



# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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](http://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 date<sup>1</sup> 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	<a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
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

<sup>1</sup> 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.



# 一手住宅物業買家須知

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

### 6. 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地租。
- 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<sup>1</sup>。
- 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」。

INFORMATION ON THE DEVELOPMENT  
發展項目的資料

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

Name of the development

Ori

發展項目名稱

豐連

Name of the street and the street number

No. 3 Leung Tak Street

街道名稱及門牌號數

良德街3號

Total number of storeys of each multi-unit building:

The development consists of two multi-unit buildings

Tower 1 & 2: 28 storeys (including 24 storeys of residential floor, but not including basement, transfer plate, main roof, pump room floor and lift machine room floor)

每幢多單位建築物樓層總數：

發展項目包括兩幢多單位建築物

第1及第2座：共28層（包括24層住宅樓層，但不包括地庫、轉換層、天台、泵房樓層及升降機房樓層）

Floor numbering of each multi-unit building:

Tower 1 & 2: Basement, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 31/F (residential floor starts from 5/F)

每幢多單位建築物樓層號樓：

第1及第2座：地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至31樓（5樓以上為住宅樓層）

Omitted floor numbers of each multi-unit building:

4/F, 13/F, 14/F and 24/F are omitted for each tower

每幢多單位建築物被略去的樓層號數：

每座均不設4樓、13樓、14樓及24樓。

Refuge floor of each multi-unit building:

Refuge roof

每幢多單位建築物內的庇護層：

天台庇護層

This development is an uncompleted development

- (a) The estimated material date for the development, as provided by the Authorized Person for the development is 30<sup>th</sup> September, 2018.
- (b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (c) Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the Agreement for Sale and Purchase, without limiting any other means by which the completion of the development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the development has been completed or is deemed to be completed (as the case may be).

本發展項目屬未落成發展項目

- (a) 由發展項目的認可人士提供的該發展項目的預計關鍵日期為2018年9月30日。
- (b) 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
- (c) 根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該發展項目已落成或當作已落成（視屬何情況而定）的確證。

<sup>1</sup> 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。



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

<b>Vendor:</b>  Enormous Asset Limited	<b>賣方:</b>  Enormous Asset Limited
<b>Holding companies of the Vendor:</b>  Chen's Group International Limited Chen's Group Holdings Limited Nan Fung International Holdings Limited Nan Fung Group Holdings Limited Nan Fung Development Limited NF Property (Hong Kong) Holdings Limited Easeon Assets Management Limited	<b>賣方的控權公司:</b>  陳氏集團國際有限公司 陳氏集團控股有限公司 南豐國際控股有限公司 南豐集團控股有限公司 南豐發展有限公司 NF Property (Hong Kong) Holdings Limited Easeon Assets Management Limited
<b>Authorized Person for the development:</b>  Mr. Ku Siu Fung Stephen of Chau, Ku & Leung, Architects & Engineers Ltd.	<b>發展項目的認可人士:</b>  周古梁建築工程師有限公司之古兆豐先生
<b>Building contractor:</b>  Chun Yip Construction Company Limited	<b>承建商:</b>  晉業建築有限公司
<b>Vendor’s solicitor:</b>  Guantao & Chow Solicitors and Notaries	<b>賣方代表律師:</b>  觀韜律師事務所（香港）
<b>Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development:</b>  United Overseas Bank Limited	<b>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:</b>  大華銀行有限公司
<b>Any other persons who have made a loan for the construction of the development:</b>  Richmass Trading Limited Nan Fung International Finance Limited Vervain Resources Limited	<b>已為發展項目的建造提供貸款的其他人:</b>  利捷貿易有限公司 Nan Fung International Finance Limited 豐資源有限公司

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

(a)	The Vendor or a building contractor for the development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the development. 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	Not applicable 不適用
(b)	The Vendor or a building contractor for the development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	Not applicable 不適用
(c)	The Vendor or a building contractor for the development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person. 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人。	Not applicable 不適用
(d)	The Vendor or a building contractor for the development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person. 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	Not applicable 不適用
(e)	The Vendor or a building contractor for the development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	Not applicable 不適用
(f)	The Vendor or a building contractor for the development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person. 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人。	Not applicable 不適用
(g)	The Vendor or a building contractor for the development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development. 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not applicable 不適用
(h)	The Vendor or a building contractor for the development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not applicable 不適用
(i)	The Vendor or a building contractor for the development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors. 賣方或該項目的承建商屬法團，而賣方或承建商（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。	Not applicable 不適用
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the development, is a private company, and an Authorized Person for the development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10% 的已發行股份。	Not applicable 不適用
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1% 的已發行股份。	Not applicable 不適用

(l)	The Vendor or a building contractor for the development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	Not applicable 不適用
(m)	The Vendor or a building contractor for the development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor. 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	Not applicable 不適用
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	Not applicable 不適用
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1% 的已發行股份。	Not applicable 不適用
(p)	The Vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	Not applicable 不適用
(q)	The Vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor. 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	Not applicable 不適用
(r)	The Vendor or a building contractor for the development is a corporation, and the corporation of which an Authorized Person for the development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	Not applicable 不適用
(s)	The Vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	The Building Contractor for the development, Chun Yip Construction Company Limited, is an associate corporation of the Vendor and the holding companies of the Vendor. 該項目的承建商晉業建築有限公司屬該賣方及該賣方的控權公司的有聯繫法團。

## INFORMATION ON DESIGN OF THE DEVELOPMENT

### 發展項目的設計的資料

There will be no non-structural prefabricated external walls forming part of the enclosing walls of the development.	發展項目將沒有構成圍封牆的一部份的非結構的預製外牆。
There will be no curtain walls forming part of the enclosing walls of the development.	發展項目將沒有幕牆構成圍封牆的一部份。

## INFORMATION ON PROPERTY MANAGEMENT

### 物業管理的資料

#### Manager

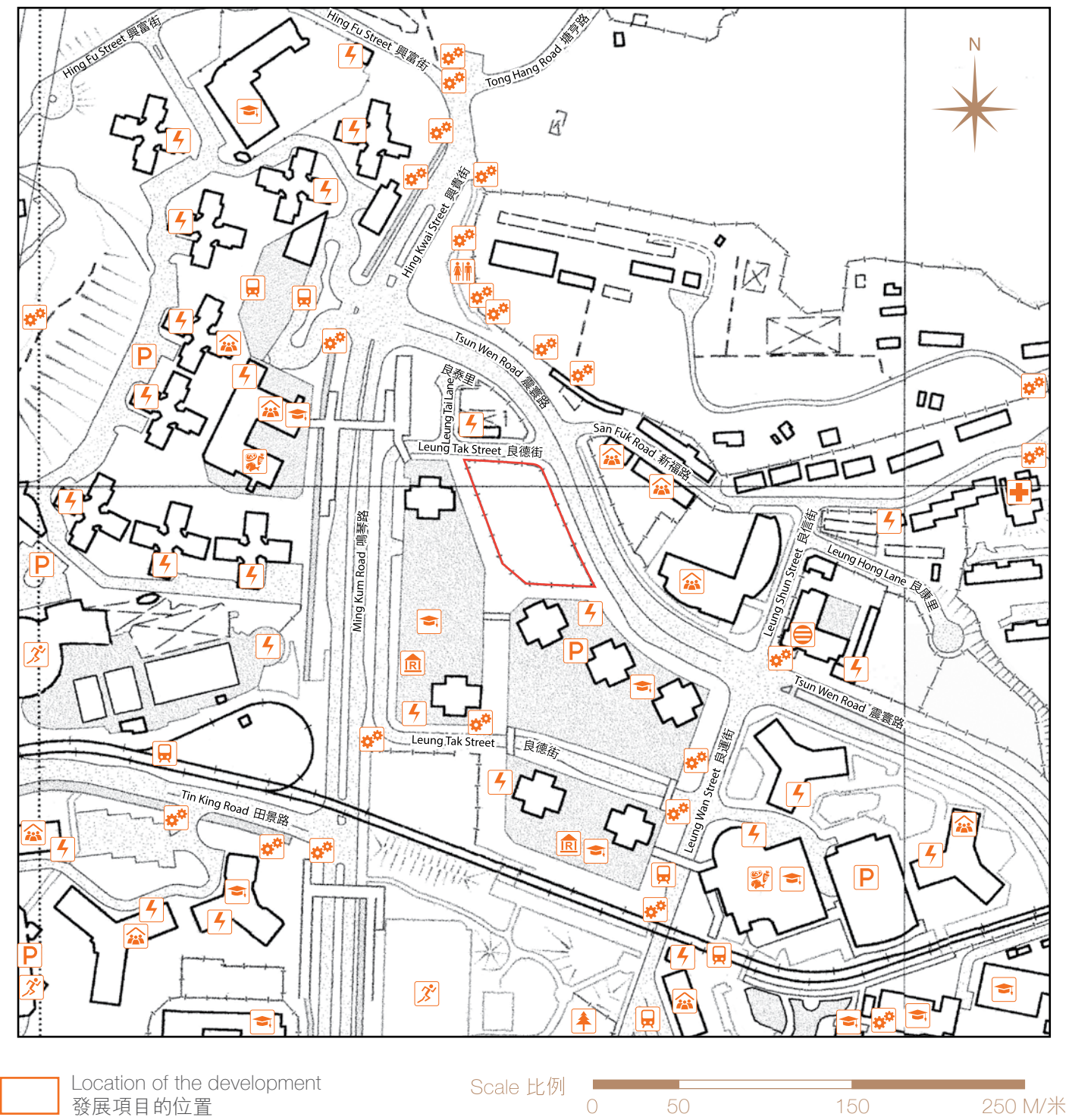
New Charm Management Limited will be appointed as the manager of the development under the latest draft of deed of mutual covenant.

#### 管理人

根據有關公契的最新擬稿，新卓管理有限公司將獲委任為發展項目的管理人。



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



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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22/2016。

The above location plan is prepared by the Vendor with reference to Survey Sheets No. 5-NE-D dated 6 January 2017; 5-SE-B dated 26 October 2016; 6-NW-C dated 6 January 2017 and 6-SW-A dated 6 January 2017.  
上述位置圖是參考日期為2017年1月6日之測繪圖(編號5-NE-D)；2016年10月26日之測繪圖(編號5-SE-B)；2017年1月6日之測繪圖(編號6-NW-C)及2017年1月6日之測繪圖(編號6-SW-A)，並由賣方擬備。

Notation 圖例

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

NOTES:

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

附註：

- 周邊地區及環境可能會作出修改而有所改變。
- 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



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



● Location of the development  
發展項目的位置

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香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,500 feet, Photo No. CW116128 dated 3 August 2015.  
摘錄自地政總署測繪處在2,500呎的飛行高度拍攝之鳥瞰照片，照片編號CW116128，日期為2015年8月3日。

NOTES:

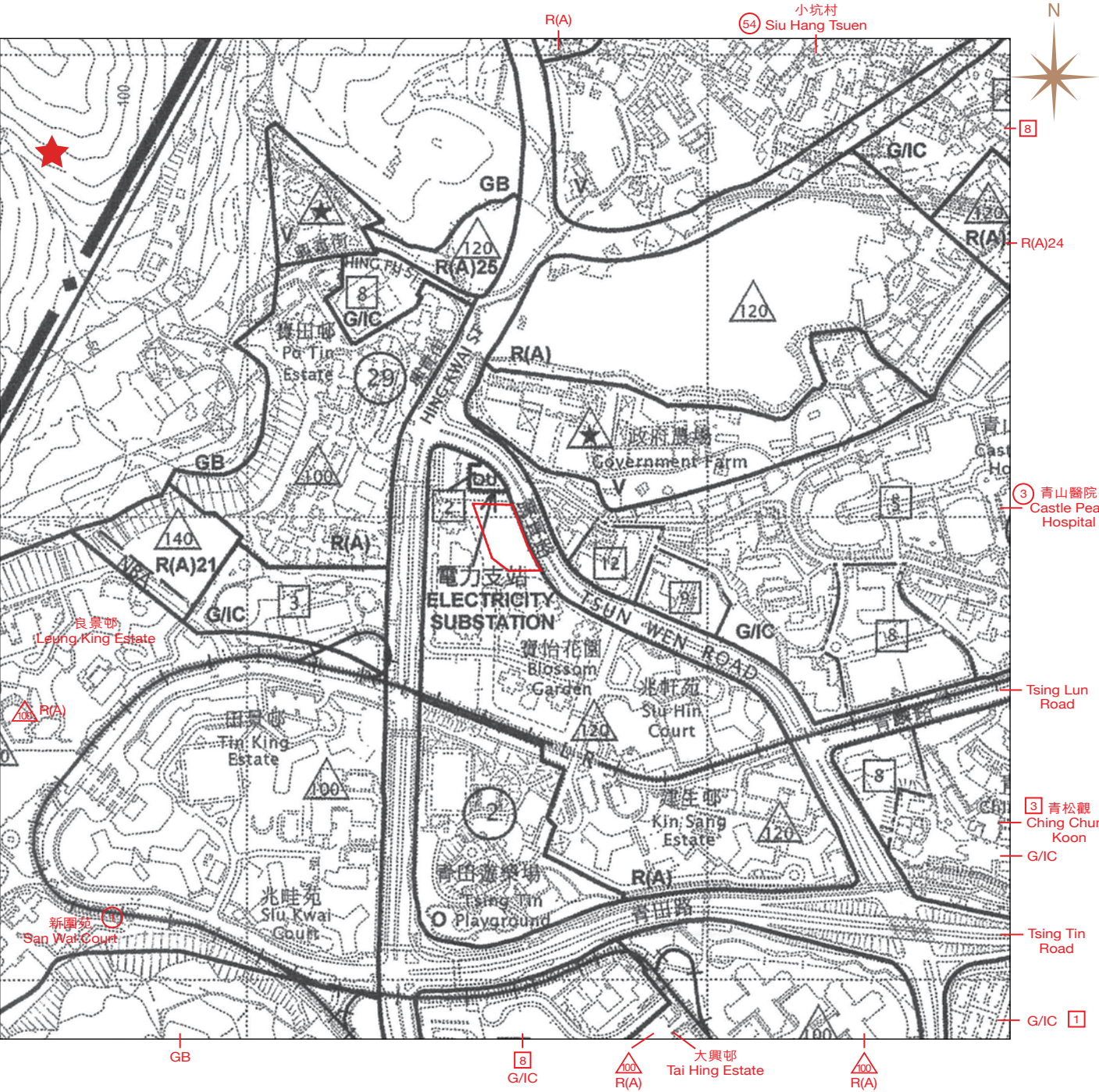
1. The copy of the aerial photograph of the development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities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

附註：

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



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



Location of the development  
發展項目的位置

Scale 比例 0 100 200 300 400 500 M/米

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

Extracted from part of the approved Tuen Mun Outline Zoning Plan, Plan No. S/TM/33, gazetted on 13 February 2015, with adjustment where necessary.  
摘錄自 2015 年 2 月 13 日刊憲之屯門分區計劃大綱核准圖，圖則編號為 S/TM/33，有須要處經修正處理。

Notation 圖例

Zones 地帶

R(A)	Residential (Group A) 住宅(甲類)	OU	Other Specified Uses 其他指定用途
V	Village Type Development 鄉村式發展	GB	Green Belt 綠化地帶
G/IC	Government, Institution or Community 政府、機構或社區		
O	Open Space 休憩用地		

Communications 交通

Light Rail 輕鐵	
Major Road and Junction 主要道路及路口	

Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線	
Planning Area Number 規劃區編號	
Building Height Control Zone Boundary 建築物高度管制區界線	
Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)	
Maximum Building Height Restriction as Stipulated on The Notes 《註釋》內訂明最高建築物高度限制	
Maximum Building Height (In Number of Storeys) 最高建築物高度 (樓層數目)	
Non-Building Area 非建築用地	

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

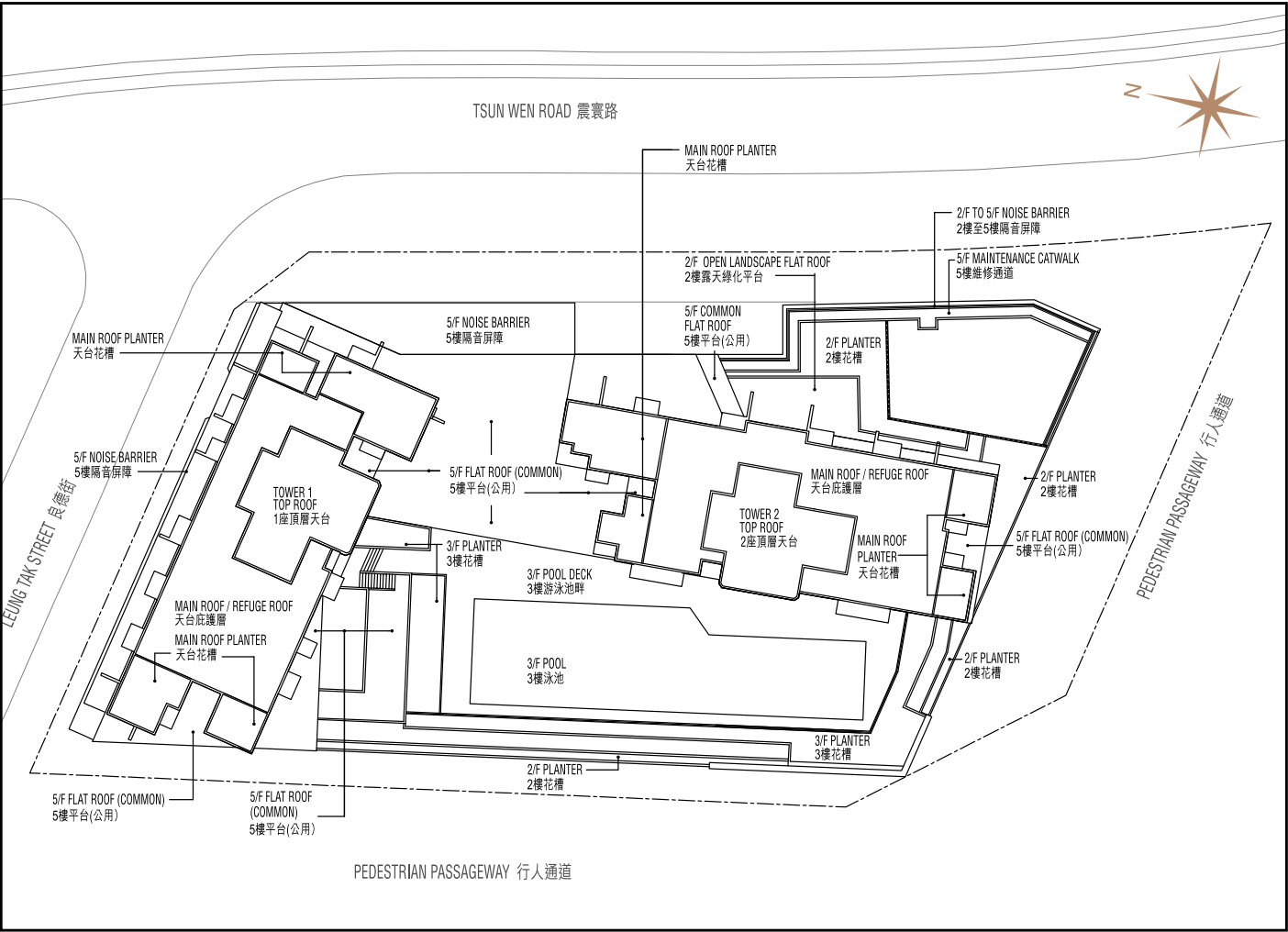
NOTES:

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

附註：

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

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



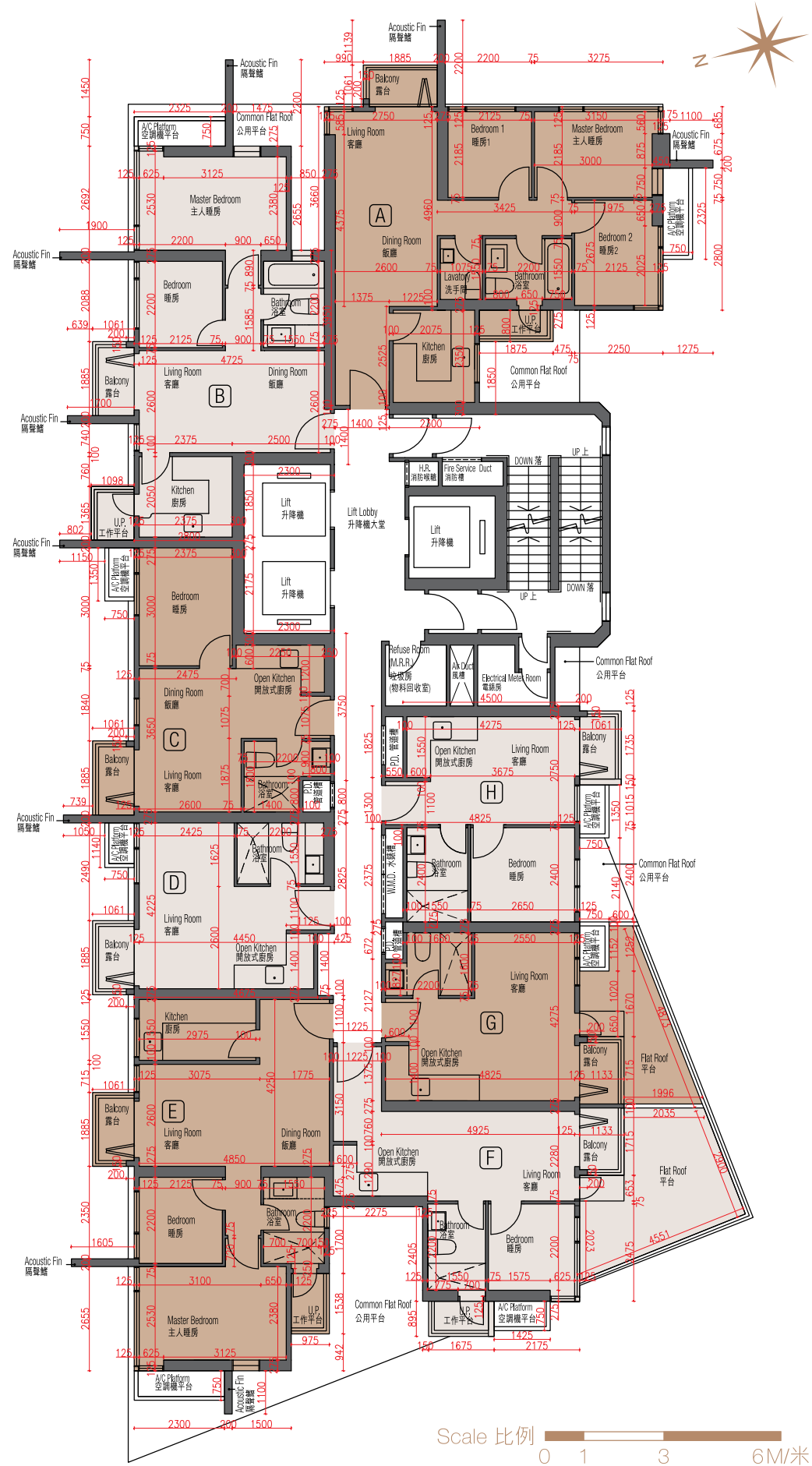
The estimated date of completion of the buildings and facilities within the development as provided by the Authorized Person for the development is 6 January 2018.

由發展項目的認可人士提供的位於發展項目內的建築物及設施的預計落成日期為2018年1月6日。

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



Tower 1 第1座  
5/F Floor Plan  
5樓平面圖



- Legend 圖例**
- A/C Platform = Air-conditioning Platform 空調機平台
- E.M.D. = Electrical Meter Duct 電錶槽
- W.M.D. = Water Meter Duct 水錶槽
- H.R. = Hose Reel 喉轆
- P.D. = Pipe Duct 管道槽
- Refuse Room (M.R.R.) = Refuse Room (Material Recovery Room) 垃圾房 (物料回收室)
- U.P. = Utility Platform 工作平台

NOTES:

- The floor-to-floor height of each residential property (refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) shown on the floor plan is 3.15m.
- The thickness of the floor slabs (excluding plaster and floor finish) of each residential property shown in the plan is 150mm and 175mm.
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- Common pipes exposed and / or enclosed in cladding are located at / adjacent to the balcony and / or utility platform and / or flat roof and / or air-conditioning platform and / or external wall of some residential properties. For details, please refer to the latest approved building plans and / or approved drainage plans.
- There may be sunken slabs and / or bulkheads and / or false ceilings for the installation of air-conditioning fittings and / or mechanical and electrical services at some of the residential properties.
- The dimensions on the floor plans are all structural dimension in millimeter.
- The indications of fittings such as windows, bi-folding doors, door leafs, kitchen cabinets, drain points, shower cubicles, sinks, water closets, washbasins, bathtubs etc. shown on the floor plan are indications of their approximate locations only and not indications of their actual sizes, designs and shapes.
- Flat Roofs on 5/F shown on this floor plan are slightly lower than the level of the residential properties shown on this plan. Please refer to the approved building plans of the development for details in level difference.

REMARKS:

- Special Condition No. (6)(e) of the Land Grant provides that the minimum number of residential units in the development is 370.
- Special Condition No. (38) of the Land Grant stipulates that except with the prior written consent of the Director of Lands, the purchaser shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the Lot, including but not limited to demolition or alternation of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the Lot. The decision of the Director of Lands as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the purchaser.
- The Deed of Mutual Covenant and Management Agreement of the development contains the following provisions:-
  - Clause 9.1.3 provides that the Manager shall deposit in the management office of the development the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 5.2.10 hereof. All Owners may inspect the same at the management office of the development during normal office hours free of charge. A photocopy of such record deposited shall be provided to any Owner upon request at the expense of such Owner and on the payment of a reasonable charge. Any monies paid as such a charge shall be credited to the Special Fund.
  - Clause 5.2.10 provides that no Owner of a Flat shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
- A total number of 370 residential units are provided in the development.

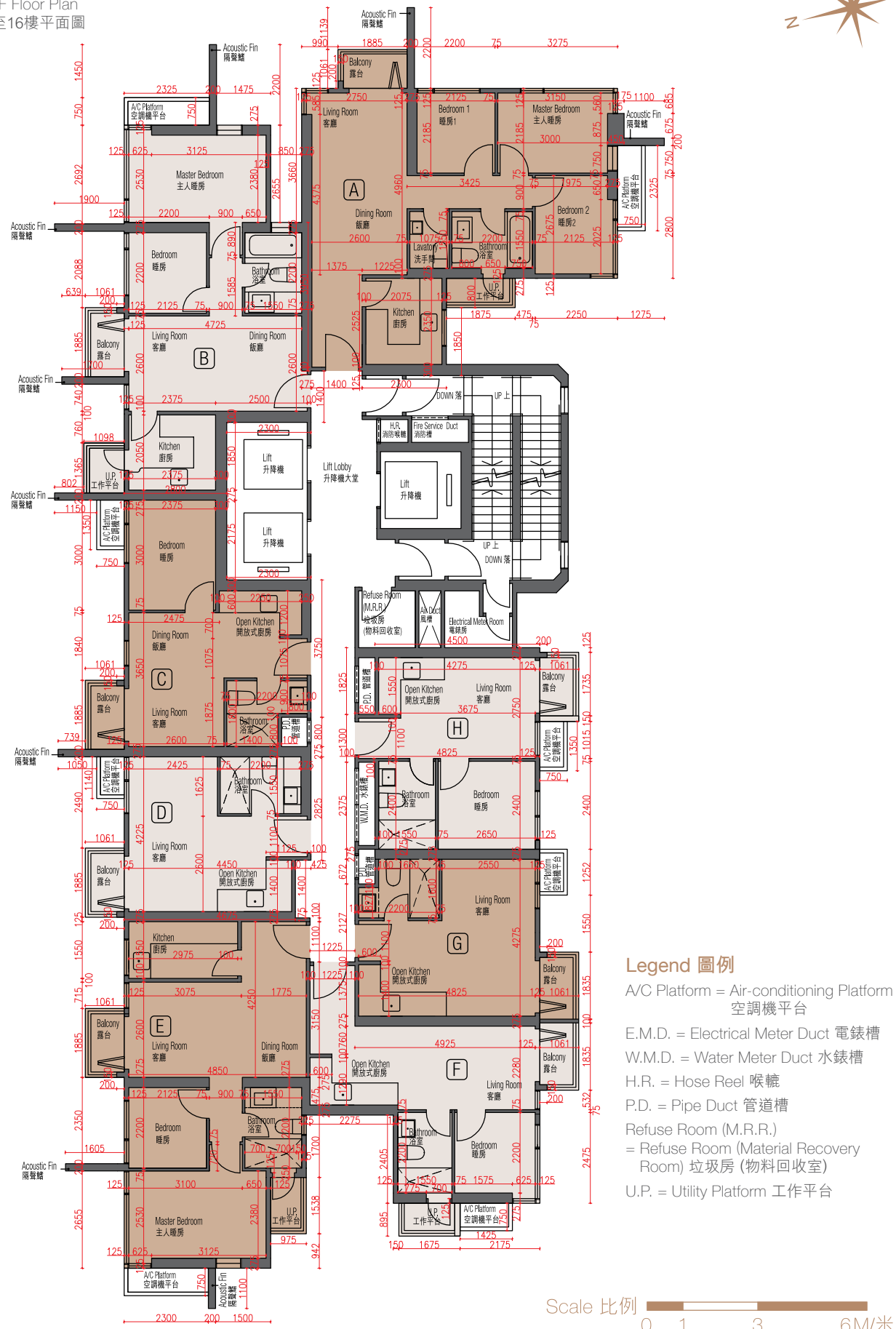
附註:

- 樓面平面圖展示之每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)為3.15米。
- 樓面平面圖展示之每個住宅物業之樓板厚度(不包括批盪及地板飾面)為150毫米及175毫米。
- 因住宅物業的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般比較低樓層的內部面積稍大。
- 部份住宅物業的露台及/或工作平台及/或空調機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管。請查閱最新之批准建築圖則及/或批准排水圖則以了解詳情。
- 部份住宅物業有跌級樓板及/或裝飾橫樑及/或假天花,以安裝空調機裝備及/或其他機電設備。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- 樓面平面圖所示之裝置如窗、摺門、門葉、廚櫃、去水位、淋浴間、洗滌盆、座廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、設計及形狀。
- 樓面平面圖所示之5樓平台稍低於本圖所示之住宅物業之水平高度。高度差距之詳情,請參閱發展項目的經批准的建築圖則。

備註:

- 批地文件特別條款第(6)(e)條規定,發展項目住宅單位數目最少為370個。
- 根據批地文件特別條款第(38)條,除非獲得地政總署署長的書面同意,買家不得進行或容許或容受進行有關建立於該地段任何住宅單位的工程(包括但不限於任何分隔牆或任何地板或天花板或任何間隔構築物的拆除或改建),以導致該單位與任何毗鄰或鄰近住宅單位內部相通及可從毗鄰或鄰近住宅單位到達的工程。對於何謂導致某單位與任何毗鄰或鄰近住宅單位內部相通及可從毗鄰或鄰近住宅單位到達的工程,地政總署署長的決定應為最終決定及對買家有約束力。
- 發展項目公共契約暨管理合約有以下條款:
  - 第9.1.3條規定,管理人須在發展項目的管理處備存由地政總署署長或任何其他代替的政府部門提供、載有關於第5.2.10條提及之同意書的資訊的記錄。所有業主可在發展項目管理處於正常辦公時間內免費查閱上述備存的記錄。應業主要求,該備存的記錄的副本須提供予該業主,而該業主須承擔有關支出及繳付合理費用。任何就該費用而支付的款項須撥入特別基金。
  - 第5.2.10條規定,業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位到達的工程(包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建),除非獲地政總署署長或任何其他不時代替的政府部門事先書面同意,地政總署署長或任何其他不時代替的政府部門可按其絕對酌情權發出或拒絕同意,且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用)。
- 發展項目共提供370個住宅單位。

Tower 1 第1座  
6/F-12/F, 15/F-16/F Floor Plan  
6樓至12樓、15樓至16樓平面圖



Legend 圖例

- A/C Platform = Air-conditioning Platform 空調機平台
- E.M.D. = Electrical Meter Duct 電錶槽
- W.M.D. = Water Meter Duct 水錶槽
- H.R. = Hose Reel 喉轆
- P.D. = Pipe Duct 管道槽
- Refuse Room (M.R.R.) = Refuse Room (Material Recovery Room) 垃圾房 (物料回收室)
- U.P. = Utility Platform 工作平台

NOTES:

- The floor-to-floor height of each residential property (refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) shown on the floor plan is 3.15m except for Flat F and Flat G of Tower 1 at 16/F, the floor-to-floor heights of which are 3.15m and 2.75m.
- The thickness of the floor slabs (excluding plaster and floor finish) of each residential property shown in the plan is 150mm and 175mm.
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- Common pipes exposed and / or enclosed in cladding are located at / adjacent to the balcony and / or utility platform and / or flat roof and / or air-conditioning platform and / or external wall of some residential properties. For details, please refer to the latest approved building plans and / or approved drainage plans.
- There may be sunken slabs and / or bulkheads and / or false ceilings for the installation of air-conditioning fittings and / or mechanical and electrical services at some of the residential properties.
- The dimensions on the floor plans are all structural dimension in millimeter.
- The indications of fittings such as windows, bi-folding doors, door leafs, kitchen cabinets, drain points, shower cubicles, sinks, water closets, washbasins, bathtubs etc. shown on the floor plan are indications of their approximate locations only and not indications of their actual sizes, designs and shapes.

REMARKS:

- Special Condition No. (6)(e) of the Land Grant provides that the minimum number of residential units in the development is 370.
- Special Condition No. (38) of the Land Grant stipulates that except with the prior written consent of the Director of Lands, the purchaser shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the Lot, including but not limited to demolition or alternation of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the Lot. The decision of the Director of Lands as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the purchaser.
- The Deed of Mutual Covenant and Management Agreement of the development contains the following provisions:-
  - Clause 9.1.3 provides that the Manager shall deposit in the management office of the development the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 5.2.10 hereof. All Owners may inspect the same at the management office of the development during normal office hours free of charge. A photocopy of such record deposited shall be provided to any Owner upon request at the expense of such Owner and on the payment of a reasonable charge. Any monies paid as such a charge shall be credited to the Special Fund.
  - Clause 5.2.10 provides that no Owner of a Flat shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
- A total number of 370 residential units are provided in the development.

附註:

- 樓面平面圖展示之每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) 為3.15米。唯第1座16樓之F單位及G單位, 層與層之高度為3.15米及2.75米。
- 樓面平面圖展示之每個住宅物業之樓板厚度 (不包括批盪及地板飾面) 為150毫米及175毫米。
- 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。
- 部份住宅物業的露台及/或工作平台及/或平台及/或空調機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管。請查閱最新之批准建築圖則及/或批准排水圖則以了解詳情。
- 部份住宅物業有跌級樓板及/或裝飾橫樑及/或假天花, 以安裝空調機裝備及/或其他機電設備。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- 樓面平面圖所示之裝置如窗、摺門、門葉、廚櫃、去水位、淋浴間、洗滌盆、座廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、設計及形狀。

備註:

- 批地文件特別條款第(6)(e)條規定, 發展項目住宅單位數目最少為370個。
- 根據批地文件特別條款第(38)條, 除非獲得地政總署署長的書面同意, 買家不得進行或容許或容受進行有關建立於該地段任何住宅單位的工程 (包括但不限於任何分隔牆或任何地板或天花板或任何間隔構築物的拆除或改建), 以導致該單位與任何毗鄰或鄰近住宅單位內部相通及可從毗鄰或鄰近住宅單位到達的工程。對於何謂導致某單位與任何毗鄰或鄰近住宅單位內部相通及可從毗鄰或鄰近住宅單位到達的工程, 地政總署署長的決定應為最終決定及對買家有約束力。
- 發展項目公共契約暨管理合約有以下條款:
  - 第9.1.3條規定, 管理人須在發展項目的管理處備存由地政總署署長或任何其他代替的政府部門提供、載有關於第5.2.10條提及之同意書的資訊的記錄。所有業主可在發展項目管理處於正常辦公時間內免費查閱上述備存的記錄。應業主要求, 該備存的記錄的副本須提供予該業主, 而該業主須承擔有關支出及繳付合理費用。任何就該費用而支付的款項須撥入特別基金。
  - 第5.2.10條規定, 業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位到達的工程 (包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建), 除非獲地政總署署長或任何其他不時代替的政府部門事先書面同意, 地政總署署長或任何其他不時代替的政府部門可按其絕對酌情權發出或拒絕同意, 且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件 (包括繳付費用)。
- 發展項目共提供370個住宅單位。



17/F-23/F, 25/F-31/F Floor Plan  
17樓至23樓、25樓至31樓平面圖



1. The floor-to-floor height of each residential property (refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) shown on the floor plan is 3.15m.
2. The thickness of the floor slabs (excluding plaster and floor finish) of each residential property shown in the plan is 150mm and 175mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
4. Common pipes exposed and / or enclosed in cladding are located at / adjacent to the balcony and / or utility platform and / or flat roof and / or air-conditioning platform and / or external wall of some residential properties. For details, please refer to the latest approved building plans and / or approved drainage plans.
5. There may be sunken slabs and / or bulkheads and / or false ceilings for the installation of air-conditioning fittings and / or mechanical and electrical services at some of the residential properties.
6. The dimensions on the floor plans are all structural dimension in millimeter.
7. The indications of fittings such as windows, bi-folding doors, door leaves, kitchen cabinets, drain points, shower cubicles, sinks, water closets, washbasins, bathtubs etc. shown on the floor plan are indications of their approximate locations only and not indications of their actual sizes, designs and shapes.

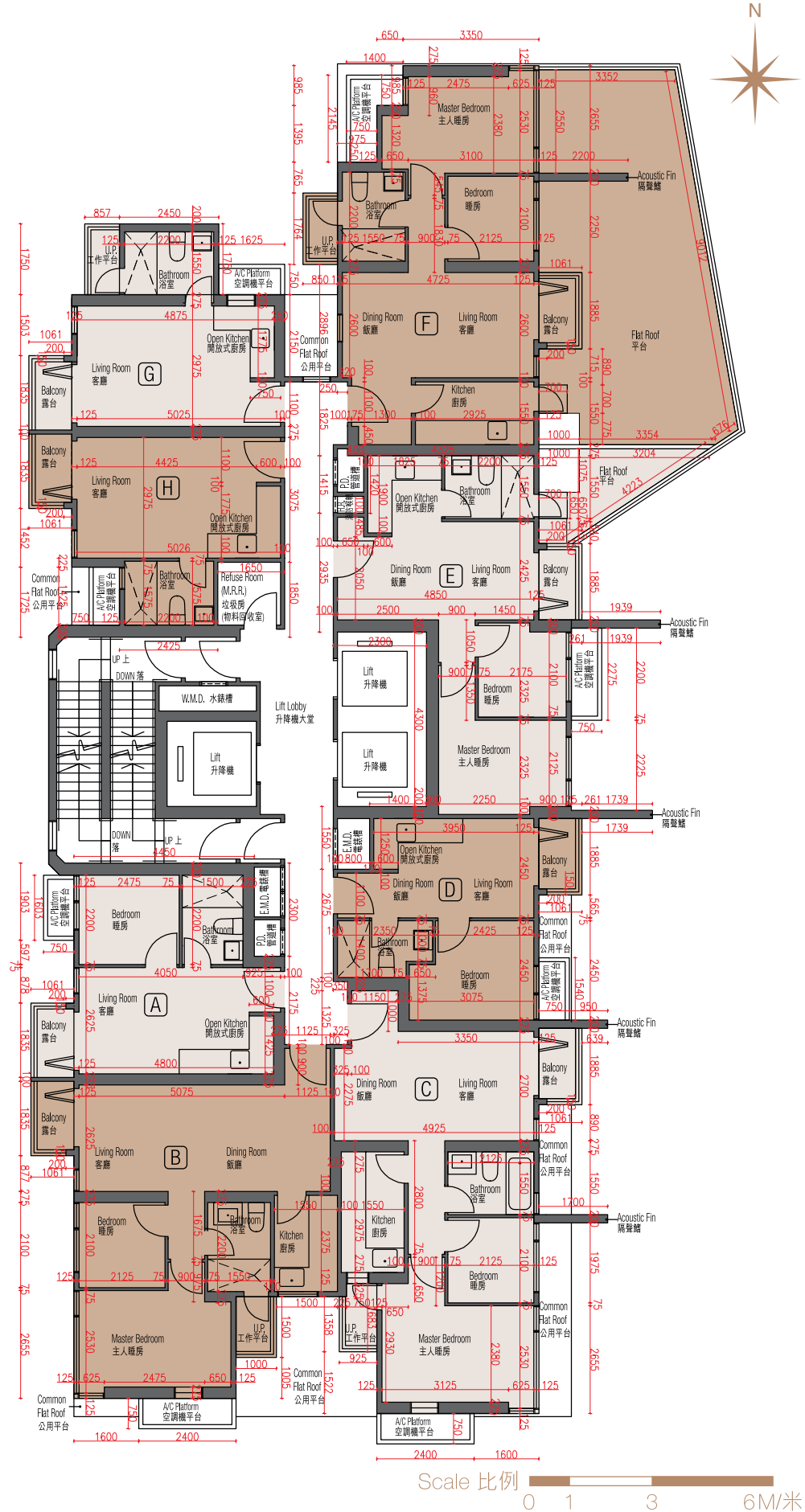
1. Special Condition No. (6)(e) of the Land Grant provides that the minimum number of residential units in the development is 370.
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4. A total number of 370 residential units are provided in the development.

- 樓面平面圖展示之每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）為3.15米。
- 樓面平面圖展示之每個住宅物業之樓板厚度（不包括批盞及地板飾面）為150毫米及175毫米。
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
- 部份住宅物業的露台及/或工作平台及/或平台及/或空調機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管。請查閱最新之批准建築圖則及/或批准排水圖則以了解詳情。
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- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- 樓面平面圖所示之裝置如窗、摺門、門葉、廚櫃、去水位、淋浴間、洗滌盆、座廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、設計及形狀。

1. 批地文件特別條款第(6)(e)條規定，發展項目住宅單位數目最少為370個。
2. 根據批地文件特別條款第(38)條，除非獲得地政總署署長的書面同意，買家不得進行或容許或容受進行有關建立於該地段任何住宅單位的工程（包括但不限於任何分隔牆或任何地板或天花板或任何間隔構築物的拆除或改建），以導致該單位與任何毗鄰或鄰近住宅單位內部相通及可從毗鄰或鄰近住宅單位到達的工程。對於何謂導致某單位與任何毗鄰或鄰近住宅單位內部相通及可從毗鄰或鄰近住宅單位到達的工程，地政總署署長的決定應為最終決定及對買家有約束力。
3. 發展項目公共契約暨管理合約有以下條款：
  - 第9.1.3條規定，管理人須在發展項目的管理處備存由地政總署署長或任何其他代替的政府部門提供、載有關於第5.2.10條提及之同意書的資訊的記錄。所有業主可在發展項目管理處於正常辦公時間內免費查閱上述備存的記錄。應業主要求，該備存的記錄的副本須提供予該業主，而該業主須承擔有關支出及繳付合理費用。任何就該費用而支付的款項須撥入特別基金。
  - 第5.2.10條規定，業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位到達的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建），除非獲地政總署署長或任何其他不時代替的政府部門事先書面同意，地政總署署長或任何其他不時代替的政府部門可按其絕對酌情權發出或拒絕同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件（包括繳付費用）。
4. 發展項目共提供370個住宅單位。



Tower 2 第2座  
5/F Floor Plan  
5樓平面圖



- Legend 圖例**
- A/C Platform = Air-conditioning Platform  
空調機平台
- E.M.D. = Electrical Meter Duct 電錶槽
- W.M.D. = Water Meter Duct 水錶槽
- H.R. = Hose Reel 喉轆
- P.D. = Pipe Duct 管道槽
- Refuse Room (M.R.R.)  
= Refuse Room (Material Recovery Room) 垃圾房 (物料回收室)
- U.P. = Utility Platform 工作平台

NOTES:

- The floor-to-floor height of each residential property (refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) shown on the floor plan is 3.15m.
- The thickness of the floor slabs (excluding plaster and floor finish) of each residential property is 150mm.
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- Common pipes exposed and / or enclosed in cladding are located at / adjacent to the balcony and / or utility platform and / or flat roof and / or air-conditioning platform and / or external wall of some residential properties. For details, please refer to the latest approved building plans and / or approved drainage plans.
- There may be sunken slabs and / or bulkheads and / or false ceilings for the installation of air-conditioning fittings and / or mechanical and electrical services at some of the residential properties.
- The dimensions on the floor plans are all structural dimension in millimeter.
- The indications of fittings such as windows, bi-folding doors, door leaves, kitchen cabinets, drain points, shower cubicles, sinks, water closets, washbasins, bathtubs etc. shown on the floor plan are indications of their approximate locations only and not indications of their actual sizes, designs and shapes.
- Flat Roofs on 5th Floor shown on this floor plan are slightly lower than the level of the residential properties shown on this plan. Please refer to the approved building plans of the development for details in level difference.

REMARKS:

- Special Condition No. (6)(e) of the Land Grant provides that the minimum number of residential units in the development is 370.
- Special Condition No. (38) of the Land Grant stipulates that except with the prior written consent of the Director of Lands, the purchaser shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the Lot, including but not limited to demolition or alternation of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the Lot. The decision of the Director of Lands as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the purchaser.
- The Deed of Mutual Covenant and Management Agreement of the development contains the following provisions:-
  - Clause 9.1.3 provides that the Manager shall deposit in the management office of the development the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 5.2.10 hereof. All Owners may inspect the same at the management office of the development during normal office hours free of charge. A photocopy of such record deposited shall be provided to any Owner upon request at the expense of such Owner and on the payment of a reasonable charge. Any monies paid as such a charge shall be credited to the Special Fund.
  - Clause 5.2.10 provides that no Owner of a Flat shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
- A total number of 370 residential units are provided in the development.

附註:

- 樓面平面圖展示之每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) 為3.15米。
- 樓面平面圖展示之每個住宅物業之樓板厚度 (不包括批盪及地板飾面) 為150毫米。
- 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。
- 部份住宅物業的露台及/或工作平台及/或平台及/或空調機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管。請查閱最新之批准建築圖則及/或批准排水圖則以了解詳情。
- 部份住宅物業有跌級樓板及/或裝飾橫樑及/或假天花, 以安裝空調機裝備及/或其他機電設備。
- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- 樓面平面圖所示之裝置如窗、摺門、門葉、廚櫃、去水位、淋浴間、洗滌盆、座廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、設計及形狀。
- 樓面平面圖所示之5樓平台稍低於本圖所示之住宅物業之水平高度。高度差距之詳情, 請參閱發展項目的經批准的建築圖則。

備註:

- 批地文件特別條款第(6)(e)條規定, 發展項目住宅單位數目最少為370個。
- 根據批地文件特別條款第(38)條, 除非獲得地政總署署長的書面同意, 買家不得進行或容許或容受進行有關建立於該地段任何住宅單位的工程 (包括但不限於任何分隔牆或任何地板或天花板或任何間隔構築物的拆除或改建), 以導致該單位與任何毗鄰或鄰近住宅單位內部相通及可從毗鄰或鄰近住宅單位到達的工程。對於何謂導致某單位與任何毗鄰或鄰近住宅單位內部相通及可從毗鄰或鄰近住宅單位到達的工程, 地政總署署長的決定應為最終決定及對買家有約束力。
- 發展項目公共契約暨管理合約有以下條款:
  - 第9.1.3條規定, 管理人須在發展項目的管理處備存由地政總署署長或任何其他代替的政府部門提供、載有關於第5.2.10條提及之同意書的資訊的記錄。所有業主可在發展項目管理處於正常辦公時間內免費查閱上述備存的記錄。應業主要求, 該備存的記錄的副本須提供予該業主, 而該業主須承擔有關支出及繳付合理費用。任何就該費用而支付的款項須撥入特別基金。
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- 發展項目共提供370個住宅單位。

Tower 2 第2座  
6/F-12/F, 15/F-23/F, 25/F-31/F Floor Plan  
6樓至12樓、15樓至23樓、25樓至31樓平面圖



Legend 圖例

- A/C Platform = Air-conditioning Platform 空調機平台
- E.M.D. = Electrical Meter Duct 電錶槽
- W.M.D. = Water Meter Duct 水錶槽
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NOTES:

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- The dimensions on the floor plans are all structural dimension in millimeter.
- The indications of fittings such as windows, bi-folding doors, door leaves, kitchen cabinets, drain points, shower cubicles, sinks, water closets, washbasins, bathtubs etc. shown on the floor plan are indications of their approximate locations only and not indications of their actual sizes, designs and shapes.

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- A total number of 370 residential units are provided in the development.

附註:

- 樓面平面圖展示之每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) 為3.15米。
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- 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。
- 部份住宅物業的露台及/或工作平台及/或平台及/或空調機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管。請查閱最新之批准建築圖則及/或批准排水圖則以了解詳情。
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- 樓面平面圖所示之裝置如窗、摺門、門葉、廚櫃、去水位、淋浴間、洗滌盆、座廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、設計及形狀。

備註:

- 批地文件特別條款第(6)(e)條規定, 發展項目住宅單位數目最少為370個。
- 根據批地文件特別條款第(38)條, 除非獲得地政總署署長的書面同意, 買家不得進行或容許或容受進行有關建立於該地段任何住宅單位的工程 (包括但不限於任何分隔牆或任何地板或天花板或任何間隔構築物的拆除或改建), 以導致該單位與任何毗鄰或鄰近住宅單位內部相通及可從毗鄰或鄰近住宅單位到達的工程。對於何謂導致某單位與任何毗鄰或鄰近住宅單位內部相通及可從毗鄰或鄰近住宅單位到達的工程, 地政總署署長的決定應為最終決定及對買家有約束力。
- 發展項目公共契約暨管理合約有以下條款:
  - 第9.1.3條規定, 管理人須在發展項目的管理處備存由地政總署署長或任何其他代替的政府部門提供、載有關於第5.2.10條提及之同意書的資訊的記錄。所有業主可在發展項目管理處於正常辦公時間內免費查閱上述備存的記錄。應業主要求, 該備存的記錄的副本須提供予該業主, 而該業主須承擔有關支出及繳付合理費用。任何就該費用而支付的款項須撥入特別基金。
  - 第5.2.10條規定, 業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位到達的工程 (包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建), 除非獲地政總署署長或任何其他不時代替的政府部門事先書面同意, 地政總署署長或任何其他不時代替的政府部門可按其絕對酌情權發出或拒絕同意, 且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件 (包括繳付費用)。
- 發展項目共提供370個住宅單位。



AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	5/F 5樓	A	58.285 (627) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	47.462 (511) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	31.844 (343) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	-	-	-	-	-	-	-
		D	24.407 (263) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	-	-	-	-	-	-	-
		E	49.067 (528) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	31.518 (339) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	11.237 (121)	-	-	-	-	-	-
		G	24.452 (263) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	7.063 (76)	-	-	-	-	-	-
		H	28.084 (302) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	-	-	-	-	-	-	-

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

Remarks:

(a) The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.

(b) There is no verandah in the residential properties of the development.

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

備註：

(a) 以平方呎列出的面積由以平方米列出的面積以 1平方米 = 10.764平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。

(b) 發展項目的住宅物業並無陽台。



Description of Residential Property 物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	6/F -12/F, 15/F -16/F 6樓至12樓 15樓至16樓	A	58.285 (627) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	47.462 (511) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	31.844 (343) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	-	-	-	-	-	-	-
		D	24.407 (263) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	-	-	-	-	-	-	-
		E	49.067 (528) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	31.518 (339) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		G	24.452 (263) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	-	-	-	-	-	-	-
		H	28.084 (302) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	-	-	-	-	-	-	-

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

Remarks:

- (a) The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- (b) There is no verandah in the residential properties of the development.

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

備註：

- (a) 以平方呎列出的面積由以平方米列出的面積以 1平方米 = 10.764平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。
- (b) 發展項目的住宅物業並無陽台。

Description of Residential Property 物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	17/F - 23/F, 25/F - 31/F 17樓至23樓 25樓至31樓	A	58.285 (627) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	47.462 (511) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	31.844 (343) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	-	-	-	-	-	-	-
		D	24.407 (263) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	-	-	-	-	-	-	-
		E	52.679 (567) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	50.137 (540) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		G	28.084 (302) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	-	-	-	-	-	-	-

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

Remarks:

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1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
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備註：

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- (b)發展項目的住宅物業並無陽台。

Description of Residential Property 物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	5/F 5樓	A	27.911 (300) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	-	-	-	-	-	-	-
		B	49.415 (532) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	49.766 (536) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	25.799 (278) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	-	-	-	-	-	-	-
		E	40.038 (431) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	4.417 (48)	-	-	-	-	-	-
		F	47.396 (510) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	34.438 371	-	-	-	-	-	-
		G	25.570 (275) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		H	23.497 (253) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	-	-	-	-	-	-	-

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Description of Residential Property 物業的描述			Saleable Area (Including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	6/F - 12/F 15/F - 23/F 25/F - 31/F 6樓至12樓 15樓至23樓 25樓至31樓	A	27.911 (300) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	-	-	-	-	-	-	-
		B	49.415 (532) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	49.766 (536) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
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		E	40.038 (431) Balcony露台: 2.000 (22) Utility Platform工作平台: --	-	-	-	-	-	-	-	-	-	-
		F	47.396 (510) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		G	25.570 (275) Balcony露台: 2.000 (22) Utility Platform工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
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- (b)發展項目的住宅物業並無陽台。

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖










Basement Floor (B/F)

地庫



Number, Dimensions and Area of Parking Spaces on the Basement Floor of the development:

物業地庫停車位數目、尺寸及面積：

Category of Parking Space 車位類別		Number 數目	Dimensions (L x W) (m) 尺寸 (長 x 寬) (米)	Area of each parking space (sq.m.) 每個停車位面積 (平方米)
	Residential Parking Spaces 住客車位	38	5 x 2.5	12.5
	Disabled Residential Parking Spaces 傷健人士住客車位	1	5 x 3.5	17.5
	Commercial Parking Spaces 商業車位	15	5 x 2.5	12.5
	Disabled Commercial Parking Spaces 傷健人士商業車位	1	5 x 3.5	17.5
	Visitor Parking Spaces 訪客車位	9	5 x 2.5	12.5
	Disabled Visitor Parking Spaces 傷健人士訪客車位	1	5 x 3.5	17.5
	Residential Motorcycle Parking Spaces 住客電單車車位	4	2.4 x 1	2.4
	Commercial Motorcycle Parking Spaces 商業電單車車位	2	2.4 x 1	2.4
	Bicycle Parking Spaces 單車車位	25	1.8 x 0.8	1.44

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit of 5% of the purchase price 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 that Preliminary Agreement will be held by a firm of solicitors acting for the owner, as stakeholders;

3. If the purchaser fails to execute the Agreement for Sale and Purchase within 5 working days after the date on which the purchaser enters into that Preliminary Agreement –

a. that Preliminary Agreement is terminated;

b. the preliminary deposit is forfeited; and

c. the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約（該“臨時合約”）時須支付款額為售價之5%的臨時訂金。

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

3. 如買方沒有於訂立臨時買賣合約的日期之後5個工作日內簽立買賣合約 —

a. 該臨時合約即告終止；

b. 有關的臨時訂金即予沒收；及

c. 擁有人不得就買方沒有簽署臨時合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT

A. Common parts of the development

There are the following kinds of common areas in the development: the Development Common Areas, the Residential Common Areas, the Commercial Common Areas and the Carpark Common Areas (collectively “General Common Areas”), which includes those fall within the definition of “common parts” set out in section 2 of the Building Management Ordinance.

“Development Common Areas” including but not limited to the lobby, transformer room, emergency generator rooms, meter rooms, pump rooms, plant rooms, duct rooms, switch rooms, planters, F.S. control room, tanks rooms, sprinkler control valve room, genset room, lift lobby, management office, areas for the installation or use of aerial broadcast distribution or telecommunication network facilities, driveways (other than those forming part of the Carpark Common Areas), passageways, emergency vehicular access, staircases, the Landscaped Areas on the ground floor, architectural fins and external walls and fences of the whole development (other than those of the Residential Accommodation and the External Wall Signage Spaces), refuse storage and material recovery chamber, stores, lavatory and other areas and spaces containing the Development Common Facilities and other areas and spaces in any part or parts of the development which are designated as being for the common use and benefit of the Owners of the development.

“Residential Common Areas” including but not limited to Roofs (unless otherwise specifically included in the Flat assigned), Upper and Top Roofs (unless otherwise specifically included in the Flat assigned) and flat roofs (unless otherwise specifically included in the Flat assigned); lift machine room, electric meter rooms, entrance lobbies, caretakers’ counters, skylight, lift lobbies, lift pits and lift shafts of the Towers; A/C platforms, passageways, staircases, corridors, acoustic noise barriers, architectural fins, acoustic fins and external walls of the Towers; the Recreational Areas and Facilities, the Landscaped Areas on the 2<sup>nd</sup> floor and Roofs, meter rooms, filtration plant room, telecommunication and broadcasting equipment room, landscape area, planters, canopies, the car parking space for the disabled person for the Residential Accomodation, Visitors’ Carparking Spaces, bicycle parking spaces, the loading and unloading bay for the Owners of the Flats, and other areas and spaces in any part or parts of the development which are designated for the common use and benefit of the Owners of the Residential Accommodation.

“Commercial Common Areas” including but not limited to the car parking space for the disabled person for the Commercial Accommodation provided pursuant to Special Condition No.(20)(c)(i) of the Land Grant, the loading and unloading bays designated as being for the common use of the Commercial Accommodation

provided pursuant to Special Condition No.(21)(a)(iii) of the Land Grant, and other areas and spaces in any part of parts of the development which are designated for the common use and benefit of the Owners of the Commercial Accommodation.

“Carpark Common Areas” including but not limited to all spaces and areas in the Car Park intended for use in common by Owners of the Parking Spaces and occupiers of the parking spaces forming part of the Residential Common Areas and the Commercial Common Areas including (but not limited to) accessory areas, circulation passages, void spaces, driveways, ramps, entrances, exits and other spaces or areas containing the Carpark Common Facilities.

**B. Number of undivided shares assigned to each residential property in the development**

For the number of undivided shares assigned to each residential property in the development, please refer to the tables entitled “Allocation of Undivided Shares to each residential property in the development”.

**C. Terms of years for which the manager of the development is appointed**

The Manager shall be appointed for an initial term of 2 years from the date of the DMC and to be continued thereafter until and unless terminated by 3 months’ written notice by either the Manager or the Owners’ Committee (prior to formation of the Owners’ Corporation) in accordance with the terms of the DMC.

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

(a) Where any expenditure relates wholly to the Residential Common Areas or the Residential Common Facilities providing services to the Owners of the Flats the expenditure shall form part of the Management Expenses of the Residential Accommodation and shall be borne by the Owners of the Flats according to the proportions borne by the number of the Management Shares of their respective Flats to the total number of Management Shares allocated to all the Flats.

(b) Where any expenditure relates wholly to the Development Common Areas and/or the Development Common Facilities, the expenditure shall form part of the Management Expenses of the development as a whole and shall be borne by all Owners of the development in accordance with the proportion that the respective Management Shares of the relevant

part of the development bear to the total number of Management Shares of the development less those Undivided Shares allocated to the General Common Areas and the General Common Facilities.

(c) The Owners of the Flats shall also bear 21% of the expenditure relating wholly to the Carpark Common Areas or the Carpark Common Facilities.

E. Basis on which the management fee deposit is fixed

Management Fee deposit is equivalent to 3 months’ Management Fee payable in respect of his unit.

F. The area (if any) in the development retained by the vendor for the vendor’s own use

Not applicable.

Note:  
Please refer to the latest draft of the DMC for full details. A full script of the latest draft of the DMC is available for inspection during office hours free of charge in the sales office upon request.



公契的摘要

A. 發展項目的公用部分

本發展項目包括下列公用地方：發展項目公用地方、住宅公用地方、商業公用地方及停車場公用地方（「綜合公用地方」），其包括被《建築物管理條例》第2條的“公用部分”釋義所涵蓋的部分。

「發展項目公用地方」包括但不限於大堂、變壓器房、緊急發電機房、錶房、泵房、機房、導管室、電掣房、花槽、消防控制室、水箱房、花灑控制閥房、發電機組房、電梯大堂、管理處、安裝或使用的天線廣播或電信網絡設施的地方、行車道（除了那些屬於「停車場公用地方」的地方）、通道、緊急車輛通道、樓梯、在地下的園景地方、建築鰭及整個發展項目的外牆及圍欄（除了那些屬於「住宅公用地方」及「外牆及招牌空間」的地方）、垃圾及物料回收房、儲物室、廁所及其他包含「發展項目公用設施」的部分、及其他劃作給予所有住宅業主使用及受益的發展項目部分。

「住宅公用地方」包括但不限於天台（除非包含於被轉讓的住宅單位）、上層或頂層天台（除非包含於被轉讓的住宅單位）、平台（除非包含於被轉讓的住宅單位）；電梯機械房、電錶房、入口大堂、管理員櫃檯、天窗、電梯大堂、大廈的電梯井道及井底；空調機平台、通道、樓梯、走廊、隔音屏障、建築鰭、隔聲鰭及大廈的外牆；康樂地方與設施、在二樓及天台的園景地方、錶房、濾水裝置機房、電信及廣播儀器房、園景美化地方、花槽、簷篷、屬於住宅樓宇給傷健人士使用的停車場空間、訪客車位、單車車位、上落客貨區、及其他發展項目任何部份劃作給予所有住宅樓宇業主使用及受益的地方及空間。

「商業公用地方」包括但不限於根據批地文件特別條款第20(c)(i)條的劃作為傷健人士而設的並屬於商業樓宇的停車位、根據批地文件特別條款第21(a)(iii)條的劃作公用並屬於商業樓宇的上落客貨區、及其他劃作給予所有住宅業主使用及受益的商業樓宇部分。

「停車場公用地方」包括但不限於公用停車場內給予所有車位業主及屬於住宅公用地方及商業公用地方的車位的佔用人使用的所有地方包括但不限於附屬地方、循環通道、空隙空間、車道、斜坡、入口、出口及其他停車位公用設施所佔之地方。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

分配予本發展項目中的每個住宅物業的不分割份數的數目，請參閱「發展項目中的各住宅單位不分割份數之分配」表。

C. 有關發展項目的管理人的委任年期

管理人初始任期為由大廈公契簽訂日期起計首兩年，並於期滿後繼續委任，直至管理人或業主委員會（於業主立案法團成立前）根據公契條款發出不少於3個月書面通知終止委任。

D. 管理開支在發展項目中的住宅物業的擁有人之間分擔的基準

- (a)每個住宅單位業主須按其住宅單位的管理份數佔所有住宅單位的管理份數負擔只與住宅公用地方或住宅公用設施相關的住宅樓宇管理開支。
- (b)發展項目所有業主須按其發展項目單位的管理份數（經扣除所有公用地方及所有公用設施的不分割份數後）佔所有發展項目的管理份數負擔只與發展項目公用地方及/或發展項目公用設施相關的發展項目管理開支。
- (c)所有住宅單位業主須負擔只與停車公用地方或停車地公用設施相關的開支的21%。

E. 計算管理費按金的基準

管理費按金相當於該單位三個月管理費的按金。

F. 賣方在發展項目中保留作自用的範圍 (如有)

不適用。

Allocation of Undivided Shares to each residential property in the development  
發展項目中的各住宅單位不分割份數之分配

Tower 1 座		Undivided Shares 不分割份數
Floor 樓層	Flat 單位	
5/F 5樓	A	59
	B	48
	C	32
	D	25
	E	50
	F	*34
	G	*26
	H	29
6/F - 12/F & 15/F - 16/F 6樓至12樓及 15樓至16樓	A	59
	B	48
	C	32
	D	25
	E	50
	F	32
	G	25
	H	29
17/F - 23/F & 25/F - 31/F 17樓至23樓及 25樓至31樓	A	59
	B	48
	C	32
	D	25
	E	53
	F	51
	G	29

Tower 2 座		Undivided Shares 不分割份數
Floor 樓層	Flat 單位	
5/F 5樓	A	28
	B	50
	C	50
	D	26
	E	*42
	F	*52
	G	26
	H	24
6/F - 12/F, 15/F - 23/F & 25/F - 31/F 6樓至12樓、15樓至 23樓及25樓至31樓	A	28
	B	50
	C	50
	D	26
	E	41
	F	48
	G	26
	H	24

\* Flat with Flat Roof pertaining thereto.

Remark: There is no 4/F, 13/F, 14/F and 24/F in each Tower.

\* 住宅單位連平台。

備註：每座大廈均不設4樓、13樓、14樓及24樓。

# SUMMARY OF LAND GRANT

1. The development is erected on Tuen Mun Town Lot No. 508 ("Lot"), which is held under New Grant No. 21781 dated 19th March 2014 ("the Land Grant").

2. The lease term is 50 years from 19th March 2014.

3. Subject as hereinafter mentioned, the Lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes. Any building or part of any building erected or to be erected on the Lot shall not be used for any purpose other than the following:-

(i) as to the lowest three floors (including any basement floor in counting the number of floors), for non-industrial (excluding godown, hotel and petrol filling station) purposes subject to sub-clause (iii) below;

(ii) as to the remaining floors (excluding any basement floor or basement floors above the lowest three floors in the event that there are more than 3 basement levels), for private residential purposes;

(iii) as to any basement floor, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

4. General Condition No.(7)(a) provides that the Purchaser shall throughout the tenancy:

(i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto;

(ii) maintain all buildings erected or to be erected in good and substantial repair and condition.

5. Special Condition No.(2) provides that the Purchaser shall develop the Lot by the erection thereon of a building or buildings complying in all respects with the Land Grant and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before 31st December 2019.

6. Special Condition No.(4) provides that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director of Lands.

7. Special Condition No.(5) provides that:-

(i) the Purchaser shall at his own expense submit to the Director of Lands for his approval a landscape plan indicating the landscaping proposals for the Lot. The Purchaser shall at his own expenses landscape the Lot in accordance with the approved landscape plan.

(ii) the Purchaser shall thereafter at his own expense keep and maintain the landscaped works in a safe,

clean, neat, tidy and healthy condition all to the satisfaction of the Director of Lands.

8. Special Condition No.(10)(a) stipulates that the Purchaser may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (collectively referred to as "the Facilities") as may be approved by the Director of Lands. Special Condition No.(10)(c) provides that:

(i) in the event that any part of the Facilities is exempted from the gross floor area calculation ("the Exempted Facilities"), the Exempted Facilities shall be designated as and form part of the common areas ("the Common Areas") for the common use and benefit of the owners of the Lot;

(ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and operate the same to the satisfaction of the Director of Lands; and

(iii) the Exempted Facilities shall only be used by the residents of the residential block(s) erected on the Lot and their bona fide visitors and by no other persons.

9. Special Condition No.(20) stipulates that the Residential Parking Spaces (including the parking spaces for vehicles of disabled persons) and the Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles (including the motor vehicles by disabled persons) and motor cycles licensed under the Road Traffic Ordinance respectively and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for provision of car cleaning and beauty services.

10.Special Condition No.(24) stipulates that the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be assigned except together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot or to a person who is already owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot;

11. Spaces shall be provided within the Lot to the satisfaction of the Director of Lands for the parking of bicycles belonging to the residents of the residential units in the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees. It shall also be provided within the Lot to the satisfaction of the Director of Lands spaces for the loading and unloading of goods vehicles.

12.Special Condition No.(28) provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up of filling-in or any slope treatment works of any kind whatsoever, the Purchaser shall at his own expense carry out and construct slope treatment works, retaining walls or other support, protection, drainage or ancillary or other work as may be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director of Lands. In the event of any falling away, landslip or subsidence, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director of Lands. The Director of Lands shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence.

13.Special Condition No.(30) provides that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Purchaser shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director of Lands and shall supply to the Director of Lands such reports and information on all such monitoring works as the Director of Lands may from time to time in his absolute discretion require.

14.Special Condition No.(33) provides that:

(i) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director of Lands such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director of Lands may consider necessary to interpret and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot.

15. Spaces shall be provided within the Lot to the satisfaction of the Director of Lands for the parking of bicycles belonging to the residents of the residential units in the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees. It shall also be provided within the Lot to the satisfaction of the Director of Lands spaces for the loading and unloading of goods vehicles.

16.Special Condition No.(34) stipulates that the Purchaser shall at his own expense within such time limits as shall be stipulated by the Director of Lands to carry out and implement the Noise Mitigation Measures as proposed in the noise impact assessment and approved by the Director of Lands.

17.Special Condition No.(38) stipulates that the Purchaser shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the Lot, including but not limited to demolition or alternation of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the Lot.

18.Special Condition No.(39) provides that no grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

(ii) The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers may with the prior written approval of the Director of Lands, be carried out by the Purchaser at his own expense to the satisfaction of the Director of Lands and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own cost.

15.Special Condition No.(34) stipulates that the Purchaser shall at his own expense within such time limits as shall be stipulated by the Director of Lands to carry out and implement the Noise Mitigation Measures as proposed in the noise impact assessment and approved by the Director of Lands.

16.Special Condition No.(38) stipulates that the Purchaser shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the Lot, including but not limited to demolition or alternation of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the Lot.

17.Special Condition No.(39) provides that no grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
- Notes:

1) The "Purchaser" as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires include its executors, administrators and assigns and in case of a corporation its successor and assigns.

2) For full details, please refer to the Land Grant and a copy of the Land Grant is available for inspection upon request by prospective purchasers free of charge.
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## 批地文件的摘要

- 發展項目建築於屯門市地段第508號（「該地段」）上，於2014年3月19日根據第21781號批地條款（「批地文件」）批出。
- 租賃年期為由2014年3月19日起計50年。
- 除下述另有規定外，該地段或其任何部份或現存或擬建其上之任何建築物不得用作非工業（不包括貨倉、酒店及加油站）以外的其他用途。該地段上現存或擬建的任何建築物或任何建築物的某部份不得用作除以下列明外的其他用途：
  - 最低的三層樓層（包括列入樓層計算的任何地庫樓層）只作非工業（不包括貨倉、酒店及加油站）用途，並受下列第(iii)段所規限；
  - 所有其他樓層（若多於三層地庫，不包括任何高於最低三層樓層的地庫）只作私人住宅用途；及
  - 任何地庫樓層只作非工業（不包括住宅、貨倉、酒店及加油站）用途。
- 一般條款第(7)(a)條規定「買方」須於批地文件的租賃年期內：
  - 依照經批准的設計、布局及任何經批准的建築圖則，維持所有樓宇並不得作改變；
  - 維持所有已建或擬建的樓宇於良好狀況。
- 特別條款第(2)規定，「買方」須履行批地文件的條款及遵守一切不時適用於香港有關建築物、衛生及規劃的法律法規，於該地段上興建建築物以發展該地段，該等建築物須於2019年12月31日或之前建成並可以入伙。
- 特別條款第(4)條規定，在沒有地政總署署長事前批出的書面同意前，不得移除或干擾該地段或毗鄰範圍內的樹木。
- 特別條款第(5)條規定：
  - 「買方」須自費提交園景設計總圖予地政總署署長以獲得批准，該總圖須表明該地段園景設計提案。「買方」須自費依照獲批准的園景設計總圖為該地段作環境美化。
  - 「買方」往後須自費維護及維持該等美化工程，使其安全、整潔、整齊、井然及健康狀態，並在各方面達到地政總署署長滿意。
- 根據特別條款第(10)(a)條，「買方」可於該地段內興建及提供經地政總署署長批准的康樂設施及其附屬設施（統稱為「康樂設施」）。根據特別條款第(10)(c)條，
  - 若康樂設施任何部份被豁免計算在總樓面面積上（簡稱「豁免的康樂設施」），則該豁免的康樂設施必須指定為公用地方的一部份，只供該地段業主的共同使用（簡稱「公用地方」）；
  - 「買方」須自費保養豁免的康樂設施，以保持其維修充足及良好狀況，同時以令地政總署署長滿意之標準運作豁免的康樂設施；及
  - 豁免的康樂設施只可供興建於該地段內的住宅樓宇的居民及其真實訪客使用。
- 特別條款第(20)條規定，除分別供根據道路交通條例獲發牌並屬於該地段上興建或將興建建築物之住客或其真實賓客、訪客或所邀請者的車輛（包括傷健人士車輛）及電單車停泊外，住宅停車位（包括供傷健人士車輛使用的車位）及住宅電單車位不得用作其他用途，尤其不得用作存放或展示車輛作出售或其他用途或作汽車清潔及美容用途。
- 根據特別條款第(24)條，住宅停車位及住宅電單車位不可轉讓，除非連同該地段附有該地段現存或擬建建築物的住宅單位的獨有使用權及管有權的不分割份數一同轉讓或轉讓予一名已擁有該地段附有該地段現存或擬建建築物的住宅單位的獨有使用權及管有權的不分割份數的人士；住宅停車位及住宅電單車位不可出租，除非出租予該地段現存或擬建建築物的住宅單位的住戶。但是，在任何情況下，不得轉讓予任何一位該地段現存或擬建建築物的住宅單位的業主或出租予住宅單位的住戶總數多於三個的住宅停車位及住宅電單車位。
- 該地段須提供單車車位供屬於該地段現存或擬建於其上的樓宇的住戶或其真實的訪客停泊其單車，以達致地政總署署長滿意。該地段亦須提供貨車上落客貨車位，以達致地政總署署長滿意。
- 特別條款第(28)條規定，倘若任何土地遭切去、移土或土地後移，或倘若任何建造、填土或任何斜坡處理工程經進行，「買方」須自費開展和建設可能需要的斜坡處理工程、擋土牆或其他承托、防護、排水或任何其他附屬工程，以確保該地段或毗鄰該地段的政府土地或租用土地的安全，及防止和避免其後出現滑土、山泥傾瀉或地陷的情況。「買方」須時刻自費保養該土地、斜坡處理工程、擋土牆或其他承托、防護、排水或任何其他附屬工程於良好及維修充足的狀況，以達致地政總署署長滿意。倘若滑土、山泥傾瀉或地陷發生，「買方」須自費修復，以達致地政總署署長滿意。地政總署署長可書面要求「買方」進行、建設及保養該土地、斜坡處理工程、擋土牆或其他承托、防護、排水或任何其他附屬工程，或修復滑土、山泥傾瀉或地陷。
- 特別條款第(30)條規定，在裝置預應力地樁後，當發展或重建該地段或其部分時，「買方」須自費在預應力地樁整個使用壽命期內就其進行定期維修及定期監測，以達致地政總署署長滿意。「買方」須提供予地政總署署長其不時行使絕對酌處權要求的關於所有該等監測工作的報告及資料。
- 特別條款第(33)條規定：
  - 「買方」需自費建造及維修地政總署署長認為需要的水渠及渠道（無論是否位於該地段範圍內或政府土地上），以將落在該地段上的暴雨或雨水收集並排去至就近的水道、水井、渠道或政府排水渠，達致地政總署署長滿意。
  - 連接該地段與政府排水渠的工程在取得地政總署署長事先書面同意後可由「買方」自費進行，該工程須達致地政總署署長滿意。在此等情況下，該等於政府土地內的連接段須由「買方」自費維修。

- 特別條款第(34)條規定，「買方」需在地政總署署長規定的時限下，自費開展和施行於噪音影響評估下建議及經地政總署署長批准的噪音緩解措施。
- 特別條款第(38)條規定，「買方」不能施行或允許施行任何於該地段現存或擬建的住宅單位有關的工程，包括但不限於拆卸或更改分隔牆、地板、天台樓板或任何分隔結構，以導致現存或擬建的任何有關住宅單位的內部可彼此相連及通過。
- 特別條款第(39)條規定，不得於該地段豎立或建造墳墓或骨灰龕，亦不得於該地段安葬或存放任何人類骸骨或動物骸骨，無論放在陶罐、骨灰甕或其他。

附註：

- 本節所載的「買方」指批地文件訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。
- 請參閱批地文件了解詳情。準買家可免費查閱批地文件的副本。



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

Not applicable不適用

WARNING TO PURCHASERS  
對買方的警告

1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the Owner) to act for the purchaser in relation to the transaction.

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:

a. that firm may not be able to protect the purchaser's interests; and

b. the purchaser may have to instruct a separate firm of solicitors

4. In case of paragraph 3(b), 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.
1. 特此建議買方聘用一間獨立律師事務所（代表擁有人行事者除外），以在此交易中代表買方行事。

2. 如買方聘用上述的獨立律師事務所，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。

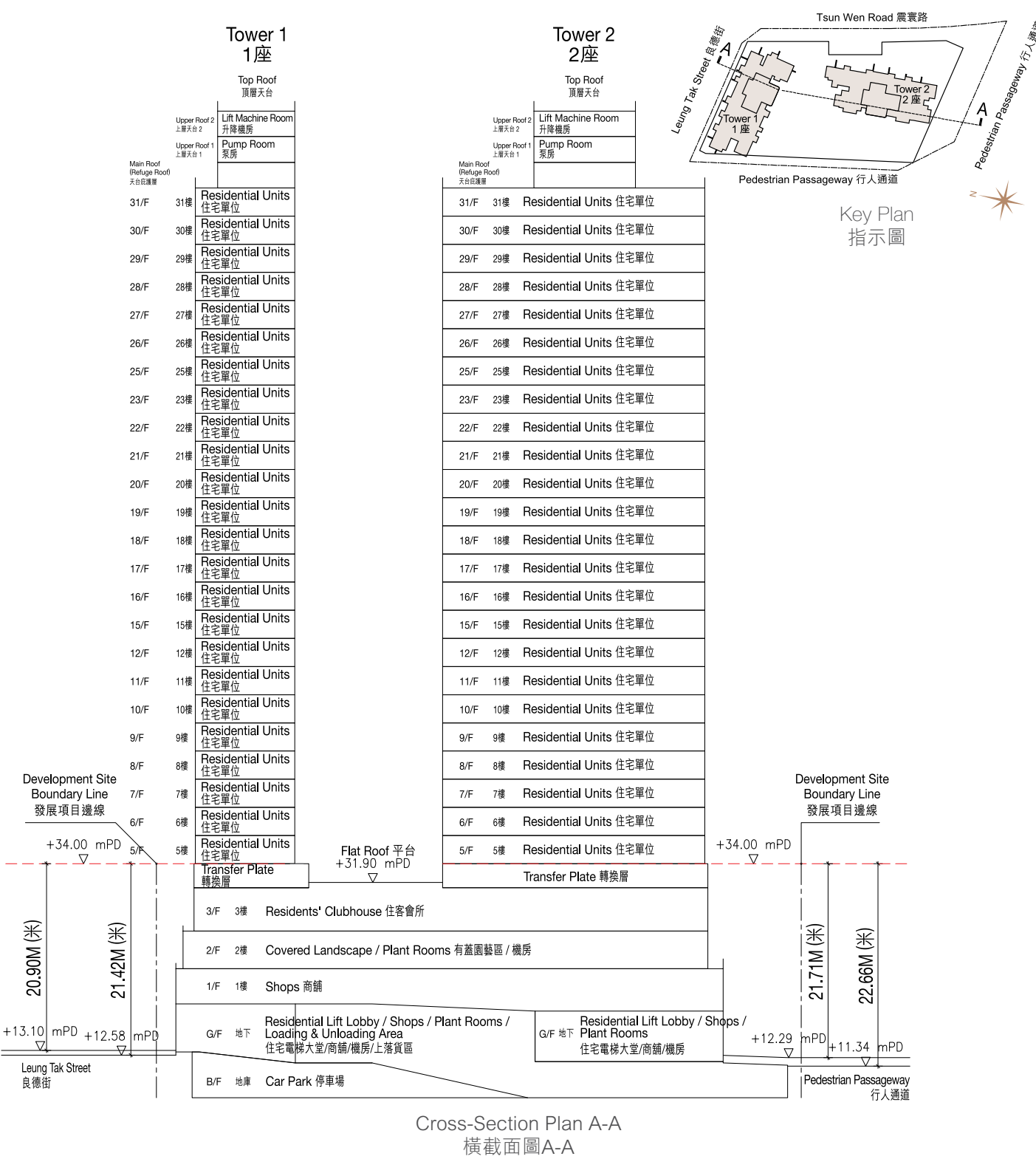
3. 如聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：

a. 該律師事務所可能不能夠保障買方的利益；及

b. 買方可能要聘用一間獨立的律師事務所。

4. 如屬段落3(b) 的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所而須支付的費用。

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



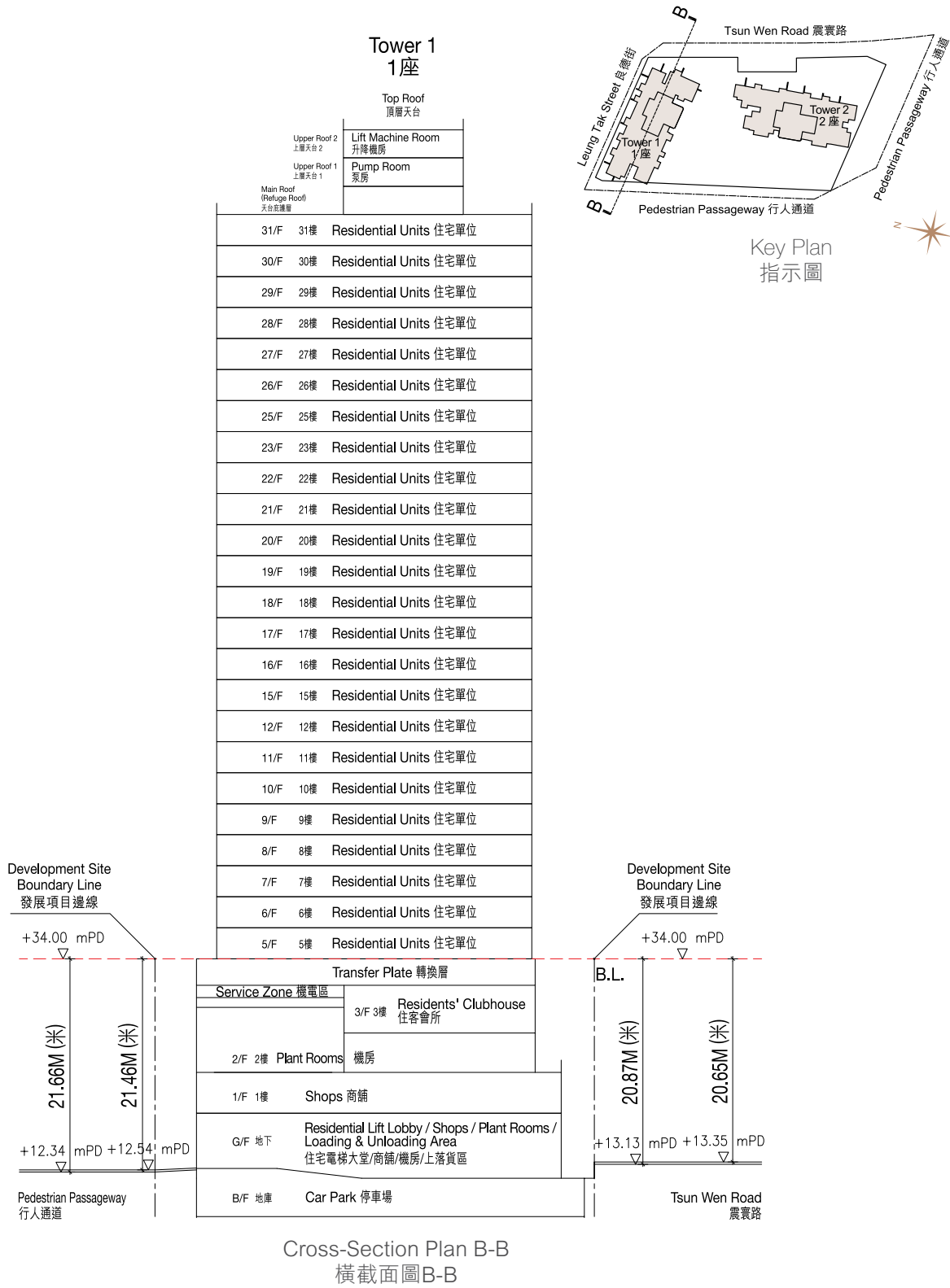
- 1) The part of Leung Tak Street adjacent to the building is 12.58 metres to 13.10 metres above the Hong Kong principal datum.

2) The part of pedestrian passageway adjacent to the south side of the building is 11.34 metres to 12.29 metres above the Hong Kong principal datum.

3) Red dotted line donates the level of the lowest residential floor.
- 1) 毗鄰建築物的一段良德街為香港主水平基準以上12.58米至13.10米。

2) 毗鄰建築物南面的一段行人通道為香港主水平基準以上11.34米至12.29米。

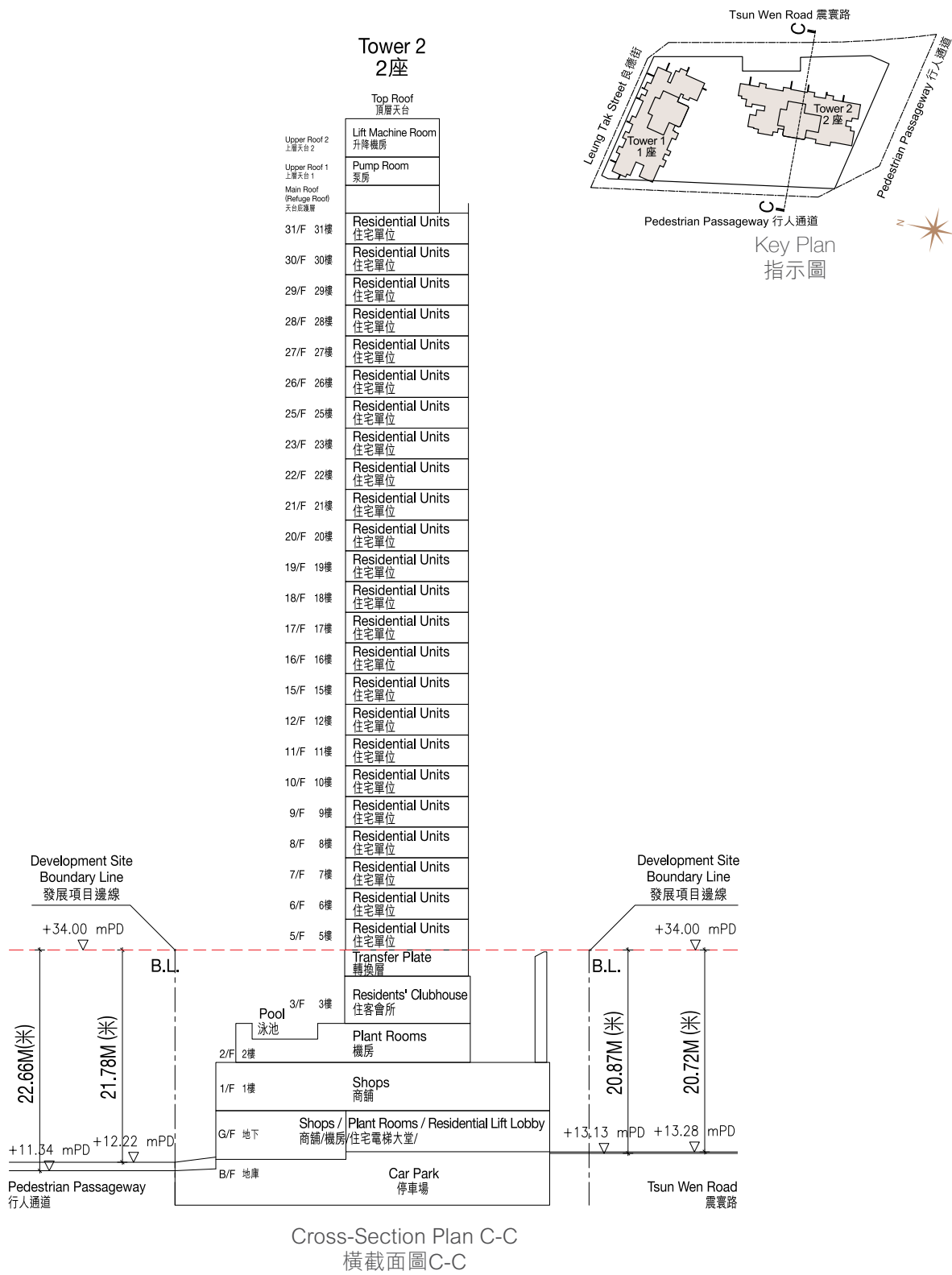
3) 紅色虛線為最低住宅樓層水平。



- 1) The part of Tsun Wen Road adjacent to the building is 13.13 metres to 13.35 metres above the Hong Kong principal datum.
- 2) The part of pedestrian passageway adjacent to the west side of the building is 12.34 metres to 12.54 metres above the Hong Kong principal datum.
- 3) Red dotted line donates the level of the lowest residential floor.

- 1) 毗鄰建築物的一段震寰路為香港主水平基準以上13.13米至13.35米。
- 2) 毗鄰建築物西面的一段行人通道為香港主水平基準以上12.34米至12.54米。
- 3) 紅色虛線為最低住宅樓層水平

- 1) The part of Tsun Wen Road adjacent to the building is 13.13 metres to 13.28 metres above the Hong Kong principal datum.
- 2) The part of pedestrian passageway adjacent to the west side of the building is 11.34 metres to 12.22 metres above the Hong Kong principal datum.
- 3) Red dotted line donates the level of the lowest residential floor.

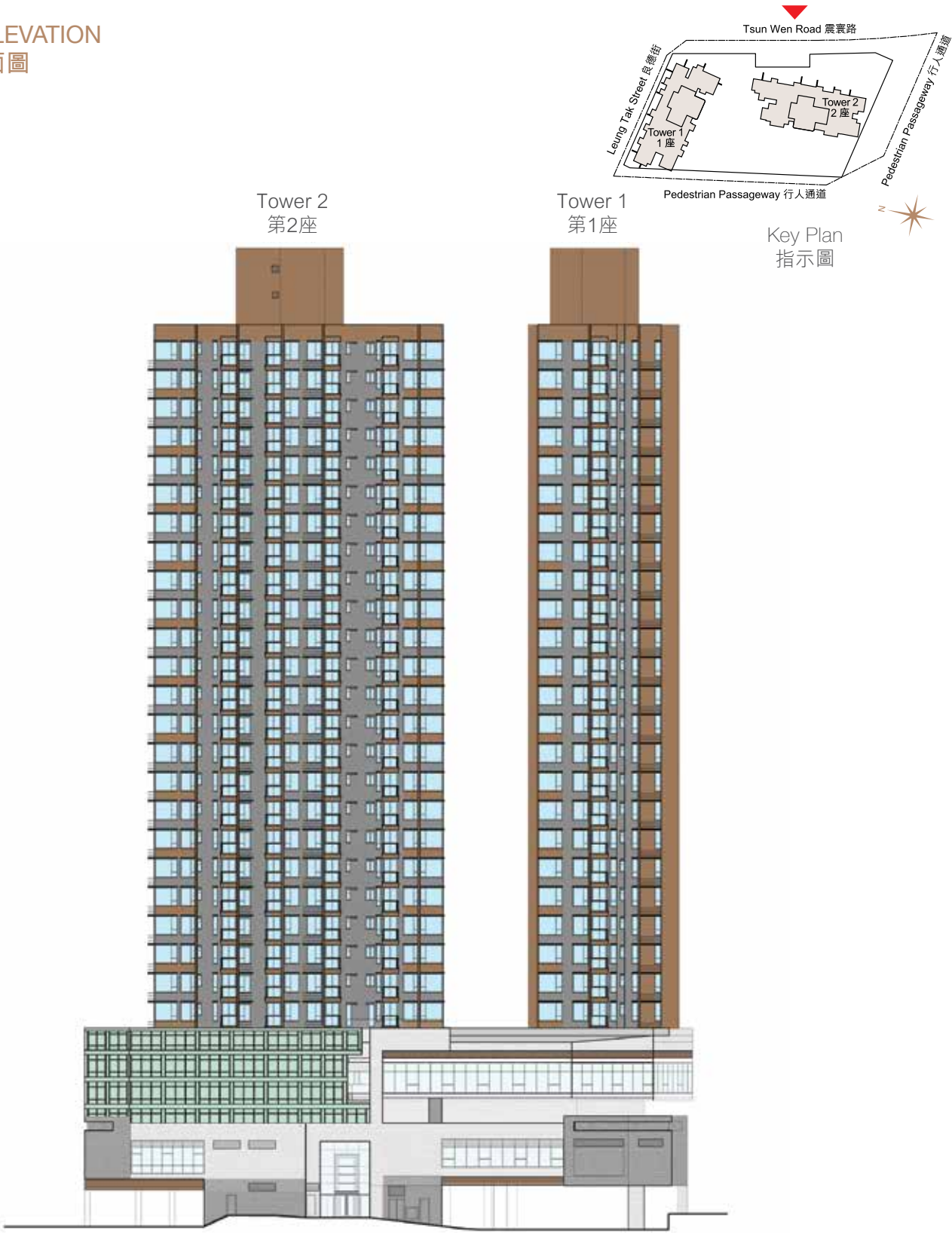


- 1) 毗鄰建築物的一段震寰路為香港主水平基準以上13.13米至13.28米。
- 2) 毗鄰建築物西面的一段行人通道為香港主水平基準以上11.34米至12.22米。
- 3) 紅色虛線為最低住宅樓層水平



# ELEVATION PLAN 立面圖

## EAST ELEVATION 東面立面圖



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

(1) are prepared on the basis of the approved Building Plans for the development as at 21 June 2016; and

(2) are in general accordance with the outward appearance of the development.

發展項目的認可人士證明本圖所顯示的立面：

(1) 以2016年6月21日此發展項目經批准的建築圖則為基礎擬備；及

(2) 大致上與該項目的外觀一致。

## SOUTH ELEVATION 南面立面圖



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

(1) are prepared on the basis of the approved Building Plans for the development as at 21 June 2016; and

(2) are in general accordance with the outward appearance of the development.

發展項目的認可人士證明本圖所顯示的立面：

(1) 以2016年6月21日此發展項目經批准的建築圖則為基礎擬備；及

(2) 大致上與該項目的外觀一致。

WEST ELEVATION  
西面立面圖



Authorized Person for the development certified that the elevations shown on these plans:  
(1) are prepared on the basis of the approved Building Plans for the development as at 21 June 2016; and  
(2) are in general accordance with the outward appearance of the development.

發展項目的認可人士證明本圖所顯示的立面：  
(1) 以2016年6月21日此發展項目經批准的建築圖則為基礎擬備；及  
(2) 大致上與該項目的外觀一致。

NORTH ELEVATION  
北面立面圖



Authorized Person for the development certified that the elevations shown on these plans:  
(1) are prepared on the basis of the approved Building Plans for the development as at 21 June 2016; and  
(2) are in general accordance with the outward appearance of the development.

發展項目的認可人士證明本圖所顯示的立面：  
(1) 以2016年6月21日此發展項目經批准的建築圖則為基礎擬備；及  
(2) 大致上與該項目的外觀一致。



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

	Covered 有上蓋遮蓋		Uncovered 沒有上蓋遮蓋	
Category of Common Facilities 公用設施類別	Area 面積 (sq m 平方米)	Area 面積 (sq ft 平方呎)	Area 面積 (sq m 平方米)	Area 面積 (sq ft 平方呎)
A residents' clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	732.665	7,886	538.72	5,799
A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
A communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	446.809	4,809	190.902	2,055

Notes:  
The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.

附註：  
以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。

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

1. The address of the website on which a copy of the Outline Zoning Plan relating to the development is available at: <http://www.ozp.tpd.gov.hk>

2. A copy of the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.

3. The inspection is free of charge.
1. 備有關於發展項目的分區計劃大綱的文本供閱覽的互聯網的網址為：<http://www.ozp.tpd.gov.hk>

2. 關於住宅物業的每一公契在將住宅物業提供出售的日期的最新擬稿存放在住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

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

1. Exterior finishes 外部裝修物料		
(a) External wall 外牆	External wall of tower is finished with ceramic tiles and metal louvers.  External wall of podium is finished with natural stone, ceramic tile, glass wall, glass balustrade, aluminum cladding, external paint and external timber.	大廈外牆鋪砌瓷磚及金屬百葉。  基座外牆鋪砌天然石、瓷磚、玻璃牆、玻璃欄杆、鋁板、外牆漆及外用木材。
(b) Window 窗	Window in living/dining room and bedroom is fitted with aluminum-framed single-glazed clear tempered glass and single glazed clear glass.  Window in kitchen is fitted with aluminum-framed single-glazed clear glass.  Window in bathroom is fitted with aluminum-framed single-glazed frosted glass for the following units: - Flat B & E for Tower 1 - Flat C & H (For all floors), & Flat E (For all floors except 5/F) of Tower 2	客廳、飯廳及睡房採用鋁質窗框配以單片強化清玻璃及單片清玻璃。  廚房採用鋁質窗框配以單片清玻璃。  以下單位浴室採用鋁質窗框配以單片磨砂玻璃 - 第1座B及E單位 - 第2座C及H單位（所有樓層），及E單位（所有樓層除5樓外）
(c) Bay window 窗台	Not Applicable	不適用
(d) Planter 花槽	Finished with ceramic tile, artificial granite stone, natural stone, external paint and wood plastic composite decking.	鋪砌瓷磚、人造花崗石、天然石、外牆漆及木塑複合地板。
(e) Verandah or balcony 陽台或露台	Balcony is fitted with aluminum-framed clear tempered glass balustrade with aluminum handrail.  Wall of balcony is finished with ceramic tile for the following units: - Flat A, C, D, E, F, G & H on 5/F-12/F, 15/F-16/F, & Flat A, C, D, E, F & G on 17/F-23/F, 25/F-31/F of Tower 1 - Flat A, B, E, F, G & H of Tower 2  Wall of balcony is finished with ceramic tile and aluminum acoustic cladding for the following units: - Flat B of Tower 1, Flat C & D of Tower 2  Floor of balcony is finished with ceramic tile for all units.  Ceiling of balcony is finished with aluminum acoustic ceiling for the following units: - Flat A, B, C, D & E of Tower 1, Flat C, D, E & F of Tower 2  Ceiling is finished with external paint on plaster for the following units: - Flat F, G & H of Tower 1, Flat A, B, G & H of Tower 2  All balconies are covered.  Verandah is not provided.	露台採用鋁質框配以強化清玻璃欄杆及鋁質扶手。  以下單位露台牆身鋪砌瓷磚： - 第1座5樓至12樓及15樓至16樓A、C、D、E、F、G及H單位，及17樓至23樓、25樓至31樓A、C、D、E、F及G單位 - 第2座A、B、E、F、G及H單位  以下單位露台牆身鋪砌瓷磚及鋁質隔音飾板： - 第1座B單位，及第2座C及D單位  所有露台地板鋪砌瓷磚。  以下單位露台天花鋪砌鋁質隔音天花： - 第1座A、B、C、D及E單位，及第2座C、D、E及F單位  以下單位露台天花批盪後髹上外牆漆： - 第1座F、G及H單位，及第2座A、B、G及H單位  所有露台為有蓋。  不設陽台。
(f) Drying facilities for clothing 乾衣設施	Not Applicable	不適用

2. Interior finishes 室內裝修物料		
(a) Lobby 大堂	<p><b>Main Entrance Lobby</b> Wall is finished with natural stone, stainless steel panel and timber veneer panel to the false ceiling level where exposed. Floor is finished with natural stone where exposed. Ceiling is finished with gypsum board false ceiling with emulsion paint where exposed.</p> <p><b>Typical Lift Lobby</b> Wall is finished with ceramic tile, stainless steel panel and timber veneer panel to the false ceiling level where exposed. Floor is finished with natural stone where exposed. Ceiling is finished with gypsum board false ceiling with emulsion paint where exposed.</p>	<p><b>入口大堂</b> 牆身外露部份鋪砌天然石、不銹鋼板及木皮飾面板至假天花高度。地板外露部份鋪砌天然石。天花外露部份裝設髹上乳膠漆之石膏板假天花。</p> <p><b>住宅電梯大堂</b> 牆身外露部份鋪砌瓷磚、不銹鋼板及木皮飾面板至假天花高度。地板外露部份鋪砌天然石。天花外露部份裝設髹上乳膠漆之石膏板假天花。</p>
(b) Internal wall and ceiling 內牆及天花板	<p>Internal wall of living/dining room and bedroom is plastered and finished with emulsion paint where exposed.</p> <p>Ceiling of living/dining room and bedroom is plastered and finished with emulsion paint where exposed. Part of the ceiling and bulkhead is finished with gypsum board false ceiling with emulsion paint.</p>	<p>客廳 / 飯廳及睡房內牆身外露部份批盪後髹上乳膠漆。</p> <p>客廳 / 飯廳及睡房天花外露部份批盪後髹上乳膠漆。部份天花及假陣位置裝設石膏板假天花並髹上乳膠漆。</p>
(c) Internal floor 內部地板	Internal floor of living/dining room and bedroom is finished with ceramic tile flooring with timber skirting where exposed.	客廳 / 飯廳及睡房之內部地板鋪砌瓷磚及木牆腳線於外露部份。
(d) Bathroom 浴室	<p>Wall is finished with ceramic tile to the false ceiling level where exposed.</p> <p>Ceiling is finished with aluminum false ceiling.</p> <p>Floors is finished with ceramic tile on exposed surface.</p>	<p>牆身外露部份鋪砌瓷磚至假天花高度。</p> <p>天花鋪砌鋁質假天花。</p> <p>地板外露部份鋪砌瓷磚。</p>
(e) Kitchen 廚房	<p>Wall is finished with ceramic tile, metal panel and glass panel with metal backing to false ceiling level where exposed.</p> <p>Ceiling is finished with aluminum false ceiling. For open kitchen, ceiling is finished with gypsum board false ceiling with emulsion paint.</p> <p>Floors is finished with ceramic tile where exposed.</p> <p>Cooking bench is finished with solid surfacing material.</p>	<p>牆身外露部份鋪砌瓷磚、金屬板及金屬背板玻璃至假天花高度。</p> <p>天花鋪砌鋁質假天花。開放式廚房之天花裝設髹上乳膠漆之石膏板假天花。</p> <p>地板外露部份鋪砌瓷磚。</p> <p>灶台面為實心面料。</p>

3. Interior fittings 室內裝置		
(a) Doors 門	<p><b>Unit Main Entrance Door</b> Solid core timber door finished with timber veneer, fitted with electronic lockset, concealed door closer and magic eye.</p> <p><b>Kitchen Door (Not applicable to open kitchen)</b> Solid core timber door finished with timber veneer and fire rated glass panel, fitted with metal handle and door closer.</p> <p><b>Balcony Door</b> Aluminum door fitted with clear tempered glass, metal handle and lockset.</p> <p><b>Bathroom Door and Lavatory Door</b> Hollow core timber door with louver finished with timber veneer, fitted with metal handle, lockset and door stopper.</p> <p><b>Bedroom Door</b> Hollow core timber door finished with timber veneer, fitted with metal handle, lockset and door stopper.</p> <p><b>Utility Platform Door</b> Aluminum-framed frosted tempered glass door fitted with metal handle and lockset for the following units: - Flat A, E and F of Tower 1 - Flat B, F and G of Tower 2</p> <p>Aluminum-framed clear tempered glass door fitted with metal handle and lockset for the following units: - Flat B of Tower 1 - Flat C of Tower 2</p> <p><b>Door Access to Private Flat Roof</b> Aluminum-framed clear glass door fitted with metal handle and lockset for the following units: - Flat F &amp; G on 5/F of Tower 1 - Flat F on 5/F of Tower 2</p> <p>Aluminum-framed frosted glass door fitted with metal handle and lockset for the following units: - Flat E on 5/F of Tower 2</p>	<p><b>單位大門</b> 木皮飾面實心木門，配以電子門鎖、隱藏式氣鼓及防盜眼。</p> <p><b>廚房門 (不適用於開放式廚房)</b> 木皮飾面實心木門鑲砌防火玻璃，配以金屬門柄及氣鼓。</p> <p><b>露台門</b> 鋁質門框配以強化清玻璃，裝設金屬手柄及門鎖。</p> <p><b>浴室門及洗手間門</b> 木皮飾面空心木門配以百葉，裝設金屬手柄、門鎖及門檔。</p> <p><b>睡房門</b> 木皮飾面空心木門裝設金屬手柄、門鎖及門檔。</p> <p><b>工作平台門</b> 以下單位工作平台門採用鋁質門框配以磨砂強化玻璃，裝設金屬手柄及門鎖： - 第1座A、E及F單位 - 第2座B、F及G單位</p> <p>以下單位工作平台門採用鋁質門框配以強化清玻璃，裝設金屬手柄及門鎖： - 第1座B單位 - 第2座C單位</p> <p><b>通往私人平台門</b> 以下單位平台門採用鋁質門框配以強化清玻璃，裝設金屬手柄及門鎖： - 第1座5樓F及G單位 - 第2座5樓F單位</p> <p>以下單位平台門採用鋁質門框配以強化磨砂玻璃，裝設金屬手柄及門鎖： - 第2座5樓E單位</p>

(b) Bathroom 浴室	<p>Basin countertop is finished with solid surfacing material</p> <p>Sanitary wares and fittings include:</p> <ul style="list-style-type: none"> <li>Wooden basin cabinet with plastic laminate and door panel finished with acrylic gloss paint</li> <li>Ceramic washbasin with chrome-plated basin mixer</li> <li>Hanging cabinet with mirror for the following units: <ul style="list-style-type: none"> <li>Flat A (Bathroom), B &amp; E on 5/F-12/F, 15/F-16, Flat A (Bathroom), B, E &amp; F on 17/F-23/F, 25/F-31/F of Tower 1</li> <li>Flat B, C, E &amp; F of Tower 2</li> </ul> </li> <li>Hanging wooden mirror cabinet finished with acrylic gloss paint for the following units: <ul style="list-style-type: none"> <li>Flat C, D, F, G &amp; H on 5/F-12/F, 15/F-16, and C, D &amp; G on 17/F-23/F, 25/F-31/F of Tower 1</li> <li>Flat A, D, G &amp; H of Tower 2</li> </ul> </li> <li>Vitreous china water closet</li> <li>Chrome-plated shower set</li> <li>Chrome-plated towel bar</li> <li>Chrome-plated paper holder</li> <li>Chrome-plated hook</li> <li>Vitreous china bathtub (1,500mm L x 700mm W x 390mm D) and chrome-plated bathtub mixer (applicable to bathrooms with bathtub)</li> <li>Tempered glass shower cubicle fitted with polished chrome shower mixer (applicable to bathroom with shower cubicle).</li> </ul> <p>Lavatory for Flat A Tower 1 is fitted with:</p> <ul style="list-style-type: none"> <li>Vitreous china closet</li> <li>Ceramic washbasin with chrome-plated basin mixer</li> <li>Hanging wooden mirror cabinet finished with acrylic gloss paint.</li> </ul> <p>Copper pipes are used for cold and hot water supply system</p>	<p>洗手盆檯面為實心面料</p> <p>浴室潔具及配件包括：</p> <ul style="list-style-type: none"> <li>選用膠板飾面木製洗手盆櫃，櫃門髹上亞加力光面油漆</li> <li>瓷質洗手盆配以鍍鉻水龍頭</li> <li>以下單位裝設鏡面吊櫃： <ul style="list-style-type: none"> <li>第1座5樓至12樓、15樓至16樓A (浴室)、B及E單位、17樓至23樓、25樓至31樓A (浴室)、B、E及F單位</li> <li>第2座B、C、E及F單位</li> </ul> </li> <li>以下單位選用膠板飾面木製鏡櫃髹上亞加力光面油漆： <ul style="list-style-type: none"> <li>第1座5樓至12樓、15樓至16樓C、D、F、G及H單位，及17樓至23樓、25樓至31樓C、D及G單位</li> <li>第2座A、D、G及H單位</li> </ul> </li> <li>搪瓷座廁</li> <li>鍍鉻淋浴花灑套裝</li> <li>鍍鉻毛巾桿</li> <li>鍍鉻廁紙架</li> <li>鍍鉻掛鉤</li> <li>搪瓷浴缸 (1,500 毫米長 x 700 毫米闊 x 390 毫米深)，並配以鍍鉻浴缸水龍頭 (只適用於有浴缸的浴室)</li> <li>強化玻璃淋浴間配有鍍鉻淋浴龍頭 (只適用於有淋浴間的浴室)</li> </ul> <p>第1座A單位之洗手間裝設：</p> <ul style="list-style-type: none"> <li>搪瓷座廁</li> <li>瓷質洗手盆配以鍍鉻水龍頭</li> <li>膠板飾面木製鏡櫃髹上亞加力光面油漆</li> </ul> <p>冷熱水供水系統採用銅喉管</p>
(c) Kitchen & open kitchen 廚房及開放式廚房	<p>Wooden kitchen cabinet with plastic laminate and wooden door panel finished with acrylic gloss paint. Fitted with stainless steel sink and chrome-plated hot and cold water mixer. Fitted with stainless steel utensil bar.</p> <p>Copper pipes are used for cold and hot water supply system.</p> <p>Sprinkler heads and smoke detector are installed in Open Kitchen / Living Area (for flats with open kitchen only)</p> <p>For appliances provision and brand name, please refer to “Fittings, Finishes and Appliances”.</p>	<p>選用膠夾板飾面木製廚櫃，廚櫃木門髹上亞加力光面油漆。另配不銹鋼洗滌盆連鍍鉻冷熱水龍頭。亦配有不銹鋼掛通。</p> <p>冷熱水供水系統採用銅喉管。</p> <p>消防花灑頭和煙霧頭安裝於開放式廚房 / 客廳 (只適於有開放式廚房單位)</p> <p>隨樓附送之設備及品牌，請參閱「裝置、裝修物料及設備」。</p>
(d) Bedroom 睡房	Not Applicable	不適用
(e) Telephone 電話	For the number and the location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”.	有關接駁點之數目及位置，請參考「住宅單位機電裝置數量說明表」。

(f) Aerials 天線	For the number and the location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”.	有關接駁點之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(g) Electrical installations 電力裝置	<p>For Flat C, D &amp; G on 5-12/F, 15-23/F &amp; 25-31/F and Flat H on 5-12/F &amp; 15-16/F of Tower 1 and Flat A, D &amp; H of Tower 2, three phase electricity supply distribution board with residual current device (RCD) and miniature circuit breakers (MCB) are provided. For Flat A, B, E &amp; F of Tower 1 and Flat B, C, E, F &amp; G of Tower 2, Single phase electricity supply distribution board with residual current device (RCD) and miniature circuit breakers (MCB) are provided. Electrical conduits are partly concealed and partly exposed*. For the number and location of power and air conditioning points, please refer to “Schedule of Mechanical provision of Residential Units”.</p> <p>* Note: Other than those parts of the electrical conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.</p>	<p>第1座5至12樓、15至23樓及25至31樓C、D及G單位; 5至12樓及15至16樓H單位; 第2座A、D及H單位; 每戶提供三相電力配電箱並裝置有漏電斷路器(RCD)及電力超載保護器(MCB)。第1座A、B、E及F單位; 第2座B、C、E、F及G單位; 每戶提供單相電力配電箱並裝置有漏電斷路器(RCD)及電力超載保護器(MCB)。電線導管部份隱藏及部份外露*。有關電插座及空調機接駁點之數目及位置, 請參考「住宅單位機電裝置數量說明表」。</p> <p>* 註釋：除部分隱藏於混凝土內之導管外，其他部分的電線導管均為外露。外露的導管大部分以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。</p>
(h) Gas supply 氣體供應	<p>Towngas piping is installed and connected to gas water heater and gas cooker for the following units:</p> <ul style="list-style-type: none"> <li>Flat A, B &amp; E on 5/F - 12/F, 15/F - 23/F &amp; 25/F - 31/F &amp; Flat F on 17/F - 23/F &amp; 25/F - 31/F of Tower 1</li> <li>Flat B, C &amp; F of Tower 2</li> </ul> <p>Towngas piping is installed and connected to gas water heater for the following units:</p> <ul style="list-style-type: none"> <li>Flat F on 5/F -12/F, 15/F – 16/F of Tower 1</li> <li>Flat E &amp; G of Tower 2</li> </ul> <p>Other flats do not have gas supply.</p>	<p>以下單位均裝置煤氣管及接駁至住宅單位之煤氣熱水爐和煤氣煮食爐：</p> <ul style="list-style-type: none"> <li>第1座5樓至12樓、15樓至23樓、25樓至31樓A、B及E單位，及17樓至23樓、25樓至31樓F單位</li> <li>第2座B、C及F單位</li> </ul> <p>以下單位均裝置煤氣管及接駁至住宅單位之煤氣熱水爐：</p> <ul style="list-style-type: none"> <li>第1座5樓至12樓、15樓至16樓F單位</li> <li>第2座E及G單位</li> </ul> <p>其他單位並無氣體供應。</p>
(i) Washing machine connection point 洗衣機接駁點	Water point of a design of 22mm in diameter and drain point of a design of 40mm diameter are provided for washing machine. For the location of points, please refer to “Schedule of Mechanical and Electrical Provisions of Residential Units”.	配備洗衣機來水接駁點 (其設計為直徑 22 毫米) 及去水接駁點 (其設計為直徑 40 毫米)。有關接駁點之位置，請參考「住宅單位機電裝置數量說明表」。
(j) Water supply 供水	<p>Copper pipes are adopted for cold and hot water supply system. Water pipes are partly concealed and partly exposed*. Hot water is available via water heater.</p> <p>* Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.</p>	<p>冷熱水供水喉系統全部採用銅管。供水喉管是部份隱藏及部份外露*。熱水經由熱水爐供應。</p> <p>* 註釋：除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。部分外露的水管以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。</p>



4. Miscellaneous 雜項		
(a) Lifts 升降機	3 passenger lifts (brand name: Hitachi, model no. VFI-II-900-CO150) serving for the following floors of each tower:  Basement (B/F), G/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-31/F	每座均裝有 3部「日立」(產品型號：VFI-II-900-CO150) 住客升降機穿梭以下樓層：  地庫、地下至3樓、5樓至12樓、15樓至23樓及25至31樓
(b) Letter box 信箱	Metal letter boxes are provided.	設金屬信箱。
(c) Refuse collection 垃圾收集	Refuse room (material recovery room) is provided at each residential floor with refuse collection at G/F for collection of refuse by cleaners.	分層住宅大廈每層住宅樓層設垃圾房 (物料回收室)，另中央垃圾收集房設於地下，由清潔工人定時收集垃圾。
(d) Water meter, electricity meter and gas meter 水錶、電錶及氣體錶	Water meter: Individual water meter is installed at Water Meter Room (WMR)/ Water Meter Cabinet (WMC) located at common area.  Electricity meter: Individual electricity meter is installed at Electrical Meter Room (EMR)/ Electrical Meter Cabinet (EMC) located at common area.  Gas meter: Individual gas meter is installed in kitchen / bathroom.	水錶：獨立水錶安裝於水錶房/水錶箱內，位於公用地方。  電錶：獨立電錶安裝於電錶房/電錶箱內，位於公用地方。  煤氣錶：獨立煤氣錶安裝於廚房或浴室內。

5. Security facilities 保安設施		
Door phone system is provided in each residential unit. "Octopus" card reader is provided for access control to the entrance, main lobbies, passenger lifts and carpark entrances. CCTV system is provided in the common areas including main lobbies, passenger lifts, podium, carpark and clubhouse, connected to management office	各住宅單位均設有對講機。入口，住宅大堂、客用升降機及停車場入口裝有八達通讀卡器。閉路電視系統設於公共地方包括住宅大堂、客用升降機、基座、停車場及會所，並連接管理處	

6. Appliances 設備		
Please see "Appliances Schedule" for details.	詳情請參閱設備表	

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

賣方承諾如發展項目中沒有安裝於上述第 4(a) 和 6 細項所指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule:  
設備說明表:

Tower 1 第1座 (5/F - 12/F, 15/F - 16/F) (5樓至12樓、15樓至16樓)											
Location 位置	Appliance 設備	Brand 牌子	Model 型號	Flat 單位							
				A	B	C	D	E	F	G	H
Kitchen 廚房	Refrigerator 雪櫃	Bauknecht	URI 145	-	-	1	1	-	1	1	1
			KGIN 3183 A++	1	1	-	-	1	-	-	-
	Washer Dryer 洗衣乾衣機	Bauknecht	BKWD6121	1	1	1	1	1	1	1	1
	Cooker Hood 抽油煙機	Bauknecht	DNHV 650	-	-	1	1	-	1	1	1
			DNHV 950	1	1	-	-	1	-	-	-
	Induction Hob 電磁爐	Bauknecht	CTAI 6360 IN	-	-	1	1	-	1	1	1
	Gas Hob 煤氣煮食爐	Bauknecht	TGC 8750 IN	-	1	-	-	1	-	-	-
			TGC 8860 IN	1	-	-	-	-	-	-	-
	Microwave Oven 微波爐	Bauknecht	EMCP 9200	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	-	-	1	1	-	-	1	1
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	1	1	-	-	-	-	-	-	
		TNJW161TFQL	-	-	-	-	1	-	-	-	
Bathroom 浴室	Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFQL	-	-	-	-	-	1	-	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 18/21/24 SLi	-	-	1	1	-	-	1	1
	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B	1	-	1	1	-	-	1	1
		Gelec 香港通用電器	WV 180	-	1	-	-	-	-	-	-
	Thermo Ventilator 浴室寶	Panasonic	FV-30BG2H	1	1	1	1	1	1	1	1
Living / Dining Room and Bedroom 客廳/飯廳 及睡房	Split Type Air-conditioner 分體式冷氣機	Toshiba 東芝	RAS-10N3KCV(HK)1 (Indoor)	-	-	-	-	-	-	-	-
			RAS-10N3ACV-1 (Outdoor)	-	-	-	-	-	-	-	-
			RAS-13N3KCV(HK) (Indoor)	-	1	-	1	1	-	-	-
			RAS-13N3ACV (Outdoor)	-	1	-	1	1	-	-	-
			RAS-18N3KCV(HK) (Indoor)	-	-	-	-	-	-	1	-
			RAS-18N3ACV (Outdoor)	-	-	-	-	-	-	1	-
			RAS-M13N3KCV(HK) (Indoor)	1	1	1	-	-	1	-	1
			RAS-3M23GACV-E (Outdoor)	1	1	1	-	-	1	-	1
			RAS-M10N3KCV(HK) (Indoor)	2	1	1	-	1	1	-	1
			RAS-M22N3KCV(HK) (Indoor)	1	-	-	-	1	-	-	-
			RAS-5M38UACV (Outdoor)	1	-	-	-	1	-	-	-

Notes: 1. The symbol "-" as shown in the above table denotes "Not provided".  
2. The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

附註： 1. 上表“-”代表不提供。  
2. 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule:  
設備說明表:

Tower 1 第1座 (17/F - 23/F, 25/F - 30/F) (17樓至23樓、25樓至30樓)				
Location 位置	Appliance 設備	Brand 牌子	Model 型號	Flat 單位
				A
Kitchen 廚房	Refrigerator 雪櫃	Bauknecht	URI 145	-
			KGIN 3183 A++	1
	Washer Dryer 洗衣乾衣機	Bauknecht	BKWD6121	1
	Cooker Hood 抽油煙機	Bauknecht	DNHV 650	-
			DNHV 950	1
	Induction Hob 電磁爐	Bauknecht	CTAI 6360 IN	-
	Gas Hob 煤氣煮食爐	Bauknecht	TGC 8750 IN	-
			TGC 8860 IN	1
	Microwave Oven 微波爐	Bauknecht	EMCP 9200	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	1
			TNJW161TFQL	-
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE18/21/24 SLi	-
	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B	1
		Gelec 香港通用電器	VV 180	-
	Thermo Ventilator 浴室寶	Panasonic	FV-30BG2H	1
Living / Dining Room and Bedroom 客廳/飯廳及睡房	Split Type Air-conditioner 分體式冷氣機	Toshiba 東芝	RAS-10N3KCV(HK)1 (Indoor)	-
			RAS-10N3ACV-1 (Outdoor)	-
			RAS-13N3KCV(HK) (Indoor)	-
			RAS-13N3ACV (Outdoor)	-
			RAS-18N3KCV(HK) (Indoor)	-
			RAS-18N3ACV (Outdoor)	-
			RAS-M13N3KCV(HK) (Indoor)	1
			RAS-3M23GACV-E (Outdoor)	1
			RAS-M10N3KCV(HK) (Indoor)	2
			RAS-M22N3KCV(HK) (Indoor)	1
			RAS-5M38UACV (Outdoor)	1

Notes: 1. The symbol “-” as shown in the above table denotes “Not provided”.  
2. The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

附註： 1. 上表 “-” 代表不提供。  
2. 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule:  
設備說明表:

Tower 1 第1座 (17/F - 23/F, 25/F - 31/F) (17樓至23樓、25樓至31樓)									
Location 位置	Appliance 設備	Brand 牌子	Model 型號	Flat 單位					
				B	C	D	E	F	G
Kitchen 廚房	Refrigerator 雪櫃	Bauknecht	URI 145	-	1	1	-	-	1
			KGIN 3183 A++	1	-	-	1	1	-
	Washer Dryer 洗衣乾衣機	Bauknecht	BKWD6121	1	1	1	1	1	1
	Cooker Hood 抽油煙機	Bauknecht	DNHV 650	-	1	1	-	-	1
			DNHV 950	1	-	-	1	1	-
	Induction Hob 電磁爐	Bauknecht	CTAI 6360 IN	-	1	1	-	-	1
	Gas Hob 煤氣煮食爐	Bauknecht	TGC 8750 IN	1	-	-	1	1	-
			TGC 8860 IN	-	-	-	-	-	-
	Microwave Oven 微波爐	Bauknecht	EMCP 9200	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	-	1	1	-	-	1
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 18/21/24 SLi	-	1	1	-	-	1
			LPK 125 B	-	1	1	-	-	1
	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B	-	1	1	-	-	1
		Gelec 香港通用電器	VV 180	1	-	-	-	-	-
Living / Dining Room and Bedroom 客廳/飯廳 及睡房	Split Type Air-conditioner 分體式冷氣機	Toshiba 東芝	Thermo Ventilator 浴室寶	Panasonic	FV-30BG2H	1	1	1	1
			RAS-10N3KCV(HK)1 (Indoor)	-	-	-	-	-	-

Notes: 1. The symbol “-” as shown in the above table denotes “Not provided”.  
2. The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

附註： 1. 上表 “-” 代表不提供。  
2. 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule:  
設備說明表:

Tower 1 第1座 (31/F) (31樓)				
Location 位置	Appliance 設備	Brand 牌子	Model 型號	Flat 單位
				A
Kitchen 廚房	Refrigerator 雪櫃	Bauknecht	URI 145	-
			KGIN 3183 A++	1
	Washer Dryer 洗衣乾衣機	Bauknecht	BKWD6121	1
	Cooker Hood 抽油煙機	Bauknecht	DNHV 650	-
			DNHV 950	1
	Induction Hob 電磁爐	Bauknecht	CTAI 6360 IN	-
	Gas Hob 煤氣煮食爐	Bauknecht	TGC 8750 IN	-
			TGC 8860 IN	1
	Microwave Oven 微波爐	Bauknecht	EMCP 9200	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	-
Bathroom 浴室	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	1
			TNJW161TFQL	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 18/21/24 SLi	-
	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B	1
		Gelec 香港通用電器	VV 180	-
	Thermo Ventilator 浴室寶	Panasonic	FV-30BG2H	1
Living / Dining Room and Bedroom 客廳/飯廳及睡房	Split Type Air-conditioner 分體式冷氣機	Toshiba 東芝	RAS-10N3KCV(HK)1 (Indoor)	-
			RAS-10N3ACV-1 (Outdoor)	-
			RAS-13N3KCV(HK) (Indoor)	1
			RAS-13N3ACV (Outdoor)	1
			RAS-18N3KCV(HK) (Indoor)	-
			RAS-18N3ACV (Outdoor)	-
			RAS-M13N3KCV(HK) (Indoor)	2
			RAS-3M23GACV-E (Outdoor)	2
			RAS-M10N3KCV(HK) (Indoor)	2
			RAS-M22N3KCV(HK) (Indoor)	-
			RAS-5M38UACV (Outdoor)	-

Notes: 1. The symbol “-” as shown in the above table denotes “Not provided”.  
2. The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

附註： 1. 上表 “-” 代表不提供。  
2. 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule:  
設備說明表:

Tower 2 第2座 (5/F - 12/F, 15 - 23/F, 25/F -31/F) (5樓至12樓、15樓至23樓、25樓至31樓)											
Location 位置	Appliance 設備	Brand 牌子	Model 型號	Flat 單位							
				A	B	C	D	E	F	G	H
Kitchen 廚房	Refrigerator 雪櫃	Bauknecht	URI 145	1	-	-	1	-	-	1	1
			KGIN 3183 A++	-	1	1	-	1	1	-	-
	Washer Dryer 洗衣乾衣機	Bauknecht	BKWD6121	1	1	1	1	1	1	1	1
	Cooker Hood 抽油煙機	Bauknecht	DNHV 650	1	-	-	1	1	-	1	1
			DNHV 950	-	1	1	-	-	1	-	-
	Induction Hob 電磁爐	Bauknecht	CTAI 6360 IN	1	-	-	1	1	-	1	1
	Gas Hob 煤氣煮食爐	Bauknecht	TGC 8750 IN	-	1	1	-	-	1	-	-
			TGC 8860 IN	-	-	-	-	-	-	-	-
	Microwave Oven 微波爐	Bauknecht	EMCP 9200	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	1	-	-	1	-	-	-	1
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	1	-	-	-	-	-	-	
Bathroom 浴室	Gas Water Heater 煤氣熱水爐	TGC	RJW200SFL	-	-	1	-	1	-	1	-
			TNJW161TFQL	-	-	-	-	-	1	-	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 18/21/24 SLi	1	-	-	1	-	-	-	1
	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B	1	-	-	1	-	-	-	-
		Gelec 香港通用電器	WV 180	-	-	-	-	-	-	-	1
	Thermo Ventilator 浴室寶	Panasonic	FV-30BG2H	1	1	1	1	1	1	1	1
Living / Dining Room and Bedroom 客廳/飯廳 及睡房	Split Type Air-conditioner 分體式冷氣機	Toshiba 東芝	RAS-10N3KCV(HK)1 (Indoor)	-	-	-	-	1	-	-	-
			RAS-10N3ACV-1 (Outdoor)	-	-	-	-	1	-	-	-
			RAS-13N3KCV(HK) (Indoor)	-	1	1	-	-	1	-	1
			RAS-13N3ACV (Outdoor)	-	1	1	-	-	1	-	1
			RAS-18N3KCV(HK) (Indoor)	-	-	-	-	-	-	1	-
			RAS-18N3ACV (Outdoor)	-	-	-	-	-	-	1	-
			RAS-M13N3KCV(HK) (Indoor)	1	-	-	1	-	-	-	-
			RAS-3M23GACV-E (Outdoor)	1	-	-	1	-	-	-	-
			RAS-M10N3KCV(HK) (Indoor)	1	1	1	1	1	1	-	-
			RAS-M22N3KCV(HK) (Indoor)	-	1	1	-	1	1	-	-
			RAS-5M38UACV (Outdoor)	-	1	1	-	1	1	-	-

Notes: 1. The symbol “-” as shown in the above table denotes “Not provided”.  
2. The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

附註： 1. 上表 “-” 代表不提供。  
2. 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。



Schedule of Mechanical & Electrical Provisions of Residential Units:  
住宅單位機電裝置數量說明表:

Tower 1 第1座 (5/F - 12/F, 15/F - 16/F) (5樓至12樓、15樓至16樓)									
Location 位置	Appliance 設備	Flat 單位							
		A	B	C	D	E	F	G	H
Main Entrance 大門入口	Door Bell Push Button 門鐘按鍵	1	1	1	1	1	1	1	1
Living/Dining Room 客廳/飯廳	TV/FM Outlet 電視/收音機插座	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1
	Door Phone 對講機	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	6	5	3	4	5	3	4	3
	Equipment Switch 設備開關	2	2	1	1	1	1	1	1
	Lighting Point 燈位	4	2	4	4	3	3	4	3
	13A Single Socket Outlet 13安培單位插座	-	1	-	2	1	-	2	-
	13A Twin Socket Outlet 13安培雙位插座	3	2	2	1	2	2	1	2
	20A Double Pole Switch for A/C 20安培冷氣兩極開關	1	1	1	1	1	1	1	1
Kitchen/ Open Kitchen 廚房/ 開放式廚房	Door Bell 門鐘	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	1	1	3	1	1	1
	13A Single Socket Outlet for Washing Machine 13安培單位洗衣機插座	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Refrigerator 13安培單位雪櫃插座	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Microwave Oven 13安培單位微波爐插座	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位插座	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位插座	2	2	1	1	1	1	1	1
	5A Fused Spur Unit 5安培接線座	3	3	2	2	3	2	2	2
	20A Connection Unit 20安培接線座	-	-	1	1	-	1	1	1
	MCB Distribution Board 總電箱	1	1	1	1	1	1	1	1
Master Bedroom 主人套房	32A Double Pole Switch For Electric Water Heater 32安培兩極電熱水爐開關	-	-	1	1	-	-	1	1
	TV/FM Outlet 電視/收音機插座	1	1	-	-	1	-	-	-
	Telephone Outlet 電話插座	1	1	-	-	1	-	-	-
	Lighting Switch 燈掣	1	1	-	-	1	-	-	-
	Lighting Point 燈位	1	1	-	-	1	-	-	-
	13A Twin Socket Outlet 13安培雙位插座	2	2	-	-	2	-	-	-
	20A Double Pole Switch for A/C 20安培冷氣兩極開關	1	1	-	-	1	-	-	-

Notes : 1. “1, 2, .....”denotes the quantity of such provision(s) provided in the residential unit.  
2. “-” denotes “not applicable”.  
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

附註： 1. “1, 2, .....” 表示提供於該住宅單位內的裝置數量。  
2. “-” 表示不適用。  
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions of Residential Units:  
住宅單位機電裝置數量說明表:

Tower 1 第1座 (5/F - 12/F, 15/F - 16/F) (5樓至12樓、15樓至16樓)									
Location 位置	Appliance 設備	Flat 單位							
		A	B	C	D	E	F	G	H
Bedroom 睡房	TV/FM Outlet 電視/收音機插座	-	-	1	-	-	1	-	1
	Telephone Outlet 電話插座	-	-	1	-	-	1	-	1
	Lighting Switch 燈掣	-	1	1	-	1	1	-	1
	Lighting Point 燈位	-	1	1	-	1	1	-	1
	13A Single Socket Outlet 13安培單位插座	-	1	1	-	1	1	-	1
	13A Twin Socket Outlet 13安培雙位插座	-	1	1	-	1	1	-	1
	20A Double Pole Switch for A/C 20安培冷氣兩極開關	-	1	1	-	1	1	-	1
Bedroom 1 睡房 1	Lighting Switch 燈掣	1	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-	-	-	-
	13A Single Socket Outlet 13安培單位插座	1	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13安培雙位插座	1	-	-	-	-	-	-	-
	20A Double Pole Switch for A/C 20安培冷氣兩極開關	1	-	-	-	-	-	-	-
Bedroom 2 睡房 2	Lighting Switch 燈掣	1	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-	-	-	-
	13A Single Socket Outlet 13安培單位插座	1	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13安培雙位插座	1	-	-	-	-	-	-	-
	20A Double Pole Switch for A/C 20安培冷氣兩極開關	1	-	-	-	-	-	-	-
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3
	13A Single Socket Outlet 13安培單位插座	1	1	1	1	1	1	1	1
	13A Fuse Spur Unit 13安培接線座	1	1	1	1	1	1	1	1
	5A Fuse Spur Unit 5安培接線座	3	3	3	3	2	3	3	3
	Gas Water Heater Panel 煤氣熱水爐控制面板	1	1	-	-	1	1	-	-
	40A Waterproof Isolator For Electric Water Heater 40安培防水刀掣電熱水爐開關	-	-	1	1	-	-	1	1
Lavatory (Flat A Only) 洗手間 (只限A單位)	Lighting Point 燈位	1	-	-	-	-	-	-	-
	13A Single Socket 13安培單位插座	1	-	-	-	-	-	-	-
	5A Fuse Spur Unit 5安培接線座	1	-	-	-	-	-	-	-
Balcony 露台	Lighting Point 燈位	1	1	1	1	1	1	1	1
A/C Platform 冷氣機平台	16A Double Pole Weatherproof Switch For A/C Outdoor Unit 16安培分體式冷氣室外散熱機防水隔離開關	-	-	-	-	-	-	-	-
	20A Double Pole Weatherproof Switch For A/C Outdoor Unit 20安培分體式冷氣室外散熱機防水隔離開關	2	2	1	1	2	1	1	1
Utility Platform 平台	Lighting Point 燈位	1	1	-	-	1	1	-	-

Notes : 1. “1, 2, .....”denotes the quantity of such provision(s) provided in the residential unit.  
2. “-” denotes “not applicable”.  
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

附註： 1. “1, 2, .....” 表示提供於該住宅單位內的裝置數量。  
2. “-” 表示不適用。  
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions of Residential Units:  
住宅單位機電裝置數量說明表:

Tower 1 (17/F - 23/F, 25/F - 31/F) (Excluding Flat A of 31/F) 第1座 (17樓至23樓、25樓至31樓) (31樓 A單位除外)									31/F 樓
Location 位置	Appliance 設備	Flat 單位							
		A	B	C	D	E	F	G	A
Main Entrance 大門入口	Door Bell Push Button 門鐘按鍵	1	1	1	1	1	1	1	1
Living/Dining Room 客廳/飯廳	TV/FM Outlet 電視/收音機插座	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1
	Door Phone 對講機	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	6	5	3	4	5	5	3	6
	Equipment Switch 設備開關	2	2	1	1	1	1	1	2
	Lighting Point 燈位	4	2	4	4	3	3	3	4
	13A Single Socket Outlet 13安培單位插座	-	1	-	2	1	1	-	-
	13A Twin Socket Outlet 13安培雙位插座	3	2	2	1	2	2	2	3
	20A Double Pole Switch for A/C 20安培冷氣兩極開關	1	1	1	1	1	1	1	2
Kitchen/ Open Kitchen 廚房/ 開放式廚房	Door Bell 門鐘	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	1	1	3	3	1	3
	13A Single Socket Outlet for Washing Machine 13安培單位洗衣機插座	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Refrigerator 13安培單位雪櫃插座	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Microwave Oven 13安培單位微波爐插座	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位插座	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位插座	2	2	1	1	1	1	1	2
	5A Fused Spur Unit 5安培接線座	3	3	2	2	3	3	2	3
	20A Connection Unit 20安培接線座	-	-	1	1	-	-	1	-
	MCB Distribution Board 總電箱	1	1	1	1	1	1	1	1
Master Bedroom 主人套房	32A Double Pole Switch For Electric Water Heater 32安培兩極電熱水爐開關	-	-	1	1	-	-	1	-
	TV/FM Outlet 電視/收音機插座	1	1	-	-	1	1	-	1
	Telephone Outlet 電話插座	1	1	-	-	1	1	-	1
	Lighting Switch 燈掣	1	1	-	-	1	1	-	1
	Lighting Point 燈位	1	1	-	-	1	1	-	1
	13A Twin Socket Outlet 13安培雙位插座	2	2	-	-	2	2	-	2
	20A Double Pole Switch for A/C 20安培冷氣兩極開關	1	1	-	-	1	1	-	1

Notes : 1. “1, 2, .....”denotes the quantity of such provision(s) provided in the residential unit.  
2. “-” denotes “not applicable”.  
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

附註： 1. “1, 2, .....” 表示提供於該住宅單位內的裝置數量。  
2. “-” 表示不適用。  
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions of Residential Units:  
住宅單位機電裝置數量說明表:

Tower 1 (17/F - 23/F, 25/F - 31/F) (Excluding Flat A of 31/F) 第1座 (17樓至23樓、25樓至31樓) (31樓 A單位除外)									31/F 樓
Location 位置	Appliance 設備	Flat 單位							
		A	B	C	D	E	F	G	A
Bedroom 睡房	TV/FM Outlet 電視/收音機插座	-	-	1	-	-	-	1	-
	Telephone Outlet 電話插座	-	-	1	-	-	-	1	-
	Lighting Switch 燈掣	-	1	1	-	1	1	1	-
	Lighting Point 燈位	-	1	1	-	1	1	1	-
	13A Single Socket Outlet 13安培單位插座	-	1	1	-	1	1	1	-
	13A Twin Socket Outlet 13安培雙位插座	-	1	1	-	1	1	1	-
	20A Double Pole Switch for A/C 20安培冷氣兩極開關	-	1	1	-	1	1	1	-
Bedroom 1 睡房 1	Lighting Switch 燈掣	1	-	-	-	-	-	-	1
	Lighting Point 燈位	1	-	-	-	-	-	-	1
	13A Single Socket Outlet 13安培單位插座	1	-	-	-	-	-	-	1
	13A Twin Socket Outlet 13安培雙位插座	1	-	-	-	-	-	-	1
	20A Double Pole Switch for A/C 20安培冷氣兩極開關	1	-	-	-	-	-	-	1
Bedroom 2 睡房 2	Lighting Switch 燈掣	1	-	-	-	-	-	-	1
	Lighting Point 燈位	1	-	-	-	-	-	-	1
	13A Single Socket Outlet 13安培單位插座	1	-	-	-	-	-	-	1
	13A Twin Socket Outlet 13安培雙位插座	1	-	-	-	-	-	-	1
	20A Double Pole Switch for A/C 20安培冷氣兩極開關	1	-	-	-	-	-	-	1
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3
	13A Single Socket Outlet 13安培單位插座	1	1	1	1	1	1	1	1
	13A Fuse Spur Unit 13安培接線座	1	1	1	1	1	1	1	1
	5A Fuse Spur Unit 5安培接線座	3	3	3	3	2	2	3	3
	Gas Water Heater Panel 煤氣熱水爐控制面板	1	1	-	-	1	1	-	1
	40A Waterproof Isolator For Electric Water Heater 40安培防水刀掣電熱水爐開關	-	-	1	1	-	-	1	-
Lavatory (Flat A Only) 洗手間 (只限A單位)	Lighting Point 燈位	1	-	-	-	-	-	-	1
	13A Single Socket 13安培單位插座	1	-	-	-	-	-	-	1
	5A Fuse Spur Unit 5安培接線座	1	-	-	-	-	-	-	1
Balcony 露台	Lighting Point 燈位	1	1	1	1	1	1	1	1
A/C Platform 冷氣機平台	16A Double Pole Weatherproof Switch For A/C Outdoor Unit 16安培分體式冷氣室外散熱機防水隔離開關	-	-	-	-	-	-	-	-
	20A Double Pole Weatherproof Switch For A/C Outdoor Unit 20安培分體式冷氣室外散熱機防水隔離開關	2	2	1	1	2	2	1	3
Utility Platform 平台	Lighting Point 燈位	1	1	-	-	1	1	-	1

Notes : 1. “1, 2, .....”denotes the quantity of such provision(s) provided in the residential unit.  
2. “-” denotes “not applicable”.  
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

附註： 1. “1, 2, .....” 表示提供於該住宅單位內的裝置數量。  
2. “-” 表示不適用。  
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions of Residential Units:  
住宅單位機電裝置數量說明表:

Tower 2 第2座 (5/F - 12/F, 15/F - 23/F, 25/F -31/F) (5樓至12樓、15樓至23樓、25樓至31樓)									
Location 位置	Appliance 設備	Flat 單位							
		A	B	C	D	E	F	G	H
Main Entrance 大門入口	Door Bell Push Button 門鐘按鍵	1	1	1	1	1	1	1	1
Living/Dining Room 客廳/飯廳	TV/FM Outlet 電視/收音機插座	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1
	Door Phone 對講機	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	3	5	5	3	5	5	4	4
	Equipment Switch 設備開關	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	3	3
	13A Single Socket Outlet 13安培單位插座	-	1	1	-	1	1	2	2
	13A Twin Socket Outlet 13安培雙位插座	2	2	2	2	2	2	1	1
	20A Double Pole Switch for A/C 20安培冷氣兩極開關	1	1	1	1	1	1	1	1
Kitchen/ Open Kitchen 廚房/開放式 廚房	Door Bell 門鐘	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	3	3	1	1	3	1	1
	13A Single Socket Outlet for Washing Machine 13安培單位洗衣機插座	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Refrigerator 13安培單位雪櫃插座	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Microwave Oven 13安培單位微波爐插座	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位插座	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位插座	1	1	1	1	1	1	1	1
	5A Fused Spur Unit 5安培接線座	2	3	2	2	2	2	2	2
	20A Connection Unit 20安培接線座	1	-	-	1	1	-	1	1
	32A Double Pole Switch For Electric Water Heater 32安培兩極電熱水爐開關	1	-	-	1	-	-	-	1
Master Bedroom 主人套房	MCB Distribution Board 總電箱	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視/收音機插座	-	1	1	-	1	1	-	-
	Telephone Outlet 電話插座	-	1	1	-	1	1	-	-
	Lighting Switch 燈掣	-	1	2	-	1	1	-	-
	Lighting Point 燈位	-	1	1	-	1	1	-	-
	13A Twin Socket Outlet 13安培雙位插座	-	2	2	-	2	2	-	-
	20A Double Pole Switch for A/C 20安培冷氣兩極開關	-	1	1	-	1	1	-	-

Notes : 1. “1, 2, ……”denotes the quantity of such provision(s) provided in the residential unit.  
2. “-” denotes “not applicable”.  
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

附註： 1. “1, 2, ……” 表示提供於該住宅單位內的裝置數量。  
2. “-” 表示不適用。  
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions of Residential Units:  
住宅單位機電裝置數量說明表:

Tower 2 第2座 (5/F - 12/F, 15/F - 23/F, 25/F -31/F) (5樓至12樓、15樓至23樓、25樓至31樓)									
Location 位置	Appliance 設備	Flat 單位							
		A	B	C	D	E	F	G	H
Bedroom 睡房	TV/FM Outlet 電視/收音機插座	1	-	-	1	-	-	-	-
	Telephone Outlet 電話插座	1	-	-	1	-	-	-	-
	Lighting Switch 燈掣	1	1	1	1	1	1	-	-
	Lighting Point 燈位	1	1	1	1	1	1	-	-
	13A Single Socket Outlet 13安培單位插座	1	1	1	1	1	1	-	-
	13A Twin Socket Outlet 13安培雙位插座	1	1	1	1	1	1	-	-
	20A Double Pole Switch for A/C 20安培冷氣兩極開關	1	1	1	1	1	1	-	-
Bathroom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3
	13A Single Socket Outlet13安培單位插座	1	1	1	1	1	1	1	1
	13A Fuse Spur Unit 13安培接線座	1	1	1	1	1	1	1	1
	5A Fuse Spur Unit 5安培接線座	3	2	3	3	3	3	3	3
	40A Waterproof Isolator For Electric Water Heater 40安培防水刀掣電熱水爐開關	1	-	-	1	-	-	-	1
Balcony 露台	Gas Water Heater Panel 煤氣熱水爐控制面板	-	1	1	-	1	1	1	-
	Lighting Point 燈位	1	1	1	1	1	1	1	1
A/C Platform 冷氣機平台	16A Double Pole Weatherproof Switch For A/C Outdoor Unit 16安培分體式冷氣室外散熱機防水隔離開關	-	-	-	-	-	-	-	-
	20A Double Pole Weatherproof Switch For A/C Outdoor Unit 20安培分體式冷氣室外散熱機防水隔離開關	1	2	2	1	2	2	1	1
Utility Platform 平台	Lighting Point 燈位	-	1	1	-	-	1	1	-

Notes : 1. “1, 2, ……”denotes the quantity of such provision(s) provided in the residential unit.  
2. “-” denotes “not applicable”.  
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

附註： 1. “1, 2, ……” 表示提供於該住宅單位內的裝置數量。  
2. “-” 表示不適用。  
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。



SERVICE AGREEMENTS  
服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

Town gas is supplied by the Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應

電力由中華電力有限公司供應

煤氣由香港中華煤氣有限公司供應

GOVERNMENT RENT  
地稅

The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.

賣方將會或已支付（視情況而定）從批地文件日期起至包括與各買方訂立之物業轉讓契約的日期為止，就發展項目所興建於該地段的所有地租。

MISCELLANEOUS PAYMENTS BY PURCHASER  
買方的雜項付款

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

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

Notes:

(a) The above applies even though the amount of the deposits or fee is yet to be ascertained at the date on which the sales brochure is printed.

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

附註：

(a) 縱然在售樓說明書的印製日期，上述按金或費用的款項尚未確定，上文仍然適用。

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

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

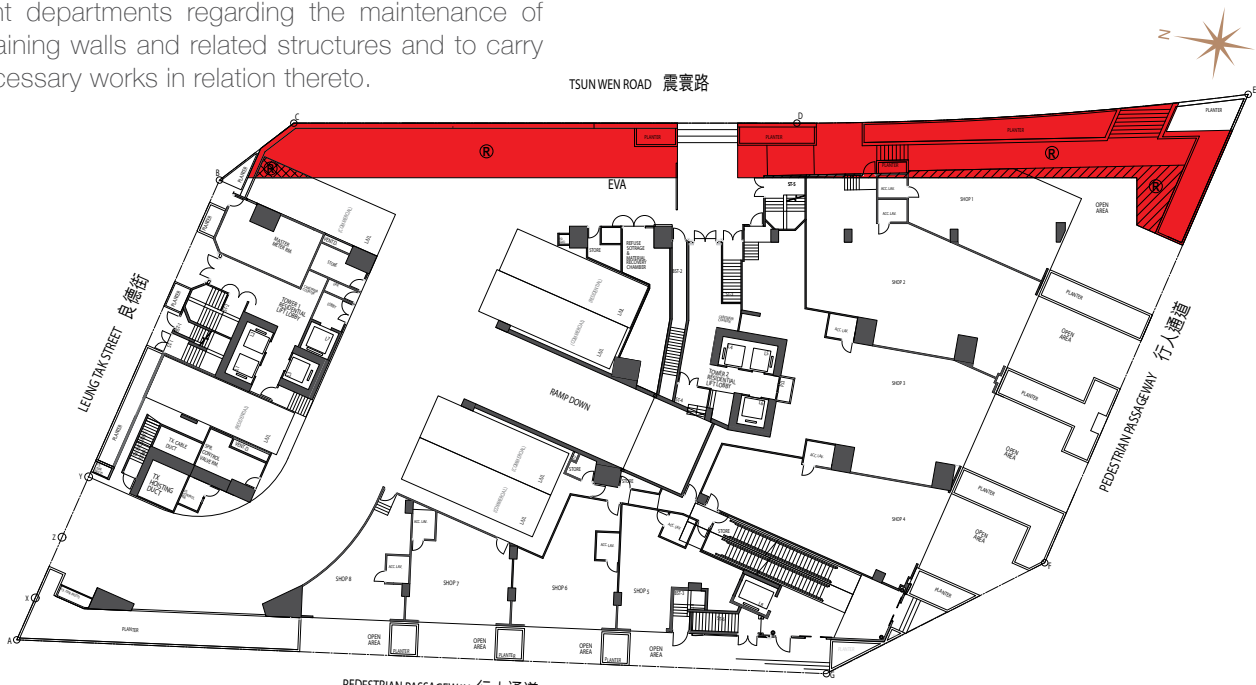
Defects liability warranty period for the residential property and the fittings, finishes and appliances as provided in the sale and purchase agreement is within 6 months from the date of completion of the sale and purchase.

按買賣合約的規定，住宅物業及買賣合約所列出的裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計6個月內。

MAINTENANCE OF SLOPES  
斜坡維修

Under the DMC of the development, the owners shall at their own expense maintain and carry out all works in respect of, and the Manager shall have the owner's authority to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition, the Slopes and Retaining Walls (as defined in the DMC) within or outside the Land or the development as required by the Land Grant in accordance with the "Geoguide 5-Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended from time to time and the maintenance manual for the Slopes and Retaining Walls and with such other guidelines issued from time to time by appropriate Government departments regarding the maintenance of slopes, retaining walls and related structures and to carry out any necessary works in relation thereto.

根據發展項目公契，擁有人須就斜坡及護土牆（按公契界定）自費保養及拖行一切行動，而管理人獲擁有人授權，聘請適當的合資格人士，按土力工程處印發的「岩土指南第五冊 - 斜坡維修指南」（以不時的修訂本為準）和斜坡保養手冊及有關政府部門不時發出有關保養斜坡，護土牆及相關構築物的其他指引，視察、維持及妥善保養批地文件要求的於土地及發展項目內外的斜坡及護土牆，並對其進行一切必要的工程。



Legend 圖例

- Slope & retaining structures under Commercial Accommodation  
在商業樓宇部份下面的斜坡及護土牆
- Slope & retaining structures under Commercial Common Areas  
在商業公用地方下面的斜坡及護土牆
- Slope & retaining structures under Development Common Areas  
在發展項目公用地方下面的斜坡及護土牆

MODIFICATION  
修訂

Not Applicable

不適用

RELEVANT INFORMATION

Noise mitigation measures

1. Noise Impact Assessment

The development is situated in districts dominated by residential and institutional uses. Light Rail Transit (LRT) is aligned to the south of the development which is substantially shielded by the existing residential development. Noise Impact Assessment has been carried out by the Vendor as required under Special Condition No. (34) of the Land Grant.

2. Noise Impact Assessment Report

A Noise Impact Assessment Report ("the NIAR") has been approved under Special Condition No. (34) of the Land Grant with reference number R3586\_V.1.5 and

dated March 2015. The NIAR will be available in the sales office for inspection by prospective purchaser free of charge (photocopies will be available on payment of photocopying charges).

3. Noise Mitigation Measures

According to Appendix I of the NIAR, the Noise Mitigation Measures specified in the "Schedules of Noise Mitigation Measures" below will be constructed and installed in the development. The Noise Mitigation Measures are described in details in the NIAR.

4. Schedules of Noise Mitigation Measures

(i) Fixed Glazing and Maintenance Windows are installed in the following location of Flats for noise mitigation.

Tower	Flat	Floor	Location
Tower 1	A	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F	Master Bedroom facing Tsun Wen Road
			Bedroom facing Tsun Wen Road
			Living Room facing Tsun Wen Road
	B	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F	Master Bedroom facing Tsun Wen Road and Leung Tak Street
			Bedroom facing Leung Tak Street
			Living Room facing Leung Tak Street
	C	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F	Bedroom facing Leung Tak Street
			Living Room facing Leung Tak Street
	D	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F	Living Room facing Leung Tak Street
	E	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F	Master Bedroom facing Leung Tak Street
			Bedroom facing Leung Tak Street
			Living Room facing Leung Tak Street
Tower 2	C	5/F, 6/F - 12/F, 15/F - 23/F, 25/F - 31/F	Master Bedroom facing Tsun Wen Road
			Bedroom facing Tsun Wen Road
			Living Room facing Tsun Wen Road
	D	5/F, 6/F - 12/F, 15/F - 23/F, 25/F - 31/F	Bedroom facing Tsun Wen Road
	E	5/F, 6/F - 12/F, 15/F - 23/F, 25/F - 31/F	Master Bedroom facing Tsun Wen Road
			Bedroom facing Tsun Wen Road
	F	5/F, 6/F - 12/F, 15/F - 23/F, 25/F - 31/F	Master Bedroom facing Tsun Wen Road
			Bedroom facing Tsun Wen Road
			Living Room facing Tsun Wen Road

The above Fixed Glazing and Maintenance Windows shall be closed for noise mitigation.

(ii) Acoustic fins are constructed at the following location of Flats for noise mitigation.

Tower	Flat	Floor	Location
Tower 1	A	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F	Balcony
			Master Bedroom
	B	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F	Balcony
			Master Bedroom
			Bedroom
	C	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F	Balcony
			Bedroom
	E	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F	Master Bedroom
			Bedroom
Tower 2	C	5/F, 6/F - 12/F, 15/F - 23/F, 25/F - 31/F	Bedroom
	D	5/F, 6/F - 12/F, 15/F - 23/F, 25/F - 31/F	Bedroom
	E	5/F, 6/F - 12/F, 15/F - 23/F, 25/F - 31/F	Balcony
			Master Bedroom
	F	5/F, 6/F - 12/F, 15/F - 23/F, 25/F - 31/F	Bedroom



(iii) Acoustic materials are installed in the following location of Flats for noise mitigation.

Tower	Flat	Floor	Location
Tower 1	A	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F	Ceiling of Balcony
	B	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F	Ceiling of Balcony
			Acoustic Fin to the side of Bedroom
			Acoustic Fin at Balcony on both sides
			Acoustic Fin to the side of Utility Platform
	C	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F	Ceiling of Balcony
Tower 2	C	5/F, 6/F - 12/F, 15/F - 23/F, 25/F - 31/F	Ceiling of Balcony
			Acoustic Fin to the side of Bathroom
			Acoustic Fin to the side of Balcony
	D	5/F, 6/F - 12/F, 15/F - 23/F, 25/F - 31/F	Ceiling of Balcony
			Acoustic Fin to the side of Bedroom
			Acoustic Fin to the side of Balcony
	E	5/F, 6/F - 12/F, 15/F - 23/F, 25/F - 31/F	Ceiling of Balcony
			Acoustic Fin to the side of Master Bedroom
			Acoustic Fin to the side of Bedroom
	F	5/F, 6/F - 12/F, 15/F - 23/F, 25/F - 31/F	Ceiling of Balcony

(iv) Balconies with solid parapet are provided in the following Flats for noise mitigation.

Tower	Flat	Floor
Tower 1	A	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F
	B	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F
	C	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F
	D	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F
	E	5/F, 6/F - 12/F, 15/F - 16/F, 17/F - 23/F, 25/F - 31/F
Tower 2	C	5/F, 6/F - 12/F, 15/F - 23/F, 25/F - 31/F
	D	5/F, 6/F - 12/F, 15/F - 23/F, 25/F - 31/F
	E	5/F, 6/F - 12/F, 15/F - 23/F, 25/F - 31/F
	F	5/F, 6/F - 12/F, 15/F - 23/F, 25/F - 31/F

(iv) Vertical acoustic noise barrier is installed at Landscaped Areas on 2/F facing Tsun Wen Road. Horizontal acoustic noise barrier is installed at transfer plate facing Leung Tak Street. Cantilevered acoustic noise barrier is installed at the transfer plate facing Tsun Wen Road.

## 有關資料

### 噪音緩解措施

#### 1. 噪音影響評估

發展項目座落的區域大多由住宅和機構用地佔據。發展項目以南邊的輕鐵被現有的住宅項目大幅屏蔽。賣方已根據批地文件特別條款第(34)條進行了噪音影響評估。

#### 2. 噪音影響評估報告

噪音影響評估報告（「噪音影響評估報告」）已根據批地文件特別條款第(34)條獲批（參考編號為 R3686\_V.1.5 及日期為2015年3月）。噪音影響評估報告可於售樓處供準買家免費參閱（索取影印本須付影印費）。

#### 4. 噪音緩解措施總覽

(i) 以下單位位置裝有固定窗戶及維修用窗以作噪音緩解措施。

座數	單位	層數	位置
第1座	A	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓	主人睡房面向震寰路
			睡房面向震寰路
			客廳面向震寰路
	B	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓	主人睡房面向震寰路及良德街
			睡房面向良德街
			客廳面向良德街
	C	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓	睡房面向良德街
			客廳面向良德街
	D	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓	客廳面向良德街
	E	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓	主人睡房面向良德街
			睡房面向良德街
			客廳面向良德街
第2座	C	5樓、6樓至12樓、15樓至23樓、25樓至31樓	主人睡房面向震寰路
			睡房面向震寰路
			客廳面向震寰路
	D	5樓、6樓至12樓、15樓至23樓、25樓至31樓	睡房面向震寰路
	E	5樓、6樓至12樓、15樓至23樓、25樓至31樓	主人睡房面向震寰路
			睡房面向震寰路
	F	5樓、6樓至12樓、15樓至23樓、25樓至31樓	主人睡房面向震寰路
			睡房面向震寰路
			客廳面向震寰路

以上固定窗戶及維修用窗須保持關閉以緩解噪音。

(ii) 以下單位位置裝有隔聲簷以作噪音緩解措施。

座數	單位	層數	位置
第1座	A	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓	露台
			主人睡房
	B	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓	露台
			主人睡房
			睡房
	C	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓	露台
			睡房
第2座	E	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓	主人睡房
			睡房
	C	5樓、6樓至12樓、15樓至23樓、25樓至31樓	睡房
	D	5樓、6樓至12樓、15樓至23樓、25樓至31樓	睡房
	E	5樓、6樓至12樓、15樓至23樓、25樓至31樓	露台
			主人睡房
第2座	F	5樓、6樓至12樓、15樓至23樓、25樓至31樓	睡房

(iii) 以下單位位置裝有隔聲物料以作噪音緩解措施。

座數	單位	層數	位置
第1座	A	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓	露台天花
	B	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓	露台天花
			睡房側之隔聲簷
			露台兩側之隔聲簷
			工作平台側之隔聲簷
	C	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓	露台天花
第2座	D	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓	露台天花
	E	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓	露台天花
	C	5樓、6樓至12樓、15樓至23樓、25樓至31樓	露台天花
			浴室側之隔聲簷
			露台側之隔聲簷
	D	5樓、6樓至12樓、15樓至23樓、25樓至31樓	露台天花
			睡房側之隔聲簷
			露台側之隔聲簷
	E	5樓、6樓至12樓、15樓至23樓、25樓至31樓	露台天花
			主人睡房側之隔聲簷
			睡房側之隔聲簷
第2座	F	5樓、6樓至12樓、15樓至23樓、25樓至31樓	露台天花

(iv) 以下單位之露台裝有實心護欄以作噪音緩解措施。

座數	單位	層數
第1座	A	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓
	B	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓
	C	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓
	D	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓
	E	5樓、6樓至12樓、15樓至16樓、17樓至23樓、25樓至31樓
第2座	C	5樓、6樓至12樓、15樓至23樓、25樓至31樓
	D	5樓、6樓至12樓、15樓至23樓、25樓至31樓
	E	5樓、6樓至12樓、15樓至23樓、25樓至31樓
	F	5樓、6樓至12樓、15樓至23樓、25樓至31樓

(v) 2樓的園景美化地方裝有直立式隔音屏障面向震寰路。面向良德街的結構轉換層裝有橫向式隔音屏障。面向震寰路的結構轉換層裝有懸臂式隔音屏障。

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

www.orihk.com

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

			Area (m²) 面積 (平方米)
	Disregarded GFA under Building (Planning) Regulations 23(3)(b)	根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積	
1(#)	Carpark and loading/unloading area excluding public transport terminus	停車場及上落客貨地方（公共交通總站除外）	3,163.578
2	Plant rooms and similar services	機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulations such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recover chamber, etc.	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	321.576
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅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	1,215.737
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	非強制性或非必要機房，例如空調機房、風櫃房等	30.458
	Green Features under Joint Prasticce Notes 1 and 2	根據《聯合作業備考》第1號和第2號提供的環保設施	
3	Balcony	露台	370.000
4	Wider common corridor and lift lobby	加闊的公用走廊及升降機大堂	Not Applicable 不適用
5	Communal sky garden	公用空中花園	Not Applicable 不適用
6	Acoustic fin	隔聲鰭	93.336
7	Wing wall, wind catcher and funnel	翼牆、捕風器及風斗	Not Applicable 不適用
8	Non-structural prefabricated external wall	非結構預製外牆	Not Applicable 不適用
9	Utility platform	工作平台	144.000
10	Noise barrier	隔音屏障	243.397

獲寬免總樓面面積的設施分項

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

	Amenity Features	適意設施	
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	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、業主立案法團辦公室	19.102
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	732.665
13	Covered landscaped and play area	有上蓋的園景區及遊樂場	446.809
14	Horizontal screens/covered walkways, trellis	橫向屏障/有蓋人行道、花棚	Not Applicable 不適用
15	Larger lift shaft	擴大升降機井道	334.692
16	Chimney shaft	煙肉管道	Not Applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18(#)	Pipe duct, air duct for mandatory feature or essential plant room	強制性設施或必要機房所需的管槽、氣槽	140.363
19	Pipe duct, air duct for non-mandatory feature or non-essential plant room	非強制性設施或非必要機房所需的管槽、氣槽	Not Applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	環保系統及設施所需的機房、管槽、氣槽	Not Applicable 不適用
21	Void in duplex domestic flat and house	複式住宅單位及洋房的中空	Not Applicable 不適用
22	Projections such as air-conditioning box and platform with a projection of more than 750mm from external wall	伸出物，如空調機箱及伸出外牆超過750毫米的平台	529.349
	Other Exempted Items	其他項目	
23(#)	Refuge floor including refuge floor cum sky garden	庇護層，包括庇護層兼空中花園	Not Applicable 不適用
24(#)	Other projections	其他伸出物	Not Applicable 不適用
25	Public transport terminus	公共交通總站	Not Applicable 不適用
26(#)	Party structure and common staircase	共用構築物及樓梯	Not Applicable 不適用
27(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	481.099
28(#)	Public passage	公眾通道	Not Applicable 不適用
29	Covered set back area	因建築物後移導致的覆蓋面積	Not Applicable 不適用
	Bonus GFA	額外總樓面面積	
30	Bonus GFA	額外總樓面面積	Not Applicable 不適用

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

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



INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

The development has achieved the unclassified rating under the BEAMPlus V1.2 for new buildings. 發展項目獲得綠建環評1.2版（新建建築）暫定不予評級。



Estimated Energy Performance or Consumption

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

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	YES 是
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施：	1. High Efficient Air Conditioning Units 高效能空調機 2. High Efficient Lighting System 高效能照明系統

發展項目的公用部分的預計能量表現或消耗

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

Part II : The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup> 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 <sup>(註腳1)</sup> ：-					
Location 位置	Internal Floor Served Area (m <sup>2</sup> ) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building <sup>(Note 2)</sup> 基線樓宇 <sup>(註腳2)</sup> 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m <sup>2</sup> /annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m <sup>2</sup> /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m <sup>2</sup> /annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m <sup>2</sup> /annum 煤氣/石油氣 用量單位/平方米/年
Area served by central services building installation <sup>(Note 3)</sup>	Domestic portion 住用部份 8,517	295	0	248	0
有使用中央屋宇裝備裝置 <sup>(註腳3)</sup> 的部分	Non-domestic portion (Podium) 非住用部份 (平台) 447	880	0	817	0

Notes:

1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.  
The predicted annual energy use, in terms of electricity consumption (kWh/m2/annum) and town gas/LPG consumption (unit/m2/annum), of the development by the internal floor area served, where: (a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and (b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

註腳:

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。  
預計每年能源消耗量[以耗電量（千瓦小時/平方米/年）及煤氣/石油氣消耗量（用量單位/平方米/年）計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：- (a) “每年能源消耗量”與新建樓宇 BEAM Plus 標準（現行版本）第4節及附錄8中的「年能源消耗」具有相同涵義；及 (b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. “基準樓宇”與新建樓宇 BEAM Plus 標準（現行版本）第4節及附錄8中的“基準建築物模式（零分標準）”具有相同涵義。
3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則（2010年2月版）（草稿）中的涵義相同。

Part III : The following installation(s) is / are* designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第III部分：以下裝置乃按機電工程署公布的相關實務守則設計：			
Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	√		
Air Conditioning Installations 空調裝置	√		
Electrical Installations 電力裝置	√		
Lift & Escalator Installations 升降機及自動梯的裝置	√		
Performance-based Approach 以總能源為本的方法			√

## INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the Agreement for Sale and Purchase, sub-sell that Residential Unit or Parking Space or transfer the benefit of the Agreement for Sale and Purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
2. If the Vendor, at the request of the purchaser under an Agreement for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the Agreement for Sale and Purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement for Sale and Purchase.
3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective Assignments to the purchasers.
4. The purchaser who has signed an Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
5. Special Condition No. (6)(e) of the Land Grant provides that the minimum number of residential units in the development is 370.
6. Special Condition No. (38) of the Land Grant stipulates that except with the prior written consent of the Director of Lands, the purchaser shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the Lot, including but not limited to demolition or alternation of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the Lot. The decision of the Director of Lands as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the purchaser.
7. The Deed of Mutual Covenant and Management Agreement of the development contains the following provisions:-
  - Clause 9.1.3 provides that the Manager shall deposit in the management office of the development the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 5.2.10 hereof. All Owners may inspect the same at the management office of the development during normal office hours free of charge. A photocopy of such record deposited shall be provided to any Owner upon request at the expense of such Owner and on the payment of a reasonable charge. Any monies paid as such a charge shall be credited to the Special Fund.
  - Clause 5.2.10 provides that no Owner of a Flat shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
8. A total number of 370 residential units are provided in the development.

## 地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

1. 買方須與賣方於正式買賣合約中協議，除訂立按揭或押記外，買方不會於完成正式買賣合約之成交及簽署轉讓契之前，以任何方式，或訂立任何協議以達至提名任何人士接受轉讓正式買賣合約所指明的住宅物業或車位的轉讓契，或轉讓該住宅物業或車位，或轉移該住宅物業或車位的正式合約的權益。
2. 如正式買賣合約的買方有此要求，並獲賣方（按其自己的酌情決定）同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指明的住宅物業及車位總售價百份之五的款額。同時買方亦須額外付予賣方或付還賣方（視情況而定）全部就取消該正式買賣合約而須付之律師費、收費及代墊付費用（包括任何印花稅）。
3. 賣方將會支付或已經支付（視情況而定）由批地文件之日起直至有關個別買方簽署轉讓契之日（包括簽署轉讓契當日）止，所有有關該正在興建的發展項目所處地段的地稅。
4. 已簽署正式買賣合約的買方有權要求查閱並於要求時獲提供一份有關完成興建發展項目所需的建築費用及專業費用總額，及有關直至詢問時的上一個曆月底為止已動用及支付的建築費用及專業費用總額的最新資料記錄的副本，但每次要求須支付不超過港幣一百元的象徵式費用。
5. 批地文件特別條款第(6)(e)條規定，發展項目住宅單位數目最少為370個。
6. 根據批地文件特別條款第(38)條，除非獲得地政總署署長的書面同意，買家不得進行或容許或容受進行有關建立於該地段任何住宅單位的工程（包括但不限於任何分隔牆或任何地板或天花板或任何間隔構築物的拆除或改建），以導致該單位與任何毗鄰或鄰近住宅單位內部相通及可從毗鄰或鄰近住宅單位到達的工程。對於何謂導致某單位與任何毗鄰或鄰近住宅單位內部相通及可從毗鄰或鄰近住宅單位到達的工程，地政總署署長的決定應為最終決定及對買家有約束力。
7. 發展項目公共契約暨管理合約有以下條款：
  - 第9.1.3條規定，管理人須在發展項目的管理處備存由地政總署署長或任何其他代替的政府部門提供、載有關於第5.2.10條提及之同意書的資訊的記錄。所有業主可在發展項目管理處於正常辦公時間內免費查閱上述備存的記錄。應業主要求，該備存的記錄的副本須提供予該業主，而該業主須承擔有關支出及繳付合理費用。任何就該費用而支付的款項須撥入特別基金。
  - 第5.2.10條規定，業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位到達的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建），除非獲地政總署署長或任何其他不時代替的政府部門事先書面同意，地政總署署長或任何其他不時代替的政府部門可按其絕對酌情權發出或拒絕同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件（包括繳付費用）。
8. 發展項目共提供370個住宅單位。

EXAMINATION RECORD  
檢視記錄

Examination / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in Version with Print Date on 27 July 2016 2016年7月27日 印製版本之頁次	Page Number in Revised version with Examination Date on 15 August 2016 2016年8月15日 檢視版本之頁次	Revision Made 所作修改
15 August 2016 2016年8月15日	61	61	Fittings, Finishes and Appliances are updated 更新裝置、裝修物料及設備

Examination / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in Version with Print Date on 15 August 2016 2016年8月15日 印製版本之頁次	Page Number in Revised version with Examination Date on 27 October 2016 2016年10月27日 檢視版本之頁次	Revision Made 所作修改
27 October 2016 2016年10月27日	14	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
	61, 63-64, 67-71	61, 63-64, 67-71	Fittings, Finishes and Appliances are updated 更新裝置、裝修物料及設備
	72, 74	72, 74	Schedule of Mechanical & Electrical Provisions are updated 更新住宅單位 機電裝置數量說明表

Examination / Revision Date 檢視/修改日期	Revision Made 所作修改		
	Page Number in Version with Print Date on 27 October 2016 2016年10月27日 印製版本之頁次	Page Number in Revised version with Examination Date on 26 January 2017 2017年1月26日 檢視版本之頁次	Revision Made 所作修改
26 January 2017 2017年1月26日	14	14	Location Plan of the Development is updated 更新發展項目的所在位置圖