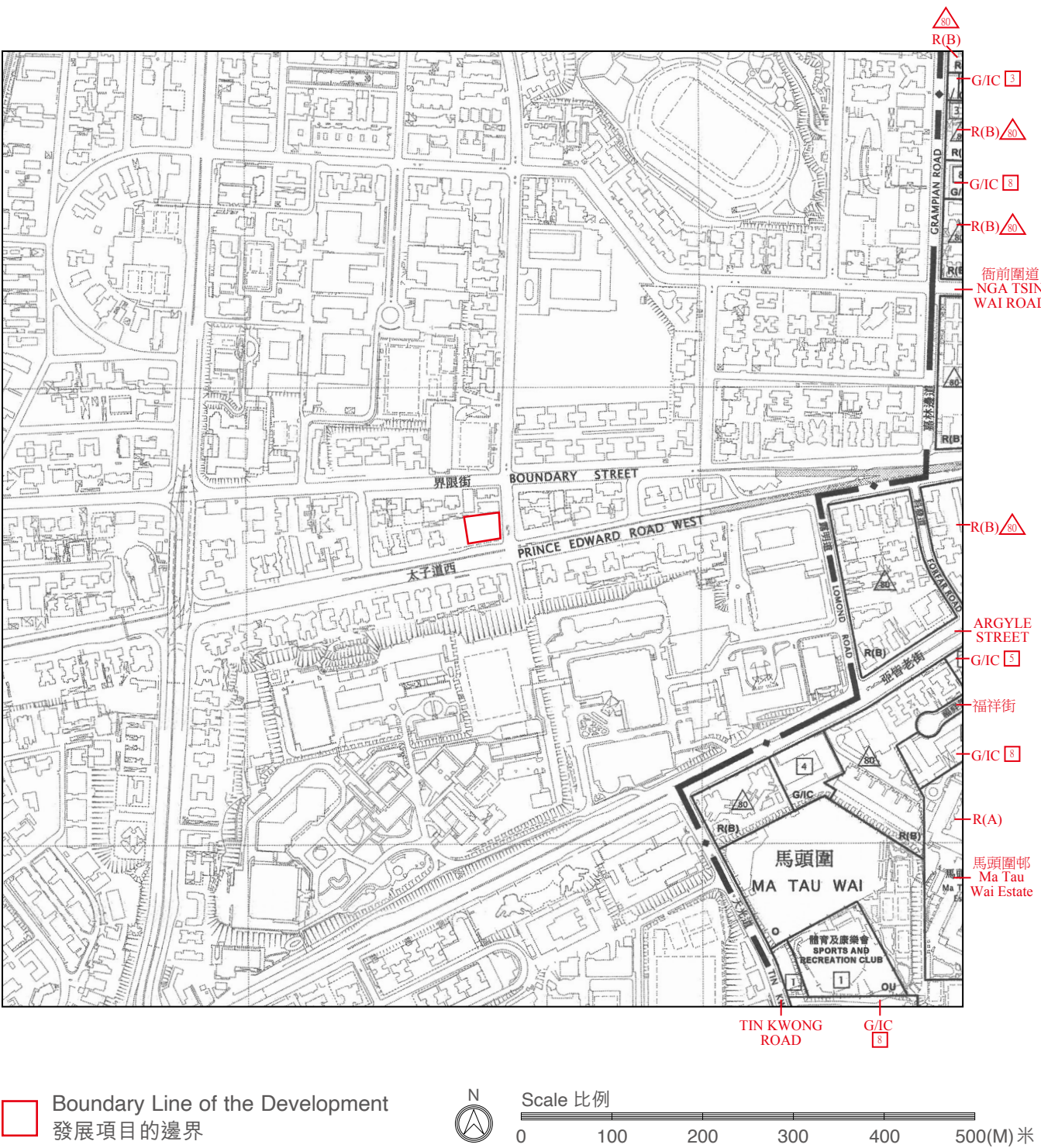
- 上述分區計劃大綱圖可於開放時間向售樓處免費查閱。
- 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
- 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等

Extract from the approved Ma Tau Kok Outline Zoning Plan (Plan no. S/K10/30), gazetted on 5 September 2023, with adjustments where necessary as shown in red

摘錄自2023年9月5日刊憲之馬頭角分區計劃大綱核准圖（圖則編號S/K10/30），有需要處經修正處理，以紅色表示。



The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

NOTATION 圖例

Zones 地帶

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

Communications 交通

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

Miscellaneous 其他

	Boundary of Planning Scheme 規劃範圍界線
	Maximum Building Height (in metres above Principal Datum) 最高建築物高度（在主水平基準上若干米）
	Maximum Building Height (in number of storeys) 最高建築物高度（樓層數目）

Notes:

- The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
- The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註：

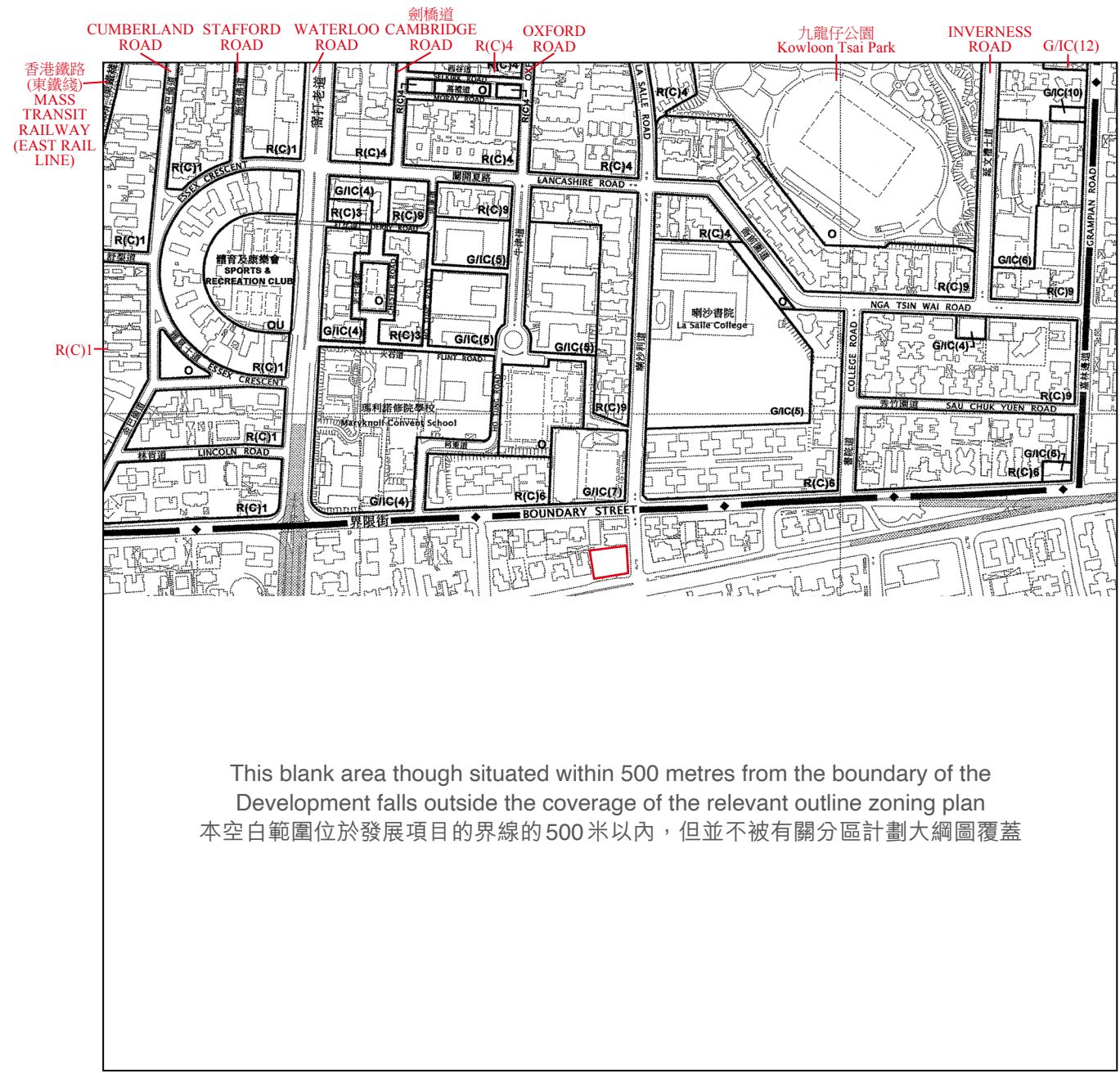
- 上述分區計劃大綱圖可於開放時間向售樓處免費查閱。
- 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
- 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等

Extract from the approved Kowloon Tong Outline Zoning Plan (Plan no. S/K18/21), gazetted on 15 December 2017, with adjustments where necessary as shown in red

摘錄自2017年12月15日刊憲之九龍塘分區計劃大綱核准圖（圖則編號S/K18/21），有需要處經修正處理，以紅色表示。



Boundary Line of the Development
發展項目的邊界



Scale 比例
0 100 200 300 400 500(M) 米

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

NOTATION 圖例

Zones 地帶

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

Communications 交通

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

Miscellaneous 其他

	Boundary of Planning Scheme 規劃範圍界線
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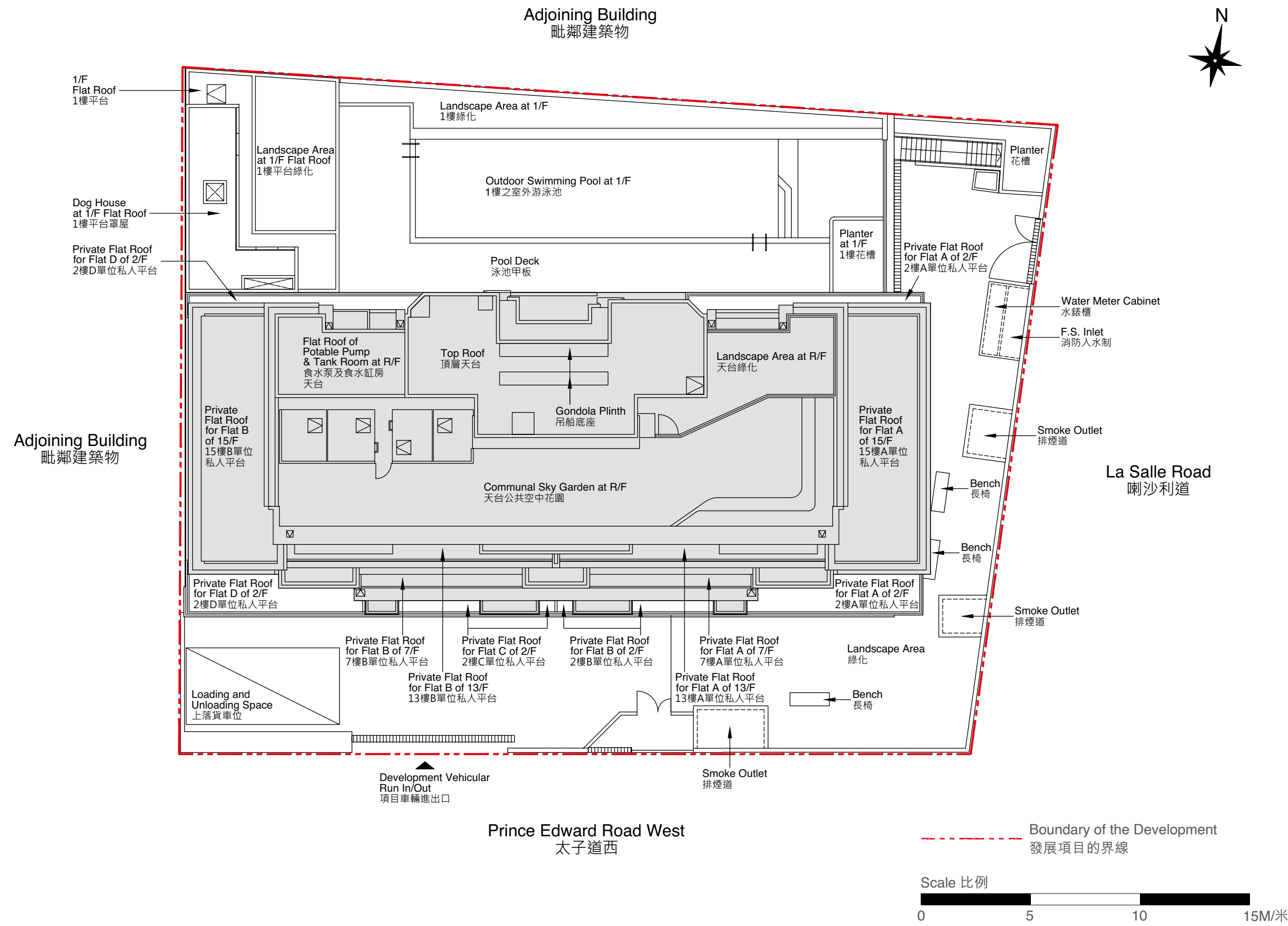
Notes:

- The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
- The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註：

- 上述分區計劃大綱圖可於開放時間向售樓處免費查閱。
- 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
- 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

2/F
2樓

Description 描述	Floor 樓層	Flat 單位			
		A	B	C	D
Floor-to-floor height (refers 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 (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	2/F 2樓	3300			
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) 厚度 (毫米)		175 / 200			

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.

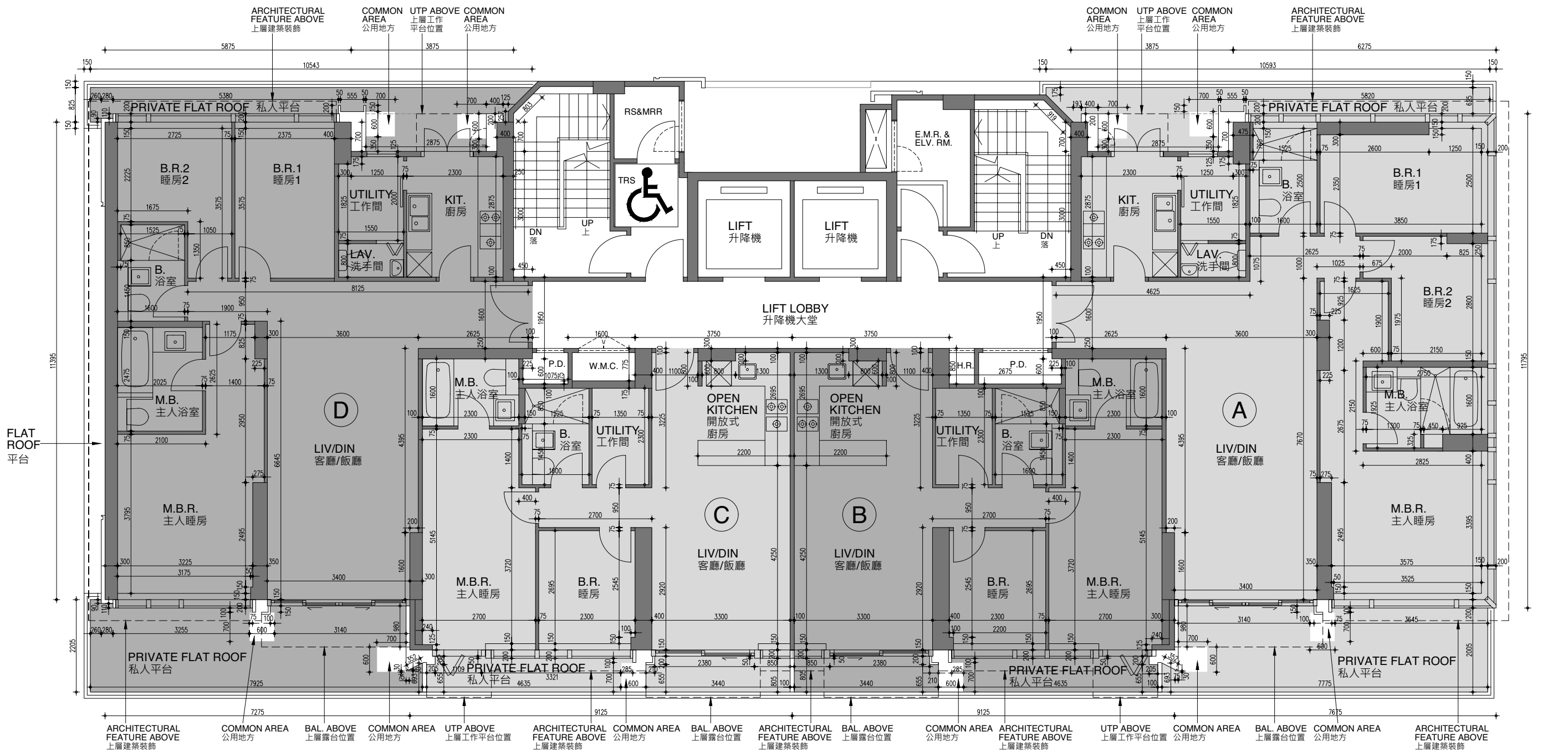
Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

備註：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。

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

2/F
2樓



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

3/F - 6/F
3樓至6樓

Description 描述	Floor 樓層	Flat 單位			
		A	B	C	D
Floor-to-floor height (refers 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 (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	3/F - 5/F 3樓至5樓	3300			
	6/F 6樓	3300	3300 / 2900		3300
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) 厚度 (毫米)	3/F - 5/F 3樓至5樓	175 / 200			
	6/F 6樓	175 / 200			

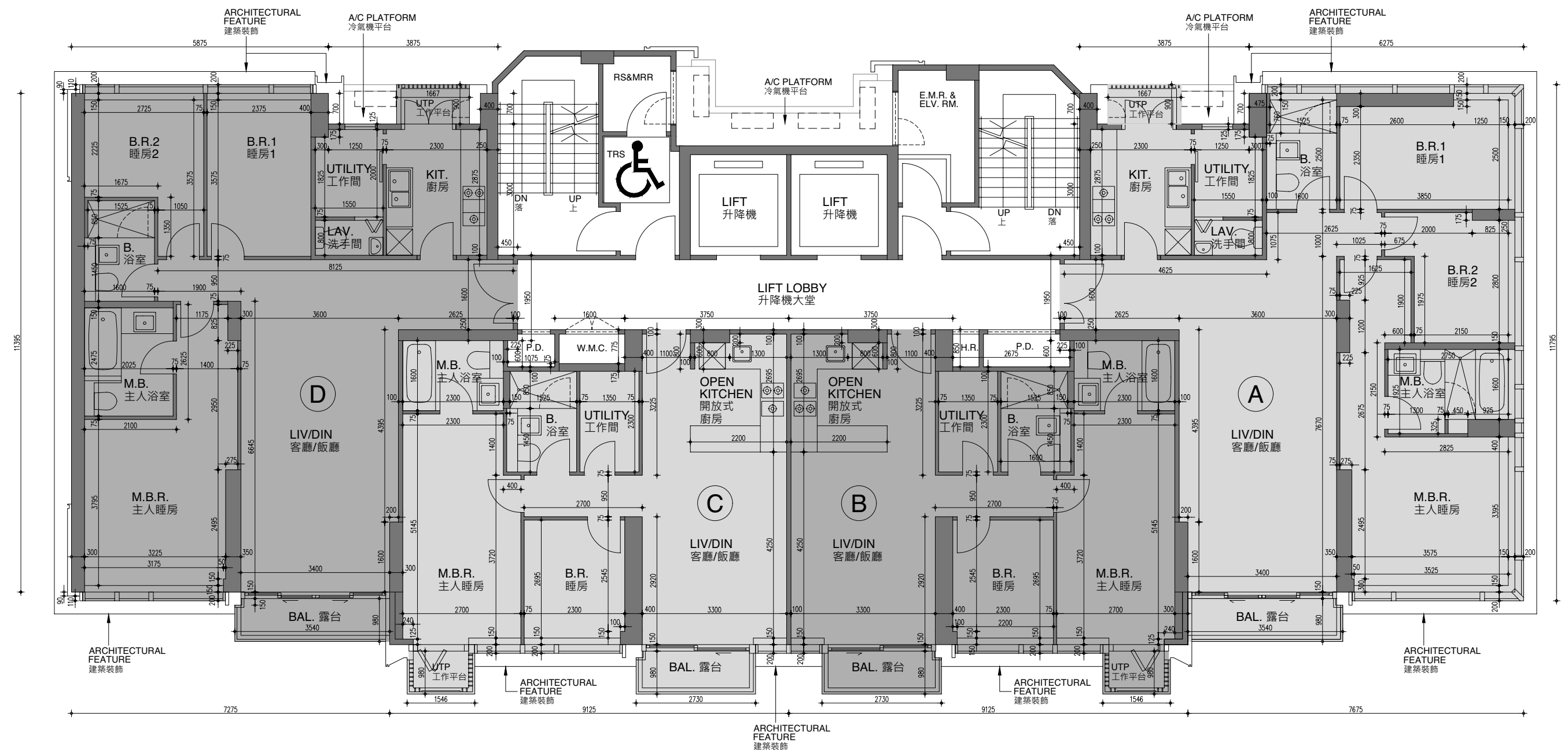
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

備註：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。

3/F - 6/F
3樓至6樓



Scale 比例



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

7/F
7樓

Description 描述	Floor 樓層	Flat 單位		
		A	B	C
Floor-to-floor height (refers 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 (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	7/F 7樓	3500		
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) 厚度 (毫米)		175 / 200		

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.

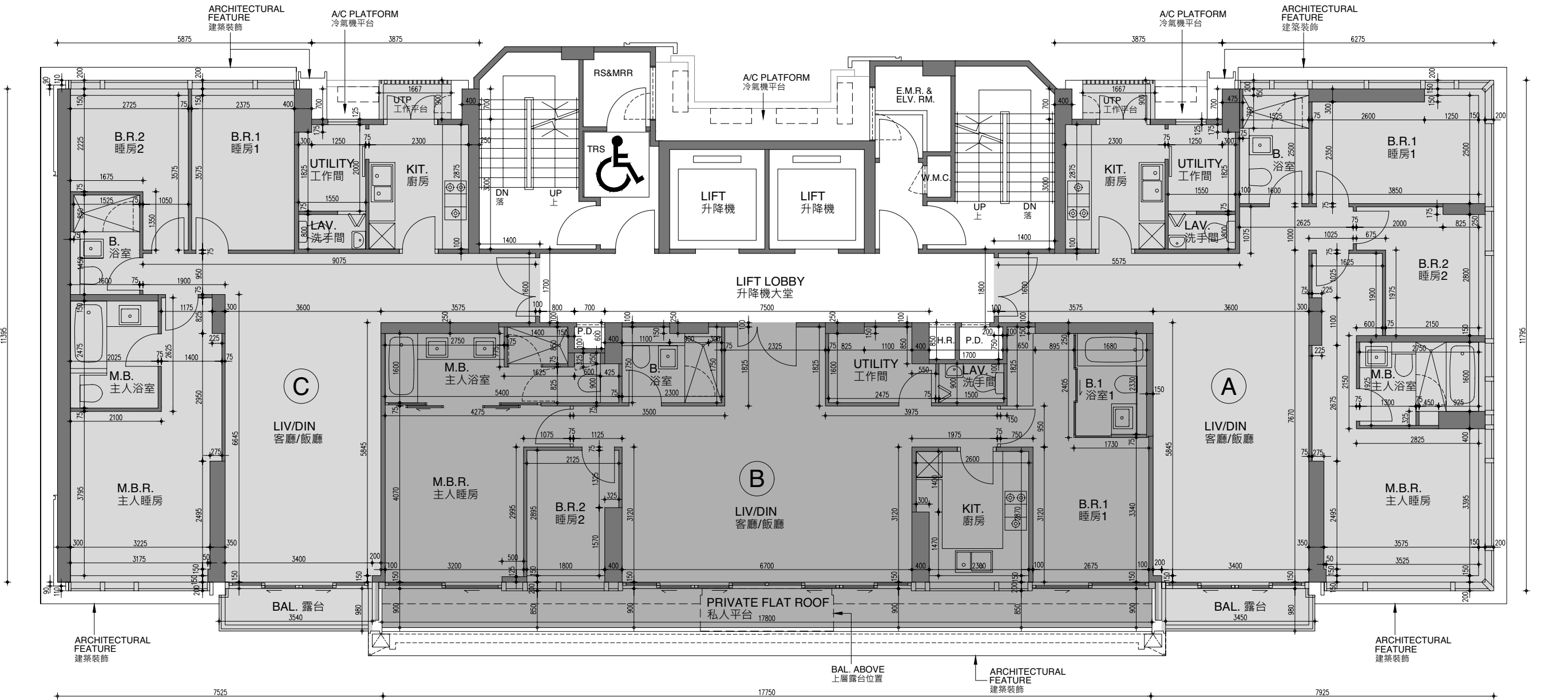
Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

備註：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。

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

7/F
7樓



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

7/F
7樓

Description 描述	Floor 樓層	Flat 單位		
		A	B	C
Floor-to-floor height (refers 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 (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	7/F 7樓	3500		
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) 厚度 (毫米)		175 / 200		

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.

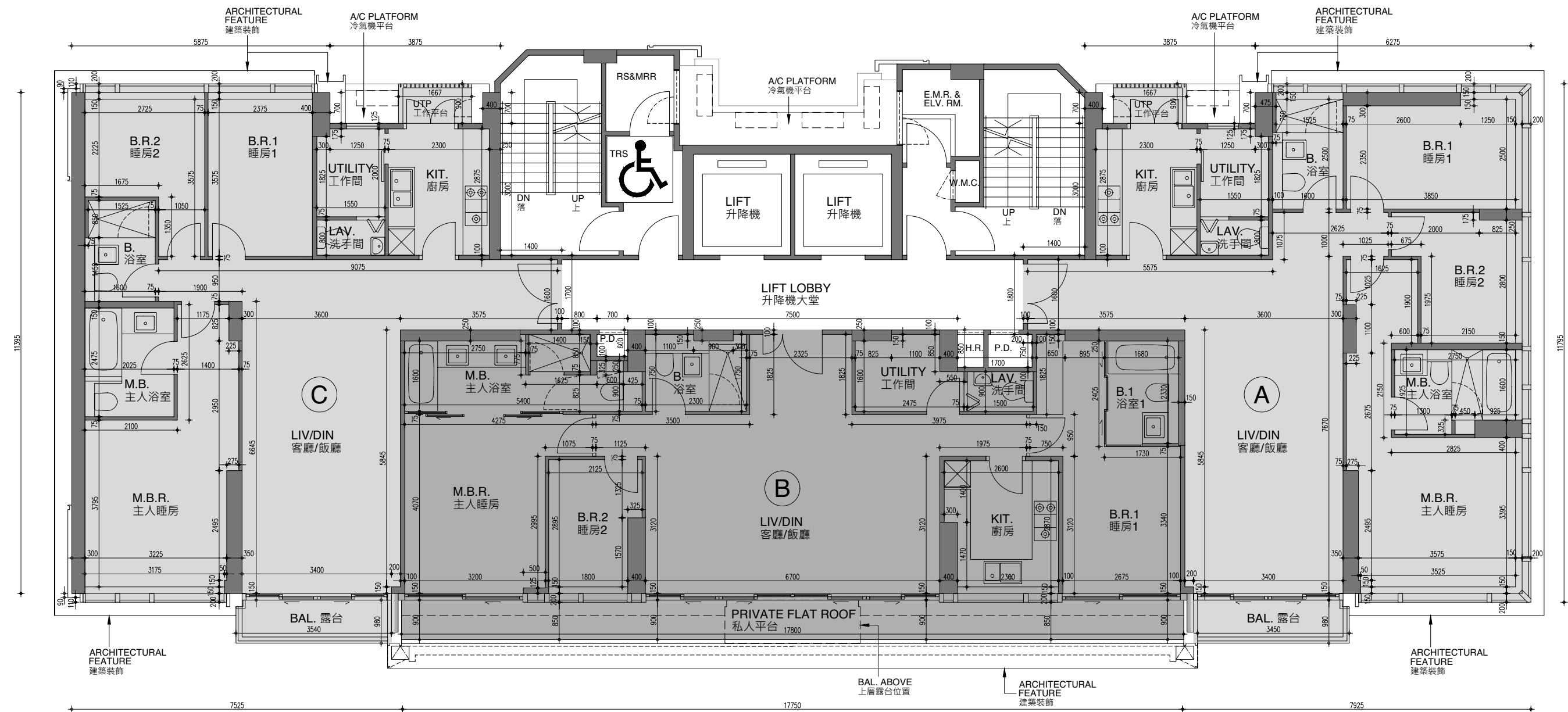
Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

備註：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。

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

7/F Floor Plan in "as-is" Layout
7樓樓面現狀平面圖



Remarks:
Flat B has been altered by way of minor works or exempted works under Building Ordinance after the completion of the Development. The approximate location of the alteration is indicated on this floor plan.
The Alteration works include :
** Change of numbers and direction of sliding door leaves in B.1

備註：
單位B在發展項目落成後進行小型工程或獲<建築物條例>豁免的工程而有所改動。該等改動的大概位置已於本樓面平面圖中作標示。
改動工程包括：
**更改浴室1趟門數目及方向



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

8/F - 10/F
8樓至10樓

Description 描述	Floor 樓層	Flat 單位		
		A	B	C
Floor-to-floor height (refers 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 (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	8/F - 10/F 8樓至10樓	3500		
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) 厚度 (毫米)		175 / 200		

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.

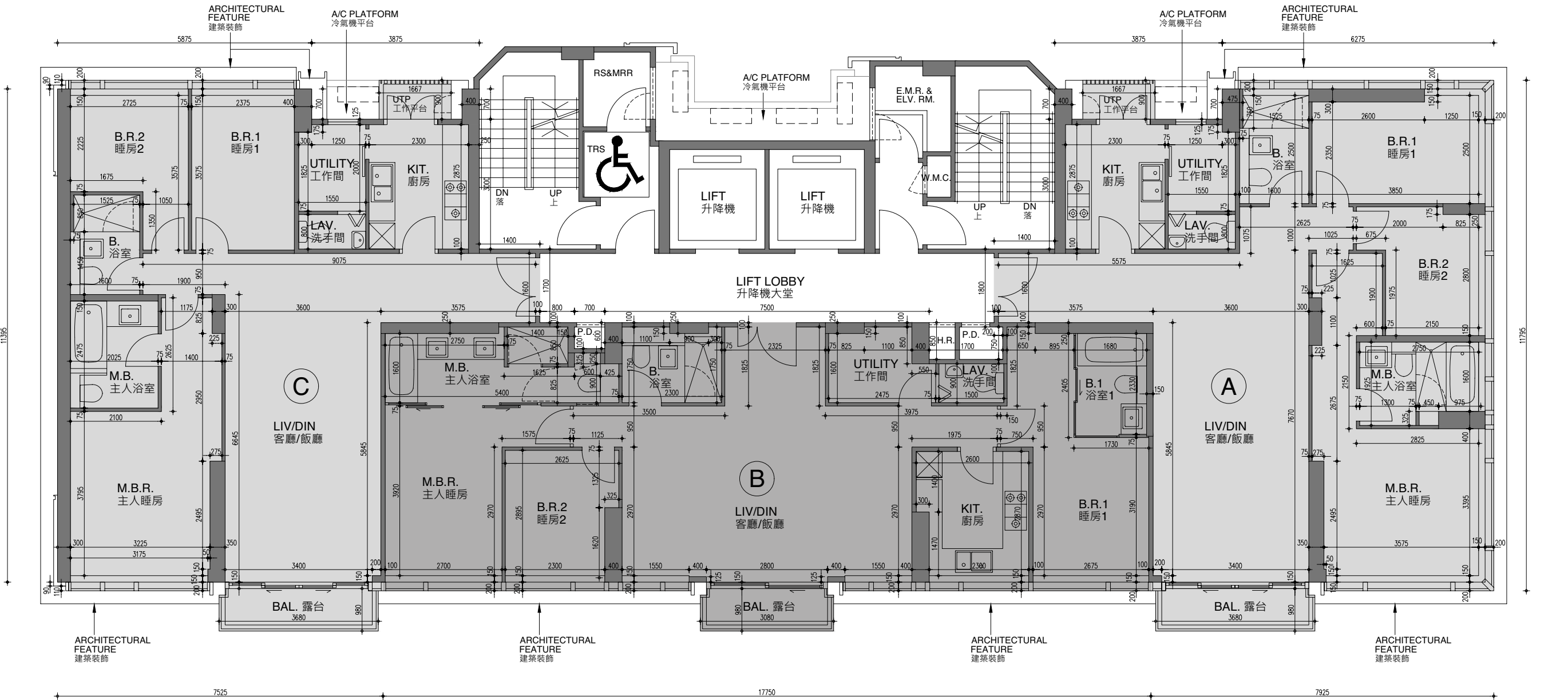
Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

備註：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。

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

8/F - 10/F
8樓至10樓



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

8/F - 10/F
8樓至10樓

Description 描述	Floor 樓層	Flat 單位		
		A	B	C
Floor-to-floor height (refers 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 (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	8/F - 10/F 8樓至10樓	3500		
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) 厚度 (毫米)		175 / 200		

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.

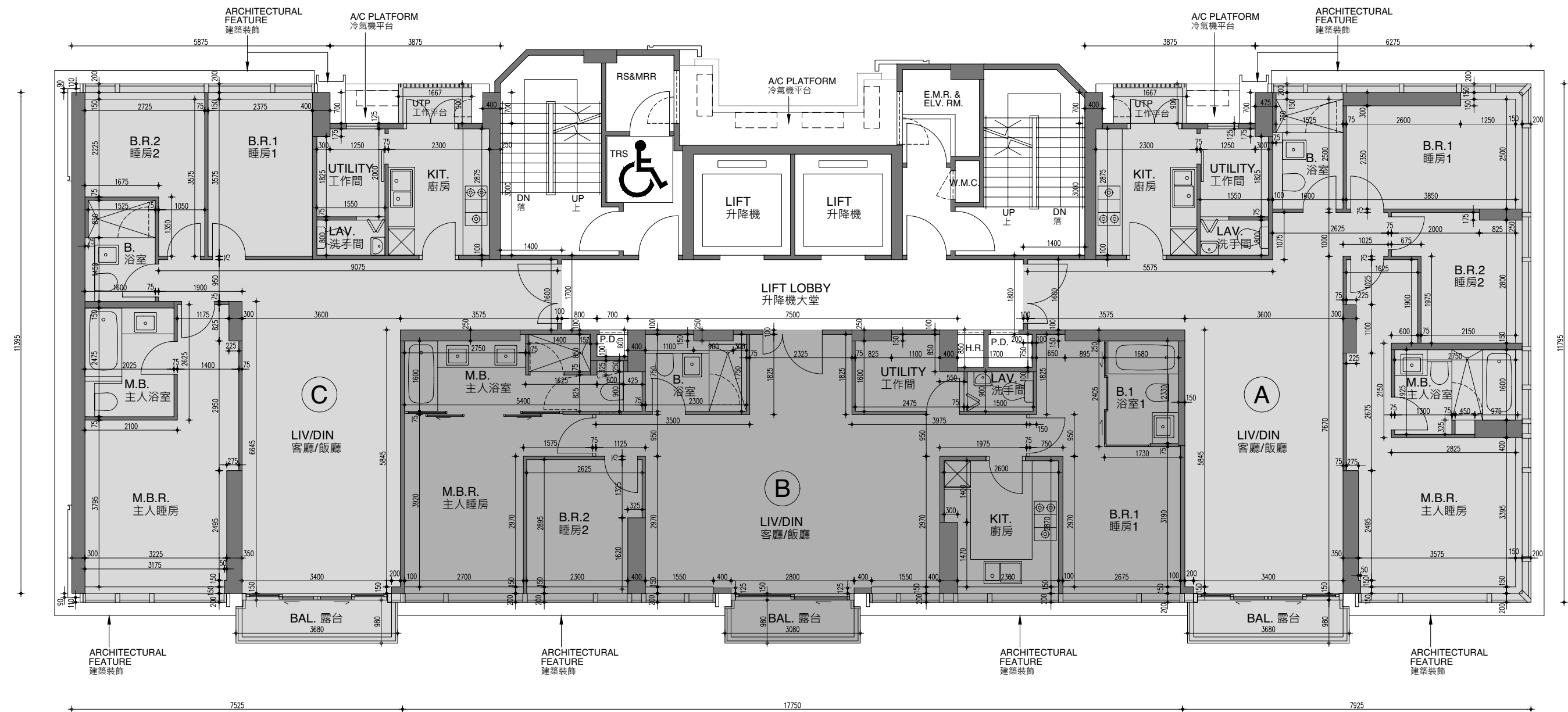
Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

備註：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。

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

8/F - 10/F Floor Plan in "as-is" Layout
8樓至10樓樓面現狀平面圖



Remarks:
Flat B has been altered by way of minor works or exempted works under Building Ordinance after the completion of the Development. The approximate location of the alteration is indicated on this floor plan.
The Alteration works include :
** Change of numbers and direction of sliding door leaves in B.1

備註：
單位B在發展項目落成後進行小型工程或獲<建築物條例>豁免的工程而有所改動。該等改動的大概位置已於本樓面平面圖中作標示。
改動工程包括：
** 更改浴室1趟門數目及方向



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

11/F
11樓

Description 描述	Floor 樓層	Flat 單位		
		A	B	C
Floor-to-floor height (refers 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 (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	11/F 11樓	3500		
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) 厚度 (毫米)		175 / 200		

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.

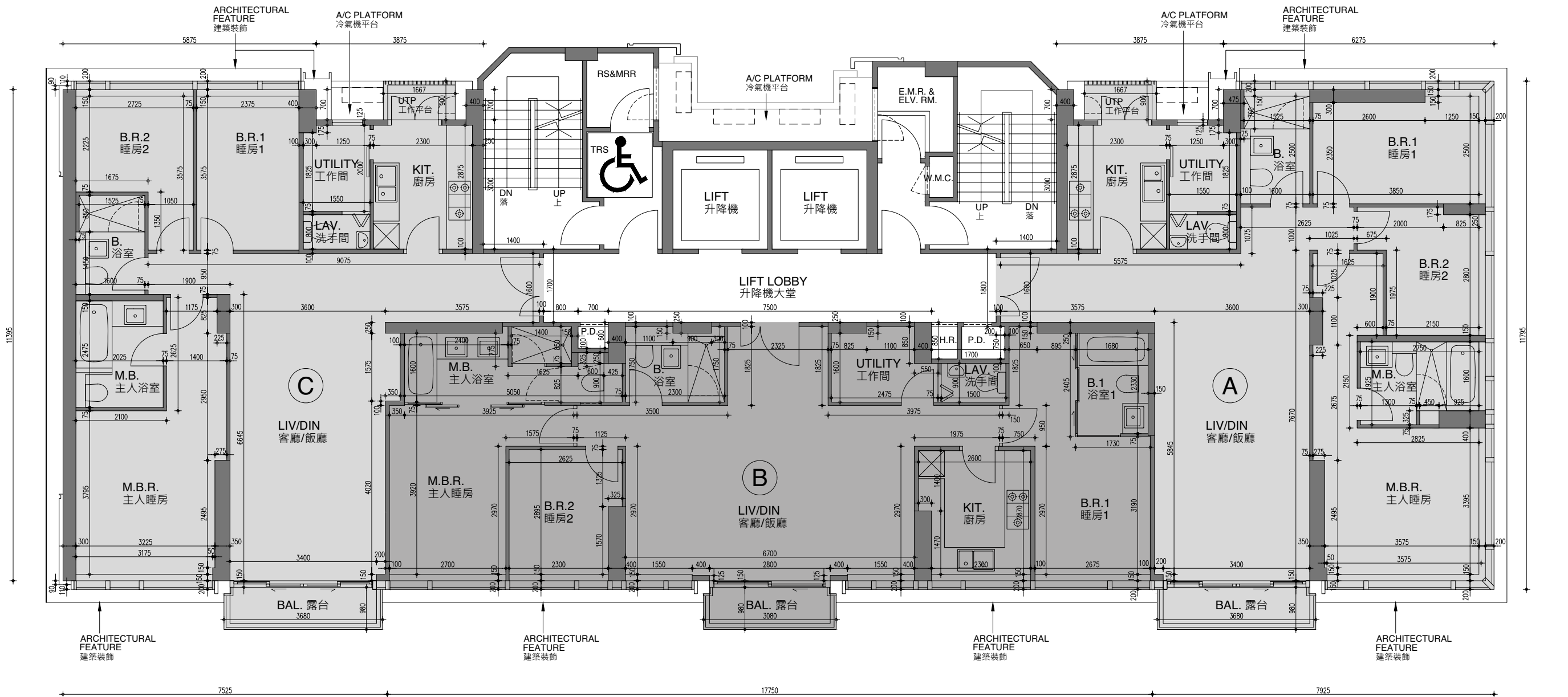
Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

備註：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。

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

11/F
11樓



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

12/F
12樓

Description 描述	Floor 樓層	Flat 單位		
		A	B	C
Floor-to-floor height (refers 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 (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	12/F 12樓	3500 / 3100		
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) 厚度 (毫米)		175 / 200		

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.

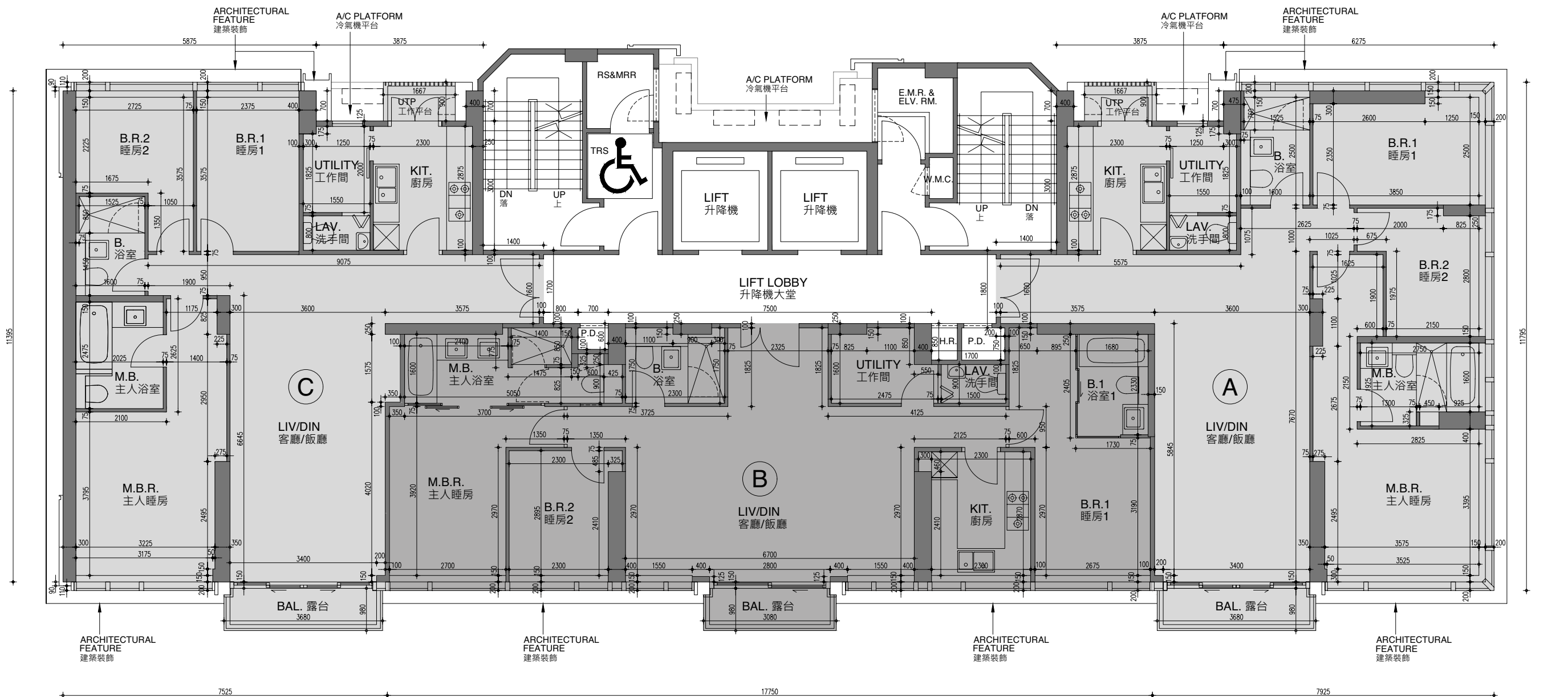
Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

備註：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。

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

12/F
12樓



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

12/F
12樓

Description 描述	Floor 樓層	Flat 單位		
		A	B	C
Floor-to-floor height (refers 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 (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	12/F 12樓	3500 / 3100		
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) 厚度 (毫米)		175 / 200		

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.

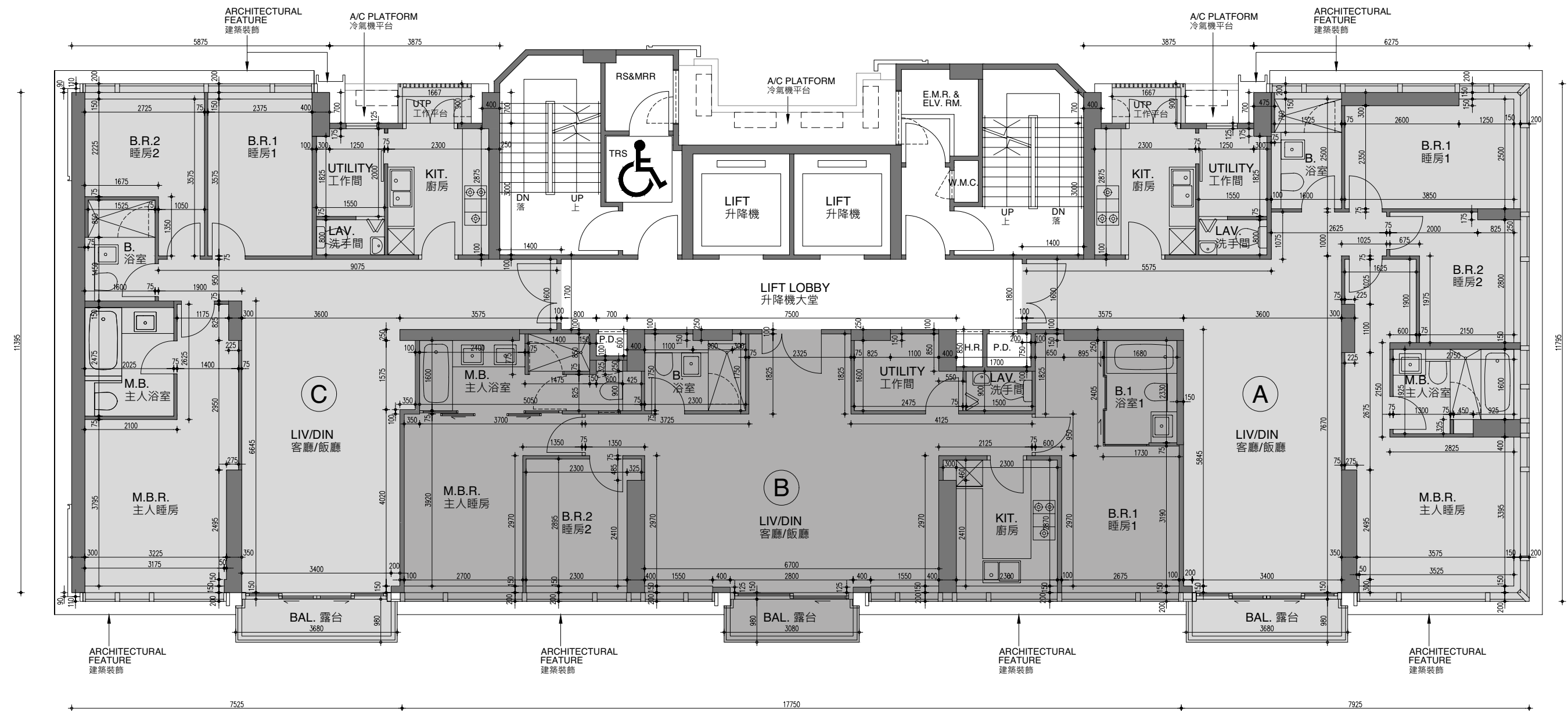
Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

備註：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。

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

12/F Floor Plan in "as-is" Layout
12樓樓面現狀平面圖



Remarks:
Flat B has been altered by way of minor works or exempted works under Building Ordinance after the completion of the Development. The approximate location of the alteration is indicated on this floor plan.
The Alteration works include :
** Change of numbers and direction of sliding door leaves in B.1

備註：
單位B在發展項目落成後進行小型工程或獲<建築物條例>豁免的工程而有所改動。該等改動的大概位置已於本樓面平面圖中作標示。
改動工程包括：
**更改浴室1趟門數目及方向



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

13/F
13樓

Description 描述	Floor 樓層	Flat 單位	
		A	B
Floor-to-floor height (refers 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 (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	13/F 13樓	3500	
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) 厚度 (毫米)		175 / 200	

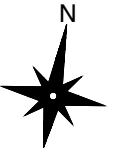
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

備註：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。

13/F
13樓



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

14/F

14樓

Description 描述	Floor 樓層	Flat 單位	
		A	B
Floor-to-floor height (refers 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 (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	14/F 14樓	3500 / 3200	
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) 厚度 (毫米)		175 / 200	

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.

Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

備註：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。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

15/F
15樓

Description 描述	Floor 樓層	Flat 單位	
		A	B
Floor-to-floor height (refers 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 (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	15/F 15樓	3500	
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) 厚度 (毫米)		175 / 200	

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.

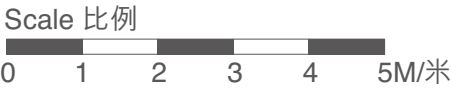
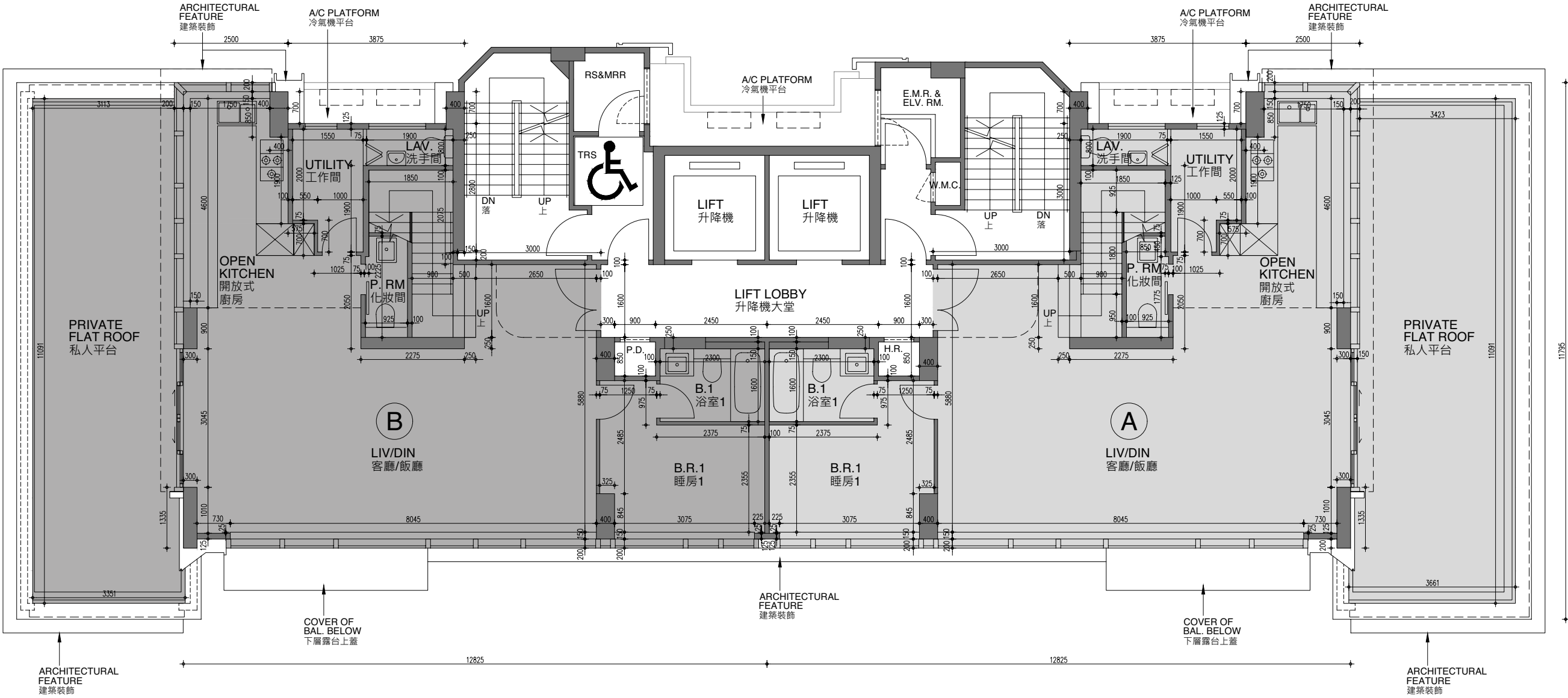
Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

備註：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。

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

15/F
15樓



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

16/F
16樓

Description 描述	Floor 樓層	Flat 單位	
		A	B
Floor-to-floor height (refers 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 (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	16/F 16樓	3500	
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) 厚度 (毫米)		175 / 200	

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.

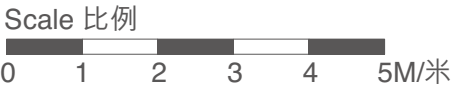
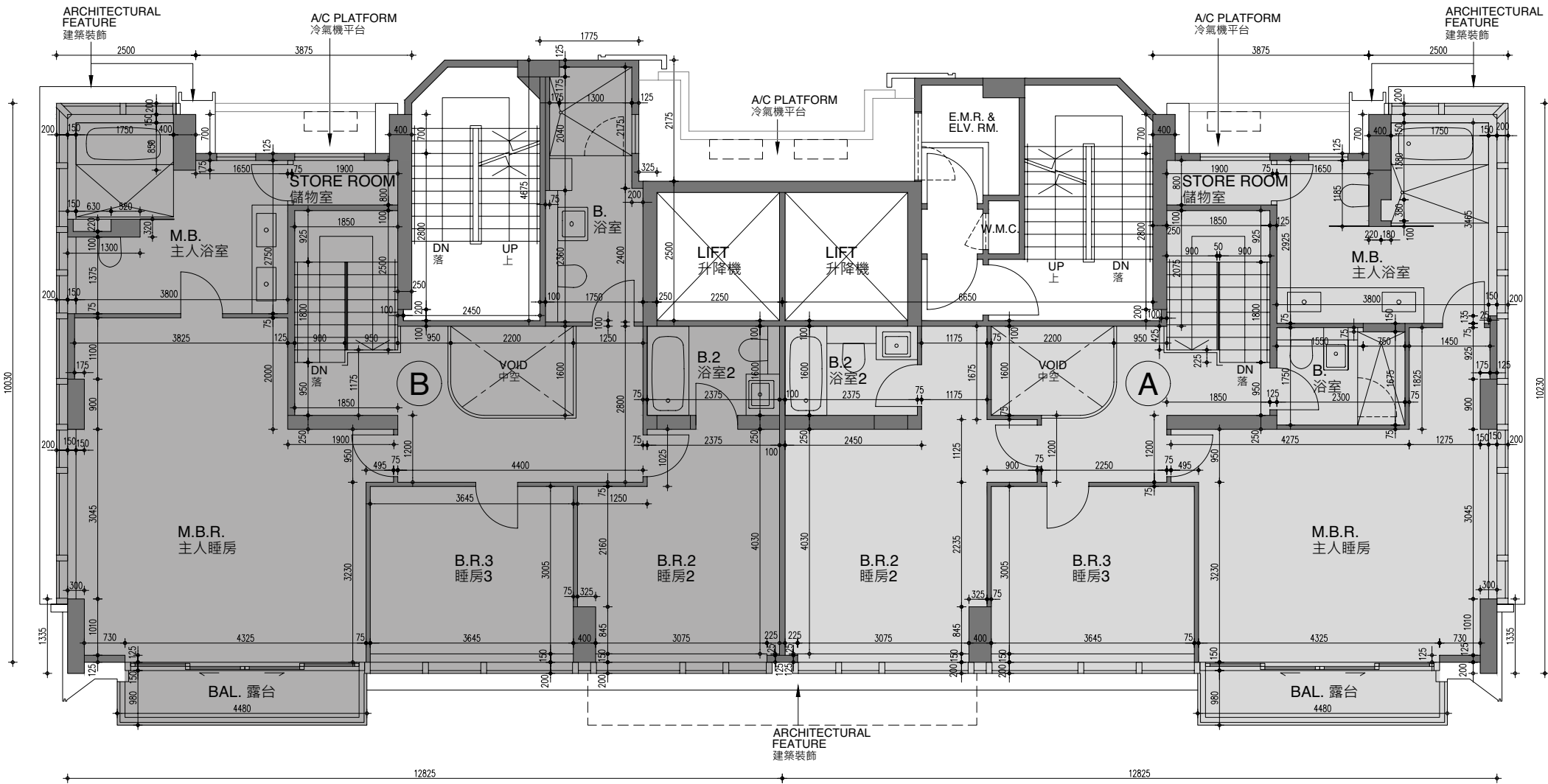
Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

備註：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。

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

16/F
16樓



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

17/F

17樓

Description 描述	Floor 樓層	Flat 單位	
		A	B
Floor-to-floor height (refers 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 (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	17F 17樓	3500	
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) 厚度 (毫米)		175 / 200	

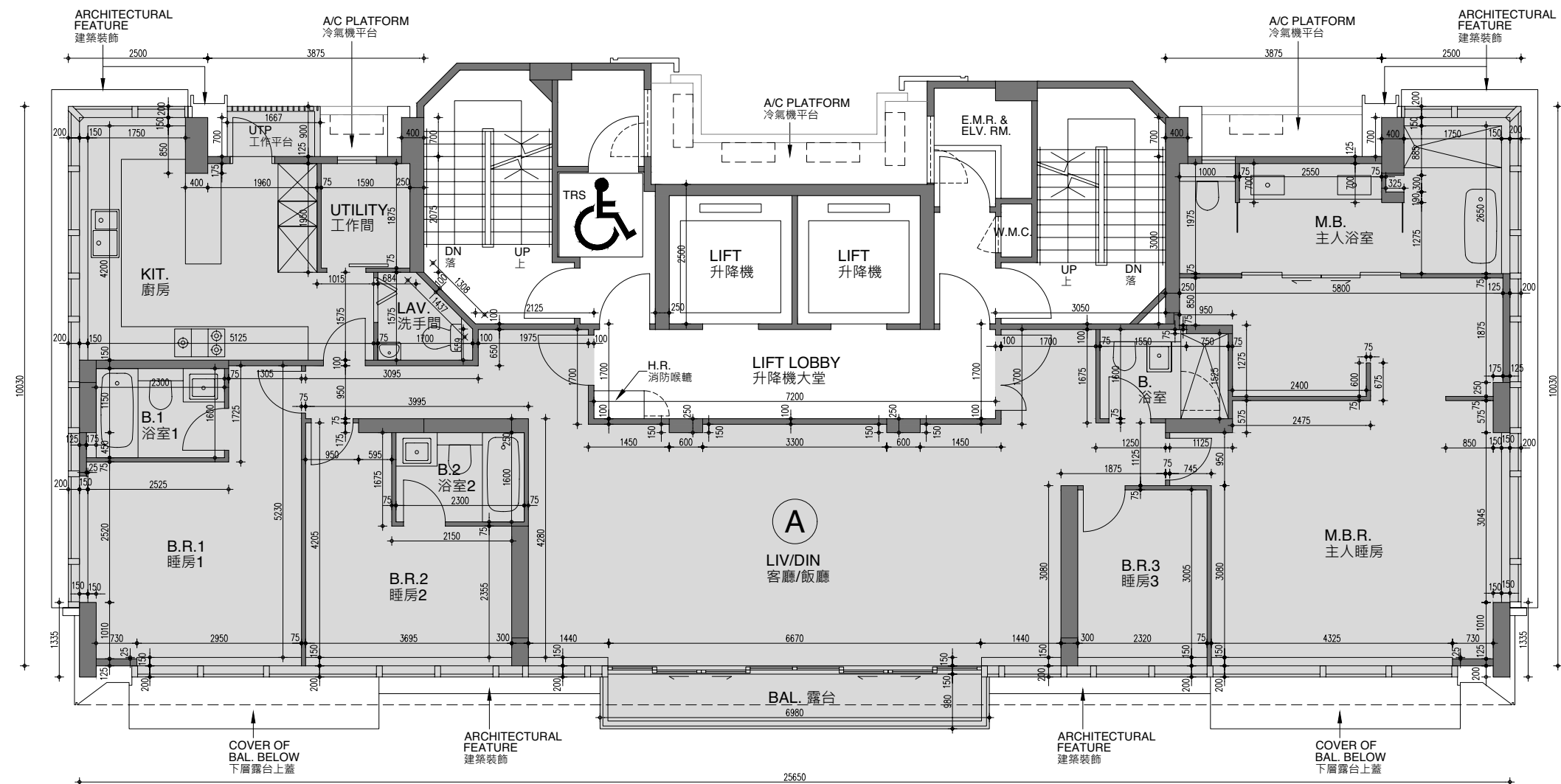
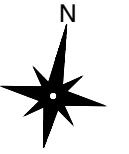
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

備註：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。

17/F
17樓



Scale 比例

0 1 2 3 4 5M/米

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

- Remarks applicable to the floor plans in this section :
1. There are architectural features on external walls of some of the floors.
 2. Common pipes exposed and/or enclosed in cladding are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall and / or roof of some residential units.
 3. There are sunken slabs for mechanical and electrical services and / or false ceiling / bulkheads for the air-conditioning fittings and / or mechanical and electrical services at some residential properties.
 4. Balconies and utility platforms are non-enclosed areas.
 5. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter, etc, are architectural symbols retrieved from the latest approved general building plans for general indication only.
 6. For some residential units, the air-conditioning platform(s) outside the unit will be placed with air-conditioner outdoor unit(s) belonging to that unit and / or other residential units.
 7. For some residential properties, the air-conditioner platform(s) outside the residential property will be placed with 1 or more than 1 air-conditioner (Outdoor Unit). These air-conditioners may generate heat and / or sound.
 8. During the necessary maintenance of the external walls by manager of the Development, the gondola will be operating in the airspace outside the windows, curtain wall balconies and utility platform and over private flat roofs and roofs of the residential properties.

- 適用於本節之樓面平面圖之備註：
1. 部份樓層外牆範圍設有建築裝飾。
 2. 部份住宅單位的露台及 / 或平台及 / 或工作平台及 / 或冷氣機平台及 / 或外牆及 / 或天台及 / 或附近設有外露及 / 或藏於外牆裝飾板內之公用喉管。
 3. 部份住宅物業有用以安裝機電設備的跌級樓板及 / 或用以裝置空調裝備及 / 或其他機電設備的假天花 / 裝飾橫樑。
 4. 露台及工作平台為不可封閉地方。
 5. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、淋浴間、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
 6. 部份住宅物業外的冷氣機平台將會放置屬於其單位及 / 或其他住宅物業的一部或多部冷氣機室外機。
 7. 部份住宅物業外的空調機平台將會放置一部或多部空調機(室外機)。該等空調機可能發出熱力及 / 或聲音。
 8. 發展項目的管理人安排在外牆之必要維修進行期間，吊船將在該等大廈的住宅物業之窗戶外及幕牆外或平台及 / 或工作平台及 / 或冷氣機平台及 / 或私人平台及 / 天台上之空間運作。

Legend for floor plans of residential properties in the Development

發展項目的住宅物業的樓面平面圖圖例

- A/C PLATFORM = AIR CONDITIONER PLATFORM = 冷氣機平台
- ARCH. FEATURE ABOVE = ARCHITECTURAL FEATURE ABOVE = 上層建築裝飾
- B. = BATHROOM = 浴室
- B.1 = BATHROOM 1 = 浴室1
- B.2 = BATHROOM 2 = 浴室2
- BAL. = BALCONY = 露台
- B.R. = BEDROOM = 睡房
- B.R.1 = BEDROOM 1 = 睡房1
- B.R.2 = BEDROOM 2 = 睡房2
- B.R.3 = BEDROOM 3 = 睡房3
- DN = DOWN = 落
- E.M.R. & ELV. RM. = ELECTRICAL METER ROOM AND EXTRA-LOW VOLTAGE ROOM = 電錶房及特低壓電線房
- H.R. = HOSE REEL = 消防喉轆
- KIT. = KITCHEN = 廚房
- LAV. = LAVATORY = 洗手間
- LIV / DIN = LIVING ROOM / DINING ROOM = 客廳 / 飯廳
- M.B. = MASTER BATHROOM = 主人浴室
- M.B.R. = MASTER BEDROOM = 主人睡房
- P.D. = PIPE DUCT = 管道
- P. RM = POWDER ROOM = 化妝間
- RS & MRR = REFUSE STORAGE & MATERIAL RECOVERY ROOM = 垃圾及物料回收房
- T.R.S. = TEMPORARY REFUGE SPACE = 臨時庇護處
- U.P. = UTILITY PLATFORM = 工作平台
- W.M.C. = WATER METER CABINET = 水錶櫃

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	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
	2/F 2樓	A	103.341 (1112) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	20.658 (222)	-	-	-	-	-	-
		B	63.166 (680) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	5.673 (61)	-	-	-	-	-	-
		C	63.286 (681) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	5.673 (61)	-	-	-	-	-	-
		D	98.523 (1061) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	20.920 (225)	-	-	-	-	-	-
	3/F - 6/F 3樓至6樓	A	108.289 (1166) Balcony 露台：3.448 (37) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	67.313 (725) Balcony 露台：2.647 (28) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	67.433 (726) Balcony 露台：2.647 (28) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	103.471 (1114) Balcony 露台：3.448 (37) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

2. The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第 8 條計算得出的。

2. 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第 8 條計算得出的。

3. 其他指明項目的面積 (不計算入實用面積) 是按《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

Remark :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

備註 :

1. 以平方呎列出的面積由以平方米列出的面積以 1 平方米 =10.764 平方呎換算，並以四捨五入至整數。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	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
	7/F 7樓	A	110.190 (1186) Balcony 露台：3.448 (37) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	106.878 (1150) Balcony 露台：- Utility Platform 工作平台：-	-	-	-	13.490 (145)	-	-	-	-	-	-
		C	105.301 (1133) Balcony 露台：3.448 (37) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	8/F - 10/F 8樓至10樓	A	110.321 (1187) Balcony 露台：3.578 (39) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	109.983 (1184) Balcony 露台：2.976 (32) Utility Platform 工作平台：-	-	-	-	-	-	-	-	-	-	-
		C	105.432 (1135) Balcony 露台：3.578 (39) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

2. The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第 8 條計算得出的。

2. 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第 8 條計算得出的。

3. 其他指明項目的面積 (不計算入實用面積) 是按《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

Remark :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

備註：

1. 以平方呎列出的面積由以平方米列出的面積以 1 平方米 =10.764 平方呎換算，並以四捨五入至整數。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	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
	11/F 11樓	A	110.321 (1187) Balcony 露台：3.578 (39) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	109.370 (1177) Balcony 露台：2.976 (32) Utility Platform 工作平台：-	-	-	-	-	-	-	-	-	-	-
		C	106.045 (1141) Balcony 露台：3.578 (39) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	12/F 12樓	A	110.321 (1187) Balcony 露台：3.578 (39) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	109.370 (1177) Balcony 露台：2.976 (32) Utility Platform 工作平台：-	-	-	-	-	-	-	-	-	-	-
		C	106.045 (1141) Balcony 露台：3.578 (39) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	13/F 13樓	A	143.400 (1544) Balcony 露台：- Utility Platform 工作平台：1.500 (16)	-	-	-	13.797 (149)	-	-	-	-	-	-
		B	138.583 (1492) Balcony 露台：- Utility Platform 工作平台：1.500 (16)	-	-	-	13.797 (149)	-	-	-	-	-	-

1. The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

2. The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第 8 條計算得出的。

2. 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第 8 條計算得出的。

3. 其他指明項目的面積 (不計算入實用面積) 是按《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

Remark :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

備註 :

1. 以平方呎列出的面積由以平方米列出的面積以 1 平方米 =10.764 平方呎換算，並以四捨五入至整數。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	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
	14/F 14樓	A	147.760 (1590) Balcony 露台：4.360 (47) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	142.943 (1539) Balcony 露台：4.360 (47) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	15/F & 16/F 15樓及16樓	A	204.166 (2198) Balcony 露台：4.360 (47) Utility Platform 工作平台：-	-	-	-	38.222 (411)	-	-	-	-	-	-
		B	213.277 (2296) Balcony 露台：4.360 (47) Utility Platform 工作平台：-	-	-	-	34.784 (374)	-	-	-	-	-	-
	17/F 17樓	A	203.461 (2190) Balcony 露台：6.831 (74) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remark :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第 8 條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第 8 條計算得出的。
3. 其他指明項目的面積 (不計算入實用面積) 是按《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

備註 :

1. 以平方呎列出的面積由以平方米列出的面積以 1 平方米 =10.764 平方呎換算，並以四捨五入至整數。

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

Basement 1
地庫一層



LOCATION, NUMBER, DIMENSIONS AND AREA OF PARKING SPACE ON BASEMENT 1 FLOOR :
地庫一層的停車位位置、數目、尺寸及面積：

Legend 圖例	Category of Parking Space 停車位類別	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)
	Private Car Parking Space 住宅停車位	20	5 x 2.5	12.5
	Visitor's Accessible Parking Space 訪客暢通易達停車位	1	5 x 3.5	17.5

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

Basement 2
地庫二層



LOCATION, NUMBER, DIMENSIONS AND AREA OF PARKING SPACE ON BASEMENT 2 FLOOR :
地庫二層的停車位位置、數目、尺寸及面積：

Legend 圖例	Category of Parking Space 停車位類別	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)
	Private Car Parking Space 住宅停車位	23	5 x 2.5	12.5
	Visitor's Accessible Parking Space 訪客暢通易達停車位	1	5 x 3.5	17.5
	Motorcycle Parking Space 電單車停車位	1	2.4 x 1	2.4

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the “preliminary agreement”).

2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement —
(i) the preliminary agreement is terminated;
(ii) the preliminary deposit is forfeited; and
(iii) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約 (該“臨時合約”) 時須支付款額為 5% 的臨時訂金。

2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。

3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約 —
(i) 該臨時合約即告終止；
(ii) 有關的臨時訂金即予沒收；及
(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

Unless otherwise defined in this sales brochure, capitalised and other terms used in the following shall have the same meaning of such terms used in the draft Deed of Mutual Covenant and Management Agreement of the Development (“DMC”). Please refer to the DMC for reference. The draft DMC provides that: -

A. COMMON PARTS OF THE DEVELOPMENT

1. **“Common Areas and Facilities”** means collectively the Estate Common Areas and Facilities, the Residential Common Areas and Facilities and the Car Park Common Areas and Facilities which are for identification purpose only shown coloured yellow, green and blue respectively on the DMC Plans certified by the Authorized Person and annexed to the DMC and all those parts and such of the facilities of the Estate designated as common areas and facilities in any Sub-Deed.
2. **“Estate Common Areas and Facilities”** means:-
 - (a) the Loading and Unloading Space, run in and out, such portion of the driveways and ramps on the ground floor, foundations, columns, beams and other structural supports and elements of the Estate, lanes, refuse storage chamber on the ground floor, potable water pump room, fibre glass tank for potable, transformer room, caretaker counter, owners' corporation office, mail box, store room of the Club House, dog house on the second floor, such of the lift shafts and lift lobbies serving fireman’s lifts on the basement 1, basement 2 and ground floor and marked “LIFT LOBBY” on the DMC Plans, cable accommodation and the associated facilities, low voltage main switch room, fire service control room, fire service sprinkler pump room, fire service check meter cabinet on basement 2, check meter cabinet on basement 2, temporary refuge space on basement 2, emergency generator room, fire service sprinkler meter, fire service inlets, sprinkler inlets, sprinkler water tank, fire service pump, fire service jockey pump, sprinkler pump, sprinkler jockey pump, flushing pump & tank room on the roof, electrical meter room & extra low voltage room, telecommunications and broadcasting service room, such water meter cabinets on ground floor and from the seventh to seventeenth floors, cable duct, pipe ducts, electrical duct, telephone duct, fire service water tank, hose reel on ground floor and such of the drains, channels, water mains, sewers, flushing water tanks, potable water tank and drainage connection, 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 Estate, shrubs and other plants and vegetation and other lighting facilities, fire prevention and fighting equipment and apparatus, metal gates, gas valve, security systems and apparatus, ventilation system; and any other mechanical systems; and
 - (b) such areas and facilities or devices of and in the Lot and the Estate intended for common use and benefit of the Estate as a whole

which (if and where capable of being shown on the DMC Plans) are for identification purpose only shown coloured yellow on the plans certified by the Authorised Person and annexed hereto

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

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

3. **“Residential Common Areas and Facilities”** means:-

- (a) the Recreational Areas and Facilities, the Common EV Facilities, Car Parking Space for Disabled Persons and Visitor Car Parking Spaces;
- (b) the external walls the architectural features and fins, flat roofs on the upper roof and top roof, stone cladding and louver of the Estate, landscaped areas, passages, common corridors, and such of lift shafts and lift lobbies in the Residential Accommodation, such of the lift shafts and lift lobbies serving fireman’s lifts on the first to fifteenth floors, the seventeenth floor and the roof and marked “LIFT LOBBY” on the DMC Plans, protected lobbies to required staircases on the first to seventeenth floors and the roof and marked “PROTECTED LOBBY” on the DMC Plans, filtration plant room, such hose reel from the first to the fifteenth floors, metal cladding/louvre, stairways, storage refuse areas, air-conditioning platforms, flushing water tank, flushing water pump room,, roofs, the Gondola and such of the water tanks, aerials, meters, lighting, drains (including the horizontal drains which are suspended in the air and not attached to the floor slab of the balconies (if any) and utility platforms (if any) of the Residential Units), channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system 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, sump pit on basement 2, dog house on the first floor, flat roof on the first and second floors, inaccessible flat roof on the second floor, temporary refuge space from the first to the fifteenth floors and from the seventeenth floor to the roof, water meter cabinets from the second to the sixth floors, pipe ducts from the second to the fifteenth floors, cover to the balconies on thirteenth floor and seventeenth floor to the roof, cover to the balconies below on the fifteenth floor, communal aerial broadcast distribution room on the upper roof and potable pump & tank room on the roof, the areas and facilities for the installation or use of communal aerial broadcast distribution and/or telecommunications network facilities as are not or from time to time constructed; and
- (c) such other areas and any other systems, devices or facilities which are at or provided or installed in the Estate 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 shall include but not limited to such other areas within the Lot and such other systems, devices and facilities within the Estate;

which are for identification purpose only shown coloured green on the DMC Plans certified by the Authorized Person and annexed hereto;

but EXCLUDING the Estate Common Areas and Facilities, the Car Park Common Areas and Facilities and such areas within the Estate 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 Estate serving only any particular Owner;

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

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

4. “Car Park Common Areas and Facilities” means: -
- (a) those parts of the Car Parking Areas (other than those specifically designed as Car Parking Spaces) intended for the common use and benefit of the Car Parking Spaces as a whole and not just any particular Car Parking Space which are subject to the provisions of this Deed to be used by each Owner, Occupier and user of the Car Parking Space in common with other Owners, Occupiers and users of such spaces and also serving the Car Parking Space for Disabled Persons and the Visitor Car Parking Spaces, including but not limited to such car park waiting area, ramps, driveways, such electrical vehicle charger meter room on basement 2, such of the driveways, ramps and fire shutter; and
 - (b) those facilities and ancillary equipment for the common use and benefit of the Car Parking Areas and also serving the Car Parking Space for Disabled Persons and the Visitor Car Parking Spaces but not other parts of the Estate and not for the use and benefit of a particular Car Parking Space exclusively and shall include but not limited to electrical and mechanical installation, car park exhaust air ducts, smoke vents, exhaust air duct riser, make-up air duct riser, staircases, control gates (if any), and all the water pipes, drains and wires and cables and lighting in respect of the Car Parking Spaces, fire fighting installation and equipment of the Car Parking Areas, and any other facilities installed for the use and benefit of the Car Parking Spaces and includes such other areas, apparatus, devices, systems and facilities of and in the Estate within the Car Parking Areas, which include, without limiting the generality of the foregoing, (i) fire shutters on basement 1 and basement 2, (ii) air shaft on basement 2 and ground floor, (iii) fan rooms on basement 1, electricity room on basement 1, temporary refuge space on basement 1 and suspended manhole on basement 1, (iv) protected lobbies to required staircases on basement 1 and basement 2 and marked “PROTECTED LOBBY” on the DMC Plans

which (if and where capable of being shown on the DMC Plans) are for identification purpose only shown coloured blue on the plans certified by the Authorized Person and annexed hereto,

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

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

5. No Owner including the First Owner shall have the right to convert the Common Areas and Facilities or any part thereof to his own use or for his own benefit unless with the approval by a resolution of the Owners’ Committee. Any payment received for the granting of such approval shall be credited to the Special Fund.
6. No part of the Common Areas and Facilities shall be obstructed nor shall any refuse or other matter or things be placed or left thereon and no Owner shall do or suffer or permit to be done anything in such areas as may be or become a nuisance to any other Owners or occupiers of any other part of the Estate.

7. The Common Areas and Facilities shall be under the exclusive control of the Manager who is hereby appointed to act as agent for and on behalf of all Owners duly authorised in accordance with the provisions of this Deed and any relevant Sub-Deed in respect of any matter concerning the Common Areas and Facilities.

B. NUMBER OF UNDIVIDED SHARES ASSIGNED TO EACH RESIDENTIAL UNIT AND CAR PARKING SPACE IN THE DEVELOPMENT

Floor	Flat	No. of Undivided Shares allocated to each Residential Unit
2/F (1 Storey)	A #	105/5527
	B #	64/5527
	C #	64/5527
	D #	101/5527
3/F-6/F (4 Storeys)	A *@	108/5527
	B *@	67/5527
	C *@	67/5527
	D *@	103/5527
7/F (1 Storey)	A *@	110/5527
	B #	108/5527
	C *@	105/5527
8/F-10/F (3 Storeys)	A *@	110/5527
	B *	110/5527
	C *@	105/5527
11/F (1 Storey)	A *@	110/5527
	B *	109/5527
	C *@	106/5527
12/F (1 Storey)	A *@	110/5527
	B *	109/5527
	C *@	106/5527
13/F (1 Storey)	A #@	145/5527
	B #@	140/5527
14/F (1 Storey)	A *@	148/5527
	B *@	143/5527
	A #*	208/5527
	B #*	217/5527
	A *@	203/5527
15-16/F (Duplex)	A #*	208/5527
	B #*	217/5527
17/F (1 Storey)	A *@	203/5527

1. # This Residential Unit includes flat roof(s) thereof.
2. * This Residential Unit includes balcony(ies) thereof.
3. @ This Residential Unit includes utility platform(s) thereof.

SUMMARY OF DEED OF MUTUAL COVENANT

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	Undivided Shares for each Car Parking Space
Basement 1 – Car Parking Spaces Nos. P24-P43	13/5527
Basement 2 – Car Parking Spaces Nos. P1-P23	13/5527
Basement 2 – Car Parking Space No. M1	2/5527

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

The DMC Manager (Cushman & Wakefield Property Management Limited) will be appointed under the DMC as the DMC Manager of the Development for an initial term of not exceeding two years commencing from the date of the DMC and to be continued thereafter, subject to the provisions for termination contained in the DMC.

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

1. Each Owner shall pay for every Management Share allocated to his Unit a fraction of the total amount assessed under the first part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares in the Estate;
2. Each Owner of the Residential Units in addition to the amount payable under paragraph D1 above shall in respect of each Management Share allocated to a Residential Unit of the Residential Accommodation of which he is the Owner pay a fraction of the total amount assessed under the first section of the second part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares allocated to all the Residential Units;
3. Each Owner of the Car Parking Spaces in addition to the amount payable under paragraph D1 above shall in respect of each Management Share allocated to a Car Parking Space of the Car Parking Areas of which he is the Owner pay a fraction of the total amount assessed under the second section of the second part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares allocated to all the Car Parking Spaces.

E. BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

In respect of each Unit, a sum as security equivalent to three (3) months' monthly management contribution towards the first year's budgeted management expenses and such security amount shall be non-refundable but transferable.

F. AREA (IF ANY) IN THE DEVELOPMENT RETAINED BY THE OWNER FOR ITS OWN USE

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

Notes:

1. Unless otherwise defined in the sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the DMC.
2. For full details, please refer to the DMC which is free for inspection during opening hours at the sales office. Full script of the 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

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除在售樓說明書另有定義外，下述用詞的意義將等同於發展項目公契及管理協議擬稿（「公契」）內該用詞的意義。請參閱「公契」。擬稿「公契」有下述條文：—

A. 發展項目的公用部分

1. **「公用地方與設施」**統指現於「公契」所夾附經「認可人士」核證準確的公契平面圖分別以黃色、綠色及藍色顯示以資識別的「屋苑公用地方與設施」、「住宅公用地方與設施」及「停車場公用地方與設施」，以及「該屋苑」內以任何「副公契」訂明劃作公用地方與設施的所有部份及設施。
2. **「屋苑公用地方及設施」**指：-
 - a) 上落貨車車位、車輛出入通道、地下行車道及斜路部份、「該屋苑」的地基、柱、樑及其他結構性支承件與構件、後巷、位於地下之 垃圾儲存及物料回收房、食水泵房、沖廁水及食水泵房、食 水纖維缸、變壓器房、管理員櫃台、業主立案法團辦事處、信箱、會所儲物室、二樓機電箱、地庫一層及地庫二層及地下電梯槽及消防員電梯大堂（於公契平面圖標示為「電梯大堂」）、電纜設備及相關設施、低壓電掣房、消防控制房、消防花灑系統泵房、地庫二層消防檢測儀錶櫃、地庫二層檢測儀錶櫃、地庫二層臨時庇護處、緊急發電機房、消防花灑系統水錶、消防進水管、消防花灑系統進水管、消防花灑系統水箱、消防泵、消防增壓泵、消防花灑系統泵、消防花灑系統增壓泵、天台沖廁水及食水泵房、電錶房及特低壓電房、電訊廣播設備室、地下及七樓至十七樓水錶櫃、電纜槽、管道槽、電線槽、電話線槽、消防水箱、地下喉轆，以及排水渠、水道、總水管、污水管、沖廁水箱、食水水箱及排水接駁管道、電線、電纜，以及現時或於任何時間位於「該地段」內、下、上或跨越其上為「該屋苑」供應食水或鹹水、污水排放、氣體、電話、電力及任何 其他服務的鋪管或非鋪管服務設施，以及灌叢及其他植物和植被以及其他照明設施、防火及滅火設備與器具、鐵閘、氣體開關掣、保安系統與器具、通風系統，以及任何其他機械系統；及
 - b) 「該屋苑」及「該地段」內擬供「該屋苑」整體公用與共享的所有部份及設施

「屋苑公用地方及設施」（若果並可在公契平面圖顯示）於「公契」所夾附經「認可人士」核證準確的公契平面圖以黃色顯示以資識別，並僅作識別用途。

「屋苑公用地方及設施」不包括「住宅公用地方與設施」、「停車場公用地方與設施」，以及「該屋苑」內任何個別業主有獨家權利及特權持有、使用、佔用及享用的地方和「該屋苑」內僅服務任何個別業主的設施。

然而，只要情況適當，倘：(a)「該屋苑」任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(a)段的釋義及/或(b)「該屋苑」任何部份乃《建築物管理條例》(香港法例第344章)附表一訂明而符合《建築物管理條例》第2條中「公用部份」第(b)段的釋義，此等部份將受制於前述之規定，並視作屬於「屋苑公用地方與設施」一部份。

3. 「住宅公用地方與設施」指：-

- a) 「康樂地方與設施」、「電動車輛公用設施」、「殘疾人士停車位及訪客停車位」；
- b) 外牆、建築特色及翼緣牆、上層及頂層天台的平台、「該屋苑」石板及百葉板、園景美化地方、通道、公共走廊、「住宅樓宇」電梯槽及電梯大堂、一樓至十五樓、十七樓及天台電梯槽及消防員電梯大堂（於公契平面圖標示為「電梯大堂」）、一樓至十七樓及天台防護廊至走火樓梯

（於公契平面圖標示為「防護廊」）、濾水機房、一樓至十五樓喉轆、金屬板/百葉板、樓梯、垃圾儲存區、空調平台、沖廁水水缸、沖廁水泵房、天台、「吊船」和水箱、天線、儀錶、照明裝置、排水渠（包括懸空、呈水平及不附於「住宅單位」的露台（如有）及工作平台（如有）的排水渠）、水道、污水管、鹹水及食水進水管與總水管、電線、電纜、空調及通風系統，以及為「住宅樓宇」供應食水或鹹 水、污水排放、氣體、電力及任何其他服務的鋪管或非鋪管設施、泵、水箱、衛生配件、電力裝置、配件、設備及器具、防火及滅火設備與器具、保安系統與器具、通風系統、地庫二層污水井、一樓機電箱、一二樓屋頂平台、二樓無法進入的屋頂平台、一樓至十五樓及十七樓至天台的臨時庇護處、二樓至六樓水錶櫃、二至十五樓管道槽、十三樓及十七樓至天台露台遮蓋物、十五樓露台下方遮蓋物、上層天台公共天線系統房、天台食水泵及食水缸房，安裝公共天線系統或使用公共天線系統的地方與設施及/或未建造或不時建造的電訊網絡設施；及

- c) 在「該屋苑」提供或裝設擬供「住宅樓宇」各「業主」及居民或租客及彼等之真正訪客或來賓公用與共享的任何其他地方及任何其他系統、裝置或設施，以及擬供「住宅樓宇」「業主」和居民或租客及彼等真正訪客或來賓公用與共享之「該地段」內其他地方及「該屋苑」內其他系統、裝置與設施；

「住宅公用地方與設施」於「公契」所夾附經「認可人士」核證準確的公契平面圖以綠色顯示以資識別，並僅作識別用途。

「住宅公用地方與設施」不包括「屋苑公用地方及設施」、「停車場公用地方與設施」，以及「該屋苑」內任何個別業主有獨家權利及特權持有、使用、佔用及享用的地方和「該屋苑」內僅服務任何個別業主的設施。

然而，只要情況適當，倘：(a)「該屋苑」任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(a)段的釋義及/或(b)「該屋苑」任何部份乃《建築物管理條例》(香港法例第344章)附表一訂明而符合《建築物管理條例》第2條中「公用部份」第(b)段的釋義，此等部份將受制於前述之規定，並視作屬於「住宅公用地方與設施」一部份。

4. 「停車場公用地方與設施」指：-

- a) 擬供各「停車位」公用與共享的「停車場」部份及設施（除了特定指定為「停車位」的部份）。遵從「公契」之條款規定，「停車場公用地方與設施」將 由每名「停車位」「業主」及「佔用人」與所有其他「停車位」「業主」及「佔用人」共用，並供「殘疾人士停車位及訪客停車位」使用，包括但不限於停車場等候處、斜路、行車道、地庫二層電動車充電電錶室，及其行車道、斜路及防火捲閘；及
- b) 那些供「停車場」公用與共享並供「殘疾人士停車位及訪客停車位」（而非「該屋苑」的其他部分）使用，但不屬於「該屋苑」其他部分及不是「該屋苑」內個別「停車位」擁有專有權與特權使用的設施和輔助設備，其中包括但不限於機電裝置、停車場排氣管、排煙口、排氣豎管、補充空氣豎管、樓梯、出入控制閘（如有者），以及所有供「停車位」使用的水管、排水渠、電線、電纜及照明裝置、「停車場」之滅火裝置與設備，以及任何其他安裝供「停車位」使用與享用的設施，包括「該屋苑」「停車場」內其他地方、器具、裝置、系統及設施，其中包括（但不限於上述內容的一般性）(i)地庫一層及二層防火捲閘、(ii) 地庫二層及地下通風井、(iii) 地庫一層風機房、地庫一層機電房、地庫一層臨時庇護處及懸浮式沙井、(iv) 地庫一層及地庫二層防護廊至走火樓梯（於公契平面圖標示為「防護廊」）

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「停車場公用地方與設施」(若果並可在公契平面圖顯示) 於「公契」所夾附經「認可人士」核證準確的公契平面圖以藍色顯示以資識別，並僅作識別用途。

「停車場公用地方與設施」不包括「屋苑公用地方及設施」、「住宅公用地方與設施」，以及「該屋苑」內任何個別業主有獨家權利及特權持有、使用、佔用及享用的地方和「該屋苑」內僅服務任何個別業主的設施。

然而，只要情況適當，倘：(a)「該屋苑」任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(a)段的釋義及/或(b)「該屋苑」任何部份乃《建築物管理條例》(香港法例第344章)附表一訂明而符合《建築物管理條例》第2條中「公用部份」第(b)段的釋義，此等部份將受制於前述之規定，並視作屬於「停車場公用地方與設施」一部份。

5. 除非獲得業主委員會的決議批准，否則「業主」(包括「第一業主」) 無權將「公用地方及設施」或其任何部分改作自己使用或享用。為給予此類批准而收到的任何款項應存入「特別基金」。
6. 「公用地方及設施」的任何部分均不得受到阻礙，也不得在「公用地方及設施」放置或留下任何垃圾或其他物品或物件，而「業主」亦不得在「公用地方及設施」作出、遭受或容許可能對「該屋苑」任何部分的其他任何「業主」或佔用人造成或成為滋擾的任何事情。
7. 「公用地方及設施」應由「管理人」獨家控制，「管理人」在此被任命成為所有「業主」的代理人，而有關任命是根據「公契」和任何相關「副公契」中有關「公用地方及設施」事項的規定正式被授權。

B. 分配予發展項目中每個住宅物業及停車位不分割份數的數目

樓層	單位	每住宅單位的不分割份數
2樓 (1層)	A #	105/5527
	B #	64/5527
	C #	64/5527
	D #	101/5527
3樓至6樓 (4層)	A *@	108/5527
	B *@	67/5527
	C *@	67/5527
	D *@	103/5527
7樓 (1層)	A *@	110/5527
	B #	108/5527
	C *@	105/5527
8樓至10樓 (3層)	A *@	110/5527
	B *	110/5527
	C *@	105/5527

樓層	單位	每住宅單位的不分割份數
11樓 (1層)	A *@	110/5527
	B *	109/5527
	C *@	106/5527
12樓 (1層)	A *@	110/5527
	B *	109/5527
	C *@	106/5527
13樓 (1層)	A #@	145/5527
	B #@	140/5527
14樓 (1層)	A *@	148/5527
	B *@	143/5527
	A #*	208/5527
	B #*	217/5527
	A *@	203/5527
15至16樓 (複式)	A #*	208/5527
	B #*	217/5527
17樓 (1層)	A *@	203/5527

1. # 此住宅單位包括平台。
2. * 此住宅單位包括露台。
3. @ 此住宅單位包括工作平台。

	每停車位的不分割份數
地庫一層 — 車位編號 P24-P43	13/5527
地庫二層 — 車位編號 P1-P23	13/5527
地庫二層 — 車位編號 M1	2/5527

C. 有關發展項目的管理人的委任年期

「公契管理人」(戴德梁行物業管理有限公司) 將會根據「公契」被委任為發展項目的「公契管理人」，首屆任期為公契日期起計不多於兩年，並在其後續任，但受公契中的終止條文規限。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

1. 每名「業主」應就其「單位」的「管理份數」攤付已採納年度預算案第一部份評定總金額的指定比例。計算程式的分子為一，分母為「該屋苑」管理份數總額。
2. 每個「住宅單位」「業主」除依照上述D(1)段規定付款外，另須按其所擁有每個「住宅樓宇」「住宅單位」的「管理份數」攤付，每位「住宅單位」「業主」須按其應佔比例分擔年度預算第二部分第一類所評估的總款項。計算程式的分子為一，分母為所有「住宅單位」的「管理份數」總額。
3. 每個「停車位」「業主」除依照上述D(1)段規定付款外，另須按其所擁有每個「停車場」「停車位」的「管理份數」攤付，每位「停車位」「業主」須按其應佔比例分擔年度預算第二部分第二類所評估的總款項。計算程式的分子為一，分母為所有「停車位」的「管理份數」總額。

E. 計算管理費按金的基準

就每「單位」，每名「業主」應支付相等於第一年預算管理費用之三 (3) 個月管理開支攤付金額的款項作為保證按金。按金將不予退還，但可以轉戶。

F. 擁有人在發展項目中保留作自用的範圍（如有的話）

擁有人（志德投資有限公司）在發展項目中並無《一手住宅物業銷售條例》第一附表第 1 部第 14(2)(f) 條所述之保留作自用的範圍。

備註：

1. 公契中界定的文字及詞語除非在售樓說明書中重新定義或明確說明，否則在本摘要內使用時具有相同的含義。
2. 完整的公契現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契之複印本。

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1. The Development is constructed on The Remaining Portion of Kowloon Inland Lot No. 2097 (“**the Lot**”) which is held under Government Lease dated 26th July 1930 as varied or modified by a Modification Letter dated 4th November 2021 and registered in the Land Registry by Memorial No.21111001600322 (“**the Modification Letter**”) (which said Government Lease as varied or modified as aforesaid is referred to as “**the Land Grant**”).
2. The Lot is granted for a term of 75 years commencing from the 6th day of February 2003 immediately after the expiration of the original term of 75 years commencing from the 6th day of February 1928.
3. User restrictions applicable to the Lot:
 - (a) The Lot shall not be used for any purpose other than for private residential purposes.
 - (b) No grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
4. Facilities that are required to be constructed and provided for the Government, or for public use: Not applicable
5. The Grantee’s obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Lot:
 - (a) The Land Grant requires the Grantee to, from time to time, and at all times during the term of the Land Grant, when where and as often as need or occasion shall require, at the Grantee’s own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings standing upon the Lot and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourse thereunto belonging, and which shall in anywise belong or appertain unto the same in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.
 - (b) Clause No.(1)(a) of the Second Schedule to the Modification Letter stipulates that the Grantee and its assign shall
 - (i) on or before the 31st day of December 2025 (or such other date as may be approved by the Director of Lands (hereinafter referred to as (“**the Director**”))), at their own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
 - (1) lay and form those portions of future public roads shown coloured green on the plan marked “PLAN A” annexed to the Modification Letter (“the Green Area”); and
 - (2) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (“the Structure”)so that building, vehicular and pedestrian traffic may be carried on the Green Area;
 - (ii) on or before the 31st day of December 2025 (or such other date as may be approved by the Director), at their own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
 - (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Clause No. (2) of the Second Schedule to the Modification Letter.
 - (c) Clause No.(5) of the Second Schedule to the Modification Letter stipulates that the Grantee shall develop the Lot by the erection thereon of a building or buildings complying in all respects with the covenants and conditions contained in the Land Grant and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may be at any time be in force in the Hong Kong Special Administrative Region (“**Hong Kong**”), such building or buildings to be completed and made fit for occupation on or before the 31st day of December, 2025.
 - (d) Clause No.(11) of the Second Schedule to the Modification Letter stipulates that:-
 - (i) The Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (“**the Facilities**”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
 - (ii) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to Clause No. (11)(b) of the Modification Letter (“**the Exempted Facilities**”):
 - (1) the Exempted Facilities shall be designated as and form part of the common areas (“**the Common Areas**”) for the common use and benefit of the owners of the Lot;
 - (2) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
 - (3) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors and by no other person or persons.
 - (e) Clause No. (13) of the Second Schedule to the Modification Letter stipulates that the Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the Lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
 - (f) Clause No. (22) of the Second Schedule to the Modification Letter stipulates that:-
 - (i) (1) Spaces shall be provided within the Lot to the satisfaction of the Commissioner for Transport (“**the C for T**”) for the parking of motor vehicles licensed under the Road

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Traffic Ordinance, any regulations made thereunder and any amending legislation (“**the Residential Parking Spaces**”) according to a prescribed rate.

- (2) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance (the spaces to be provided under this sub-paragraph (i)(2) (as may be varied under Clause No. (24) of the Second Schedule to the Modification Letter) are referred to as “**the Visitors’ Parking Spaces**”) shall be provided within the Lot to the satisfaction of the C for T according to a prescribed rate.
- (3) The Residential Parking Spaces and the Visitors’ Parking Spaces shall not be used for any purpose other than for the purpose stipulated in sub-paragraphs (i)(1) and (i) (2) above and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (ii) (1) Out of the spaces of the Residential Parking Spaces and the Visitors’ Parking Spaces, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons (“**the Parking Spaces for the Disabled Persons**”) as the Building Authority may require or approve. For the purpose of the Clause No.(22) of the Second Schedule of the Modification Letter “disabled persons” shall be as defined in the Road Traffic Ordinance, and “Building Authority” shall be, as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (2) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance by disabled persons and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (iii) (1) Spaces shall be provided within the Lot to the satisfaction of the C for T for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (“**the Motor Cycle Parking Spaces**”) at a prescribed rate.
- (2) The Motor Cycle Parking Spaces shall not be used for any purpose other than for the purpose set out in sub-paragraph (iii)(1) above and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (g) Clause No. (24) of the Second Schedule to the Modification Letter stipulates that:
 - (i) notwithstanding Clause No. (22)(a)(i)(I) of the Second Schedule to the Modification Letter, the Grantee may increase or reduce the number of spaces required to be provided under the said Clause by not more than 5% provided that the total number of spaces so increased or reduced shall not exceed 50;
 - (ii) in addition to sub-paragraph (i) above, the Grantee may increase or reduce the number of the Residential Parking Spaces (without taking into account the spaces calculated in sub-paragraph (i) above) by not more than 5%;

- (iii) notwithstanding sub-clauses (a) and (d) of Clause No. (22) of the Second Schedule to the Modification Letter and sub-paragraphs (i) and (ii) above, the Grantee may increase or reduce the respective number and dimensions of spaces required to be provided under the said Clauses or sub-paragraphs to such other numbers and dimensions as may be approved in writing by the C for T, and such increase or reduction shall also be subject to the prior written approval of the Director, who may, at his sole and absolute discretion, give his approval subject to such terms and conditions as he sees fit, including the payment by the Grantee of any premium and administrative fee as shall be determined by the Director.
- (h) Clause No.(23) of the Second Schedule to the Modification Letter stipulates that spaces shall be provided within the Lot to the satisfaction of the C for T for the loading and unloading of goods vehicles according to a prescribed rate subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the Lot and such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the Lot.
- (i) Clause No.(29) of the Second Schedule to the Modification Letter stipulates that:
 - (i) the Grantee shall at its own expense deposit with the Director and submit to the C for T a plan or plans approved by the C for T indicating the layout of all the parking, loading and unloading spaces to be provided within the Lot in accordance with the Modification Letter or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) (“**the Car Park Layout Plans**”). No amendment, variation, alteration, modification or substitution of the Car Park Layout Plans shall be made without the prior written approval of the C for T.
 - (ii) The parking, loading and unloading spaces indicated on the Car Park Layout Plans shall not be used for any purpose other than for the purposes set out in the Modification Letter. The Grantee shall maintain all parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas, indicated on the Car Park Layout Plans in accordance with the Car Park Layout Plans.
 - (iii) Except for the parking spaces indicated on the Car Park Layout Plans, no part of the Lot or any building or structure thereon shall be used for parking, loading and unloading of motor vehicles set out in the Modification Letter.
- (j) Clause No.(32)(a) of the Second Schedule to the Modification Letter stipulates that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term of the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director. Clause No.(32)(c) of the Second Schedule to the Modification Letter stipulates that in the event that as a result of works done by the Grantee or owing to any other reasons, any falling away, landslip or subsidence occurs at any time, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and

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contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. Clause No.(32)(d) of the Second Schedule to the Modification Letter stipulates that the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

(k) Clause No.(33) of the Second Schedule to the Modification Letter stipulates that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time at his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.

(l) Clause No.(34) of the Second Schedule to the Modification Letter stipulates that:-

- (i) In the event of earth, spoil, debris, construction waste or building materials (“**the waste**”) from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (“**the Government properties**”), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government from and against all liabilities, claims, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (ii) Notwithstanding sub-paragraph (i) above, the Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

(m) Clause No. (36) of the Second Schedule to the Modification Letter stipulates that:-

- (i) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Grantee shall be solely liable for and shall indemnify and keep indemnified the Government and its officers from and against all liabilities, claims, losses, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance caused by such storm-water or rain-water.

- (ii) The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

6. The lease conditions that are onerous to a purchaser:

- (a) Clause No.(1)(b) of the Second Schedule to the Modification Letter stipulates that in the event of the non-fulfilment of the obligations of the Grantee under sub-clause (a) of Clause No.(1) of the Second Schedule to the Modification Letter within the prescribed period stated therein, the Government may carry out the necessary works at the costs of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.
- (b) Clause No.(2) of the Second Schedule to the Modification Letter stipulates that for the purpose of carrying out the necessary works specified in Clause No. (1) of the Second Schedule to the Modification Letter, the Grantee shall on the date of the Modification Letter be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that the covenants and conditions contained in the Modification Letter have been complied with his satisfaction. The Grantee shall at all reasonable times while they are in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Clause No. (1) of the Second Schedule to the Modification Letter or otherwise.
- (c) Clause No.(3) of the Second Schedule to the Modification Letter stipulates that the Grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Clause (1) of the Second Schedule to the Modification Letter.
- (d) Clause No.(4)(a) of the Second Schedule to the Modification Letter stipulates that the Grantee shall at reasonable times while they are in the possession of the Green Area:
 - (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Clause No.(1)(a) of the Second Schedule to the Modification Letter and the carrying out, inspecting, checking and supervising of the works under Clause No.(1)(b) of the Second Schedule to the Modification Letter and any other works which the Director may consider necessary in the Green Area;

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- (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the Lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the Lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and
 - (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the Lot and the Green Area as the officers of the Water Authority or such authorized 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 Green Area.
- (e) Clause No. (8) of the Second Schedule to the Modification Letter stipulates that:
- (a) (i) unless the Director of Buildings (“**the D of B**”) agrees otherwise, the Grantee shall at its own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings, structures, supports for buildings or structures and any projections erected or constructed or to be erected or constructed at or above the ground level or levels of the Lot for providing the setback areas from the boundaries of the Lot, which submission shall in all respects be in compliance with the requirements of the D of B. The said submission shall include the paving and landscaping proposal of such setback areas and other relevant information as the D of B may require or specify at his sole discretion. The aforesaid submission as approved by the D of B is hereinafter referred to as “the Approved Building Setback Submission”. Any buildings, structures, supports for buildings or structures and any projections erected or to be erected on the Lot shall in all respects comply with the Approved Building Setback Submission. For the purpose of this sub-clause, the decision of the D of B as to whether there has been compliance with the Approved Building Setback Submission shall be final and binding on the Grantee.
 - (ii) No amendment, variation, alteration, modification or substitution of the Approved Building Setback Submission shall be made without the prior written approval of the D of B, and if such approval is to be given, it shall be upon such terms and conditions as determined by the D of B at his sole discretion.
 - (b) (i) Unless the D of B agrees otherwise, the Grantee shall at their own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings or group of buildings erected or to be erected on the Lot including but not limited to continuous projected facade length, separating distance amongst and permeability of such buildings or group of buildings, which submission shall in all respects be in compliance with the building separation requirements of the D of B and shall include such other relevant information as the D of B may require or specify at his sole discretion.
 - (ii) The submission under sub-clause (b)(i) of this Clause as approved by the D of B is hereinafter referred to as “the Approved Building Separation Submission”. Any buildings or group of buildings erected or to be erected on the Lot shall in all respects comply with the Approved Building Separation Submission. For the purpose of this sub-clause, the decision of the D of B as to whether there has been compliance with the Approved Building Separation Submission shall be final and binding on the Grantee.
 - (iii) No amendment, variation, alteration, modification or substitution of the Approved Building Separation Submission shall be made without the prior written approval of the D of B and if such approval is to be given, it shall be upon such terms and conditions as determined by the D of B at his sole discretion.
- (c) (i) The Grantee shall at their own expense submit to the D of B for his written approval a plan indicating such portion or portions of the Lot or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as “Greenery Area”), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as “the Greenery Submission”). The decision of the D of B as to what constitutes the provisions of greening under the Greenery Submission and which portion or portions of the Lot or building or buildings constitute the Greenery Area shall be final and binding on the Grantee. The aforesaid submission as approved by the D of B is hereinafter referred to as “the Approved Greenery Submission”.
- (ii) The Grantee shall at their own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission or the plan indicating the Greenery Area shall be made without the prior written approval of the D of B.
- (iii) Except with the prior written approval of the D of B, the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas referred to in Clause No. (18)(a)(v), and shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the Approved Greenery Submission.
- (f) Clause No. (9) of the Second Schedule to the Modification Letter stipulates that except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed on, over, under, above, below or within the area shown coloured pink hatched black on the plan marked “PLAN A” annexed to the Land Grant (“**the said pink hatched black area**”) except:-
- (i) boundary walls or fences or both above the ground level of the said pink hatched black area; and

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- (ii) a basement floor or floors under the ground level of the said pink hatched black area to be used solely for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, ancillary plant rooms or for such other purposes as may be approved in writing by the Director.
- (g) Clause No. (12) of the Second Schedule to the Modification Letter stipulates that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
- (h) Clause No. (27) of the Second Schedule to the Modification Letter stipulates that the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be assigned except:-
 - (i) together with a residential unit or units in the building or buildings erected or to be erected on the Lot; or
 - (ii) to a person who is already the owner of a residential unit or units in the building or buildings erected or to be erected on the Lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner of any one residential unit in the building or buildings erected or to be erected on the Lot.

- (i) Clause No. (29) of the Second Schedule to the Modification Letter stipulates that the Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under Clause (29)(a), (b), (c), (d) and (f) of the Second Schedule to the Modification Letter; the exercise by the C for T, the Director, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the discretion and rights conferred under Clause (29)(e) of the Second Schedule to the Modification Letter; or searching, viewing, copying, printing, disseminating, utilizing, analysing, researching or otherwise of the Car Park Layout Plans by any government department or third party as provided under Clause (29)(e)(i) of the Second Schedule to the Modification Letter.
- (j) Clause No.(35) of the Second Schedule to the Modification Letter stipulates that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work ("**the Works**"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot, the Green Area or any part thereof ("**the Services**"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense

and in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot, the Green Area or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot, the Green Area or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

- (k) See paragraph 5 above.
- (l) The Land Grant provides that the Government may, twice or oftener in every year, at all reasonable times in the day, enter into and upon the Lot to view, search and see the condition of the Lot and of all decays, defects and wants of reparation and amendment and may issue notice or warning in writing requiring the Grantee to repair and amend the same within three calendar months.
- (m) The Land Grant provides that the Government has power to resume, enter into and re-take possession of the Lot or any part thereof if required for the improvement of Hong Kong or for any other public purpose whatsoever three calendar months' notice being given to the Grantee of its being so required and a full and fair compensation for the Lot and the buildings thereon being paid to the Grantee to be valued by the Government.
- (n) The Land Grant stipulates that in case of the breach or non-performance of any covenant and condition on the part of the Grantee to be performed in the Land Grant, it shall be lawful for the Government to re-enter, repossess and enjoy the Lot or any part thereof. Clause 4 of the Modification Letter further stipulates that the proviso of re-entry on the breach, non-observance or non-performance of any of the provisions, covenants, stipulations, exceptions, reservations, powers and conditions contained in the Land Grant shall extend to the breach, non-observance or non-performance of any of the covenants and conditions set forth in the Second Schedule to the Modification Letter.

Notes:

1. The "Grantee" as mentioned in this section means the Lessee under the Land Grant and the Modification Letter and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its successors and assigns.
2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for inspection upon request during opening hours at the sales office and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

SUMMARY OF LAND GRANT

批地文件的摘要

1. 發展項目興建於九龍內地段 2097 號餘段（「**該地段**」）。該地段根據日期為 1930 年 7 月 26 日的政府租契並經一份日期為 2021 年 11 月 4 日以註冊摘要編號 21111001600322 登記於土地註冊處的修訂書（「**修訂書**」）（經上述文書修訂的該政府租契以下稱為「**批地文件**」）。
2. 該地段批地年期於 1928 年 2 月 6 日起計 75 年完結後再由 2003 年 2 月 6 日續期 75 年。
3. 適用於該地段的用途限制：
 - (b) 該地段不得用作私人住宅以外的用途。
 - (c) 該地段內不得興建或提供墳墓或靈灰安置所，亦不得於該地段內安葬或放置人類遺骸或動物遺骸（不論是否置於陶瓶或骨灰甕內或以其他方式安葬或放置）。
4. 按規定須興建並提供予政府或供公眾使用的設施：不適用
5. 有關承授人在該地段內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任：
 - (a) 批地文件規定承授人於批地年期內不時及無論何時及每當有需要時或情況要求時，自費妥善地及足夠地修葺、維持、支持、保養、修飾、清洗、洗滌、潔淨、卸空、修改及保存位於該土地上之樓宇或物業單位及所有其他任何構築物及建築物，以及所有屬於並以任何形式從屬於及關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水渠，並且全面執行需要及必須的修葺、清洗及修改工程，以達致政府滿意為止。
 - (b) (i) 於 2025 年 12 月 31 日或之前（或其他由地政署署長「下稱（**署長**）」批准的日子），承授人須自費，以該等方法，利用該等物料，達至該等水準，水平，定線及設計以得到署長批准及全面達致署長滿意：
 - (i) 鋪設及建成為於修訂書附錄圖則上以綠色顯示標有「PLAN A」之未來公眾路段（「所述綠色範圍」）；及
 - (ii) 提供及建設該等橋，隧道，架空通道，下通道，下水道，高架橋，行車天橋，行人路，道路，或其他由署長全權酌情要求時的構建物（「構建物」）因而大廈，車輛及行人能順利於所述綠色範圍進行交通往返；
 - (ii) 於 2025 年 12 月 31 日或之前（或其他由署長批准的日子），承授人須自費及達致署長滿意下進行或建設於所述綠色範圍內地面表面，路邊及渠道及因應署長要求下及提供該等集水溝，污水管，排水管，附有水管及已接駁水源的消防龍頭，街燈，交通標誌街道設施及路面標記裝置；
 - (iii) 直至承授人將所述綠色範圍根據修訂書附表 2 第 (2) 條交還前，須自費保養所述綠色範圍建築物及所有已建設，裝置及提供的其他構建物，表面，集水溝，污水管，排水管，消防龍頭，設備，街燈，交通標誌，街道設施，路面標記，及裝置致使署長滿意。
- (c) 修訂書附表 2 第 (5) 條規定，承授人須規定，承授人須在各方面履行批地文件的契諾及條件及遵守一切不時適用於香港 特別行政區（「**香港**」）有關建築物、衛生及規劃的法律法規，於該地段上興建建築物以發展該地段，該等建築物須於 2025 年 12 月 31 日或之前建成並適合佔用。
 - (d) 修訂書附表 2 第 (11) 條規定：
 - (i) 承授人可於該地段內搭建、興建及提供經署長書面批准的康樂設施及其附屬設施（「**設施**」）。設施的類型、大小、設計、高度及配置須事先獲得署長書面批准。
 - (ii) 若設施任何部份根據修訂書第 (11)(b) 條被豁免計算在總樓面面積上（「**獲豁免的設施**」）：
 - (1) 獲豁免的設施必須指定為並構成公用地方（「**公用地方**」）的一部份，供該地段業主共同使用及享用；
 - (2) 承授人須自費保養獲豁免的設施於修繕妥當及良好的狀況，並操作獲豁免的設施，以達致署長滿意；及
 - (3) 獲豁免的設施僅供已建或擬建的一幢或多幢住宅建築物的住客及其真正訪客使用，其他人士不得使用。
 - (e) 修訂書附表 2 第 (13) 條規定承授人須在該地段或平台（如有）未有建築之任何部分，自費進行環境美化工程及種植樹木及灌木，並加以保養及使有關地方保持在安全、清潔、整齊、整潔及健康的狀態，以達致署長滿意。
 - (f) 修訂書附表 2 第 (22) 條規定：
 - (i)
 - (1) 須於該地段內按指定比率提供車位，供按《道路交通條例》、其任何附屬規例及任何修訂法例領有牌照之車輛停泊（「**住宅車位**」），以達致運輸署署長（「**C for T**」）滿意。
 - (2) 於該地段按指定比率提供額外車位，（根據本 (i)(2) 分段下將提供的車位是按《道路交通條例》領有牌照（不時根據修訂書附表 2 第 (24) 條規定修改）的車輛停泊稱為「**訪客車位**」）以達致 C for T 滿意。
 - (3) 住宅車位及訪客車位不可用作上文 (i)(1) 及 (i)(2) 分段規定以外的用途，尤其是不得用作存放、陳列或展示車輛以供出售或其他用途，或提供車輛清潔及美容服務。
 - (ii)
 - (1) 於住宅車位及訪客車位的車位中，承授人須按建築事務監督要求及批准，保留及指定該等數目車位供傷殘人士停泊車輛（「**傷殘人士車位**」）。於修訂書附表 2 第 (22) 條而言，「傷殘人士」指由《道路交通條例》所界定，「建築事務監督」指由《建築物條例》，其任何附屬規定及任何修訂法例界定。
 - (2) 傷殘人士車位除用作停泊《道路交通條例》界定的傷殘人士之車輛外，不得作其他用途，尤其不得用作存放、陳列或展示車輛以供出售或其他用途，或用作提供車輛清潔及美容服務。
 - (iii)
 - (1) 須於該地段內按指定比率提供車位，供按《道路交通條例》、其附屬規例及任何修訂法例領有牌照之電單車停泊，及屬於該地段已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士停泊（「**電單車車位**」），以達致 C for T 滿意。
 - (2) 電單車車位不可用作上文 (iii)(1) 分段所指明以外的用途，尤其該等車位不得用作存放、陳列或展示車輛以供出售或其他用途，或用作提供車輛清潔及美容服務。

SUMMARY OF LAND GRANT

批地文件的摘要

(g) 修訂書附表 2 第 (24) 條規定：

- (i) 儘管上文修訂書附表 2 第 (22)(a)(i)(I) 條，承授人可根據此條款下增加或減少車位數量不超於要求提供的車位總數 5%，總車位數目不能超過 50。
- (ii) 除上述 (i) 分段外，承授人並可增加及減少住宅車位總數不超於 5%（不包括上述 (i) 分段內已計算的車位）。
- (iii) 除上述修訂書附表 2 第 (22)(a) 及 (d) 條及上述 (i) 及 (ii) 分段，承授人可增加或減少有關於上述條款下要求提供的車位數目及大小致使 C for T 書面批准，及該等增加或減少需事先獲署長書面批准，並且署長可以獨自全權酌情在他應為恰當下要求承授人遵守該等條款及條件下發出批准，包括承授人繳付由署長釐定的任何地價及行政費用。

(h) 修訂書附表 2 第 (23) 條規定，須於該地段內按指定比率提供車位供貨車裝卸貨物使用，以達致 C for T 滿意，該地段上擬建或已建的每座住宅大廈最少要有一個車位供貨車裝卸貨物使用，而該等裝卸車位不得用作與有關該地段上已建或擬建建築物的貨車裝卸以外用途。

(i) 修訂書附表 2 第 (29) 條規定：

- (i) 承授人須自費提供署長及呈交 C for T 經 C for T 批准標示按修訂書在該地段內提供的所有車位及裝卸車位的圖則或多份圖則或其由認可人士（按《建築物條例》、其任何附屬規例及任何修訂法例界定）核實的圖則（「**車位圖則**」）副本須提交給署長存放及未經 C for T 事先書面同意，不得對其作出變更。
 - (ii) 車位圖則標示的車位及裝卸車位只可用作修訂書指定的用途。承授人須按車位圖則維持在車位圖則上標示的所有車位、裝卸車位及其他區域，包括但不限於升降機、梯台及調度及迴旋區。
 - (iii) 除了車位圖則標示的車位，該地段任何部分或其上之任何建築物或構築物不得用作修訂書指定的泊車及裝卸車輛用途。
- (j) 修訂書附表 2 第 (32)(a) 條規定，若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡處理工程，承授人須自費進行及興建該等有需要之斜坡處理工程、擋土牆或其他支撐、防護或排水系統或附屬或將會或可能會或於今後任何時間成為必要的其他工程，以保護及支持該地段內的該等土地及任何毗連或毗鄰之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、山泥傾瀉或土地下陷。承授人須於批地年期期間內的所有時間自費保養上述土地、斜坡處理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程於修繕妥當及良好的狀況，致使署長滿意。修訂書附表 2 第 (32)(c) 條規定，若於任何時間內由於承授人進行的工程或任何其他原因而造成任何泥土剝落、泥石傾瀉或土地下陷，承授人須自費還原和修復致使署長滿意，並須就因該等泥土剝落、山泥傾瀉或土地下陷而將會或可能引致、蒙受或招致的任何成本、費用、賠償、要求及申索彌償政府、其代理人及承辦商。修訂書附表 2 第 (32)(d) 條規定署長有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡處理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程，及還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵從該通知致使署長滿意，署長可即時執行和進行任何有需要的工程，而承授人須在應要時向政府歸還該工程的費用連同任何行政或專業費用及收費。

(k) 修訂書附表 2 第 (33) 條規定如該地段或其任何部分的發展或重建已安裝預應力地錨，承授人須自費

在預應力地錨的服務年限期間，對其進行定期維修及監察，以達致署長滿意，並且在署長不時全權酌情要求時提交上述維修及監察的報告及資料。如承授人忽略或未能執行規定的監察工程，署長可即時執行和進行監察工程，承授人必須應要求向政府償還有關的費用。

(l) 修訂書附表 2 第 (34) 條規定：

- (i) 倘若從該地段或從其他受該地段的任何發展所影響的區域有泥土、廢土、瓦礫、建築廢料或建材（「**廢料**」）遭侵蝕、流入或傾倒至公共巷徑或道路或路渠、海灘或海床、污水渠、雨水渠或明渠或其他政府產業（「**政府產業**」），承授人須自費清理該等廢料並修復對政府產業造成的損壞。承授人須就該等侵蝕、流入或傾倒對私人產業造成或有關的任何損壞或滋擾由任何形式或理由直接或間接所引致的一切負債、申索、開支、費用、成本、要求、訴訟及法律程序對政府作出彌償。
- (ii) 儘管上文 (i) 分段另有規定，署長可以（惟沒有義務）應承授人要求清理該等廢料並修復對政府產業造成的損壞，而承授人須應要求向政府支付上述工程費用。

(m) 修訂書附表 2 第 (36) 條規定：

- (i) 承授人須自費興建及保養署長認為需要不論是否位於該地段範圍內或政府土地上的排水渠及渠道，以將落在或流經該地段上的暴雨或雨水截流並排送至最就近的水道、集水井、渠道或政府雨水渠，以達致署長滿意。承授人須自行負責，並就該等暴雨或雨水造成或有關的任何損壞或滋擾由任何形式或理由直接或間接所引致的一切負債申索、訴訟，損失、開支，費用，成本，要求，訴訟及法律程序及要求對政府及其人員作出彌償及持續彌償。
- (ii) 連接該地段的任何排水渠及污水渠至政府的雨水渠及污水渠的工程（當已鋪設或委託鋪設）可由署長進行，署長無須就因此等工程對承授人造成的損失或損害負責，而承授人須應要求向政府支付上述連接工程的費用。或者，該等連接工程亦可由承授人自費進行，以達致署長滿意，而在該種情況下，該等連接工程任何一段若在政府土地內興建，須由承授人自費保養，直至政府要求時由承授人移交給政府，由政府出資負責往後的保養，而承授人須應要求向政府支付上述連接工程的技術檢查之費用。倘若承授人未能保養興建在該政府土地內的上述連接工程的任何一段，署長可以進行其認為必要的保養工程，而承授人須應要求向政府支付該等工程費用。

6. 對買方造成負擔的租用條件：

- (a) 修訂書附表 2 第 (1)(b) 條規定，如承授人沒有遵行於修訂書附表 2 第 1(a) 條上列出所訂明的期間內進行承授人自費有需要的工程，政府可進行有需要的工程並向承授人要求繳付相等於工程的成本的金額，該等金額將由署長作最終決定並對承授人具有約束力。
- (b) 修訂書附表 2 第 (2) 條規定，為使承授人能進行根據修訂書附表 2 第 (1) 條列出的有需要工程，承授人將於修訂書日期當日獲得所述綠色範圍的管有權。當收到政府要求，承授人應將所述綠色範圍的管有權交還政府及在任何情況下當處長向承授人發出信件指出所有修訂書上的條款及條件已獲遵從並達致署長滿意當日已當作有承授人向政府交還所述綠色範圍。當承授人擁有所述綠色範圍的管有權應當於合理時間內准許所有政府，公共車輛及行人通過及確保該等通道不會因進行任何工程包括修訂書附表 2 第 (1) 條下規定的工程被干擾或阻塞。
- (c) 修訂書附表 2 第 (3) 條規定承授人不可於未有取得署長是先批准下利用所述綠色範圍作儲存或作建設

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任何臨時構建物或除了進行修訂書附表 2 第 (1) 條所列明的工程外作任何其他用途。

(d) 修訂書附表 2 第 (4)(a) 條規定當承授人擁有所述綠色範圍的管有權時應於合理時間內 :-

- (i) 准許政府，署長及其人員，承辦商及代理人及任何由署長授權的人士於該地段及所述綠色範圍之間有權進出及往返以視察，檢查及監督任何為遵從修訂書附件 2 第 (1)(a) 條而進行的工程及進行，視察，檢查及監督有根據修訂書附件 2 第 (1)(b) 條下的工程及所有其他署長經考慮後應為有需要於所述綠色範圍內進行的工程；
- (ii) 准許政府及經政府授權的有關公用事業機構於該地段及所述綠色範圍之間有權進出及往返因政府或公用事業機構可能需要於所屬綠色範圍之上上面或之下或任何毗鄰土地進行包括但不限於鋪設及繼後維修所有喉管，電線，管道，電纜管道及其他有關提供媒體及有需要的附屬器材以提供電話，電力，氣體 (如有) 及其他將用作服務該地段或任何毗鄰或鄰近土地或處所及承授人須與政府及經政府授權的有關公用事業機構於所有有關在所述綠色範圍內進行任何上述工程的事宜充份合作；
- (iii) 准許水務署的人員及其授權人士於該地段及所述綠色範圍之間有權進出及往返因水務署人員或其授權人士可能要求於所述綠色範圍進行任何有關操作，保養，維修，更替，改裝任何水務工程裝置的工程。

(e) 修訂書附件 2 第 (8) 條規定 :-

- (a) (i) 除非屋宇署署長 (「**D of B**」) 同意外，承授人須自費向 **D of B** 提交圖則或多份圖則顯示於該地段或地面之上或其他層數已建成或已建立或擬建的所有建築物，構建物，建築物支撐或構建物支撐及伸出物的外形及藍圖已取得書面批准用作提供由該地段地界向後移的範圍，該申請須全面遵從 **D of B** 的要求。上述的申請包括 **D of B** 全權酌情要求或指明該等後移範圍內鋪路及園景美化建議及其他有關資料。上述經 **D of B** 批准的申請現稱為「已批屋宇後移申請」。任何已建或擬建於該地段的任何建築物，構建物，建築物支撐或構建物支撐須全面遵從已批屋宇後移申請。就此分段而言，**D of B** 將對承授人有否遵從已批屋宇後移申請具最終及約束力。
- (ii) 除 **D of B** 事先批准外，任何已批屋宇後移申請的更改，變動，改動，修訂或替代均不准許及任何該等將發出的准許須遵守由 **D of B** 全權酌情訂立的條款及條件。
- (b) (i) 除 **D of B** 同意外，承授人須自費向 **D of B** 提交圖則或多份圖則顯示於該地段上已建成或將興建的所有建築物或建築群的外形及設計以取得書面批准，包括但不限於連續向外伸出外牆長度，該等建築物或建築群相隔距離及透風度，該申請須全面遵從 **D of B** 的間距要求及須包括其他有 **D of B** 全權酌情要求或指明的有關資料。
- (ii) 於本條款 (b)(i) 分段已經 **D of B** 批准的申請 (以下稱為「已批准樓宇間距申請」)。任何已建立或將建立的建築物或建築群須全面遵從已批准樓宇間距申請。就這分段而言 **D of B** 關於有否遵從已批准樓宇間距申請的決定為最終及對承授人具約束力。
- (iii) 除 **D of B** 事先批准外，任何已批准樓宇間距申請的更改，變動，改動，修訂或替代均不准許及任何該等將發出的准許須遵守由 **D of B** 全權酌情定立的條款及條件。

- (c) (i) 承授人須自費向 **D of B** 提交圖則顯示將會提供及保養綠化 (包括但不限於提供活植物及土壤基底) 予建成或將興建給該地段的該等份之上或內的建築物或多棟建築物 (以下稱為「綠化範圍」)，綠化範圍的設計及規模 (包括但不限於綠化範圍內樓宇工程的地點及細節) 及 **D of B** 全權酌情下要求或指明的其他資料 (該附有圖則的申請以下稱為「綠化申請」**D of B** 對於綠化申請下什麼構成綠化條款及建築物或多棟建築物或該地段的那一部份構成綠化範圍的決定為最終及具有約束力。上述經 **D of B** 批准的申請以下稱為「已批准的綠化申請」。
- (ii) 承授人須自費根據已批准的綠化申請執行及完成綠化範圍的工程及須保養該工程達到 **D of B** 滿意。除 **D of B** 事先書面批准外任何已批准的綠化申請或顯示綠化範圍的圖則的更改，變動，改動，修訂或替代均不准許。
- (iii) 除得到 **D of B** 的事先書面批准外，已批准的綠化申請內顯示的綠化範圍須根據修訂書附表 2 第 (18)(a) (v) 條所提及被指定為公用地方，及除用作根據已批准的綠化申請內列明的設計，大小，地點及細節的綠化範圍，不可作其他用途。

(f) 修訂書附表 2 第 (9) 條規定，除獲署長事先書面同意外，否則不得在批地文件附錄圖則上以粉紅色加黑色斜線顯示標有「**PLAN A**」之範圍 (「**所述粉紅色間黑斜線範圍**」) 之地面，上空，地底，上面或下面或內搭建或興建任何建築物或構築物 或建築物或構築物的支撐物，除了 :-

(i) 圍牆、柵欄或兩者搭建於所述粉紅色間黑斜線範圍上面；及

(ii) 在所述粉紅色間黑斜線範圍地面下的一個或多個地庫只用作停泊於道路交通條例其任何附屬規例及任何修訂法例界定領有牌照的車輛、附屬機房或經署長書面批准的其他用途。

(g) 修訂書附表 2 第 (12) 條規定除獲署長事先書面同意外，不得移除或干擾生長於該地段或毗連土地的樹木。署長發出有關書面同意時，可施加其認為合適的移植、補償性環境美化或重植條件。

(h) 修訂書附表 2 第 (27) 條規定，住宅車位及電單車車位不得轉讓除非 :-

(i) 連同該地段上已建或擬建的建築物住宅單位；或

(ii) 轉讓予已經是該地段上已建或擬建的建築物住宅單位的業主；

惟無論如何，不得向該地段上已建或擬建的建築物的任何一個住宅單位的業主轉讓或向該地段上已建或擬建的建築物的任何一個住宅單位的租客出租總共超過三個的住宅車位及電單車車位。

(i) 修訂書附表 2 第 (29) 條規定承授人須對其他任何於修訂書附件 2 第 (29)(a)，(b)，(c)，(d) 及 (f) 條；**C for T**，署長，政府及其人員，承建商，代理人，工人或其他任何根據修訂書附表 2 第 (29) (e) 條賦予權力的或任何政府部門或第三方根據修訂書附件 2 第 (29)(e)(i) 條因查找，閱覽，複製，印製，發放，利用，分析，研究或其他關於車位圖則而引致的責任因有關或偶然因沒有遵從或遵從，直接或間接引致的負債，訴訟，損失，賠償開支費用，成本，申索行動及法律程序對政府作出彌償及持續彌償。

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- (j) 修訂書附表2第(35)條規定承授人須在任何時候，尤其在進行建築、保養、翻新或維修工程(「**工程**」)期間，採取或促使他人採取一切妥當及足夠的謹慎、技巧及預防措施，避免對該地段，綠色範圍或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、水管、電纜、電線、公用事業服務或其他工程或裝置(「**服務**」)造成任何損壞、干擾或阻塞。承授人在進行任何工程之前須進行或促使他人進行適當的勘測及必要的查詢以確定服務的現況及水平，並提交處理任何可能受工程影響的服務的書面建議給署長，並於各方面取得他的批准，及須在取得署長對工程及上述建議的書面批准後才能進行工程。承授人須遵守及自費履行署長於批准上述建議時對服務施加的任何要求，包括承擔任何必要的改道、重鋪或修復的費用。承授人須自費全面維修、復原及修復因進行工程而對該地段，綠色範圍或其中任何部分或任何服務以任何方式造成的任何損壞、干擾或阻塞（除非署長另作選擇，明渠、污水渠、雨水渠或總水管須由署長負責修復，而承授人須應要求向政府支付上述工程費用），以達致署長滿意。倘若承授人未能對該地段，綠色範圍或其中任何部分或任何服務進行該等必要的改道、重鋪、維修、復原及修復工程以達致署長滿意，署長可進行他認為必要的該等改道、重鋪、維修、復原或修復工程，而承授人須應要求向政府支付上述工程費用。
- (k) 請參閱上文第5段。
- (l) 批地文件規定政府有權每年兩次或多次在日間的合理時間內進入從而視察、搜查及觀看該地段的狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正的地方，可以發出書面通知或警告，要求承授人在三個曆月內，就上述問題進行維修及修正。
- (m) 批地文件規定如為改善香港或其他公共目的所需，政府有權對承授人發出三個曆月的通知及就該地段及其上之建築物支付由政府評定的充分和公平賠償後，全權收回、進入及重新管有該地段或其任何部分。
- (n) 批地文件規定當承授人違反或不履行批地文件內其須履行之契諾及條件，政府可合法收回、重新管有及享用該地段或其任何部分。修訂書第(4)條進一步規定因違反、不遵守或不履行批地文件內其須履行之規定、契諾、約定條件、原權益保留條款、新權益保留條款、權力及條件而合法收回的限制性條款延伸至違反、不遵守或不履行任何修訂書附表2闡明的契諾及條件。

備註：

1. 本節所載的「承授人」指批地文件及修訂書訂明的「承租人」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。
2. 請參閱批地文件以了解全部詳情。完整的批地文件文本可於售樓處營業時間作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

A. Facilities that are required under the land grant to be constructed and provided for the Government or for public use

Clause No.(1)(a) of the Second Schedule to the Modification Letter stipulates that the Grantee and its assign shall

(i) on or before the 31st day of December 2025 (or such other date as may be approved by the Director of Lands (hereinafter referred to as (“**the Director**”))), at their own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

- (1) lay and form those portions of future public roads shown coloured green on the plan marked “PLAN A” annexed to the Modification Letter (“the Green Area”); and
- (2) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (“the Structure”)

so that building, vehicular and pedestrian traffic may be carried on the Green Area;

(ii) on or before the 31st day of December 2025 (or such other date as may be approved by the Director), at their own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Clause No. (2) of the Second Schedule to the Modification Letter.

B. Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not applicable

C. The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not applicable

D. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap.123 sub. leg.F)

Not applicable

A. 批地文件規定須興建並提供予政府或供公眾使用的設施

於2025年12月31日或之前(或其他由地政署署長「下稱(署長)」批准的日子), 承授人須自費, 以該等方法, 利用該等物料, 達至該等水準, 水平, 定線及設計以得到署長批准及全面達致署長滿意:

(i) 鋪設及建成為於修訂書附錄圖則上以綠色顯示標有「PLAN A」之未來公眾路段(「所述綠色範圍」); 及

(ii) 提供及建設該等橋, 隧道, 架空通道, 下通道, 下水道, 高架橋, 行車天橋, 行人路, 道路, 或其他由署長全權酌情要求時的構建物(「構建物」)因而大廈, 車輛及行人能順利於所述綠色範圍進行交通往返;

(ii) 於2025年12月31日或之前(或其他由署長批准的日子), 承授人須自費及達致署長滿意下進行或建設於所述綠色範圍內地面表面, 路邊及渠道及因應署長要求下及提供該等集水溝, 污水管, 排水管, 附有水管及已接駁水源的消防龍頭, 街燈, 交通標誌街道設施及路面標記裝置;

(iii) 直至承授人將所述綠色範圍根據修訂書附表2第(2)條交還前, 須自費保養所述綠色範圍建築物及所有已建設, 裝置及提供的其他構建物, 表面, 集水溝, 污水管, 排水管, 消防龍頭, 設備, 街燈, 交通標誌, 街道設施, 路面標記, 及裝置致使署長滿意。

B. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施

不適用

C. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

不適用

D. 發展項目所位於的土地中為施行《建築物〈規劃〉規例》(第123章, 附屬法例F)第22(1)條而撥供公眾用途的任何部分

不適用

WARNING TO PURCHASERS

對買方的警告

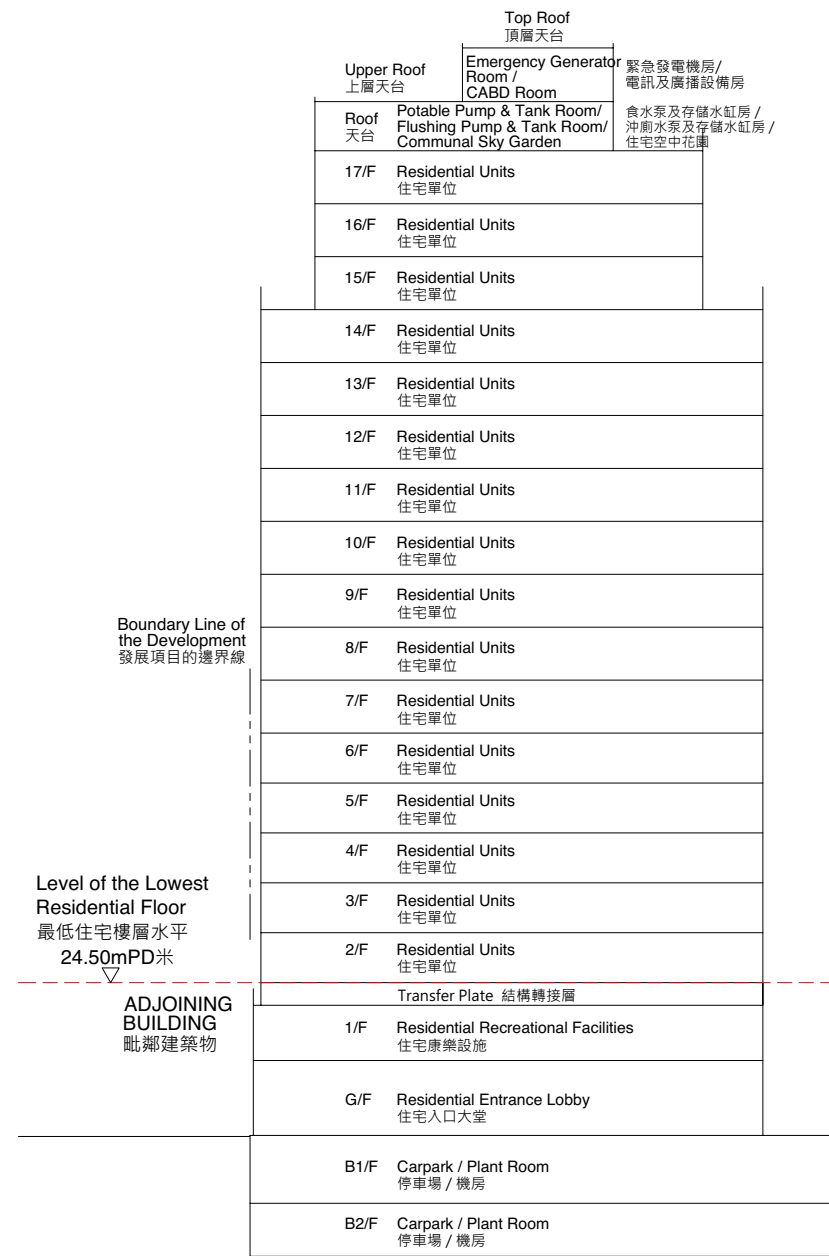
- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that 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) 現建議買方聘用一間獨立的律師事務所 (代表擁有人行事者除外)，以在交易中代表買方行事。
 - (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 - (c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 —
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (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

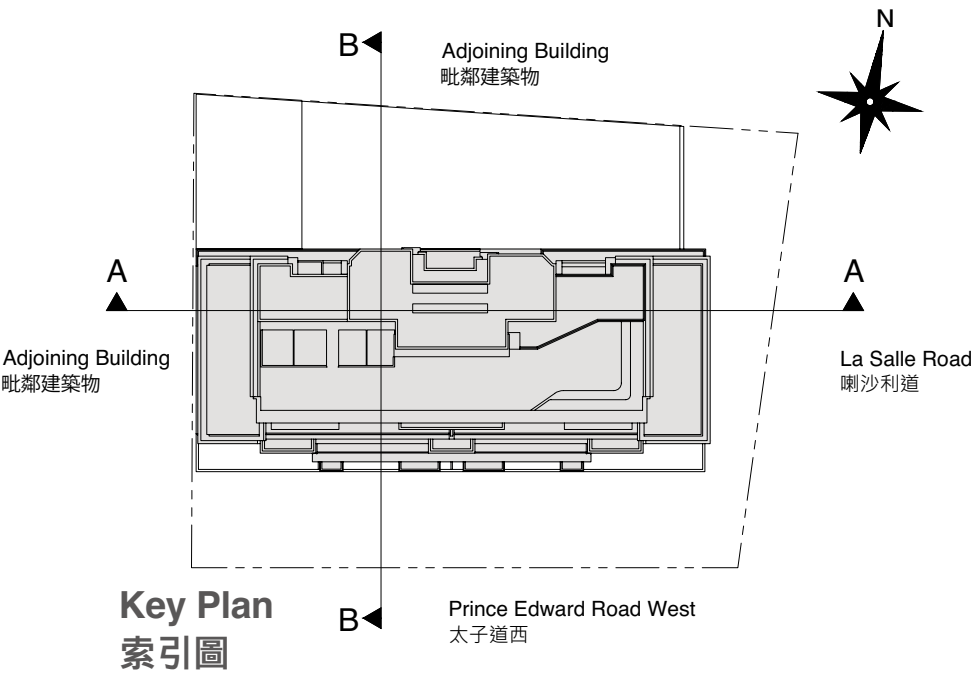
Cross-Section Plan A-A

橫截面圖 A-A



The part of La Salle Road adjacent to the building is 13.77 to 14.02 metres above the Hong Kong Principal Datum.

毗連建築物的一段喇沙利道為香港主水平基準以上13.77米至14.02米。



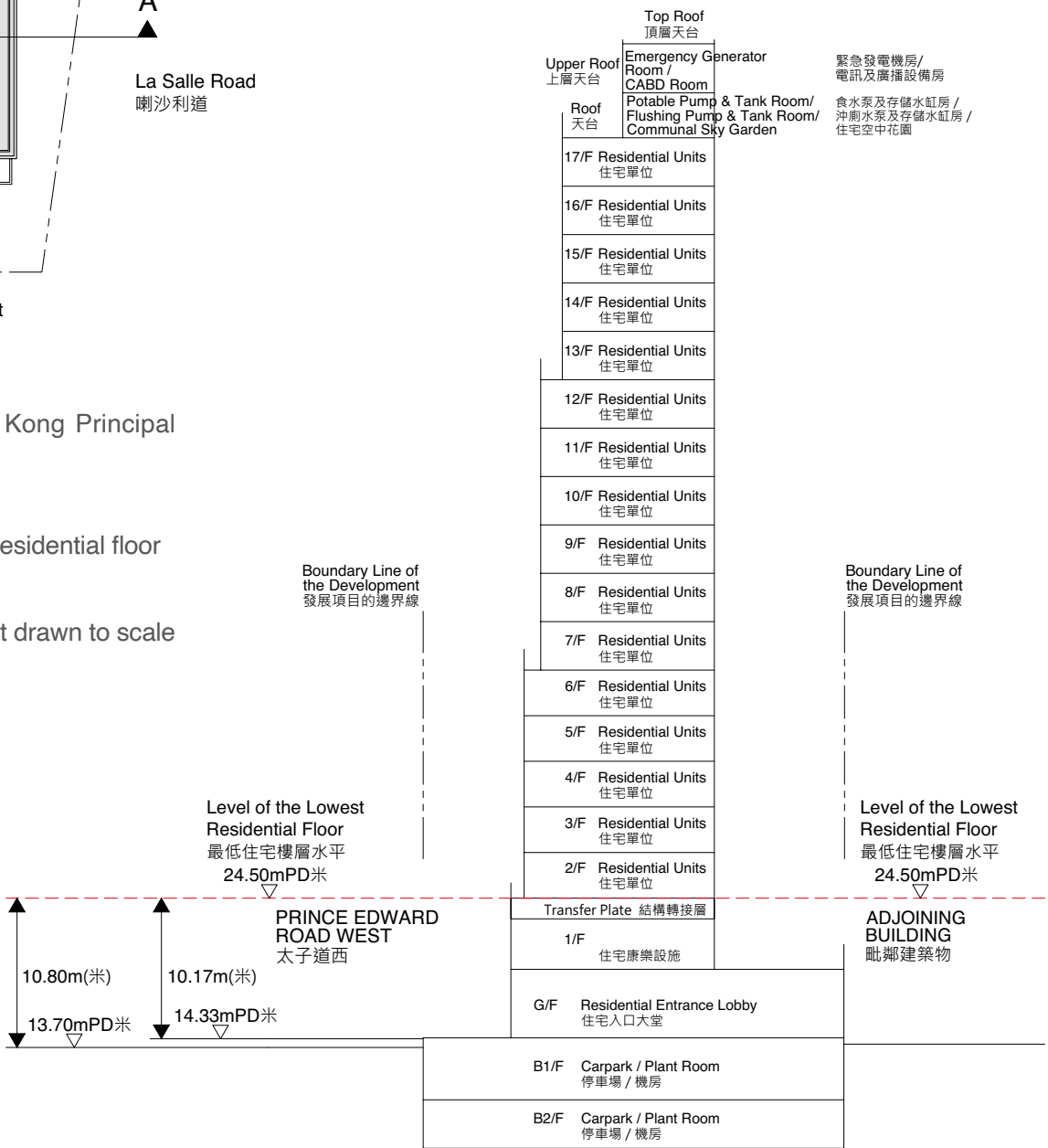
Height in metres above the Hong Kong Principal Datum (PD)(Metre)
香港主水平基準以上高度 (米)

Red dotted line denotes the lowest residential floor
紅色虛線為最低住宅樓層水平

Remark : These cross-section plans are not drawn to scale
備註：此橫截面圖非按照比例繪製

Cross-Section Plan B-B

橫截面圖 B-B

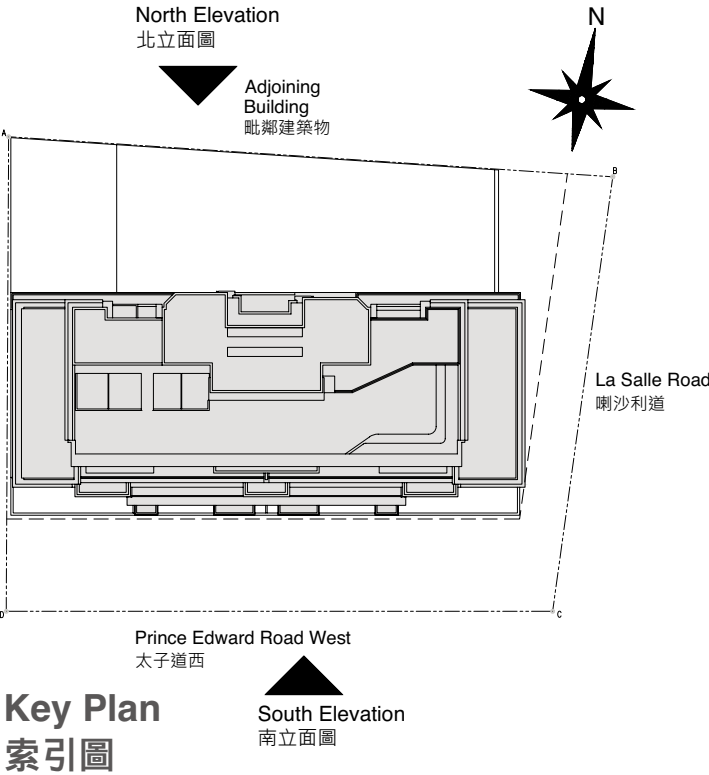
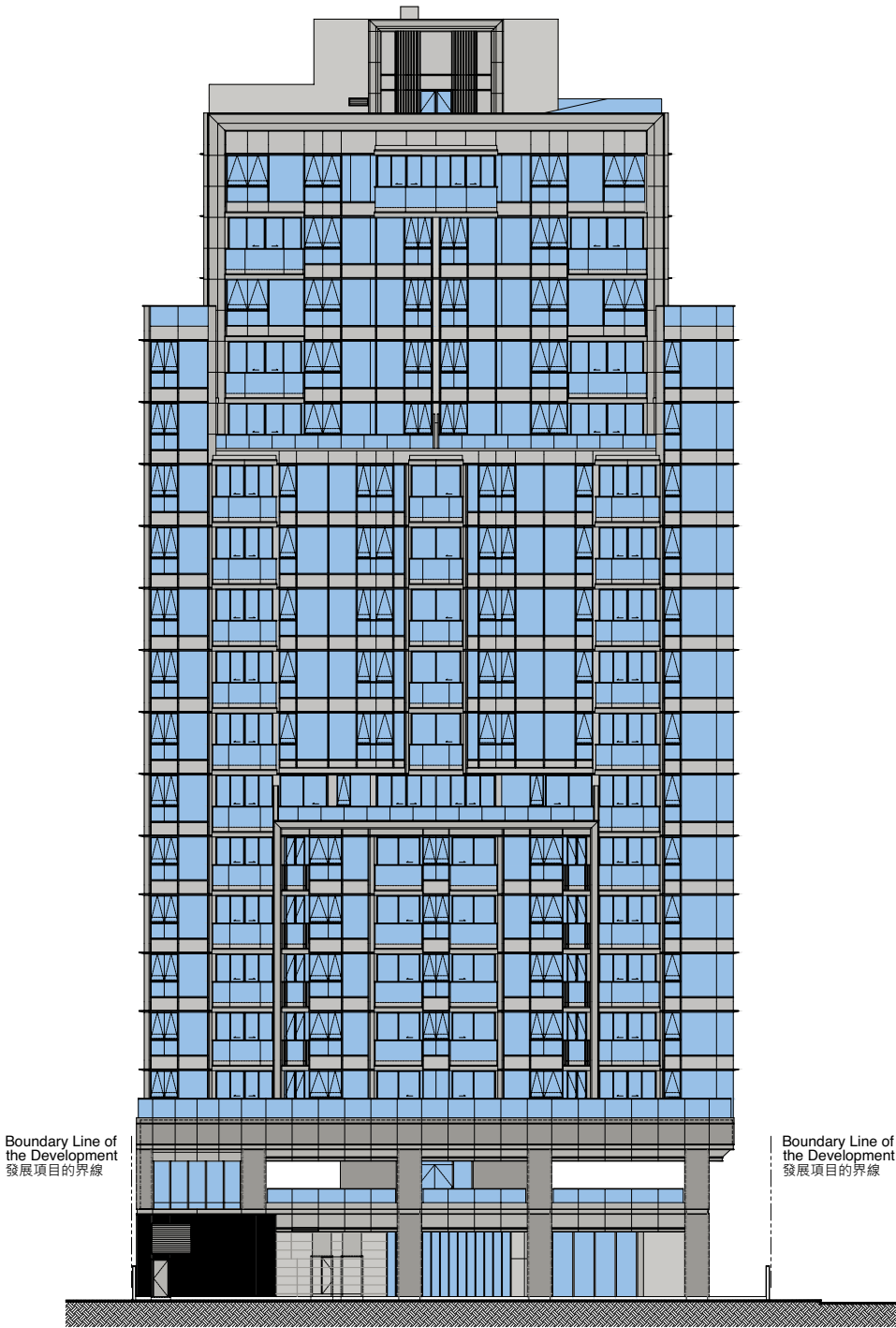


The part of Prince Eward Road West adjacent to the building is 13.70 to 14.33 metres above the Hong Kong Principal Datum.

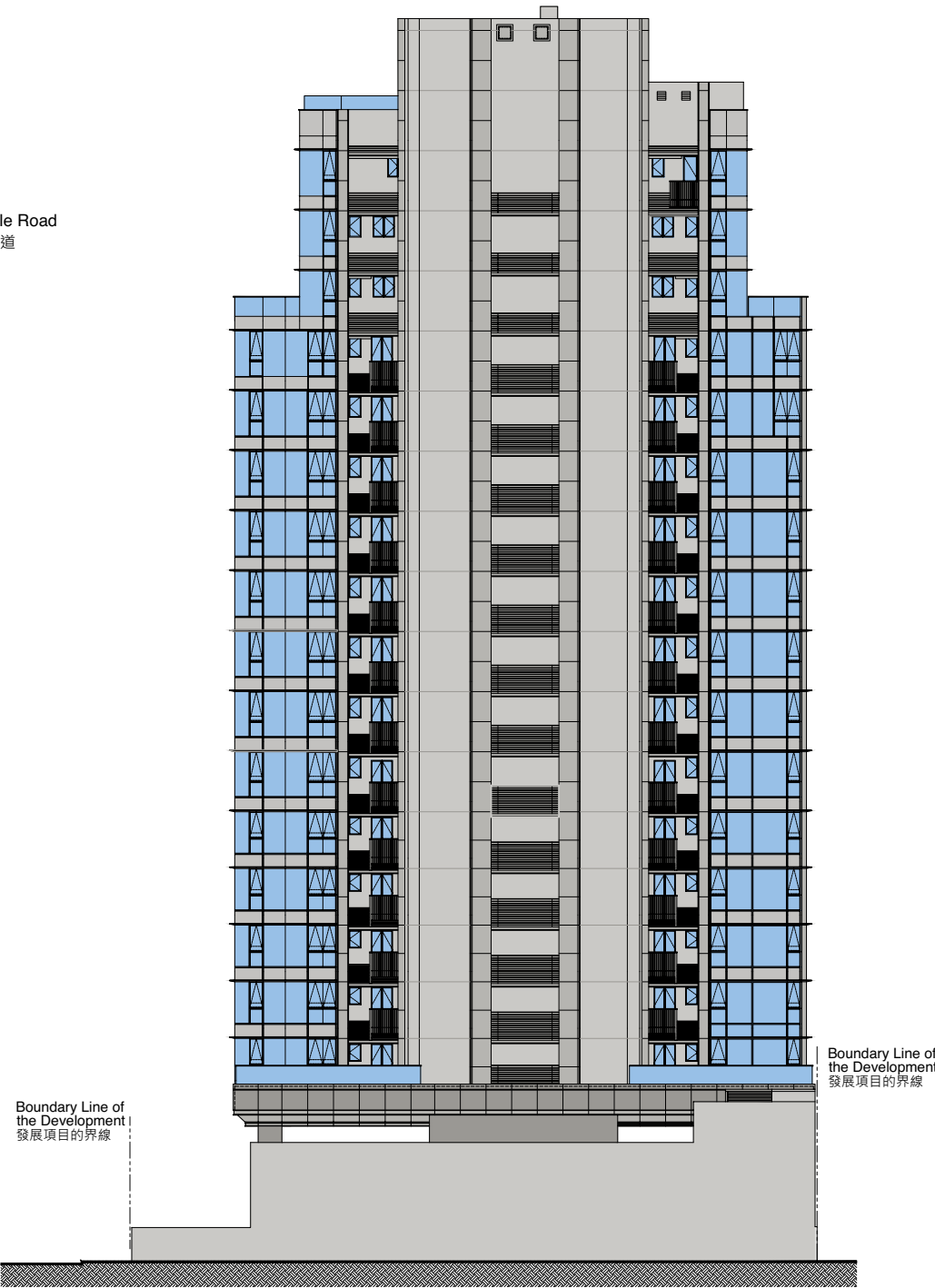
毗連建築物的一段太子道西為香港主水平基準以上13.70米至14.33米。

ELEVATION PLAN
立面圖

South Elevation
南立面圖



North Elevation
北立面圖



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

- (a) are prepared on the basis of the approved building plans for the Development as of 8 September 2022.
- (b) are in general accordance with the outward appearance of the Development.

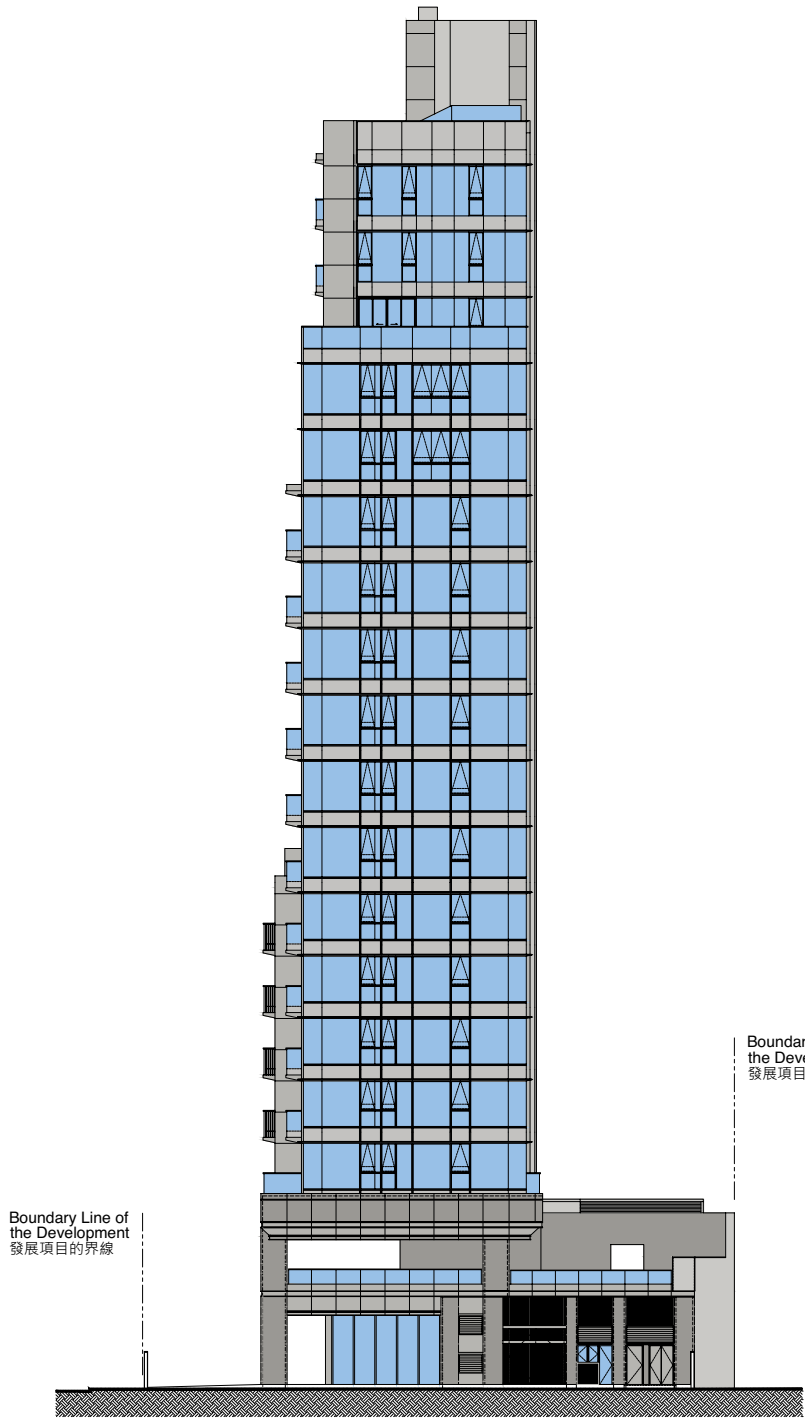
發展項目的認可人士已證明本圖所顯示的立面：

- (a) 以2022年9月8日的情況為準的發展項目批准的建築圖則為基礎擬備
- (b) 大致上與發展項目的外觀一致。

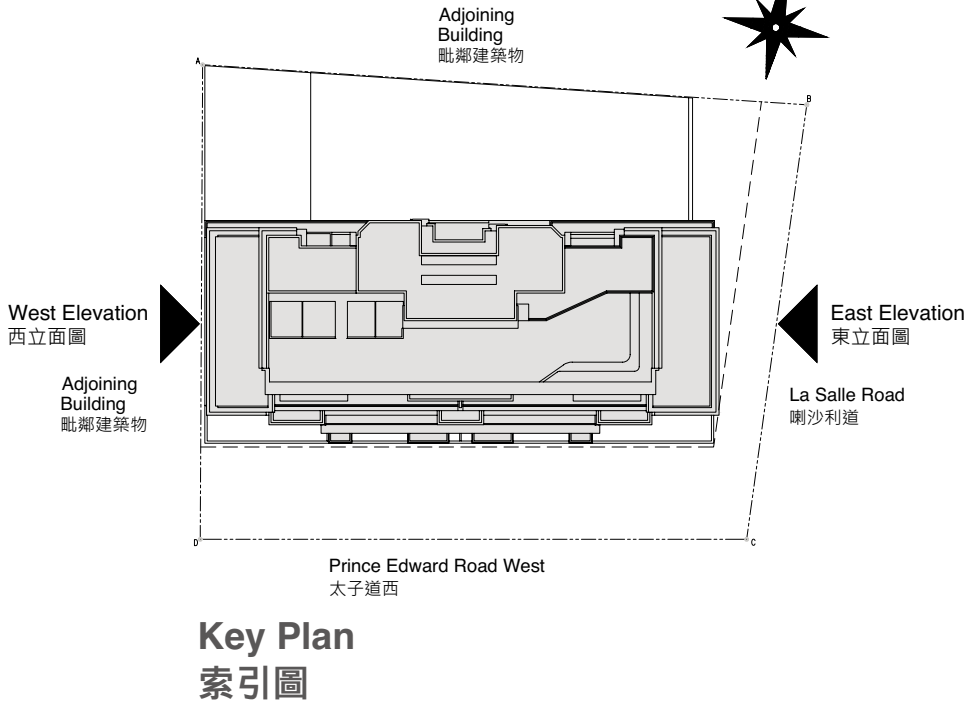
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

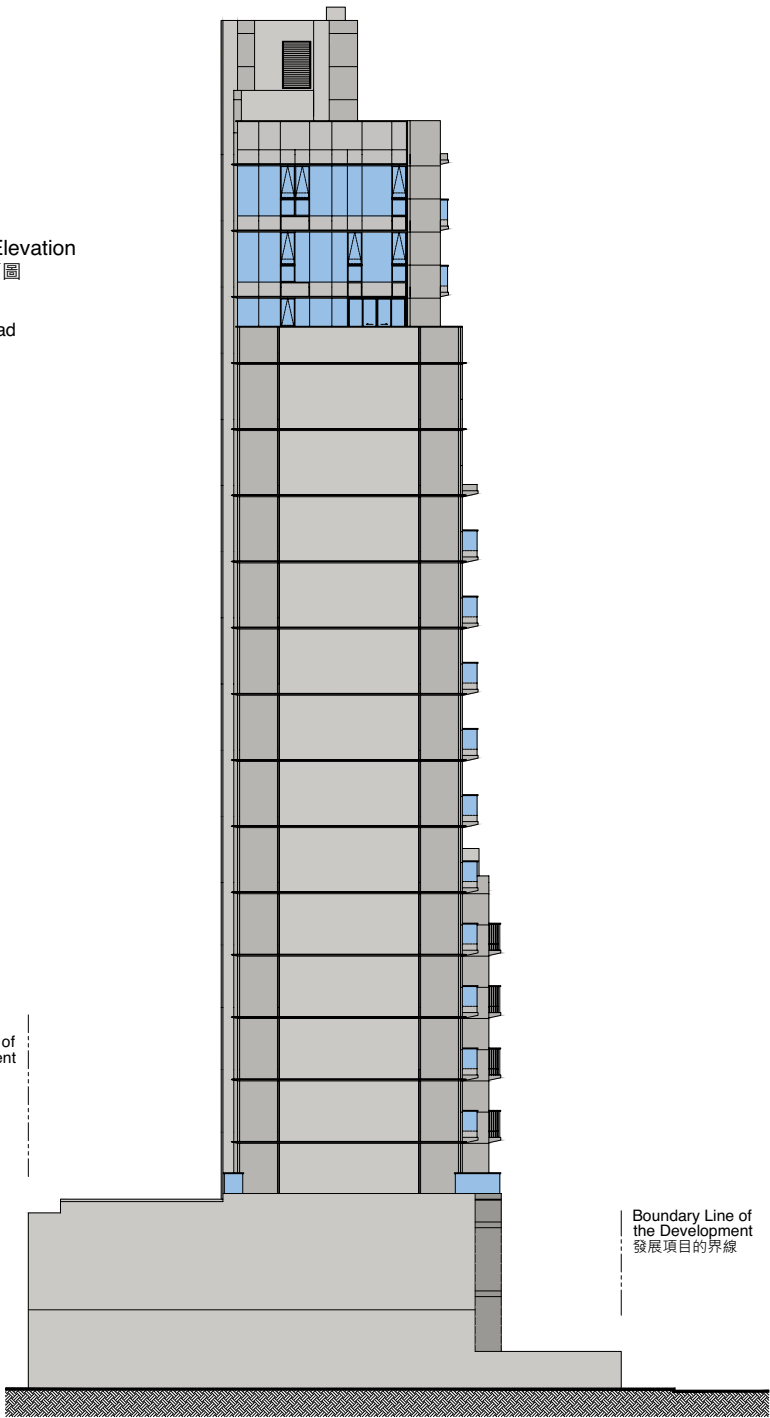
East Elevation
東立面圖



West Elevation
西立面圖



East Elevation
東立面圖



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

- (a) are prepared on the basis of the approved building plans for the Development as of 8 September 2022.
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

- (a) 以2022年9月8日的情況為準的發展項目批准的建築圖則為基礎擬備
- (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		Area 面積		Total Area 總面積	
		sq.m. 平方米	sq.ft. 平方呎	sq.m. 平方米	sq.ft. 平方呎
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)	Covered 有上蓋	281.817	3033	281.817	3033
	Uncovered 沒有上蓋	-	-		
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)	Covered 有上蓋	-	-	90.679	976
	Uncovered 沒有上蓋	90.679	976		
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)	Covered 有上蓋	284.699	3064	522.4	5623
	Uncovered 沒有上蓋	237.747	2559		

Remark:

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest square foot, which may be slightly different from that shown in square metre.

備註：

以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並以四捨五入至整數。平方呎與平方米之數字可能有些微差異。

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 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. 關於指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿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: Granite, ceramic tiles, glass wall, aluminium cladding, aluminium louvre, architectural feature & exterior paint. Residential Tower: Ceramic tiles, curtain wall, aluminium cladding, aluminium louvre & architectural feature.
(b) Window	Material of frame	PVF2 coated aluminium frame.
	Material of glass	Grey tinted glass.
(c) Bay window	Material of bay window	Not applicable.
	Window sill finishes	Not applicable.
(d) Planter	Type of finishes	Granite with aluminium capping.
(e) Verandah or balcony	(i) Type of finishes	Balcony: Laminated tempered glass balustrade. Wall: Aluminium cladding. Floor: Artificial wood deck. Ceiling: Aluminium false ceiling.
	(ii) Whether it is covered	All balconies are covered.
(f) Drying facilities for clothing	Type	Not applicable.
	Material	Not applicable.

1. 外部裝修物料		
細項	描述	
(a) 外牆	裝修物料的類型	基座：花崗石、瓷磚、玻璃牆、鋁覆蓋板、鋁百頁、建築鋁製裝飾及外牆漆。 住宅大樓：瓷磚、玻璃幕牆、鋁覆蓋板、鋁百頁及建築鋁製裝飾。
(b) 窗	框的用料	有聚偏二氟乙烯噴塗鋁窗框。
	玻璃的用料	灰色玻璃。
(c) 窗台	用料	不適用。
	窗台板的裝修物料	不適用。
(d) 花槽	裝修物料的類型	花崗石配以鋁覆蓋板。
(e) 陽台或露台	(i) 裝修物料的類型	露台：夾層玻璃欄河。 外牆：鋁覆蓋板。 地台：人造木平台。 天花：鋁質假天花。
	(ii) 是否有蓋	所有露台均有蓋。
(f) 乾衣設施	類型	不適用。
	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	Main Entrance Lobby on Ground Floor - Wall finished with ceramic tiles and decorative metal panel. - Floor finished with natural stone. - Gypsum board false ceiling finished with texture paint. Lift Lobby on B2/F, B1/F, 1/F - 17/F & R/F (There is no lift lobby on 16/F) - Wall finished with natural stone, plastic laminate and decorative metal panel. - Floor finished with ceramic tiles. - Gypsum board false ceiling finished with texture paint.
(b) Internal Wall and Ceiling	- Internal wall of living/dining room finished with plaster with emulsion paint (except Unit B at 7/F finished with plaster with texture paint). There are no wall finishes at areas above false ceiling level and areas covered by bulkhead. - Internal wall of bedroom finished with plaster with emulsion paint (except Unit B at 7/F finished with plaster with texture paint). There are no wall finishes at areas above false ceiling level and areas covered by bulkhead. - Ceiling of living/dining room partly finished with gypsum board false ceiling and bulkhead finished with plaster and emulsion paint (except Unit B at 7/F finished with plaster with texture paint). - Ceiling of bedroom partly finished with gypsum board false ceiling and bulkhead finished with plaster with emulsion paint.
(c) Internal floor	- Living/dining room and bedroom finished with engineered timber flooring and natural stone border adjoining balcony (if applicable). - Living/dining room and bedroom finished with timber skirting (except Unit B at 7/F). - Living/dining room and bedroom finished with metal skirting for Unit B at 7/F.

2. 室內裝修物料	
細項	描述
(a) 大堂	地下入口大堂 - 牆身鋪砌瓷磚及裝飾性金屬板面。 - 地台鋪砌天然石。 - 石膏板假天花髹紋理塗料。 地庫2層，地庫1層，1樓至17樓及天台升降機大堂（16樓不設降機大堂） - 牆身鋪砌天然石、膠板飾面及裝飾性金屬板面。 - 地台鋪砌瓷磚。 - 石膏板假天花髹紋理塗料。
(b) 內牆及天花板	- 客/飯廳的內牆鋪批盪髹乳膠漆（除7樓B單位內牆鋪批盪髹紋理塗料），假天花以上及被裝飾橫樑遮蓋之牆身不設裝修物料。 - 睡房的內牆鋪批盪髹乳膠漆（除7樓B單位內牆鋪批盪髹紋理塗料），假天花以上及被裝飾橫樑遮蓋之牆身不設裝修物料。 - 客/飯廳的天花板部分設有石膏板假天花及裝飾橫樑鋪批盪髹乳膠漆（除7樓B單位天花板鋪批盪髹紋理塗料）。 - 睡房的天花板部分設有石膏板假天花及裝飾橫樑鋪批盪髹乳膠漆。
(c) 內部地板	- 客/飯廳及睡房鋪砌複合木地板，配以天然石於連接露台邊緣（如適用）。 - 客/飯廳及睡房鋪砌木腳線（除7樓B單位）。 - 7樓B單位客/飯廳及睡房鋪砌金屬腳線。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(d) Bathroom	Master Bathroom - Wall finished with ceramic tiles (include wall inside shower cubicle) and artificial stone on the wash basin wall. There are no wall finishes at areas above false ceiling level and areas covered by vanity cabinet and mirror cabinet. - Floor finished with ceramic tiles (include floor inside shower cubicle). - Gypsum board false ceiling finished with emulsion paint. Bathroom - Wall finished with artificial stone (include wall inside shower cubicle). There are no wall finishes at areas above false ceiling level and areas covered by vanity cabinet and mirror cabinet. - Floor finished with artificial stone (include floor inside shower cubicle). - Gypsum board false ceiling finished with emulsion paint. Bathroom 1 / Bathroom 2 - Wall finished with ceramic tiles (include wall inside shower cubicle). There are no wall finishes at areas above false ceiling level and areas covered by vanity cabinet and mirror cabinet. - Floor finished with ceramic tiles (include floor inside shower cubicle). - Gypsum board false ceiling finished with emulsion paint. Powder Room - Wall finished with artificial stone. There are no wall finishes at areas above false ceiling level and areas covered by vanity cabinet and mirror. - Floor finished with artificial stone. - Gypsum board false ceiling finished with emulsion paint. Lavatory - Wall finished with ceramic tiles. There are no wall finishes at areas above false ceiling level. - Floor finished with ceramic tiles. - Aluminium false ceiling.
(e) Kitchen	Kitchen - Wall finished with ceramic tiles. There are no wall finishes at areas above false ceiling level. - Floor finished with ceramic tiles. - Gypsum board false ceiling and bulkhead finished with emulsion paint. - Cooking bench top finished with natural stone. Open kitchen - Wall finished with ceramic tiles. There are no wall finishes at areas above false ceiling level. - Floor finished with engineered timber flooring (except those areas covered by kitchen cabinet at which there are ceramic tiles). - Gypsum board false ceiling finished with emulsion paint. - Cooking bench top finished with natural stone.

2. 室內裝修物料	
細項	描述
(d) 浴室	主人浴室 - 牆身鋪砌瓷磚（包括淋浴間內）及人造石在洗手盆牆身，假天花以上、面盆櫃背及鏡櫃背之牆身不設裝修物料。 - 地台鋪砌瓷磚（包括淋浴間內）。 - 石膏板假天花髹乳膠漆。 浴室 - 牆身鋪砌人造石（包括淋浴間內），假天花以上、面盆櫃背及鏡櫃背之牆身不設裝修物料。 - 地台鋪砌人造石（包括淋浴間內）。 - 石膏板假天花髹乳膠漆。 浴室 1 / 浴室 2 - 牆身鋪砌瓷磚（包括淋浴間內），假天花以上、面盆櫃背及鏡櫃背之牆身不設裝修物料。 - 地台鋪砌瓷磚（包括淋浴間內）。 - 石膏板假天花髹乳膠漆。 化妝間 - 牆身鋪砌瓷磚及人造石，假天花以上、面盆櫃背及鏡背之牆身不設裝修物料。 - 地台鋪砌人造石。 - 石膏板假天花髹乳膠漆。 洗手間 - 牆身鋪砌瓷磚，假天花以上不設裝修物料。 - 地台鋪砌瓷磚。 - 鋁質假天花。
(e) 廚房	廚房 - 牆身鋪砌瓷磚，假天花以上不設裝修物料。 - 地台鋪砌瓷磚。 - 石膏板假天花及裝飾橫樑髹乳膠漆。 - 灶台面鋪砌天然石。 開放式廚房 - 牆身鋪砌瓷磚，假天花以上不設裝修物料。 - 地台鋪砌複合地板（除廚櫃遮蓋的位置之地台為瓷磚）。 - 石膏板假天花髹乳膠漆。 - 灶台面鋪砌天然石。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(a) Doors	Main Entrance of Unit - Solid core fire rated timber door finished with wood veneer, fitted with electrical lockset, concealed door closer, eye viewer, door guard and door stopper. Bedroom / Bedroom 1 / Bedroom 2 / Bedroom 3 - Hollow core timber door finished with wood veneer, fitted with lockset, handle and door stopper. Kitchen - Solid core fire rated timber door finished with wood veneer, fitted with fire rated glass panel, handle, concealed door closer and door stopper. Open Kitchen - There is no kitchen door. Master Bathroom - Hollow core timber door finished with wood veneer, fitted with timber louvre, lockset, handle and door stopper (except Unit B at 7/F - 12/F and Unit A at 17/F). - Metal frame glass sliding door fitted with lockset and door stopper for Unit B at 7/F - 12/F and Unit A at 17/F. Bathroom - Hollow core timber door finished with wood veneer, fitted with timber louvre, lockset, handle and door stopper (except Unit B at 7/F). - Hollow core timber door finished with wood veneer, fitted with lockset, handle and door stopper for Unit B at 7/F. Bathroom 1/ Bathroom 2 - Hollow core timber door finished with wood veneer, fitted with timber louvre, lockset, handle and door stopper (except Unit B at 7/F - 12/F). - Metal frame glass sliding door fitted with lockset and door stopper for Unit B at 7/F - 12/F. Powder Room - Hollow core timber sliding door finished with wood veneer, fitted with timber louvre, lockset and door stopper. Utility - Hollow core timber sliding door finished with wood veneer, fitted with lockset (except Unit B and C at 2/F - 6/F, Unit B at 7/F - 12/F and Unit A and B at 15/F). - Hollow core timber door finished with wood veneer, fitted with lockset, handle and door stopper for Unit B and C at 2/F - 6/F, Unit B at 7/F - 12/F and Unit A and B at 15/F. Lavatory - Aluminium frame glass bi-folding door fitted with lockset.

3. 室內裝置	
細項	描述
(a) 門	住宅物業大門 - 實心防火木門配木飾面板，裝設電子門鎖、暗氣鼓、防盜眼、防盜扣及門擋。 睡房 / 睡房 1 / 睡房 2 / 睡房 3 - 空心木門配木飾面板，裝設門鎖、門把手及門擋。 廚房 - 實心防火木門配木飾面板，裝設防火玻璃、門把手、暗氣鼓及門擋。 開放式廚房 - 不設廚房門。 主人浴室 - 空心木門配木飾面板，裝設木百葉、門鎖、門把手及門擋（除7樓至12樓B單位及17樓A單位）。 - 7樓至12樓B單位、17樓A單位設金屬框玻璃趟門配門鎖及門擋。 浴室 - 空心木門配木飾面板，裝設木百葉、門鎖、門把手及門擋（除7樓B單位）。 - 除7樓B單位設空心木門配木飾面板，裝設門鎖、門把手及門擋。 浴室 1 / 浴室 2 - 空心木門配木飾面板，裝設木百葉、門鎖、門把手及門擋（除7樓至12樓B單位）。 - 7樓至12樓B單位裝設金屬框玻璃趟門配門鎖及門擋。 化妝間 - 空心木趟門配木飾面板，裝設木百葉、門鎖及門擋。 工作間 - 空心木趟門配木飾面板，裝設門鎖（除2樓至6樓B及C單位、7樓至12樓B單位、15樓A及B單位）。 - 2樓至6樓B及C單位、7樓至12樓B單位、15樓A及B單位裝設空心木門配木飾面板，裝設門鎖、門把手及門擋。 洗手間 - 鋁框趟摺門，裝設玻璃配門鎖。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(b) Bathroom	Master Bathroom - Timber vanity counter finished with artificial stone and artificial stone countertop. - Timber mirror cabinet finished with metal. - Fittings and equipment include vitreous china water closet, artificial stone wash basin (except Unit A and B at 16/F and Unit A at 17/F. Vitreous china wash basin for Unit A and B at 16/F and Unit A at 17/F) with chrome plated cold and hot water wash basin mixer, chrome plated toilet paper holder and chrome plated towel hanging rack & hook. - Enameled steel bathtub (700mm width, 1500mm length and 410mm depth) with chrome plated shower mixer for all Units at 2/F - 12/F and Unit A at 13/F. - Enameled steel bathtub (700mm width, 1600mm length and 410mm depth) with chrome plated shower mixer for Unit B at 13/F - 16/F and Unit A at 16/F. - Cristalplant bathtub (716mm width, 1700mm length and 560mm depth) for Unit A at 17/F. - Shower curtain track for bathtub in Unit B, C and D at 2/F - 6/F, Unit B and C at 7/F - 12/F and Unit A at 13/F. - Tempered glass shower cubicle with chrome plated shower mixer provided in Unit A at 2/F - 6/F and Unit A and B at 7/F - 14/F. - Tempered glass open shower cubicle with chrome plated shower mixer provided in Unit A and B at 16/F and Unit A at 17/F. - Tempered glass door for water closet provided in Unit B at 7/F - 12/F. - Manually operated roller blind provided in Unit A at 2/F - 17/F and Unit B at 16/F. - Ventilation system is provided. - Copper pipes for cold and hot water supply system. - uPVC pipes for flushing water supply system. Bathroom - Timber vanity counter finished with artificial stone and artificial stone countertop. - Timber mirror cabinet finished with metal. - Fittings and equipment include vitreous china water closet, artificial stone wash basin with chrome plated cold and hot water wash basin mixer, chrome plated toilet paper holder and chrome plated towel hanging rack & hook. - Tempered glass shower cubicle and chrome plated shower mixer. - Manually operated roller blind provided in Unit A at 2/F - 12/F. - Ventilation system is provided. - Copper pipes for cold and hot water supply system. - uPVC pipes for flushing water supply system. Bathroom 1 / Bathroom 2 - Timber vanity counter finished with artificial stone and artificial stone countertop. - Timber mirror cabinet finished with metal. - Fittings and equipment include vitreous china water closet, artificial stone wash basin with chrome plated cold and hot water wash basin mixer, chrome plated toilet paper holder and chrome plated towel hanging rack & hook. - Enameled steel bathtub (700mm width, 1500mm length and 410mm depth) with chrome plated shower mixer and shower curtain track for Unit B at 7/F - 12/F, Unit A and B at 13/F - 15/F and Unit A at 17/F. - Ventilation system is provided. - Copper pipes for cold and hot water supply system. - uPVC pipes for flushing water supply system.

3. 室內裝置	
細項	描述
(b) 浴室	主人浴室 - 人造石材飾面木製盆櫃配以人造石材檯面。 - 木製鏡櫃配以金屬飾面。 - 裝置及設備包括陶瓷坐廁、人造石材洗手盆（除 16 樓 A 及 B 單位、17 樓 A 單位之主人浴室為陶瓷洗面盆）配電鍍冷熱水龍頭、電鍍廁紙架及電鍍毛巾架掛鉤。 - 2 樓至 12 樓所有單位及 13 樓 A 單位，裝設搪瓷鑄鋼浴缸（700 毫米闊，1500 毫米長，410 毫米深）配電鍍淋浴花灑套裝。 - 13 樓至 16 樓 B 單位、16 樓 A 單位，裝設搪瓷鑄鋼浴缸（700 毫米闊，1600 毫米長，410 毫米深）配電鍍淋浴花灑套裝。 - 17 樓 A 單位，裝設有機複合材質浴缸（716 毫米闊，1700 毫米長，560 毫米深） - 2 樓至 6 樓 B、C 及 D 單位、7 樓至 12 樓 B 及 C 單位、13 樓 A 單位，浴缸裝設浴簾路軌。 - 2 樓至 6 樓 A 單位及 7 樓至 14 樓 A 及 B 單位設有強化玻璃淋浴間隔配電鍍淋浴花灑套裝。 - 16 樓 A 及 B 單位及 17 樓 A 單位設有強化玻璃開放式淋浴間隔配電鍍淋浴花灑套裝。 - 7 樓至 12 樓 B 單位設有強化玻璃門配坐廁。 - 2 樓至 17 樓 A 單位及 16 樓 B 單位設有手動捲簾。 - 設有通風系統。 - 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。 浴室 - 人造石材飾面木製盆櫃配以人造石材檯面。 - 木製鏡櫃配以金屬飾面。 - 裝置及設備包括陶瓷坐廁、人造石洗材手盆配電鍍冷熱水龍頭、電鍍廁紙架及電鍍毛巾架掛鉤。 - 設有強化玻璃淋浴間隔配電鍍淋浴花灑套裝。 - 2 樓至 12 樓 A 單位設有手動捲簾。 - 設有通風系統。 - 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。 浴室 1 / 浴室 2 - 人造石材飾面木製盆櫃配以人造石材檯面。 - 木製鏡櫃配以金屬飾面。 - 裝置及設備包括陶瓷坐廁、人造石材洗手盆配電鍍冷熱水龍頭、電鍍廁紙架及電鍍毛巾架掛鉤。 - 7 樓至 12 樓 B 單位、13 樓至 15 樓 A 及 B 單位及 17 樓 A 單位，裝設搪瓷鑄鋼浴缸（700 毫米闊，1500 毫米長，410 毫米深）配以電鍍淋浴花灑套裝及浴簾路軌。 - 設有通風系統。 - 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(b) Bathroom	Powder Room - Timber vanity counter finished with artificial stone and artificial stone countertop. - Mirror with metal trim. - Fittings and equipment include vitreous china water closet, artificial stone wash basin with chrome plated cold and hot water wash basin mixer, chrome plated toilet paper holder and chrome plated towel hanging rack. - Ventilation system is provided. - Copper pipes for cold and hot water supply system. - uPVC pipes for flushing water supply system. Lavatory - Fittings and equipment include vitreous china water closet, vitreous china wash basin with chrome plated cold and hot water wash basin mixer and shower mixer. - Ventilation system is provided. - Copper pipes for cold and hot water supply system. - uPVC pipes for flushing water supply system.
(c) Kitchen	Kitchen - Timber kitchen cabinets finished with plastic laminate. Natural stone kitchen countertop fitted with artificial stone sink and chrome plated sink mixer. - Open shelves finished with metal for Unit B at 7/F only. - Copper pipes for cold and hot water supply system. - For appliances provision, please refer to “Appliances Schedule”. Open Kitchen - Timber kitchen cabinets finished with plastic laminate. Natural stone kitchen countertop fitted with artificial stone sink and chrome plated sink mixer. - Copper pipes for cold and hot water supply system. - Fire service installations and equipment for the Unit with open kitchen: Sprinkler head(s) at false ceiling in open kitchen; and ceiling-mounted smoke detector at false ceiling near open kitchen. - For appliances provision, please refer to “Appliances Schedule”.

3. 室內裝置	
細項	描述
(b) 浴室	化妝間 - 人造石飾面木製盆櫃配以人造石材檯面。 - 鏡面配以金屬飾條。 - 裝置及設備包括陶瓷坐廁、人造石材洗手盆配電鍍冷熱水龍頭、電鍍廁紙架及電鍍毛巾架掛鉤。 - 設有通風系統。 - 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。 洗手間 - 裝置及設備包括陶瓷坐廁、陶瓷洗手盆配電鍍冷熱水龍頭及淋浴花灑套裝。 - 設有通風系統。 - 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。
(c) 廚房	廚房 - 木製廚櫃組合配以膠板飾面，天然石材檯面配以人造石材洗滌盆及電鍍洗滌盆龍頭。 - 7樓B單位設有金屬飾面層架。 - 冷熱水供水系統採用銅喉管。 - 所供應之設備請參閱「設備說明表」。 開放式廚房 - 木製廚櫃組合配以膠板飾面，天然石材檯面配以人造石材洗滌盆及電鍍洗滌盆龍頭。 - 冷熱水供水系統採用銅喉管。 - 設有開放式廚房的住宅物業之消防裝置及設備：消防花灑頭安裝在開放式廚房內的假天花；及天花嵌入式煙霧偵測器安裝在開放式廚房附近的假天花。 - 所供應之設備請參閱「設備說明表」。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(d) Bedroom	Living/ Dining room - Electrical sheer curtain and electrical roller blind provided in Unit B at 7/F, Unit A and B at 13/F - 17/F. - Built-in timber wardrobe finished with texture paint provided in Unit B at 7/F. Master Bedroom - Electrical sheer curtain and electrical roller blind provided in Unit B at 7/F, Unit A and B at 13/F - 17/F. - Manually operated sheer curtain provided in Unit B at 7/F - 12/F and Unit A at 17/F. - Built-in timber wardrobe finished with texture paint provided in Unit B at 7/F. - Timber headboard finished with fabric provided in Unit B at 7/F. - Timber bed side tables finished with wood veneer and natural stone provided in Unit B at 7/F. Bedroom 1 - Electrical sheer curtain and electrical roller blind provided in Unit B at 7/F, Unit A and B at 13/F - 17/F. - Manually operated sheer curtain provided in Unit B at 7/F - 12/F. - Built-in timber wardrobe finished with texture paint provided in Unit B at 7/F. - Timber headboard and bed side table finished with wood veneer provided in Unit B at 7/F. Bedroom 2 - Electrical sheer curtain and electrical roller blind provided in Unit A and B at 13/F - 17/F. - Electrical roller blind provided in Unit B at 7/F. - Timber loft bed finished with wood veneer and stainless steel ladder provided in Unit B at 7/F. - Timber desk finished with wood veneer provided in Unit B at 7/F. Bedroom 3 - Electrical sheer curtain and electrial roller blind provided in Unit A and B at 13/F - 17/F.
(e) Telephone	- Telephone connection points are provided. - For location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”.
(f) Aerials	- TV/FM outlets for local TV/FM programs are provided. - For location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”.

3. 室內裝置	
細項	描述
(d) 睡房	客廳 / 飯廳 - 7樓B單位及13樓至17樓A及B單位設有電動窗紗及電動捲簾。 - 7樓B單位設有嵌入式木製衣櫃配以紋理塗料。 主人睡房 - 7樓B單位及13樓至17樓A及B單位設有電動窗紗及電動捲簾。 - 7樓至12樓B單位及17樓A單位設有手動窗紗。 - 7樓B單位設有嵌入式木製衣櫃配以紋理塗料。 - 7樓B單位設有木製床頭板配以布飾面。 - 7樓B單位設有木製床頭櫃配以木皮飾面及天然石。 睡房 1 - 7樓B單位及13樓至17樓A及B單位設有電動窗紗及電動捲簾。 - 7樓至12樓B單位設有手動窗紗。 - 7樓B單位設有嵌入式木製衣櫃配以紋理塗料。 - 7樓B單位設有木製床頭板連床頭櫃配以木皮飾面。 睡房 2 - 13樓至17樓A及B單位設有電動窗紗及電動捲簾。 - 7樓B單位設有電動捲簾。 - 7樓B單位設有木製床架配以木皮飾面及不銹鋼梯子。 - 7樓B單位設有木製書枱配以木皮飾面。 睡房 3 - 13樓至17樓A及B單位設有電動窗紗及電動捲簾。
(e) 電話	- 裝設有電話插座。 - 有關接駁點的位置及數量，請參考「住宅物業機電裝置數量說明表」。
(f) 天線	- 裝設有可接收本地電視節目及電台節目的電視 / 收音機天線插座。 - 有關接駁點的位置及數量，請參考「住宅物業機電裝置數量說明表」。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(g) Electrical Installations	- Three-phase electricity supply with miniature circuit breaker distribution board is provided to all residential properties. - Conduits are partly concealed and partly exposed*. - For location and number of sockets and air conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”. * Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.
(h) Gas Supply	- Towngas supply pipes are connected to gas hob for all units. - For location of towngas connection point, please refer to "Schedule of Mechanical & Electrical Provision of Residential Properties". - Towngas supply pipes are connected to gas water heater for Unit A at 2/F - 17/F, Unit B at 13/F - 17/F, Unit C at 7/F - 12/F and Unit D at 2/F - 6/F.
(i) Washing Machine Connection Point	- Water connection point and drainage connection point are provided for washing machine. Water supply point of a design of 22mm diameter and drainage point of a design of 40mm diameter. - For location of connection point, please refer to "Schedule of Mechanical & Electrical Provision of Residential Properties".
(j) Water Supply	- Copper pipes are used for cold and hot water supply system. - uPVC pipes are used for flushing water supply system. - Water pipes are partly concealed and partly exposed*. * Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.

3. 室內裝置	
細項	描述
(g) 電力裝置	- 所有住宅物業提供三相電力配電箱並裝置有微型斷路器。 - 導管是部分隱藏及部分外露*。 - 有關電插座及空調機接駁點的位置及數量，請參考「住宅物業機電裝置數量說明表」。 * 註釋：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花，裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。
(h) 氣體供應	- 所有單位之煤氣喉接駁至煤氣煮食爐。 - 煤氣接駁點位置，請參考「住宅物業機電裝置數量說明表」。 - 2樓至17樓A單位、13樓至17樓B單位、7樓至12樓C單位及2樓至6樓D單位之煤氣喉接駁至煤氣熱水爐。
(i) 洗衣機接駁點	- 設有洗衣機來去水接駁點。設計直徑為22毫米來水接駁喉位及設計直徑為40毫米去水接駁喉位。 - 接駁點位置，請參考「住宅物業機電裝置數量說明表」。
(j) 供水	- 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。 - 水管是部分隱藏及部分外露*。 * 註釋：除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。部分外露的水管以假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous					
Item	Description	Brand name	Model number	Number	Floors served
(a) Lifts	Fireman and accessible lift (L1)	Schindler	5500MRL	1	B2/F, B1/F, G/F, 1/F - 15/F, 17/F & R/F
	Passenger lift (L2)			1	
(b) Letter box	Material: Stainless steel and electrical lockset.				
(c) Refuse collection	(i) Means of refuse collection: Refuse will be collected daily by cleaner and handle at Refuse Storage Chamber at G/F for removal by refuse collection vehicle. (ii) Location of refuse room: Refuse room located at each residential floor of the tower (except 16/F).				
(d) Water meter, electricity meter and gas meter	- Separate water, electrical and gas meters for each residential unit. - Water meter is provided at the water cabinets on each floor. - Electrical meter is provided at the Electrical Meter Room & ELV Room on each floor. - Towngas meter is installed at Kitchen or UTP of each unit.				

5. Security Facilities	
Description	
Security system and equipment (including details of built-in provisions and their locations)	- CCTV cameras are provided at main entrance lobby on G/F, lift cars, clubhouse and roof. Visitor door bell and smart card reader are provided at entrance at main entrance lobby on G/F, with intercom connected to caretaker's counter at main entrance lobby. - Each residential property is equipped with a handfree type door phone with panic alarm push button, connected to caretaker's counter at main entrance lobby.

6. Appliances
Description
For brand names and model numbers of appliances, please refer to “Appliances Schedule” below.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 above are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目中沒有安裝於上述第4(a)及6項所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。

Remark:

* - Fireman and accessible lift (No. 1) serves G/F in Fireman's Operation Mode only .

4. 雜項					
細項	描述	品牌名稱	產品型號	數量	到達的樓層
(a) 升降機	消防及無障礙升降機 (L1)	迅達	5500MRL	1	地庫2層、地庫1層、地下、1樓至15樓、17樓及天台
	客用升降機(L2)			1	
(b) 信箱	用料：不銹鋼及電子鎖。				
(c) 垃圾收集	(i) 垃圾收集的方法： 清潔工人每天於各樓層垃圾房收集垃圾並運送到地下之垃圾房集中處理，由垃圾運輸汽車運走。 (ii) 垃圾房的位置： 垃圾房均設於各住宅樓層（不包括 16/F）。				
(d) 水錶、電錶及氣體錶	- 各住宅單位均裝有每戶專用之獨立水錶，電錶及煤氣錶。 - 水錶設於每層水錶櫃。 - 電錶設於每層電錶及特低壓電線房。 - 煤氣錶安裝於每個單位之廚房或工作陽台。				

5. 保安設施	
描述	
保安系統及設備（包括嵌入式的裝備及其位置的細節及其位置）	- 地下入口大堂、大廈升降機、會所及天台均裝設有閉路電視。地下大堂入口裝有訪客門鈴及智能讀卡器，對講機接駁至入口大堂接待處。 - 每個住宅物業均配備免提式對講機及警鐘按鈕，接駁至大堂接待處。

6. 設備
描述
設備的品牌名稱及產品型號，請參閱「設備說明表」。

備註：

* - 消防及無障礙升降機 (1號) 僅在消防員操作模式下到達地下。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provision of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Appliance 設備	2/F 2樓				3/F-5/F (Except 4A) 3樓至5樓 (除4A單位)				4/F 4樓	6/F 6樓				7/F 7樓			8/F-10/F 8樓至10樓			11/F 11樓			12/F 12樓			13/F 13樓		14/F 14樓		15/F-16/F 15樓至16樓		17/F 17樓
		A	B	C	D	A	B	C	D	A	A	B	C	D	A	B	C	A	B	C	A	B	C	A	B	C	A	B	A	B	A		
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	Lighting Point 門牌燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	TV/FM Outlet 電視及電台接收插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	Data Outlet 數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	3	2	1	2	2	1	2	2	1	2	2	1	1	1	2	1	1	2	
	13A Single Socket Outlet (Curtain) 13A單位電插座(供窗簾)	-	-	-	-	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-	-	-	-	-	5	5	5	5	5	5	4	
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	4	4	4	3	4	4	5	
	Connection Point for Indoor Air-conditioner Unit 室內冷氣機接線位	2	1	1	2	2	1	1	2	2	2	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	2	
	4 Gang Lighting Switch 4位燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	
	3 Gang Lighting Switch 3位燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	
	2 Gang Lighting Switch 2位燈掣	2	-	-	2	2	-	-	2	2	2	-	-	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1
	1 Gang Lighting Switch 1位燈掣	2	3	3	2	2	3	3	2	2	1	2	2	1	2	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3
	2 Gang Curtain Switch 2位窗簾掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	2	2	2	2	3	3	2
	1 Gang Curtain Switch 1位窗簾掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	-	-	1
	Lighting Point 燈位	7	4	4	6	7	4	4	6	7	7	4	4	6	7	24	6	7	7	6	7	7	6	9	8	8	9	9	9	9	9	9	11
	Switch for Exhaust Fan 抽氣扇開關掣	2	1	1	2	2	1	1	2	2	2	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

Remarks:

1. The symbol “-” as shown in the above table denotes “Not provided”.

2. The symbol “/” as shown in the above table denotes “Not Applicable”.

備註：

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provision of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Appliance 設備	2/F 2樓				3/F-5/F (Except 4A) 3樓至5樓 (除4A單位)				4/F 4樓	6/F 6樓				7/F 7樓			8/F-10/F 8樓至10樓			11/F 11樓			12/F 12樓			13/F 13樓		14/F 14樓		15/F-16/F 15樓至16樓		17/F 17樓
		A	B	C	D	A	B	C	D	A	A	B	C	D	A	B	C	A	B	C	A	B	C	A	B	C	A	B	A	B	A		
Staircase/ Corridor 樓梯 / 走廊	13A Single Socket Outlet 13A單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/		
	4 Gang Lighting Switch 4位燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/		
	3 Gang Lighting Switch 3位燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/		
	1 Gang Lighting Switch 1位燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/		
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	6	9	/		
	Switch for Exhaust Fan 抽氣扇開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/		

Remarks:

1. The symbol “-” as shown in the above table denotes “Not provided”.

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

Schedule of Mechanical & Electrical Provision of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Appliance 設備	2/F 2樓				3/F-5/F (Except 4A) 3樓至5樓 (除4A單位)				4/F 4樓	6/F 6樓				7/F 7樓			8/F-10/F 8樓至10樓			11/F 11樓			12/F 12樓			13/F 13樓		14/F 14樓		15/F-16/F 15樓至16樓		17/F 17樓
		A	B	C	D	A	B	C	D	A	A	B	C	D	A	B	C	A	B	C	A	B	C	A	B	C	A	B	A	B	A		
Master Bedroom 主人睡房	TV/FM Outlet 電視及電台接收插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	Data Outlet 數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	13A Single Socket Outlet 13A單位電插座	2	1	1	2	2	1	1	2	2	2	1	1	2	1	5	2	2	2	2	2	2	2	2	2	2	2	2	2	3	4	3	
	13A Single Socket Outlet (Curtain) 13A單位電插座(供窗簾)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	4	2	4	2	3	5	4
	13A Twin Socket Outlet 13A雙位電插座	4	5	5	4	4	5	5	4	4	4	5	5	4	4	1	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	5	5
	Connection Point for Indoor Air-conditioner Unit 室內冷氣機接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1	
	4 Gang Lighting Switch 4位燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	3 Gang Lighting Switch 3位燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	2 Gang Lighting Switch 2位燈掣	1	-	-	1	1	-	-	1	1	1	-	-	1	1	2	1	1	2	1	1	2	1	1	2	1	1	1	1	1	2	2	-
	1 Gang Lighting Switch 1位燈掣	-	2	2	-	-	2	2	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	2
	2 Gang Curtain Switch 2位窗簾掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	2	1	2	1	3	3	2
	1 Gang Curtain Switch 1位窗簾掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Lighting Point 燈位	4	2	2	4	4	2	2	4	4	4	2	2	4	4	9	4	4	3	4	4	3	4	4	4	4	4	4	4	4	4	7	5
	Panic Alarm 警報器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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

Schedule of Mechanical & Electrical Provision of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Appliance 設備	2/F 2樓				3/F-5/F (Except 4A) 3樓至5樓 (除4A單位)				4/F 4樓	6/F 6樓				7/F 7樓			8/F-10/F 8樓至10樓			11/F 11樓			12/F 12樓			13/F 13樓		14/F 14樓		15/F-16/F 15樓至16樓		17/F 17樓
		A	B	C	D	A	B	C	D	A	A	B	C	D	A	B	C	A	B	C	A	B	C	A	B	C	A	B	A	B	A		
Bedroom 1 睡房1	TV/FM Outlet 電視及電台接收插座	-	/	/	1	-	/	/	1	-	-	/	/	1	-	1	1	-	1	1	-	1	1	-	1	1	1	1	1	1	1	1	
	Telephone Outlet 電話插座	1	/	/	1	1	/	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Data Outlet 數據插座	1	/	/	1	1	/	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	13A Single Socket Outlet 13A單位電插座	3	/	/	2	3	/	/	2	3	3	/	/	2	3	1	2	2	1	2	3	1	2	3	1	2	3	3	3	3	1	1	3
	13A Single Socket Outlet (Curtain) 13A單位電插座(供窗簾)	-	/	/	-	-	/	/	-	-	-	/	/	-	-	2	-	-	-	-	-	-	-	-	-	-	2	2	2	2	2	2	3
	13A Twin Socket Outlet 13A雙位電插座	2	/	/	2	2	/	/	2	2	2	/	/	2	2	3	2	2	5	2	2	5	2	2	5	2	2	2	2	2	2	2	2
	Connection Point for Indoor Air-conditioner Unit 室內冷氣機接線位	1	/	/	1	1	/	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	4 Gang Lighting Switch 4位燈掣	-	/	/	-	-	/	/	-	-	-	/	/	-	-	1	-	-	2	-	-	1	-	-	1	-	1	1	1	1	1	1	1
	3 Gang Lighting Switch 3位燈掣	-	/	/	-	-	/	/	-	-	-	/	/	-	-	2	-	-	1	-	-	1	-	-	1	-	-	-	1	1	1	1	1
	2 Gang Lighting Switch 2位燈掣	-	/	/	-	-	/	/	-	-	-	/	/	-	-	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	-	1
	1 Gang Lighting Switch 1位燈掣	1	/	/	1	1	/	/	1	1	1	/	/	1	1	-	1	1	-	1	1	-	1	1	-	1	1	1	1	1	1	1	-
	2 Gang Curtain Switch 2位窗簾掣	-	/	/	-	-	/	/	-	-	-	/	/	-	-	1	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	2
	1 Gang Curtain Switch 1位窗簾掣	-	/	/	-	-	/	/	-	-	-	/	/	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Lighting Point 燈位	1	/	/	2	1	/	/	2	1	1	/	/	2	1	9	2	1	3	2	1	3	2	1	5	2	1	1	1	1	2	2	2
	Panic Alarm 警報器	1	/	/	1	1	/	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	-	/	/	-	-	/	/	-	-	-	/	/	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1

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

Schedule of Mechanical & Electrical Provision of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Appliance 設備	2/F 2樓				3/F-5/F (Except 4A) 3樓至5樓 (除4A單位)				4/F 4樓	6/F 6樓				7/F 7樓			8/F-10/F 8樓至10樓			11/F 11樓			12/F 12樓			13/F 13樓		14/F 14樓		15/F-16/F 15樓至16樓		17/F 17樓
		A	B	C	D	A	B	C	D	A	A	B	C	D	A	B	C	A	B	C	A	B	C	A	B	C	A	B	A	B	A		
Bedroom 2 睡房2	TV/FM Outlet 電視及電台接收插座	-	/	/	1	-	/	/	1	-	-	/	/	1	-	-	1	-	-	1	-	-	1	-	-	1	1	1	1	1	1	1	
	Telephone Outlet 電話插座	1	/	/	1	1	/	/	1	1	1	/	/	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Data Outlet 數據插座	1	/	/	1	1	/	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	13A Single Socket Outlet 13A單位電插座	1	/	/	2	1	/	/	2	1	1	/	/	2	1	2	2	1	2	2	1	2	2	1	2	2	2	2	2	2	2	2	
	13A Single Socket Outlet (Curtain) 13A單位電插座(供窗簾)	-	/	/	-	-	/	/	-	-	-	/	/	-	-	1	-	-	-	-	-	-	-	-	-	-	2	2	2	2	2	2	1
	13A Twin Socket Outlet 13A雙位電插座	2	/	/	2	2	/	/	2	2	2	/	/	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Connection Point for Indoor Air-conditioner Unit 室內冷氣機接線位	1	/	/	1	1	/	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	4 Gang Lighting Switch 4位燈掣	-	/	/	-	-	/	/	-	-	-	/	/	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	1	1	1	1
	3 Gang Lighting Switch 3位燈掣	-	/	/	-	-	/	/	-	-	-	/	/	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	2 Gang Lighting Switch 2位燈掣	-	/	/	-	-	/	/	-	-	-	/	/	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1 Gang Lighting Switch 1位燈掣	1	/	/	1	1	/	/	1	1	1	/	/	1	1	-	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1
	2 Gang Curtain Switch 2位窗簾掣	-	/	/	-	-	/	/	-	-	-	/	/	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1
	1 Gang Lighting Switch 1位燈掣	-	/	/	-	-	/	/	-	-	-	/	/	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	/	/	2	1	/	/	2	1	1	/	/	2	1	4	2	1	1	2	1	1	2	1	2	2	1	1	1	1	2	1	2
	Panic Alarm 警報器	1	/	/	1	1	/	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	-	/	/	-	-	/	/	-	-	-	/	/	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1

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

Schedule of Mechanical & Electrical Provision of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Appliance 設備	2/F 2樓				3/F-5/F (Except 4A) 3樓至5樓 (除4A單位)				4/F 4樓	6/F 6樓				7/F 7樓			8/F-10/F 8樓至10樓			11/F 11樓			12/F 12樓			13/F 13樓		14/F 14樓		15/F-16/F 15樓至16樓		17/F 17樓
		A	B	C	D	A	B	C	D	A	A	B	C	D	A	B	C	A	B	C	A	B	C	A	B	C	A	B	A	B	A		
Bedroom 3 睡房3	TV/FM Outlet 電視及電台接收插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1	1	1	1	1	
	Telephone Outlet 電話插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1	1	1	1	1	
	Data Outlet 數據插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1	1	1	1	1	
	13A Single Socket Outlet 13A單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	2	3	2	2	2	2	
	13A Single Socket Outlet (Curtain) 13A單位電插座(供窗簾)	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	4	1	4	1	2	2	2	
	13A Twin Socket Outlet 13A雙位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	2	2	2	2	2	2	
	Connection Point for Indoor Air-conditioner Unit 室內冷氣機接線位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1	1	1	1	1	
	4 Gang Lighting Switch 4位燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1	1	1	1	1	
	3 Gang Lighting Switch 3位燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	-	-	-	-	-	-	
	2 Gang Lighting Switch 2位燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	-	-	-	-	-	-	
	1 Gang Lighting Switch 1位燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1	1	1	1	1	
	2 Gang Curtain Switch 2位窗簾掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	1	2	1	1	1	1	
	1 Gang Curtain Switch 1位窗簾掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	-	-	-	-	-	-	
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	1	2	1	1	1	1	
	Panic Alarm 警報器	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1	1	1	1	1	

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

Schedule of Mechanical & Electrical Provision of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Appliance 設備	2/F 2樓				3/F-5/F (Except 4A) 3樓至5樓 (除4A單位)				4/F 4樓	6/F 6樓				7/F 7樓			8/F-10/F 8樓至10樓			11/F 11樓			12/F 12樓			13/F 13樓		14/F 14樓		15/F-16/F 15樓至16樓		17/F 17樓
		A	B	C	D	A	B	C	D	A	A	B	C	D	A	B	C	A	B	C	A	B	C	A	B	C	A	B	A	B	A		
Bedroom 睡房	TV/FM Outlet 電視及電台接收插座	/	1	1	/	/	1	1	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Telephone Outlet 電話插座	/	1	1	/	/	1	1	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Data Outlet 數據插座	/	1	1	/	/	1	1	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
	13A Single Socket Outlet 13A單位電插座	/	2	2	/	/	2	2	/	/	/	2	2	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
	13A Twin Socket Outlet 13A雙位電插座	/	2	2	/	/	2	2	/	/	/	2	2	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Connection Point for Indoor Air-conditioner Unit 室內冷氣機接線位	/	1	1	/	/	1	1	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
	1 Gang Lighting Switch 1位燈掣	/	1	1	/	/	1	1	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Lighting Point 燈位	/	1	1	/	/	1	1	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Panic Alarm 警報器	/	1	1	/	/	1	1	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	

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

Schedule of Mechanical & Electrical Provision of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Appliance 設備	2/F 2樓				3/F-5/F (Except 4A) 3樓至5樓 (除4A單位)				4/F 4樓	6/F 6樓				7/F 7樓			8/F-10/F 8樓至10樓			11/F 11樓			12/F 12樓			13/F 13樓		14/F 14樓		15/F-16/F 15樓至16樓		17/F 17樓
		A	B	C	D	A	B	C	D	A	A	B	C	D	A	B	C	A	B	C	A	B	C	A	B	C	A	B	A	B	A		
Kitchen 廚房	13A Single Socket Outlet (Electric Door) 13A單位電插座(供電動門)	-	/	/	-	-	/	/	-	4	-	/	/	-	-	1	-	-	-	-	-	-	-	-	-	-	3	3	3	3	/	/	2
	13A Single Socket Outlet (Kitchen Equipment) 13A單位電插座(供廚房設備)	6	/	/	6	6	/	/	6	6	6	/	/	6	6	6	5	5	6	6	6	6	6	6	6	7	7	7	7	/	/	7	
	13A Twin Socket Outlet 13A雙位電插座	2	/	/	2	2	/	/	2	2	2	/	/	2	2	2	2	2	2	2	2	2	2	2	2	3	3	3	3	/	/	1	
	Connection Point for Oven 焗爐接線位	1	/	/	1	1	/	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	/	2	
	Connection Point for Induction Cooker 煮食爐接線位	1	/	/	1	1	/	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	/	1	
	Connection Point for Gas Water Heater 煤氣熱水爐接線位	-	/	/	-	-	/	/	-	-	-	/	/	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	-	-	/	/	-
	Connection Point for Indoor Air-conditioner Unit 室內冷氣機接線位	1	/	/	1	1	/	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	/	1	
	Connection Point for Exhaust Fan 抽氣扇接線位	1	/	/	1	1	/	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	/	1	
	Connection Point for LED Lightng LED燈接線位(廚櫃)	4	/	/	4	4	/	/	4	4	4	/	/	4	4	2	4	4	2	4	4	2	4	4	4	4	4	4	4	/	/	2	
	Switch for Induction Cooker 煮食爐開關掣	1	/	/	1	1	/	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	/	1
	Switch for Oven 焗爐開關掣	1	/	/	1	1	/	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	/	2
	1 Gang Lighting Switch 1位燈掣	-	/	/	-	-	/	/	-	-	-	/	/	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	/	/	1
	Door Bell 門鈴	1	/	/	1	1	/	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	/	1	
	Lighting Point 燈位	4	/	/	4	4	/	/	4	4	4	/	/	4	4	6	4	4	6	4	4	6	4	4	6	4	8	8	8	8	/	/	11
	Towngas Connection Point 煤氣接駁點	-	/	/	-	-	/	/	-	-	-	/	/	-	-	1	-	-	1	-	-	1	-	-	1	-	1	1	1	1	/	/	1
	Washing Machine Connection Point 洗衣機接駁點	1	/	/	1	1	/	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	/	1

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

Schedule of Mechanical & Electrical Provision of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Appliance 設備	2/F 2樓				3/F-5/F (Except 4A) 3樓至5樓 (除4A單位)				4/F 4樓	6/F 6樓				7/F 7樓			8/F-10/F 8樓至10樓			11/F 11樓			12/F 12樓			13/F 13樓		14/F 14樓		15/F-16/F 15樓至16樓		17/F 17樓
		A	B	C	D	A	B	C	D	A	A	B	C	D	A	B	C	A	B	C	A	B	C	A	B	C	A	B	A	B	A		
Open Kitchen 開放式廚房	13A Single Socket Outlet (Electric Door) 13A單位電插座(供電動門)	/	-	-	/	/	-	-	/	/	/	-	-	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/		
	13A Single Socket Outlet (Kitchen Equipment) 13A單位電插座(供廚房設備)	/	5	5	/	/	5	5	/	/	/	5	5	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	6	6	/		
	13A Twin Socket Outlet 13A雙位電插座	/	1	1	/	/	1	1	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/		
	Connection Point for Oven 焗爐接線位	/	1	1	/	/	1	1	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/		
	Connection Point for Induction Cooker 煮食爐接線位	/	-	-	/	/	-	-	/	/	/	-	-	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/		
	Connection Point for Indoor Air-conditioner Unit 室內冷氣機接線位	/	-	-	/	/	-	-	/	/	/	-	-	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/		
	Connection Point for Exhaust Fan 抽氣扇接線位	/	-	-	/	/	-	-	/	/	/	-	-	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/		
	Connection Point for LED Lightng LED燈接線位(廚櫃)	/	2	2	/	/	2	2	/	/	/	2	2	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	2	/		
	Switch for Induction Cooker 煮食爐開關掣	/	-	-	/	/	-	-	/	/	/	-	-	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/		
	Switch for Oven 焗爐開關掣	/	1	1	/	/	1	1	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/		
	Electric Water Heater 電熱水爐	/	1	1	/	/	1	1	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	-	/		
	Door Bell 門鈴	/	1	1	/	/	1	1	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/		
	Lighting Point 燈位	/	6	6	/	/	6	6	/	/	/	6	6	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	8	8	/		
	Towngas Connection Point 煤氣接駁點	/	1	1	/	/	1	1	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/		
	Washing Machine Connection Point 洗衣機接駁點	/	1	1	/	/	1	1	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/		

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		A	B	C	D	A	B	C	D	A	A	B	C	D	A	B	C	A	B	C	A	B	C	A	B	C	A	B	A	B	A		
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	Connection Point for Exhaust Fan 抽氣扇接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	1	2	1	
	Connection Point for LED Lightng LED燈接線位(鏡櫃)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Electric Water Heater 電熱水爐	-	1	1	-	-	1	1	-	-	-	1	1	-	-	2	-	-	2	-	-	2	-	-	2	-	-	-	-	-	-	-	
	Gas Water Heater Control 煤氣熱水爐控制	1	-	-	1	1	-	-	1	1	1	-	-	1	1	-	1	1	-	1	1	-	1	1	-	1	1	1	1	1	1	1	
	Lighting Point 燈位	5	4	4	5	5	4	4	5	5	5	4	4	5	5	6	5	5	8	5	5	8	5	5	8	5	7	7	7	7	11	11	10
Bathroom 浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Connection Point for Exhaust Fan 抽氣扇接線位	1	1	1	-	1	1	1	-	1	1	1	1	-	1	1	-	1	1	-	1	1	-	1	1	-	1	1	1	1	1	1	
	Connection Point for LED Lightng LED燈接線位(鏡櫃)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Electric Water Heater 電熱水爐	-	1	1	-	-	1	1	-	-	-	1	1	-	-	1	-	-	1	-	-	1	-	-	1	-	-	-	-	-	-	-	
	Gas Water Heater Control 煤氣熱水爐控制	1	-	-	1	1	-	-	1	1	1	-	-	1	1	-	1	1	-	1	1	-	1	1	-	1	1	1	1	1	1	1	
	Lighting Point 燈位	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	6	4

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		A	B	C	D	A	B	C	D	A	A	B	C	D	A	B	C	A	B	C	A	B	C	A	B	C	A	B	A	B	A		
Bathroom 1 浴室 1	13A Twin Socket Outlet 13A雙位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/	/	1	/	1	1	1	1	1	1	1	
	Connection Point for Exhaust Fan 抽氣扇接線位	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	-	/	/	-	/	/	-	/	1	1	1	1	1	1	1	
	Connection Point for LED Lightng LED燈接線位(鏡櫃)	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/	/	1	/	1	1	1	1	1	1	1	
	Electric Water Heater 電熱水爐	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/	/	1	/	-	-	-	-	-	-	-	
	Gas Water Heater Control 煤氣熱水爐控制	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	-	/	/	-	/	/	-	/	1	1	1	1	1	1	1	
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	4	/	/	4	/	/	4	/	/	4	/	4	4	4	4	4	4	4
Bathroom 2 浴室 2	13A Twin Socket Outlet 13A雙位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1
	Connection Point for Exhaust Fan 抽氣扇接線位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1
	Connection Point for LED Lightng LED燈接線位(鏡櫃)	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1
	Gas Water Heater Control 煤氣熱水爐控制	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	4	4	4

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		A	B	C	D	A	B	C	D	A	A	B	C	D	A	B	C	A	B	C	A	B	C	A	B	C	A	B	A	B	A		
Utility 工作間	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		
	Connection Point for Indoor Air-conditioner Unit 室內冷氣機接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	Connection Point for Exhaust Fan 抽氣扇接線位	-	-	-	1	-	-	-	1	-	-	-	-	1	-	-	1	-	-	1	-	-	1	-	-	1	-	-	-	-	-	-	
	Electric Water Heater 電熱水爐	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1	-	-	1	-	-	1	-	-	-	-	-	-	-	
	Connection Point for Gas Water Heater 煤氣熱水爐接線位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	2	2
	2 Gang Lighting Switch 2位燈掣	1	-	-	1	1	-	-	1	1	1	-	-	1	1	-	1	1	-	1	1	-	1	1	-	1	1	1	1	1	-	-	-
	1 Gang Lighting Switch 1位燈掣	-	1	1	-	-	1	1	-	-	-	1	1	-	-	2	-	-	2	-	-	2	-	-	2	-	-	-	-	-	2	2	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Lav. 洗手間 (工作間)	Connection Point for Exhaust Fan 抽氣扇接線位	-	/	/	-	-	/	/	-	-	-	/	/	-	-	1	-	-	1	-	-	1	-	-	1	-	1	1	1	1	1	1	1
	Lighting Point 燈位	1	/	/	1	1	/	/	1	1	1	/	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Remarks:

1. The symbol “-” as shown in the above table denotes “Not provided”.

2. The symbol “/” as shown in the above table denotes “Not Applicable”.

備註：

1. 上表「-」代表不提供。

2. 上表「/」代表不適用。

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

Schedule of Mechanical & Electrical Provision of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Appliance 設備	2/F 2樓				3/F-5/F (Except 4A) 3樓至5樓 (除4A單位)				4/F 4樓	6/F 6樓				7/F 7樓			8/F-10/F 8樓至10樓			11/F 11樓			12/F 12樓			13/F 13樓		14/F 14樓		15/F-16/F 15樓至16樓		17/F 17樓
		A	B	C	D	A	B	C	D	A	A	B	C	D	A	B	C	A	B	C	A	B	C	A	B	C	A	B	A	B	A		
Balcony 露台	13A Weatherproof Single Socket Outlet 13A防水單位電插座	/	/	/	/	-	-	-	-	-	-	-	-	-	1	/	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Lighting Point 燈位	/	/	/	/	1	1	1	1	1	-	-	-	-	1	/	1	1	1	1	1	1	1	1	1	1	-	-	1	1	-	-	1
Flat Roof 平台	13A Weatherproof Single Socket Outlet 13A防水單位電插座	1	2	2	1	/	/	/	/	/	/	/	/	/	/	2	/	/	/	/	/	/	/	/	/	/	1	1	/	/	2	2	/
	Lighting Point 燈位	1	1	1	1	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	1	1	/	/	4	4	/
Store 儲存室	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
P. RM 化妝間	Connection Point for Exhaust Fan 抽氣扇接線位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/	
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	2	/	
UTP	Towngas Connection Point 煤氣接駁點	1	-	-	1	1	-	-	1	1	1	-	-	1	1	-	1	1	-	1	1	-	1	1	-	1	-	-	-	-	/	/	-

Remarks:
1. The symbol “-” as shown in the above table denotes “Not provided”.
2. The symbol “/” as shown in the above table denotes “Not Applicable”.

備註：
1. 上表「-」代表不提供。
2. 上表「/」代表不適用。

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 Name 品牌名稱	Model No. 產品型號	2/F-6/F 2樓至6樓				7/F-10/F 7樓至10樓			11/F-12/F 11樓至12樓			13/F-14/F 13樓至14樓		15/F 15樓		17/F 17樓
				A	B	C	D	A	B	C	A	B	C	A	B	A	B	A
Kitchen / Open Kitchen 廚房 / 開放式廚房	2-zone induction hob 雙頭電磁爐	Gaggenau 嘉格納	VI 232-120	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	1-burner gas hob 單頭氣體煮食爐	Gaggenau 嘉格納	VG231-320HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	2-burner gas hob 雙頭氣體煮食爐	Gaggenau 嘉格納	VG232-320HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Oven 焗爐	Gaggenau 嘉格納	BO450-112	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
	Combi-Steam oven 組合式蒸汽烤爐	Gaggenau 嘉格納	BS450-111 / BS451-111	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓
			BSP250-111 / BSP251-111	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-
	Cooker hood 抽油煙機	Gaggenau 嘉格納	AF 210-191	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Built-in 1 Door Refrigerator 嵌入式單門雪櫃	Gaggenau 嘉格納	RT 222-203	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-
	Built-in 2 Doors Refrigerator 嵌入式雙門雪櫃	Gaggenau 嘉格納	RB 280-303	✓	-	-	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-
	Vario Refrigerator Vario 雪櫃	Gaggenau 嘉格納	RC 472-304	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓
	Vario Freezer Vario 凍櫃	Gaggenau 嘉格納	RF 411-304	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓
	Built-under Wine Cellar 嵌入式紅酒櫃	Gaggenau 嘉格納	RW404-261	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
	Full High Wine Cellar 紅酒櫃	Gaggenau 嘉格納	RW 466-364	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
	Electric Water Heater 電熱水爐	Stiebel Elton 斯寶亞創	DHB-E 13 SLi	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-
			DHB-E 18 SLi	-	-	-	-	-	✓	-	-	✓	-	-	-	-	-	-
	Gas water heater 煤氣熱水爐	TGC	TRJW222TFQL	✓	-	-	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓
	Built-under Washer and Dryer 嵌入式洗衣及乾衣機	Gaggenau 嘉格納	WD 200-140	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Split Type Air Conditioners (Indoor Unit)(Cassette Type) 多聯分體式空調機 (室內機) (天花嵌入式)	Daikin 大金	FFA35RVIN	✓	-	-	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-
			FFA50RVIN	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	-
			FFA60RVIN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓

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

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

Remarks :

1. “✓” means such appliance(s) is / are provided and / or installed in the residential property.
2. “—” denotes “not applicable”.

備註：

1. “✓” 表示此設備於該住宅物業內提供及 / 或安裝。
2. “—” 代表 “不適用”。

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 Name 品牌名稱	Model No. 產品型號	2/F-6/F 2樓至6樓				7/F-10/F 7樓至10樓			11/F-12/F 11樓至12樓			13/F-14/F 13樓至14樓		15/F 15樓		17/F 17樓
				A	B	C	D	A	B	C	A	B	C	A	B	A	B	A
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Elton 斯寶亞創	DHB-E 21 SLi	-	✓	✓	-	-	✓	-	-	✓	-	-	-	-	-	-
	Gas water heater 煤氣熱水爐	TGC	TRJW222TFQL	✓	-	-	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓

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

Remarks :

- 1. “✓” means such appliance(s) is / are provided and / or installed in the residential property.
- 2. “—” denotes “not applicable”.

備註：

- 1. “✓” 表示此設備於該住宅物業內提供及 / 或安裝。
- 2. “—” 代表 “不適用”。

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 Name 品牌名稱	Model No. 產品型號	2/F-6/F 2樓至6樓				7/F-10/F 7樓至10樓			11/F-12/F 11樓至12樓			13/F-14/F 13樓至14樓		15/F 15樓		17/F 17樓		
				A	B	C	D	A	B	C	A	B	C	A	B	A	B	A		
Living / Dining Room, Utility and All Beadrooms 客廳 / 飯廳， 工作間及 所有睡房	Split Type Air Conditioners (Indoor Unit) 分體式空調機（室內機）	Daikin 大金	FTHM71RAV1N	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓		
	Multi Split Type Air Conditioners (Indoor Unit) 分體式空調機（室外機）		CTXM20RVMN	✓	-	-	-	✓	-	-	✓	-	-	-	-	-	-	-	-	
			CTXM25RVMN	✓	-	-	-	✓	-	-	✓	-	-	-	-	-	-	-	-	
			CTXM35RVMN	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	
			CTXM50RVMN	✓	✓	✓	✓	✓	-	✓	✓	-	✓	-	-	-	-	-	-	
			CTXM60RVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Split Type Air Conditioners (Outdoor Unit) 多聯分體式空調機（室內機）		RHM71RAV1N	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	
	Multi-Split Type Air Conditioners (Outdoor Unit) 多聯分體式空調機（室外機）		3MXM52RVMA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-
			4MXM68RVMA	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
			4MXM80RVMA	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Remarks :

- 1. “✓” means such appliance(s) is / are provided and / or installed in the residential property.
- 2. “-” denotes “not applicable”.

備註：

- 1. “✓” 表示此設備於該住宅物業內提供及 / 或安裝。
- 2. “-” 代表 “不適用”。

SERVICE AGREEMENTS

服 務 協 議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong 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。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT

地 稅

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

賣方有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日(包括該日)為止。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

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

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

- 1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還有關單位之水、電力及氣體的按金。
- 2. 在交付時，買方不須向擁有人支付清理廢料的費用。
- 3. 縱使上述繳付金額在售樓說明書的印製日期仍有待確定，買方仍須在交付時繳付上述按金及費用。

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

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

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指明住宅物業之買賣成交日期後的 6 個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

MAINTENANCE OF SLOPES
斜坡維修

Not Applicable

不適用

MODIFICATION
修訂

No application to the Government for a modification of the Land Grant for the Development is underway.

本發展項目現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION

有關資料

1.

Gondola

Gondola systems of the residential tower may operate and park in the airspace above the flat roof or roof, or outside the curtain walls or windows. Prospective purchasers should note the impact of the parking and operation of the gondola systems on individual units.
2.

Floodlights at outdoor swimming pool

Floodlights will be installed for lighting of outdoor swimming pool of the Phase in the evening. Please refer to "Layout Plan of the Development" section of this Sales Brochure on page 21 for identification of the swimming pool approximate locations. Prospective purchasers please note the impact (if any) of the illumination of the floodlights on individual units.

1.

吊船

住宅大樓之吊船系統可能會在屬於指明住宅物業一部分之平台或天台上空、或幕牆或窗戶外操作或停泊。準買家請注意吊船系統停泊或操作時對個別單位造成之影響。
2.

室外游泳池泛光燈

泛光燈將會安裝以供室外游泳池晚間照明使用。請參閱本售樓說明書第 21 頁的「發展項目的布局圖」一節，以識別游泳池大約位置。請準買家注意上述設施對個別單位造成之影響（如有）。

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

The address of the website designated by the vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap 621) is: **www.terraluxuryhk.com**

賣方為施行《一手住宅物業銷售條例》(第621章) 第2部而就發展項目指定的互聯網網站的網址為：
www.terraluxuryhk.com

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

獲寬免總樓面面積的設施分項

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

		Area (m ²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	1681.607
2.	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	58.512
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《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	635.208
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	80.984
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
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	30.750
10.	Noise barrier 隔音屏障	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		
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	18.733
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	281.817
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	284.699
14.	Horizontal screen/covered walkway 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	47.885
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18.	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽及氣槽	122.222
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	18.065
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.	Minor projection such as A/C box, A/C platform, window cill and projecting window 小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 《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 (m ²) 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	197.491
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關要求。

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Environmental Assessment of the Building

有關建築物的環境評估

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.

FINAL RATING
UNCLASSIFIED

Application no.: FAU0023/24



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。

最終評級
不予評級

申請編號: FAU0023/24



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

發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 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
Energy Efficient Features proposed 擬安裝的具能源效益的設施	1. LED Lamp 2. High Efficiency Air Conditioner 1. 發光二極管 2. 高效率冷氣機

Part II: The predicted annual energy use of the proposed building / part of building ^(Note 1) 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 ^(註腳1) ：					
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) 基線樓宇 ^(註腳2) 每年能源消耗量		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 ^(Note 3) 有使用中央屋宇裝備裝置 ^(註腳3) 的部份	204.57	279.9	Not Applicable 不適用	248.1	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

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	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & 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.

註腳：

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

發展項目及其周邊地區日後可能出現改變。

