

港島・東

18

UPPER EAST

Sales Brochure
售樓說明書

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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」），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，會在緊接該項目的出售日期前最少七日內向公眾發布，而有關價單和銷售安排，亦會在緊接該項目的出售日期前最少三日內公布。
- 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。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

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。
- 留意地府批地文件內所訂明小業主是否須要負責支付地租。
- 留意公契內訂明有關物業內可否飼養動物。

7. 買賣合約

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

8. 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。

9. 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。

10. 委聘律師

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

適用於一手未落成住宅物業

11. 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」。

12. 示範單位

- 賣方不一定須設置示範單位供準買方或公眾參觀，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

13. 預計的關鍵日期

- 查閱售樓說明書中有關發展項目的預計的關鍵日期¹。
- 請注意：
 - 就地政總署預售樓花同意方案規管的發展項目，賣方須在合格證明書或轉讓同意書發出後的一個月內（以何者較早為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買方。
 - 至於並非地政總署預售樓花同意方案規管的發展項目，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，以書面通知買方。

適用於一手已落成住宅物業

14. 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」。

15. 參觀物業

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

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

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

其他相關聯絡資料：

	電話	傳真
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
香港地產建設商會	2826 0111	2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2014年4月

¹ 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。

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) 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.

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.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

6. Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

7. Agreement for sale and purchase

- Ensure that the preliminary agreement for sale and purchase (PASP) and agreement for sale and purchase (ASP) include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP **within 5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

8. 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).

9. 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.

10. 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**11. Pre-sale Consent**

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

12. 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**13. Estimated material date**

- Check the estimated material date¹ for the development in the sales brochure.
- Please note that:
 - > For development which is subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it 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.
 - > For development which is not subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

For first-hand completed residential properties**14. 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.

15. 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 –

Telephone : 2817 3313

Email : enquiry_srpa@hd.gov.hk

Fax : 2219 2220

Other useful contacts :

	Telephone	Fax
Consumer Council	2929 2222	2590 6271
Estate Agents Authority	2111 2777	2598 9596
Real Estate Developers Association of Hong Kong	2826 0111	2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
April 2014

¹ Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

發展項目名稱	: 港島・東18
發展項目所位於的街道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	: 成安街18號
多單位建築物	: 發展項目包含一幢多單位建築物
該幢多單位建築物的樓層的總數	: 34層(不包括天台)
發展項目的經批准的建築圖則所規定的樓層號數	: 地下, 1樓至3樓, 5樓至12樓, 15樓至23樓, 25樓至33樓, 35樓至38樓及天台
被略去的樓層號數	: 不設4, 13, 14, 24及34樓
庇護層:	: 12樓
Name of the Development	: 18 UPPER EAST
Name of street at which the Development is situated and street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development	: 18 Shing On Street
Multi-unit buildings	: The Development consists of one multi-unit Building
Total number of storeys of the multi-unit building	: 34 storeys (excluding Roof)
Floor numbering as provided in the approved building plans for the Development	: G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F & Roof
Omitted floor numbers	: 4/F, 13/F, 14/F, 24/F, 34/F are omitted
Refuge floor	: 12/F

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

賣方	: 依紀投資有限公司
賣方之控權公司	: 英皇集團（國際）有限公司 英皇物業發展有限公司
發展項目的認可人士	: 創智建築師有限公司之林中偉先生
發展項目的承建商	: 佳盛建築有限公司
賣方代表律師	: 張葉司徒陳律師事務所
已為發展項目的建造提供貸款或 已承諾為該項建造提供融資的認可機構	: 東亞銀行有限公司（註：該貸款已全數清還）
已為發展項目的建造提供貸款的任何其他人	: Famous Awards Limited（註：該貸款已全數清還）
Vendor	: Eastgate Investments Limited
Holding Company of the Vendor	: Emperor International Holdings Limited Emperor Property Development Limited
Authorized Person for the Development	: Mr. Lam Chung Wai, Tony of AGC Design Ltd
Building Contractor for the Development	: Grand Tech Construction Co., Ltd.
Vendor's Solicitors	: Vincent T.K. Cheung, Yap & Co
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development	: The Bank of East Asia, Limited (Note: the loan has been repaid in full)
Any other person who has made a loan for the construction of the Development	: Famous Awards Limited (Note: the loan has been repaid in full)

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

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

有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorised Person for the Development	Not Applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorised Person	Not Applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorised Person	Not Applicable
(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 Authorised Person	Not Applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorised Person	Not Applicable
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorised Person	Not Applicable
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development	Not Applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development	Not Applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors	Not Applicable
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorised Person for the Development, or an associate of such an Authorised Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor	Not Applicable

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

(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorised Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor	Not Applicable
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorised Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor	Not Applicable
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorised Person, or such an associate, is an employee of that Vendor or contractor	Not Applicable
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor	Not Applicable
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor	Not Applicable
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor	Not Applicable
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor	Not Applicable
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorised 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	Not Applicable
(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	Not Applicable

發展項目有非結構的預製外牆構成圍牆的一部分。

非結構的預製外牆厚度為300毫米及75毫米。

沒有幕牆成圍封牆的一部分。

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

The thickness of the non-structural prefabricated external wall is 300mm & 75mm.

There is no curtain walls forming part of the enclosing walls.

非結構的預製外牆總面積
Total Area of Non-Structural Prefabricated External Walls

樓層 Floor	單位 Unit	總面積(平方米) Total Area (sq.m.)
5樓 5/F	A	2.709
	B	2.433
	C	2.820
	D	0.950
	E	1.375
6-11樓 6/F-11/F	A	2.709
	B	2.686
	C	3.046
	D	0.950
	E	1.375
15樓 15/F	A	2.709
	B	2.686
	C	3.046
	D	2.027
16-23樓, 25-32樓 16/F-23/F , 25/F-32/F	A	2.709
	B	2.686
	C	3.046
	D	2.027
35樓 35/F	A	5.161
	B	5.058
36樓 36/F	A	6.547
37樓 37/F	A	7.222
38樓 38/F	A	7.222

備註
1. 不設13、14、24及34樓
2. 12樓為庇護層
3. 33樓為空中花園

Note
1. 13/F, 14/F, 24/F and 34/F are omitted
2. 12/F is refuge floor
3. 33/F is sky garden

管理人：根據已簽立的公契，英皇物業管理(香港)有限公司獲委任為發展項目的管理人。

Manager：Emperor Property Management (HK) Limited is appointed as the Manager of the Development under the executed deed of mutual covenant in respect of the Development.



發展項目位置圖：摘錄自2016年2月18日修訂之測繪圖編號為11-SE-A

Location Plan of the Development: Adopted from part of the Survey sheet No. 11-SE-A, dated 18 February 2016.

地圖版權屬香港特別行政區政府，經地政總署准許複印，版權特許編號 17/2015。

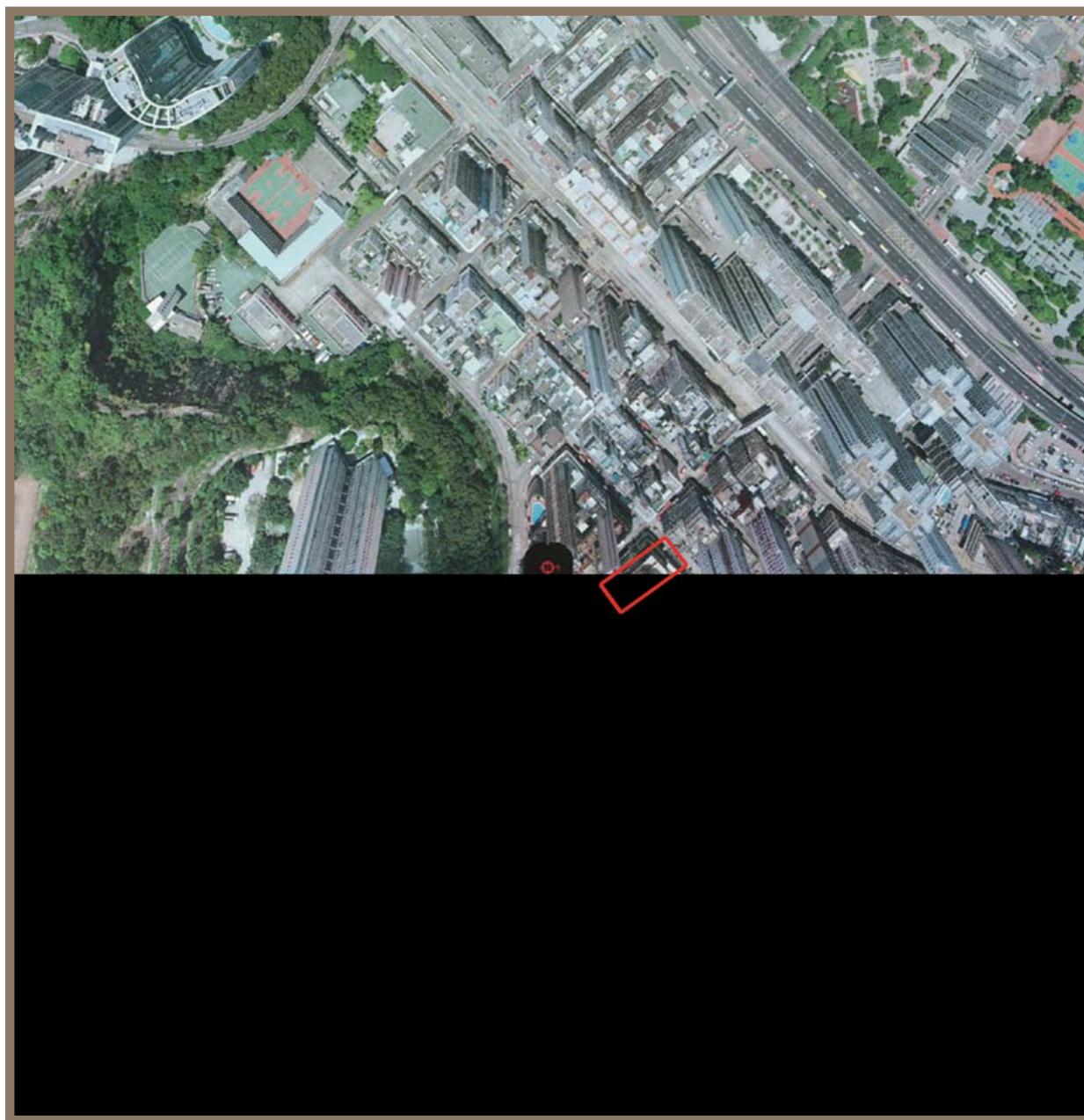
The Map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 17/2015.

備註

1. 賣方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圍地區的公共設施及環境較佳的了解。
2. 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。

Note

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



發展項目的界線
The Boundary of the
Development

摘錄自於地政總署於2015年6月4日在2,000呎飛行高度拍攝之鳥瞰照片，編號為CW114832。

Adopted from part of the aerial photo taken by the Survey and Mapping Office of Lands Department at a flying height of 2,000 feet, photo no. CW114832, dated 4 June 2015.

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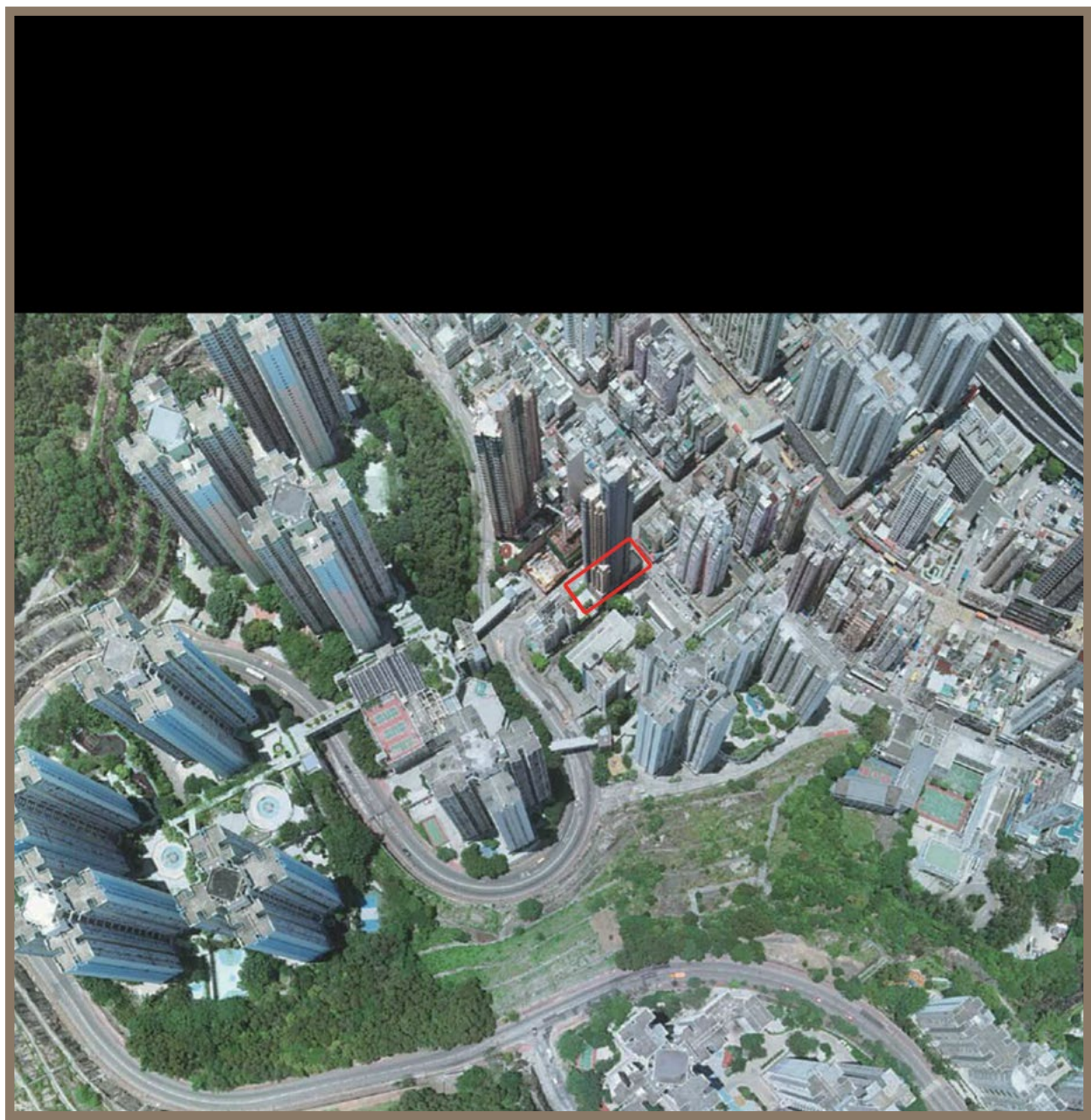
Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only

備註

1. 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 賣方建議買方到該發展地盤作實地考察，以獲取對發展地盤以及周圍地區的公共設施及環境較佳的了解。
3. 上述鳥瞰照片現存於售樓處，於開放時間可供免費查閱。

Note

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



發展項目的界線
The Boundary of the
Development

摘錄自於地政總署於2015年6月4日在2,000呎飛行高度拍攝之鳥瞰照片，編號為CW114956。
Adopted from part of the aerial photo taken by the Survey and Mapping Office of Lands Department at a flying height of 2,000 feet, photo no. CW114956, dated 4 June 2015.

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備註

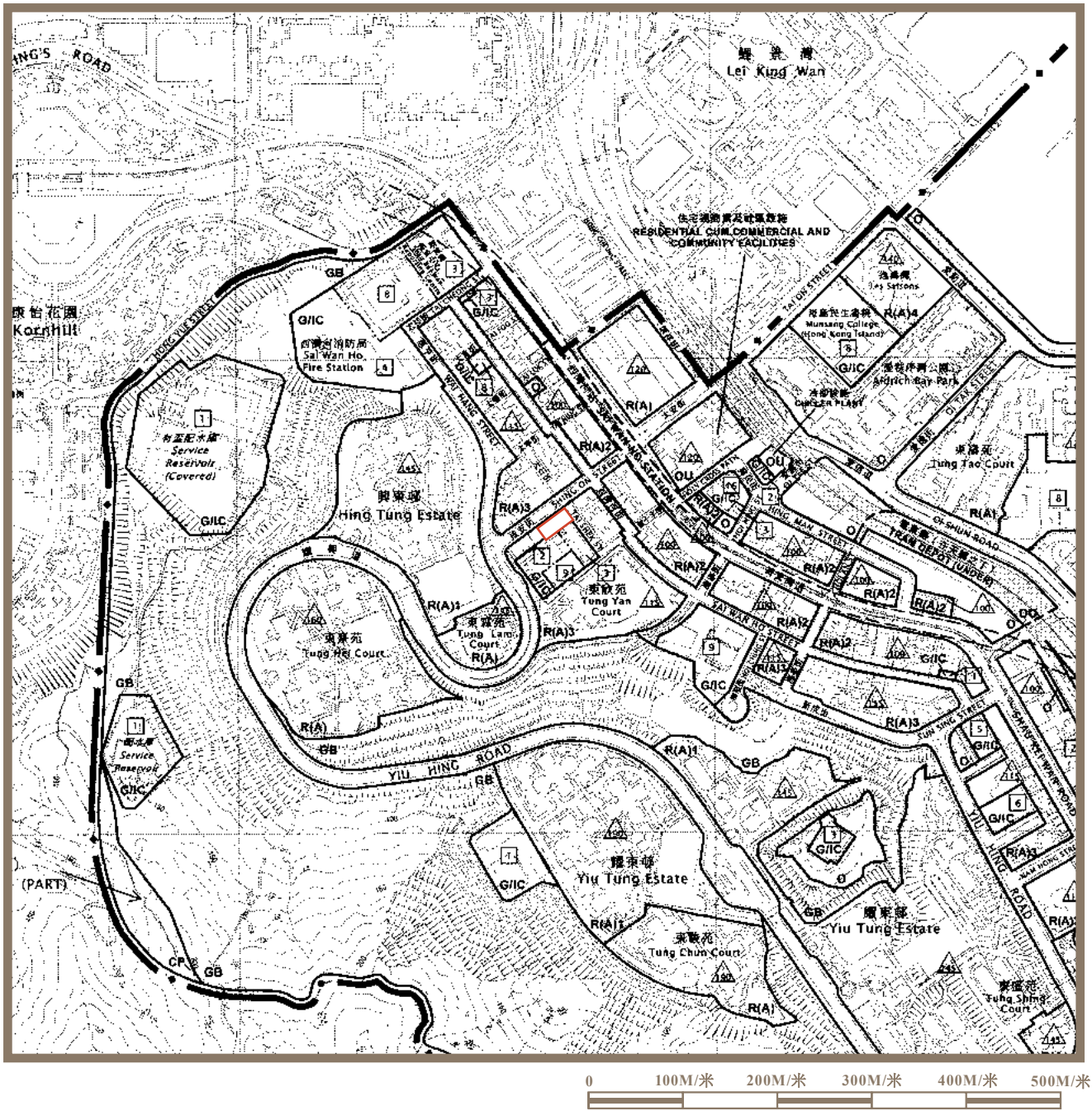
1. 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 賣方建議買方到該發展地盤作實地考察，以獲取對發展地盤以及周圍地區的公共設施及環境較佳的了解。
3. 上述鳥瞰照片現存於售樓處，於開放時間可供免費查閱。

Note

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

關於發展項目的分區計劃大綱圖

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT



當區分區計劃大綱圖：摘錄自2015年4月17日刊憲之筲箕灣（港島規劃區第9區）分區計劃大綱圖圖則編號為S/H9/18
Relevant Outline Zoning Plan：Excerpt of Hong Kong Planning Area No. 9 from the Outline Zoning Plan of Shau Kei Wan with Plan No. S/H9/18 gazetted on 17 April 2015.

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備註

1. 以上分區計劃大綱圖現存於售樓處，於開放時間可供免費查閱。
2. 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。

Note

1. The above Outline Zoning Plan is available for free inspection during opening hours at the sales office.
2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.

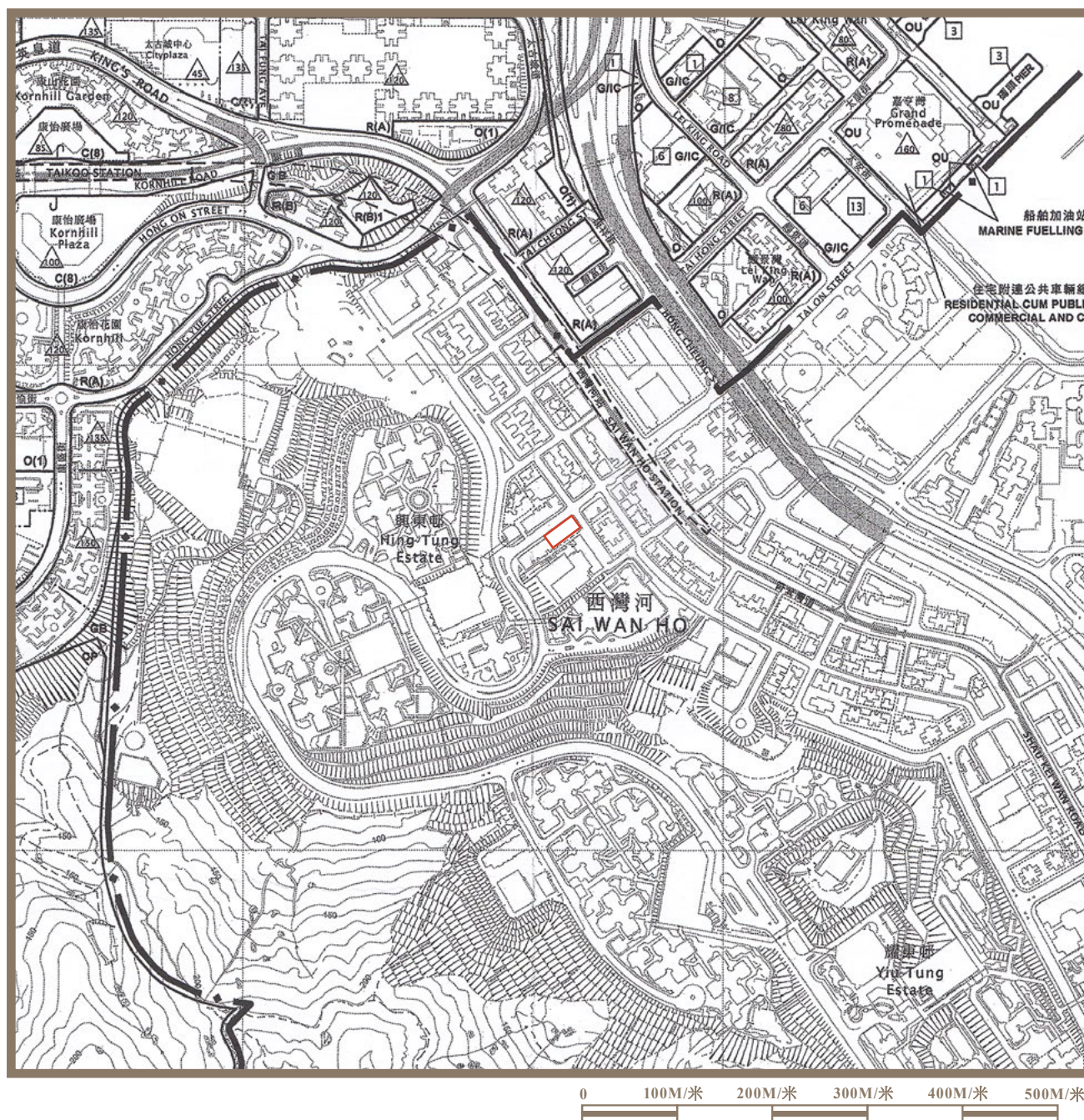
地帶 ZONES	
	綜合發展區 Comprehensive Development Area
	住宅(甲類) Residential(Group A)
	政府、機構或社區 Government, Institution or Community
	休憩用地 Open Space
	其他指定用途 Other Specified Uses
	綠化地帶 Green Belt
	郊野公園 Country Park
	發展項目界線 The Boundary of the Development

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

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

關於發展項目的分區計劃大綱圖

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT



當區分區計劃大綱圖：摘錄自2010年9月17日刊憲之鰂魚涌（港島規劃區第21區）分區計劃大綱圖圖則編號為S/H21/28

Relevant Outline Zoning Plan：Excerpt of Hong Kong Planning Area No. 21 from the Outline Zoning Plan of Quarry Bay with Plan No. S/H21/28 gazetted on 17 September 2010.

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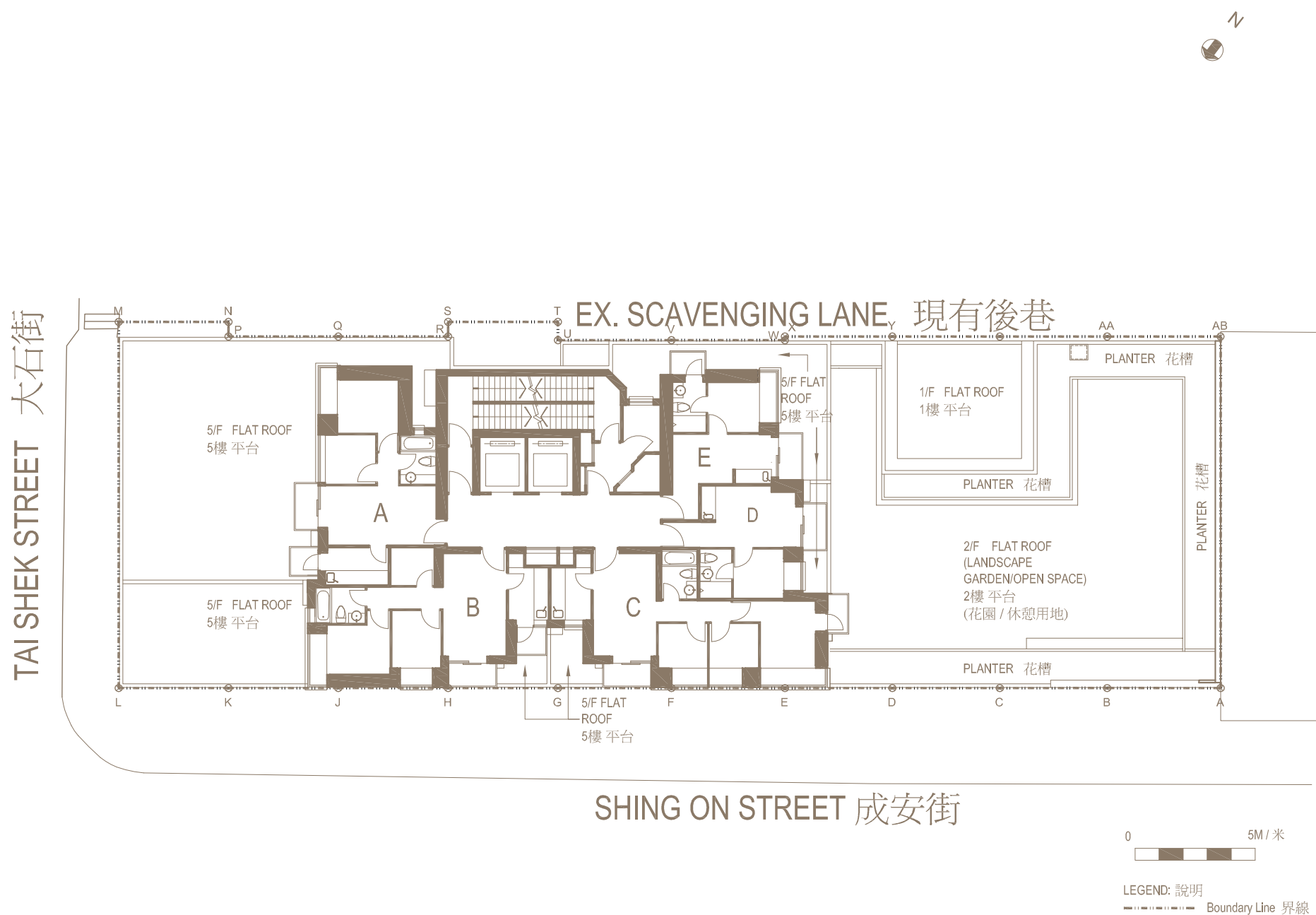
備註

1. 以上分區計劃大綱圖現存於售樓處，於開放時間可供免費查閱。
2. 由於技術原因，上圖可能顯示並多於《一手住宅物業銷售條例》所要求顯示的面積。

Note

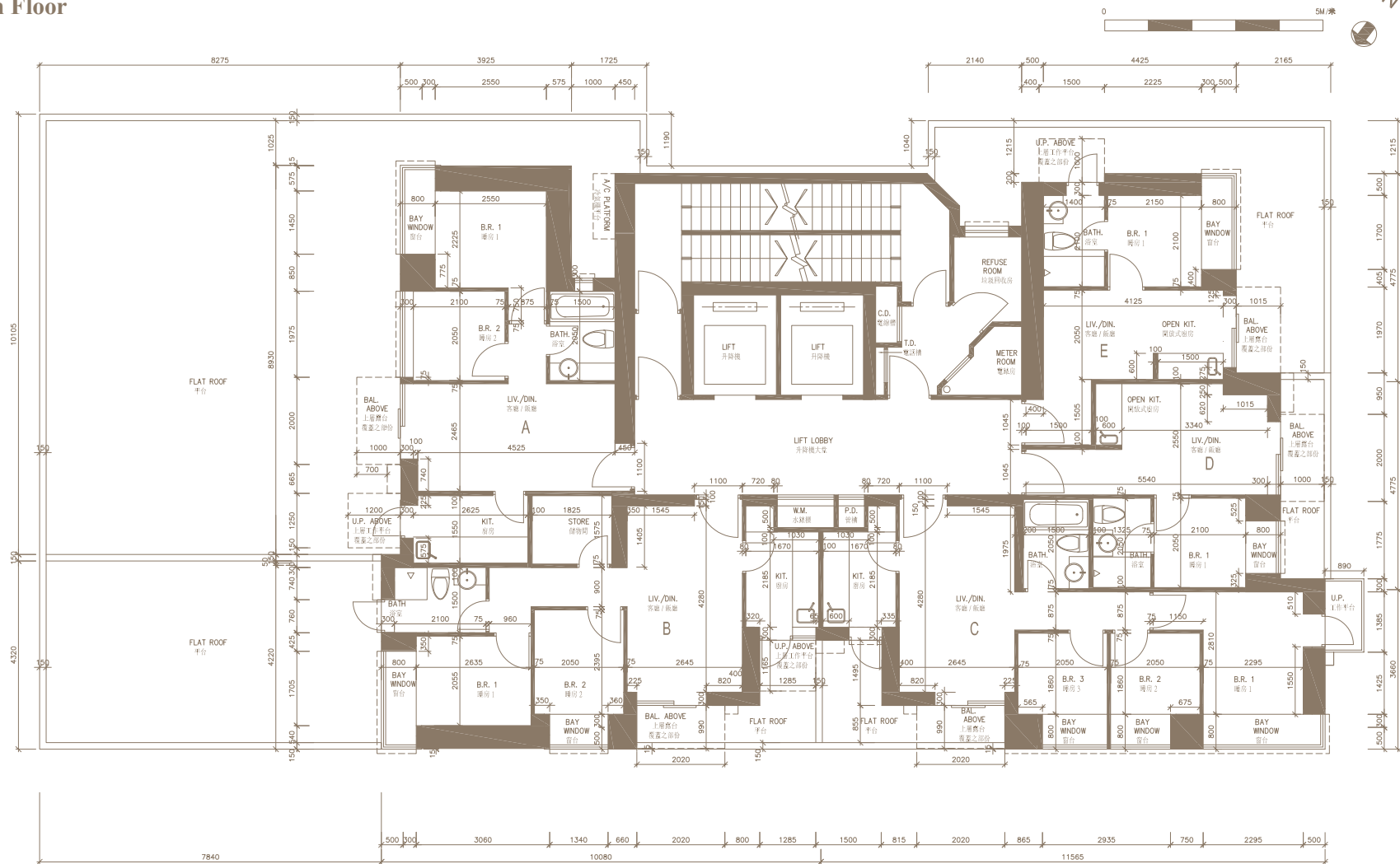
1. The above Outline Zoning Plan is available for free inspection during opening hours at the sales office.
2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.

地帶 ZONES	
	商業 Commercial
	綜合發展區 Comprehensive Development Area
	住宅(甲類) Residential(Group A)
	住宅(乙類) Residential(Group B)
	政府、機構或社區 Government, Institution or Community
	休憩用地 Open Space
	其他指定用途 Other Specified Uses
	綠化地帶 Green Belt
	郊野公園 Country Park
	發展項目界線 The Boundary of the Development
交通 COMMUNICATIONS	
	鐵路及車站(地下) Railway and Station (Underground)
	主要道路及路口 Major Road and Junction
	高架道路 Elevated Road
其他 MISCELLANEOUS	
	規劃範圍界線 Boundary of Planning Scheme
	建築物高度管制區界線 Building Height Control Zone Boundary
	最高建築物高度(在主水平基準上若干米) Maximum Building Height (In Metres Above Principal Datum)
	最高建築物高度(樓層數目) Maximum Building Height (In Number of Storeys)
	加油站 Petrol Filling Station
	非建築用地 Non-Building Area



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

五樓 5th Floor



A/C PLATFORM = Air-conditioning Platform	冷氣機 平台	B.R. 1 = Bedroom 1	睡房 1	W.M. = Water Meter Cabinet	水錶櫃	P.D. = Pipe Duct	管槽
BAL. = Balcony	露台	B.R. 2 = Bedroom 2	睡房 2	H.R. = Hose Reel	消防喉輓	C.D. = Cable Duct	線槽
BAL. ABOVE = Balcony Above	上層露台覆蓋 之部份	B.R. 3 = Bedroom 3	睡房 3	KIT. = Kitchen	廚房	T.D. = Telephone Duct	電話線槽
BATH. = Bathroom	浴室	B.R. 4 = Bedroom 4	睡房 4	LIV./DIN. = Living Room/ Dining Room	客廳/飯廳	U.P. = Utility Platform	工作平台
		B.W. ABOVE = Bay Window Above	上層窗台覆蓋 之部份	LAV = Lavatory	洗手間	U.P. ABOVE = Utility Platform Above	上層工作平台 覆蓋之部份

備註

- 五樓住宅物業之層與層高度為3.325米。
- 每個住宅物業的樓板(不包括批盪灰泥)的厚度為150毫米。
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。
- 平面圖所列之數字以毫米標示之建築結構呎吋，並以2012年6月15日經屋宇署批准的建築圖則為基礎。

NOTE

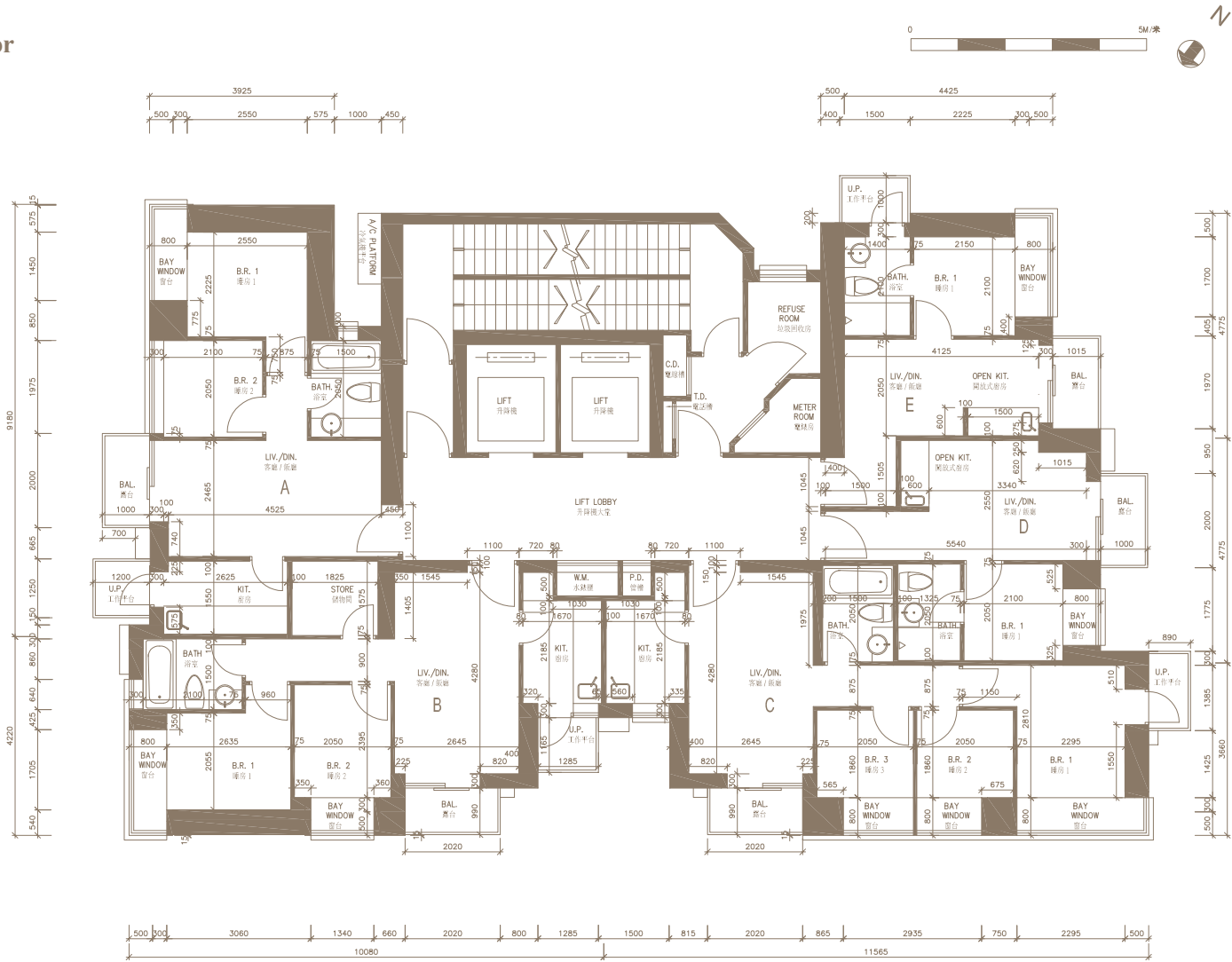
- The floor-to-floor height of 5/F residential property is 3.325m.
- The thickness of the floor slabs (excluding plaster) of each residential property is 150mm.
- The internal area of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- The dimensions in floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 15 June 2012.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES

IN THE DEVELOPMENT

六樓至十一樓
6th - 11th Floor



A/C PLATFORM
= Air-conditioning Platform

BAL. = Balcony

BAL. ABOVE
= Balcony Above

BATH. = Bathroom

冷氣機
平台

露台

上層露台覆蓋
之部份

浴室

B.R. 1 = Bedroom 1

B.R. 2 = Bedroom 2

B.R. 3 = Bedroom 3

B.R. 4 = Bedroom 4

B.W. ABOVE
= Bay Window Above

睡房 1

睡房 2

睡房 3

睡房 4

上層窗台覆蓋
之部份

W.M. = Water Meter Cabinet

H.R. = Hose Reel

KIT. = Kitchen

LIV./DIN. = Living Room/
Dining Room

LAV = Lavatory

水錶櫃

消防喉輦

廚房

客廳/飯廳

洗手間

P.D. = Pipe Duct

C.D. = Cable Duct

T.D. = Telephone Duct

U.P. = Utility Platform

U.P. ABOVE
= Utility Platform Above

管槽

線槽

電話線槽

工作平台

上層工作平台
覆蓋之部份

備註

- 六樓至十一樓住宅物業之層與層高度為3.325米。
- 每個住宅物業的樓板(不包括批盪灰泥)的厚度為150毫米。
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。
- 平面圖所列之數字以毫米標示之建築結構呎吋，並以2012年6月15日經屋宇署批准的建築圖則為基礎。

NOTE

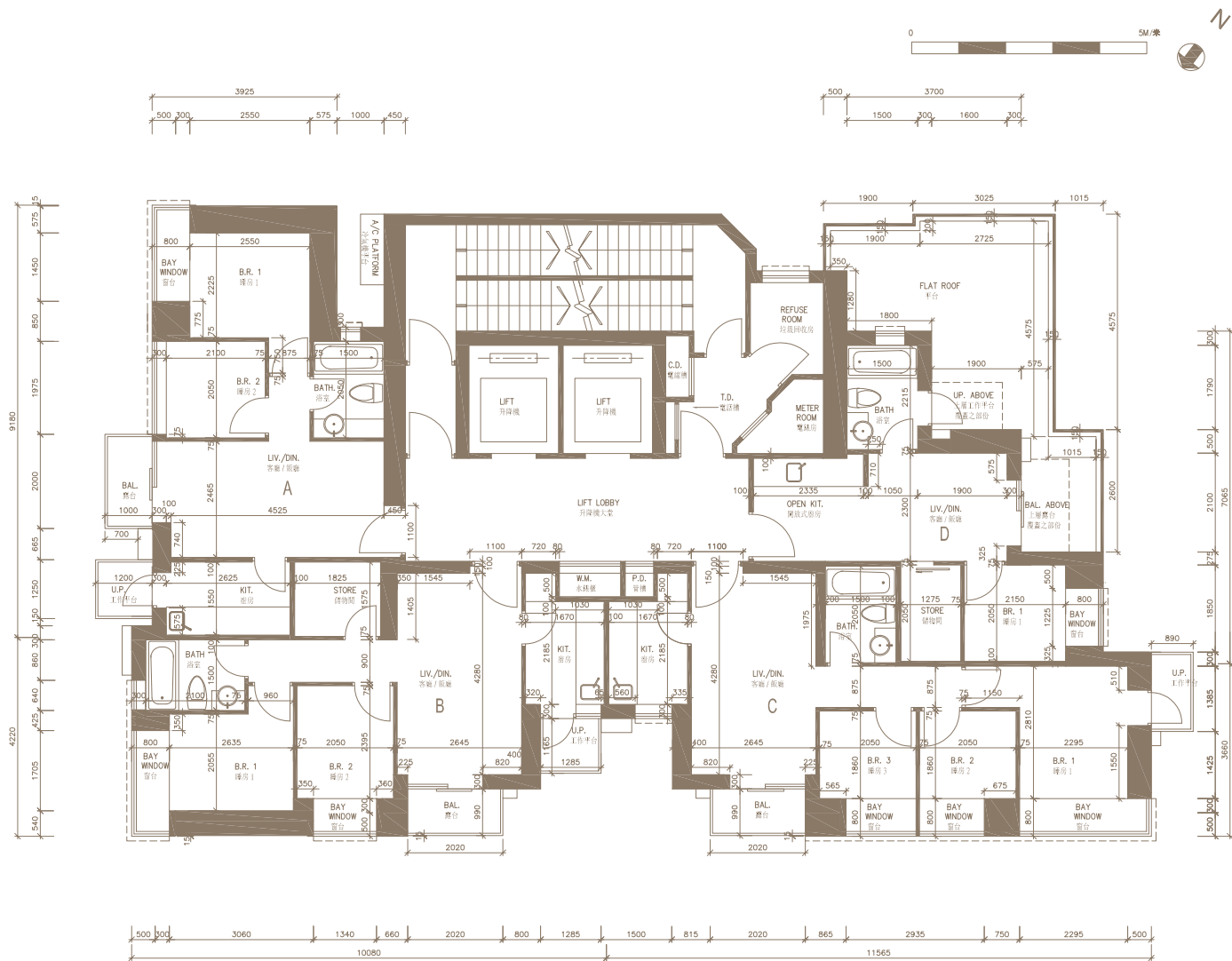
- The floor-to-floor height of 6/F - 11/F residential properties is 3.325m.
- The thickness of the floor slabs (excluding plaster) of each residential property is 150mm.
- The internal area of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- The dimensions in floor plans are all structural dimensions in millimetre which were prepared on the basis of General Building Plan approved by the Buildings Department on 15 June 2012.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES

IN THE DEVELOPMENT

十五樓
15th Floor



A/C PLATFORM
= Air-conditioning Platform

BAL. = Balcony

BAL. ABOVE
= Balcony Above

BATH. = Bathroom

冷氣機
平台

露台

上層露台覆蓋
之部份

浴室

B.R. 1 = Bedroom 1

B.R. 2 = Bedroom 2

B.R. 3 = Bedroom 3

B.R. 4 = Bedroom 4

B.W. ABOVE
= Bay Window Above

睡房 1

睡房 2

睡房 3

睡房 4

上層窗台覆蓋
之部份

W.M. = Water Meter Cabinet

H.R. = Hose Reel

KIT. = Kitchen

LIV./DIN. = Living Room/
Dining Room

LAV = Lavatory

水錶櫃

消防喉輦

廚房

客廳/飯廳

洗手間

P.D. = Pipe Duct

C.D. = Cable Duct

T.D. = Telephone Duct

U.P. = Utility Platform

U.P. ABOVE
= Utility Platform Above

管槽

線槽

電話線槽

工作平台

上層工作平台
覆蓋之部份

備註

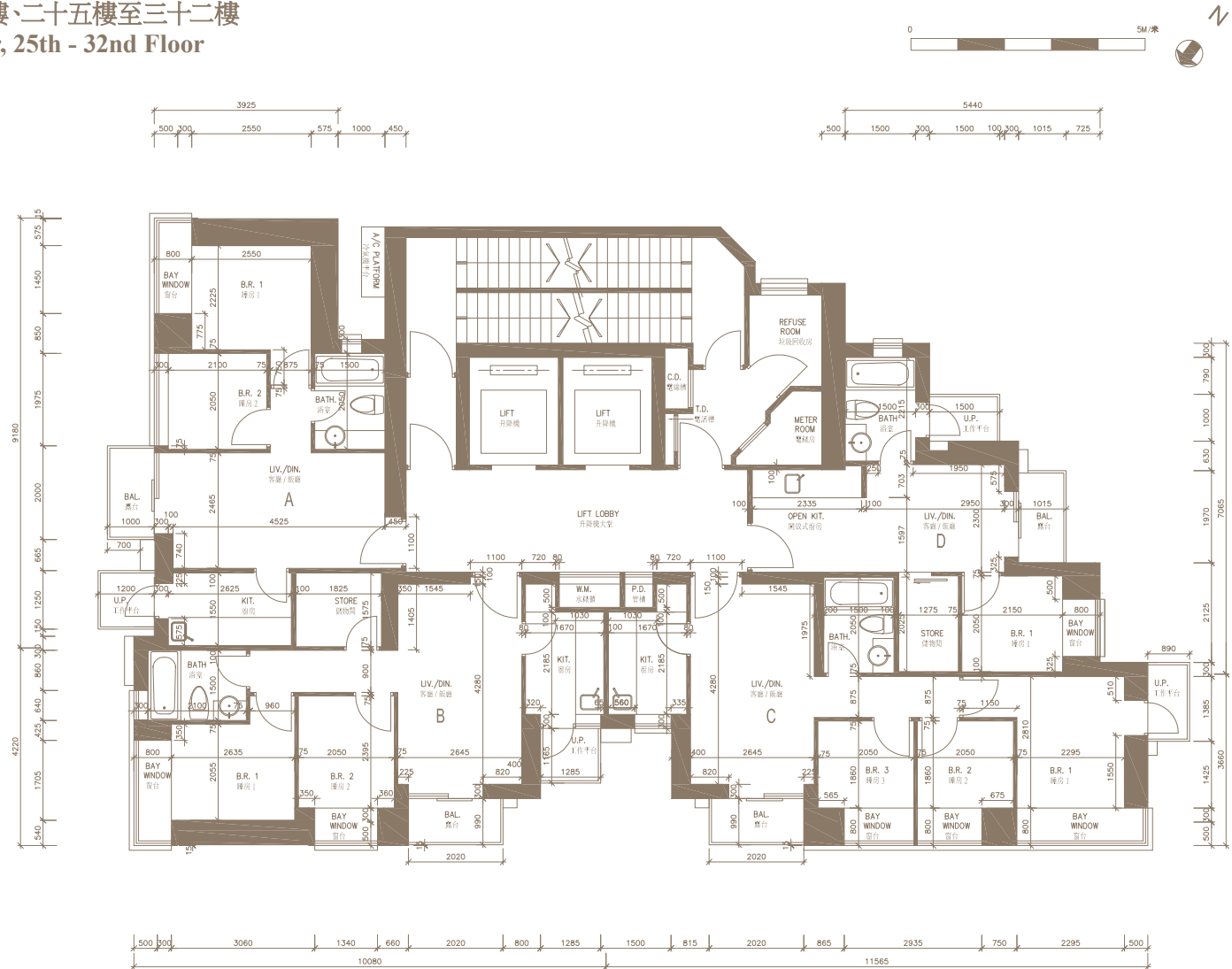
- 十五樓住宅物業之層與層高度為3.325米。
- 每個住宅物業的樓板(不包括批盪灰泥)的厚度為150毫米。
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。
- 平面圖所列之數字以毫米標示之建築結構呎吋，並以2012年6月15日經屋宇署批准的建築圖則為基礎。

NOTE

- The floor-to-floor height of 15/F residential property is 3.325m.
- The thickness of the floor slabs (excluding plaster) of each residential property is 150mm.
- The internal area 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..
- The dimensions in floor plans are all structural dimensions in millimetre which were prepared on the basis of General Building Plan approved by the Buildings Department on 15 June 2012.

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

十六樓至二十三樓、二十五樓至三十二樓
16th - 23rd Floor, 25th - 32nd Floor



A/C PLATFORM = Air-conditioning Platform	冷氣機 平台	B.R. 1 = Bedroom 1	睡房 1	W.M. = Water Meter Cabinet	水錶櫃	P.D. = Pipe Duct	管槽
BAL. = Balcony	露台	B.R. 2 = Bedroom 2	睡房 2	H.R. = Hose Reel	消防喉輦	C.D. = Cable Duct	線槽
BAL. ABOVE = Balcony Above	上層露台覆蓋 之部份	B.R. 3 = Bedroom 3	睡房 3	KIT. = Kitchen	廚房	T.D. = Telephone Duct	電話線槽
BATH. = Bathroom	浴室	B.R. 4 = Bedroom 4	睡房 4	LIV./DIN. = Living Room/ Dining Room	客廳/飯廳	U.P. = Utility Platform	工作平台
		B.W. ABOVE = Bay Window Above	上層窗台覆蓋 之部份	LAV = Lavatory	洗手間	U.P. ABOVE = Utility Platform Above	上層工作平台 覆蓋之部份

備註

- 十六樓至二十三樓，二十五樓至三十二樓住宅物業之層與層高度為3.325米。
- 每個住宅物業的樓板(不包括批盪灰泥)的厚度為150毫米。
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。
- 平面圖所列之數字以毫米標示之建築結構呎吋，並以2012年6月15日經屋宇署批准的建築圖則為基礎。

NOTE

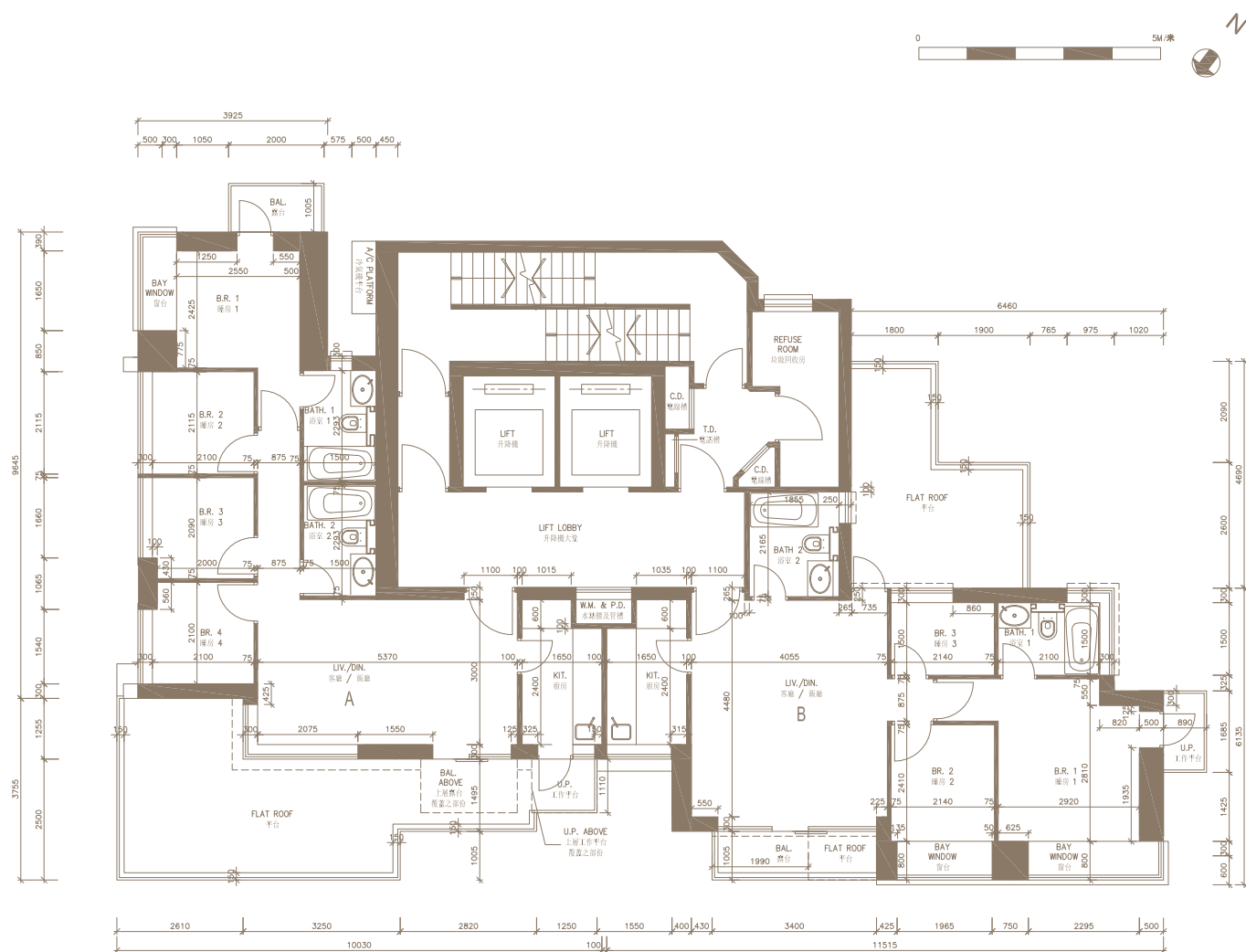
- The floor-to-floor height of 16/F -23/F, 25/F - 32/F residential properties is 3.325m.
- The thickness of the floor slabs (excluding plaster) of each residential property is 150mm.
- The internal area of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- The dimensions in floor plans are all structural dimensions in millimetre which were prepared on the basis of General Building Plan approved by the Buildings Department on 15 June 2012.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES

IN THE DEVELOPMENT

三十五樓 35th Floor



A/C PLATFORM
= Air-conditioning Platform

BAL. = Balcony

BAL. ABOVE
= Balcony Above

BATH. = Bathroom

冷氣機
平台

露台

上層露台覆蓋
之部份

浴室

B.R. 1 = Bedroom 1

B.R. 2 = Bedroom 2

B.R. 3 = Bedroom 3

B.R. 4 = Bedroom 4

B.W. ABOVE
= Bay Window Above

睡房 1

睡房 2

睡房 3

睡房 4

上層窗台覆蓋
之部份

W.M. = Water Meter Cabinet

H.R. = Hose Reel

KIT. = Kitchen

LIV./DIN. = Living Room/
Dining Room

LAV = Lavatory

水錶櫃

消防喉輓

廚房

客廳/飯廳

洗手間

P.D. = Pipe Duct

C.D. = Cable Duct

T.D. = Telephone Duct

U.P. = Utility Platform

U.P. ABOVE
= Utility Platform Above

管槽

線槽

電話線槽

工作平台

上層工作平台
覆蓋之部份

備註

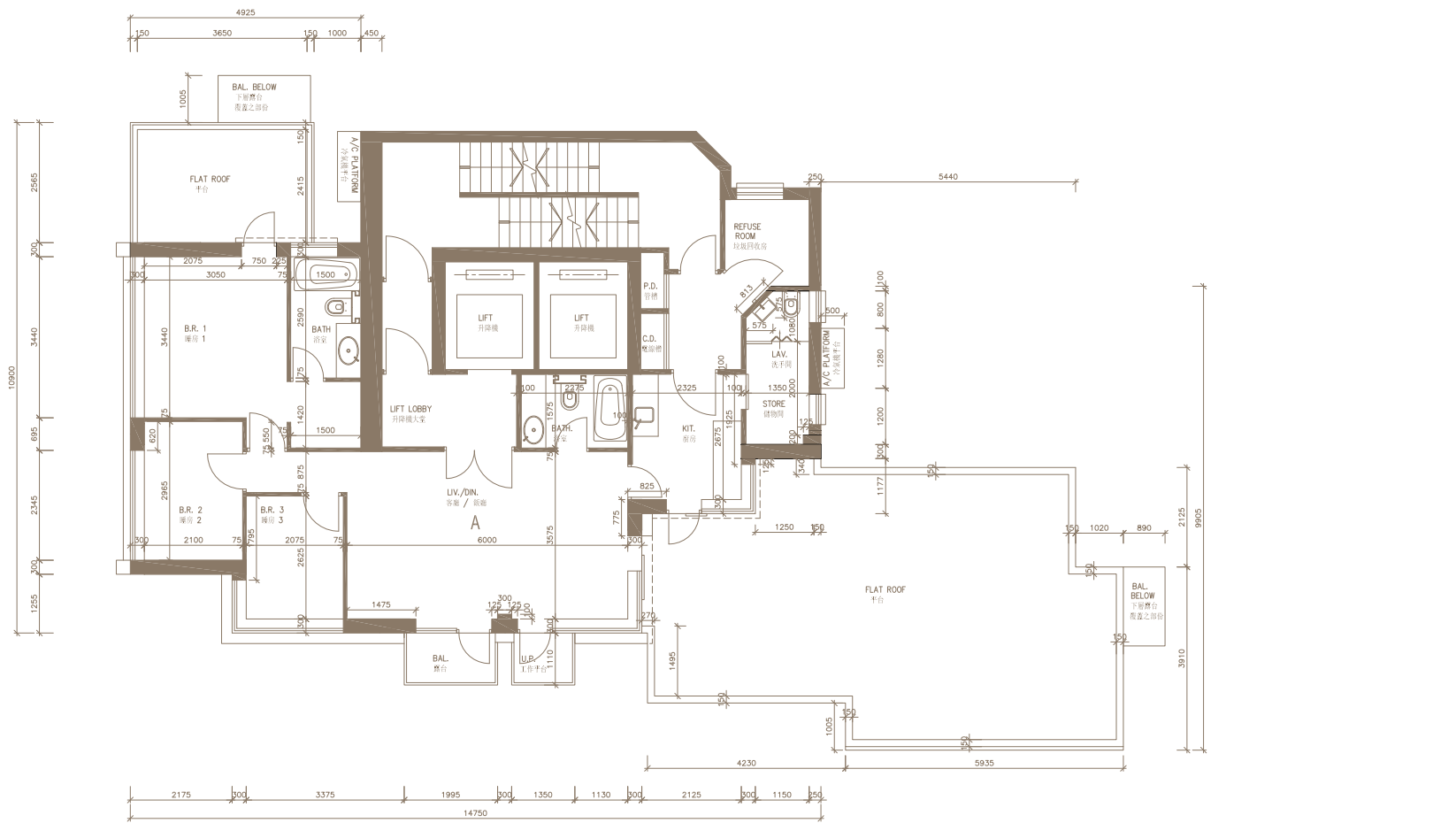
- 三十五樓住宅物業之層與層高度為4.5米。
- 每個住宅物業的樓板(不包括批盪灰泥)的厚度為150毫米、175毫米及200毫米。
- 因住宅物業的較高樓層的結構牆的厚度遞減,較高層的內部面積,一般比較低層的內部面積稍大。
- 平面圖所列之數字以毫米標示之建築結構呎吋,並以2012年6月15日經屋宇署批准的建築圖則為基礎。

NOTE

- The floor-to-floor height of 35/F residential property is 4.5m.
- The thickness of the floor slabs (excluding plaster) of each residential property is 150mm, 175mm and 200mm.
- The internal area 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.
- The dimensions in floor plans are all structural dimensions in millimetre which were prepared on the basis of General Building Plan approved by the Buildings Department on 15 June 2012.

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

三十六樓
36th Floor



A/C PLATFORM
= Air-conditioning Platform

BAL. = Balcony

BAL. ABOVE
= Balcony Above

BATH. = Bathroom

冷氣機
平台

露台

上層露台覆蓋
之部份

浴室

B.R. 1 = Bedroom 1

B.R. 2 = Bedroom 2

B.R. 3 = Bedroom 3

B.R. 4 = Bedroom 4

B.W. ABOVE
= Bay Window Above

睡房 1

睡房 2

睡房 3

睡房 4

上層窗台覆蓋
之部份

W.M. = Water Meter Cabinet 水錶櫃

H.R. = Hose Reel 消防喉輦

KIT. = Kitchen 廚房

LIV./DIN. = Living Room/
Dining Room 客廳/飯廳

LAV = Lavatory 洗手間

P.D. = Pipe Duct 管槽

C.D. = Cable Duct 線槽

T.D. = Telephone Duct 電話線槽

U.P. = Utility Platform 工作平台

U.P. ABOVE
= Utility Platform Above 上層工作平台
覆蓋之部份

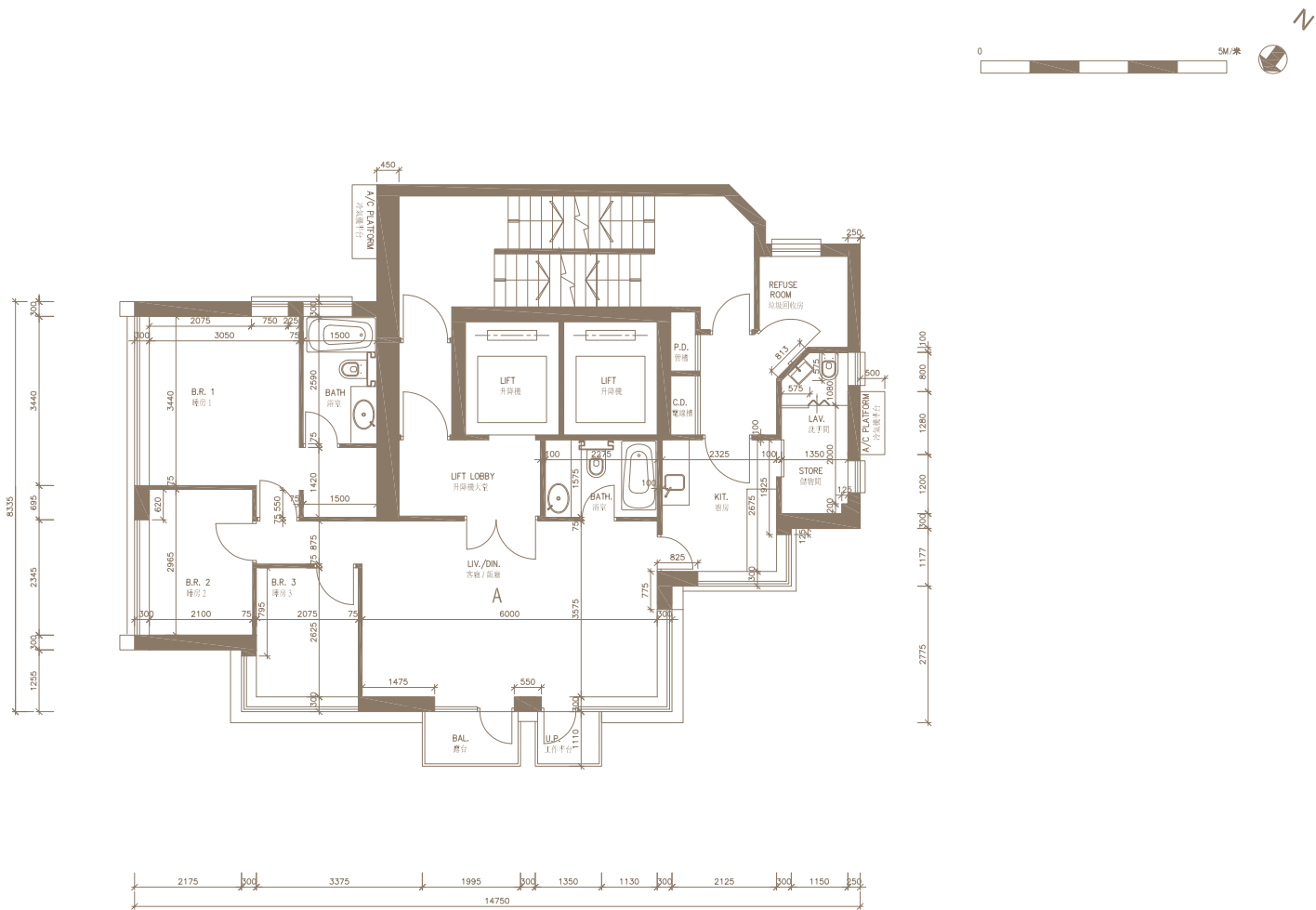
備註

- 三十六樓住宅物業之層與層高度為4.5米。
- 每個住宅物業的樓板(不包括批盪灰泥)的厚度為150毫米、175毫米及200毫米。
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。
- 平面圖所列之數字以毫米標示之建築結構呎吋，並以2012年6月15日經屋宇署批准的建築圖則為基礎。

NOTE

- The floor-to-floor height of 36/F residential property is 4.5m.
- The thickness of the floor slabs (excluding plaster) of each residential property is 150mm, 175mm and 200mm.
- The internal area 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.
- The dimensions in floor plans are all structural dimensions in millimetre which were prepared on the basis of General Building Plan approved by the Buildings Department on 15 June 2012.

三十七樓
37th Floor



A/C PLATFORM = Air-conditioning Platform	冷氣機 平台	B.R. 1 = Bedroom 1	睡房 1	W.M. = Water Meter Cabinet	水錶櫃	P.D. = Pipe Duct	管槽
BAL. = Balcony	露台	B.R. 2 = Bedroom 2	睡房 2	H.R. = Hose Reel	消防喉輦	C.D. = Cable Duct	線槽
BAL. ABOVE = Balcony Above	上層露台覆蓋 之部份	B.R. 3 = Bedroom 3	睡房 3	KIT. = Kitchen	廚房	T.D. = Telephone Duct	電話線槽
BATH. = Bathroom	浴室	B.R. 4 = Bedroom 4	睡房 4	LIV./DIN. = Living Room/ Dining Room	客廳/飯廳	U.P. = Utility Platform	工作平台
		B.W. ABOVE = Bay Window Above	上層窗台覆蓋 之部份	LAV = Lavatory	洗手間	U.P. ABOVE = Utility Platform Above	上層工作平台 覆蓋之部份

備註

- 三十七樓住宅物業之層與層高度為4.5米。
- 每個住宅物業的樓板(不包括批盪灰泥)的厚度為150毫米、175毫米及200毫米。
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。
- 平面圖所列之數字以毫米標示之建築結構呎吋，並以2012年6月15日經屋宇署批准的建築圖則為基礎。

NOTE

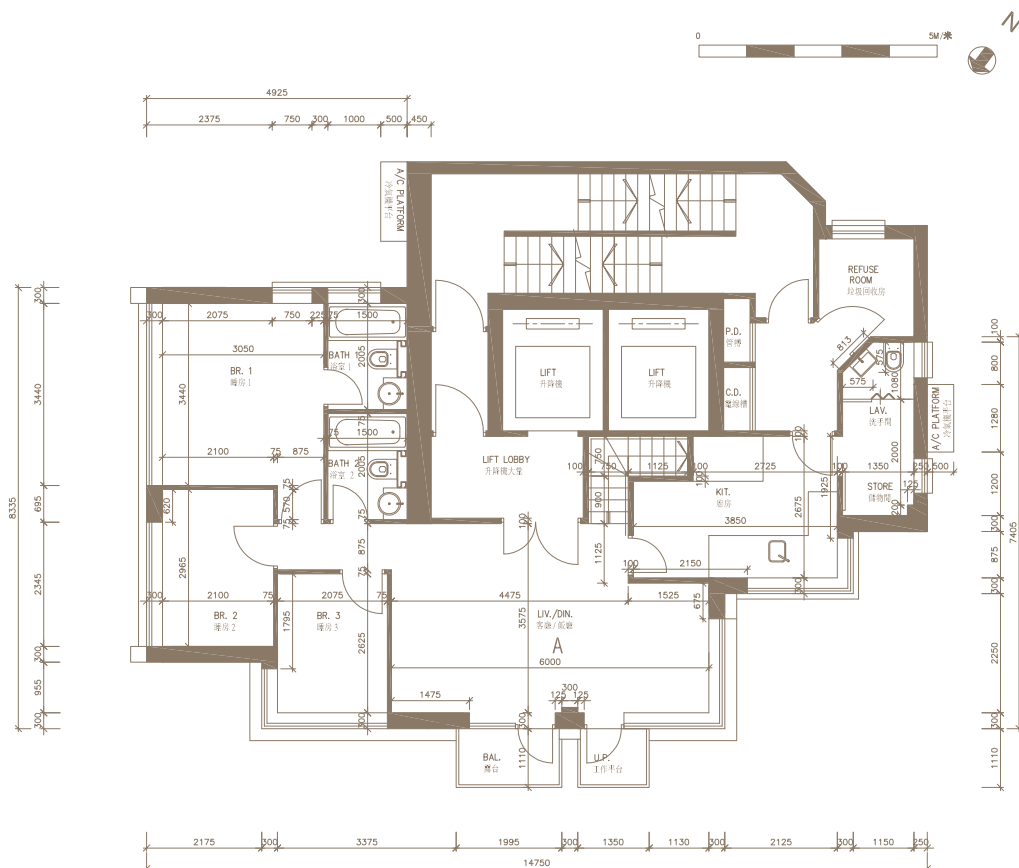
- The floor-to-floor height of 37/F residential property is 4.5m.
- The thickness of the floor slabs (excluding plaster) of each residential property is 150mm, 175mm and 200mm.
- The internal area of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- The dimensions in floor plans are all structural dimensions in millimetre which were prepared on the basis of General Building Plan approved by the Buildings Department on 15 June 2012.

發展項目的住宅物業的樓面平面圖

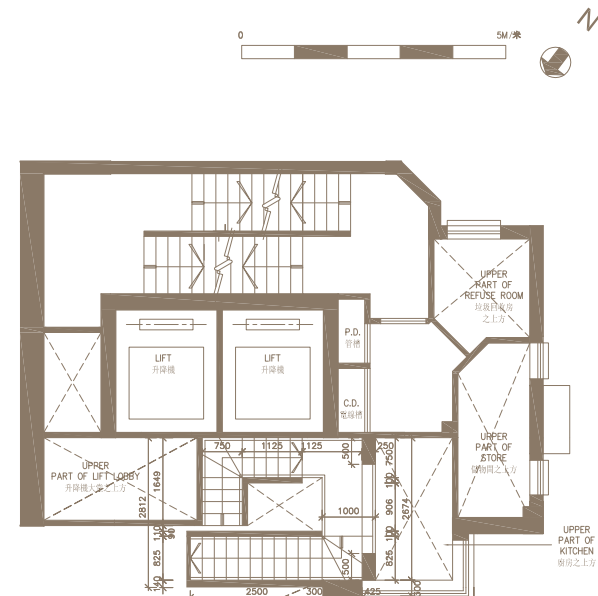
FLOOR PLANS OF RESIDENTIAL PROPERTIES

IN THE DEVELOPMENT

三十八樓
38th Floor



三十八樓上方
Upper part of 38th Floor



A/C PLATFORM
= Air-conditioning Platform

BAL. = Balcony

BAL. ABOVE
= Balcony Above

BATH. = Bathroom

冷氣機
平台

露台

上層露台覆蓋
之部份

浴室

B.R. 1 = Bedroom 1

B.R. 2 = Bedroom 2

B.R. 3 = Bedroom 3

B.R. 4 = Bedroom 4

B.W. ABOVE
= Bay Window Above

睡房 1

睡房 2

睡房 3

睡房 4

上層窗台覆蓋
之部份

W.M. = Water Meter Cabinet

H.R. = Hose Reel

KIT. = Kitchen

LIV./DIN. = Living Room/
Dining Room

LAV = Lavatory

水錶櫃

消防喉轆

廚房

客廳/飯廳

洗手間

P.D. = Pipe Duct

C.D. = Cable Duct

T.D. = Telephone Duct

U.P. = Utility Platform

U.P. ABOVE
= Utility Platform Above

管槽

線槽

電話線槽

工作平台

上層工作平台
覆蓋之部份

備註

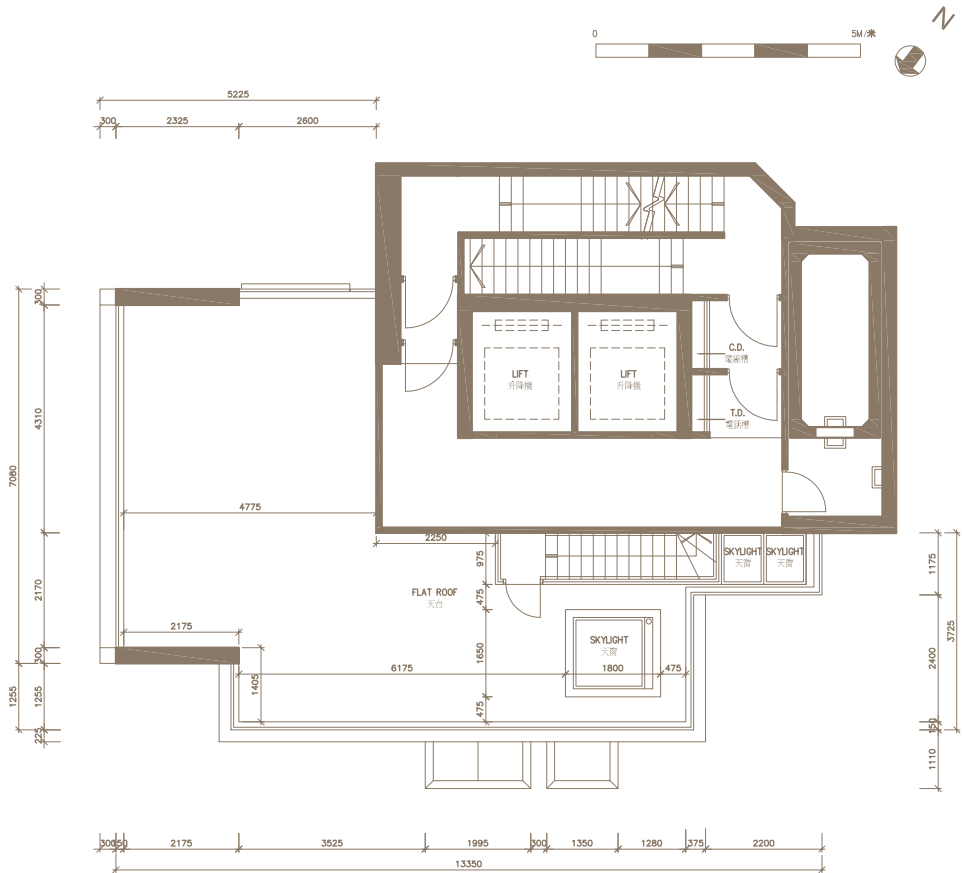
- 三十八樓住宅物業之層與層高度為4.5米。
- 每個住宅物業的樓板(不包括批盪灰泥)的厚度為150毫米、200毫米及225毫米。住宅物業之天花的部份為玻璃材質天窗。
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低層的內部面積稍大。
- 平面圖所列之數字以毫米標示之建築結構呎吋，並以2012年6月15日經屋宇署批准的建築圖則為基礎。

NOTE

- The floor-to-floor height of 38/F residential property is 4.5m.
- The thickness of the floor slabs (excluding plaster) of each residential property is 150mm, 200mm and 225mm. Part of the ceiling immediately above the residential property is glass skylight.
- The internal area 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.
- The dimensions in floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 15 June 2012.

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

天台
Main Roof



A/C PLATFORM
= Air-conditioning Platform
BAL. = Balcony
BAL. ABOVE
= Balcony Above
BATH. = Bathroom

冷氣機
平台
露台
上層露台覆蓋
之部份
浴室

B.R. 1 = Bedroom 1
B.R. 2 = Bedroom 2
B.R. 3 = Bedroom 3
B.R. 4 = Bedroom 4
B.W. ABOVE
= Bay Window Above

睡房 1
睡房 2
睡房 3
睡房 4
上層窗台覆蓋
之部份

W.M. = Water Meter Cabinet 水錶櫃
H.R. = Hose Reel 消防喉轆
KIT. = Kitchen 廚房
LIV./DIN. = Living Room/
Dining Room 客廳/飯廳
LAV = Lavatory 洗手間

P.D. = Pipe Duct
C.D. = Cable Duct
T.D. = Telephone Duct
U.P. = Utility Platform
U.P. ABOVE
= Utility Platform Above

管槽
線槽
電話線槽
工作平台
上層工作平台
覆蓋之部份

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

物業的描述 Description of Residential Property		實用面積(包括露台,工作平台及陽台) [如有] 平方米 (平方呎) Saleable Area(Including Balcony, Utility Platform and Verandah) [if any] sq. metre (sq. feet)			
樓層 Floor	單位 Unit		空調機房 Air-Conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft
五樓 5/F	A	40.109 (432) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	1.020 (11)	-
	B	44.338 (477) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	1.793 (19)	-
	C	47.404 (510) 露台 Balcony: - 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	2.866 (31)	-
	D	21.975 (237) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	0.600 (6)	-
	E	24.500 (264) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	1.100 (12)	-
六樓至 十一樓 6/F - 11/F	A	43.609 (469) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	1.020 (11)	-
	B	47.845 (515) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	1.793 (19)	-
	C	49.410 (532) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	2.866 (31)	-
	D	23.721 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - 陽台 Verandah: -	-	0.600 (6)	-
	E	28.254 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	1.100 (12)	-
十五樓 15/F	A	43.609 (469) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	1.020 (11)	-

備註

1. 以上以平方米列出之面積以 1 平方米 = 10.764 平方呎換算為平方呎並以四捨五入至整數。

2. 實用面積及露台、工作平台及陽台面積是按《一手住宅物業銷售條例》第8條計算。

3. 其他指明項目的面積是按《一手住宅物業銷售條例》附表2 第2 部計算。

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

其他指明項目的面積（不計算入實用面積）平方米（平方呎） Area of Other Specified Items (Not included in the saleable area) sq. metre (sq. feet)							
	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
	89.278 (961)	-	-	-	-	-	-
	37.498 (404)	-	-	-	-	-	-
	5.619 (60)	-	-	-	-	-	-
	4.575 (49)	-	-	-	-	-	-
	21.086 (227)	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-

Note

1. The area in square metre is converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest integer in square feet.

2. The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

3. The areas of other specific items are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

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

物業的描述 Description of Residential Property		實用面積(包括露台,工作平台及陽台) [如有] 平方米 (平方呎) Saleable Area(Including Balcony, Utility Platform and Verandah) [if any] sq. metre (sq. foot)			
樓層 Floor	單位 Unit		空調機房 Air-Conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft
十五樓 15/F	B	47.845 (515) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	1.793 (19)	-
	C	49.209 (530) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	2.866 (31)	-
	D	29.449 (317) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	0.613 (7)	-
十六樓至 二十三樓及 二十五樓至三 十二樓 16/F-23/F, 25/F-32/F	A	43.609 (469) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	1.020 (11)	-
	B	47.845 (515) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	1.793 (19)	-
	C	49.209 (530) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	2.866 (31)	-
	D	32.949 (355) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	0.613 (7)	-
三十五樓 35/F	A	68.776 (740) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	1.020 (11)	-
	B	65.178 (702) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	2.381 (26)	-
三十六樓 36/F	A	84.999 (915) 露台 Balcony: 2.215 (24) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-
三十七樓 37/F	A	84.999 (915) 露台 Balcony: 2.215 (24) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-
三十八樓 38/F	A	89.997 (969) 露台 Balcony: 2.215 (24) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-

備註

1. 以上以平方米列出之面積以 1 平方米 = 10.764 平方呎換算為平方呎並以四捨五入至整數。
2. 實用面積及露台、工作平台及陽台面積是按《一手住宅物業銷售條例》第8條計算。
3. 其他指明項目的面積是按《一手住宅物業銷售條例》附表2 第2 部計算。

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

其他指明項目的面積（不計算入實用面積）平方米（平方呎） Area of Other Specified Items (Not included in the saleable area) sq. metre (sq. feet)							
	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	20.518 (221)	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	21.344 (230)	-	-	-	-	-	-
	14.312 (154)	-	-	-	-	-	-
	58.521 (630)	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	56.700 (610)	4.596 (49)	-	-

Note

1. The area in square metre is converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest integer in square feet.

2. The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

3. The areas of other specific items are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

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

不適用

Not Applicable

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

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份持有。

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日之內簽立買賣合約－

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。
1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (“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. 關於筲箕灣內地段第459號、筲箕灣內地段第460號餘段、筲箕灣內地段第461號餘段、筲箕灣內地段第462號、筲箕灣內地段第483號餘段、筲箕灣內地段第499號餘段、筲箕灣內地段第539號A分段餘段、筲箕灣內地段第539號餘段、筲箕灣內地段第540號餘段及筲箕灣內地段第541號餘段（統稱「該土地」）及物業的大廈公契含管理協議已於2012年9月25日簽立，並已於土地註冊處登記，註冊摘要號為12101701660193（「公契」）。

2. 發展項目的公用部分

- (a) 「公用地方」指「發展項目公用地方」、「商業公用地方」及「住宅公用地方」。
- (b) 「發展項目公用地方」指「公契」所夾附經「認可人士」或其代表核證準確的圖則以藍色顯示而擬供各「單位」¹「業主」¹及「佔用人」¹公用與共享的「發展項目」部份，其中包括但不限於某些入口、出口、通道、樓梯、楷梯及斜路、香港電燈公司電纜槽室、消防灑水系統輸送泵、垃圾房、消防灑水系統控制閥及消防控制裝置、電掣房、變壓器房、消防水箱、消防泵房、電線管槽、緊急發電機組房、地下、一樓和三樓電梯大堂、二樓及頂層天台的平台、天台、燃料缸房、消防灑水系統水箱、消防灑水系統泵房、沖廁水輸送水泵房、沖廁水輸送水箱房、沖廁水箱、電梯平台、電梯機房及「發展項目」某些外牆及表面(但為免存疑現聲明不包括構成「商業樓宇」¹或「住宅樓宇」¹一部份的外牆)，但不包括「商業公用地方」及「住宅公用地方」，亦不包括個別「業主」以專有權與特權持有、使用、佔用和享用的任何部份、範圍、地方或設施。此外，在適當情況下，如(a)「發展項目」任何部份符合《建築物管理條例》(香港法例第344章)(包括其不時生效的修訂本或任何其他取代本或再頒布本)（「該條例」）第2條中「公用部份」第(a)段的釋義及/或(b)「發展項目」任何部份乃「該條例」附表一訂明而符合「該條例」第2條中「公用部份」第(b)段的釋義，此等地方將受制於前述的規定，並且視作屬於「發展項目公用地方」一部份。
- (c) 「商業公用地方」指「公契」所夾附經「認可人士」或其代表核證準確的圖則以橙色顯示而擬供「商業單位」、「業主」及「佔用人」公用與共享的「該土地」及「發展項目」所有地方(不論位於「商業樓宇」內外亦然)，包括但不限於專為「商業樓宇」服務的電訊及廣播器材室部份，以及供「商業單位」、「業主」、「佔用人」和彼等之訪客共享而非個別「商業單位」、「業主」或「佔用人」或其訪客專用或專享的「該土地」及「發展項目」任何其他範圍，但並不包括「發展項目公用地方」及「住宅公用地方」，亦不包括持有、使用、佔用與享用專有權和特權已轉讓予個別「業主」的部份、空間、地方或設施。此外，在適當情況下，如(a)「發展項目」任何部份符合「該條例」第2條中「公用部份」第(a)段的釋義及/或(b)「發展項目」任何部份乃「該條例」附表一訂明而符合「該條例」第2條中「公用部份」第(b)段的釋義，此等地方將受制於前述的規定，並且視作屬於「商業公用地方」一部份。

- (d) 「住宅公用地方」指「公契」所夾附經「認可人士」或其代表核證準確的圖則以綠色及綠色間黑斜線顯示而擬供各「住宅單位」¹「業主」及「佔用人」公用與共享的所有「發展項目」範圍(不論位於「住宅樓宇」內外亦然)，其中包括但不限於「會所」¹、「會所」冷氣平台、各層電梯大堂(地下、一樓及三樓除外)、電梯槽、樓梯、出口、斜路、「住宅樓宇」外牆、郵遞室、管理員櫃檯、盆栽、有蓋園景美化地方、二樓平台天台、灌溉泵房、食水輸送泵房、食水箱、食水箱房、食水增壓泵房、電訊及廣播器材室、垃圾房、儀錶房、電纜槽、電線管道、三十三樓空中花園、建築肋板及特色(如有者)、「住宅樓宇」專用鋁板及水管、十二樓隔火範圍、「住宅樓宇」冷氣平台，以及供「住宅單位」、「業主」及「佔用人」和彼等之訪客共享而非個別「住宅單位」、「業主」或「佔用人」或其訪客專用或專享的「發展項目」其他部份，但不包括「發展項目公用地方」及「商業公用地方」，亦不包括個別「業主」以專有權與特權持有、使用、佔用和享用的任何部份、範圍、地方或設施。此外，在適當情況下，如(a)「發展項目」任何部份符合「該條例」第2條中「公用部份」第(a)段的釋義及/或(b)「發展項目」任何部份乃「該條例」附表一訂明而符合「該條例」第2條中「公用部份」第(b)段的釋義，此等地方將受制於前述的規定，並且視作屬於「住宅公用地方」一部份。
- (e) 「公用服務與設施」指「發展項目公用服務與設施」、「商業公用服務與設施」及「住宅公用服務與設施」。
- (f) 「發展項目公用服務與設施」指裝設供「發展項目」、「業主」及「佔用人」和其訪客公用與共享而非個別「業主」或「佔用人」或其訪客專用或專享之所有「發展項目」裝置及設施，包括但不限於：
- (i) 現時或於任何時間位於「該土地」及/或「發展項目」內、下或跨越其上而為「發展項目」供應食水、污水排放、氣體、電力及任何其他服務的污水管、排水渠、水道、水管、溝渠、井(如有者)、天線、電線及電纜，以及其他任何鋪管或非鋪管服務設施；
 - (ii) 一般保安系統、消防裝置、電訊及廣播器材豎管、消防灑水系統輸送泵房、消防灑水系統控制閥及消防控制裝置、電掣房、變壓器房、消防水箱、電線槽管、緊急發電機組房、燃料缸房、消防灑水系統水箱、消防灑水系統泵房、沖廁水輸送泵房、沖廁水輸送水箱房、沖廁水箱、校對錶櫃、消防灑水系統進口管、消防進水管和該處供「發展項目」公用與共享的設施及設備；
 - (iii) 「發展項目公用地方」的玻璃篷、鋼篷連鋁板、鐵閘、特色項件及圍欄、百葉門、照明及機械通風/冷氣(如有者)；
 - (iv) 一部「發展項目」載客電梯(即消防電梯)、該載客電梯位於「發展項目公用地方」內的電梯槽，以及電梯機房內設備；及
 - (v) 垃圾收集設備及設施，

但不包括「商業公用服務與設施」及「住宅公用服務與設施」，亦不包括個別「業主」以專有權與特權持有、使用、佔用及享用之任何部份、範圍、地方或設施。

¹ 定義見公契

- (g) 「商業公用服務與設施」指供「商業單位」「業主」及「佔用人」和其訪客公用或專門裝設供彼等共享而非個別「商業單位」「業主」或「佔用人」或其訪客專用或專享的「該土地」及「發展項目」所有裝置及設施(不論位於「商業樓宇」內外亦然)，包括：
- (i) 「商業公用地方」的照明裝置、冷氣及機械通風系統(如有者)；
 - (ii) 專為「商業樓宇」服務的電訊及廣播器材室部份之電視及電台天線、「商業樓宇」專用的電線、電纜、冷氣管道、氣體供應、渠務及排水系統服務；及
 - (iii) 安裝供「商業單位」「業主」、「佔用人」或訪客公用與共享而非個別「商業單位」專用或專享的任何其他設施與設備，
- 但不包括「發展項目公用服務與設施」及「住宅公用服務與設施」，亦不包括個別「業主」以專有權及特權持有、使用、佔用與享用的任何部份、範圍、地方或設施。
- (h) 「住宅公用服務與設施」指裝設供「住宅單位」「業主」及「佔用人」和其訪客公用或裝設供彼等共享而非個別「住宅單位」「業主」或「佔用人」及彼等之訪客專用或專享的所有「發展項目」裝置及設施(不論位於「住宅樓宇」內外亦然)，包括：
- (i) 「住宅公用地方」的照明裝置、冷氣及機械通風系統(如有者)；
 - (ii) 「會所」；
 - (iii) 電視及電台天線、保安系統；
 - (iv) 「住宅樓宇」專用載客電梯及相關電梯槽；
 - (v) 供氣；及
 - (vi) 安裝供「住宅單位」「業主」、「佔用人」或訪客公用與共享而非個別「住宅單位」專用或專享的任何其他設施與設備，但不包括「發展項目公用服務與設施」及「商業公用服務與設施」，亦不包括個別「業主」以專有權與特權持有、使用、佔用和享用的任何部份、範圍、地方或設施。

3. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層/單位	A	B	C	D	E
5樓	49	49	50	22	27
6樓-11樓	45	49	52	24	29
15樓	45	49	52	32	--
16樓-23樓	45	49	52	33	--
25樓-32樓	45	49	52	33	--
35樓	72	68	--	--	--
36樓	90	--	--	--	--
37樓	85	--	--	--	--
38樓	99	--	--	--	--

住宅物業由5樓開始
不設4樓、13樓、14樓、24樓及34樓層
12樓為底護層
33樓為空中花園

4. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後按年續任至按公契的條文終止為止。

5. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

- (a) 每名住宅物業的擁有人應攤付發展項目管理預算案開支，攤付比例為其所持「住宅物業」的「管理份數」佔「發展項目」「管理份數」總額的比例；及
- (b) 每名住宅物業的擁有人應攤付住宅管理預算案開支，攤付比例為其所持「住宅物業」的「管理份數」佔「住宅樓宇」「管理份數」總額的比例。

6. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

7. 賣方在發展項目中保留作自用的範圍（如有的話）

賣方具有專有權使用、佔有和享用該土地內不屬於「發展項目」所有地方，以及不屬於「公用地方」而賣方尚未轉讓其使用專有權或公契並未特別保留予個別「業主」的地方。

1. A Deed of Mutual Covenant incorporating Management Agreement in respect of Shaukiwan Inland Lot No.459, The Remaining Portion of Shaukiwan Inland Lot No.460, The Remaining Portion of Shaukiwan Inland Lot No.461, Shaukiwan Inland Lot No.462, The Remaining Portion of Shaukiwan Inland Lot No.483, The Remaining Portion of Shaukiwan Inland Lot No.499, The Remaining Portion of Section A of Shaukiwan Inland Lot No.539, The Remaining Portion of Shaukiwan Inland Lot No.539, The Remaining Portion of Shaukiwan Inland Lot No.540 and The Remaining Portion of Shaukiwan Inland Lot No.541 (collectively the “Land”) was made on 25 September 2012 and registered in the Land Registry by Memorial No. 12101701660193 (“DMC”).

2. The Common Parts of the Development

- (a) “Common Areas” means the Development Common Areas, the Commercial Common Areas and the Residential Common Areas.
- (b) “Development Common Areas” means those parts of the Development as shown on the plan(s) annexed to the DMC and certified as to the accuracy thereof by or on behalf of the Authorised Person and thereon coloured indigo and intended for the common use and benefit of the Owners¹ and Occupiers¹ of the Units¹ including, but not limited to, certain entrances, exits, passageways, stairways, staircases and ramps, HKE cable duct room, the F.S. and sprinkler transfer pump room, the refuse room, the sprinkler control valve and F.S. control, the switch rooms, the transformer room, the F.S. water tank, the F.S. pump room, the electrical duct, the emergency generator set room, the lift lobby on the Ground Floor, the 1st Floor and the 3rd Floor, flat roof(s) on the 2nd Floor and Top Roof, fuel tank room, sprinkler water tank, the sprinkler pump room, flushing water transfer pump room, the flushing water transfer tank room, the flushing water tanks, the lift platform, the lift machine room and certain external walls and surfaces of the Development (but excluding, for the avoidance of doubt, the external walls forming part of the Commercial Accommodation¹ or the Residential Accommodation¹) EXCLUDING the Commercial Common Areas and the Residential Common Areas and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344) (as amended from time to time or any other Ordinance replacing or re-enacting it) (“Ordinance”) and/or (b) any parts specified in the First Schedule to the Ordinance and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Ordinance, shall also be covered by the provisions provided before, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas.
- (c) “Commercial Common Areas” means all those areas of the Land and the Development (whether within or outside the Commercial Accommodation) as shown on the plan(s) annexed to the DMC and certified as to the accuracy thereof by or on behalf of the Authorised Person and thereon coloured orange and intended for the common use and benefit of the Owners and Occupiers of the Commercial Units¹ including, but not limited to, T.B.E. room serving the Commercial Accommodation and any other space on or in the Land and the Development for the common benefit of the Owners and Occupiers of the Commercial Units and their visitors and not for the exclusive use or benefit of the Owner or Occupier of any individual Commercial Unit or his visitors EXCLUDING the Development Common Areas and the Residential Common Areas and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold, use, occupy and enjoy the same that belongs to any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Ordinance and/or (b) any parts specified in the First Schedule to the Ordinance and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Ordinance, shall also be covered by the provisions provided before, such parts shall be deemed to have been included as, and shall form part of, the Commercial Common Areas.
- (d) “Residential Common Areas” means and includes, all those areas of the Development (whether within or outside the Residential Accommodation) as shown on the plan(s) annexed to the DMC and certified as to the accuracy thereof by or on behalf of the Authorised Person and thereon coloured green and green hatched black and intended for the common use and benefit of the Owners and Occupiers of the Residential Units¹ including, but not limited to, the Club House¹, the A/C platform for the Club House, the lift lobbies on all floors (excepts the Ground Floor, the 1st Floor and the 3rd Floor), the lift shafts, staircases, exits, ramps, the external walls of the Residential Accommodation, the mail deliver room, caretaker counter, planters, the covered landscape, the flat roof on the 2nd Floor, the irrigation pump room, potable water transfer pump room, potable water tank, potable water tank room, potable water booster pump room, the telecom and broadcast equipment room, the refuse room, the meter room, the cable duct, the electrical duct, the Sky garden on the 33rd Floor, the architectural fins and features (if any), the AL. cladding, pipes serving the Residential Accommodation, the refuge area on the 12th Floor, the A/C Platforms of the Residential Accommodation and any other parts of the Development for the common benefit of the Owners and Occupiers of the Residential Units and their visitors and not for the exclusive use or benefit of the Owner or Occupier of any individual Residential Unit or his visitors EXCLUDING the Development Common Areas and the Commercial Common Areas and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Ordinance and/or (b) any parts specified in the First Schedule to the Ordinance and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Ordinance, shall also be covered by the provisions provided before, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas.

¹ As defined in DMC

(e) “Common Services and Facilities” means the Development Common Services and Facilities, the Commercial Common Services and Facilities and the Residential Common Services and Facilities.

(f) “Development Common Services and Facilities” means all those installations and facilities of the Development installed for the common use and benefit of the Owners and Occupiers of the Development and their visitors and not for exclusive use and benefit of any particular Owner or Occupier or his visitor including but not limited to:-

- (i) such of the sewers, drains, water courses, pipes, gutters, wells (if any), aerials, wires and cables, and other services facilities, whether ducted or otherwise which are or at any time may be in, under or over or passing through the Land and/or the Development, through which water, sewage, gas, electricity and any other services are supplied to the Development;
- (ii) general security system, fire services installations, TBE risers, sprinkler transfer pump room, the sprinkler control valve and F.S. control, the switch rooms, the transformer room, the F.S. water tank, the electrical duct, the emergency generator set room, fuel tank room, sprinkler water tank, the sprinkler pump room, the flushing water transfer pump room, the flushing water transfer tank room, flushing water tanks, check meter cabinets, sprinkler inlet, F.S. inlet and the facilities and equipment therein for the common use and benefit of the Development;
- (iii) glass canopies, steel canopy with AL. cladding, metal gates, features and fences, louvres, lighting and mechanical ventilation/air-conditioning (if any) for the Development Common Areas;
- (iv) one passenger lift (being the fireman lift) serving the Development, the lift shaft of such passenger lift within the Development Common Areas and equipment in the lift machine room; and
- (v) refuse collection equipment and facilities,

EXCLUDING the Commercial Common Services and Facilities and the Residential Common Services and Facilities and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner.

(g) “Commercial Common Services and Facilities” means all those installations and facilities of the Land and the Development (whether within or outside the Commercial Accommodation) used in common by or installed for the common benefit of the Owners and Occupiers of the Commercial Units and their visitors and not for the exclusive use or benefit of the Owner or Occupier of any individual Commercial Unit or his visitors and include:-

- (i) lighting, air-conditioning and mechanical ventilation (if any) for the Commercial Common Areas;
- (ii) the television and wireless aerials, the T.B.E. room for the Commercial Accommodation and the wirings, cables, A/C ducts, gas provisions, plumbing and drainage services serving the Commercial Accommodation; and
- (iii) any other facilities and equipment installed for the common use and benefit of any of the Owners, Occupiers or visitors of the Commercial Units and not for the exclusive use and benefit of a particular Commercial Unit,

EXCLUDING the Development Common Services and Facilities and the Residential Common Services and Facilities and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner.

(h) “Residential Common Services and Facilities” means all those installations and facilities of the Development (whether within or outside the Residential Accommodation) used in common by or installed for the common benefit of the Owners and Occupiers of the Residential Units and their visitors and not for the exclusive use or benefit of the Owner or Occupier of any individual Residential Unit or his visitors and include:-

- (i) lighting, air-conditioning and mechanical ventilation (if any) for the Residential Common Areas;
- (ii) the Club House;
- (iii) television and wireless aerials, security system;
- (iv) the passenger lift serving the Residential Accommodation and the lift shaft of such passenger lift;
- (v) gas provision; and
- (vi) any other facilities and equipment installed for the common use and benefit of any of the Owners, Occupiers or visitors of the Residential Units and not for the use and benefit of a particular Residential Unit,

EXCLUDING the Development Common Services and Facilities and the Commercial Common Services and Facilities and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner.

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

Floor/Unit	A	B	C	D	E
5/F	49	49	50	22	27
6/F – 11/F	45	49	52	24	29
15/F	45	49	52	32	--
16/F – 23/F	45	49	52	33	--
25/F – 32/F	45	49	52	33	--
35/F	72	68	--	--	--
36/F	90	--	--	--	--
37/F	85	--	--	--	--
38/F	99	--	--	--	--

Residential floors start from 5/F
4/F, 13/F, 14/F, 24/F and 34/F are omitted
12/F is designated as refuge floor
33/F is the Sky Garden

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

The Manager is to be appointed for an initial term of two years from the date of the DMC and shall thereafter continue from year to year until termination of the Manager’s appointment in accordance with the provisions of the DMC.

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

- (a) Each owner of a residential property in the Development shall contribute to the expenses of the development management budget in the proportion that the management shares attributable to his residential property bears to the total management shares for the Development; and
- (b) Each owner of a residential property shall contribute to the expenses of the residential management budget in the proportion that the management shares attributable to his residential property bears to the total management shares allocated to all residential properties in the Development.

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

The management fee deposit is equivalent to three months’ management contribution payable by the owner in respect of his residential property.

7. The area (if any) in the development retained by the vendor for its own use

The Vendor shall have the right to the exclusive use occupation and enjoyment of all areas within the Land not covered by the Development and upon spaces not included in the common areas and the exclusive right to the use of which has not been assigned by the Vendor or specifically reserved to any particular owner under the DMC.

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批地文件的摘要
SUMMARY OF LAND GRANT

1. 發展項目所位於的土地的地段編號：

筲箕灣內地段第459號、筲箕灣內地段第460號餘段、筲箕灣內地段第461號餘段、筲箕灣內地段第462號、筲箕灣內地段第483號餘段、筲箕灣內地段第499號餘段、筲箕灣內地段第539號A分段餘段、筲箕灣內地段第539號餘段、筲箕灣內地段第540號餘段及筲箕灣內地段第541號餘段（統稱「該土地」）。

2. 有關租契規定的年期：

地段編號	年期
筲箕灣內地段第459號、筲箕灣內地段第460號餘段、筲箕灣內地段第461號餘段、筲箕灣內地段第462號	由1921年1月15日起計75年並有權續期75年
筲箕灣內地段第483號餘段	由1921年11月10日起計75年並有權續期75年
筲箕灣內地段第499號餘段、筲箕灣內地段第539號A分段餘段、筲箕灣內地段第539號餘段、筲箕灣內地段第540號餘段及筲箕灣內地段第541號餘段	由1923年7月30日起計75年並有權續期75年

3. 適用於該土地的用途限制：

- (a) 該土地或任何部份不得用於、經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務，事前已得到行政長官或就此獲妥為授權的其他人以書面給予特許除外。
- (b) 根據由港島東區地政處於2008年6月3日發出，並已於土地註冊處註冊，摘要編號08062301890122的厭惡性行業牌照，政府許可在地段：筲箕灣內地段第462號、筲箕灣內地段第461號餘段、筲箕灣內地段第460號餘段、筲箕灣內地段第459號、筲箕灣內地段第483號餘段及筲箕灣內地段第499號餘段（下統稱「該地段」），從事油料、售肉、製糖、食物供應及旅館的行業或業務，惟須受上述牌照所列的條款所限制，尤其：

- (i) 若該地段任何時間發展，再發展或用作酒店作為唯一的用途，承租人於租契期內不可轉讓、按揭、押記、放棄或以其他方式處置該地段或其任何部分或該處任何建築物或任何權益或建築物當中任何部分，或訂立任何協議作出上述事宜，但任何上述事宜是以該地段整體作出則不受此限；
- (ii) 如該地段任何部分或任何建立其上的建築物於任何時間發展，再發展或用作酒店用途，承租人：

(1) 應以地政總署署長（下稱「署長」）接受的方式劃定酒店部分，包括署長認為合適用作酒店的住房及設施，不可在沒有署長事前書面的批准下更改署長已接受之劃定（上述該地段已劃定酒店部分下稱「酒店部分」）；及

(2) 於租契期內不可轉讓、按揭、押記、放棄或以其他方式處置酒店部分或其任何部分或該處任何建築物或任何權益或建築物當中任何部分，或訂立任何協議作出上述事宜，但任何上述事宜是以酒店部分整體作出則不受此限；
- (iii) 任何預留、預訂或出租任何酒店房間，而期間連同續期權合共不多於12個公曆月，則不受上述(b)(i)及(b)(ii)(2)所限。
- (c) 根據由港島東區地政處於2011年4月20日發出，並已於土地註冊處註冊，摘要編號11051900860015的厭惡性行業牌照，政府許可在地段：筲箕灣內地段第539號A分段餘段、筲箕灣內地段第539號餘段、筲箕灣內地段第540號餘段及筲箕灣內地段第541號餘段（下統稱「其他地段」），從事製糖、油料（汽油站除外）、售肉、食物供應及旅館的行業或業務，惟須受上述牌照所列的條款所限制，尤其：

(i) 若其他地段任何時間發展，再發展或用作酒店作為唯一用途，承租人於租契期內不可轉讓、按揭、押記、放棄或以其他方式處置其他地段或其任何部分或該處任何建築物或任何權益或建築物當中任何部分，或訂立任何協議作出上述事宜，但任何上述事宜是以其他地段整體作出則不受此限；

(ii) 如其他地段任何部分或任何建立其上的建築物於任何時間發展，再發展或用作酒店用途，承租人：

(1) 應以署長接受的方式劃定酒店部分，包括署長認為合適用作酒店的住房及設施（包括但不限於其他地段內提供之任何車位及附屬地方（定義見上述牌照）），不可在沒有署長事前書面的批准下更改署長已接受之劃定（上述其他地段已劃定酒店部分下稱「該酒店部分」）；及

(2) 於租契期內不可轉讓、按揭、押記、放棄或以其他方式處置該酒店部分或其任何部分或該處任何建築物或任何權益或建築物當中任何部分，或訂立任何協議作出上述事宜，但任何上述事宜是以該酒店部分整體作出則不受此限；
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- 港島 · 東18 UPPER EAST

(iii) 以下情況不受上述(c)(i)及(c)(ii)(2)所限：

- (1) 授予許可佔用任何酒店房間及使用或佔用任何車位，而許可期間連續期權合共不多於12個公曆月；及
- (2) 出租或授予許可使用或佔用其他地段內提供之任何附屬地方，惟租契、租賃或許可須附合以下條款：
 - ① 1 租契、租賃或許可期連同任何續期權合共不可多於10年；
 - ② 2 租契、租賃或許可不得展開直至屋宇署根據建築物條例，其下的任何規例及任可修訂的法例而發出佔用許可證或臨時佔用許可證，而前述許可或臨時佔用許可須涵蓋該租契、租賃或許可有關之建築物或部分；
 - ③ 3 租戶或獲許可人不須支付任何土地補價、罰款、頂手費或其他類似的款項；
 - ④ 4 租金不應多於全額租金或許可費不應多於市值金額；
 - ⑤ 5 租金或許可費不可預繳多於12個公曆月；及
 - ⑥ 6 租契、租賃或許可或任何為上述而訂立之協議的條款不可與地契或本厭惡性行業牌照有任何抵觸。

4. 按規定須興建並提供予政府或供公眾使用的設施：

不適用

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

不適用

6. 對買方造成負擔的租用條件：

- (a) 政府已為可能為道路、公用建築物或其他香港公眾的目的所需要而保留該土地內、下及上的所有礦產、礦物、礦油及石頭等，及政府有完全自由進、出該土地以檢視、探礦、轉用及搬離該等事物，惟須對承租人造成盡可能少的損害。
- (b) 政府有完全的權力在該土地內、穿過及地下裝置及接駁所有及任何公共或公用排污渠、排水渠或水道。
- (c) 承租人應建造擋土牆（如需要），以避免因平整該土地或任何後巷而可能造成的山泥傾瀉，若發生山泥傾瀉，承租人須完全負責因山泥傾瀉所造成或帶來的任何損害。
- (d) 承租人須不時及於任何時候，不論何時、何地需要時自費充分地及完善地修復、維持、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保持現在或將來任何時間豎設於該土地上的房屋、宅院或物業及所有其他豎設物及建築物，連同所有屬於或有關的所有牆壁、土堤、路塹、樹籬、溝渠、圍欄、鐵軌、照明、行人路、廁所、水槽、排水溝及水道，並以各種方式作出需要及必要的修補、清洗及修改工程，整個工程須達致政府滿意的程度。
- (e) 承租人須承擔及支付製造、興建、維修及改善於或屬於該土地或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、人行道、通道、圍牆和共用牆、通風口、私人或公用排污渠和排水渠的支出和費用的合理分攤，該分攤由政府釐定。
- (f) 如為改善香港或任何其他公共目的需要，經發出三個公曆月的通知及支付由政府評定的充分和公平賠償，政府有權收回、進入及重新管有該土地所有或任何部分。
- (g) 如政府發現該土地上有任何不妥善之處及需要修補及修正，承租人應於政府的書面通知要求的三個公曆月內作出維修及修正。
- (h) 承租人不可在租出、分租、按揭、轉讓或以任何方式處置該土地的全部或部分予他人時，而未有同時在土地註冊處登記有關的轉讓文件。

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批地文件的摘要
SUMMARY OF LAND GRANT

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

Shaukiwan Inland Lot No.459, The Remaining Portion of Shaukiwan Inland Lot No.460, The Remaining Portion of Shaukiwan Inland Lot No.461, Shaukiwan Inland Lot No.462, The Remaining Portion of Shaukiwan Inland Lot No.483, The Remaining Portion of Shaukiwan Inland Lot No.499, The Remaining Portion of Section A of Shaukiwan Inland Lot No.539, The Remaining Portion of Shaukiwan Inland Lot No.539, The Remaining Portion of Shaukiwan Inland Lot No.540 and The Remaining Portion of Shaukiwan Inland Lot No.541. (collectively “the Land”)

2. The term of years under the Grant:

Lot No	Term
Shaukiwan Inland Lot No.459, The Remaining Portion of Shaukiwan Inland Lot No.460, The Remaining Portion of Shaukiwan Inland Lot No.461, Shaukiwan Inland Lot No.462	75 years from 15 January 1921 with a right of renewal of a further term of 75 years
The Remaining Portion of Shaukiwan Inland Lot No.483	75 years from 10 November 1921 with a right of renewal of a further term of 75 years
The Remaining Portion of Shaukiwan Inland Lot No.499, The Remaining Portion of Section A of Shaukiwan Inland Lot No.539, The Remaining Portion of Shaukiwan Inland Lot No.539, The Remaining Portion of Shaukiwan Inland Lot No.540 and The Remaining Portion of Shaukiwan Inland Lot No.541	75 years from 30 July 1923 with a right of renewal of a further term of 75 years

3. The user restrictions applicable to the Land:

- (a) Pursuant to the Grant, the grantee shall not use the Land or any part thereof for the trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger, or any other noisy noisome or offensive trade or business whatever, without the previous licence of the Government of the Hong Kong Special Administrative Region (the “Government”) signified in writing by the Chief Executive or other person duly authorised in that behalf.
- (b) By an offensive trade licence granted by the District Lands Officer, Hong Kong East dated 3 June 2008 and registered in the Land Registry by Memorial No.08062301890122, the Government has approved a licence to carry out the business of oilman, butcher, sugar baker, victualler and tavern-keeper in or upon the lots, namely, Shaukiwan Inland Lot No. 462, The Remaining Portion of Shaukiwan Inland Lot No.461, The Remaining Portion of Shaukiwan Inland Lot No.460, Shaukiwan Inland Lot No.459, The Remaining Portion of Shaukiwan Inland Lot No.483 and The Remaining Portion of Shaukiwan Inland Lot No.499 (collectively “the said Lots”) subject to the conditions therein mentioned, inter alia,
- (i) If the said Lots are developed, redeveloped or used at any time solely for the purpose of a hotel or hotels, the grantee shall not, throughout the terms of the leases, assign, mortgage, charge, part with the possession of or otherwise dispose of the said Lots or any part thereof or any building or any interest therein or part of any building thereon or enter into any agreement so to do except as a whole;

(ii) If a part or parts of the said Lots or any building or buildings erected thereon are developed, redeveloped or used at any time for the purpose of a hotel or hotels, the grantee:

(1) shall delineate in a manner acceptable to the Director of Lands (“the Director”) the hotel portion or portions including such accommodation and facilities as the Director may consider appropriate for the operation of a hotel and shall not alter the delineation accepted by the Director without the prior written approval of the Director (which portion or portions of the said Lots delineated as aforesaid are referred to as “the Hotel Portion”); and

(2) shall not, throughout the term of the leases, assign, mortgage, charge, part with the possession of or otherwise dispose of the Hotel Portion or any part thereof or any building or any interest therein or part of any building thereon or enter into any agreement so to do except as a whole.

(iii) The conditions mentioned in (b)(i) and (b)(ii)(2) above will not apply to any reservation, booking or underletting of any hotel room or rooms which does not exceed 12 calendar months in total including any right of renewal.
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- 港島 · 東18 UPPER EAST

- (c) By an offensive trade licence granted by the District Lands Officer, Hong Kong East dated 20 April 2011 and registered in the Land Registry by Memorial No.11051900860015, the Government has approved a licence to carry out the business of sugar baker, oilman (excluding petrol filling station), butcher, victualler and tavern keeper in or upon the lots, namely, The Remaining Portion of Section A of Shaukiwan Inland Lot No.539, The Remaining Portion of Shaukiwan Inland Lot No.539, The Remaining Portion of Shaukiwan Inland Lot No.540 and the Remaining Portion of Shaukiwan Inland Lot No.541 (collectively “the Other Lots”) subject to the conditions therein mentioned, inter alia,
- (i) if the Other Lots are developed, redeveloped or used at any time solely for the purpose of a hotel or hotels, the grantee shall not, throughout the terms of the leases, assign, mortgage, charge, underlet, grant licence to use or occupy, part with the possession of or otherwise dispose of the Other Lots or any part thereof or any building or any interest therein or part of any building thereon or enter into any agreement so to do except as a whole;
 - (ii) if part or parts of the Other Lots or any building or buildings erected thereon are developed, redeveloped or used at any time for the purpose of a hotel or hotels, the grantee:
 - (1) shall delineate in a manner acceptable to Director the hotel portion or portions including such accommodation and facilities (including but not limited to any car parking space provided within the Other Lots and the ancillary accommodation (as defined in the said offensive trade licence)) as the Director may consider appropriate for the operation of a hotel and shall not alter the delineation accepted by the Director without the prior written approval of the Director (which portion or portions of the Other Lots delineated as aforesaid are referred to as “the said Hotel Portion”); and
 - (2) shall not, throughout the term of the leases, assign, mortgage, charge, underlet, grant licence to use or occupy, part with the possession of or otherwise dispose of the said Hotel Portion or any part thereof or any building or any interest therein or part of any building thereon or enter into any agreement so to do except as a whole.

(iii) the conditions as mentioned in (c)(i) and (c)(ii)(2) will not apply to:-

- (1) granting of licence to occupy any hotel room or rooms and to use or occupy any car parking space or spaces for a term not exceeding 12 calendar months in the aggregate including any right of renewal; and
- (2) underletting or granting of licence to use or occupy any of the ancillary accommodation provided on the Other Lots on condition that the lease or tenancy or licence complies with the following terms and conditions :
 - 1 the term of the lease, tenancy or licence shall not exceed 10 years in the aggregate including any right of renewal;
 - 2 the lease, tenancy or licence shall not commence until after the issue of the Building Authority of an occupation permit or a temporary occupation permit under the Buildings Ordinance, any regulations made thereunder and any amending legislation, covering the building or that part of the building to which the lease, tenancy or licence relates;
 - 3 no premium, fine, key money or similar payment shall be paid by the tenant or the licensee;
 - 4 the rent payable shall not exceed a rack rent or the licence fee payable shall not exceed the prevailing market fee;
 - 5 no rent or licence fee shall be payable in advance for a period greater than 12 calendar months; and
 - 6 none of the terms and conditions in the lease, tenancy agreement or licence or any agreement therefor shall contravene the leases and the offensive trade licence.

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

Not applicable

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

Not applicable

6. The Grant conditions that are onerous to a purchaser

- (a) The Government has reserved all mines, minerals, mineral oils and quarries of stone etc in, under and upon the Land as the Government may require for the roads, public buildings or other public purposes of Hong Kong and the Government has full liberty to enter the Land to view, dig for, convert, and carry away such things thereby doing as little damage as possible to the grantee.
- (b) The Government has full power to make and conduct in through and under the Land, all and any public or common sewers, drains or watercourses.
- (c) The grantee will construct, substantial retaining walls where necessary to obviate landslips in the event of any cutting being required for the formation of the Land or any part thereof or any scavenging lanes thereon and should a landslip occur as the result of such cutting or levelling the grantee will be responsible for any damage resulting from or brought about by such landslips.

- (d) The grantee shall and will, from time to times, and at all times hereafter, when, where and as often as need or occasion shall be and require, at her/his/their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the Land and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.
- (e) The grantee shall require, bear, pay and allow a reasonable share and proportions for and towards the costs and charges of making, building, repairing and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the Land or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Government
- (f) The Government has full power to resume, enter into, and re-take possession of all or any part of the Land if required for the improvement of Hong Kong or for any other public purpose whatsoever, three calendar months' notice being given to the grantee being so required, and a full and fair compensation for the Land and the buildings thereon at a valuation, made by the Government.
- (g) Should the Government find any decays, defects and wants of reparation and amendment of or on the Land, the grantee shall repair and amend the same as required by the Government in writing within three calendar months following the written notice or warning by the Government.
- (h) The grantee of the Land shall not let, underlet, mortgage, assign or otherwise part with all or any part of the Land without at the same time registering such alienation in the Land Registry.

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

(a)	根據批地文件規定須興建並提供予政府或供公眾使用的任何設施 Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use	不適用 Not Applicable
(b)	根據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設施 Any 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	不適用 Not Applicable
(c)	根據批地文件規定須由該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 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	不適用 Not Applicable
(d)	該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 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)	不適用 Not Applicable

對買方的警告
WARNING TO PURCHASERS

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

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

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

i) 該律師事務所可能不能夠保障買方的利益；及

ii) 買方可能要聘用一間獨立的律師事務所。

4. 如屬3.(ii)段的情況，買方須支付的律師費用總數，可能高於買方自一開始即聘用一間獨立的律師事務所所須支付的費用。
1. Purchasers are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for purchasers in relation to the transaction.

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

3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser: -

i) That firm may not be able to protect the purchaser’s interests; and

ii) The purchaser may have to instruct a separate firm of solicitors.

4. In the case of paragraph 3.(ii), the total solicitors’ fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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



橫截面圖 A
Cross-Section Plan A



橫截面圖 B
Cross-Section Plan B



1. 毗鄰建築物的成安街一段為香港主水平基準以上約5.52米至5.97米。
2. 毗鄰建築物的大石街一段為香港主水平基準以上約5.33米至6.21米。
3. 毗鄰建築物的後巷一段為香港主水平基準以上約6.27米。
4. 發展項目之最低住宅層為香港主水平基準以上27.20米。

Note

1. The part of Shing On Street adjacent to the Development is 5.52 metres to 5.97 metres above Hong Kong Principal Datum.
2. The part of Tai Shek Street adjacent to the Development is 5.33 metres to 6.21 metres above Hong Kong Principal Datum.
3. The part of Scavenging Lane adjacent to the Development is 6.27 metres above Hong Kong Principal Datum.
4. The level of lowest residential floor of the Development is 27.20 metres above Hong Kong Principal Datum.

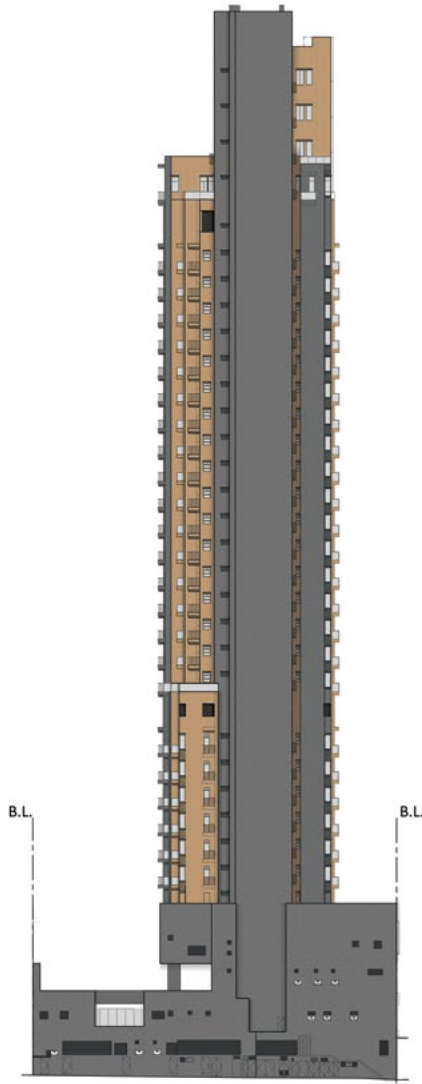
立面圖 1
Elevation Plan 1
(面向成安街)
(Facing Shing On Street)



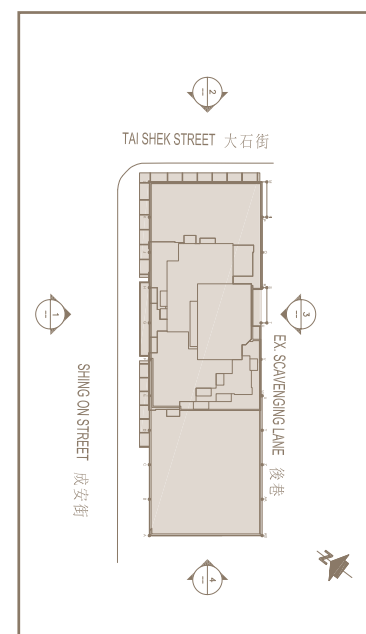
立面圖 2
Elevation Plan 2
(面向大石街)
(Facing Tai Shek Street)



立面圖 3
Elevation Plan 3
(面向現有後巷)
(Facing Ex. Scavenging Lane)



立面圖 4
Elevation Plan 4
(面向毗鄰建築物)
(Facing Adj. Building)



說明 LEGEND:
界線 B.L. Boundary Line

發展項目的認可人士證明本圖所顯示的立面:

1. 以2012年7月30日此發展項目經批准的建築圖則為基礎擬備;及
2. 大致上與發展項目的外觀一致。

Authorised Person for the Development certified that the elevations shown on this plan:

1. are prepared on the basis of the approved Building Plans for the Development as at 30 July 2012; and
2. are in general accordance with the outward appearance of the Development.

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

		有蓋 Covered	露天 Uncovered	總面積 Total Area
住客會所 Residents' Clubhouse	平方米 sq m	272.890	-	272.890
	平方呎 sq ft	2937	-	2937
位於發展項目中的建築物2樓，供住客使用的園藝花園 Landscape Garden for residents' use at 2/F in the Development	平方米 sq m	136.699	201.650	338.349
	平方呎 sq ft	1471	2171	3642
位於發展項目中的建築物33樓，供住客使用的空中花園 Sky Garden Area for residents' use at 33/F in the Development	平方米 sq m	112.713	-	112.713
	平方呎 sq ft	1213	-	1213

備註
1. 以上以平方米列出之面積以1平方米 = 10.764平方呎換算為平方呎，以四捨五入至整數。

Note
1. The area in square metre is converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest integer in square feet.

1. 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網站的網址為：www.ozp.tpb.gov.hk
2. 住宅物業已簽立的公契文本已存放在發售有關住宅物業的售樓處,以供免費閱覽。

1. Copies of Outline Zoning Plans relating to the Development are available at www.ozp.tpb.gov.hk
2. A copy of the deed of mutual covenant in respect of the residential property that has been executed is available for inspection free of charge at the place at which the residential property is offered to be sold.

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

1	外部裝修物料	Exterior finishes		
a.	外牆	External wall	住宅大樓外牆鋪砌瓷磚並配以鋁板及鋁質裝飾線。基座外牆鋪砌瓷磚並配以玻璃外牆，石材覆蓋層及鋁板覆蓋層及鋁質裝飾線。	Residential tower finished with ceramic tiles and aluminium cladding and aluminium features. Podium external wall finished with ceramic tiles, window wall, stone cladding and aluminium cladding and aluminium feature.
b.	窗	Window	客廳/飯廳及睡房採用鋁質窗框配以透明玻璃。廚房採用鋁質窗框配以透明玻璃。浴室採用鋁質窗框配以酸蝕刻玻璃(除了35樓B單位浴室1配以透明玻璃外)。	Aluminium window frame of living room / dining room and bedroom is fitted with clear glass. Aluminium window frame of kitchen is fitted with clear glass. Aluminium window frame of bathroom is fitted with acid etched glass (except bathroom 1 of 35/F Unit B which is fitted with clear glass).
c.	窗台	Bay window	窗台用料為鋼筋混凝土及鋁質窗框配以透明玻璃。窗台板以天然石鋪砌。	The material of bay window is reinforced concrete with aluminium window frame of bay window is fitted with clear glass. Bay window sill is finished with natural stone.
d.	花槽	Planter	2樓、12樓及33樓設有花槽，以均質磚鋪砌。	Planters at 2/F, 12/F & 33/F finished with homogeneous tiles.
e.	陽台或露台	Verandah or balcony	地台及牆身以均質磚鋪砌。露台裝有金屬圍欄配以透明玻璃。D及E單位配以鋁質假天花。A、B及C單位之天花髹上油漆。除35樓B單位，所有露台均被覆蓋。本發展項目沒有陽台。	Floor and wall finished with homogeneous tiles. Fitted with metal balustrade and clear glass. For Unit D & E, ceiling fitted with aluminium panel. For Unit A, B & C, ceiling finished with paint. Balconies are covered except 35/F Unit B. There is no verandah.
f.	乾衣設施	Drying facilities for clothing	不適用。	Not Applicable.
2	室內裝修物料	Interior finishes		
a.	大堂	Lobby	大堂入口升降機大堂 地板以天然石鋪砌;假天花為石膏板、鏡面不銹鋼及天然石。牆身以天然石、鏡、酸蝕刻玻璃及不銹鋼鋪砌。 升降機大堂 地板以天然石鋪砌。假天花為石膏板。牆身以木皮飾面、不銹鋼及均質磚鋪砌。 (地下入口大堂及33樓升降機大堂除外) 33樓升降機大堂 地板以均質磚鋪砌。假天花為石膏板。牆身以鏡、不銹鋼及均質磚鋪砌。	MAIN ENTRANCE LIFT LOBBY Main lobby is finished with natural stone flooring; gypsum board, stainless steel with mirror finish and natural stone false ceiling are provided. Walls are finished with natural stone, mirror, acid etched pattern glass panels & stainless steel. LIFT LOBBY Floor is finished with natural stone. False ceiling is finished with gypsum board. Walls are finished with timber veneer, stainless steel and homogeneous tiles. (Except for entrance lobby at G/F & 33/F lift lobby) 33/F LIFT LOBBY Floor is finished with homogeneous tiles. False ceiling is finished with gypsum board. Walls are finished with mirror, stainless steel and homogeneous tiles.
b.	內牆及天花板	Internal wall and ceiling	內牆 客廳/飯廳及睡房之內牆髹上乳膠漆。 天花板 客廳/飯廳及睡房之天花板部分以石膏板鋪砌及髹上乳膠漆。	INTERNAL WALL Internal wall of living room/ dining room and bedroom is finished with emulsion paint CEILING Ceiling of living room/ dining room and bedroom is partially finished with gypsum board and emulsion paint.
c.	內部地板	Internal floor	客廳/飯廳及睡房地板及牆腳線以複合木地板鋪砌。	Floor and skirting of living room/ dining room and bedrooms are finished with engineered timber board.
d.	浴室	Bathroom	標準層浴室 牆身以石、瓷磚及不銹鋼飾條鋪砌至假天花高度(假天花以上除外)。地板以瓷磚鋪砌(浴缸底除外)。假天花為鋁板。 35樓至38樓浴室 牆身以天然石鋪砌至假天花高度(假天花以上除外)。地板以天然石鋪砌。假天花為鋁板。	TYPICAL FLOOR BATHROOM Internal walls (except area above the false ceiling level) are finished with stone, ceramic tiles and stainless steel strip up to the false ceiling level. Floor (except the bottom part of bathtub) is finished with ceramic tiles. False ceiling is fitted with aluminium panel. 35/F TO 38/F BATHROOM Internal walls (except area above the false ceiling level) are finished with natural stone up to the false ceiling level. Floor is finished with natural stone. False ceiling is fitted with aluminium panel.

註

標準層 - 5-11樓、15-23樓、25-32樓。

Note

Typical Floor - 5/F -11/F, 15/F - 23/F, 25/F - 32/F.

e.	廚房	Kitchen	標準層廚房 牆身以天然石鋪砌至假天花高度（櫥櫃背牆身及假天花以上除外）。地板以瓷磚鋪砌（櫥櫃底除外）。假天花為鋁板。灶台以人造石鋪砌。 35樓至37樓廚房 牆身以天然石及木皮飾面鋪砌至假天花高度（櫥櫃背牆身及假天花以上除外）。地板以天然石鋪砌（櫥櫃底除外）。假天花為鋁板。灶台以人造石鋪砌。 38樓廚房 牆身以天然石及木皮飾面鋪砌至假天花高度（櫥櫃背牆身及假天花以上除外）。地板以天然石鋪砌（櫥櫃底除外）。假天花為石膏板。灶台以人造石鋪砌。	TYPICAL FLOOR KITCHEN Internal walls (except those areas covered by the kitchen cabinet and above the false ceiling level) are finished with natural stone up to the false ceiling level. Floor (except those areas covered by the kitchen cabinet) is finished with ceramic tiles. False ceiling is fitted with aluminium panel. Cooking bench is fitted with artificial stone. 35/F TO 37/F KITCHEN Internal walls (except those areas covered by the kitchen cabinet and above the false ceiling level) are finished with natural stone and timber veneer up to the false ceiling level. Floor (except those areas covered by the kitchen cabinet) is finished with natural stone. False ceiling is fitted with aluminium panel. Cooking bench is fitted with artificial stone. 38/F KITCHEN Internal walls (except those areas covered by the kitchen cabinet and above the false ceiling level) are finished with natural stone and timber veneer up to the false ceiling level. Floor (except those areas covered by the kitchen cabinet) is finished with natural stone. False ceiling is fitted with gypsum board ceiling. Cooking bench is fitted with artificial stone.
3	室內裝置	Interior fittings		
a.	門	Doors	住宅大門採用木皮飾面實心木門配以防盜眼、隱藏式氣鼓、金屬手柄及門鎖。睡房及浴室採用木皮飾面中空木門配以門鎖。 儲物間門採用木皮飾面中空木門配以門鎖（只適用於15樓至23樓、25樓至32樓D單位及36樓至38樓A單位）。 廚房門採用木皮飾面實心木門配防火玻璃及金屬手柄（開放式廚房除外）。 露台鋁質門配以透明玻璃。 工作平台鋁質門配以透明玻璃（除了6樓至11樓E單位、16樓至23樓及25樓至32樓D單位工作平台為鋁質門配以酸蝕刻玻璃外）。	Entrance door is made of solid core timber and finished with timber veneer fitted with eye viewer, concealed door closer, metal door handle and lockset. Bedroom and bathroom doors are fitted with hollow core timber with timber veneer with lockset. Store door is made of hollow core timber with timber veneer with lockset (only applicable to 15/F to 23/F, 25/F to 32/F Unit D and 36/F to 38/F Unit A) Kitchen door is made of solid core timber with timber veneer, fire rated glass and metal handle (except open kitchen). Door of balcony is aluminium frame fitted with clear glass. Door of utility platform is aluminium frame fitted with clear glass (except utility platform of 6/F-11/F Unit E, 16/F-23/F, 25/F-32/F Unit D which is fitted with acid etched glass).
b.	浴室	Bathroom	標準層浴室 枱面以人造石鋪砌。裝置及設備包括陶瓷洗手盆、鍍鉻洗手盆冷熱水龍頭、鍍鉻花灑水龍頭、鍍鉻浴缸/花灑冷熱水龍頭、浴缸（為1400毫米長 x 700毫米闊 x 400毫米深鑄鐵製浴缸）/ 淋浴間（牆身及地板以瓷磚鋪砌並配有玻璃分隔及玻璃門）、陶瓷坐廁、鍍鉻廁紙架、鍍鉻毛巾桿、煤氣熱水爐遙控器、抽濕機（B單位、15樓至32樓D單位及5樓至11樓E單位除外）及抽氣扇。 隨樓附送之設備，請參考設備說明。 35樓至38樓浴室 枱面以天然石鋪砌。裝置及設備包括陶瓷洗手盆、鍍鉻洗手盆冷熱水龍頭、鍍鉻花灑水龍頭、鍍鉻浴缸/花灑冷熱水龍頭、浴缸（睡房1浴室為1400毫米長 x 700毫米闊 x 400毫米深盜釉鋼製按摩浴缸，其他浴室為1400毫米長 x 700毫米闊 x 400毫米深鑄鐵製浴缸）、陶瓷坐廁、鍍鉻廁紙架、鍍鉻毛巾桿、煤氣熱水爐遙控器、抽濕機（35樓B單位除外）、循環式煤氣熱水爐（只適用於36樓至38樓睡房1浴室）及抽氣扇。 隨樓附送之設備，請參考設備說明。	TYPICAL FLOOR BATHROOM Fitted with artificial stone countertop. Fittings and equipment include ceramic wash basin, chrome finished basin mixer, chrome finished hand shower set, chrome finished bath / shower mixer, bathtub (cast iron 1400mm L x 700mm W x 400mm D)/ shower cubicle (wall and floor finished with ceramic tiles and fitted with glass partition & glass door), ceramic water closet, chrome finished toilet paper holder, chrome finished towel bar, gas water heater remote control, dehumidifier (except Unit B, 15/F to 32/F Unit D and 5/F to 11/F Unit E) and exhaust fan. For details of provision of appliances, please refer to Appliances Schedule. 35/F TO 38/F BATHROOM Fitted with natural stone countertop. Fittings and equipment include ceramic wash basin, chrome finished basin mixer, chrome finished hand shower set, chrome finished bath / shower mixer, bathtub (1400mm L x 700mm W x 400mm D enamelled pressed steel jacuzzi function bath tub for bathroom of bedroom 1, 1400mm L x 700mm W x 400mm D cast iron bathtub for other bathrooms) , ceramic water closet, chrome finished toilet paper holder, chrome finished towel bar, gas water heater remote control, dehumidifier (except 35/F Unit B), temperature-modulated gas water heater (only applicable to 36/F to 38/F bathroom of bedroom 1) and exhaust fan. For details of provision of appliances, please refer to Appliances Schedule.

註
標準層 - 5-11樓、15-23樓、25-32樓。

Note
Typical Floor - 5/F -11/F, 15/F - 23/F, 25/F - 32/F.

c.	廚房	Kitchen	標準層廚房（開放式廚房除外） 木製櫥櫃組合配以塑料飾面板及裝有鋁框背塗玻璃飾面門板，灶台以人造石鋪砌及裝有不銹鋼洗滌盆、煤氣煮食爐、抽油煙機、嵌入式微波焗爐、嵌入式雪櫃、嵌入式洗衣乾衣機、冷熱水水龍頭、煤氣熱水爐、抽氣扇及提供冷熱水之隱藏式銅喉。 隨樓附送之設備，請參考設備說明。 開放式廚房 不銹鋼櫥櫃組合配以裝有鋁框背塗玻璃飾面門板，灶台以人造石鋪砌及裝有不銹鋼洗滌盆、電煮食爐、嵌入式雪櫃、嵌入式微波爐抽油煙機、嵌入式洗衣乾衣機、冷熱水水龍頭、即熱式電熱水爐及提供冷熱水之隱藏式銅喉。 隨樓附送之設備，請參考設備說明。 35樓廚房 木製櫥櫃組合配以塑料裝飾面板及裝有鋁框背塗玻璃飾面及高亮層壓門板，灶台以人造石鋪砌及裝有不銹鋼洗滌盆、雙頭煤氣爐、抽油煙機、嵌入式焗爐、嵌入式微波焗爐、嵌入式雪櫃、嵌入式洗衣乾衣機、液晶體顯示電視、鍍鉻冷熱水花灑水龍頭、循環式煤氣熱水爐、抽氣扇及提供冷熱水之隱藏式銅喉。 隨樓附送之設備，請參考設備說明。 36樓至38樓廚房 木製櫥櫃組合配以高亮層壓裝飾面板及裝有鋁框背塗玻璃飾面及高亮層壓門板，灶台以人造石鋪砌及裝有不銹鋼洗滌盆、雙頭煤氣爐、電燒烤架、抽油煙機、嵌入式焗爐、嵌入式微波焗爐、嵌入式雪櫃、嵌入式洗衣乾衣機、液晶體顯示電視、鍍鉻冷熱水花灑水龍頭、循環式煤氣熱水爐、抽氣扇及提供冷熱水之隱藏式銅喉。 隨樓附送之設備，請參考設備說明。	TYPICAL FLOOR KITCHEN (EXCEPT OPEN KITCHEN) Fitted with wooden cabinet with plastic laminate finish and door with aluminium frame with back painted glass and artificial stone countertop, stainless steel sink, gas hob, cooker hood, built-in microwave oven, built-in fridge freezer, built-in washer dryer, single level sink mixer, gas water heater, exhaust fan and concealed copper pipes for both hot and cold water supply. For details of provision of appliances, please refer to Appliances Schedule. OPEN KITCHEN Fitted with stainless steel cabinet of door with aluminium frame with back painted glass and artificial stone countertop, stainless steel sink, electric induction hob, built-in fridge freezer, built-in microwave oven-hood, built-in washer dryer, single level sink mixer, instantaneous electric water heater and concealed copper pipes for both hot and cold water supply. For details of provision of appliances, please refer to Appliances Schedule. 35/F KITCHEN Fitted with wooden cabinet with plastic laminate finish and door with aluminium frame with glass, high gloss laminate panel and artificial stone countertop, stainless steel sink, gas hob (double zone), cooker hood, built-in oven, built-in microwave oven, built-in fridge freezer, builtin washer dryer, LCD TV, chrome finished single level sink mixer, temperaturemodulated gas water heater, exhaust fan and concealed copper pipes for both hot and cold water supply. For details of provision of appliances, please refer to Appliances Schedule. 36/F TO 38/F KITCHEN Fitted with wooden cabinet with high gloss laminate finish and door with aluminium frame with glass, high gloss laminate panel and artificial stone countertop, stainless steel sink, gas hob (double zone), electric grill, cooker hood, built-in oven, built-in microwave oven, built-in fridge freezer, built-in washer dryer, LCD TV, chrome finished single level sink mixer, temperature-modulated gas water heater, exhaust fan and concealed copper pipes for both hot and cold water supply. For details of provision of appliances, please refer to Appliances Schedule.
d.	睡房	Bedroom	沒有裝置	No fittings
e.	電話	Telephone	客廳/飯廳及睡房均裝有電話接駁點。 有關接駁點之數目及位置，請參考機電裝置平面圖及機電裝置數量說明表。	Telephone connection points are provided for living room/dining room and bedrooms. For the number and the location of connection points, please refer to the Mechanical & Electrical Provision Plans and the Schedule of Mechanical & Electrical Provisions.
f.	天線	Aerials	客廳/飯廳及睡房均裝有本地電視/電台天線接駁點。 有關接駁點之數目及位置，請參考機電裝置平面圖及機電裝置數量說明表。	TV/FM outlets for local TV/FM radio programmes are provided in living room / dining room and bedrooms. For the number and the location of connection points, please refer to the Mechanical & Electrical Provision Plans and the Schedule of Mechanical & Electrical Provisions.

註
標準層 - 5-11樓、15-23樓、25-32樓。

Note
Typical Floor - 5/F -11/F, 15/F - 23/F, 25/F - 32/F.

23

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

g.	電力裝置	Electrical installations	裝有隱藏式導管。提供配有微型斷路器配電箱的三相電源。 客廳/飯廳、睡房及儲物間裝有暗藏鋪砌的燈掣、冷氣機掣及蘇位。 有關燈掣、蘇位及冷氣機掣之數目及位置，請參考機電裝置平面圖及機電裝置數量說明表。	Concealed conduits are provided. Three-phase electricity supply with miniature circuit breaker distribution board is provided. Lighting switches, air-conditioning switches and socket outlets with concealed conduits are provided in living room / dinning room, bedrooms and store. For the number and the location of lighting switches, socket outlets and air-conditioner switches, please refer to the Mechanical & Electrical Provision Plans and the Schedule of Mechanical & Electrical Provisions.
h.	氣體供應	Gas supply	裝有煤氣喉接駁煤氣爐及煤氣熱水爐在廚房內。 位置請參考機電裝置平面圖（所有D及E單位除外）。	Gas supply pipes are provided and connected to town gas burner and gas water heater at kitchen. For the locations please refer to Mechanical & Electrical Provision Plans (except all Units D & E).
i.	洗衣機接駁點	Washing machine connection point	洗衣機均配備來去水接駁點。位置請參考機電裝置平面圖。	Drain point and water point are provided for washing machine. For the locations please refer to Mechanical & Electrical Provision Plans.
j.	供水	Water supply	冷熱水供應管均採用隱藏式銅喉。	Concealed copper pipes are used for both hot and cold water.
4	雜項	Miscellaneous		
a.	升降機	Lifts	客用升降機 兩部「奧的斯型號: OH-5000」客用升降機。 一號客用升降機直達地下至38樓各樓層（不停1及12樓） 二號客用升降機直達地下至35樓各樓層（不停1及12樓）	PASSENGER LIFT Two “Otis (model no. OH-5000)” passenger lifts are provided. Lift No.1 serving all the floors from G/F to 38/F except 1/F & 12/F. Lift No.2 serving all the floors from G/F to 35/F except 1/F & 12/F.
b.	信箱	Letter box	不銹鋼信箱以背塗玻璃裝飾。	Stainless steel letter box is finished with back painted glass.
c.	垃圾收集	Refuse collection	垃圾回收房設於每層住宅公共地方。垃圾及物料回收站設於地下，由清潔工人定時收集。	Refuse room is provided in the common area of each residential floor. Refuse storage and material recovery chamber is provided on G/F for collection of refuse by cleaners regularly.
d.	水錶、電錶及氣體錶	Water meter, electricity meter and gas meter	每個單位裝有氣體錶（5樓至11樓D及E單位，15樓至23樓及25樓至32樓D單位除外），公用電錶房及水錶房於每層或夾層（36樓至38樓）分別裝有每戶單位的獨立電錶及水錶。	Gas meter is provided in each residential unit (except 5/F to 11/F Unit D & E, 15/F to 23/F & 25/F to 32/F Unit D) while separate meters of water and electricity for each residential unit are provided in common meter rooms on each floor or mezzanine floor (36/F to 38/F).
5	保安設施	Security facilities		
			每戶單位均裝有對講電話系統。入口大堂、客用升降機均裝有「八達通」讀卡器。閉路電視系統則設於入口大堂、升降機、會所及園林花園。	Door phone intercom system is provided in each residential unit. “Octopus” reader for access control is provided for main entrance lobby and passenger lift. CCTV system is provided at main entrance lobby, inside lift car, clubhouse and landscape area.

賣方承諾如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。
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.

設備說明
Appliances Schedule

1. 標準樓層 (5-11樓, 15-23樓, 25-32樓 的A, B及C單位) Typical Floor (Unit A, B & C on 5/F - 11/F, 15/F-23/F, 25/F-32/F)			
設備 Appliances	品牌 Brand	型號 (如有) Model No. (if any)	
客廳/飯廳/睡房/儲物間 LIVING ROOM/DINING ROOM/BEDROOM/STORE			
		室內機 Indoor Unit	室外機 Outdoor Unit
分體式冷氣機 (只適用於A,B及C單位之客廳/飯廳) Split Type Air-conditioner (Only Applicable to Living Room/Dining Room of Unit A, B & C)	Panasonic	CS-PV18KKA	CU-PV18KKA
分體式冷氣機 (只適用於A單位之睡房1及睡房2, B單位之睡房1及C單位之睡房1、2及3) Split Type Air-conditioner (Only Applicable to Bedroom 1 & 2 of Unit A, Bedroom 1 of Unit B & Bedroom 1, 2 & 3 of Unit C)	Panasonic	CS-PV9KKA	CU-PV9KKA
分體式冷氣機 (只適用於B單位之睡房2) Split Type Air-conditioner (Only Applicable to Bedroom 2 of Unit B)	Panasonic	CS-S9JKZW	CU-2S18JKZ
分體式冷氣機 (只適用於B單位之儲物間) Split Type Air-conditioner (Only Applicable to Store of Unit B)	Panasonic	CS-S9JKZW	
廚房 KITCHEN			
煤氣煮食爐 Gas Hob	Siemens	ER70762HK	
抽油煙機 Cooker Hood	Siemens	LI496930	
嵌入式雪櫃 Built-in Fridge Freezer	Siemens	KI38VA00HK	
嵌入式洗衣乾衣機 Built-in Washer Dryer	Siemens	WK14D540HK	
嵌入式微波焗爐 Built-in Microwave Oven	Siemens	HF15M562HK	
煤氣熱水爐 Gas Water Heater	TGC	NJW160TFQL	
抽氣扇 (只適用於A單位) Exhaust Fan (Only Applicable to Unit A)	Ostberg	REF140A	
抽氣扇 (只適用於B及C單位) Exhaust Fan (Only Applicable to Unit B & C)	Xpelair	GX6	
浴室 BATHROOM			
抽濕機 (只適用於A及C單位) Dehumidifier (Only Applicable to Unit A & C)	Cold Magic	CDH-22-R2	
抽氣扇 (只適用於A及B單位) Exhaust Fan (Only Applicable to Unit A & B)	Xpelair	GX6	
抽氣扇 (只適用於C單位) Exhaust Fan (Only Applicable to Unit C)	Ostberg	REF140A	

設備說明
Appliances Schedule

2. 標準樓層 (5-11樓D及E單位) Typical Floor (Unit D & E on 5/F - 11/F)			
設備 Appliances	品牌 Brand	型號 (如有) Model No. (if any)	
客廳/飯廳/睡房 LIVING ROOM/DINING ROOM/BEDROOM			
		室內機 Indoor Unit	室外機 Outdoor Unit
分體式冷氣機 (只適用於D單位之客廳/飯廳) Split Type Air-conditioner (Only Applicable to Living Room/Dining Room of Unit D)	Panasonic	CS-S18JKZW	CU-3S27JKZ
分體式冷氣機 (只適用於D單位之睡房1) Split Type Air-conditioner (Only Applicable to Bedroom 1 of Unit D)	Panasonic	CS-S9JKZW	
分體式冷氣機 (只適用於E單位之客廳/飯廳) Split Type Air-conditioner (Only Applicable to Living Room/Dining Room of Unit E)	Panasonic	CS-PV18KKA	CU-PV18KKA
分體式冷氣機 (只適用於E單位之睡房1) Split Type Air-conditioner (Only Applicable to Bedroom 1 of Unit E)	Panasonic	CS-PV9KKA	CU-PV9KKA
廚房 KITCHEN			
電煮食爐 Electric Induction Hob	Siemens	EH375ME11E	
嵌入式雪櫃 Built-in Fridge Freezer	Siemens	KU15LA65	
嵌入式洗衣乾衣機 Built-in Washer Dryer	Siemens	WK14D540HK	
嵌入式微波爐抽油煙機 Built-in Microwave Oven-Hood	Elica	UNO	
即熱式電熱水爐 Instantaneous Electric Water Heater	Stiebel Eltron	DHE18SL	
浴室 BATHROOM			
抽濕機 (只適用於D單位) Dehumidifier (Only Applicable to Unit D)	Cold Magic	CDH-22-R2	
抽氣扇 (只適用於D單位) Exhaust Fan (Only Applicable to Unit D)	Ostberg	REF140A	
抽氣扇 (只適用於E單位) Exhaust Fan (Only Applicable to Unit E)	Xpelair	GX6	

設備說明
Appliances Schedule

3. 標準樓層 (15-23樓、25-32樓D單位) Typical Floor (Unit D on 15/F-23/F, 25/F-32/F)			
設備 Appliances		品牌 Brand	型號 (如有) Model No. (if any)
客廳/飯廳/睡房/儲物間 LIVING ROOM/DINING ROOM/BEDROOM/STORE			
		室內機 Indoor Unit	室外機 Outdoor Unit
分體式冷氣機 (只適用於D單位之客廳/飯廳) Split Type Air-conditioner (Only Applicable to Living Room/Dining Room of Unit D)	Panasonic	CS-S18JKZW	CU-3S27JKZ
分體式冷氣機 (只適用於D單位之睡房1) Split Type Air-conditioner (Only Applicable to Bedroom 1 of Unit D)	Panasonic	CS-S9JKZW	
分體式冷氣機 (只適用於D單位之儲物間) Split Type Air-conditioner (Only Applicable to Store of Unit D)	Panasonic	CS-S9JKZW	
廚房 KITCHEN			
電煮食爐 Electric Induction Hob	Siemens	EH375ME11E	
嵌入式雪櫃 Built-in Fridge Freezer	Siemens	KU15LA65	
嵌入式洗衣乾衣機 Built-in Washer Dryer	Siemens	WK14D540HK	
嵌入式微波爐抽油煙機 Built-in Microwave Oven-Hood	Elica	UNO	
即熱式電熱水爐 Instantaneous Electric Water Heater	Stiebel Eltron	DHE18SL	
浴室 BATHROOM			
抽氣扇 Exhaust Fan	Xpelair	GX6	

設備說明
Appliances Schedule

4. 35樓A及B單位 Unit A & B on 35/F			
設備 Appliances	品牌 Brand	型號 (如有) Model No. (if any)	
客廳/飯廳/睡房 LIVING ROOM/DINING ROOM/BEDROOM			
		室內機 Indoor Unit	室外機 Outdoor Unit
分體式冷氣機 (只適用於A&B單位之客廳/飯廳) Split Type Air-conditioner (Only Applicable to Living Room/Dining Room of Unit A & B)	Panasonic	CS-PV24KKA	CU-PV24KKA
分體式冷氣機 (只適用於A單位之睡房1) Split Type Air-conditioner (Only Applicable to Bedroom 1 of Unit A)	Panasonic	CS-S9KKA	CU-2S18JKZ
分體式冷氣機 (只適用於A單位之睡房2) Split Type Air-conditioner (Only Applicable to Bedroom 2 of Unit A)	Panasonic	CS-S9KKA	
分體式冷氣機 (只適用於A單位之睡房3及睡房4) Split Type Air-conditioner (Only Applicable to Bedroom 3 & 4 of Unit A)	Panasonic	CS-S9KKA	CU-2S18JKZ
分體式冷氣機 (只適用於B單位之睡房1) Split Type Air-conditioner (Only Applicable to Bedroom 1 of Unit B)	Panasonic	CS-PV12KKA	CU-PV12KKA
分體式冷氣機 (只適用於B單位之睡房2) Split Type Air-conditioner (Only Applicable to Bedroom 2 of Unit B)	Panasonic	CS-PV9KKA	CU-PV9KKA
分體式冷氣機 (只適用於B單位之睡房3) Split Type Air-conditioner (Only Applicable to Bedroom 3 of Unit B)	Panasonic	CS-PV9KKA	
廚房 KITCHEN			
抽油煙機 Cooker Hood	Siemens	AW48-190	
雙頭煤氣爐 Gas Hob (Double Zone)	Gaggenau	VG232-334SG	
嵌入式雪櫃 Built-in Fridge Freezer	Siemens	KI38VA00HK	
嵌入式洗衣乾衣機 Built-in Washer Dryer	Siemens	WK14D540HK	
嵌入式微波焗爐 Built-in Microwave Oven	Gaggenau	BM220110	
嵌入式焗爐 Built-in Oven	Gaggenau	BO220110	
液晶體顯示電視 LCD TV	JSA	KTV102	
循環式煤氣熱水爐 Temperature-Modulated Gas Water Heater	TGC	N JW220TFQL	
抽氣扇 Exhaust Fan	Xpelair	GX6	
浴室1 BATHROOM 1			
抽濕機 (只適用於A單位) Dehumidifier (Only Applicable to Unit A)	Cold Magic	CDH-22-R2	
抽氣扇 Exhaust Fan	Xpelair	GX6	
浴室2 BATHROOM 2			
抽濕機 (只適用於A單位) Dehumidifier (Only Applicable to Unit A)	Cold Magic	CDH-22-R2	
抽氣扇 (只適用於A單位) Exhaust Fan (Only Applicable to Unit A)	Ostberg	REF140A	
抽氣扇 (只適用於B單位) Exhaust Fan (Only Applicable to Unit B)	Xpelair	GX6	

設備說明
Appliances Schedule

5. 36-38樓A單位 Unit A on 36/F-38/F			
設備 Appliances	品牌 Brand	型號 (如有) Model No. (if any)	
客廳/飯廳/睡房 LIVING ROOM/DINING ROOM/BEDROOM/STORE			
		室內機 Indoor Unit	室外機 Outdoor Unit
分體式冷氣機 (只適用客廳/飯廳) Split Type Air-conditioner (Only Applicable to Living Room/Dining Room)	Panasonic	CS-PV18KKA(2 nos.)	CU-PV18KKA
分體式冷氣機 (只適用於睡房1) Split Type Air-conditioner (Only Applicable to Bedroom 1)	Panasonic	CS-PV12KKA	CU-PV12KKA
分體式冷氣機 (只適用於睡房2、睡房3及儲物間) Split Type Air-conditioner (Only Applicable to Bedroom 2, 3 & Store)	Panasonic	CS-PV9KKA	CU-PV9KKA
廚房 KITCHEN			
抽油煙機 Cooker Hood	Gaggenau	AW48-190	
雙頭煤氣爐 Gas Hob (Double Zone)	Gaggenau	VG232-334SG	
嵌入式雪櫃 Built-in Fridge Freezer	Siemens	KI38VA00HK	
嵌入式洗衣乾衣機 Built-in Washer Dryer	Siemens	WK14D540HK	
嵌入式微波焗爐 Built-in Microwave Oven	Gaggenau	BM220110	
嵌入式焗爐 Built-in Oven	Gaggenau	BO220110	
電燒烤架 Electric Grill	Gaggenau	VG230134	
液晶體顯示電視 LCD TV	JSA	KTV102	
循環式煤氣熱水爐 Temperature-Modulated Gas Water Heater	TGC	NJW220TFQL	
抽氣扇 Exhaust Fan	Xpelair	GX6	
浴室1 BATHROOM 1			
抽濕機 Dehumidifier	Cold Magic	CDH-22-R2	
循環式煤氣熱水爐 Temperature-Modulated Gas Water Heater	TGC	NJW220TFQL	
抽氣扇 Exhaust Fan	Xpelair	GX6	
浴室2 BATHROOM 2			
抽濕機 Dehumidifier	Cold Magic	CDH-22-R2	
抽氣扇 Exhaust Fan	Xpelair	GX6	

賣家承諾如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。
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.

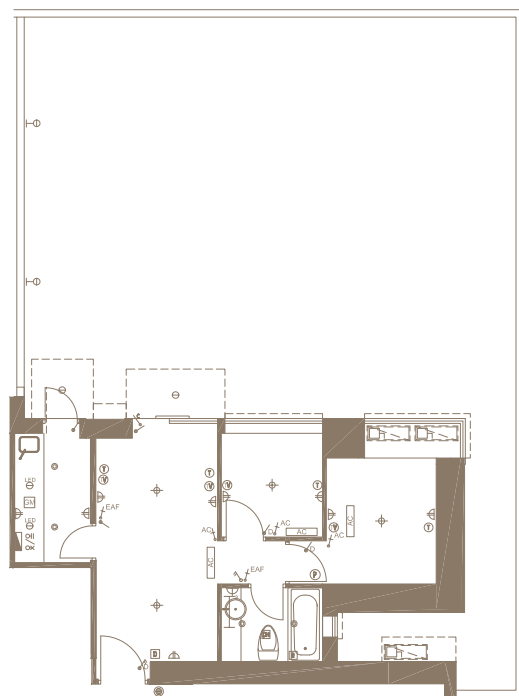
機電裝置平面圖

Mechanical & Electrical Provision Plans

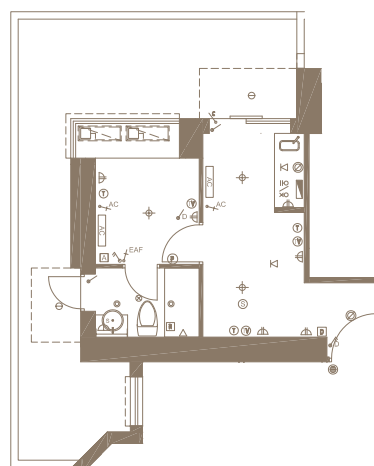
五樓

5th Floor

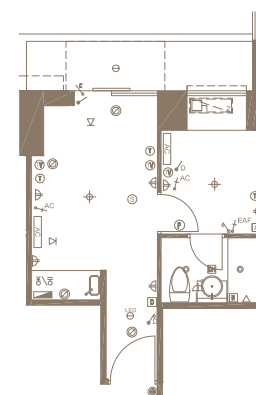
A 單位
FLAT A



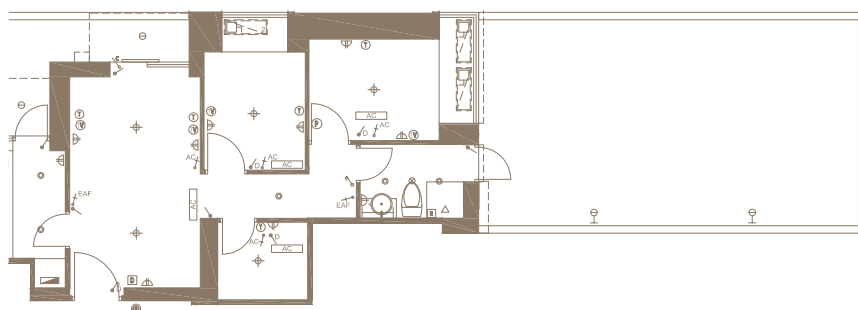
E 單位
FLAT E



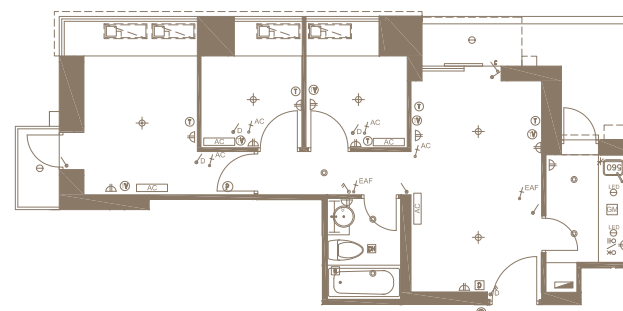
D 單位
FLAT D



B 單位
FLAT B



C 單位
FLAT C



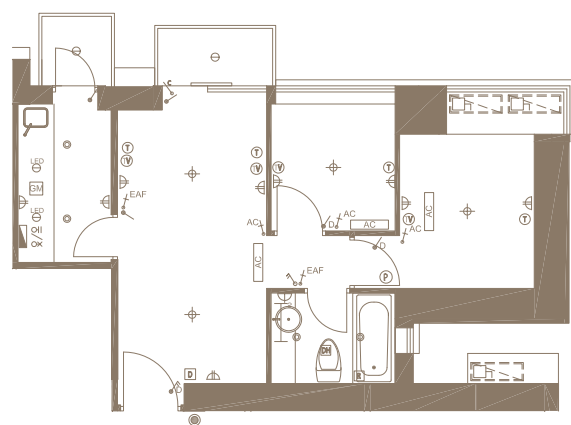
機電裝置平面圖

Mechanical & Electrical Provision Plans

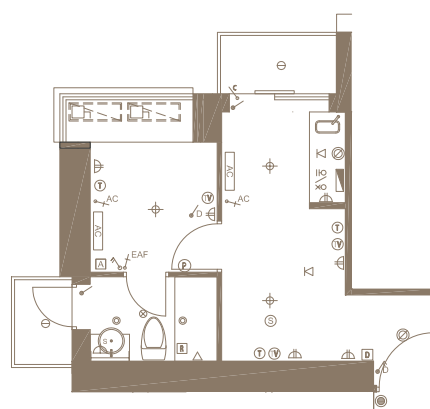
六樓至十一樓，十五樓至二十三樓（A,B及C單位），二十五樓至三十二樓（A,B及C單位）
6th to 11th Floor, 15th - 23rd Floor (Unit A,B & C), 25th - 32nd Floor (Unit A,B & C)



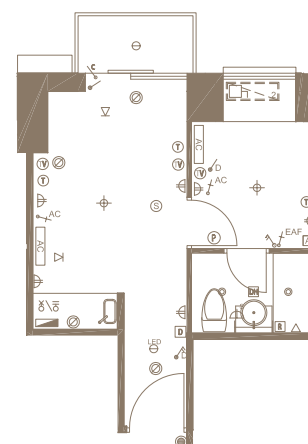
A 單位
FLAT A



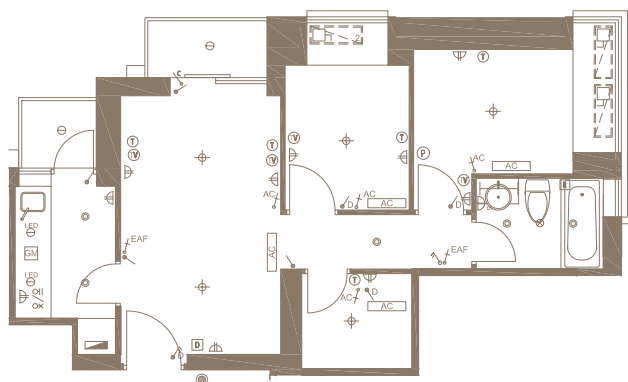
E 單位
FLAT E



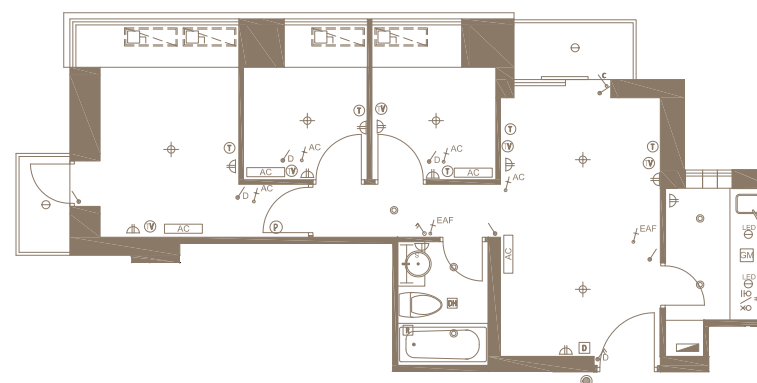
D 單位
FLAT D



B 單位
FLAT B



C 單位
FLAT C

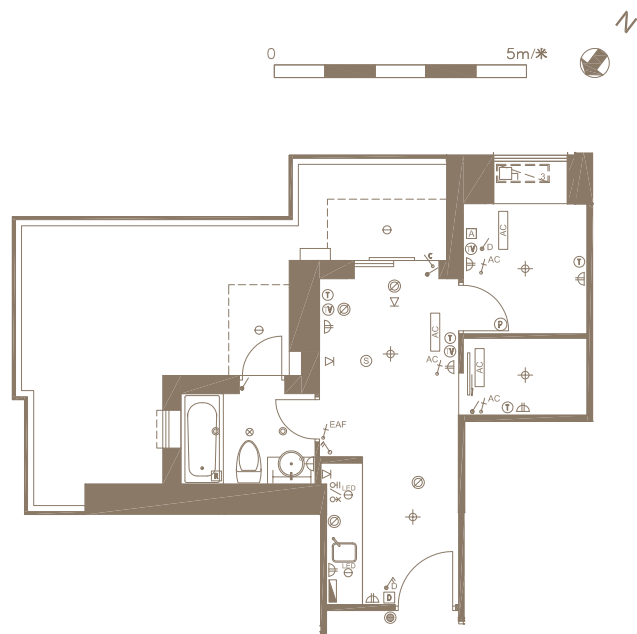


機電裝置平面圖

Mechanical & Electrical Provision Plans

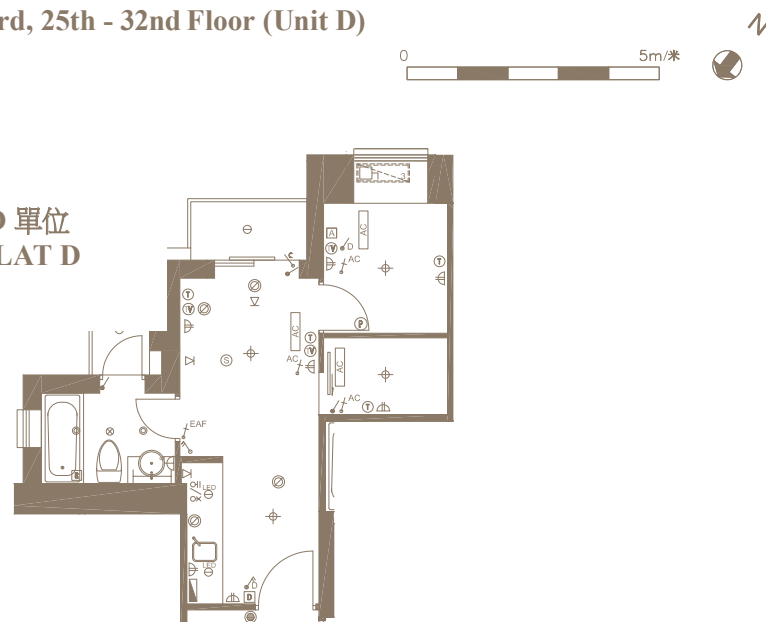
十五樓 (D單位)
15th Floor (Unit D)

D 單位
FLAT D



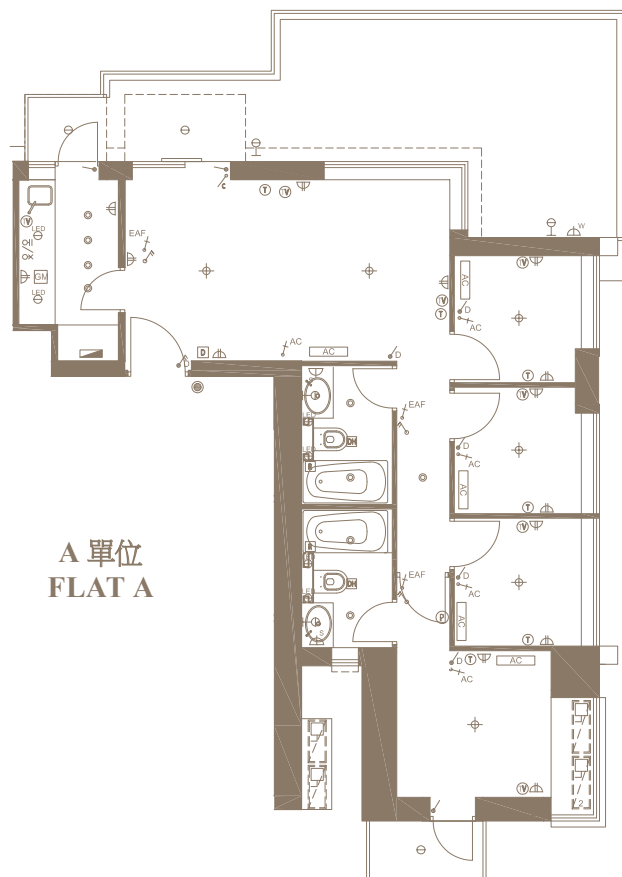
十六樓至二十三樓, 二十五樓至三十二樓 (D單位)
16th - 23rd, 25th - 32nd Floor (Unit D)

D 單位
FLAT D

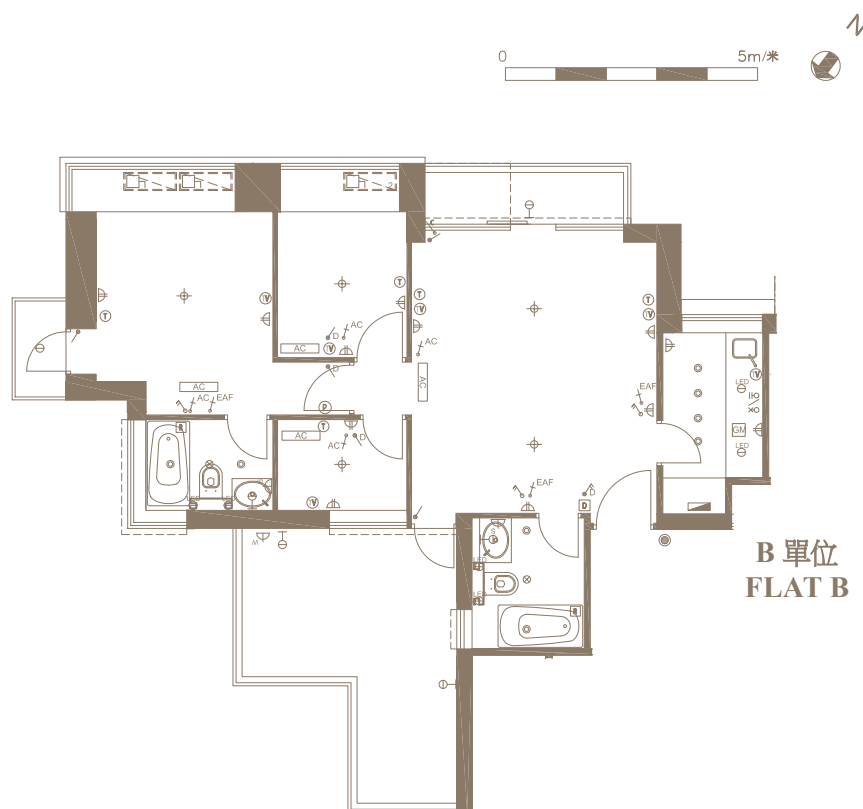


三十五樓
35th Floor

A 單位
FLAT A



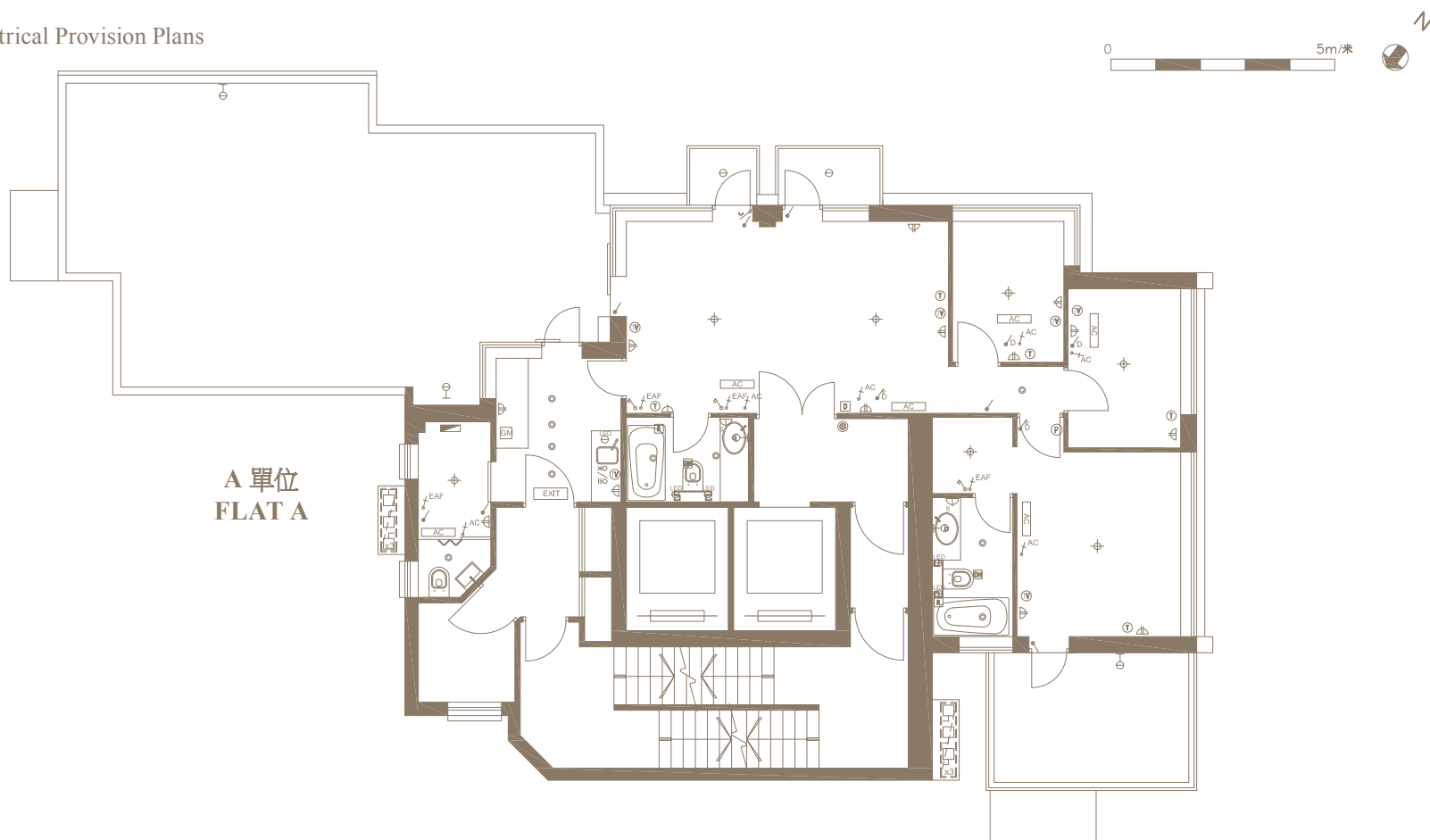
B 單位
FLAT B



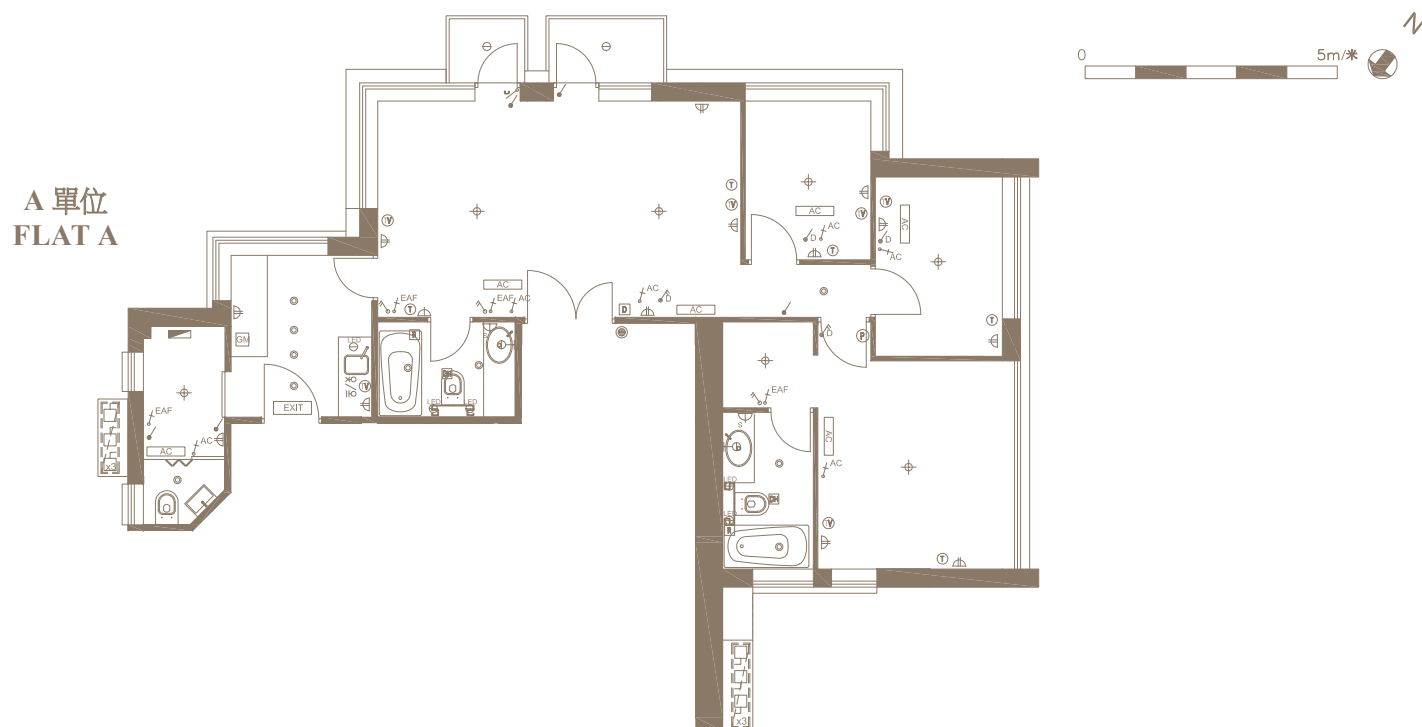
機電裝置平面圖

Mechanical & Electrical Provision Plans

三十六樓
36th Floor



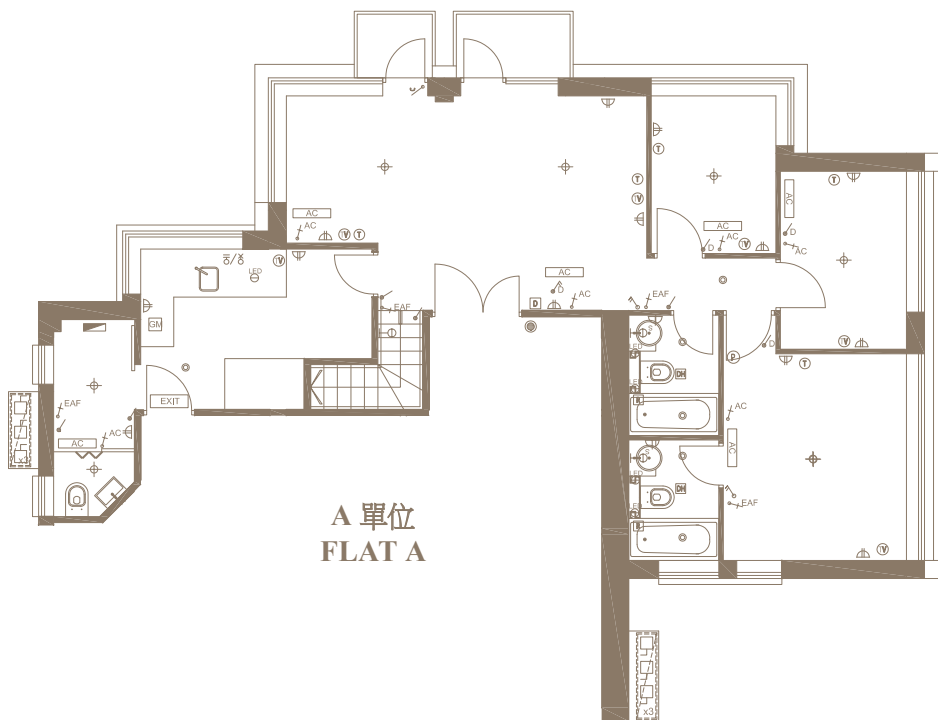
三十七樓
37th Floor



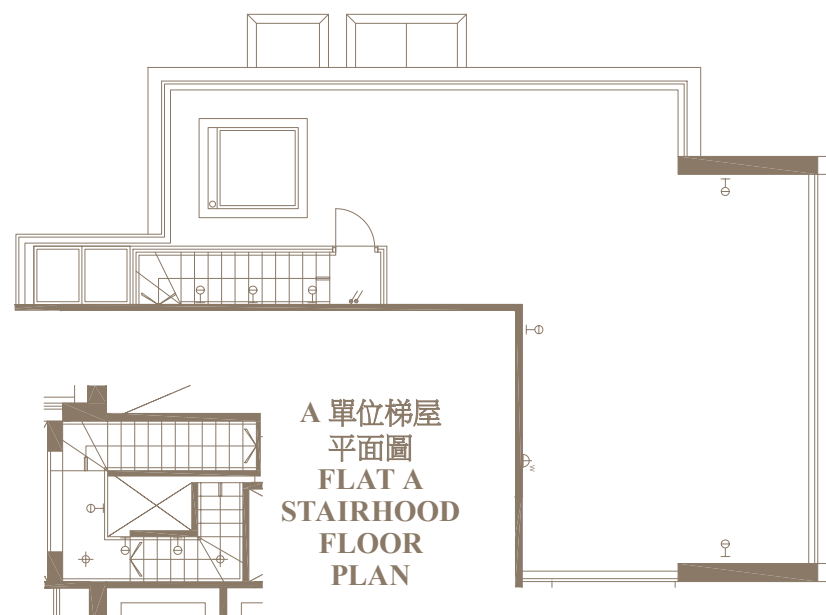
機電裝置平面圖

Mechanical & Electrical Provision Plans

三十八樓
38th Floor



天台
Roof



說明

Legend

	總電箱		MCB Distribution Board		單位蘇位		Single Socket Outlet
	單位燈掣		1 Gang Lighting Switch		雙位蘇位		Twin Socket Outlet
	單位光暗燈制		1 Gang Dimmable Lighting Switch		熱水爐恆溫器控掣		Temperature Controller for Water Heater
	二位光暗燈制		2 Gang Dimmable Lighting Switch		電視插位		TV Outlet
	二位燈制		2 Gang Lighting Switch		電話插位		Telephone Outlet
	對講機		Door Phone		警報電掣		Panic Alarm Button
	大門鐘按鈕		Door Bell Push Button		抽濕機		Dehumidifier
	電動窗簾掣		Electric Curtain Switch		EXIT		Exit Sign
	室內分體式冷氣機		AC Indoor Unit		煤氣錶		Gas Meter
	20安培排氣風扇開關(帶有指示燈)		20A DP Switch with Pilot Light for Exhaust Fan		隔離開關		Isolating Point
	20安培冷氣機開關(帶有指示燈)		20A DP Switch with Pilot Light for A/C		燈位		Lighting Point
	分體式冷氣室外散熱機 (配一部室內冷氣機)		Split-Type-Air-Conditioning Outdoor Unit (With 1 No. of Indoor Unit)		天花燈		Recessed Downlight
	分體式冷氣室外散熱機x3 (每一部配一部室內冷氣機)		Split-Type-Air-Conditioning Outdoor Unit x 3 (Each With 1 No. of Indoor Unit)		暖燈		Warm Light
	分體式冷氣室外散熱機 (配兩部室內冷氣機)		Split-Type-Air-Conditioning Outdoor Unit (With 2 No. of Indoor Units)		警鐘		Audio Alarm
	分體式冷氣室外散熱機 (配三部室內冷氣機)		Split-Type-Air-Conditioning Outdoor Unit (With 3 No. of Indoor Units)		煙霧監測器		Smoke Detector
	刮鬚刀蘇位		Shaver Socket Outlet		灑水器		Sprinkler
	單位防水蘇位		Water Proof Switched Socket Outlet		壁掛式燈具		Wall Mounted Luminaire
					燈具		Surface Mounted Luminaire
					光管		Fluorescent Luminaire
					發光二極管燈具		LED Lighting
					洗衣乾衣機去水位/來水位		Drain Point / Water Point for Washer Dryer

備註

1. 上圖經簡化處理，只用作展示機電裝置的位置。

Note

1. The above plan is simplified for the purpose of showing the location of Mechanical and Electrical Provisions only.

機電裝置數量說明表
Schedule of Mechanical & Electrical Provisions

		5/F					6/F-11/F, 15/F-23/F, 25/F-32/F			6/F-11/F		15/F	16/F-23/F, 25/F-32/F	35/F		36/F	37/F	38/F
		A	B	C	D	E	A	B	C	D	E	D	D	A	B	A	A	A
客廳 / 飯廳 / 走廊 Living Room/ Dining Room Room (Liv/Din) / Corridor	燈掣 Lighting Switch	2	3	3	2	2	2	3	3	2	2	2	2	3	3	5	4	2
	13安培單位蘇位 13A Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
	13安培雙位蘇位 13A Twin Socket Outlet	3	3	3	4	3	3	3	3	4	3	3	3	4	4	4	4	4
	電動窗簾掣 Electric Curtain Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視插位 TV Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	電話插位 Telephone Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	對講機 Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煙霧監測器 Smoke Detector	-	-	-	1	1	-	-	-	1	1	1	1	-	-	-	-	-
	灑水器 Sprinkler	-	-	-	5	2	-	-	-	5	2	3	3	-	-	-	-	-
	燈具 Luminaire	1	2	2	1	1	1	2	2	1	1	1	1	2	-	3	3	-
	燈位 Lighting Point	2	2	2	1	2	2	2	2	1	2	2	2	2	2	2	2	2
	發光二極管燈具 LED Lighting	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-
	13安培家庭自動化系統接線座 13A Fused Spur Unit For Home Automation System	1	1	1	-	-	1	1	1	-	-	-	-	1	1	1	1	1
	20安培冷氣機開關帶有指示燈 20A DP Switch With Pilot Light For Air-Conditioner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2
睡房 1 Bedroom 1 (B.R.1)	燈掣 Lighting Switch	1	1	2	1	1	1	1	2	1	1	1	1	2	2	2	1	1
	13安培雙位蘇位 13A Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	電視插位 TV Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插位 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1
	燈具 Luminaire	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	-
	警報電掣 Panic Alarm Button	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	警鐘 Audio Alarm	-	-	-	1	1	-	-	-	1	1	1	1	-	-	-	-	-
睡房 2 Bedroom 2 (B.R.2)	20安培冷氣機開關帶有指示燈 20A DP Switch With Pilot Light For Air-Conditioner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch	1	1	1	-	-	1	1	1	-	-	-	-	1	1	1	1	1
	13安培雙位蘇位 13A Twin Socket Outlet	2	2	2	-	-	2	2	2	-	-	-	-	2	2	2	2	2
	電視插位 TV Outlet	1	1	1	-	-	1	1	1	-	-	-	-	1	1	1	1	1
	電話插位 Telephone Outlet	1	1	1	-	-	1	1	1	-	-	-	-	1	1	1	1	1
	燈位 Lighting Point	1	1	1	-	1	1	1	1	-	-	-	-	1	1	1	1	1
睡房 3 Bedroom 3 (B.R.3)	20安培冷氣機開關帶有指示燈 20A DP Switch With Pilot Light For Air-Conditioner	1	1	1	-	-	1	1	1	-	-	-	-	1	1	1	1	1
	燈掣 Lighting Switch	-	-	1	-	-	-	-	1	-	-	-	-	1	1	1	1	1
	13安培雙位蘇位 13A Twin Socket Outlet	-	-	2	-	-	-	-	2	-	-	-	-	2	2	2	2	2
	電視插位 TV Outlet	-	-	1	-	-	-	-	1	-	-	-	-	1	1	1	1	1
	電話插位 Telephone Outlet	-	-	1	-	-	-	-	1	-	-	-	-	1	1	1	1	1
	燈位 Lighting Point	-	-	1	-	-	-	-	1	-	-	-	-	1	1	1	1	1

機電裝置數量說明表
Schedule of Mechanical & Electrical Provisions

		5/F					6/F-11/F, 15/F-23/F, 25/F-32/F			6/F-11/F		15/F	16/F-23/F, 25/F-32/F	35/F		36/F	37/F	38/F
		A	B	C	D	E	A	B	C	D	E	D	D	A	B	A	A	A
睡房 4 Bedroom 4 (B.R.4)	燈掣 Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	13安培雙位蘇位 13A Twin Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	2		-	-	-
	電視插位 TV Outlet	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	電話插位 Telephone Outlet	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	20安培冷氣機開關帶有指示燈 20A DP Switch With Pilot Light For Air-Conditioner	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
浴室 1 Bathroom 1 (BATH 1)	燈掣 Lighting Switch	1	1	1	1	2	1	1	1	1	2	2	2	1	1	1	1	1
	刮鬚刀蘇位 Shaver Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	熱水爐恆溫器控掣 Temperature Controller for Water Heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈具 Luminaire	2	2	2	2	3	2	2	2	2	2	3	3	3	3	3	3	3
	暖燈 Warm Light	-	1	-	-	1	-	1	-	-	1	1	1	-	1	-	-	-
	光管 Fluorescent Luminaire	3	3	3	3	3	3	3	3	3	3	3	3	-	-	-	-	-
	發光二極管燈具 LED Lighting	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	2	2``
	13安培排氣風扇 接線座 13A Fused Spur Unit For Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	20安培排氣風扇開關帶有指示燈 20A DP Switch With Pilot Light For Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培抽濕機 接線座 13A Fused Spur Unit For Dehumidifier	1	-	1	1	-	1	-	1	1	-	-	-	1	-	1	1	1
	20安培抽濕機開關帶有指示燈 20A DP Switch With Pilot Light For Dehumidifier	1	-	1	1	-	1	-	1	1	-	-	-	1	-	1	1	1
浴室 2 Bathroom 2 (BATH 2)	32安培電熱水器 防水隔離器 32A TP Weatherproof Isolator For Elec- tric Water Heater	-	-	-	1	1	-	-	-	1	1	1	1	-	-	-	-	-
	燈掣 Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	刮鬚刀蘇位 Shaver Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	熱水爐恆溫器控掣 Temperature Controller for Water Heater	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	燈具 Luminaire	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	3	3
	暖燈 Warm Light	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	發光二極管燈具 LED Lighting	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	2	2
	13安培排氣風扇接線座 13A Fused Spur Unit For exhaust fan	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	20安培排氣風扇開關帶有指示燈 20A DP Switch With Pilot Light For Exhaust Fan	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	13安培抽濕機接線座 13A Fused Spur Unit For Dehumidifier	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	1	1
	20安培抽濕機開關帶有指示燈 20A DP Switch With Pilot Light For Dehumidifier	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	1	1

機電裝置數量說明表
Schedule of Mechanical & Electrical Provisions

		5/F					6/F-11/F, 15/F-23/F, 25/F-32/F			6/F-11/F		15/F	16/F-23/F, 25/F-32/F	35/F		36/F	37/F	38/F
		A	B	C	D	E	A	B	C	D	E	D	D	A	B	A	A	A
廚房 Kitchen (KIT.)	燈掣 Lighting Switch	2	2	1	-	-	2	2	1	-	-	-	-	1	1	1	1	1
	13安培雙位蘇位 13A Twin Socket Outlet	2	2	2	-	-	2	2	2	-	-	-	-	2	2	2	2	2
	燈具 Luminaire	3	3	2	-	-	3	3	2	-	-	-	-	4	1	4	4	2
	發光二極管燈具 LED Lighting	2	2	2	-	-	2	2	2	-	-	-	-	2	2	1	1	1
	消防行程控制面板 Fire Trip Control Panel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	出口 Exit Sign	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	電視插位 TV Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	總電箱 MCB Distribution Board	1	1	1	-	-	1	1	1	-	-	-	-	1	1	-	-	-
	洗衣乾衣機 去水位 (Drain Point For Washer Dryer)	1	1	1	-	-	1	1	1	-	-	-	-	1	1	1	1	1
	洗衣乾衣機 來水位 (Water Point For Washer Dryer)	1	1	1	-	-	1	1	1	-	-	-	-	1	1	1	1	1
	5安培櫥櫃照明接線座 5A Fused Spur Unit For Kitchen Cabinet Lighting	1	1	1	-	-	1	1	1	-	-	-	-	1	1	1	1	1
	5安培熱水爐點火器接線座 5A Fused Spur Unit For Water Heater Igniter	1	1	1	-	-	1	1	1	-	-	-	-	1	1	1	1	1
	13安培排氣風扇接線座 13A Fused Spur Unit For Exhaust Fan	1	1	1	-	-	1	1	1	-	-	-	-	1	1	1	1	1
	20安培排氣風扇開關帶有指示燈 20A DP Switch With Pilot Light For Exhaust Fan	1	1	1	-	-	1	1	1	-	-	-	-	1	1	1	1	1
	13安培抽油煙機蘇位 13A Single Socket For Cooker Hood	1	1	1	-	-	1	1	1	-	-	-	-	1	1	1	1	1
	13安培微波焗爐蘇位 13A Single Socket For Microwave Oven	1	1	1	-	-	1	1	1	-	-	-	-	1	1	1	1	1
	13安培雪櫃蘇位 13A Single Socket For Fridge Freezer	1	1	1	-	-	1	1	1	-	-	-	-	1	1	1	1	1
	13安培洗衣乾衣機蘇位 13A Single Socket For Washer Dryer	1	1	1	-	-	1	1	1	-	-	-	-	1	1	1	1	1
	13安培電視蘇位 13A Single Socket For TV	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	15安培焗爐蘇位 15A Socket For Oven	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	20安培焗爐接線座 20A Connection Unit For Oven	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	13安培灶具點火器蘇位 13A Single Socket For Cooktops Igniter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	13安培電燒烤架蘇位 13A Single Socket For Electric Grill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1

		5/F					6/F-11/F, 15/F-23/F, 25/F-32/F			6/F-11/F		15/F	16/F-23/F, 25/F-32/F	35/F		36/F	37/F	38/F
		A	B	C	D	E	A	B	C	D	E	D	D	A	B	A	A	A
開放式廚房 Open Kitchen (OPEN KIT.)	13安培雙位蘇位 13A Twin Socket Outlet	-	-	-	-	1	-	-	-	-	1	1	1	-	-	-	-	-
	發光二極管燈具 LED Lighting	-	-	-	-	-	-	-	-	-	-	2	2	-	-	-	-	-
	灑水器 Sprinkler	-	-	-	1	2	-	-	-	1	2	2	2	-	-	-	-	-
	20安培電煮食爐接線座 20A Connection Unit For Electric Induction Hob	-	-	-	1	1	-	-	-	1	1	1	1	-	-	-	-	-
	13安培微波爐抽油煙機接線座 13A Connection Unit For Microwave Oven-Hood	-	-	-	1	1	-	-	-	1	1	-	-	-	-	-	-	-
	13安培家庭自動化系統接線座 13A Fused Spur Unit For Home Automation System	-	-	-	1	1	-	-	-	1	1	1	1	-	-	-	-	-
	13安培雪櫃蘇位 13A Single Socket For Fridge Freezer	-	-	-	1	1	-	-	-	1	1	1	1	-	-	-	-	-
	13安培洗衣乾衣機蘇位 13A Single Socket For Washing Dryer	-	-	-	1	1	-	-	-	1	1	1	1	-	-	-	-	-
	總電箱 MCB Distribution Board	-	-	-	1	1	-	-	-	1	1	1	1	-	-	-	-	-
	消防行程控制面板 Fire Trip Control Panel	-	-	-	1	1	-	-	-	1	1	1	1	-	-	-	-	-
儲物間 Store (STORE)	燈掣 Lighting Switch	-	1	-	-	-	-	1	-	-	-	1	1	-	-	1	1	1
	13安培雙位蘇位 13A Twin Socket Outlet	-	1	-	-	-	-	1	-	-	-	1	1	-	-	1	1	1
	燈位 Lighting Point	-	1	-	-	-	-	1	-	-	-	1	1	-	-	1	1	1
	電話插位 Telephone Outlet	-	1	-	-	-	-	1	-	-	-	1	1	-	-	-	-	-
	總電箱 MCB Distribution Board	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	20安培冷氣機開關帶有指示燈 20A DP Switch With Pilot Light For Air-Conditioner	-	1	-	-	-	-	1	-	-	-	1	1	-	-	1	1	1
平台 Flat Roof	13安培雙位蘇位 13A Twin Socket Outlet	2	2	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-
	壁掛式燈具 Wall Mounted Surface Mounted Luminaire	2	2	-	-	-	-	-	-	-	-	-	-	2	3	3	-	-
天台 Roof	燈掣 Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
	13安培雙位蘇位 13A Twin Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	燈具 Luminaire	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
梯屋 Stairhood	燈掣 Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	燈具 Luminaire	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9

24

服務協議 SERVICE AGREEMENTS

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

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

25

地稅 GOVERNMENT RENT

賣方（擁有人）將會支付有關住宅物業之地稅直至該住宅物業轉讓予買方當日止。

The vendor (the owner) will pay all Government rent in respect of the residential property up to and including the date of the assignment of that residential property in favour of the purchaser.

26

買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方（擁有人）補還水、電力及氣體的按金。
2. 交付住宅物業時，買方須支付賣方（擁有人）廢料清理費。

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser of a residential property is required to pay to the vendor (the owner) a debris removal fee.

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

按買賣合約的規定，賣方須在收到買方在買賣成交日期後的6個月內送達的書面通知後，負責對住宅物業或買賣合約所列出的裝置、裝修物料及設備之欠妥之處作出補救（因買方行為或疏忽造成除外）。

According to the agreement for sale and purchase, the vendor is liable to remedy any defects (caused otherwise than by the act or neglect of the Purchaser) to the residential property, or the fittings, finishes or appliances as set out in the agreement for sale and purchase after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase of residential property.

28 斜坡維修 MAINTENANCE OF SLOPES

不適用

Not Applicable

29 修訂 MODIFICATION

不適用

Not Applicable

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

在售樓說明書內提供申請建築物總樓面面積寬免的資料
有關總樓面面積寬免的分項面積乃依據以2012年7月31日經批准的建築圖則為基礎。

		面積(平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.	停車場及上落客貨地方(公共交通總站除外)	不適用
2.	機房及相類設施	
2.1.	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如電訊及廣播設備室、垃圾及物料回收房等	133.521
2.2.	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	696.048
2.3.	非強制性或非必要機房，例如空調機房、風櫃房等	24.951
根據《建築物(規劃)規例》第23A(3)條不計算的總樓面面積		
3.	停車場及上落客貨地方	不適用
4.	酒店配套設施	不適用
根據《聯合作業備考》第1及第2號提供的環保設施		
5.	露台	218.860
6.	加闊的公用走廊及升降機大堂	98.652
7.	公用空中花園 (33/F)	223.152
8.	公用平台花園	不適用
9.	隔聲鰭	不適用
10.	遮陽板和反射器	不適用
11.	翼牆、捕風器及風斗	不適用
12.	非結構預製外牆	294.269
13.	工作平台	152.924
14.	設有郵箱的郵件派遞室	4.703
15.	隔音屏障	不適用

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

		面積(平方米)
適意設施		
16.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所	4.958
17.	住宅康樂設施	272.890
18.	小型後勤服務室	不適用
19.	有上蓋的園景區及遊樂場	136.699
20.	橫向屏障/有蓋人行道	不適用
21.	大門入口	不適用
22.	商業及工業大廈內的郵件室	不適用
其他項目		
23.	管槽、水錶及入水位	33.983
24.	中空	不適用
25.	庇護層 (12/F)	226.784
26.	游泳池濾水機房	不適用
27.	公共通道	不適用
28.	公共交通總站	不適用
29.	升降機井道	100.313
30.	共用構築物及樓梯	不適用
額外總樓面面積		
31.	額外總樓面面積	不適用

註
上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。
有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料
本發展項目的經批准的一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

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

Provision of Information in Application for Concession on Gross Floor Area (GFA) of Building in Sales Brochures
Breakdown of GFA Concessions Obtained for All Features which were prepared on the basis of the approved General Building Plans for the Development as at 31 July 2012.

		Area (sq.m.)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.	Carpark and loading/unloading area excluding public transport terminus	N/A
2.	Plant rooms and similar services	
2.1.	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulations such as telecommunications and broadcasting (TBE) room, refuse storage and material recovery room etc.	133.521
2.2.	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulations such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	696.048
2.3.	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	24.951
Disregarded GFA under Building (Planning) Regulations 23A(3)		
3.	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	N/A
4.	Supporting facilities for hotels	N/A
Green Features under Joint Practice Notes 1 and 2		
5.	Balcony	218.860
6.	Wider common corridor and lift lobby	98.652
7.	Communal sky garden (33/F)	223.152
8.	Communal podium garden	N/A
9.	Acoustic fin	N/A
10.	Sunshade and reflector	N/A
11.	Wing wall, wind catcher and funnel	N/A
12.	Non-structural prefabricated external wall	294.269
13.	Utility platform	152.924
14.	Mail delivery room with mail boxes	4.703
15.	Noise barrier	N/A

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

		Area (sq.m.)
Amenity Features		
16.	Counters, offices, stores, guard rooms and lavatories for watchmen and management staff	4.958
17.	Recreational facilities	272.890
18.	Miniature logistic service room	N/A
19.	Covered landscaped and play areas	136.699
20.	Horizontal screens/covered walkways	N/A
21.	Prestige entrance	N/A
22.	Mail room in commercial and industrial buildings	N/A
Other Exempted Areas		
23.	Pipe duct, Water Meter & Water lead-in	33.983
24.	Void	N/A
25.	Refuge floor (12/F)	226.784
26.	Swimming pool filtration plant room	N/A
27.	Public passage	N/A
28.	Public transport terminus (PTT)	N/A
29.	Lift shaft	100.313
30.	Party structures and common staircases	N/A
Bonus GFA		
31.	Bonus GFA	N/A

Note

The above table is based on the requirement 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.

Environmental Assessment of the Building and Information on the estimated energy performance or consumption for the common parts of the Development

The approved General Building Plans of the Development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of the Development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

**THE ADDRESS OF WEBSITE DESIGNATED
FOR THE DEVELOPMENT**

賣方就該項目指定的互聯網網站的網址

<http://www.18uppereast.com>

The address of the website designated by the vendor for the Development:

<http://www.18uppereast.com>

發展項目及其周邊地區日後可能出現改變。

There may be future changes to the development and surrounding areas.

印製日期：2013年11月15日

Printed on 15 November 2013

檢視記錄

EXAMINATION RECORD

Examination / Revision Date 檢視 / 修改日期	Page number in version with print date on 15 November 2013 2013年11月15日 印製版本之頁次	Page number in revised version with examination on 15 February 2014 2014年2月15日 檢視版本之頁次	Revision Made 所作修改
15 February 2014 2014年2月15日	14	14	The location plan of the development is updated and typo correction of the Chinese words “香港特區政府” to “香港特別行政區政府” 更新發展項目的所在位置圖及將”香港特區政府”改為“香港特別行政區政府”
	15	15	The aerial photograph of the development is updated 更新發展項目的鳥瞰照片
	18	18	The notation of compass is added 新加指北針的圖示
	29, 31	29, 31	Typo correction of the word “perform” to “platform” in Note 2 將備註2內的“perform”改為“platform”
	66	66	Typo correction of the Chinese words“地租”to“地稅” 將“地租”改為“地稅”
	72	72	Additional sentence of “There may be future changes to the development and surrounding areas.” 新增字句“發展項目及其周邊地區日後可能出現改變。”

Examination / Revision Date 檢視 / 修改日期	Page number in version with print date on 15 February 2014 2014年2月15日 印製版本之頁次	Page number in revised version with examination on 27 March 2014 2014年3月27日 檢視版本之頁次	Revision Made 所作修改
27 March 2014 2014年3月27日	Cover 封面	Cover 封面	The wording “Island, Hong Kong” is deleted 刪除英文字樣 “Island, Hong Kong”
	48	50	Description for exterior finishes of external wall is amended 更改外牆外部裝修物料的描述
			Description for material of window glass is amended and information on door to balcony and utility platform under item 1(b) is deleted 更改玻璃窗物料的描述，及刪除第1(b)項露台門及工作平台門的資料
			Information on material of bay window is provided 提供窗台物料的資料
			Description for interior finishes of ceiling is amended 更改天花板室內裝修物料的描述
	49	51	Information on doors to balcony and utility platform is added 新增露台門及工作平台門的資料
			Dimension for depth of bathtub is provided 提供浴缸的深度尺寸
	50	52	Information on material of kitchen cabinet is provided 提供櫥櫃組合物料的資料
	Back cover 封底	Back cover 封底	The name, logo and address of “Emperor International Holdings Limited” are deleted 刪除 “英皇集團（國際）有限公司” 的名稱、商標及地址

檢視記錄

EXAMINATION RECORD

Examination / Revision Date 檢視 / 修改日期	Page number in version with print date on 27 March 2014 2014年3月27日 印製版本之頁次	Page number in revised version with examination on 26 June 2014 2014年6月26日 檢視版本之頁次	Revision Made 所作修改
26 June 2014 2014年6月26日	3-7	2-6	Notes to purchasers of first-hand residential properties are revised 修訂一手住宅物業買家須知
	15	14	The location plan of the development is updated 更新發展項目的所在位置圖
	16-17	15	The aerial photograph of the development is updated 更新發展項目的鳥瞰照片
	18	16	Typo correction of the Chinese words “港島劃區第9區” to “港島規劃區第9區” 將“港島劃區第9區”改為“港島規劃區第9區”
	19	17	Typo correction of the Chinese words “港島劃區第21區” to “港島規劃區第21區” 將“港島劃區第21區”改為“港島規劃區第21區”

Examination / Revision Date 檢視 / 修改日期	Page number in version with print date on 26 June 2014 2014年6月26日 印製版本之頁次	Page number in revised version with examination on 25 September 2014 2014年9月25日 檢視版本之頁次	Revision Made 所作修改
25 September 2014 2014年9月25日	5, 6	5, 6	Notes to purchasers of first-hand residential properties are revised 修訂一手住宅物業買家須知
	14	14	The location plan of the development is updated 更新發展項目的所在位置圖
	15	15, 16, 17	The aerial photograph of the development is updated 更新發展項目的鳥瞰照片

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24 December 2014 2014年12月24日	14	15	The location plan of the development is updated 更新發展項目的所在位置圖
	15-17	16-17	The aerial photograph of the development is updated 更新發展項目的鳥瞰照片
	18-19	18-19	The outline zoning plan of the development is updated 更新發展項目分區計劃大綱圖

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23 March 2015 2015年3月23日	9	9	Information on vendor of the development is updated 更新發展項目的賣方資料
	15	15	The location plan of the development is updated 更新發展項目的所在位置圖

Examination / Revision Date 檢視 / 修改日期	Page number in version with print date on 23 March 2015 2015年3月23日 印製版本之頁次	Page number in revised version with examination on 22 June 2015 2015年6月22日 檢視版本之頁次	Revision Made 所作修改
22 June 2015 2015年6月22日	15	15	The location plan of the development is updated 更新發展項目的所在位置圖
	16	16	The aerial photograph of the development is updated 更新發展項目的鳥瞰照片
	17	17	The page is intended to be a blank page 更改為空白頁
	18	18	The outline zoning plan of the development is updated 更新發展項目分區計劃大綱圖

Examination / Revision Date 檢視 / 修改日期	Page number in version with print date on 22 June 2015 2015年6月22日 印製版本之頁次	Page number in revised version with examination on 21 September 2015 2015年9月21日 檢視版本之頁次	Revision Made 所作修改
21 September 2015 2015年9月21日	15	15	The location plan of the development is updated 更新發展項目的所在位置圖
	16	16 - 17	The aerial photograph of the development is updated 更新發展項目的鳥瞰照片

Examination / Revision Date 檢視 / 修改日期	Page number in version with print date on 21 September 2015 2015年9月21日 印製版本之頁次	Page number in revised version with examination on 20 December 2015 2015年12月20日 檢視版本之頁次	Revision Made 所作修改
20 December 2015 2015年12月20日	15	15	The location plan of the development is updated 更新發展項目的所在位置圖

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19 March 2016 2016年3月19日	15	15	The location plan of the development is updated 更新發展項目的所在位置圖

