

THE JAWA  
渣華道98號

售樓說明書 Sales Brochure



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您在購置一手住宅物業之前，應留意下列事項：

## 適用於所有一手住宅物業

### 1. 重要資訊

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

### 2. 費用、按揭貸款和樓價

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

### 3. 價單、支付條款，以及其他財務優惠

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

### 4. 物業的面積及四周環境

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

### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊 —
  - > 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - > 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - > 室內和外部的裝置、裝修物料和設備；
  - > 管理費按甚麼基準分擔；
  - > 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. 買賣協議

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

**8. 表達購樓意向**

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

**9. 委託地產代理**

- 留意倘賣方委任一個或多於一個地產代理,以協助銷售其發展項目內任何指明住宅物業,該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理(不一定是賣方所指定的地產代理),以協助您購置發展項目內任何指明住宅物業;您亦可不委託任何地產代理。
- 委託地產代理以物色物業前,您應該 —
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事,倘發生利益衝突,未必能夠保障您的最大利益;
  - 了解您須否支付佣金予該地產代理。若須支付,有關的佣金金額和支付日期為何;以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問,應要求該地產代理或營業員出示其「地產代理證」,或瀏覽地產代理監管局的網頁(網址:www.eaa.org.hk),查閱牌照目錄。

**10. 委聘律師**

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

**適用於一手未落成住宅物業****11. 預售樓花同意書**

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

**12. 示範單位**

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

**適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業****13. 預計的關鍵日期**

- 查閱售樓說明書中有關發展項目的預計的關鍵日期<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」。

**15. 參觀物業**

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

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

電話 : 2817 3313  
 電郵 : enquiry\_srpa@hd.gov.hk  
 傳真 : 2219 2220

其他相關聯絡資料 :

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

運輸及房屋局  
 一手住宅物業銷售監管局  
 2014年4月

<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。

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 Firsthand 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 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** : [enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)  
**Fax** : 2219 2220

Other useful contacts :

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

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

<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.

發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數	:	渣華道98號
多單位建築物	:	發展項目包括一幢多單位建築物
該幢多單位建築物的樓層的總數	:	32 層(不包括天台)
發展項目的經批准的建築圖則所規定的樓層號數	:	地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至36樓及天台
被略去的樓層號數	:	4樓、13樓、14樓、24樓及34樓
底護層:	:	10樓
Name of street at which the Development is situated and street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development	:	98 Java Road
Multi-unit buildings	:	The Development consists of one multi-unit Building
Total number of storeys of the multi-unit building	:	32 storeys (Excluding Roof)
Floor numbering as provided in the approved building plans for the Development	:	G/F, 1/F-3/F, 5/F-12/F, 15-23/F, 25-33 /F, 35/F-36/F and Roof
Omitted floor numbers	:	4/F, 13/F, 14/F, 24/F and 34/F
Refuge floor	:	10/F



## 3

## 賣方及有參與發展項目的其他人的資料

## INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方	: 英皇駿景酒店有限公司
賣方之控權公司	: 英皇集團(國際)有限公司   英皇物業發展有限公司
發展項目的認可人士	: 張廣揚建築師事務所有限公司之張廣揚先生
發展項目的承建商	: 永森建築工程有限公司
賣方代表律師	: 孖士打律師行
已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構	: 東亞銀行有限公司*
已為發展項目的建造提供貸款的任何其他人	: 英皇地產有限公司*
Vendor	: Emperor Hotel Limited
Holding Company of the Vendor	: Emperor International Holdings Limited   Emperor Property Development Limited
Authorized Person for the Development	: Mr. Cheung Kong Yeung of Cheung Kong - Yeung Architects Limited
Building Contractor for the Development	: Wing Sum Construction & Engineering Co. Ltd.
Vendor's Solicitors	: Mayer Brown JSM
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development	: The Bank of East Asia, Limited*
Any other person who has made a loan for the construction of the Development	: Emperor Investment Limited*

## 備註

\* 所有貸款經已償還。

## Note:

\* All loans have been repaid.

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

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorised Person for the Development	Not Applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorised Person	Not Applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorised Person	Not Applicable
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorised Person	Not Applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorised Person	Not Applicable
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorised Person	Not Applicable
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development	Not Applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development	Not Applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors	Not Applicable
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorised Person for the Development, or an associate of such an Authorised Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor	Not Applicable
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorised Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor	Not Applicable
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorised Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor	Not Applicable
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorised Person, or such an associate, is an employee of that Vendor or contractor	Not Applicable
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor	Not Applicable
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor	Not Applicable
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor	Not Applicable
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor	Not Applicable
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorised Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor	Not Applicable
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor	Not Applicable

發展項目有非結構的預製外牆構成圍封牆的一部分。  
非結構的預製外牆厚度範圍90毫米、250毫米及300毫米。

There will be non-structural prefabricated external walls of the enclosing walls of the development.  
The range of thickness of the non-structural prefabricated external wall: 90mm, 250mm & 300mm.

每個住宅物業的非結構的預製外牆總面積。

Total Area of Non-structural Prefabricated External Walls of each residential Property

樓層 Floor	單位 Unit	總面積 (平方米) Total Area (sq.m.)
6樓 6/F	A	3.719
	B	1.127
	C	1.127
	D	3.500
7樓至12樓 7/F-12/F	A	3.719
	B	1.127
	C	1.127
	D	3.500
15樓至28樓 15/F-28/F	A	4.316
	B	1.638
	C	4.140
29樓至33樓 29/F-33/F	A	5.590
	B	5.399
35樓 35/F	-	12.343
36樓 36/F	-	12.807
天台 R/F	-	0.705

#### 備註

上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

1. 不設4樓、13樓、14樓、24樓及34樓。
2. 10樓為庇護層。
3. 上述列表之面積並不包括於6樓、7樓至9樓、11樓至12樓、15樓至28樓、29樓至33樓、35樓及36樓之垃圾房的總數共11.61平方米的非結構的預製外牆。

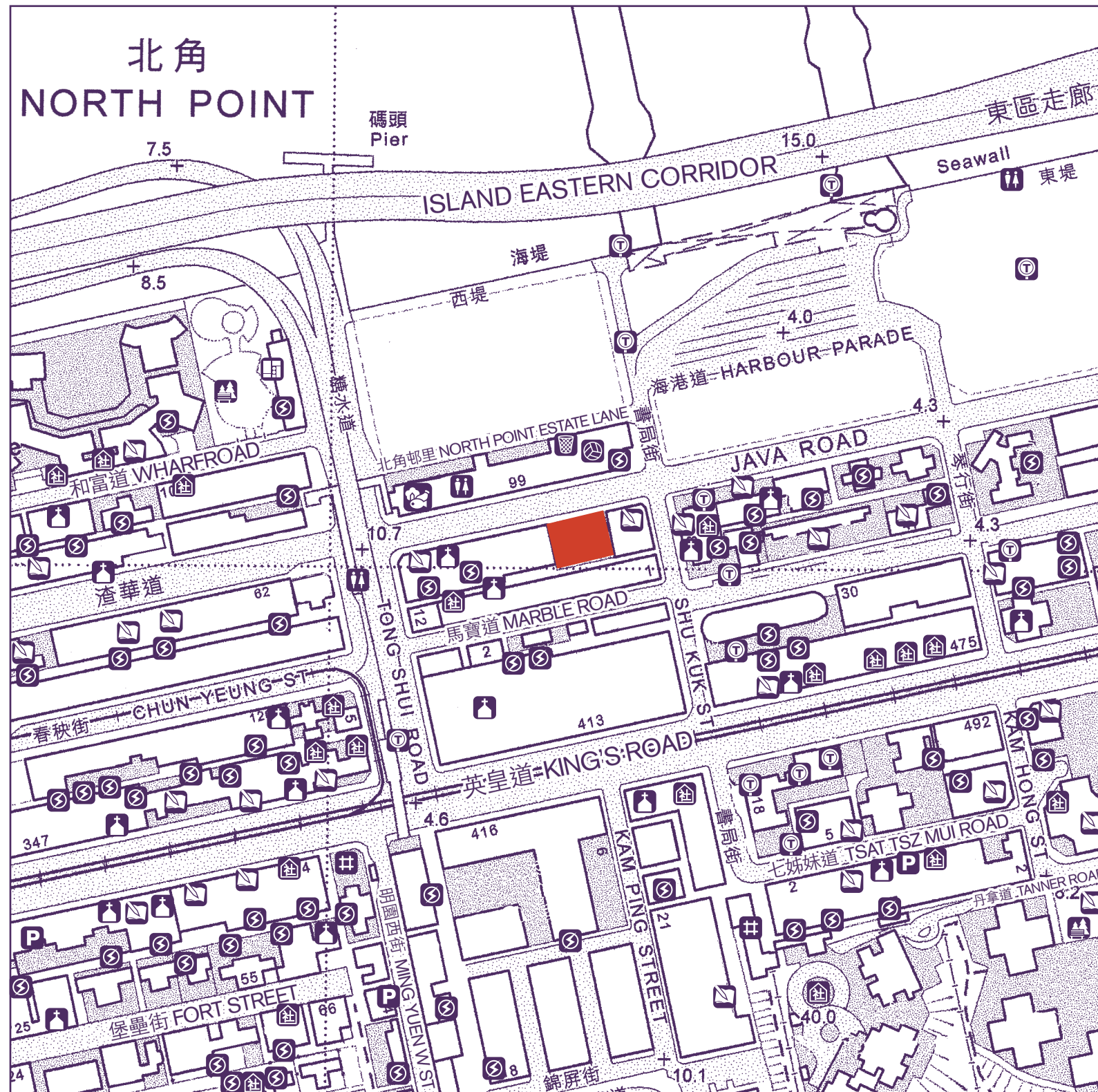
#### Note

The area as specified above in square feet are converted at rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in sq. m.

1. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
2. 10/F is refuge floor.
3. There are total 11.61sq.m.(125 sq. ft.) of non-structural prefabricated external wall in the refuse room on 6/F, 7/F-9/F, 11/F-12/F, 15/F-28/F, 29/F-33/F, 35/F and 36/F which are not counted in the table above.

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

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



圖例 NOTATION

- 香港鐵路的通風井  
A Ventilation Shaft for the Mass Transit Railway
- 公用設施裝置 (包括抽水站)  
A Public Utility Installation
- 公園  
A Public Park
- 體育設施 (包括運動場及游泳池)  
Sports Facilities (including a sports ground and a swimming pool)
- 公廁  
A Public Convenience
- 學校 (包括幼稚園)  
A School (including a kindergarten)
- 宗教場所 (包括教堂、廟宇及祠堂)  
A Religious Institution (including a church, a temple and a Tsz Tong)
- 發電廠 (包括電力分站)  
A Power Plant (including electricity sub-stations)
- 社會福利設施 (包括老人中心及弱智人士護理院)  
Social Welfare Facilities (including an elderly centre and a home for the mentally disabled)
- 公共交通總站 (包括鐵路車站)  
A Public Transport Terminal (including a rail station)
- 公眾停車場 (包括貨車停泊處)  
A Public Carpark (including a lorry park)
- 市場 (包括濕貨市場及批發市場)  
A Market (including a wet market and a wholesale market)
- 鐵路車廠  
A Railway Depot
- 垃圾收集站  
A Refuse Collection Point

發展項目的位置  
The Location of the Development

發展項目的位置圖：摘錄自2017年1月20日修訂之測繪圖，編號為11-SE-A。  
Location Plan of the Development: Adopted from part of the Survey sheet No. 11-SE-A, dated 20 January 2017.

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 11/2015

The map reproduced with permission of the Director of Lands The Government of Hong Kong SAR. License No.11/2015

備註

由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

Note

The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.

比例尺SCALE





 發展項目的界線  
The Boundary of the Development

摘錄自地政總署測繪處於2017年1月6日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E011311C。

Adopted from part of the aerial photo taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo no. E011311C, dated 6<sup>th</sup> January, 2017.

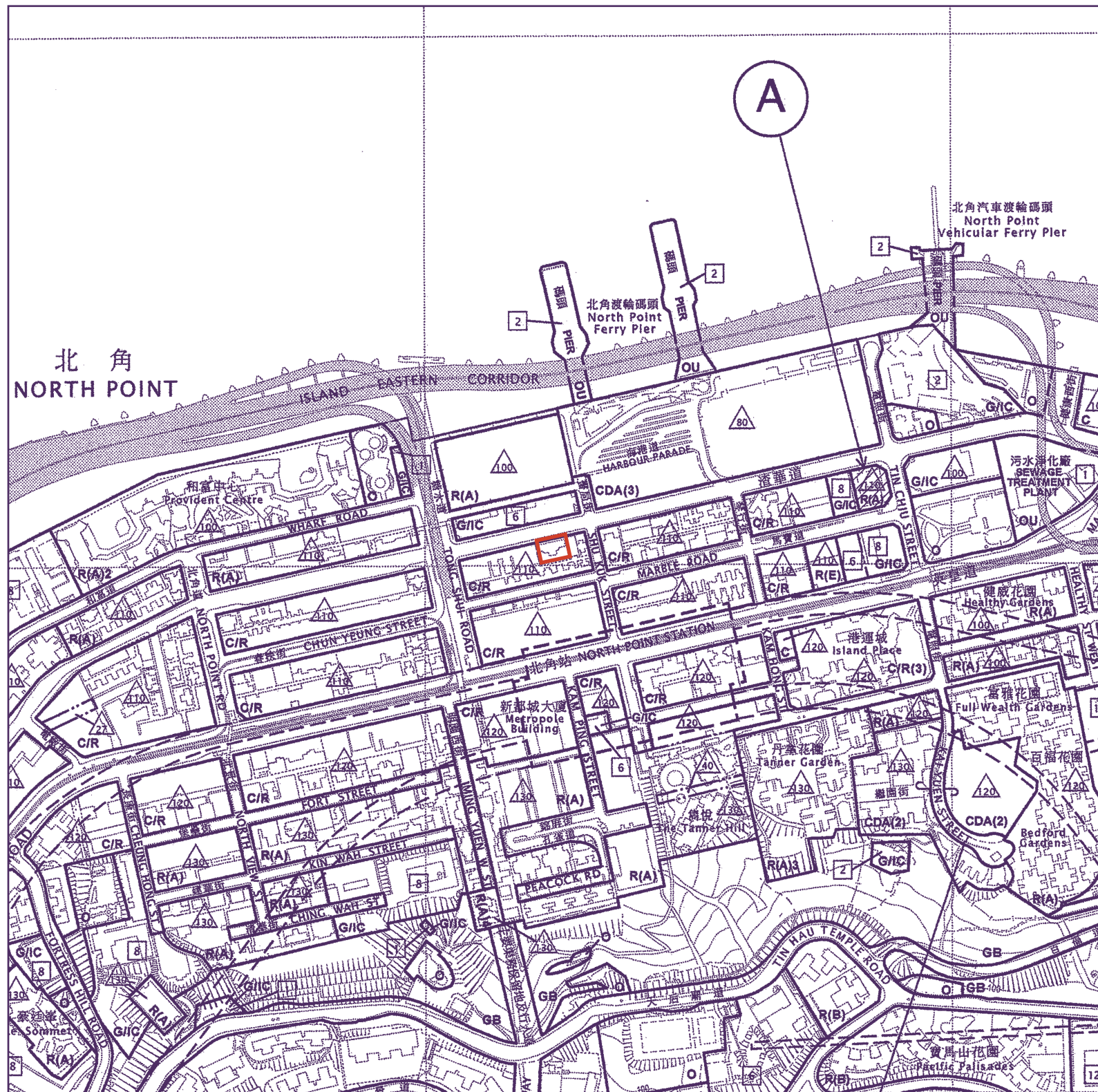
香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。  
Survey and Mapping Office, Lands Department, The Government of HKSAR©  
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#### 備註

1. 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

#### Note

1. The aerial photo may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reasons.



圖例 NOTATION

地帶 Zones

- C 商業  
Commercial
- CDA 綜合發展區  
Comprehensive Development Area
- C/R 商業/住宅  
Commercial/Residential
- R(A) 住宅(甲類)  
Residential(Group A)
- R(B) 住宅(乙類)  
Residential(Group B)
- R(C) 住宅(丙類)  
Residential(Group C)
- R(E) 住宅(戊類)  
Residential(Group E)
- G/C 政府、機構或社區  
Government, Institution or Community
- O 休憩用地  
Open Space
- OU 其他指定用途  
Other Specified Uses
- GB 綠化地帶  
Green Belt

交通 COMMUNICATIONS

- 鐵路及車站(地下)  
Railway and Station (Underground)
- 主要道路及路口  
Major Road and Junction
- 高架道路  
Elevated Road
- 鐵路專用範圍  
Elevated Road

其他 MISCELLANEOUS

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

發展項目的界線  
The Boundary of the Development

摘錄自2016年8月5日刊憲之北角(港島規劃區第8區)分區計劃大綱圖,圖則編號為S/H/25。

Excerpt of Hong Kong Planning Area No. 8 from the Outline Zoning Plan of North Point with Plan No. S/H/25 gazetted on 5 August 2016.

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備註

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

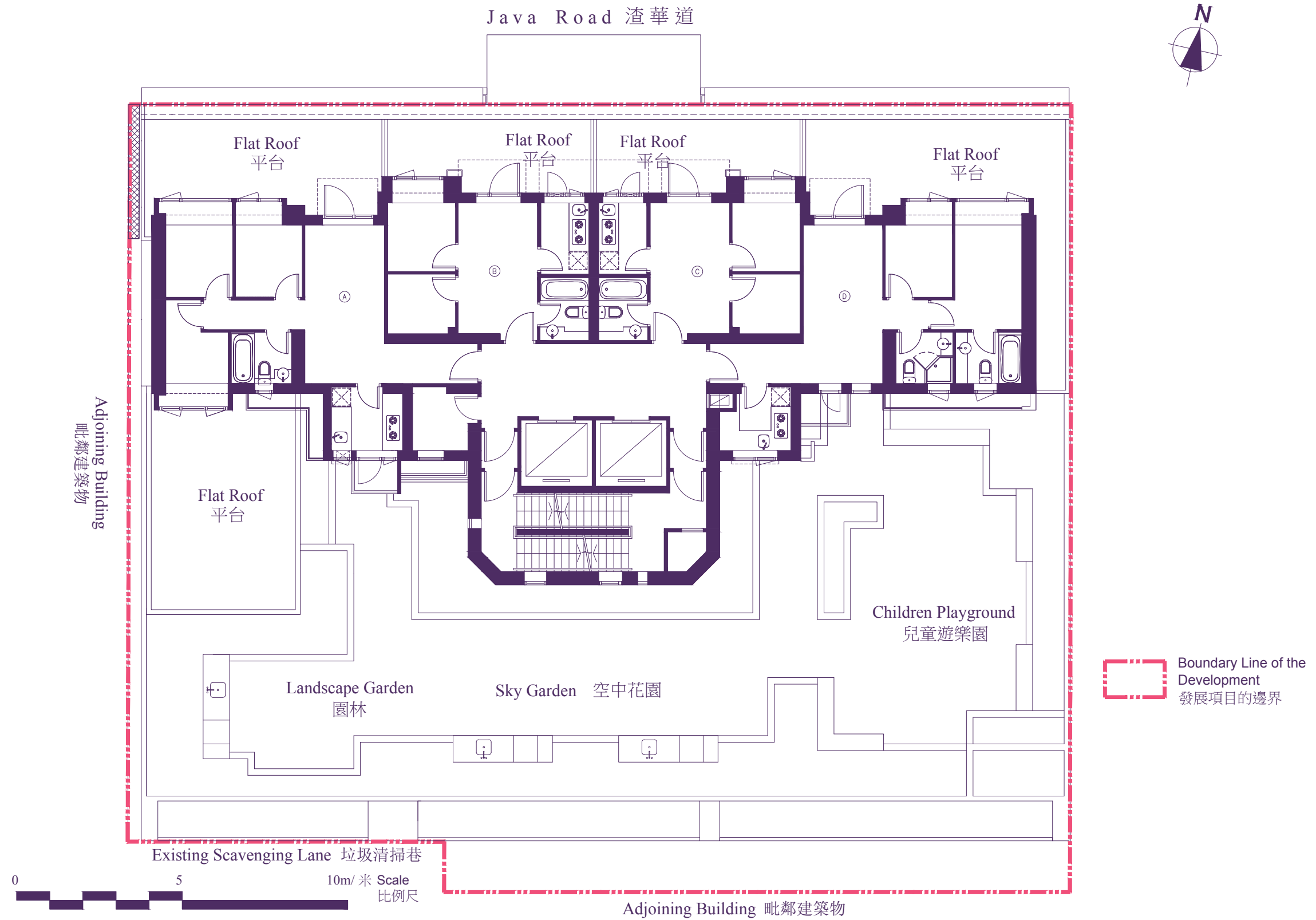
Note

1. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.

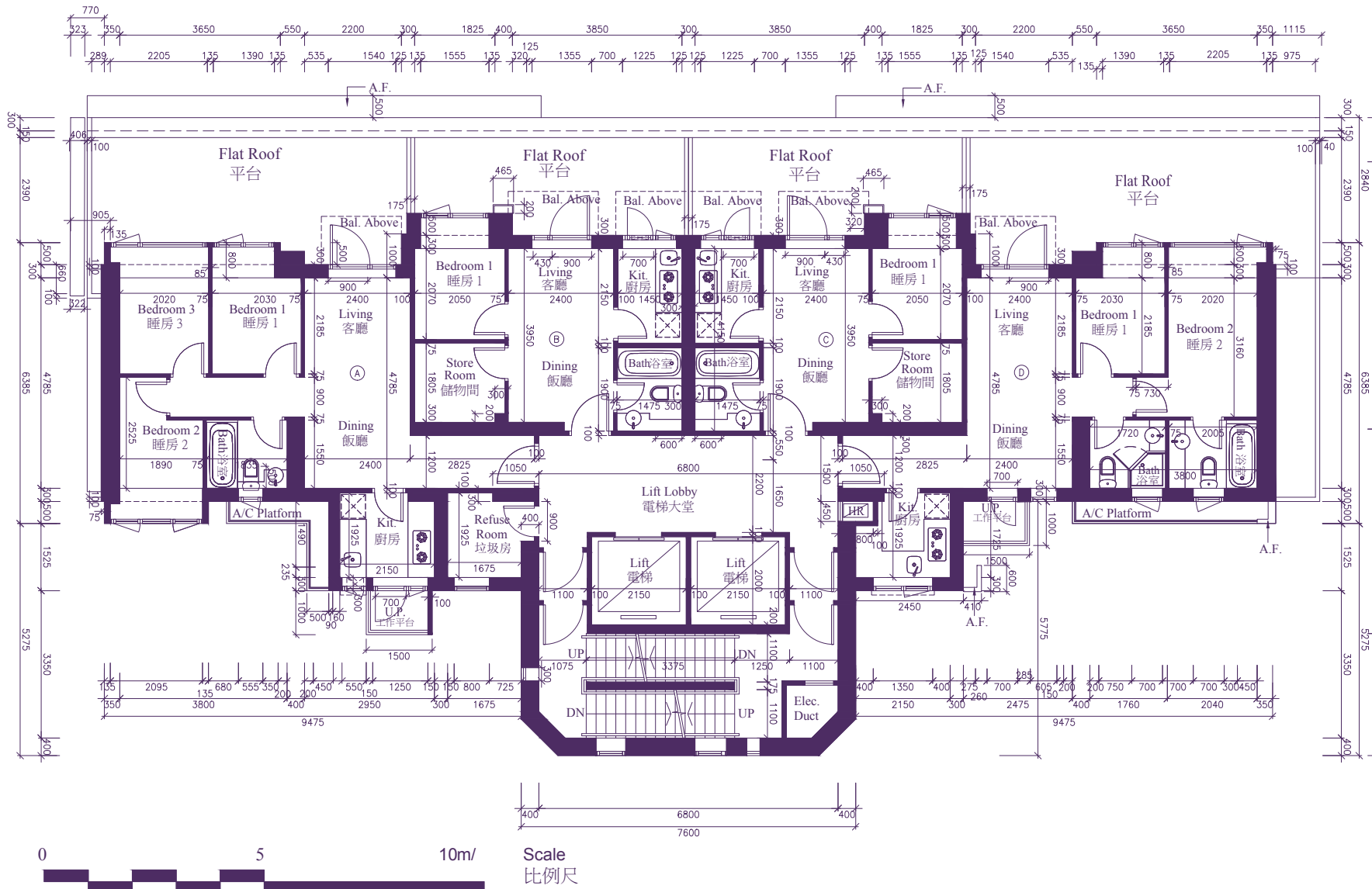
比例尺SCALE







六樓  
6th Floor



平面圖圖例  
Legend of floor plan

- UP = 上Up
- DN = 下Down
- A.F. = 建築裝飾Architectural Feature
- Elec. Duct = 電錶槽
- H.R. = 消防喉轆Hose Reel
- Bal. Above = 上層露台Balcony Above
- Bal. = 露台Balcony
- Kit. = 廚房Kitchen
- U.P. = 工作平台Utility Platform
- A/ C Platform = 冷氣機平台Air-conditioner Platform
- W.C. = 洗手間Water Closet
- P.D. = 管槽Pipe Duct
- W.1 = 洗手間1Washroom1
- W.2 = 洗手間2Washroom2

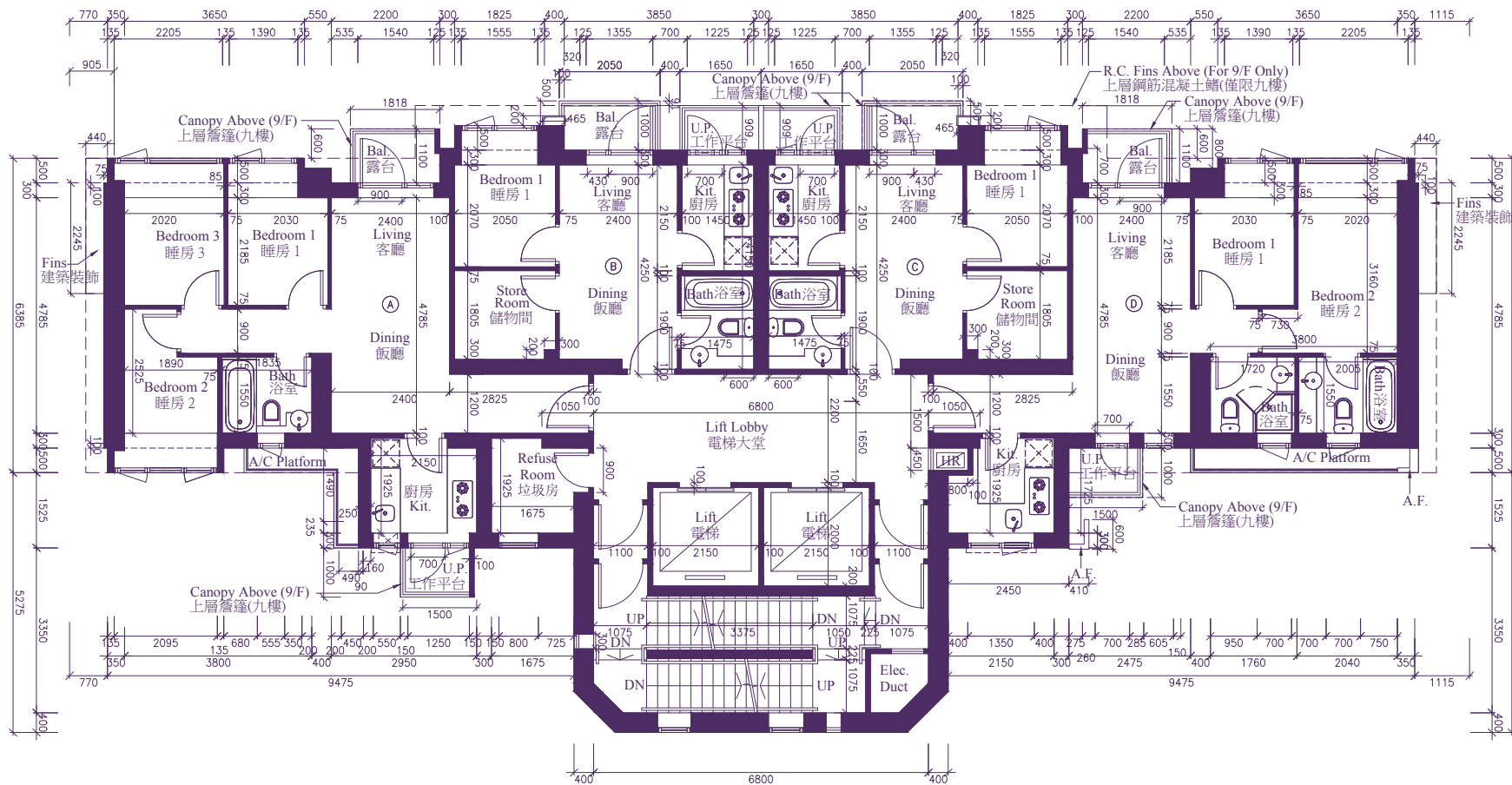
備註

1. 6樓住宅物業的層與層之間的高度為3.150米。
2. 每個住宅物業的樓板的厚度(不包括灰泥)為150毫米。
3. 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。
4. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸,並以2011年9月28日,2011年8月8日,2011年2月16日及2011年1月19日經屋宇署批准的建築圖則為基礎。

Note

1. The floor-to-floor height of 6/F residential property is 3.150m.
2. The thickness of the floor slabs (excluding plaster) of each residential property is 150mm, 175mm.
3. The internal areas of the residential properties on the upper floors with generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
4. The dimensions in the floor plans are all structural dimensions in millimetre which were prepared on the basis of General Building Plan approved by the Building Department on 28 September 2011, 8 August 2011, 16 February 2011 & 19 January 2011.

七樓至九樓、十一樓至十二樓  
7th - 9th, 11th - 12th Floor



平面圖圖例  
Legend of floor plan

UP = 上Up

DN = 下Down

A.F. = 建築裝飾Architectural Feature

Elec. Duct = 電錶槽

H.R. = 消防喉轆Hose Reel

Bal. Above = 上層露台Balcony Above

Bal. = 露台Balcony

Kit. = 廚房Kitchen

U.P. = 工作平台Utility Platform

A/C Platform = 冷氣機平台Air-conditioner Platform

W.C. = 洗手間Water Closet

P.D. = 管槽Pipe Duct

W.1 = 洗手間1Washroom1

W.2 = 洗手間2Washroom2

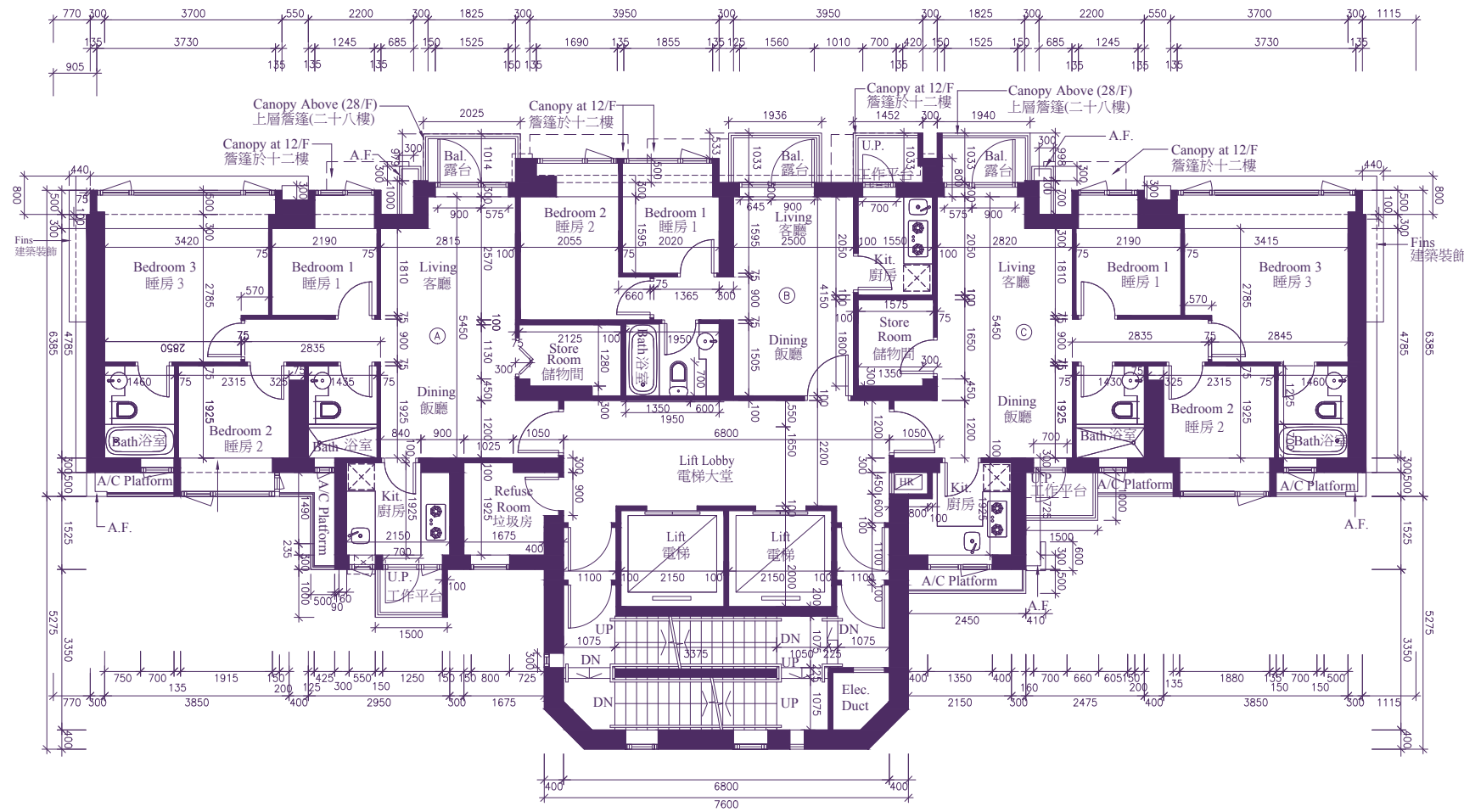
備註

1. 7樓至9樓、11樓至12樓住宅物業的層與層之間的高度為3.150米。
2. 每個住宅物業的樓板的厚度(不包括灰泥)為150毫米、175毫米。
3. 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。
4. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸,並以2011年9月28日、2011年8月8日、2011年2月16日及2011年1月19日經屋宇署批准的建築圖則為基礎。

Note

1. The floor-to-floor height of 7/F-9/F, 11/F-12/F residential property is 3.150m.
2. The thickness of the floor slabs (excluding plaster) of each residential property is 150mm, 175mm.
3. The internal areas of the residential properties on the upper floors with generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
4. The dimensions in the floor plans are all structural dimensions in millimetre which were prepared on the basis of General Building Plan approved by the Building Department on 28 September 2011, 8 August 2011, 16 February 2011 & 19 January 2011.

## 十五樓至二十八樓 15th - 28th Floor



### 平面圖圖例 Legend of floor plan

- UP = 上Up
- DN = 下Down
- A.F. = 建築裝飾Architectural Feature
- Elec. Duct = 電錶槽
- H.R. = 消防喉轆Hose Reel
- Bal. Above = 上層露台Balcony Above
- Bal. = 露台Balcony
- Kit. = 廚房Kitchen
- U.P. = 工作平台Utility Platform
- A/C Platform = 冷氣機平台Air-conditioner Platform
- W.C. = 洗手間Water Closet
- P.D. = 管槽Pipe Duct
- W.1 = 洗手間1Washroom1
- W.2 = 洗手間2Washroom2

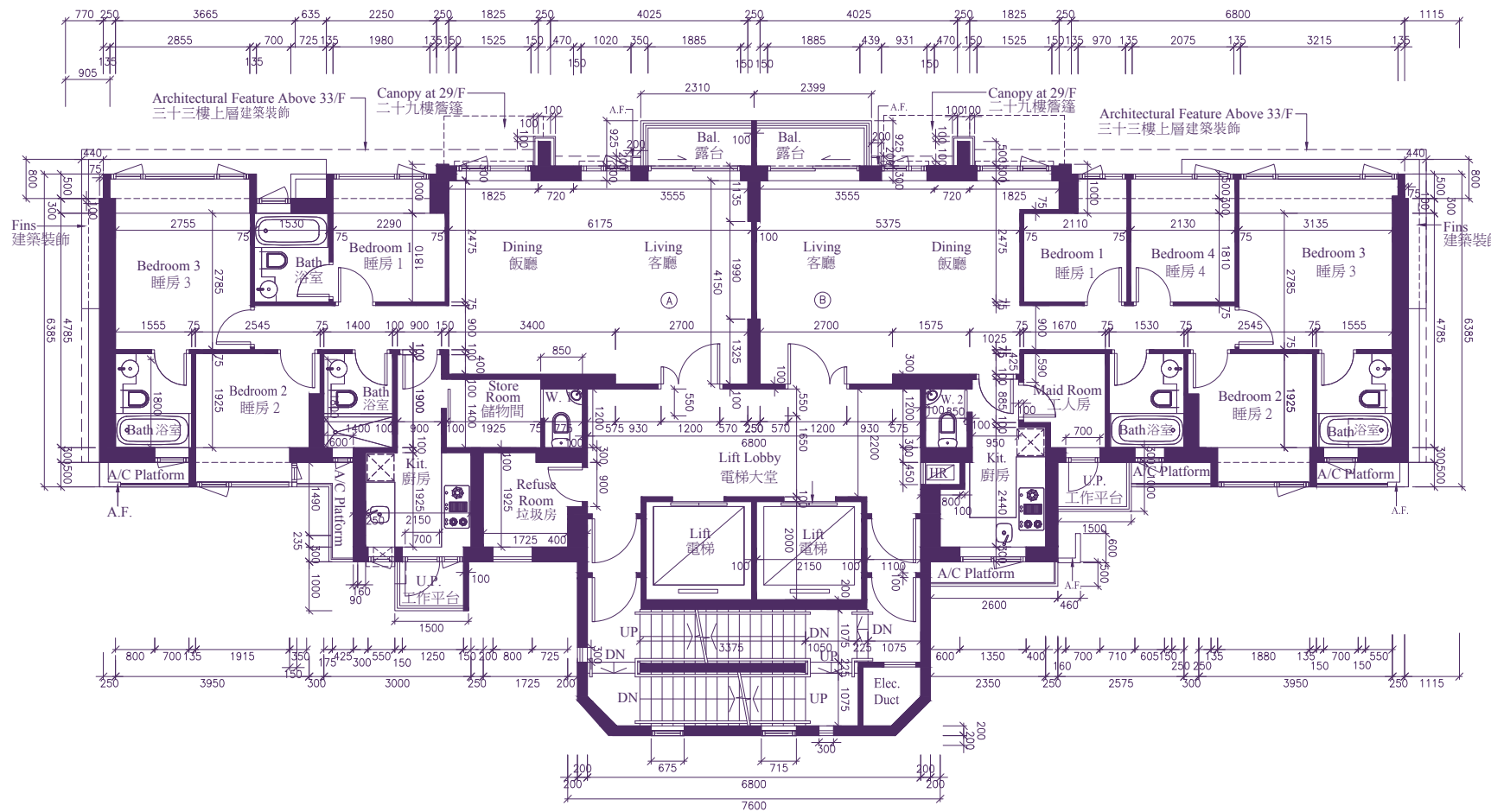
### 備註

1. 15樓至28樓住宅物業的層與層之間的高度為3.150米。
2. 15樓住宅物業的樓板的厚度(不包括灰泥)為150毫米及175毫米。16樓至28樓住宅物業的樓板的厚度(不包括灰泥)為50毫米、175毫米、200毫米。
3. 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。
4. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸,並以2011年9月28日、2011年8月8日、2011年2月16日及2011年1月19日經屋宇署批准的建築圖則為基礎。

### Note

1. The floor-to-floor height of 15/F to 28/F residential property is 3.150m.
2. The thickness of the floor slabs (excluding plaster) of 15/F residential property is 150mm, 175mm. The thickness of the floor slabs (excluding plaster) of 16/F to 28/F residential property is 150mm, 175mm, 200mm.
3. The internal areas of the residential properties on the upper floors with generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
4. The dimensions in the floor plans are all structural dimensions in millimetre which were prepared on the basis of General Building Plan approved by the Building Department on 28 September 2011, 8 August 2011, 16 February 2011 & 19 January 2011.

## 二十九樓至三十三樓 29th - 33rd Floor



0 5 10m/米 Scale 比例尺

### 平面圖圖例 Legend of floor plan

UP = 上Up

DN = 下Down

A.F. = 建築裝飾Architectural Feature

Elec. Duct = 電錶槽

H.R. = 消防喉轆Hose Reel

Bal. Above = 上層露台Balcony Above

Bal. = 露台Balcony

Kit. = 廚房Kitchen

U.P. = 工作平台Utility Platform

A/C Platform = 冷氣機平台Air-conditioner Platform

W.C. = 洗手間Water Closet

P.D. = 管槽Pipe Duct

W.1 = 洗手間1Washroom1

W.2 = 洗手間2Washroom2

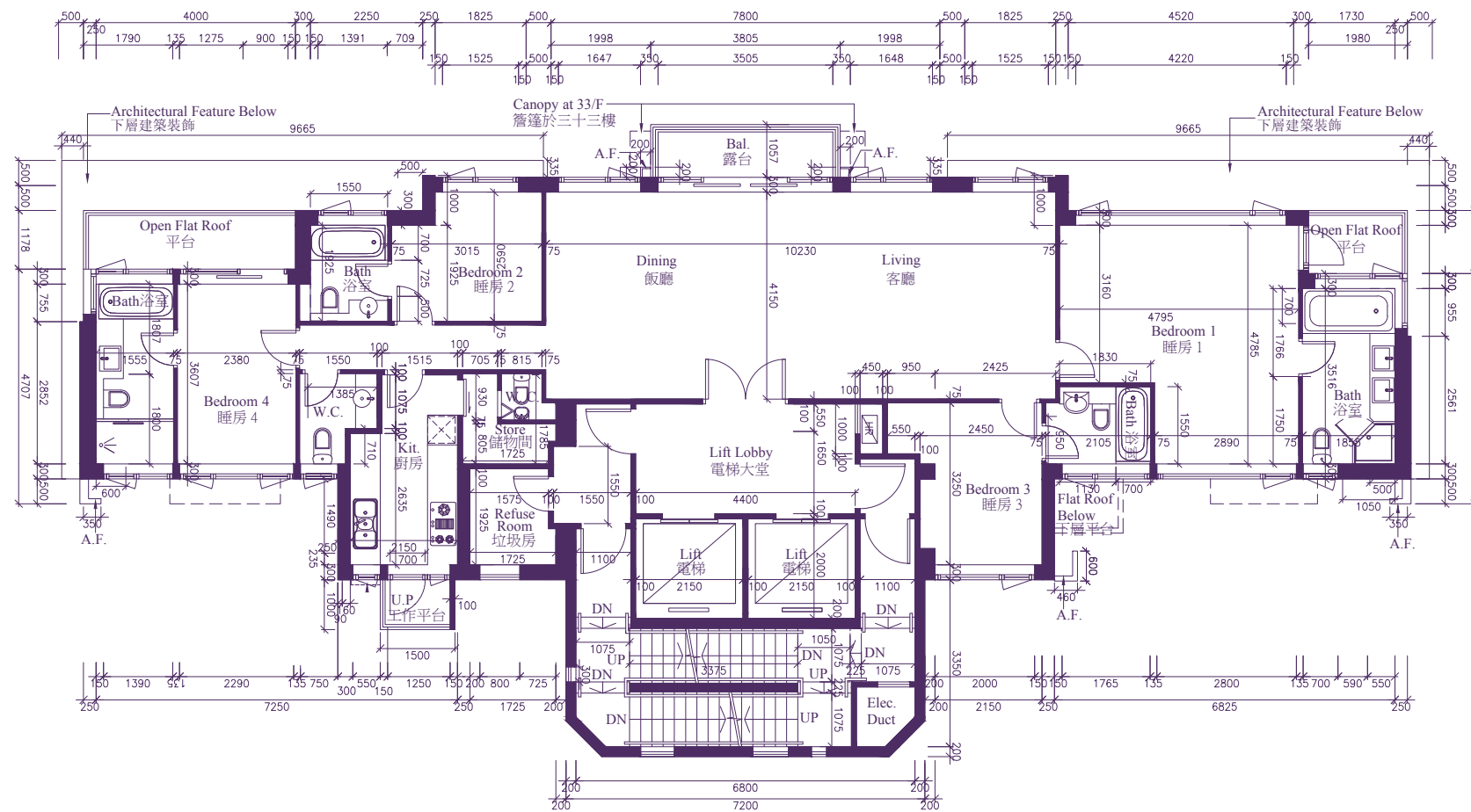
### 備註

- 29樓至32樓住宅物業的層與層之間的高度為3.150米。33樓住宅物業的層與層之間的高度為3.500米。
- 29樓住宅物業的樓板的厚度(不包括灰泥)為150毫米、175毫米、200毫米。30樓至33樓住宅物業的樓板的厚度(不包括灰泥)為150毫米、200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。
- 平面圖之尺規所列數字為以毫米標示之建築結構尺寸,並以2011年9月28日,2011年8月8日,2011年2月16日及2011年1月19日經屋宇署批准的建築圖則為基礎。

### Note

- The floor Plan floor-to-floor height of 29/F - 32/F residential property is 3.150m. The floor Plan floor-to-floor height of 33/F residential property is 3.500m.
- The thickness of the floor slabs (excluding plaster) of 29/F residential property is 150mm, 175mm, 200mm. The thickness of the floor slabs (excluding plaster) of 30/F-33/F residential property is 150mm, 200mm.
- The internal areas of the residential properties on the upper floors with generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- The dimensions in the floor plans are all structural dimensions in millimetre which were prepared on the basis of General Building Plan approved by the Building Department on 28 September 2011, 8 August 2011, 16 February 2011 & 19 January 2011.

## 三十五樓 35th Floor



0 5 10m/米 Scale  
比例尺

### 平面圖圖例 Legend of floor plan

UP = 上Up

DN = 下Down

A.F. = 建築裝飾Architectural Feature

Elec. Duct = 電錶槽

H.R. = 消防喉轆Hose Reel

Bal. Above = 上層露台Balcony Above

Bal. = 露台Balcony

Kit. = 廚房Kitchen

U.P. = 工作平台Utility Platform

A/ C Platform = 冷氣機平台Air-conditioner Platform

W.C. = 洗手間Water Closet

P.D. = 管槽Pipe Duct

W.1 = 洗手間1Washroom1

W.2 = 洗手間2Washroom2

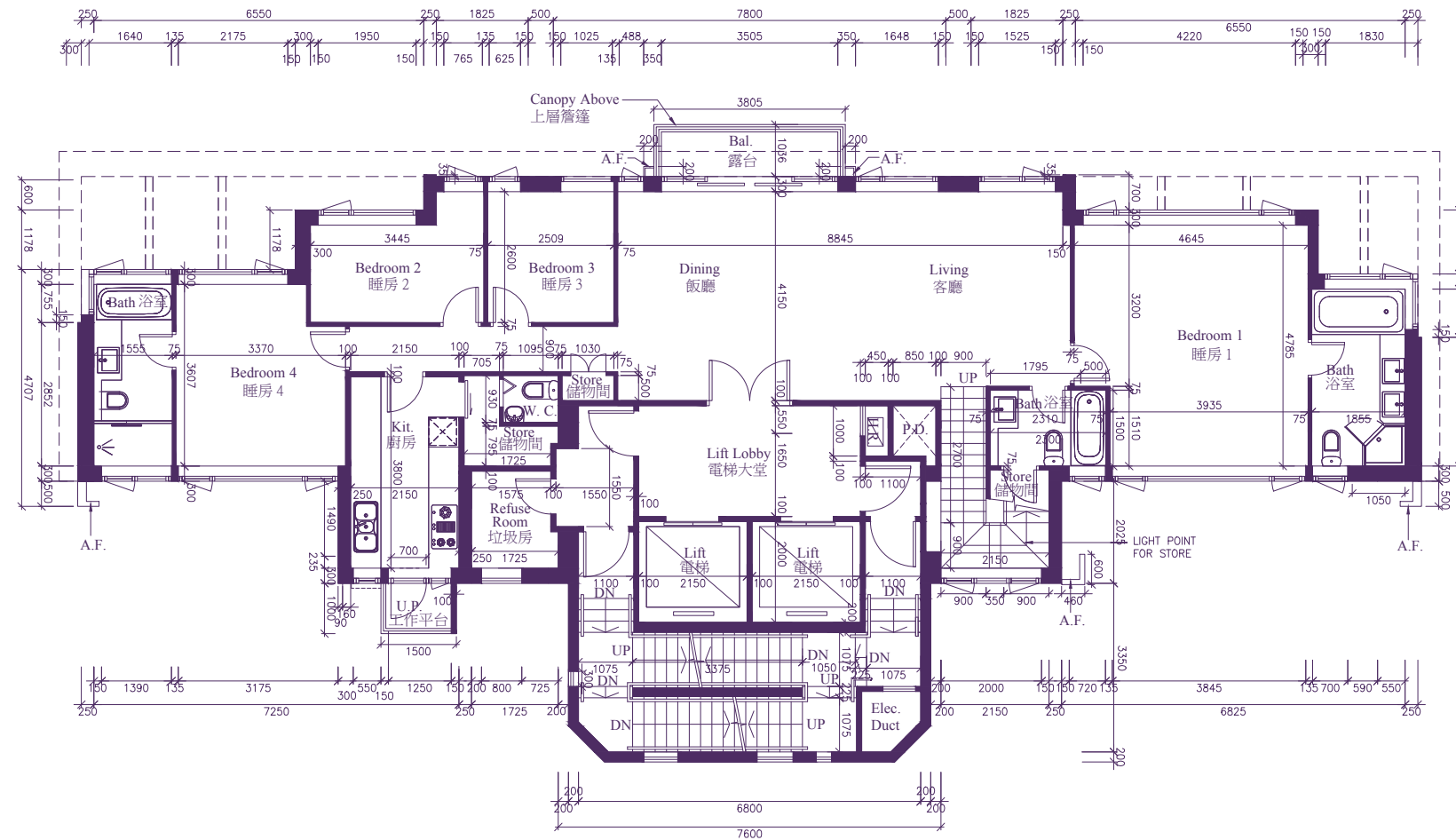
### 備註

- 35樓住宅物業的層與層之間的高度為3.500米。
- 每個住宅物業的樓板的厚度(不包括灰泥)為150毫米、200毫米、250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。
- 平面圖之尺規所列數字為以毫米標示之建築結構尺寸,並以2011年9月28日,2011年8月8日,2011年2月16日及2011年1月19日經屋宇署批准的建築圖則為基礎。

### Note

- The floor-to-floor height of 35/F residential property is 3.500m.
- The thickness of the floor slabs (excluding plaster) of each residential property is 150mm, 200mm, 250mm.
- The internal areas of the residential properties on the upper floors with generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- The dimensions in the floor plans are all structural dimensions in millimetre which were prepared on the basis of General Building Plan approved by the Building Department on 28 September 2011, 8 August 2011, 16 February 2011 & 19 January 2011.

三十六樓  
36th Floor



平面圖圖例  
Legend of floor plan

- UP = 上Up
- DN = 下Down
- A.F. = 建築裝飾Architectural Feature
- Elec. Duct = 電錶槽
- H.R. = 消防喉轆Hose Reel
- Bal. Above = 上層露台Balcony Above
- Bal. = 露台Balcony
- Kit. = 廚房Kitchen
- U.P. = 工作平台Utility Platform
- A/C Platform = 冷氣機平台Air-conditioner Platform
- W.C. = 洗手間Water Closet
- P.D. = 管槽Pipe Duct
- W.1 = 洗手間1Washroom1
- W.2 = 洗手間2Washroom2

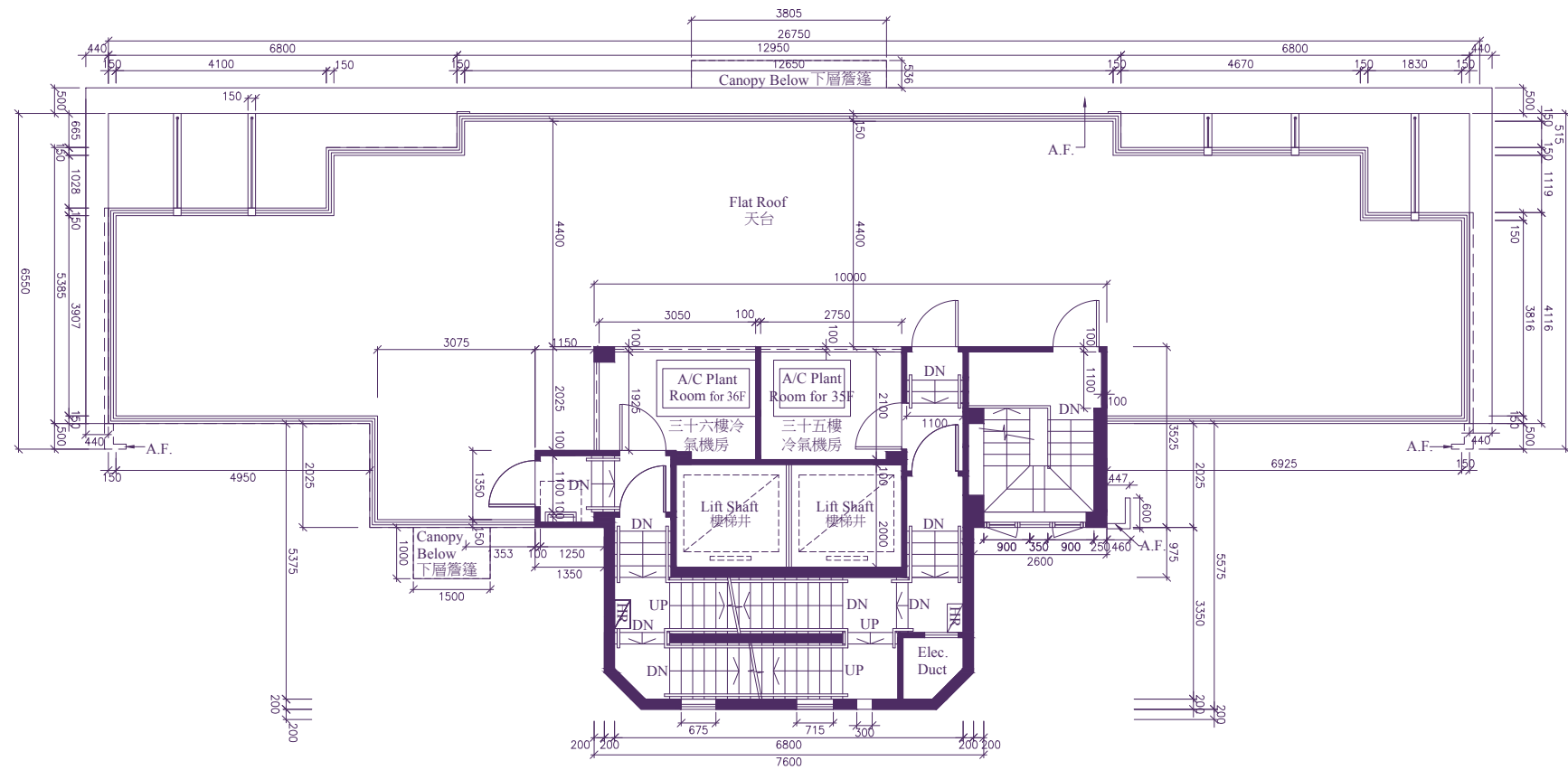
備註

1. 36樓住宅物業的層與層之間的高度為3.500米。
2. 每個住宅物業的樓板的厚度(不包括灰泥)為150毫米、200毫米、225毫米、300毫米。
3. 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。
4. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸,並以2011年9月28日,2011年8月8日,2011年2月16日及2011年1月19日經屋宇署批准的建築圖則為基礎。

Note

1. The floor-to-floor height of 36/F residential property is 3.500m.
2. The thickness of the floor slabs (excluding plaster) of each residential property is 150mm,200mm, 225mm, 300mm.
3. The internal areas of the residential properties on the upper floors with generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
4. The dimensions in the floor plans are all structural dimensions in millimetre which were prepared on the basis of General Building Plan approved by the Building Department on 28 September 2011, 8 August 2011, 16 February 2011 & 19 January 2011.

天台  
Main Roof



平面圖圖例  
Legend of floor plan

- UP = 上Up
- DN = 下Down
- A.F. = 建築裝飾Architectural Feature
- Elec. Duct = 電錶槽
- H.R. = 消防喉轆Hose Reel
- Bal. Above = 上層露台Balcony Above
- Bal. = 露台Balcony
- Kit. = 廚房Kitchen
- U.P. = 工作平台Utility Platform
- A/ C Platform = 冷氣機平台Air-conditioner Platform
- W.C. = 洗手間Water Closet
- P.D. = 管槽Pipe Duct
- W.1 = 洗手間1Washroom1
- W.2 = 洗手間2Washroom2

備註

平面圖所列之數字以毫米標示之建築結構尺寸，並以2011年9月28日、2011年8月8日、2011年2月16日及2011年1月19日經屋宇署批准的建築圖則為基礎。

Note

The dimensions in the floor plans are all structural dimensions in millimetre which were prepared on the basis of General Building Plan approved by the Building Department on 28 September 2011, 8 August 2011, 16 February 2011 & 19 January 2011.



物業的描述 Description of Residential Property		實用面積(包括露台,工作平台及陽台) [如有] 平方米 (平方呎) Saleable Area(Including Balcony, Utility Platform and Verandah) [if any] sq. metre (sq. ft)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of Other Specified Items (Not included in the saleable area) sq. metre (sq. ft)									
樓層 Floor	單位 Unit		空調機房 Air-Conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
六樓 6/F	A	49.442 (532) 露台 Balcony: 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: - (-)	-	3.183 (34)	-	18.594 (200)	-	-	-	-	-	-
	B	28.422 (306) 露台 Balcony: 工作平台 Utility Platform: - (-) 陽台 Verandah: - (-)	-	0.913 (10)	-	12.450 (134)	-	-	-	-	-	-
	C	28.422 (306) 露台 Balcony: 工作平台 Utility Platform: - (-) 陽台 Verandah: - (-)	-	0.913 (10)	-	12.450 (134)	-	-	-	-	-	-
	D	49.590 (534) 露台 Balcony: 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: - (-)	-	2.000 (22)	-	25.190 (271)	-	-	-	-	-	-
七樓至十二樓 7/F-12/F	A	51.442 (554) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: - (-)	-	3.183 (34)	-	-	-	-	-	-	-	-
	B	31.922 (344) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: - (-)	-	0.913 (10)	-	-	-	-	-	-	-	-
	C	31.922 (344) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: - (-)	-	0.913 (10)	-	-	-	-	-	-	-	-
	D	51.590 (555) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: - (-)	-	2.000 (22)	-	-	-	-	-	-	-	-

備註

1. 上述所列以平方米顯示之面積乃依據以2011年9月28日, 2011年8月8日, 2011年2月16日及2011年1月19日經建築事務監督批准的建築圖則為基礎。
2. 以平方米列出的面積以 1 平方米 = 10.764 平方呎換算至平方呎並以四捨五入至整數。
3. 實用面積是按《一手住宅物業銷售條例》第8條計算。
4. 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。
5. 其他指明項目的面積(不包括在實用面積內)是按《一手住宅物業銷售條例》附表2第2部計算。

Note:

1. Areas in square metres are specified in the above are based on General Building Plans on 28 September 2011, 8 August 2011, 16 February 2011 & 19 January 2011.
2. The area in square metre is converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest integer.
3. The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
4. The floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
5. The areas of other specific 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.

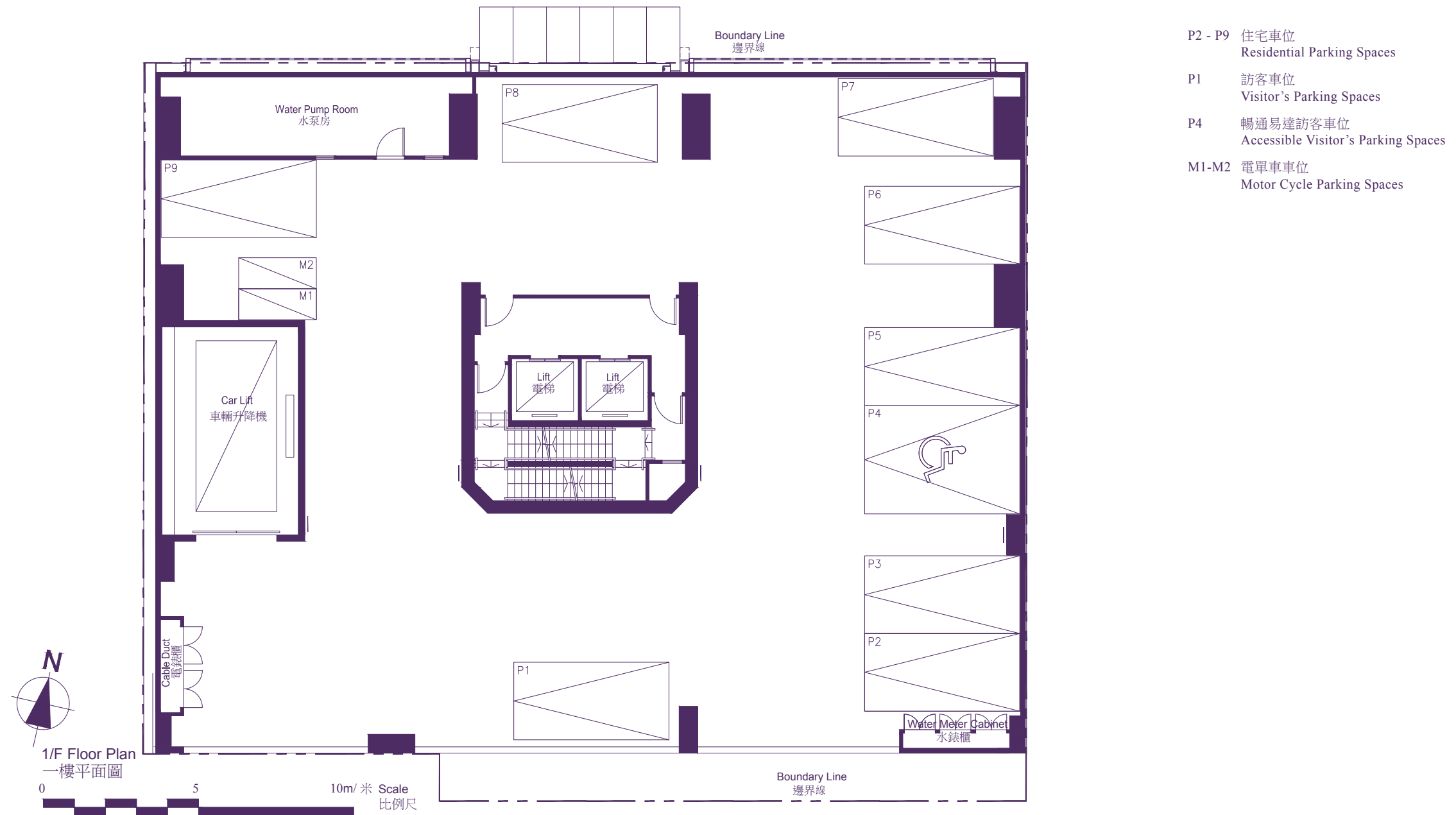
物業的描述 Description of Residential Property		實用面積(包括露台,工作平台及陽台) [如有] 平方米 (平方呎) Saleable Area(Including Balcony, Utility Platform and Verandah) [if any] sq. metre (sq. ft)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of Other Specified Items (Not included in the saleable area) sq. metre (sq. ft)									
樓層 Floor	單位 Unit		空調機房 Air-Conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
十五樓至二十八樓 15/F-28/F	A	63.562 (684) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: - (-)	-	3.858 (42)	-	-	-	-	-	-	-	-
	B	36.041 (388) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: - (-)	-	1.975 (21)	-	-	-	-	-	-	-	-
	C	63.672 (685) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: - (-)	-	3.833 (41)	-	-	-	-	-	-	-	-
二十九樓至三十三樓 29/F-33/F	A	79.614 (857) 露台 Balcony: 2.137 (23) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: - (-)	-	3.788 (41)	-	-	-	-	-	-	-	-
	B	79.855 (860) 露台 Balcony: 2.219 (24) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: - (-)	-	4.475 (48)	-	-	-	-	-	-	-	-
三十五樓 35/F	-	150.529 (1620) 露台 Balcony: 4.022 (43) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: - (-)	5.730 (62)	-	-	6.672 (72)	-	-	-	-	-	-
三十六樓 36/F	-	149.373 (1608) 露台 Balcony: 3.942 (42) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: - (-)	6.038 (65)	-	-	-	-	132.015 (1421)	7.214 (78)	-	-	-

### 備註

1. 上述所列以平方米顯示之面積乃依據以2011年9月28日, 2011年8月8日, 2011年2月16日及2011年1月19日經建築事務監督批准的建築圖則為基礎。
2. 以平方米列出的面積以 1 平方米 = 10.764 平方呎換算至平方呎並以四捨五入至整數。
3. 實用面積是按《一手住宅物業銷售條例》第8條計算。
4. 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。
5. 其他指明項目的面積(不包括在實用面積內)是按《一手住宅物業銷售條例》附表2第2部計算。

### Note:

1. Areas in square metres are specified in the above are based on General Building Plans on 28 September 2011, 8 August 2011, 16 February 2011 & 19 January 2011.
2. The area in square metre is converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest integer.
3. The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
4. The floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
5. The areas of other specific 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.



發展項目中的停車位  
Parking Spaces in the  
Development

車位類別 Category of Parking Spaces	一樓停車位的數目 No. of Parking Spaces on 1/F	呎寸(長X闊)(米) Dimension (L X W) (m)	每個車位面積(平方米) Area per Spaces (sq.m)
住宅車位 Residential Parking Spaces	7	5.0 x 2.5	12.5
訪客車位 Visitor's Parking Spaces	1	5.0 x 2.5	12.5
暢通易達訪客車位 Accessible Visitor's Parking Spaces	1	5.0 x 3.5	17.5
電單車車位 Motor Cycle Parking Spaces	2	2.5 x 1.0	2.5

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

- A. 關於發展項目的公契及管理協議(下稱「公契」)已於2011年12月13日簽訂,並已於土地註冊處登記註冊,摘要標號為12010402420419號。
- B. 發展項目的公用部分
1. 「**公用地方與設施**」統指「發展項目公用地方與設施」、「住宅公用地方與設施」、「停車場公用地方與設施」及「住宅及停車場公用地方與設施」,以及任何「副公契」(定義見公契)訂明為公用地方與設施的「發展項目」部份及設施。
  2. 「**發展項目公用地方與設施**」指「發展項目」內擬供「發展項目」整體公用與共享而非個別「單位」(定義見公契)專用的所有部份及設施,遵從「公契」條款規定和所有現存權利與通行權供「發展項目」每名「業主」(定義見公契)及「佔用人」(定義見公契)與所有其他「業主」及「佔用人」共用。上述部份及設施包括但不限於「訪客車位」、「發展項目」的地基、柱、樑及其他結構支承件與元件、斜坡及護土牆(如有者)、巷、電梯、電梯大堂、頂層天台、機電樓層、大堂、斜路、垃圾儲存及物料回收房、變壓器房、主電掣房、高壓電掣房、消防控制室連噴淋器閥、灑水系統控制閥室、緊急發電機房、水箱房、消防灑水系統泵房、消防水泵房、消防入水掣、灑水進水口、噴淋器進水口、給水止回錶櫃、水錶櫃、電纜管道、水管管道、電線管道、電話線管道、消防噴淋器閥、噴淋器水箱、消防水箱、空氣處理裝置房、喉輻、灑水系統水箱、「業主委員會」(定義見公契)(如有者)或「業主立案法團」(定義見公契)(如已成立者)辦事處、氣體閥櫃、電訊廣播設備室,以及排水渠、水道、總水管、污水管、沖廁水箱、食水及沖廁水箱泵房、渠務接駁裝置、清潔及灌溉泵房、接收電視及電台廣播的公共電視及電台天線系統、電訊及廣播分導網絡、有線電視系統(如有者)、電線、電纜及現時或無論何時位於「該地段」(定義見公契)內或上或越過該處而為「發展項目」供應食水或鹹水、污水排放、氣體、電話、電力及其他服務之其他設施,不論鋪管與否亦然,以及樹木、灌木和其他植物與植被、街燈及其他照明設施、防火及滅火設備與器具、保安系統與器具、通風系統,以及擬供「發展項目」整體公用與共享而於「發展項目」安裝或提供的任何其他機械系統、裝置或設施,但不包括「住宅公用地方與設施」、「停車場公用地方與設施」、「住宅及停車場公用地方與設施」及「發展項目」內個別「業主」擁有專有權與特權持有、使用、佔用和享用的地方,以及「發展項目」內專為個別「業主」而設的設施。然而,只要情況適當,倘:(a)「發展項目」任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公共部份」第(a)段的釋義及/或(b)「發展項目」任何部份(外牆除外)乃《建築物管理條例》(香港法例第344章)第一附錄訂明而符合《建築物管理條例》(香港法例第344章)第2條中「公共部份」第(b)段的釋義,此等地方將受制於前述規定,並視作屬於「發展項目公用地方與設施」一部份,並且(如圖則可以顯示)於「公契」所夾附經「認可人士」核正的圖則以黃色顯示,以資識別。
  3. 「**住宅公用地方與設施**」指「住宅大廈」(定義見公契)內擬供「住宅大廈」整體公用與共享而非個別「住宅單位」(定義見公契)專用的部份及設施,遵從「公契」條款規定供各「住宅單位」、「業主」及「佔用人」與所有其他「住宅單位」、「業主」及「佔用人」共用,其中包括但不限於「發展項目」的天空花園、外牆(包括幕牆)及建築特色與肋板、園景美化地方、兒童遊樂場、郵遞室連信箱、「康樂地方與設施」(定義見公契),以及「住宅大廈」各通道、公共走廊及電梯大堂(包括加闊公共電梯大堂)、入口、樓梯、垃圾房、樓梯平台、堂廊、入口大堂、結構牆、幕牆、外牆及整個「發展項目」表面、冷氣機平台、天台特色、建築特色、金屬面板/百葉板、階梯、「會所」(定義見公契)、隔火層、食水箱、不屬於「住宅單位」的天台及平台天台、圍封天台冷氣機房的百葉板及外牆、電錶房和電錶位及頂蓋,以及為「住宅大廈」供應食水或鹹水、污水排放、氣體、電力及其他服務的水箱、天線、儀錶、照明裝置、排水渠、水道、污水管、鹹水和食水進水管及總水管、電線、電纜、冷氣及通風系統與其他設施(不論裝有管道與否),以及泵、水箱、衛生裝置、電力裝置、固定裝置、設備及器具、防火及滅火設備與器具、保安系統與器具、通風系統,以及現時在「發展項目」裝有或提供予「住宅大廈」業主、居民或租客和彼等真正訪客或來賓公用與共享之任何其他地方及任何其他系統、裝置或設施,以及「第一業主」依照「公契」規定指定供「住宅大廈」公用與共享的「該地段」內其他地方及「發展項目」內其他系統、裝置與設施,但不包括「發展項目公用地方與設施」、「停車場公用地方與設施」、「住宅及停車場公用地方與設施」、「專用地方」、附屬個別「商業單位」(定義見公契)的「發展項目」外牆部份及「發展項目」內個別「業主」擁有專有權與特權持有、使用、佔用和享用的地方,以及「發展項目」內專為個別「業主」而設的設施。然而,只要情況適當,倘:(a)「發展項目」任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公共部份」第(a)段的釋義及/或(b)「發展項目」任何部份乃《建築物管理條例》(香港法例第344章)第一附錄訂明而符合《建築物管理條例》(香港法例第344章)第2條中「公共部份」第(b)段的釋義,此等地方將受制於前述規定,並視作屬於「住宅公用地方與設施」一部份,並且(如圖則可以顯示)於「公契」所夾附經「認可人士」核正的圖則以[綠色]色及[綠色間紅色斜線]顯示,以資識別。
  4. 「**停車場公用地方與設施**」指除已特別指定為「車位」(定義見公契)各部份以外的「停車場」(定義見公契)所有其他部份及設施,擬供所有「車位」公用與共享而非個別「車位」專用,並由每名「車位」、「業主」、「佔用人」及使用人遵從「公契」條款規定與其他「車位」、「業主」、「佔用人」及使用人共用,其中包括但不限於停車場入口、汽車升降機、汽車升降機延展範圍、汽車升降機機房、電梯大堂、行車道、控制閘,以及所有關乎「車位」的水管、排水渠、電線、電纜及照明裝置、「停車場」滅火裝置及設備,以及供「車位」使用與享用的任何其他設施,並且包括位於「發展項目」「停車場」內由「第一業主」指定作「停車場公用地方與設施」的其他地方、器具、裝置、系統和設施,但不包括「發展項目公用地方與設施」、「住宅公用地方與設施」、「住宅及停車場公用地方與設施」及個別「業主」擁有專有權與特權持有、使用、佔用和享用的「發展項目」地方,以及「發展項目」內專為個別「業主」而設的設施。然而,只要情況適當,倘:(a)「發展項目」任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公共部份」第(a)段的釋義及/或(b)「發展項目」任何部份(外牆除外)乃《建築物管理條例》(香港法例第344章)第一附錄訂明而符合《建築物管理條例》(香港法例第344章)第2條中「公共部份」第(b)段的釋義,此等地方將受制於前述規定,並視作屬於「停車場公用地方與設施」一部份,並且(如圖則可以顯示)於「公契」所夾附經「認可人士」核正的圖則以粉紅色顯示,以資識別。

5. 「住宅及停車場公用地方與設施」指「發展項目」內擬供「住宅單位」及「車位」公用與共享的部份及設施，遵從「公契」條款規定供各「住宅單位」和「車位」「業主」及「佔用人」與所有其他「住宅單位」和「車位」「業主」及「佔用人」共用，其中包括但不限於電梯機房、看更及管理員櫃檯、地下電梯大堂、樓梯、通道、走廊、入口、樓梯平台、堂廊、電梯、電梯槽及任何其他安裝予「住宅單位」及「車位」公用與共享的設施，並且包括「第一業主」劃為「住宅及停車場公用地方與設施」的「發展項目」內其他地方、器具、裝置、系統及設施，但不包括「發展項目公用地方與設施」、「住宅公用地方與設施」、「停車場公用地方與設施」及「發展項目」內個別「業主」擁有專有權與特權持有、使用、佔用和享用的地方，以及「發展項目」內專為個別「業主」而設的設施。然而，只要情況適當，倘：(a)「發展項目」任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公共部份」第(a)段的釋義及/或(b)「發展項目」任何部份(外牆除外)乃《建築物管理條例》(香港法例第344章)第一附錄訂明而符合《建築物管理條例》(香港法例第344章)第2條中「公共部份」第(b)段的釋義，此等地方將受制於前述規定，並視作屬於「住宅及停車場公用地方與設施」一部份，並且(如圖則可以顯示)於「公契」所夾附經「認可人士」核正的圖則以[深綠]色顯示，以資識別。

C. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	每個單位不可分割份數
六樓	A	53
	B	30
	C	30
	D	53
七至九樓及十一至十二樓	A	54
	B	32
	C	32
	D	53
十五至二十八樓	A	67
	B	37
	C	67
二十九至三十三樓	A	83
	B	84
三十五樓	-	153
三十六樓	-	171

住宅物業由6樓開始

不設13樓、14樓、24樓及34樓；10樓為庇護層。

- D. 有關發展項目的管理人的委任年期  
 管理人首屆任期由簽訂「公契」日期起計兩年，其後續任至按「公契」的條文終止為止。
- E. 管理開支按什麼基準在發展項目中的住宅物業的擁有人之間分擔  
 a. 每名「業主」應按其「單位」(定義見公契)的「管理份數」(定義見公契)攤付已採納年度預算案第一部份評定總額的指定份額，計算程式的分子為一，分母為「發展項目」「管理份數」總額。  
 b. 每名「住宅單位」「業主」(定義見公契)除依照上述規定付款外，另需按其所擁有每個「住宅大廈」(定義見公契)「住宅單位」的「管理份數」攤付已採納年度預算案第二部份第一類評定總額的指定份額，計算程式的分子為一，分母為所有「住宅單位」的「管理份數」總額。
- F. 計算管理費按金的基準  
 管理費按金相等於「業主」就其單位按首個年度管理預算案計算而須繳的三個月管理費。
- G. 擁有人在發展項目中保留作自用的範圍(如有的話)  
 不適用。

- A. Deed of Mutual Covenant and Management Agreement (the “DMC”) in respect of the Development (as defined in the DMC) was dated 13 December 2011 and registered in the Land Registry by Memorial No. 12010402420419.
- B. The common parts of the Development
1. **“Common Areas and Facilities”** means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Car Park Common Areas and Facilities, the Residential and Car Park Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed of Mutual Covenant (as defined in the DMC).
  2. **“Development Common Areas and Facilities”** means all those parts and facilities of the Development intended for the common use and benefit of the Development as a whole and not just any particular Unit (as defined in the DMC) and which are subject to the provisions of the DMC and all subsisting rights and rights of way to be used by each Owner (as defined in the DMC) and Occupier (as defined in the DMC) in common with all other Owners and Occupiers of the Development which said parts and facilities includes but not limited to Visitors’ Parking Spaces (as defined in the DMC), the foundations, columns, beams and other structural supports and elements of the Development, slopes and retaining walls (if any), lanes, lift, lift lobbies, top roof, mechanical floor, lobbies, ramps, refuse storage and material recovery chamber, transformer room, main switch room, HV switch room, fire services control room with drencher valve, sprinkler control valve room, emergency generator room, fuel tank room, F.S. sprinkler pump room, F.S. water pump room, F.S. inlets, sprinkler inlets, drencher inlets, water check meter cabinet, water meter cabinet, cable duct, pipe ducts, electrical duct, telephone duct, F.S. drencher valve, drencher water tank, F.S. water tank, AHU room, hose reel, sprinkler water tank, office for Owners’ Committee (as defined in the DMC) (if any) or Owners’ Corporation (when formed) (as defined in the DMC), gas valve cabinet, telecommunication broadcasting equipment room, and such of the drains, channels, water mains, sewers, flushing water tanks, pump room for potable flushing water tank, and drainage connection, cleansing and irrigation pump room, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot (as defined in the DMC) through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development but excluding the Residential Common Areas and Facilities, the Car Park Common Areas and Facilities, the Residential and Car Park Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner provided that, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (save and except the external walls) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions in the DMC, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities. Such Development Common Areas and Facilities (if and where capable of being shown on plans) are shown coloured yellow on the plans certified by the Authorized Person and annexed to the DMC.
  3. **“Residential Common Areas and Facilities”** means those parts and facilities of the Residential Accommodation (as defined in the DMC) intended for the common use and benefit of the Residential Accommodation as a whole and not just any particular Residential Unit (as defined in the DMC) and which are subject to the provisions of the DMC to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to the sky garden, the external walls (including the curtain walls) and the architectural features and fins of the Development, landscape areas, children playground, mail delivery room with mail boxes, Recreational Areas and Facilities (as defined in the DMC) and such of the passages, common corridors and lift lobbies in the Residential Accommodation (including wider common lift lobbies), entrances, stairways, refuse rooms, landings, halls, entrance lobbies, structural walls, curtain walls, external walls and surfaces of the whole Development, the air-condition platforms, roof feature, architectural features, metal cladding/louvre, stairways, Club House (as defined in the DMC), refuge floor, potable water tanks, roofs and flat roofs not forming parts of Residential Units, louver and external walls enclosing the air-condition plant rooms on the roof, meter rooms and meter spaces and roof thereof and such of the water tanks, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests or visitors and such other areas within the Lot and such other systems, devices and facilities within the Development as are designated by the First Owner (as defined in the DMC) for common use and benefit of the Residential Accommodation in accordance with the DMC but excluding the Development Common Areas and Facilities, the Car Park Common Areas and Facilities, the Residential and Car Park Common Areas and Facilities, the Reserved Area, those part of the external wall of the Development forming part of a Commercial Unit (as defined in the DMC) and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner provided that, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities. Such Residential Common Areas and Facilities (if and where capable of being shown on plans) are shown coloured green and green hatched red on the plans certified by Authorized Person and annexed to the DMC.
  4. **“Car Park Common Areas and Facilities”** means all those parts and facilities of the Car Parking Areas (as defined in the DMC) other than those specifically designated as Car Parking Spaces (as defined in the DMC) intended for the common use and benefit of the Car Parking Spaces as a whole and not just any particular Car Parking Space which are subject to the provisions of the DMC to be used by each Owner, Occupier and user of the Car Parking Space in common with other Owners, Occupiers and users of such spaces, including but not limited to the car park entrance, car lift, car lift overrun, car lift machine room, lift lobbies, driveways, control gates, and all the water pipes, drains and wires and cables and lighting in respect of the Car Parking Spaces, fire fighting installation and equipment of the Car Parking Areas, and any other facilities installed for the use and benefit of the Car Parking Spaces and includes such other areas, apparatus, devices, systems and facilities of and in the Development within the Car Parking Areas as are designated by the First Owner as Car Park Common Areas

and Facilities but excluding the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Residential and Car Park Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner provided that, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (save and except the external walls) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Car Park Common Areas and Facilities. Such Car Park Common Areas and Facilities (if and where capable of being shown on plans) are shown coloured pink on the plan(s) certified by the Authorized Person and annexed to the DMC.

5. **“Residential and Car Park Common Areas and Facilities”** means those parts and facilities of the Development intended for the common use and benefit of both the Residential Units and the Car Parking Spaces and which are subject to the provisions in the DMC to be used by each Owner and Occupier of the Residential Units and Car Parking Spaces in common with all other Owners and Occupiers of the Residential Units and Car Parking Spaces and includes but not limited to the lift machine room, the watchman and management counter, the lift lobby on the ground floor and such of the staircases, passage, corridors, entrances, landings, halls and such of the lift, lift shafts and any other facilities installed for the use and benefit of both the Residential Units and the Car Parking Spaces and includes such other areas, apparatus devices, systems and facilities of and in the Development as are designated by the First Owner as the Residential and Car Park Common Areas and Facilities but excluding the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Car Park Common Areas and Facilities and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner provided that, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (save and except the external walls) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential and Car Park Common Areas and Facilities. Such Residential and Car Park Common Areas and Facilities (if and where capable of being shown on plans) are shown coloured dark green on the plans certified by Authorized Person and annexed to the DMC.

**C. The number of undivided shares assigned to each residential property in the Development:**

Floor	Unit	Undivided Shares of Each Residential Property
6/F	A	53
	B	30
	C	30
	D	53
7/F – 9/F, 11/F – 12/F	A	54
	B	32
	C	32
	D	53
15/F – 28/F	A	67
	B	37
	C	67
29/F – 33/F	A	83
	B	84
35/F	-	153
36/F	-	171

Residential floors start from 6/F.

13/F, 14/F, 24/F and 34/F are omitted, 10/F is designated as refuge floor.

**D. The term of years for which the manager of the Development is appointed**

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

**E. The basis on which the management expenses are shared among the owners of the residential properties in the Development**

Each Owner shall pay for every Management Shares (as defined in the DMC) allocated to his Unit (as defined in the DMC) a fraction of the total amount assessed under the first part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares in the Development.

Each Owner of the Residential Units (as defined in the DMC) in addition to the amount payable as stated above shall in respect of each Management Shares allocated to a Residential Unit of the Residential Accommodation (as defined in the DMC) of which he is the Owner pay a fraction of the total amount assessed under the first section of the second part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares allocated to all the Residential Units.

**F. The basis on which the management fee deposit is fixed**

The management fee deposit is equivalent to three months’ management contribution payable by the owner in respect of his unit based on the first annual management budget.

**G. The area (if any) in the Development retained by the owner for that owner’s Own Use**

Not applicable.



**A. 發展項目所位於的土地的地段編號**

在土地註冊處登記為內地段第3539號A段第七分段餘段、內地段第3539號B段第一分段、內地段第3539號B段第二分段、內地段第3539號B段第三分段及內地段第3539號B段餘段的所有一方或一塊土（「該地段」）。

**B. 有關租期規定的年期**

該地段獲批的年期由1933年6月12日計75年並有權續期75年。

**C. 適用於該土地的用途限制**

如非事先獲得政府的許可，該地段除作建築用途之外，不得作或被批准作其他用途使用。

**D. 按規定須興建並提供予政府或供公眾使用的設施**

不適用

**E. 有關承租人在該地段內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任**

不適用

**F. 對買方造成負擔的租用條件**

- a. 承批人在此後不時及於所有時候，在每當有需要或情況要求時自費充分及妥善地修葺、維持、支持、保養、鋪飾、清除、沖刷、清洗、清空、改善及保持現在或將來任何時間豎設於該地段上的房屋、宅院或物業及所有其他豎設物及建築物，連同所有屬於該地段及以任何形式從屬於或關連該處的牆壁、土堤、路塹、樹籬、溝渠、路軌、電燈、行人路、廁所、水槽、排水溝及水道，並全面執行需要及必要的修補、清洗及修改工程，以令政府滿意。
- b. 承批人須承擔、支付及准許以合理份數和比例計算的費用及收費，以支付建造、建築、修葺及修改屬於該地段或其任何部份必須的所有或任何道路、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠，或該地段與鄰近或毗鄰樓宇共用的部份。有關的付款比例由政府釐定及確定，並可當作欠繳地租的性質追討。政府有權於批地年期內每年兩次或更多的次數在所有合理時間內進入該地段以觀察、搜查及視察其情況，並就該等視察之發現，向承批人發出或留下三個公曆月內須修葺及改善的書面通知或警告予該地段上；承批人在該時間內須根據該通知或警告修葺及改善該地段。
- c. 如因改善香港或任何其他公眾目的所需，政府擁有全權向承批人發出三個曆月的通知，並且根據政府作出對該地段及建於該處的各建築物的公平客觀估值向承批人作出全面合理的賠償，從而收回、進入及再佔管所有或任何地段的部份。本項權力一旦行使，本文所訂的年期及產業權將分別終止、終結及無效。

**A. Lot Number of the Land on which the Development is Situated**

All those pieces or parcels of ground registered in the Land Registry as the Remaining Portion of Subsection Seven of Section A of Inland Lot No. 3539, Subsection One of Section B of Inland Lot No. 3539, Subsection Two of Section B of Inland Lot No. 3539, Subsection Three of Section B of Inland Lot No. 3539 and the Remaining Portion of Section B of Inland Lot No. 3539 ("the Land").

**B. Term of Years**

The Land is granted for a term of 75 years commencing from 12 June 1933 and renewable for a further term of 75 years.

**C. User Restrictions**

The Land shall not be used or allow to be used for any other purpose whatever than for building purposes without the previous licence of the Government.

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

Not applicable

**E. Grantee's Obligation to lay, form or landscape any areas, or to construct or maintain any structure of facilities, within or outside that Land**

Not applicable

**F. Lease Conditions that are onerous to a purchaser**

- a. The grantee shall and will from time to time and at all times hereafter, when where, and as often as need or occasion shall be and require its own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the Land, and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in any-wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government; and the said messuage or tenement, messuages or tenements, erections, buildings and premises, so being well and sufficiently repaired, sustained and amended, at the end, or sooner determination of the said term hereby granted will peaceably and quietly deliver up to the Government.
- b. The grantee shall and will during the term hereby granted as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing, and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the Land or any part thereof, in common with other lands near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Government, and shall be recoverable in the nature of rent in arrear; and that it shall and may be lawful to and for the Government, twice or oftener in every year during the said term, at all reasonable times in the day, to enter and upon the Land, to view, search and see the condition of the same, and of all decays, defects and wants of reparation and amendment, which upon every such view shall be found, to give or leave notice in writing, at or upon the Land, or some part thereof unto or for the grantee, to repair and amend the same within three calendar months then next following, within which time the grantee will repair and amend the same accordingly.
- c. The Government shall have full power to resume, enter into, and re-take possession of all or any part of the Land if required for the improvement of Hong Kong or for any other public purpose whatsoever, three calendar months' notice being given to the grantee of its being so required, and a full and fair compensation for the Land and the buildings thereon being paid to the grantee, at a valuation, to be fairly and impartially made by the Government, and upon the exercise of such power the term and estate hereby created shall respectively cease, determine and void.

# 17 公共設施及公眾休憩用地的資料

# INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

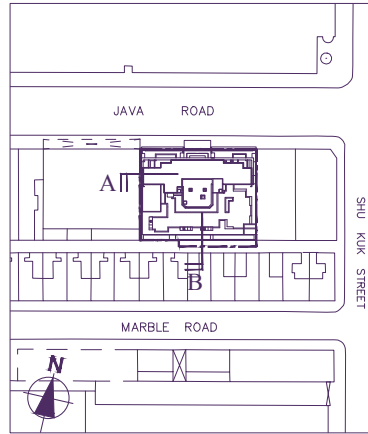
(a)	根據批地文件規定須興建並提供予政府或供公眾使用的任何設施; Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use;	不適用 Not Applicable
(b)	根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施; Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;	不適用 Not Applicable
(c)	根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地; Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;	不適用 Not Applicable
(d)	該項目所位於的土地中為施行《建築物(規劃)規例》(第123章, 附屬法例F)第22(1)條而撥供公眾用途的任何部分。 Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg F).	不適用 Not Applicable

# 18 對買方的警告

# WARNING TO PURCHASERS

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. 此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外), 以在交易中代表買方行事。</li> <li>2. 如買方聘用上述的獨立的律師事務所, 以在交易中代表買方行事, 該律師事務所將會能夠向買方提供獨立意見。</li> <li>3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事, 而擁有人與買方之間出現利益衝突:-<br/>(i) 該律師事務所可能不能夠保障買方的利益; 及<br/>(ii) 買方可能要聘用一間獨立的律師事務所。</li> <li>4. 如屬3.(ii) 段的情況, 買方須支付的律師費用總數, 可能高於買方自一開始即聘用一間獨立的律師事務所所須支付的費用。</li> </ol> | <ol style="list-style-type: none"> <li>1. Purchasers are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for purchasers in relation to the transaction.</li> <li>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.</li> <li>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: -<br/>(i) That firm may not be able to protect the purchaser's interests; and<br/>(ii) The purchaser may have to instruct a separate firm of solicitors.</li> <li>4. In the case of paragraph 3.(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.</li> </ol> |
|---|--|

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT



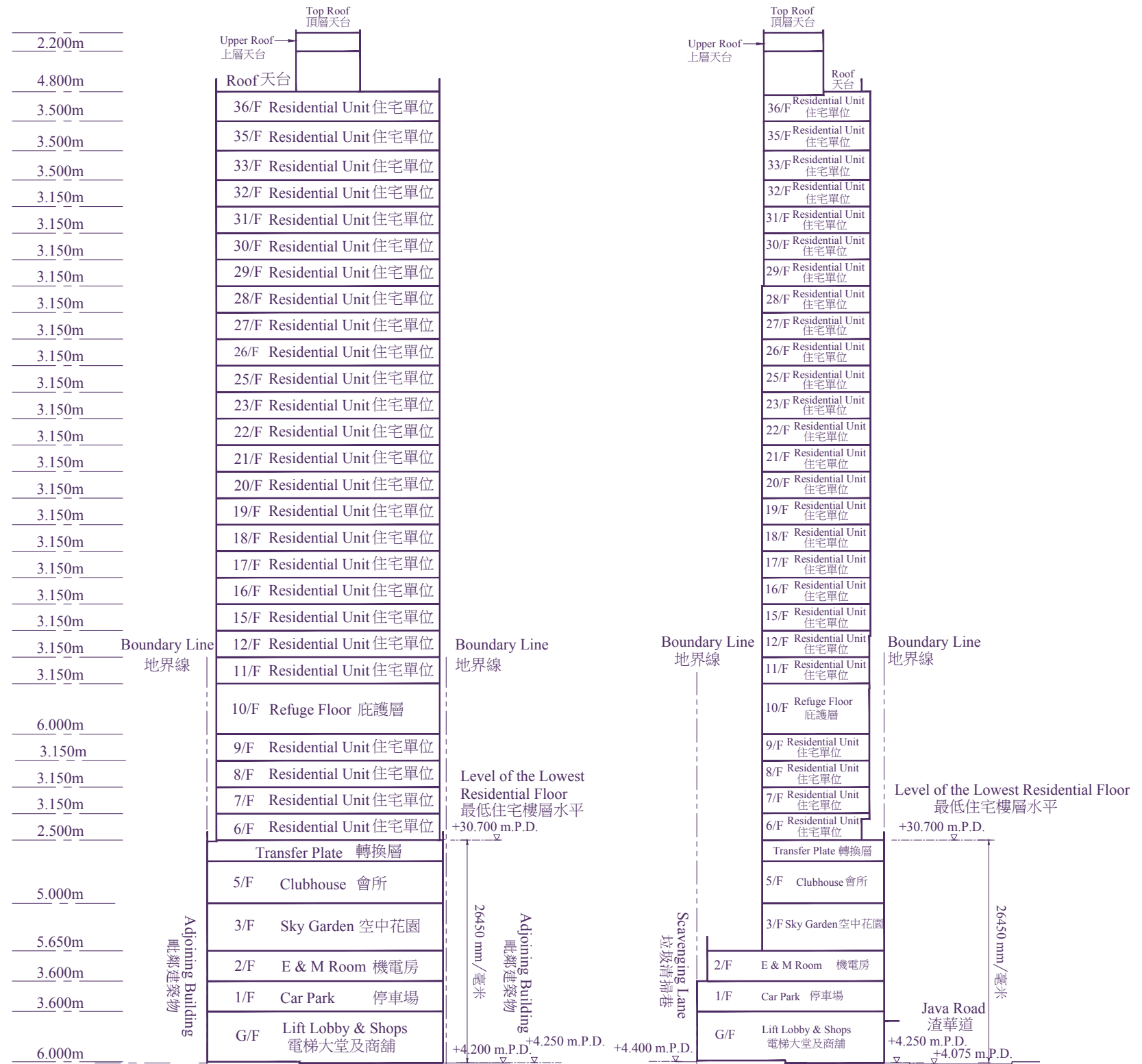
Key Plan 索引圖  
1 : 1500

備註

1. 毗鄰建築物的渣華道一段為香港主水平基準以上4.250米。
2. 發展項目之最低住宅層為香港主水平基準以上30.700米。

Note

1. The part of Java Road adjacent to the Development is 4.250 metres above Hong Kong Principal Datum.
2. The level of the lowest residential floor of the Development is 30.700 metres above Hong Kong Principal Datum.

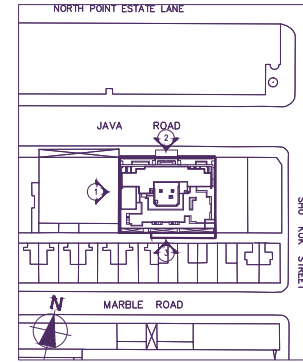
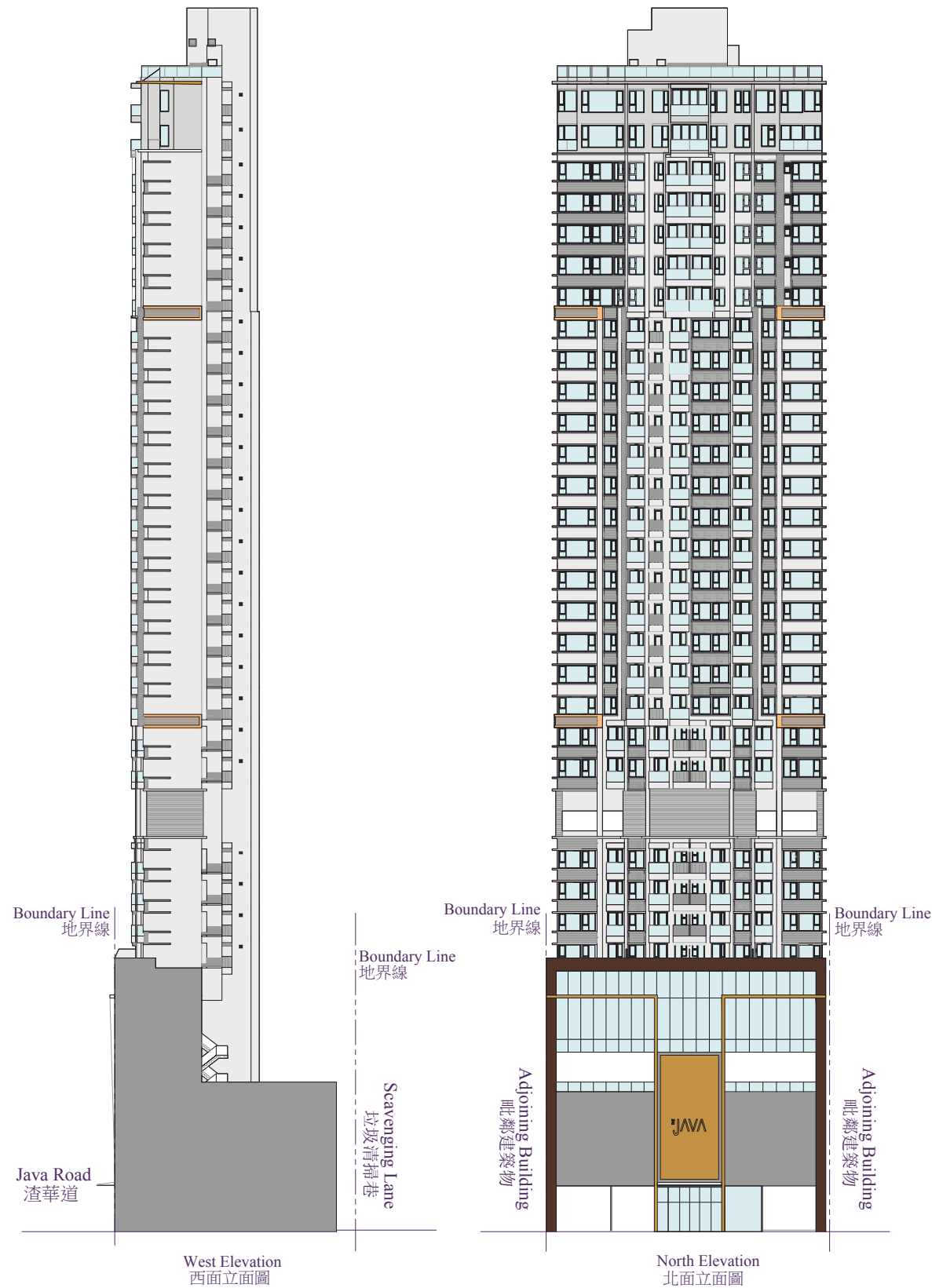


Cross-Section Plan A - A  
橫截面圖 A - A

Floor No. 13, 14, 24 & 34 are omitted.  
略去十三樓、十四樓、二十四樓及三十四樓。  
The part of Existing Lane (Right of Way) adjacent to the building is 4.25 metres above the Hong Kong Principal Datum.  
毗連建築物的一段現有後巷(通行權)為香港主水平基準以上4.25米。

Cross-Section Plan B - B  
橫截面圖 B - B

Floor No. 13, 14, 24 & 34 are omitted.  
略去十三樓、十四樓、二十四樓及三十四樓。  
The part of Existing Lane (Right of Way) adjacent to the building is 4.25 metres above the Hong Kong Principal Datum.  
毗連建築物的一段現有後巷(通行權)為香港主水平基準以上4.25米。



Key Plan 索引圖  
1 : 1500

發展項目的認可人士證明本圖所顯示的立面:

1. 以2011年9月28日, 2011年8月8日, 2011年2月16日及2011年1月19日的情況為準的該發展項目的經批准的建築圖則(「批准建築圖」)為基礎擬備; 及
2. 大致上與發展項目的外觀一致。

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

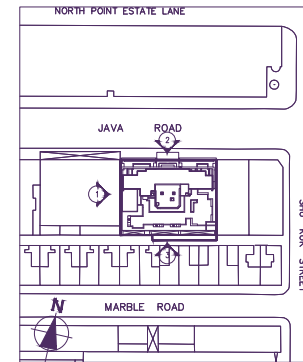
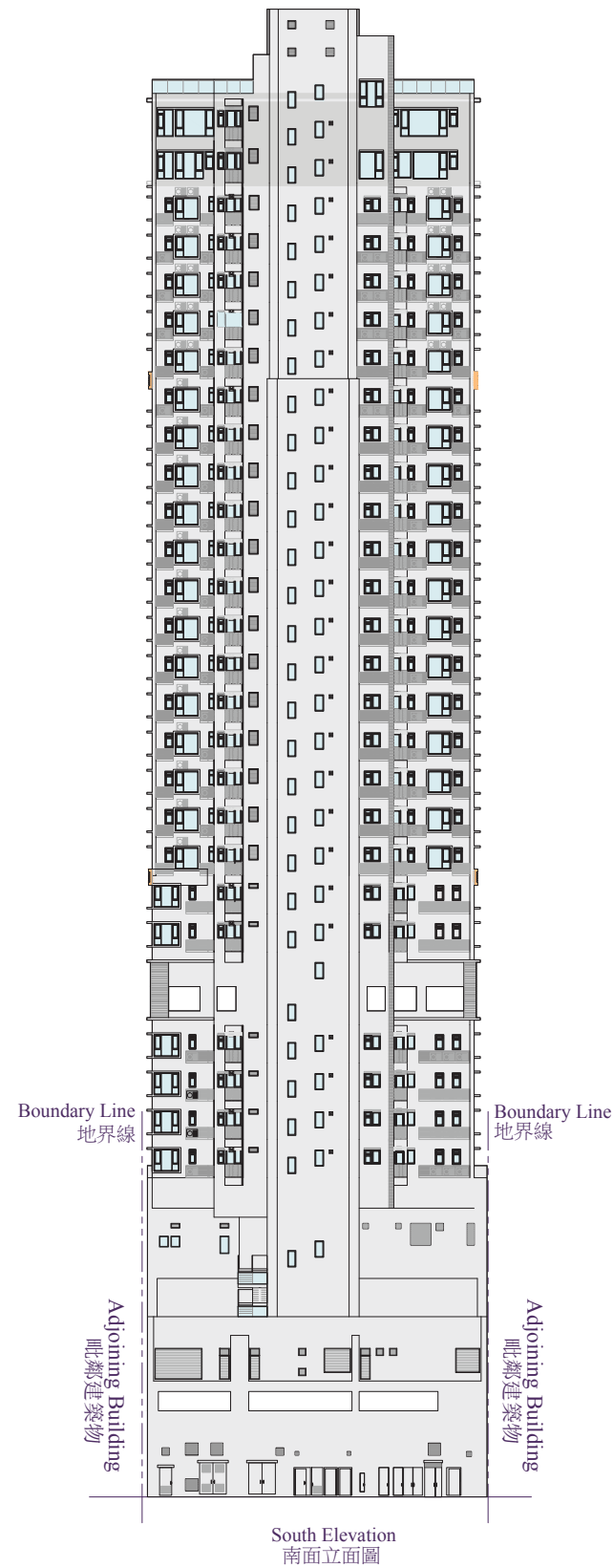
1. are prepared on the basis of the approved Building Plans for the Development as of 28 September 2011, 8 August 2011, 16 February 2011 & 19 January 2011; (“Approved Building Plans”); and
2. are in general accordance with the outward appearance of the Development.

備註

由於批准建築圖只包含三幅立面圖, 故本售樓說明書只顯示該三幅立面圖。賣方建議買方到發展項目實地考察, 以更了解發展項目的情況及外觀。

Note

The approved Building Plans show three elevations of the Development and therefore, only the said three elevation plans are included in this Sales Brochure. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development and its outward appearance.



Key Plan 索引圖  
1 : 1500

發展項目的認可人士證明本圖所顯示的立面:

1. 以2011年9月28日, 2011年8月8日, 2011年2月16日及2011年1月19日的情況為準的該發展項目的經批准的建築圖則(「批准建築圖」)為基礎擬備;及
2. 大致上與發展項目的外觀一致。

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

1. are prepared on the basis of the approved Building Plans for the Development as of 28 September 2011, 8 August 2011, 16 February 2011 & 19 January 2011; (“Approved Building Plans”); and
2. are in general accordance with the outward appearance of the Development.

備註

由於批准建築圖只包含三幅立面圖, 故本售樓說明書只顯示該三幅立面圖。賣方建議買方到發展項目實地考察, 以更了解發展項目的情況及外觀。

Note

The approved Building Plans show three elevations of the Development and therefore, only the said three elevation plans are included in this Sales Brochure. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development and its outward appearance.

	位置 Location	有蓋面積 Covered Area 平方米 (平方呎) sq. metre (sq. ft.)	總面積 Total Area 平方米 (平方呎) sq. metre (sq. ft.)
住客會所 (包括住客使用的任何康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	5/F 五樓	249.266 (2683)	249.266 (2683)
位於發展項目中的建築物的最低一層以下的, 供住客使用的公共花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或其他名稱) 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)	3/F 三樓	283.032 (3047)	584.320 (6290)

## 備註

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

## Note

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

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

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

1	外部裝修物料	Exterior finishes		
a.	外牆	External wall	基座鋪砌玻璃幕牆、鋁板、瓷磚和天然石，材配以裝飾線。 大樓牆身主要鋪砌瓷磚配以鋁板及裝飾線。	Podium mainly finished with curtain wall, aluminium cladding, ceramic tiles, natural stone cladding and features. Towers mainly finished with ceramic wall ceramic tiles, aluminium cladding and features.
b.	窗	Window	窗戶配以透明玻璃及鋁質窗框。部份浴室窗戶配以磨砂玻璃及鋁質窗框。	Windows are fitted with clear glass and aluminium frame. Some of the bathroom windows are fitted with sand blasted glass and aluminium frame.
c.	窗台	Bay window	窗台板鋪砌天然石。(不適用於三十五樓及三十六樓)	Window sill finished with natural stones. (Not applicable to 35/F and 36/F)
d.	花槽	Planter	三樓空中花園之花槽外部鋪砌瓷磚和石材，部份位置裝有玻璃欄杆。	External surface of planters at 3/F Sky Garden finished with ceramic wall tiles and stone cladding, part of the areas are equipped with glass balustrade.
e.	陽台或露台	Verandah and balcony	(i) 露台裝有強化玻璃欄杆。 露台 - 牆身: 瓷磚/ 高溫瓷磚 露台 - 天花板: 外部油漆及瓷磚與天花板照明燈 露台 - 地台: 高溫瓷磚  (ii) 有蓋露台 (iii) 不設陽台	(i) Tempered glass balustrade for balcony. Walls: Balcony - ceramic/ homogeneous tiles Ceiling: Balcony - external paint and ceramic tiles with ceiling mounted lighting Floor: Balcony - homogeneous tiles  (ii) Balcony is covered (iii) No Verandah
f.	乾衣設施	Drying facilities for clothing	無	Nil
2	室內裝修物料	Interior finishes		
a.	大堂	Lobby	<b>大廈入口大堂</b> 地台鋪砌天然石材。牆身鋪砌天然石材、玻璃裝飾及木飾面裝飾。假天花為石膏板。 <b>升降機大堂</b> 地台鋪砌天然石材。牆身鋪砌石材、玻璃裝飾及木飾面裝飾。假天花為石膏板。	<b>TOWER ENTRANCE LOBBY</b> Floor finished with natural stones. Walls finished with natural stones, glass panels and timber panels. False ceiling finished with gypsum board. <b>Typical Lift Lobby</b> Floor finished with natural stones. Walls finished with stones, glass panels and timber panels. False ceiling finished with gypsum board.
b.	內牆及天花板	Internal wall and ceiling	客廳/ 飯廳、睡房及儲物間牆身均經批盪及塗上乳膠漆。 客廳/ 飯廳、睡房及儲物間天花板均經批盪及塗上乳膠漆。部份位置配有假天花及假陣(如適用)。	Living rooms/ dining rooms, bedrooms and store rooms are finished with emulsion paint. Ceiling of living rooms/ dining rooms, bedrooms and store rooms to be finished with emulsion paint. Part of the areas are equipped with false ceiling and bulkheads. (if applicable)
c.	內部地板	Internal floor	客廳/ 飯廳及睡房之地台鋪砌長條複合木地板及木腳線。 六至十二樓 B及C單位儲物間、十五至二十八樓 B及C單位儲物間、三十五樓儲物間及二十九至三十三樓 B單位工人房鋪砌長條複合木地板及木腳線。三十六樓儲物間鋪砌高溫瓷磚。	Living rooms/ dining rooms and bedrooms are finished with engineered timber flooring and timber skirting. Store rooms at 6/F-12/F Unit B and C, 15/F-28/F Unit B and C and 35/F and Maid rooms at 29/F-33/F Unit B are finished with engineered timber flooring and timber skirting. Store rooms at 36/F are finished with homogeneous tiles.
d.	浴室	Bath	<b>浴室及睡房之浴室:</b> 牆身外露位置鋪砌天然石材至假天花。 外露位置選用鋁假天花配照明燈飾。 地台外露鋪位置砌天然石材。 <b>洗手間(二十九至三十三樓、三十五樓及三十六樓):</b> 牆身外露位置鋪砌陶瓷牆磚至假天花。 外露位置選用鋁假天花配照明燈飾。 地台外露位置鋪砌高溫瓷磚。	<b>Baths and bedroom baths :</b> Wall finished with natural stone to exposed surface and run up to false ceiling level. Aluminium false ceiling with light fitting. Floor finished with natural stone to exposed surface. <b>Water Closet (For 29/F-33/F and 35/F and 36/F):</b> Wall finished with ceramic wall tiles to exposed surface and run up to false ceiling level. Aluminium false ceiling with light fitting. Floor finished with homogeneous tiles to exposed surface.
e.	廚房	Kitchen	牆身所有外露位置鋪砌天然石材或不銹鋼板至假天花高度。 配鋁假天花及燈飾。 地台所有外露位置鋪砌天然石材。 灶台選用實心檯面。	Wall finished with natural stones or stainless steel panel up to false ceiling level. Aluminium false ceiling with light fitting are provided. Exposed floor finished with natural stones. Countertop finished with solid surfacing material.



3	室內裝置	Interior fittings	
a.	門	Doors	標準樓層單位大門(六至十二樓及十五至二十八樓) Typical floor unit main entrance doors of 6/F-12/F and 15/F-28/F
			標準樓層單位大門(二十九至三十三樓) Typical floor unit main entrance doors of 29/F-33/F
			特色樓層單位大門(三十五至三十六樓) Simplex floor unit main entrance doors of 35/F and 36/F
			露台門 Balcony
			工作平台 Utility Platform
			睡房門 Bedroom doors
			浴室門 Bath doors
			廚房正門 Main kitchen doors
			洗手間門 Water Closet and washroom doors
			儲物間門 Store room doors
工人房門(只適用於二十九至三十三樓B單位) Maid room doors (For 29/F-33/F Unit B only)			

3	室內裝置	Interior fittings			
	b.	浴室	Bath	<p><b>浴室及睡房之浴室：</b> 木製洗手盆櫃配以天然石材檯面及鏡飾面櫃門。</p> <p>裝置及設備包括陶瓷洗手盆、鍍鉻洗手盆冷熱水龍頭、陶瓷坐廁、鍍鉻廁紙架、鍍鉻毛巾桿、煤氣熱水爐遙控器、玻璃鏡櫃及抽氣扇。</p> <p><b>配以浴缸及鍍鉻浴缸冷熱水龍頭：</b> - 只適用於六樓至十二樓A及D單位，十五樓至二十八樓B單位，二十九樓至三十三樓A單位睡房1及3之浴室及B單位，三十五樓睡房2，睡房3及睡房4之浴室，三十六浴室(為鍍鉻浴缸兼花灑冷熱水龍頭)及睡房4之浴室：為1500毫米長 x 700毫米闊 x 420毫米深鑄鐵製浴缸； - 只適用於六樓至十二樓B及C單位，十五樓至二十八樓A及C單位，二十九樓至三十三樓A單位浴室：為1400毫米長 x 700毫米闊 x 420毫米深鑄鐵製浴缸)</p> <p>設有淋浴間之浴室，淋浴間配有玻璃隔板及玻璃門，配以煤氣熱水爐遙控器及鍍鉻花灑水龍頭(只適用於六至十二樓 D單位，三十五樓及三十六樓單位的睡房1及睡房4之浴室)</p> <p>三十六樓睡房1浴室之淋浴間設有浴室牆架；三十六樓睡房1及睡房4浴室設漱口杯架。</p> <p>配以按摩浴缸及鍍鉻浴缸冷熱水龍頭(為1800毫米長 x 900毫米闊 x 420毫米深亞克力按摩浴缸)(只適用於三十五樓及三十六樓睡房1之浴室)</p> <p>裝有LCD電視，請參閱設備附表。(只適用於三十五樓及三十六樓)</p> <p>提供抽濕機(適用於六至十二樓 B及C單位、十五至二十八樓 B單位、三十五樓及三十六樓)，請參閱設備附表。</p> <p>洗手間(二十九至三十三樓、三十五樓及三十六樓單位)：</p> <p>裝置及設備包括陶瓷洗手盆、膠面及鍍鉻飾面洗手盆冷熱水龍頭、陶瓷坐廁、鏡子及抽氣扇及抽氣管槽。</p>	<p><b>Bathrooms and the bathrooms in bedroom:</b> Wooden wash basin cabinet with natural stone countertop and mirror-finished door panel.</p> <p>Fittings and equipment include ceramic wash basin, chrome finished basin mixer, ceramic water closet, chrome finished toilet paper holder, chrome finished towel bar, gas water heater remote control, glass mirror cabinet and exhaust fan.</p> <p><b>Fitted with bathtub with chrome finished bath mixer :</b> - for 6/F-12/F Unit A and D, 15/F-28/F Unit B, 29/F-33/F bath in bedroom 1 and bedroom 3 of Unit A, and Unit B, 35/F bath in bedroom 2, 3 and 4, 36/F bath(fitted with chrome finished bath and shower mixer ) and bath in bedroom 4 only: cast iron 1500mm L x 700mm W x 420mm D ;- for 6/F-12/F Unit B and C, 15/F-28/F Unit A and C, 29/F-33/F bath in Unit A only: cast iron 1400mm L x 700mm W x 420mm D)</p> <p>For the bath fitted with shower cubicle, it is fitted with glass partition and glass door and provided with gas water heater remote control and chrome finished hand shower set (For 6/F-12/F Unit D, 35/F and 36/F bath of bedroom 1 and bedroom 4 only)</p> <p>36/F bath of bedroom 1 fitted with shower self; 36/F bath of bedroom 1 and bedroom 4 fitted with tumbler holder.</p> <p>Fitted with jacuzzi function bathtub with chrome finished bath mixer (1800mm L x 900mm W x 420mm D acrylic jacuzzi function bathtub) (For 35/F and 36/F Bath of Bedroom 1 only)</p> <p>LCD TVs are provided, please refer to Appliances Schedule. (For 35/F&amp;36/F only)</p> <p>Providing with dehumidifier (for 6/F-12/F unit B and C, 15/F-28/F unit B, 35/F&amp; 36/F)are provided, please refer to Appliances Schedule.</p>
	c.	標準單位廚房	Typical Unit Kitchen	<p>木製櫥櫃組合配以塑料飾面板及裝有金屬飾面板，裝有雪櫃、煤氣煮食爐、二合一洗衣乾衣機、微波焗爐、抽油煙機、不銹鋼洗滌盆、鍍鉻冷熱水花灑水龍頭、循環式煤氣熱水爐及抽氣扇。</p> <p>設備的提供和名稱，請參閱設備附表。</p>	<p>Fitted with wooden cabinet with plastic laminate finish and metal finished panel. Equipped with refrigerator, gas hob, 2 in 1 washer-dryer, microwave oven, cooker hood, stainless steel sink, chrome finished single level sink mixer, temperature-modulated gas water heater and exhaust fan.</p> <p>For appliances provision and brand names, please refer to Appliances Schedule.</p>
		特色單位廚房	Simplex Unit Kitchen	<p>木製櫥櫃組合配以高亮層壓裝飾面板及裝有金屬飾面板，裝有紅酒櫃、暖碟機、咖啡機、雪櫃、煤氣煮食爐(雙爐頭及炒鑊爐頭)、二合一洗衣乾衣機、微波焗爐、焗爐、電烤爐架、洗碗碟機、廚房電視機、抽油煙機、不銹鋼洗滌盆、鍍鉻冷熱水花灑水龍頭、循環式煤氣熱水爐及抽氣扇。</p> <p>設備的提供和名稱，請參閱設備附表。</p>	<p>Fitted with wooden cabinet with high gloss laminate finish and metal finished panel. Equipped with wine cellar, plate warmer, coffee maker, refrigerator, gas hob (double burner and wok burner), 2 in 1 washer-dryer, microwave oven, oven, barbecue grill, dish washer, kitchen TV, cooker hood, stainless steel sink, chrome finished mixer single level sink, temperature-modulated gas water heater and exhaust fan.</p> <p>For appliances provision and brand names, please refer to Appliances Schedule.</p>
	d.	客廳/飯廳/睡房及儲物室	Living/dining room/bedroom and store room	無	Nil
	e.	電話	Telephone	<p>客廳/飯廳及睡房提供電話插座。</p> <p>設備的提供和名稱，請參閱設備附表。</p>	<p>Telephone outlets are provided for living room / dining rooms and bedrooms.</p> <p>For appliances provision and brand names, please refer to Appliances Schedule.</p>

f.	天線	Aerials	客飯廳及睡房均裝置電視/ 電台接收插座，可接收本地電視/ 電台節目。 有關於連接點的位置和數目，請參閱機電裝置數量說明及機電裝置平面圖。	TV/ FM outlet for local TV/ FM radio programs are provided for living/ dining rooms and bedrooms. For location and number of connection points, please refer to Schedule of Mechanical & Electrical Provisions and Mechanical & Electrical Provisions Plans.
g.	電力供應	Electrical Installations	提供隱藏式線路燈掣及插座。每戶提供三相電力並裝妥微型斷路器。 有關於照明插座、插座及連接點的位置和數目，請參閱機電裝置數量說明及機電裝置平面圖。	Concealed conduit wiring for lighting and power points are provided. Three-phase electricity supply with miniature circuit breaker distribution board is provided in residential units. For location and number of lighting points, sockets and A/C double pole switches, etc. Please refer to Schedule of Mechanical & Electrical Provisions and Mechanical & Electrical Provisions Plans.
h.	氣體供應	Gas Supply	提供氣體錶及氣體喉及連接在煤氣煮食爐和煤氣熱水爐。有關於連接點的位置，請參閱機電裝置平面圖。	Gas meter with gas supply pipe is provided and connected to gas cooker and gas water heater. For location of connection points, please refer to Mechanical & Electrical Provisions Plans.
i.	洗衣機接駁點	Washing Machine Connection Point	洗衣機接駁點在廚房位置。(請參照機電裝置設備)	Drain point and water point are provided for washer dryer in kitchen. Please refer to Mechanical & Electrical Provision Plans for the location of the connection point.
j.	供水	Water Supply	冷熱水喉使用隱藏式之並配有隔熱絕緣的銅喉。 浴室和廚房提供熱水。有關於熱水爐連接點的位置，請參閱機電裝置數量說明及機電裝置平面圖。浴室附有熱水爐遙控器提供。	Concealed copper water pipes for cold and hot water supply. Hot water supply to bathroom and kitchen. Please refer to Schedule of Mechanical & Electrical Provisions and Mechanical & Electrical Provision Plans for location of gas water heater. Remote controller for gas water heater is provided in the bathroom.
4	雜項	Miscellaneous		
a.	升降機	Lift	大廈裝有兩部“富士達 - PMGL 微電腦控制牽引式”住客空調升降機到達地下至三十六樓各層。 停車場裝有一部“富士達 - Exceldyne齒輪曳引式”汽車專用升降機。	Two of ‘Fujitec - PMGL Traction Machine with Micro Computer Control’ air-conditioned passenger lifts serving the tower from G/F to 36/F. One of ‘Fujitec - Exceldyne Geared Traction Machine’ car lift serving the carpark.
b.	信箱	Letter Box	不銹鋼裝飾信箱。	Stainless steel finished letter box.
c.	垃圾房	Refuse Collection	垃圾及物料回收房設於每層住宅公共地方。垃圾及物料回收站設於地下，由清潔工人定時收集。	Refuse Storage and Material Recovery Room is provided in the common area of each residential floor. Refuse Storage and Material Recovery Chamber is provided on G/F for collection of refuse by cleaners regularly.
d.	水錶/電錶/氣體錶	Water / Electricity / Gas Meters	錶房內均裝有住戶專用獨立水、電錶。獨立氣體錶則設於各單位內。	Separate meters for portable water and electricity are provided in the meter rooms. Separate meter for town gas in kitchen for each unit.
5	保安設施	Security Facilities		
a.	保安系統	Security System	電梯內、大堂入口及停車場均設有閉路電視監察系統與保安人員和管理處員工使用的櫃枱相連。 住戶對講機及警報器設於各單位內。 入口大堂設有訪客對講系統及智能卡系統。	CCTV surveillance in entrance lobby, lifts and carpark directly link to the watchman and management counters. Door phone and panic alarm are provided for each unit. Visitor intercom panels and smart card readers are provided at entrance lobby.

Appliances Schedule 裝設說明		
標準樓層(六至十二樓A、B及C單位、十五至二十八樓B單位、二十九至三十三樓B單位) Typical Floor (Unit A, B & C on 6/F-12/F, Unit B on 15/F-28/F and Unit B on 29/F-33/F)		
設備 Appliances	品牌 Brand	型號 Model No.
廚房 Kitchen		
煤氣煮食爐 Gas Hob	Siemens	ER70762HK
抽油煙機 Cooker Hood	Siemens	HBD-DA58
雪櫃 Refrigerator	Siemens	K138VA00HK
二合一洗衣乾衣機 2 in 1 Washer-Dryer	Siemens	WK14D540HK
微波焗爐 Microwave Oven	Siemens	SS-6Y2LS
循環式煤氣熱水爐(只適用於六至二十八樓單位) Temperature-modulated Gas Water Heater(For 6/F-28/F Unit Only)	TGC	NJW160TFQL
循環式煤氣熱水爐(只適用於二十九至三十三樓單位) Temperature-modulated Gas Water Heater(For 29/F-33/F Unit Only)	TGC	NJW220TFQL
睡房 3 浴室(只適用於二十九至三十三樓 B單位) Bedroom 3 Bathroom (For Unit B on 29/F-33/F Only)		
循環式煤氣熱水爐 Temperature-modulated Gas Water Heater	TGC	RC-80BQ
抽氣扇 Exhaust Fan	KDK	15WJA08
抽濕機 Dehumidifier	Cold Magic	CDH 22
浴室 Bath		
抽氣扇 Exhaust Fan	KDK	15WJA08
抽濕機(只適用於二十九至三十三樓B單位) Temperature-modulated Gas Water Heater(For 29/F-33/F Unit Only)	Cold Magic	CDH 22
客廳/ 飯廳/ 睡房 及儲物間 Living Room/ Dining Room/ Bedrooms/ Store Room		
分體式冷氣機 Split Type Air-Conditioner		室內機 Indoor Unit / 室外機 Outdoor Unit
客廳/飯廳(只適用於六至十二樓A及C單位, 十五至二十八樓B單位) Living Dining Room(For Unit A & C on 6/F-12/F and Unit B on 15/F-28/F only)	Panasonic	CS-PV18KKA/ CU-PV18KKA
客廳/飯廳(只適用於六至十二樓B單位) Living Dining Room(For Unit B on 6/F-12/F only)	Panasonic	CS-S9JKZW, CS-S12JKZW/ CU-2S18JKZ
客廳/飯廳(只適用於二十九至三十三樓 B單位) Living Room/ Dining Room (For Unit B on 29/F-33/F only)	Panasonic	CS-PV24KKA/ CU-PV24KKA
睡房 1(只適用於六至十二樓A、B及C單位,十五至二十八樓,二十九至三十三樓B單位) Bedroom 1(For Unit A, B & C on 6/F-12/F and Unit B on 15/F-28/F, 29/F-33/F only)	Panasonic	CS-PV9KKA/ CU-PV9KKA
睡房2(六至十二樓A單位) Bedroom 2 (For Unit A on 6/F-12/F only)	Panasonic	CS-S9JKZW/ CU-2S18JKZ
睡房 2(只適用於二十九至三十三樓B單位) Bedroom 2 (For Unit B on 29/F-33/F only)	Panasonic	CS-PV9KKA/ CU-PV9KKA
睡房 3(只適用於六至十二樓A單位) Bedroom 3 (For Unit A on 6/F-12/F only)	Panasonic	CS-S9JKZW/ CU-2S18JKZ
睡房 3(只適用於二十九至三十三樓B單位) Bedroom 3(For Unit B on 29/F-33/F only)	Panasonic	CS-PV9KKA/ CU-PV9KKA
睡房 4(只適用於二十九至三十三樓 B單位) Bedroom 4(For Unit B on 29/F-33/F only)	Panasonic	CS-PV9KKA/ CU-PV9KKA
工人房(只適用於二十九至三十三樓B單位) Maid Room(For 29/F-33/F Unit B only)	Panasonic	CS-PV9KKA/ CU-PV9KKA
儲物間(只適用於六至十二樓 B及C單位) Store Room(For 6F-12/F Unit B, C only)	Panasonic	CS-PV9KKA/ CU-PV9KKA

## 標準樓層(六至十二樓D單位、十五至二十八樓A及C單位、二十九至三十三樓A單位)

## Typical Floor (Unit D on 6/F-12/F, Unit A &amp; C on 15/F-28/F and Unit A on 29/F-33/F)

設備 Appliances	品牌 Brand	型號 Model No.
廚房 Kitchen		
煤氣煮食爐 Gas Hob	Siemens	ER70762HK
抽油煙機 Cooker Hood	Siemens	HBD-DA58
雪櫃 Refrigerator	Siemens	K138VA00HK
二合一洗衣乾衣機 2 in 1 Washer-Dryer	Siemens	WK14D540HK
微波焗爐 Microwave Oven	Siemens	SS-6Y2LS
六至二十八樓單位循環式煤氣熱水爐 6/F-28/F Unit Temperature-modulated Gas Water Heater	TGC	NJW160TFQL
二十九至三十三樓單位循環式煤氣熱水爐 29/F-33/F Unit Temperature-modulated Gas Water Heater	TGC	NJW160TFQL
睡房2 浴室(只適用於六至十二樓D單位) Bedroom 2 Bathroom (For Unit D on 6/F-12/F Only) / 睡房3 浴室(略去六至十二樓 D單位) Bedroom 3 Bathroom (except 6F-12/F Unit B,C)		
抽氣扇 Exhaust Fan	KDK	15WJA08
抽濕機 Dehumidifier	Cold Magic	CDH 22
浴室 Bath		
抽氣扇 Exhaust Fan	KDK	15WJA08
客廳/飯廳/睡房及儲物間 Living Room/ Dining Room/ Bedrooms/ Store Room		
分體式冷氣機 Split Type Air-Conditioner		室內機 Indoor Unit / 室外機 Outdoor Unit
客廳/飯廳(只適用於十五至二十八樓A及C單位) Living Room/ Dining Room(For Unit A&C on 15/F-28/F only)	Panasonic	CS-PV18KKA/ CU-PV18KKA
客廳/飯廳(只適用於六至十二樓D單位) Living Room/ Dining Room(For Unit D on 6/F-12/F only)	Panasonic	CS-S9JKZW, CS-S12JKZW/ CU-2S18JKZ
客廳/飯廳(只適用於二十九至三十三樓A單位) Living Room/ Dining Room(For Unit A on 29/F-33/F only)	Panasonic	CS-PV24KKA/ CU-PV24KKA
睡房 1(只適用於六至十二樓D單位,二十九至三十三樓 A單位) Bedroom 1(For Unit D on 6/F-12/F,Unit A on 29/F-33/F only)	Panasonic	CS-PV9KKA/ CU-PV9KKA
睡房 1(只適用於十五至二十八樓A及C單位) Bedroom 1(For Unit A&C on 15/F-28/F only)	Panasonic	CS-S9JKZW/ CU-2S18JKZ
睡房 2(只適用於六至十二樓D單位) Bedroom 2(For Unit D on 6/F-12/F only)	Panasonic	CS-PV9KKA/ CU-PV9KKA
睡房 2(只適用於十五至二十八樓A及C單位) Bedroom 2(For Unit A&C on 15/F-28/F only)	Panasonic	CS-S9JKZW/ CU-2S18JKZ
睡房 2(只適用於二十九至三十三樓A單位) Bedroom 2(For Unit A on 29/F-33/F only)	Panasonic	CS-PV9KKA/ CU-PV9KKA
睡房 3(只適用於十五至二十八樓A單位,二十九至三十三樓A單位) Unit A on 15/F-28/F and Unit A on 29/F-33/F Bedroom 3	Panasonic	CS-PV9KKA/ CU-PV9KKA
儲物間(只適用於十五至二十八樓A及C單位) Store (For 15F-28/F Unit A & C only)	Panasonic	CS-PV9KKA/ CU-PV9KKA

Appliances Schedule 裝設說明		
特色樓層(三十五樓及三十六樓) Simplex Floor (35/F & 36/F)		
設備 Appliances	品牌 Brand	
廚房 Kitchen		
紅酒櫃 Wine Cellar	Gaggenau	RW404260
暖碟機 Plate Warmer	Gaggenau	WS211-110
咖啡機 Coffee Maker	Gaggenau	CM210-110
煤氣煮食爐 Gas Hob & Gas Wok	Gaggenau	VG232-322SG & VG231-321SG
抽油煙機 Cooker Hood	Gaggenau	AW281-120
雪櫃 Refrigerator	Gaggenau	RY 491200
二合一洗衣乾衣機 2 in 1 Washer-Dryer	Siemens	WK16D540HK
微波焗爐 Microwave Oven	Gaggenau	BM220-110
焗爐 Oven	Gaggenau	BO221-110
洗碗碟機 Dish Washer	Gaggenau	DF240-140
電烤爐架 Barbecue Grill	Gaggenau	VR230-112
循環式煤氣熱水爐 Temperature-modulated Gas Water Heater	TGC	NJW220TFQL
廚房電視機 Kitchen TV	JSA	KTV102A
睡房 1 浴室 Bedroom 1 Bathroom		
按摩浴缸 Jacuzzi Function Bathtub	Roca	#247593
抽氣扇 Exhaust Fan	KDK	15WJA
抽濕機 Dehumidifier	Cold Magic	CDH 22
液晶體顯示電視 LCD TV	JSA	TMBG15
睡房2 浴室 (只適用於三十五樓單位) Bath of Bedroom 2 Bath (For 35/F only)/ 睡房3 浴室 (只適用於三十五樓單位) Bath of Bedroom 3 Bath (For 35/F only) / 睡房4 浴室 Bath of Bedroom 4		
抽氣扇 Exhaust Fan	KDK	15WJA
抽濕機 Dehumidifier	Cold Magic	CDH 22
液晶體顯示電視 LCD TV	JSA	TMBG15
浴室 (只適用於三十六樓單位) Bath (For 36/F only)		
抽氣扇 Exhaust Fan	KDK	15WJA
液晶體顯示電視 LCD TV	JSA	TMBG15

## 備註

1. 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。

設備 Appliances	品牌 Brand	型號 Model No.
洗手間 (只適用於三十五樓單位) W.C. (For 35/F only)		
抽氣扇 Exhaust Fan	KDK	15WJA08
儲物室洗手間 StoreRoom W.C.		
抽氣扇 Exhaust Fan	KDK	15WJA08
客廳/ 飯廳/ 睡房 及儲物間 Living Room/ Dining Room/ Bedrooms/ Store Room		
變頻式冷氣機系統 VRV Air-Condition System		室內機 Indoor Unit / 室外機 Outdoor Unit
客廳/飯廳 Living Room/ Dining Room	Daikin	FXAQ50MAVE/ RXYQ12PAY1
睡房 1 Bedroom 1	Daikin	FXAQ50MAVE/ RXYQ12PAY1
睡房 2 Bedroom 2	Daikin	FXAQ40MAVE/ RXYQ12PAY1
三十五樓睡房 3 35/F Bedroom 3	Daikin	FXAQ25MAVE/ RXYQ12PAY1
三十六樓睡房 3 36/F Bedroom 3	Daikin	FXAQ50MAVE/ RXYQ12PAY1
三十五樓睡房 4 35/F Bedroom 4	Daikin	FXAQ40MAVE/ RXYQ12PAY1
三十六樓睡房 4 36/F Bedroom 4	Daikin	FXAQ40MAVE/ RXYQ12PAY1
儲物間 Store	Daikin	FXAQ25MAVE/ RXYQ12PAY1

## Note






































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

## 機電裝置平面圖

Mechanical &amp; Electrical Provision Plans

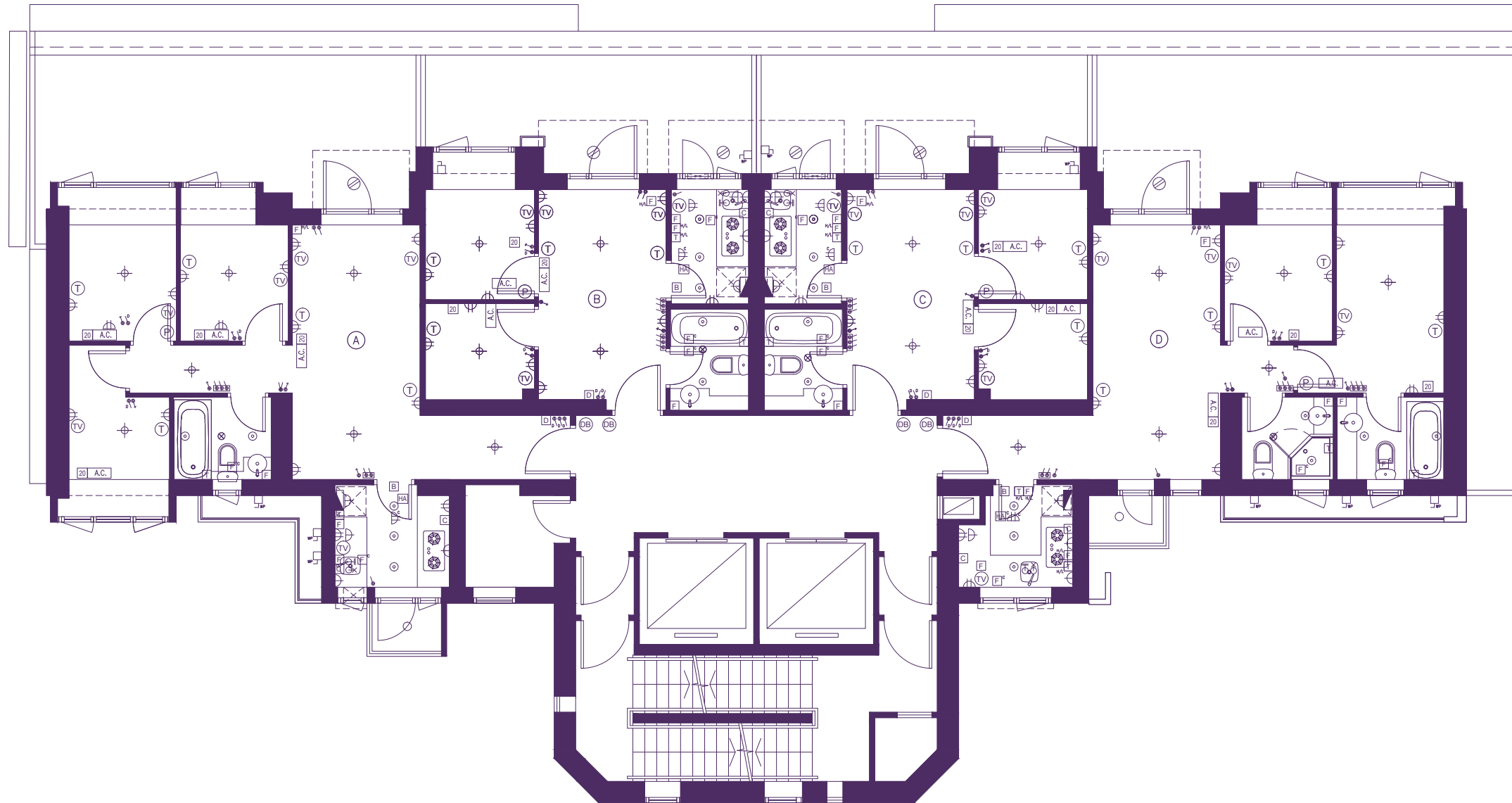
## 圖例

Legend

	總電箱 MCB distribution board		20 安培電力開關顯示掣於高處 20A Double-pole switch with pilot light at high level		抽濕機 Dehumidifier		雙極開關掣 One gang double-pole switch
	電視機插座 TV outlet		單位插座 Single socket outlet		天花燈 Recessed light		洗衣乾衣機機去水位 Drain point for Washer-dryer
	電話插座 Telephone outlet		雙位插座 Twin socket outlet		暖燈 Warm light		洗衣乾衣機來水位 Water point for Washer-dryer
	櫃燈接線位 Connection unit for cabinet lighting		門鈴按鈕 Door bell push button		燈位 Light point		智能家居系統 Junction box for Home Automation System at ceiling level
	警報按鈕 Panic alarm button		室內分體式空調 Indoor A/C Unit		天花面燈1 Surface ceiling mounted light 1		管燈 Batten type fluorescent light fitting
	視頻電話 Door phone		室外空調機組接駁點 Isolator switch		天花面燈2 Recessed ceiling mounted light 2		嵌燈 Recessed flood lighting
	煤氣熱水箱於高處 Box for towngas heater at high level		單位插座 Single socket outlet at ceiling level		一位一掣燈掣 One-way one-gang lighting switch		熱水爐控制器 Temperature controller for water heater
	13 安培接線座 13A Switched fused spur unit		有掣雙極開關掣於天花板 13A Switched fused spur unit at ceiling level		一位二掣燈掣 One-way two-gang lighting switch		無線接入點之接線盒於天花板 Junction box for wireless access point at ceiling level
	13 安培接線座於高處 13A Switched fused spur unit at high level		揚聲器 Speaker		一位三掣燈掣 One-way three-gang lighting switch		一掣可調光燈掣 One-gang Dimmable light switch
			抽氣扇 Exhaust Fan		二位一掣燈掣 Two-way one gang lighting switch		二掣可調光燈掣 Two-gang Dimmable light switch

機電裝置平面圖  
Mechanical & Electrical Provision Plans

六樓  
6th Floor

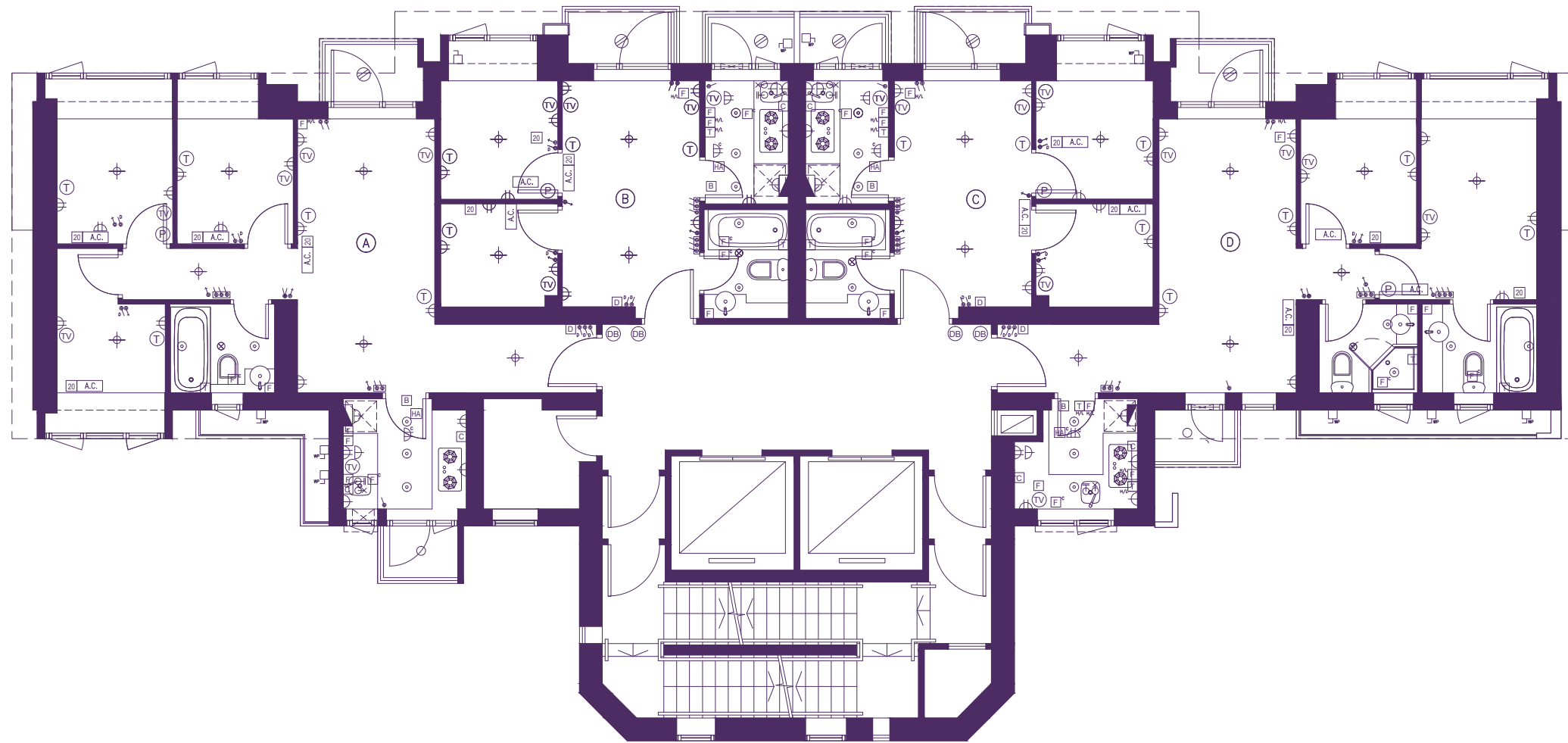
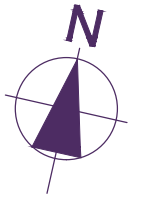


備註  
上圖經簡化處理，只用作展示機電裝置的位置。

Note  
The above plans are simplified for the purpose of showing the location of Mechanical and Electrical Provisions only.

機電裝置平面圖  
Mechanical & Electrical Provision Plans

七樓至九樓、十一樓至十二樓  
7th - 9th Floor, 11th - 12th Floor



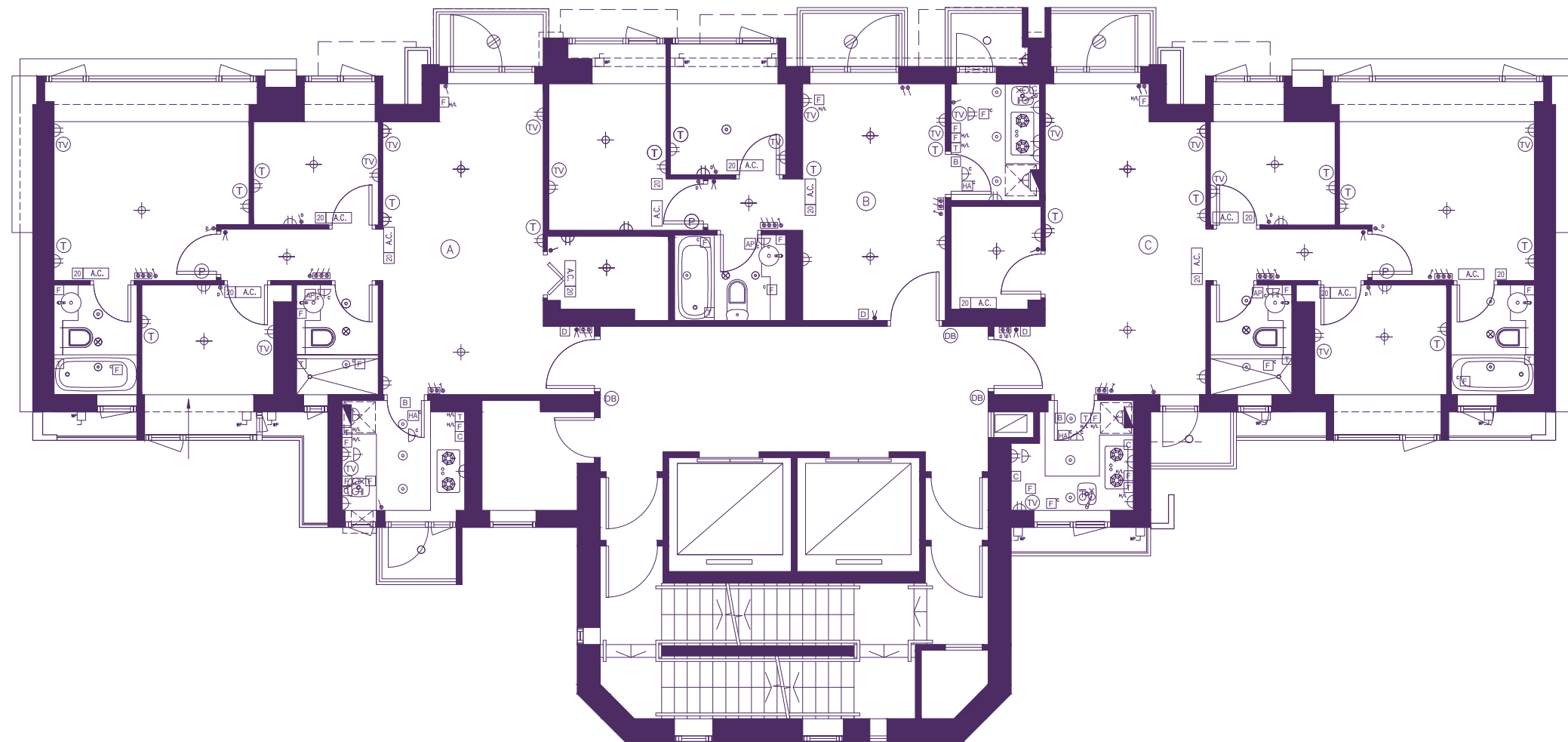
備註  
上圖經簡化處理，只用作展示機電裝置的位置。

Note  
The above plans are simplified for the purpose of showing the location of Mechanical and Electrical Provisions only.



機電裝置平面圖  
Mechanical & Electrical Provision Plans

十五樓至二十八樓  
15th - 28th Floor

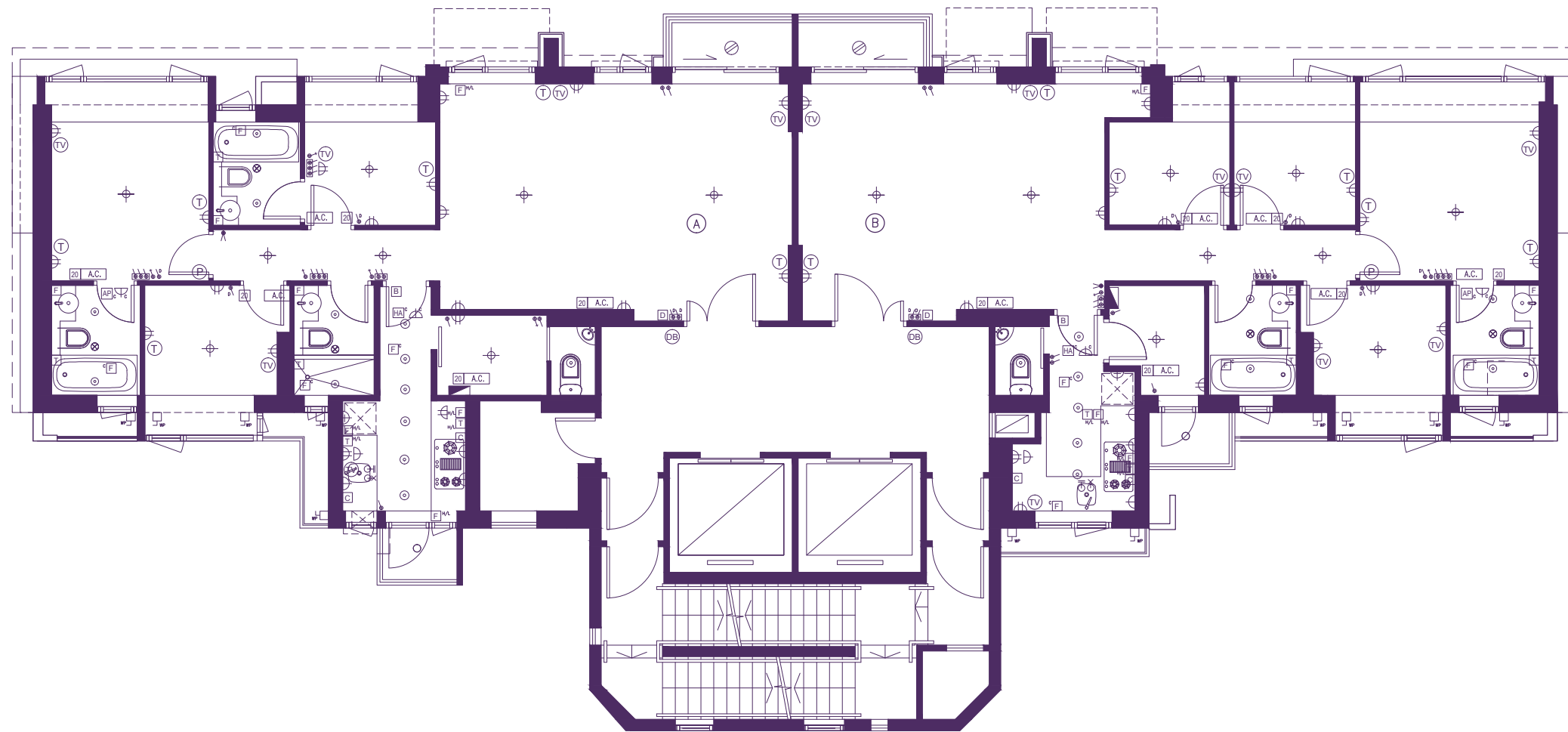
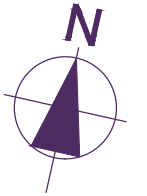


備註  
上圖經簡化處理，只用作展示機電裝置的位置。

Note  
The above plans are simplified for the purpose of showing the location of Mechanical and Electrical Provisions only.

機電裝置平面圖  
Mechanical & Electrical Provision Plans

二十九樓至三十三樓  
29th - 33rd Floor

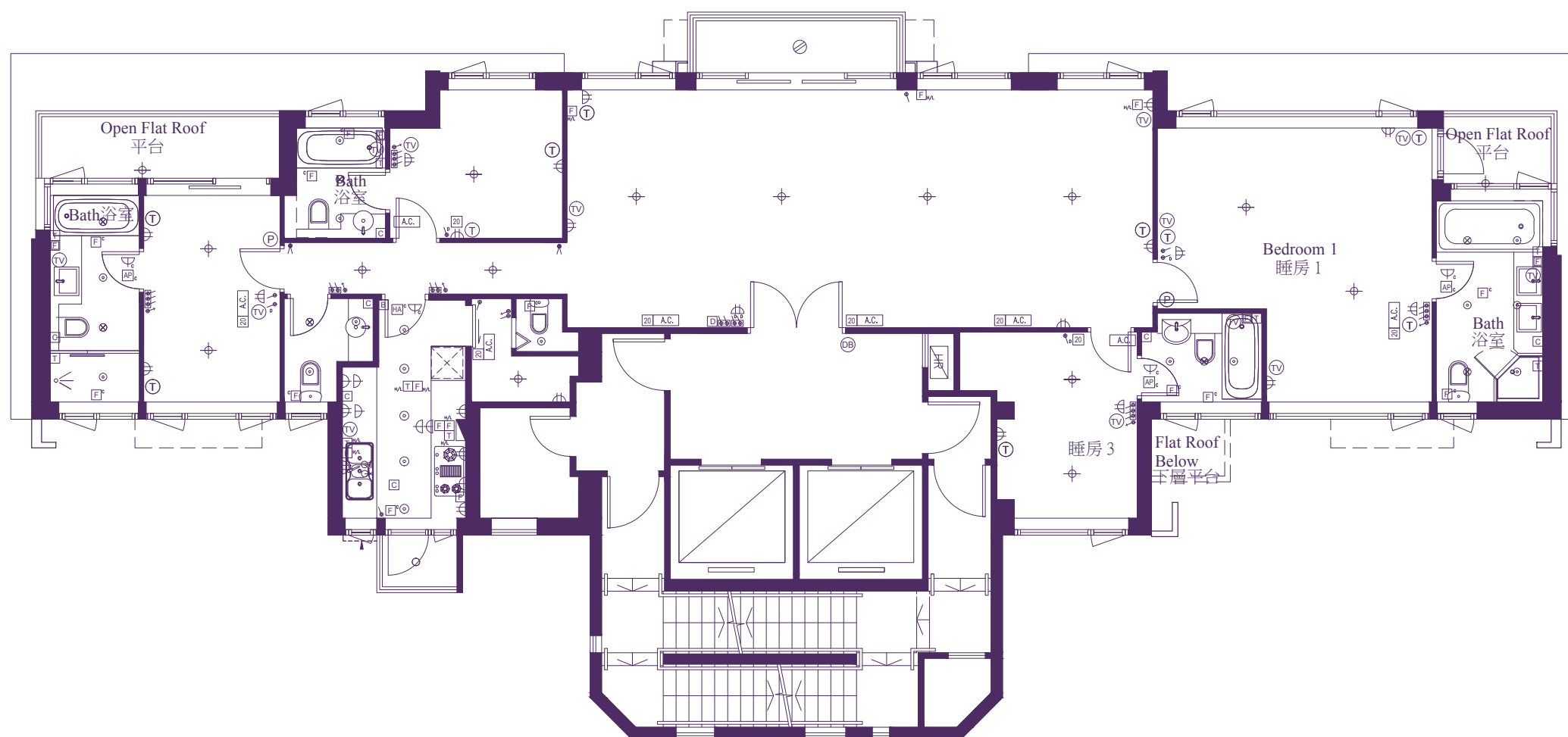


備註  
上圖經簡化處理，只用作展示機電裝置的位置。

Note  
The above plans are simplified for the purpose of showing the location of Mechanical and Electrical Provisions only.

機電裝置平面圖  
Mechanical & Electrical Provision Plans

三十五樓  
35th Floor



備註  
上圖經簡化處理，只用作展示機電裝置的位置。

Note  
The above plans are simplified for the purpose of showing the location of Mechanical and Electrical Provisions only.

機電裝置平面圖  
Mechanical & Electrical Provision Plans

三十六樓  
36th Floor

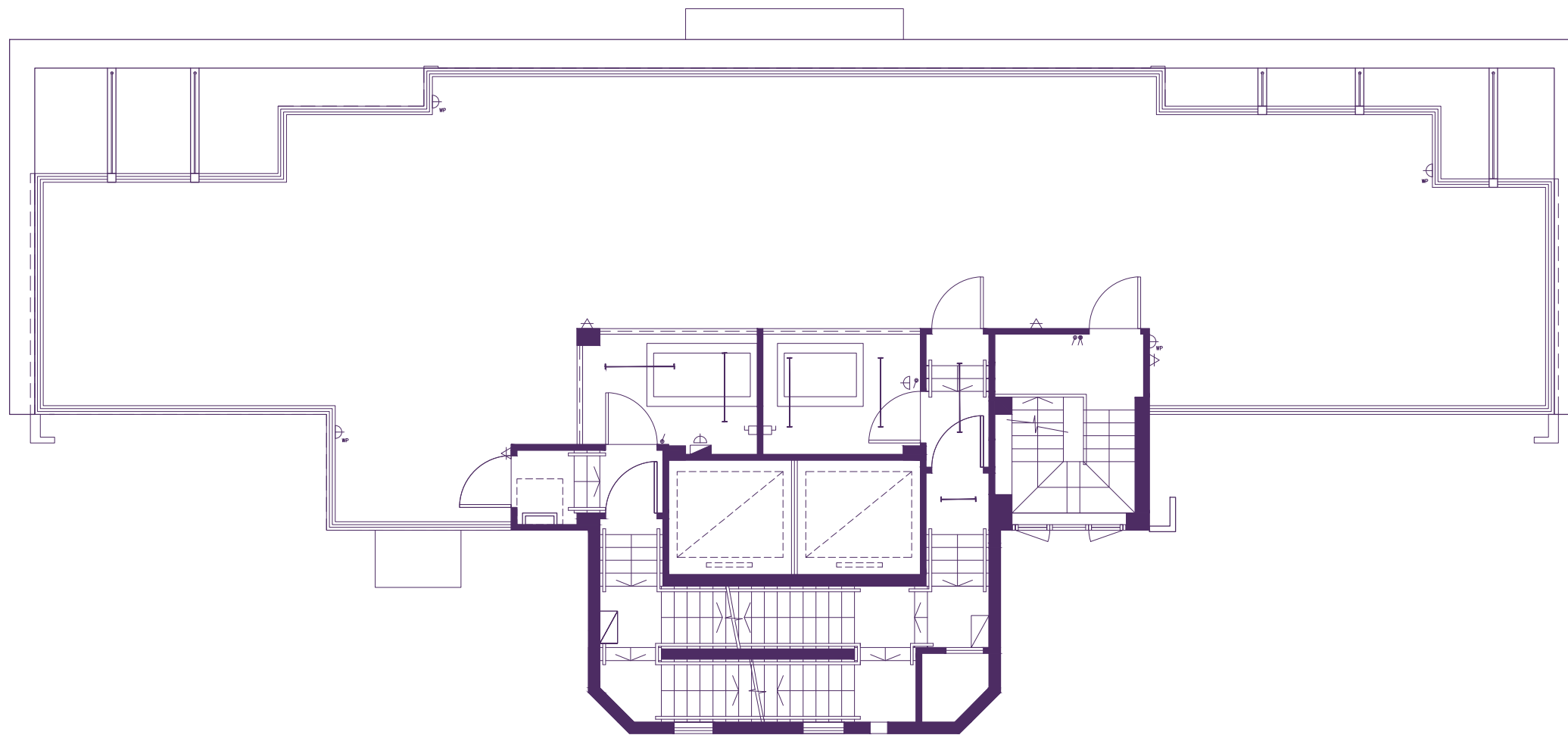
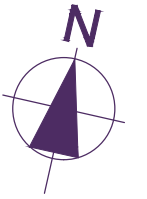


備註  
上圖經簡化處理，只用作展示機電裝置的位置。

Note  
The above plans are simplified for the purpose of showing the location of Mechanical and Electrical Provisions only.

機電裝置平面圖  
Mechanical & Electrical Provision Plans

天台  
Main Roof



備註  
上圖經簡化處理，只用作展示機電裝置的位置。

Note  
The above plans are simplified for the purpose of showing the location of Mechanical and Electrical Provisions only .

機電裝置數量說明表

Schedule of Mechanical &amp; Electrical Provisions

樓層 Floor	六樓、七樓至九樓、十一樓至十二樓 6/F, 7/F - 9/F, 11/F -12/F				十五樓至二十八樓 15/F -28/F			二十九樓至三十 三樓 29/F -33/F		三十五 樓 35/F	三十六 樓 36/F	天台 R/F					
單位 Units	A	B	C	D	A	B	C	A	B	/	/	/					
客廳/飯廳 Living Room / Dining Room	雙位插座 13A 3-Pin Switched Type Twin Socket Outlet				5	4	4	5	5	4	5	7	6	6	6	N/A	
	20A 開關掣 20A Double-pole switch with pilot light	供空調機用 For Air-conditioners			1	1	1	1	1	1	1	1	1	2	3		
	接線座 13A Switched Fuse Spur Unit				1	1	1	1	1	1	1	1	1	3	2		
	電話插座 Telephone Outlet				2	2	2	2	2	2	2	2	2	2	2		
	電視/電台天線插座 TV/FM Outlet				2	2	2	2	2	2	2	2	2	2	2		
睡房 1 Bedroom 1	雙位插座 13A 3-Pin Switched Type Twin Socket Outlet				3	3	3	2	3	3	3	3	3	4	4	N/A	
	20A 開關掣 20A Double-pole switch with pilot light	供空調機用 For Air-conditioners			1	1	1	1	1	1	1	1	1	1	1		
	電話插座 Telephone Outlet				1	1	1	1	1	1	2	1	1	3	2		
	電視/電台天線插座 TV/FM Outlet				1	1	1	1	1	1	1	1	1	3	2		
睡房 2 Bedroom 2	雙位插座 13A 3-Pin Switched Type Twin Socket Outlet				2			4	3	3	3	3	3	2	1	N/A	
	20A 開關掣 20A Double-pole switch with pilot light	供空調機用 For Air-conditioners			1			1	1	1	1	1	1	1	1		
	電話插座 Telephone Outlet				1	N/A	N/A	1	2	1	1	1	1	1	1		
	電視/電台天線插座 TV/FM Outlet				1			1	1	1	1	1	1	1	1		
睡房 3 Bedroom 3	雙位插座 13A 3-Pin Switched Type Twin Socket Outlet				3				3			3	3	3	2	2	N/A
	20A 開關掣 20A Double-pole switch with pilot light	供空調機用 For Air-conditioners			1				1			1	1	1	1	1	
	電話插座 Telephone Outlet				1	N/A	N/A	N/A	2			2	2	2	1	1	
	電視/電台天線插座 TV/FM Outlet				1				1			1	1	1	1	1	

## 機電裝置數量說明表

Schedule of Mechanical &amp; Electrical Provisions

樓層 Floor			六樓、七樓至九樓、十一樓至十二樓 6/F, 7/F - 9/F, 11/F -12/F				十五樓至二十八樓 15/F -28/F			二十九樓至 三十三樓 29/F -33/F		三十五 樓 35/F	三十六 樓 36/F	天台 R/F
單位 Units			A	B	C	D	A	B	C	A	B	/	/	/
睡房4 Bedroom 4	雙位插座 13A 3-Pin Switched Type Twin Socket Outlet										3	3	3	N/A
	20A 開關掣 20A Double-pole switch with pilot light	供空調機用 For Air-conditioners	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	1	
	電話插座 Telephone Outlet										1	2	1	
	電視/電台天線插座 TV/FM Outlet										1	1	2	
睡房1之浴室 Bath in Bedroom 1	13安培3孔單位插座 13A 3-Pin Switched Type Socket Outlet		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	N/A
	13安培接線座 13A Switched Fuse Spur Unit		N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	N/A	5	4	
	電視/電台天線插座 TV/FM Outlet									N/A		N/A	1	
睡房2之浴室 Bath in Bedroom 2	13安培接線座 13A Switched Fuse Spur Unit		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	N/A	N/A
	電視/電台天線插座 TV/FM Outlet											1		
睡房3之浴室 Bath in Bedroom 3	13安培3孔單位插座 13A 3-Pin Switched Type Socket Outlet						N/A		N/A	1	1	1	N/A	N/A
	13安培接線座 13A Switched Fuse Spur Unit	煤氣熱水爐 (For Gas Water Heater)	N/A	N/A	N/A	N/A	2	N/A	2	2	2	2		
	電話插座 Telephone Outlet						N/A		N/A	N/A	N/A	N/A		
	電視/電台天線插座 TV/FM Outlet						N/A		N/A	N/A	N/A	1		

## 機電裝置數量說明表

Schedule of Mechanical &amp; Electrical Provisions

樓層 Floor	六樓、七樓至九樓、十一樓至十二樓 6/F, 7/F - 9/F, 11/F -12/F				十五樓至二十八樓 15/F -28/F			二十九樓至三十 三樓 29/F -33/F		三十五 樓 35/F	三十六 樓 36/F	天台 R/F	
單位 Units	A	B	C	D	A	B	C	A	B	/	/	/	
睡房4之浴室 Bathroom in Bedroom 4	13安培3孔單位插座 13A 3-Pin Switched Type Single Socket Outlet										1	1	N/A
	13安培接線座 13A Switched Fuse Spur Unit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	4		
	電視/電台天線插座 TV/FM Outlet									1	1		
浴室 Bath	13安培3孔單位插座 13A 3-Pin Switched Type Socket Outlet	N/A	N/A	N/A	N/A	1	1	1	N/A	N/A		1	N/A
	13安培接線座 13A Switched Fuse Spur Unit	2	3	3	2	2	3	2	2	2	N/A	4	
	電視/電台天線插座 TV/FM Outlet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	
洗手間 1 Washroom 1	接線座 13A Switched Fuse Spur Unit	鏡燈或櫃燈 (For Mirror Light or Cabinet Light)									1	N/A	N/A
	接線座 13A Switched Fuse Spur Unit		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	
洗手間 2 Washroom 2	接線座 13A Switched Fuse Spur Unit										1	N/A	N/A



機電裝置數量說明表

Schedule of Mechanical &amp; Electrical Provisions

樓層 Floor		六樓、七樓至九樓、十一樓至十二樓 6/F, 7/F - 9/F, 11/F -12/F	十五樓至二十八樓 15/F -28/F	二十九樓至 三十三樓 29/F -33/F	三十五 樓 35/F	三十六 樓 36/F	天台 R/F							
單位 Units		A	B	C	D	A	B	C	A	B	/	/	/	
廚房 Kitchen	單位插座 13A 3-Pin Switched Type Socket Outlet	抽油煙機 (For Exhaust Hood)	1	1	1	1	1	1	1	1	1	1		
	單位插座 13A 3-Pin Switched Type Socket Outlet	洗衣乾衣機 (For Washer Dryer)	1	1	1	1	1	1	1	1	1	1		
	單位插座 13A 3-Pin Switched Type Socket Outlet	微波爐 (For Microwave Oven)	1	1	1	1	1	1	1	1	1	1		
	單位插座 13A 3-Pin Switched Type Socket Outlet	雪櫃 (For Refrigerator)	1	1	1	1	1	1	1	1	N/A	2		
	雙位插座 13A 3-Pin Switched Type Twin Socket Outlet	雪櫃 (For Refrigerator)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	N/A	
	單位插座 13A 3-Pin Switched Type Socket Outlet	咖啡機 (For Coffee Maker)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	
	單位插座 13A 3-Pin Switched Type Socket Outlet	焗爐 (For Oven)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	
	單位插座 13A 3-Pin Switched Type Socket Outlet	酒櫃 (For Wine Cellar)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	
	單位插座 13A 3-Pin Switched Type Socket Outlet	暖碟機 (For Plate Warmer)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	
	單位插座 13A 3-Pin Switched Type Socket Outlet	洗碗碟機 (For Dish Washer & Washer Dryer)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	
	單位插座 13A 3-Pin Switched Type Socket Outlet	智能家居系統 (For Home Automation System)	N/A	N/A	N/A	N/A	1	1	1	1	1	1	1	N/A
	雙位插座 13A 3-Pin Switched Type Twin Socket Outlet	智能家居系統 (For Home Automation System)	1	1	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	雙位插座 13A 3-Pin Switched Type Twin Socket Outlet	煮食爐 (For Burner)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	
	雙位插座 13A 3-Pin Switched Type Twin Socket Outlet		3	N/A	2	3	1	1	2	2	2	1	3	
	櫃燈接線位 Connection point for cabinet light		2	N/A	1	2	1	1	2	2	2	1	1	
	接線座 13A Switched Fuse Spur Unit	熱水爐 (For Water Heater)	1	1	1	1	1	1	1	1	1	1	3	
	電視/電台天線插座 TV/FM Outlet		1	N/A	1	1	1	1	1	1	1	1	1	
	接線座 13A Switched Fuse Spur Unit	通風機 (For Ventilation Fan)	1	1	1	1	1	1	1	1	1	N/A	N/A	
	接線座 15A Switched Fuse Spur Unit	(For Electrical Spark Ignition)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	
接線座 13A Switched Fuse Spur Unit		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	2		
去水和出水位 Drain Point & Water Point For Washing Machine	洗衣機 (For Washing Machine)	1	1	1	1	1	1	1	1	1	1	1		

## 機電裝置數量說明表

Schedule of Mechanical &amp; Electrical Provisions

樓層 Floor			六樓、七樓至九樓、十一樓至十二樓 6/F, 7/F - 9/F, 11/F -12/F				十五樓至二十八樓 15/F -28/F			二十九樓至 三十三樓 29/F -33/F		三十五 樓 35/F	三十六 樓 36/F	天台 R/F
單位 Units			A	B	C	D	A	B	C	A	B	/	/	/
工人房 Maid Room	雙位插座 13A 3-Pin Switched Type Twin Socket Outlet		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A
	20A 開關掣 20A Double-pole switch with pilot light	供空調機用 For Air-conditioners									1			
儲物房 Store Room	雙位插座 13A 3-Pin Switched Type Twin Socket Outlet		N/A	3	3	N/A	N/A	N/A	1	1	N/A	1	1	N/A
	20A 開關掣 20A Double-pole switch with pilot light	空調機 For Air-conditioners		1	1				1	1				
	電話插座 Telephone Outlet			1	1				N/A	N/A		N/A	N/A	
	電視/電台天線插座 TV/FM Outlet			1	1				N/A	N/A		N/A	N/A	
冷氣機房 A/C Plant Room	單位插座 13A 3-Pin Switched Type Socket Outlet		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	N/A	

## 24 服務協議

## SERVICE AGREEMENTS

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

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

## 25 地稅

## GOVERNMENT RENT

賣方(擁有人)將會支付有關住宅物業之地稅直至該住宅物業轉讓予買方當日止。

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

## 26 買方的雜項付款

## MISCELLANEOUS PAYMENTS BY PURCHASER

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

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

## 27 欠妥之處的保養責任期

## DEFECT LIABILITY WARRANTY PERIOD

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

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

## 28 斜坡維修

## MAINTENANCE OF SLOPES

不適用

Not Applicable

## 29 修訂

## MODIFICATION

不適用 (並無向政府申請修訂批地文件)

Not applicable (No modification of the Government Grant is being applied for)

在售樓說明書內提供申請建築物總樓面面積寬免的資料  
有關總樓面面積寬免的分項面積乃依據以2011年9月28日，2011年8月8日，2011年2月16日及2011年1月19日經批准的建築圖則為基礎。

		總樓面面積寬免 (平方米)
<b>根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積</b>		
1.	停車場及上落客貨地方(公共交通總站除外)	658.260
2.	機房及相類設施	
2.1.	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施及必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	222.804
2.2.	所佔面積不受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施及必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	698.973
2.3.	非強制性／非必要機房，例如空調機房、風櫃房等	40.701
<b>根據《建築物(規劃)規例》第23A(3)條不計算的總樓面面積</b>		
3.	停車場及上落客貨地方	不適用
4.	酒店配套設施	不適用
<b>根據《聯合作業備考》第1及第2號提供的環保設施</b>		
5.	露台	147.744
6.	加闊的公用走廊及升降機大堂	94.600
7.	公用空中花園	584.320
8.	公用平台花園	不適用
9.	隔聲簷	不適用
10.	翼牆、捕風器及風斗	不適用
11.	非結構預製外牆	280.469
12.	工作平台	109.500
13.	隔音屏障	不適用
<b>適意設施</b>		
14.	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	8.7496
15.	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	249.266
16.	有上蓋的園景區及遊樂場	不適用

		總樓面面積寬免 (平方米)
<b>適意設施</b>		
17.	橫向屏障／有蓋人行道、花棚	不適用
18.	擴大升降機井道	99.314
19.	煙囪管道	不適用
20.	其他非強制性或非必要機房，例如爐房、衛星電視共用天線房	不適用
21.	強制性設施或必要機房所需的管槽、氣槽	0.890
22.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
23.	環保系統及設施所需的機房、管槽及氣槽	不適用
24.	非住用發展項目中電影院，商場等較高的淨高及前方中空	不適用
25.	非住用發展項目的公用主要入口（尊貴入口）上方的中空	不適用
26.	複式住宅單位及洋房的中空	不適用
27.	伸出物，如空調機箱或伸出外牆超過750毫米的空調機平台	不適用
<b>其他項目</b>		
28.	庇護層，包括庇護層兼空中花園	300.997
29.	其他伸出物	240.193
30.	公共交通總站	不適用
31.	共用構築物及樓梯	不適用
32.	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	146.717
33.	公眾通道	不適用
34.	因樓宇後移導致的覆蓋面積	不適用
<b>額外總樓面面積</b>		
35.	額外總樓面面積	不適用

註:

- 上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。
- 2011年9月28日，2011年8月8日，2011年2月16日，2011年1月19日經建築事務監督批准的建築圖則總樓面面積寬免包括3.75平方米的設有郵箱的郵件派遞室而未有顯示於屋宇署於2011年5月所發出的表格中。

**有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料**

本發展項目的經批准的建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151 規定規限。本發展項目的建築物的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

Provision of Information in Application for Concession on Gross Floor Area (GFA) of Building in Sales Brochures

Breakdown of GFA Concessions Obtained for All Features which were prepared on the basis of the approved General Building Plans for the Development as at 28 September 2011, 8 August 2011, 16 February 2011 & 19 January 2011.

		GFA Concessions (S.Q.M.)
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b>		
1.	Carpark and loading/unloading area excluding public transport terminus excluding public transport terminus	658.260
2.	Plant rooms and similar services	
2.1.	Mandatory feature and essential plant room, area of which is limited by respective PNAP or regulation such as lift machine room, TBE room, refuse storage and material recovery chamber, etc.	222.804
2.2.	Mandatory feature and essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by FSI and equipment, meter room, transformer room, potable and flushing water tank, etc.	698.973
2.3.	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	40.701
<b>Disregarded GFA under Building (Planning) Regulations 23A(3)</b>		
3.	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle.	N/A
4.	Supporting facilities for hotels	N/A
<b>Green Features under Joint Practice Notes 1 and 2</b>		
5.	Balcony for residential buildings	147.744
6.	Wider common corridor and lift lobby	94.600
7.	Communal sky garden	584.320
8.	Communal podium garden for residential buildings	N/A
9.	Acoustic fin	N/A
10.	Wing wall, wind catcher and funnel	N/A
11.	Non-structural prefabricated external wall	280.469
12.	Utility platform	109.500
13.	Noise barrier	N/A
<b>Amenity Features</b>		
14.	Counters, offices, stores, guard room and lavatory for watchman and management staff, owner's corporation officer	160.017
15.	Residential recreational facilities, including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities	N/A
16.	Covered landscape and play areas	305.831

		GFA Concessions (S.Q.M.)
<b>Amenity Features</b>		
17.	Horizontal screens/ covered walkways, trellis	N/A
18.	Larger lift shaft	99.314
19.	Chimney shaft	N/A
20.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	N/A
21.	Pipe duct, air duct for mandatory feature or essential plant room	0.890
22.	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
23.	Plant room, pipe duct, air duct for environmentally friendly system and feature	N/A
24.	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	N/A
25.	Void over main common entrance(Prestige entrance) in non-domestic development	N/A
26.	Void in duplex domestic flat and house	N/A
27.	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external walls	N/A
<b>Other Exempted Items</b>		
28.	Refuge floor including refuge floor cum sky garden	300.997
29.	Other projections	240.193
30.	Public transport terminus (PTT)	N/A
31.	Party structure and common staircase	N/A
32.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	146.717
33.	Public passage	N/A
34.	Covered set back area	N/A
<b>Bonus GFA</b>		
35.	Bonus GFA	N/A

Note:

- The above table is based on the requirements as stipulated in Practice Note for Authorized Persons, Registered Structural Engineers and Registered appropriate Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.
- The above table issued by the Buildings Department in May 2011 does not include GFA concession for 'Mail delivery room with mail box' of 3.75 s.m. which, were indicated separately in the General Building Plan approved by the Building Authority on 28 September 2011, 8 August 2011, 16 February 2011 & 19 January 2011..

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

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



# 31 發展項目的指定互 聯網站的網址

## THE ADDRESS OF WEBSITE DESIGNATED FOR THE DEVELOPMENT

賣方就該項目指定的互聯網網站的網址：  
www.thejava.com.hk

The address of the website designated by the vendor for the Development:  
www.thejava.com.hk

發展項目及其周邊地區日後可能出現改變。  
There may be future changes to the Development and the surrounding areas.

印製日期：2015年5月16日  
Printed on: 16 May 2015

檢視 / 修改日期 Examination / Revision Date	2015年5月16日 印製版本之頁次 Page number in version with print date on 16 May 2015	2015年8月15日 檢視版本之頁次 Page number in revised version with examination date on 15 August 2015	所作修改 Revision Made
2015年8月15日 15 August 2015	12	12	更新發展項目的所在位置圖 Location plan of the development is updated
檢視 / 修改日期 Examination / Revision Date	2015年8月15日 印製版本之頁次 Page number in version with print date on 15 August 2015	2015年11月14日 檢視版本之頁次 Page number in revised version with examination date on 14 November 2015	所作修改 Revision Made
2015年11月14日 14 November 2015	12	12	更新發展項目的所在位置圖 Location plan of the development is updated
檢視 / 修改日期 Examination / Revision Date	2015年11月14日 印製版本之頁次 Page number in version with print date on 14 November 2015	2016年2月13日 檢視版本之頁次 Page number in revised version with examination date on 13 February 2016	所作修改 Revision Made
2016年2月13日 13 February 2016	12	12	更新發展項目的所在位置圖 Location plan of the development is updated
	13	13	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated
檢視 / 修改日期 Examination / Revision Date	2016年2月13日 印製版本之頁次 Page number in version with print date on 13 February 2016	2016年5月12日 檢視版本之頁次 Page number in revised version with examination date on 12 May 2016	所作修改 Revision Made
2016年5月12日 12 May 2016	12	12	更新發展項目的所在位置圖 Location plan of the development is updated
	13	13	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated

檢視 / 修改日期 Examination / Revision Date	2016年5月12日 印製版本之頁次 Page number in version with print date on 12 May 2016	2016年8月11日 檢視版本之頁次 Page number in revised version with examination date on 11 August 2016	所作修改 Revision Made
2016年8月11日 11 August 2016	12	12	更新發展項目的所在位置圖 Location plan of the development is updated
	38	38	更新裝置、裝修物料及設備 Fittings, finishes and appliances are updated
檢視 / 修改日期 Examination / Revision Date	2016年8月11日 印製版本之頁次 Page number in version with print date on 11 August 2016	2016年11月10日 檢視版本之頁次 Page number in revised version with examination date on 10 November 2016	所作修改 Revision Made
2016年11月10日 10 November 2016	12	12	更新發展項目的所在位置圖 Location plan of the development is updated
	14	14	更新發展項目的分區計劃大綱圖 Outline zoning plan of the development is updated
	38	38	更新裝置、裝修物料及設備 Fittings, finishes and appliances are updated
檢視 / 修改日期 Examination / Revision Date	2016年11月10日 印製版本之頁次 Page number in version with print date on 10 November 2016	2017年2月9日 檢視版本之頁次 Page number in revised version with examination date on 9 February 2017	所作修改 Revision Made
2017年2月9日 9 February 2017	12	12	更新發展項目的所在位置圖 Location plan of the development is updated

檢視 / 修改日期 Examination / Revision Date	2017年2月9日 印製版本之頁次 Page number in version with print date on 9 February 2017	2017年5月8日 檢視版本之頁次 Page number in revised version with examination date on 8 May 2017	所作修改 Revision Made
2017年5月8日 8 May 2017	12	12	更新發展項目的所在位置圖 Location plan of the development is updated

檢視 / 修改日期 Examination / Revision Date	2017年5月8日 印製版本之頁次 Page number in version with print date on 8 May 2017	2017年8月7日 檢視版本之頁次 Page number in revised version with examination date on 7 August 2017	所作修改 Revision Made
2017年8月7日 7 August 2017	12	12	更新發展項目的所在位置圖 Location plan of the development is updated
	13	13	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated
	43	43	更新裝置、裝修物料及設備 Fittings, finishes and appliances are updated

