

售樓

PAXTON

Sales Brochure 售樓說明書

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約圖則。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買方或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

13.預計的關鍵日期

- 查閱售樓說明書中有關發展項目的預計的關鍵日期¹。
- 請注意：
 - 就地政總署預售樓花同意方案規管的發展項目，賣方須在合格證明書或轉讓同意書發出後的一個月內（以何者較早為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買方。
 - 至於並非地政總署預售樓花同意方案規管的發展項目，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買方。

適用於一手已落成住宅物業

14.賣方資料表格

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

15.參觀物業

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

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

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

其他相關聯絡資料：

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

¹ 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第 2 條

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) on the first-hand residential property market.
- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the Register of Transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development of 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 three 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. 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 three 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 Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

10. Appointment of solicitor

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

For first-hand uncompleted residential properties

11. Pre-sale Consent

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

12. Show Flats

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

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

13. Estimated material date

- Check the estimated material date¹ for the development in the sales brochure.
- Please note that:
 - For development which is subject to the Lands Department Consent Scheme, vendor shall notify 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, vendor shall notify purchaser in writing that it is in a position validly to assign the property within six months after the issue of the Occupation Document including Occupation Permit (OP).

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 vendors which the Residential Properties (First-hand Sales) Ordinance applies, please contact the SRPA –

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

Other useful contacts –

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

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

發展項目的資料 INFORMATION ON THE DEVELOPMENT

項目名稱：雋瓏
街道名稱及門牌號數：太子道西 313 號
樓層總樓：共 21 層 (不包括天台)
樓層號數：地庫二層，地庫一層，地下，1 樓至 3 樓，5 樓至 12 樓，15 樓至 21 樓
被略去的樓層號數：不設 4、13 及 14 樓
庇護層：沒有庇護層

Name of the Development：Paxton
Name of street and street number：313 Prince Edward Road West
Total number of storeys：21 storeys (excluding the Roof)
Floor numbering：B2/F, B1/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 21/F
Omitted floor numbers：4/F, 13/F and 14/F
Refuge floor：No refuge floor

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	: 凱雋投資有限公司	Vendor	: Trump Elegant Investment Limited
賣方控權公司	: Easyknit International Holdings Limited (永義國際集團有限公司), Easyknit Properties Holdings Limited	Holding companies of the Vendor	: Easyknit International Holdings Limited (永義國際集團有限公司), Easyknit Properties Holdings Limited
認可人士	: 集思設計有限公司之周德年先生	Authorised person	: Mr. Thomas Chow of THD Design Limited
承建商	: 禧輝有限公司	Building contractor	: Head Fame Company Limited
賣方代表律師	: 孖士打律師行	Solicitors for Vendor	: Mayer Brown JSM
已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱	: 恆生銀行有限公司	Any authorised institution that has made a loan, or has undertaken to provide finance, for the construction of the Development	: Hang Seng Bank Limited
已為發展項目的建造提供貸款的任何其他人的姓名或名稱	: 不適用	Any other person who has made a loan for the construction of the Development	: N/A

有參與發展項目的各方的關係

(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

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

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

發展項目的設計資料
INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目有構成外牆圍封牆一部份的非結構的預製外牆。

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

每幢建築物的非結構的預製外牆的厚度為 150 毫米。

The thickness of the non-structural prefabricated external walls of the development is 150mm.

發展項目有構成外牆圍封牆一部份的幕牆。

There are curtain walls forming part of the enclosing walls of the development.

每幢建築物的幕牆的厚度為 160 毫米。

The thickness of the curtain walls of the development is 160 mm.

每個住宅物業的非結構的預製外牆和幕牆的面積表

The total area of the non-structural prefabricated external walls and curtain walls of each residential property

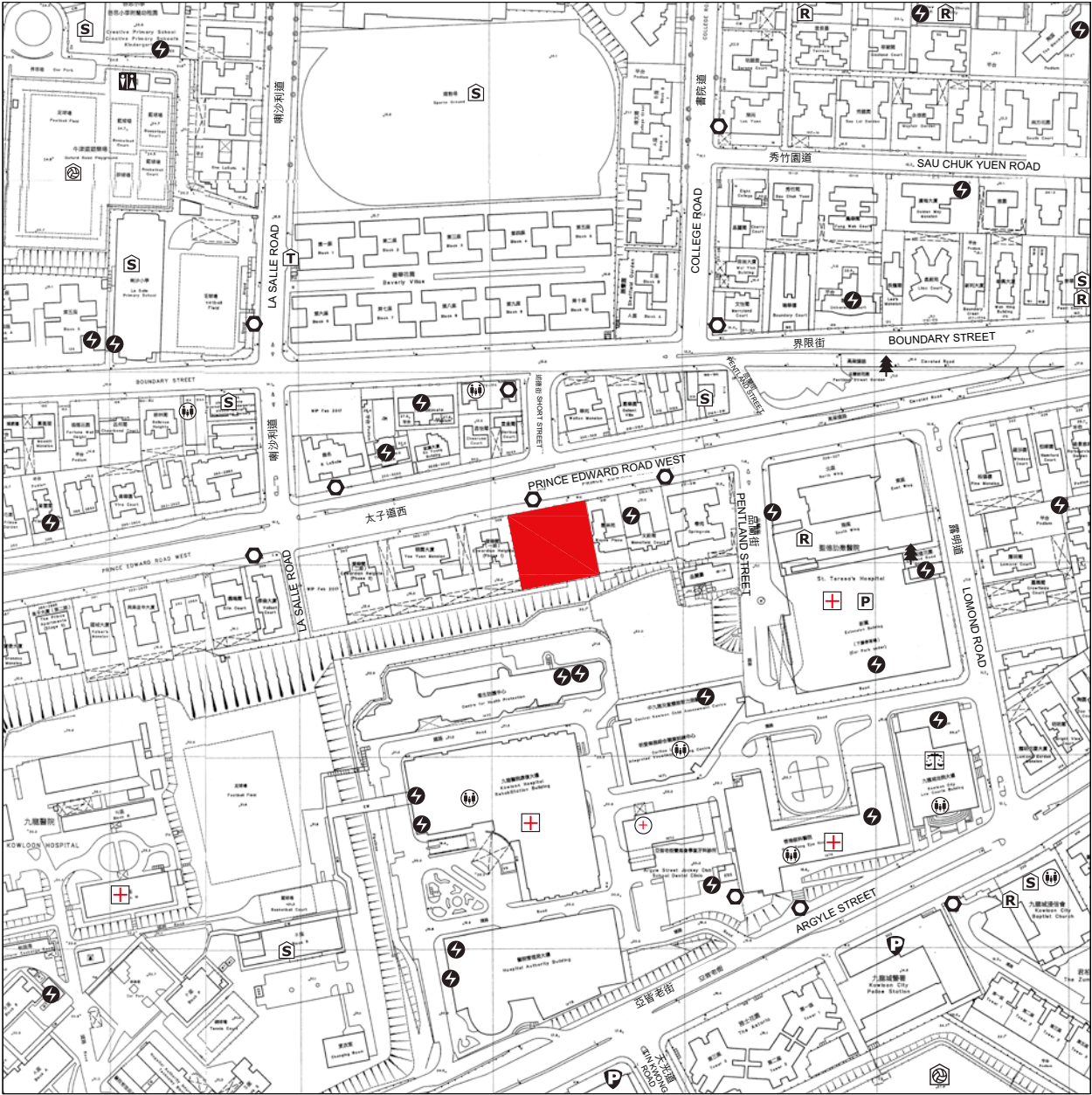
樓層 Floor	單位 Flat	非結構的預製外牆的總面積 (平方米) Total area of non-structural prefabricated external wall of each residential property (sq. m)	幕牆的總面積 (平方米) Total area of curtain wall of each residential property (sq. m)
2/F, 3/F, 5/F-12/F, 15/F-20/F (16 層 / 16 storeys)	A	2.127	0
	B	0.814	0
	C	2.015	0
21/F (1 層 / 1 storey)	A	2.015	0

物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT

根據公契的最新擬稿獲委任管理人為永義物業管理有限公司。

Easyknit Properties Management Limited will be appointed as the manager under the latest draft of the deed of mutual covenant.

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



圖例 NOTATION

- | | |
|--|--|
| 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) |
| 警署
a police station | 體育設施(包括運動場及游泳池)
sports facilities (including a sports
ground and a swimming pool) |
| 公眾停車場(包括貨車停泊處)
a public carpark (including a lorry park) | 公園
a public park |
| 公廁
a public convenience | 醫院
a hospital |
| 公共交通總站(包括鐵路車站)
a public transport terminal
(including a rail station) | 診療所
a clinic |
| 公用事業設施裝置
a public utility installation | 司法設施(包括法院及裁判法院)
judicial facilities (including a court
and a magistracy) |
| 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) | 發展項目的位置
Location of the development |
| 學校(包括幼稚園)
a school (including a kindergarten) | |

備註：

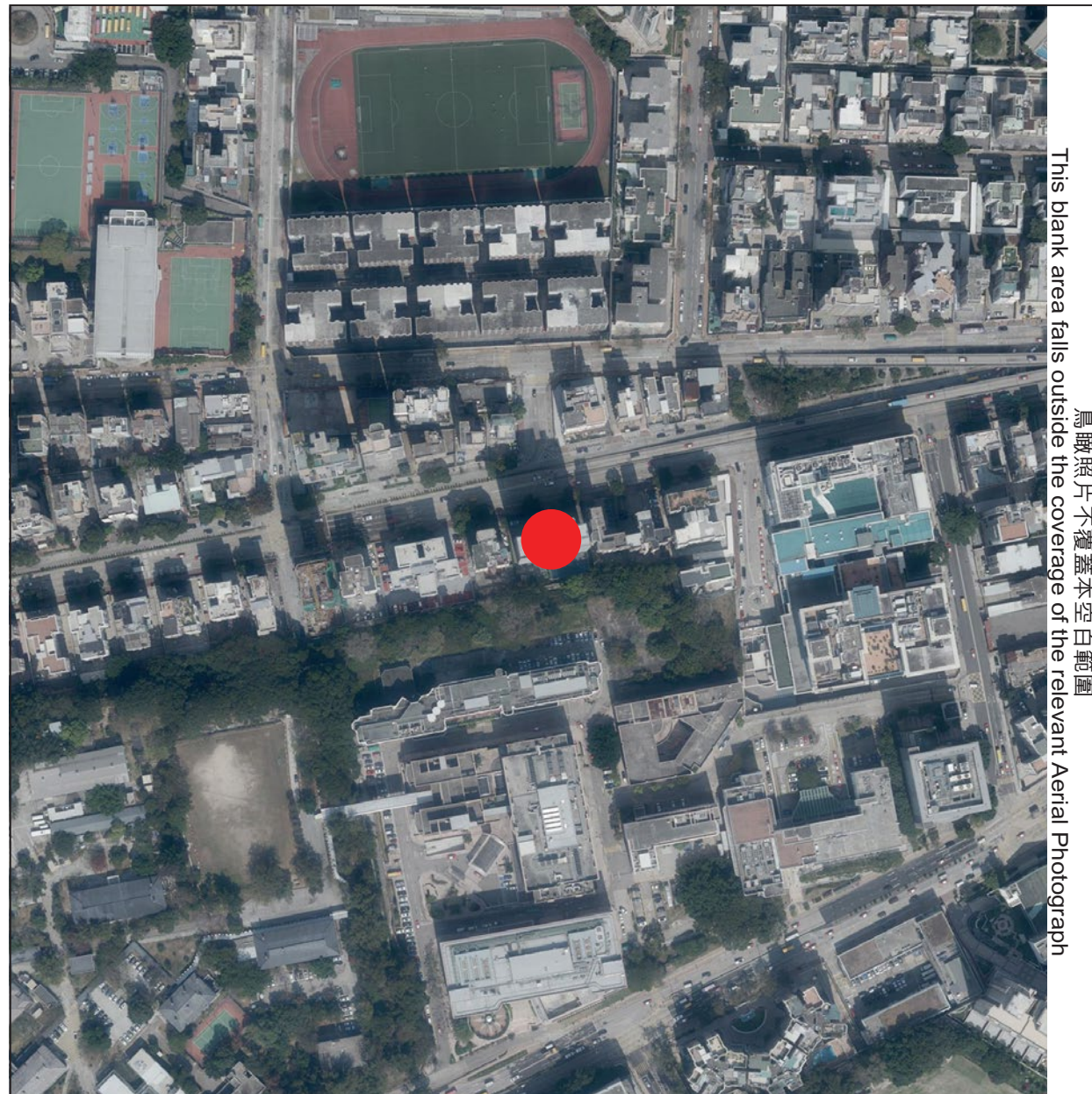
- 賣方建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周邊地區的公共設施及環境較佳的了解。
- 由於發展項目的邊界不規則的技術性原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
- 地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號 73/2017。

Notes:

- The vendor advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- Due to the technical reason that the boundary of the development is irregular, this location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- The map reproduced with permission of the Director of Lands. ©The Government of Hong Kong SAR. Licence No. 73/2017.

上述位置圖是參考測繪圖（編號 11-NW-15A, 11-NW-15B, 11-NW-15C 及 11-NW-15D），經修正處理。
The above location plan is prepared with the reference to Survey Sheet Nos. 11-NW-15A, 11-NW-15B, 11-NW-15C and 11-NW-15D with adjustments where necessary.

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



This blank area falls outside the coverage of the relevant Aerial Photograph



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發展項目位置
Location of the Development

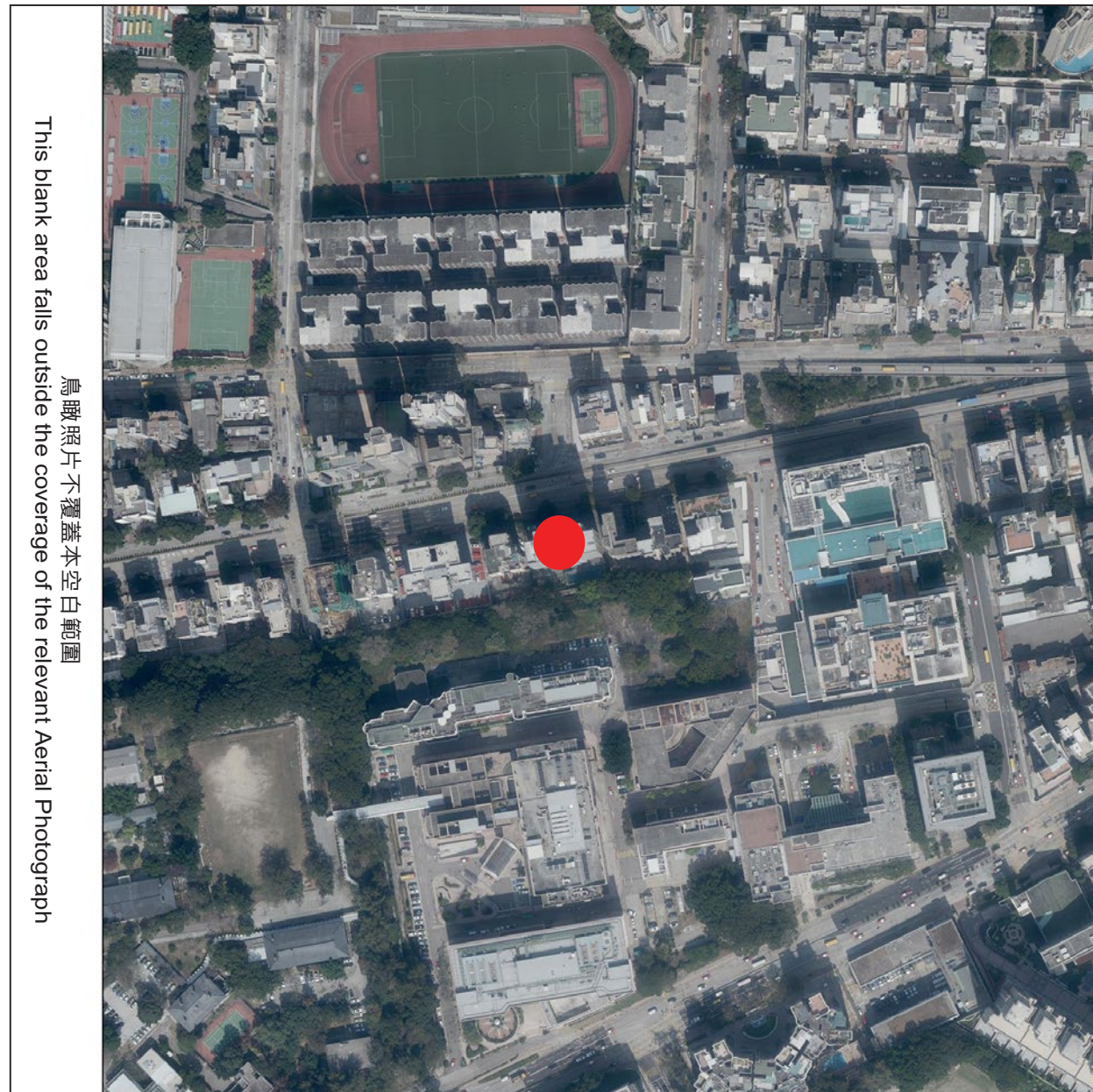
摘錄自地政總署測繪處於 2017 年 2 月 13 日在 6,900 呎飛行高度拍攝之鳥瞰照片，編號為 E014342C。

Adopted from part of the aerial photo taken by Survey and Mapping Office of Lands Department at a flying height 6,900 feet. Photo No. E014342C, dated 13th February 2017.

備註：因技術性問題，此鳥瞰照片所顯示的範圍可能超過條例的規定。

Note: Due to the technical reasons that the boundary of the development is irregular, this aerial photograph may show more than the area required under the Residential Properties (First-hand sales) Ordinance.

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



發展項目位置
Location of the Development

摘錄自地政總署測繪處於 2017 年 2 月 13 日在 6,900 呎飛行高度拍攝之鳥瞰照片，編號為 E014341C。

Adopted from part of the aerial photo taken by Survey and Mapping Office of Lands Department at a flying height 6,900 feet. Photo No. E014341C, dated 13th February 2017.

備註：因技術性問題，此鳥瞰照片所顯示的範圍可能超過條例的規定。

Note: Due to the technical reasons that the boundary of the development is irregular, this aerial photograph may show more than the area required under the Residential Properties (First-hand sales) Ordinance.



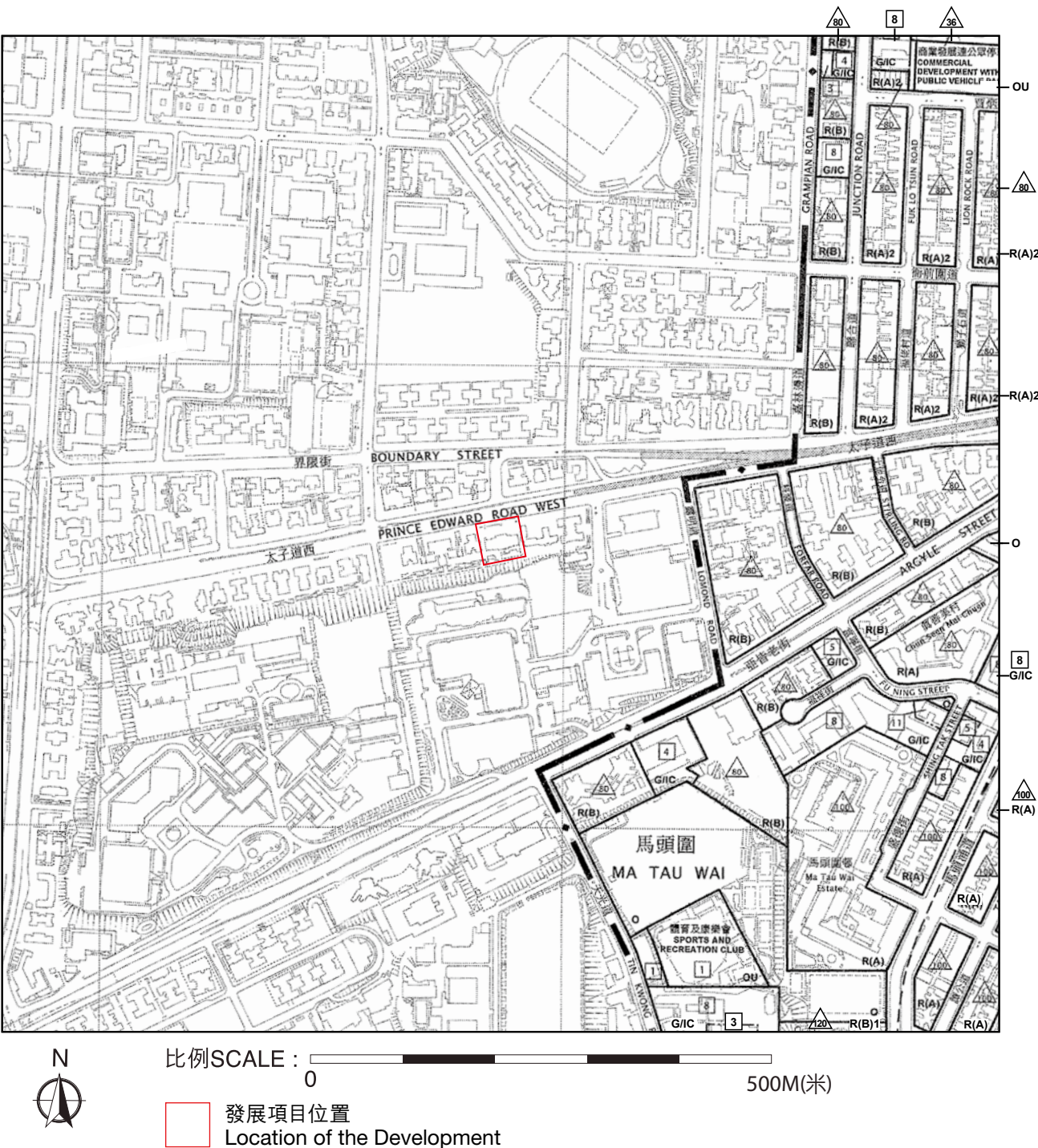
香港特別行政區政府地政總署測繪處

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關於發展項目的分區計劃大綱圖等
OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



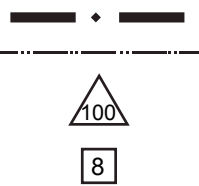
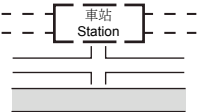
圖例

地帶
住宅(甲類)
住宅(乙類)
政府、機構或社區
休憩用地
其他指定用地

交通
鐵路及車站(地下)
主要道路及路口
高架道路

其他
規劃範圍界線
建築物高度管制區界線
最高建築物高度
(在主水平基準上若干米)
最高建築物高度
(樓層數目)

R(A)
R(B)
G/IC
O
OU



NOTATION

Zones
Residential (Group A)
Residential (Group B)
Government, Institution or Community
Open Space
Other Specified Users

Communications
Railway and Station (Underground)
Major Road and Junction
Elevated Road

Miscellaneous
Boundary of Planning Scheme
Building Height Control Zone Boundary
Maximum Building Height
(In Metres Above Principal Datum)
Maximum Building Height
(In Number of Storeys)

備註

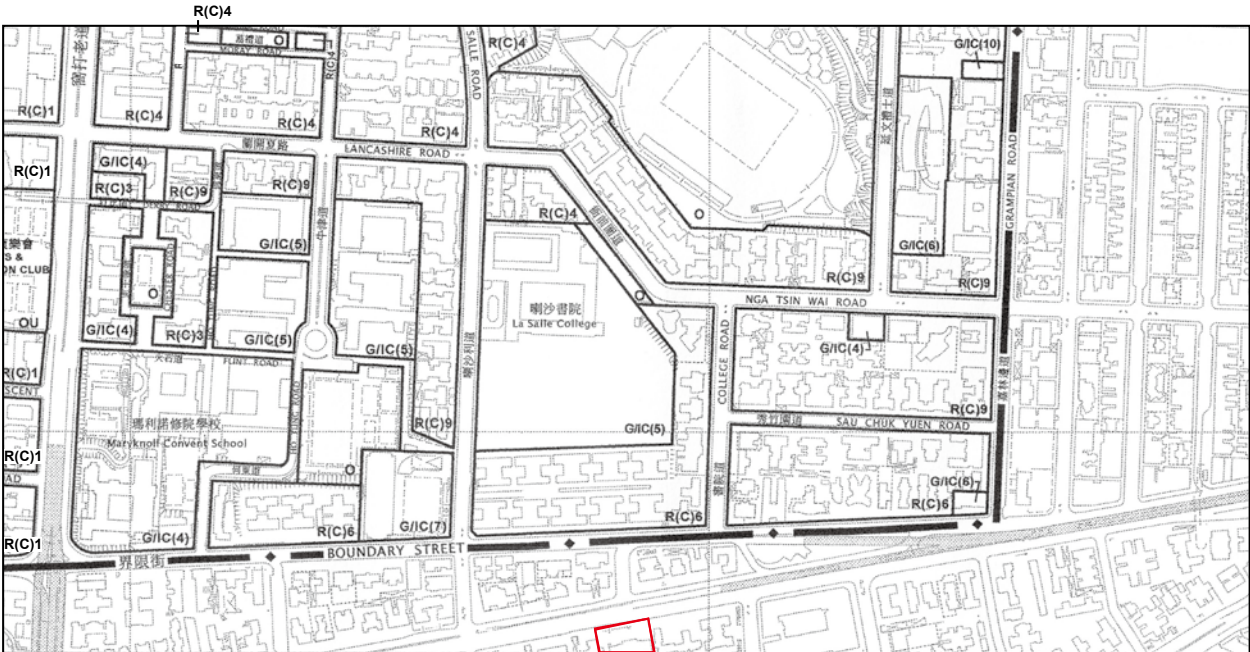
1. 在印刷售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表現存於售樓處，於正常辦公時間免費查閱。
2. 地圖版權屬香港特區政府，經地政總署准許複印。
3. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境較佳的了解。
4. 由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

Notes

1. The last updated version of Outline Zoning Plan and the attached schedule at the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
2. The map is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
3. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
4. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

摘錄自 2016 年 4 月 15 日刊憲之馬頭角分區計劃大綱核准圖，圖則編號為 S/K10/22。
Part of the approved Ma Tau Kok Outline Zoning Plan with Plan No. S/K10/22 gazetted on 15th April 2016.

關於發展項目的分區計劃大綱圖等
OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



分區計劃大綱圖 S/K18/20 並不覆蓋本空白範圍
This blank area falls outside the coverage of
the Outline Zoning Plan No. S/K18/20



比例SCALE : 0 500M(米)

發展項目位置
Location of the Development

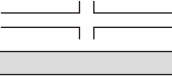
圖例

地帶
住宅（丙類）
政府、機構或社區
休憩用地
其他指定用地

交通
主要道路及路口
高架道路

其他
規劃範圍界線

R(C)
G/I(C)
O
OU



NOTATION

Zones
Residential (Group C)
Government, Institution or Community
Open Space
Other Specified Users

Communications
Major Road and Junction
Elevated Road

Miscellaneous
Boundary of Planning Scheme

備註

- 在印刷售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表現存於售樓處，於正常辦公時間免費查閱。
- 地圖版權屬香港特區政府，經地政總署准許複印。
- 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境較佳的了解。
- 由於發展項目的邊界不規則的技術原因，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。

Notes

- The last updated version of Outline Zoning Plan and the attached schedule at the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
- The map is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
- The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

關於發展項目的分區計劃大綱圖等
OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



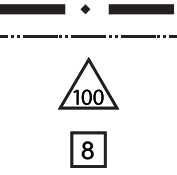
圖例

地帶
住宅（乙類）
住宅（丙類）
政府、機構或社區
休憩用地

交通
主要道路及路口
高架道路

其他
規劃範圍界線
建築物高度管制區界線
最高建築物高度
(在主水平基準上若干米)
最高建築物高度
(樓層數目)

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



NOTATION

Zones
Residential (Group B)
Residential (Group C)
Government, Institution or Community
Open Space

Communications
Major Road and Junction
Elevated Road

Miscellaneous
Boundary of Planning Scheme
Building Height Control Zone Boundary
Maximum Building Height
(In Metres Above Principal Datum)
Maximum Building Height
(In Number of Storeys)

備註

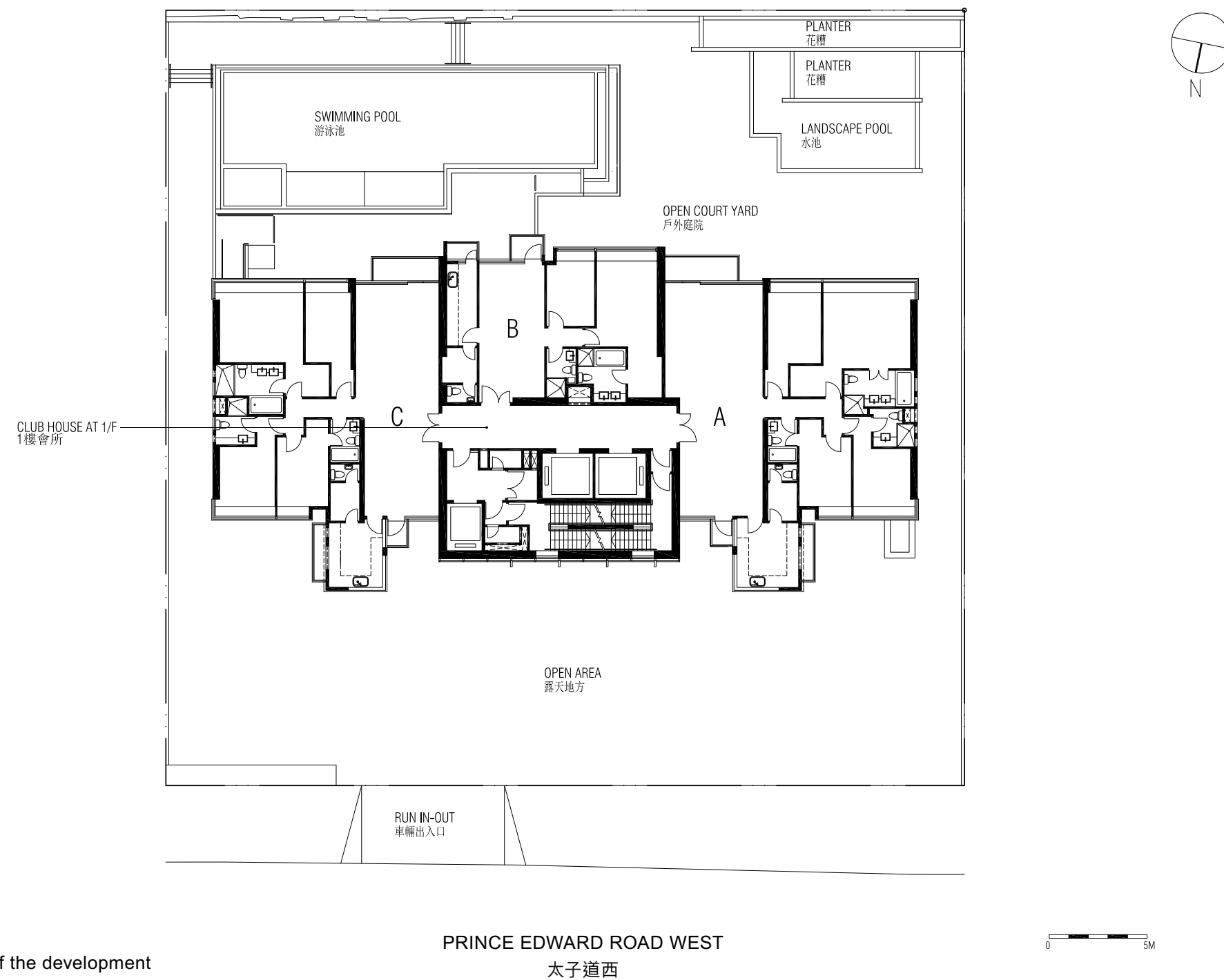
1. 在印刷售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表現存於售樓處，於正常辦公時間免費查閱。
2. 地圖版權屬香港特區政府，經地政總署准許複印。
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摘錄自 2015 年 9 月 18 日刊憲之何文田分區計劃大綱核准圖，圖則編號為 S/K7/24。
Part of the approved Ho Man Tin Outline Zoning Plan with Plan No. S/K7/24 gazetted on 18th September 2015.

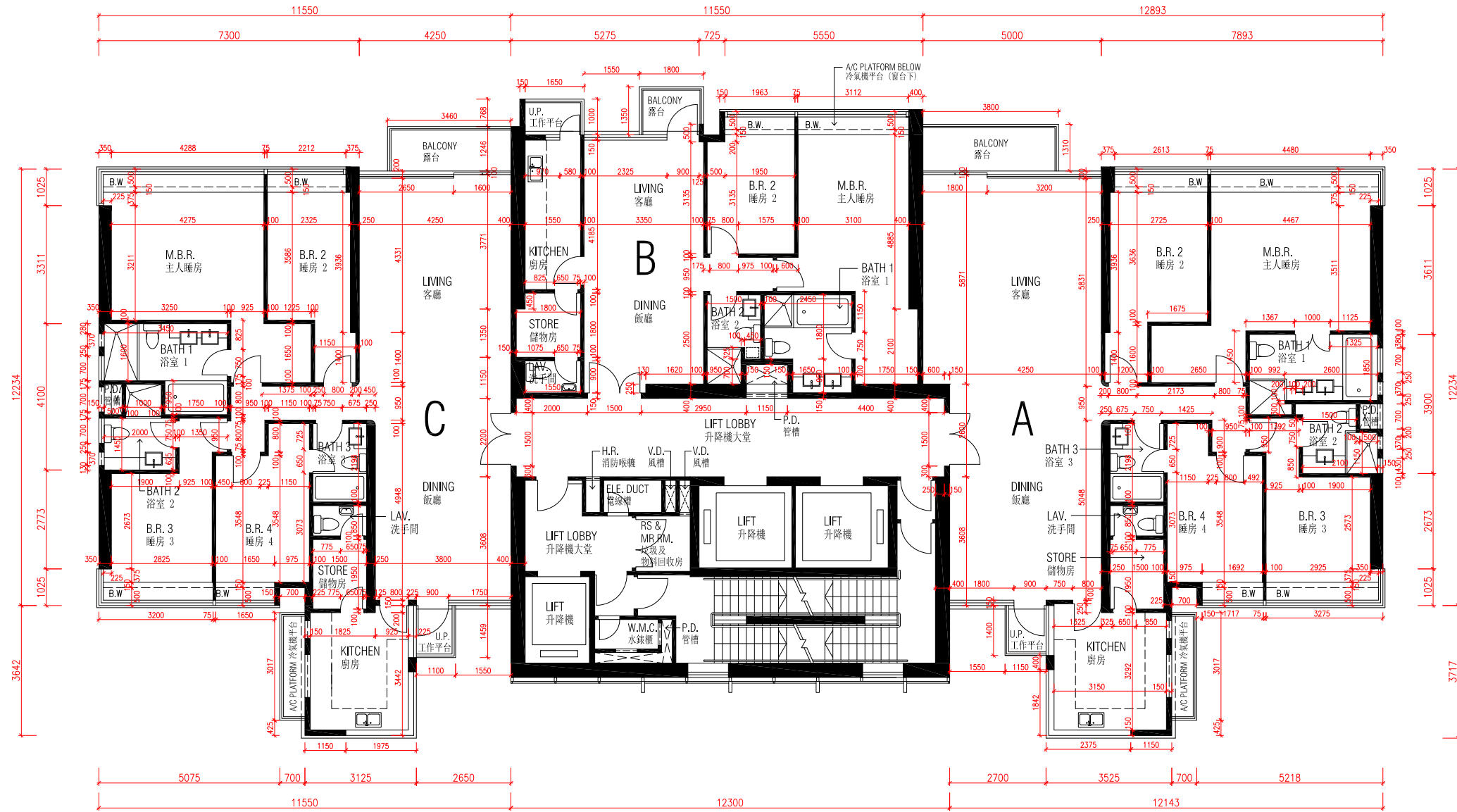
發展項目的布局圖
LAYOUT PLAN OF THE DEVELOPMENT



發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

2, 3, 5-12 樓平面圖 2ND, 3RD, 5TH-12TH FLOOR PLAN



比例 SCALE : 0 5M(米)

每個住宅物業的樓板 (不包括灰泥) 的厚度 :
The thickness of the floor slabs (excluding plaster) of each residential property:

2/F, 3/F, 5/F-12/F	Flat A 單位	150 mm 毫米, 175 mm 毫米, 200 mm 毫米
	Flat B 單位	150 mm 毫米, 200 mm 毫米
	Flat C 單位	150 mm 毫米, 175 mm 毫米, 200 mm 毫米

每個住宅物業的層與層之間的高度 : 3405 毫米 (層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離)。
The floor to floor height of each residential property: 3405mm (Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor).

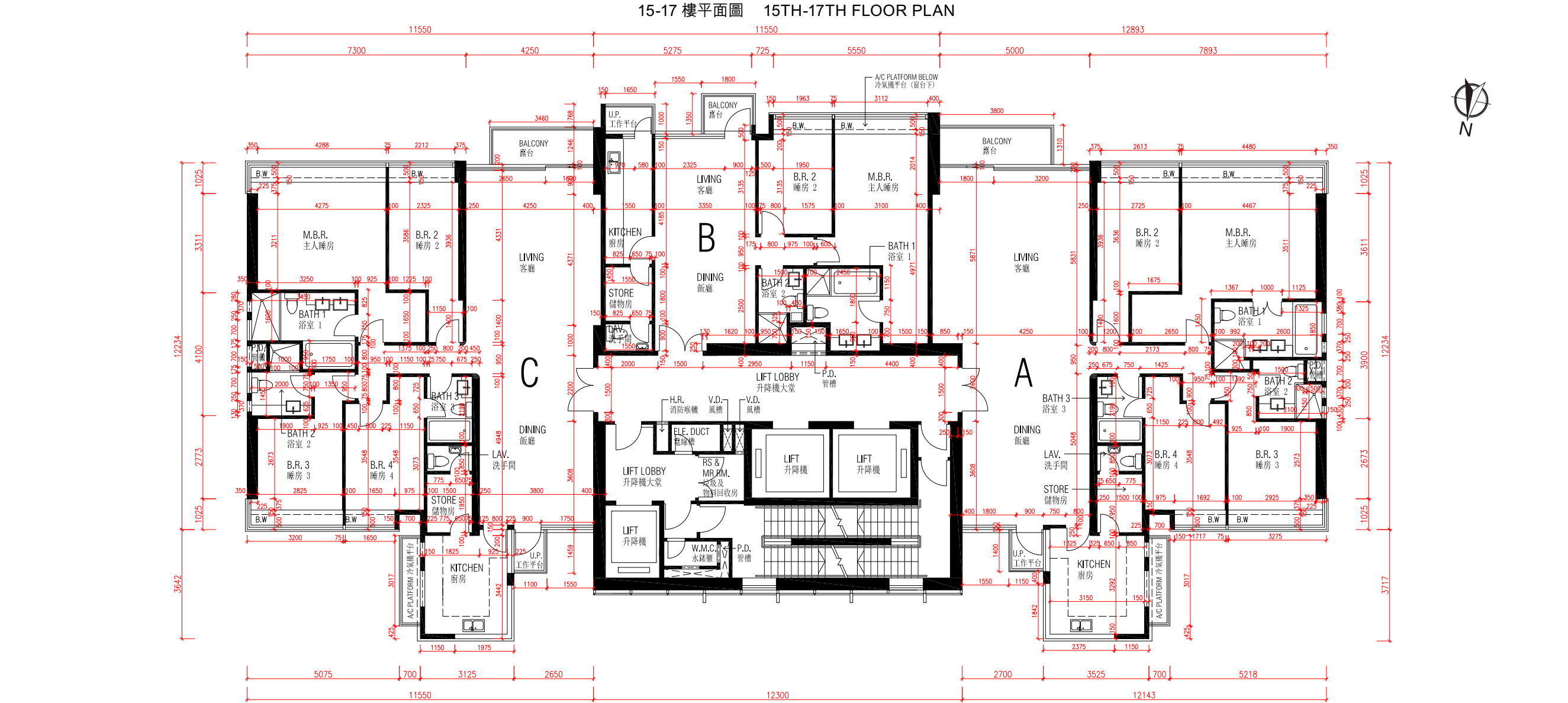
因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註 : 平面圖之尺規所列數字為以毫米標示。
Note : The dimensions of floor plans are all in millimeter.

- V.D. = 風槽
Ventilation Duct
 - H.R. = 消防喉轆
Hose Reel
 - P.D. = 管槽
Pipe Duct
 - W.M.C. = 水錶櫃
Water Meter Cabinet
 - M.B.R. = 主人睡房
Master Bed Room
 - B.R. = 睡房
Bed Room
 - LAV. = 洗手間
Lavatory
 - U.P. = 工作平台
Utilities platform
 - RS & MR RM. = 垃圾及物料回收房
Refuse Storage & Material Recover Room
 - ELE. DUCT = 電線槽
Electrical Duct
 - B.W. = 窗台
Bay Window
- Note : Applicable to all Floors Plans
備註 : 適用於所有樓層平面圖

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



比例 SCALE : 0 5M(米)

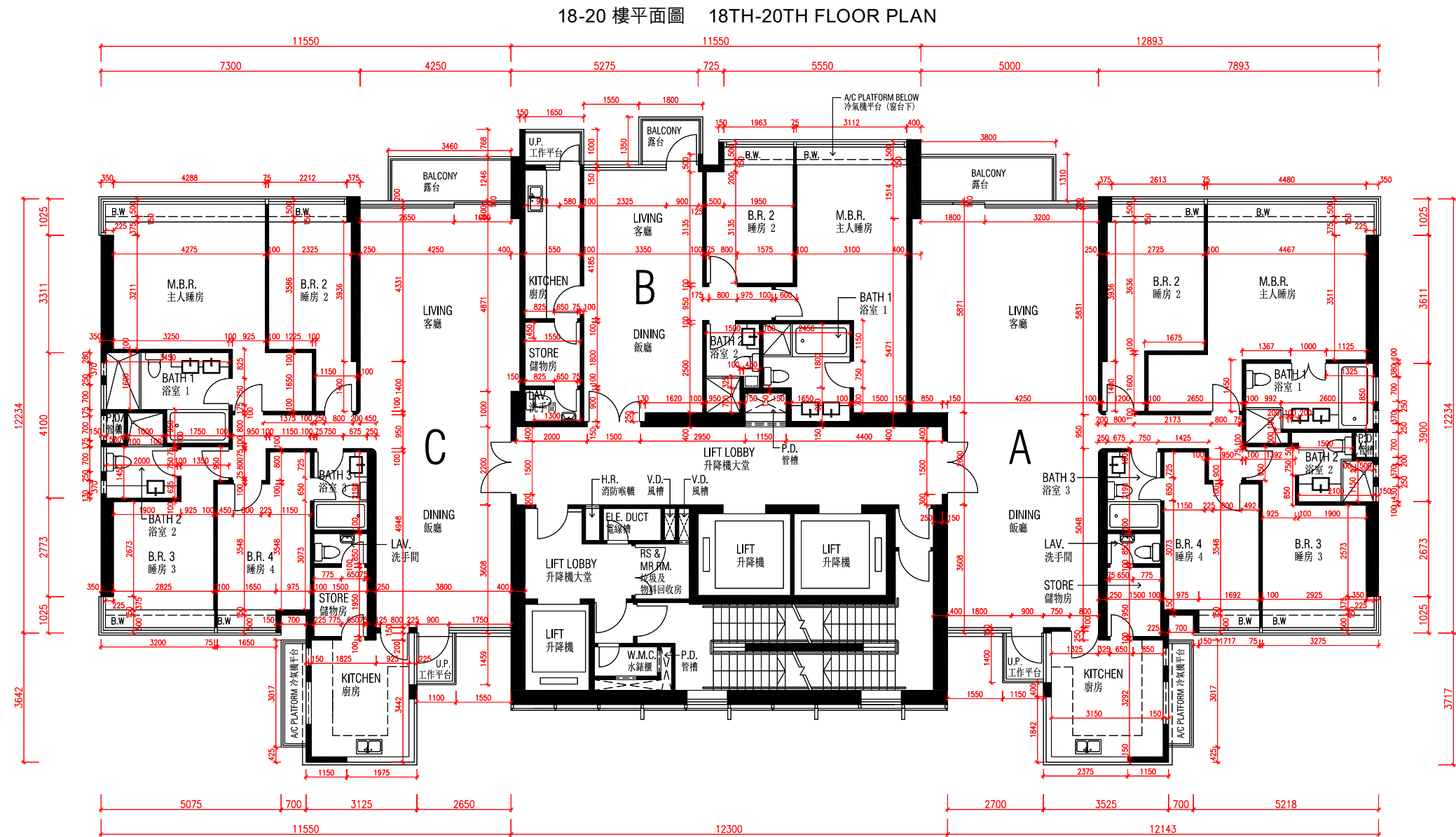
每個住宅物業的樓板 (不包括灰泥) 的厚度 :
The thickness of the floor slabs (excluding plaster) of each residential property:

15/F-17/F	Flat A 單位	150 mm 毫米 , 175 mm 毫米 , 200 mm 毫米
	Flat B 單位	150 mm 毫米 , 200 mm 毫米
	Flat C 單位	150 mm 毫米 , 175 mm 毫米 , 200 mm 毫米

每個住宅物業的層與層之間的高度 : 3405 毫米 (層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離)。
The floor to floor height of each residential property: 3405mm (Floor-to-floor height refers to to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) .
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。
The internal areas of the residential properties on upper floors will generally be slightly larger then those on the lower floors because of the redcing thickness of the structural walls on the upper floors.
備註: 平面圖之尺規所列數字為以毫米標示。
Note : The dimensions of floor plans are all in millimeter.

備註:
17 樓 A 單位及 B 單位經過改動, 有關改動請參閱第 23 頁之「現狀平面圖」。
Note:
Alterations have been made to 17/F Flat A and Flat B, please refer to the “as-is” layout plan on page 23 for such alterations.

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



比例 SCALE : 0 5M(米)

每個住宅物業的樓板 (不包括灰泥) 的厚度 :

The thickness of the floor slabs (excluding plaster) of each residential property:

18/F-20/F	Flat A 單位	150 mm 毫米 , 175 mm 毫米 , 200 mm 毫米
	Flat B 單位	150 mm 毫米 , 200 mm 毫米
	Flat C 單位	150 mm 毫米 , 175 mm 毫米 , 200 mm 毫米

每個住宅物業的層與層之間的高度 : 3405 毫米 (20 樓 B,C 單位為 3500 毫米高 , 20 樓 A 單位為 3500 毫米高及 3325 毫米高) (層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離)。

The floor to floor height of each residential property: 3405mm (3500mm for 20/F Flat B, C, 3500mm & 3325mm for 20/F Flat A) (Floor-to-floor height refers to to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) .

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。

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

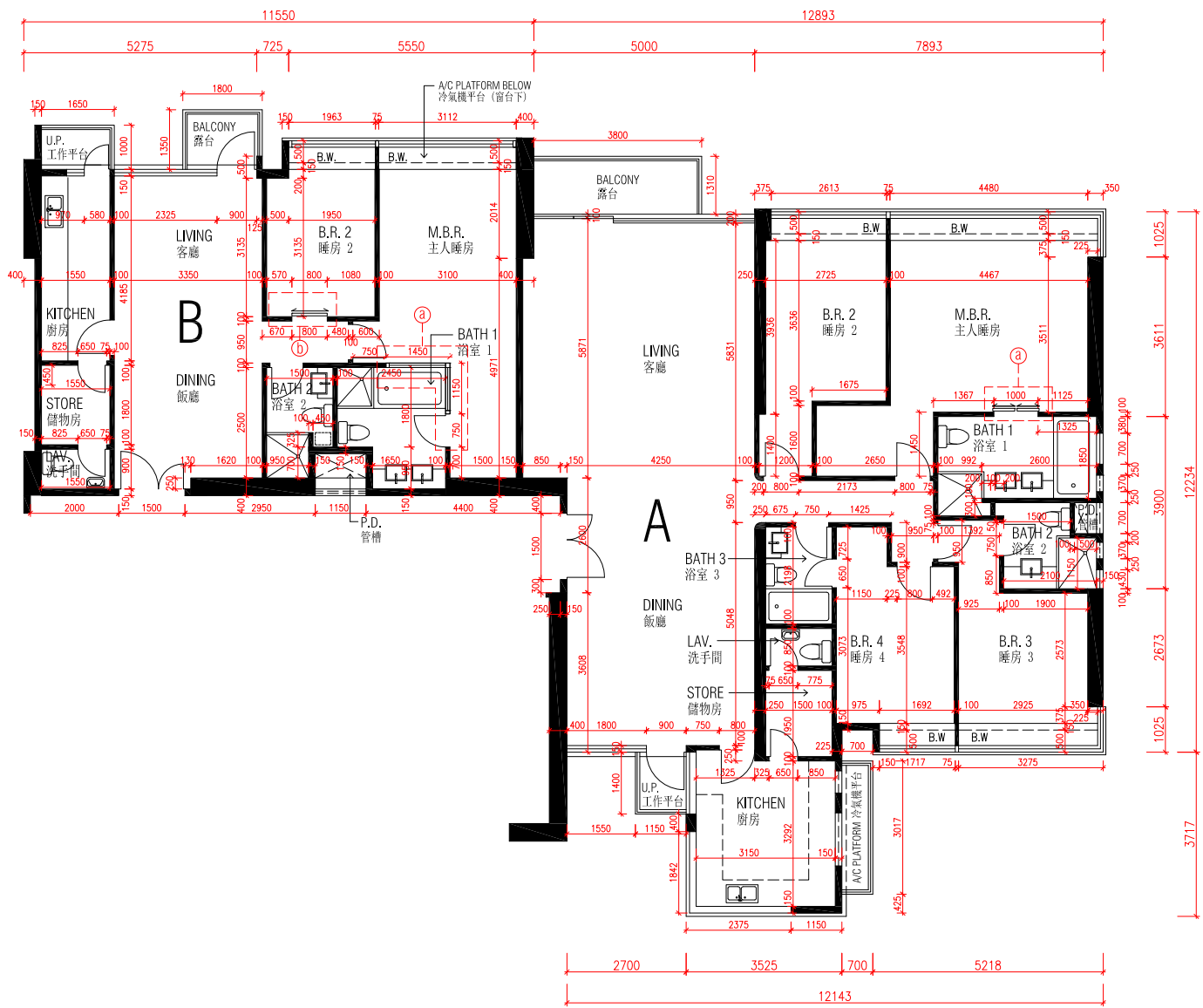
備註 : 平面圖之尺規所列數字為以毫米標示。

Note : The dimensions of floor plans are all in millimeter.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

17 樓 A 單位及 B 單位現狀平面圖 17H FLOOR PLAN FLAT A AND FLAT B IN "as-is" LAYOUT



比例 SCALE : 0 5M(米)

17 樓 A 單位已施行獲《建築物條例》豁免的工程改動：

- a) 浴室 1 及主人睡房之間的對雙扇推拉門已被拆除，並改建為對雙扇滑動門。詳情請參閱「裝置、裝修物料及設備」

17 樓 B 單位已施行獲《建築物條例》豁免的工程改動：

- a) 浴室 1 及主人睡房之間的非結構內部間隔(包括任何安裝在此非結構內部間隔的裝置、裝修物物及設備等)已被拆除，並改建為一幅非結構內部間隔，包括一隻單扇推拉門。詳情請參閱「裝置、裝修物料及設備」。
- b) 睡房 2 及走廊之間的非結構內部間隔(包括一隻單扇推拉門及其他安裝在內部間隔的裝置、裝修物料及設備等)已被拆除，並改建為一幅非結構內部間隔，包括一隻滑動門。詳情請參閱「裝置、裝修物料及設備」。

Flat A of 17/F has been altered by way of exempted works under the Buildings Ordinance:

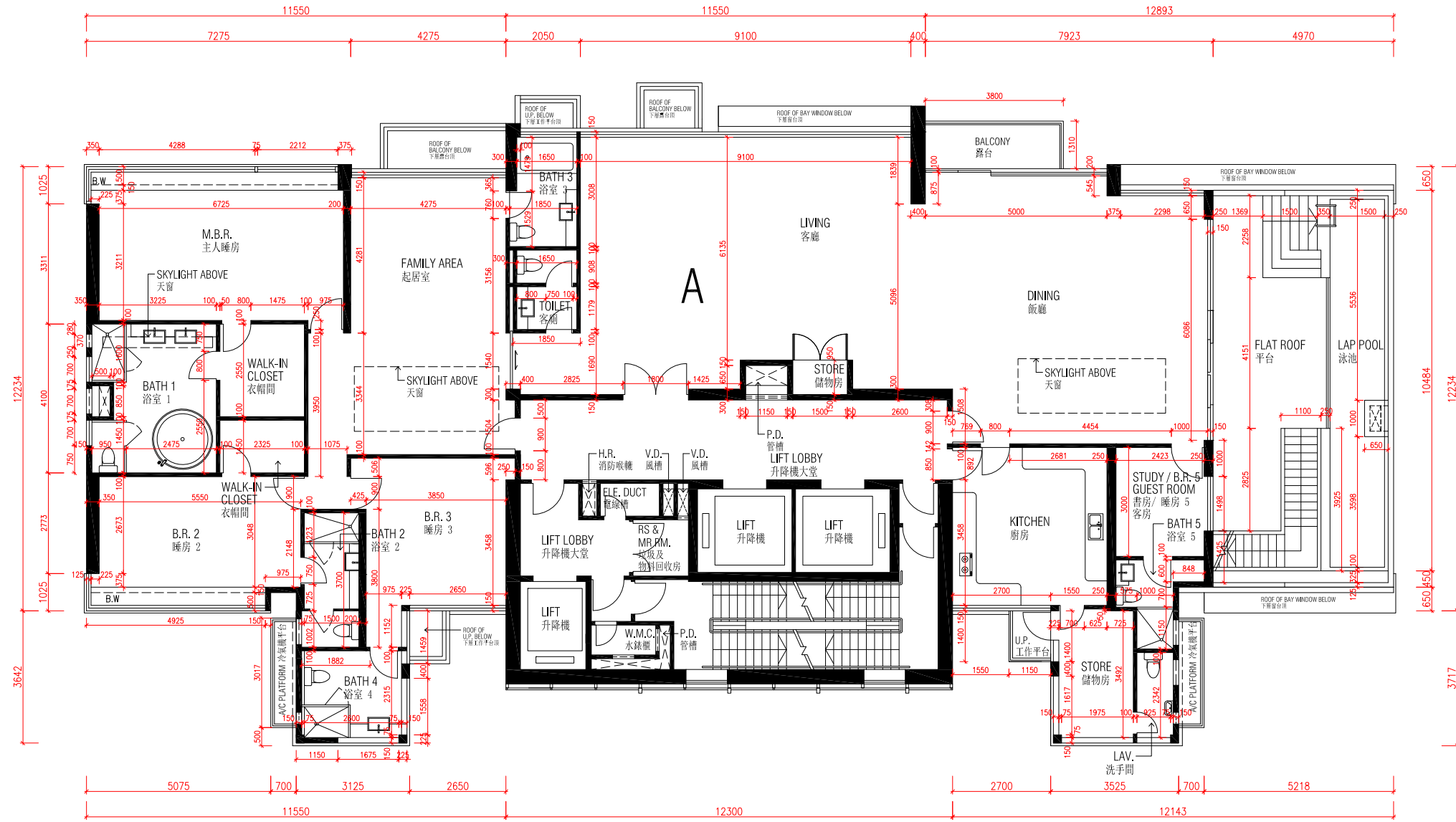
- a) A double swing door between Bathroom 1 and Master Bedroom has been demolished and replaced by a double-leaf sliding door. Please refer to "Fittings, Finishes and Appliances" for details.

Flat B of 17/F has been altered by way of exempted works under the Buildings Ordinance:

- a) The non-structural internal partition (including any fittings, fixtures, appliances, etc. as installed on such partition) between Bathroom 1 and Master Bedroom has been demolished and replaced by a non-structural internal partition including a single-leaf swing door. Please refer to "Fittings, Finishes and Appliances" for details.
- b) The non-structural internal partition (including a single-leaf swing door and any other fittings, finishes, appliances, etc. as installed on such partition) between Bedroom 2 and Corridor has been demolished and replaced by a non-structural internal partition including a sliding door. Please refer to "Fittings, Finishes and Appliances" for details.

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

21 樓平面圖 21ST FLOOR PLAN



比例 SCALE : 0 5M(米)

每個住宅物業的樓板 (不包括灰泥) 的厚度 :

The thickness of the floor slabs (excluding plaster) of each residential property:

21/F	Flat A 單位	150 mm 毫米, 175 mm 毫米, 200 mm 毫米, 250 mm 毫米, 325 毫米
------	-----------	---

每個住宅物業的層與層之間的高度 : 3500 毫米 (層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離)。

The floor to floor height of each residential property: 3500mm (Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor).

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。

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

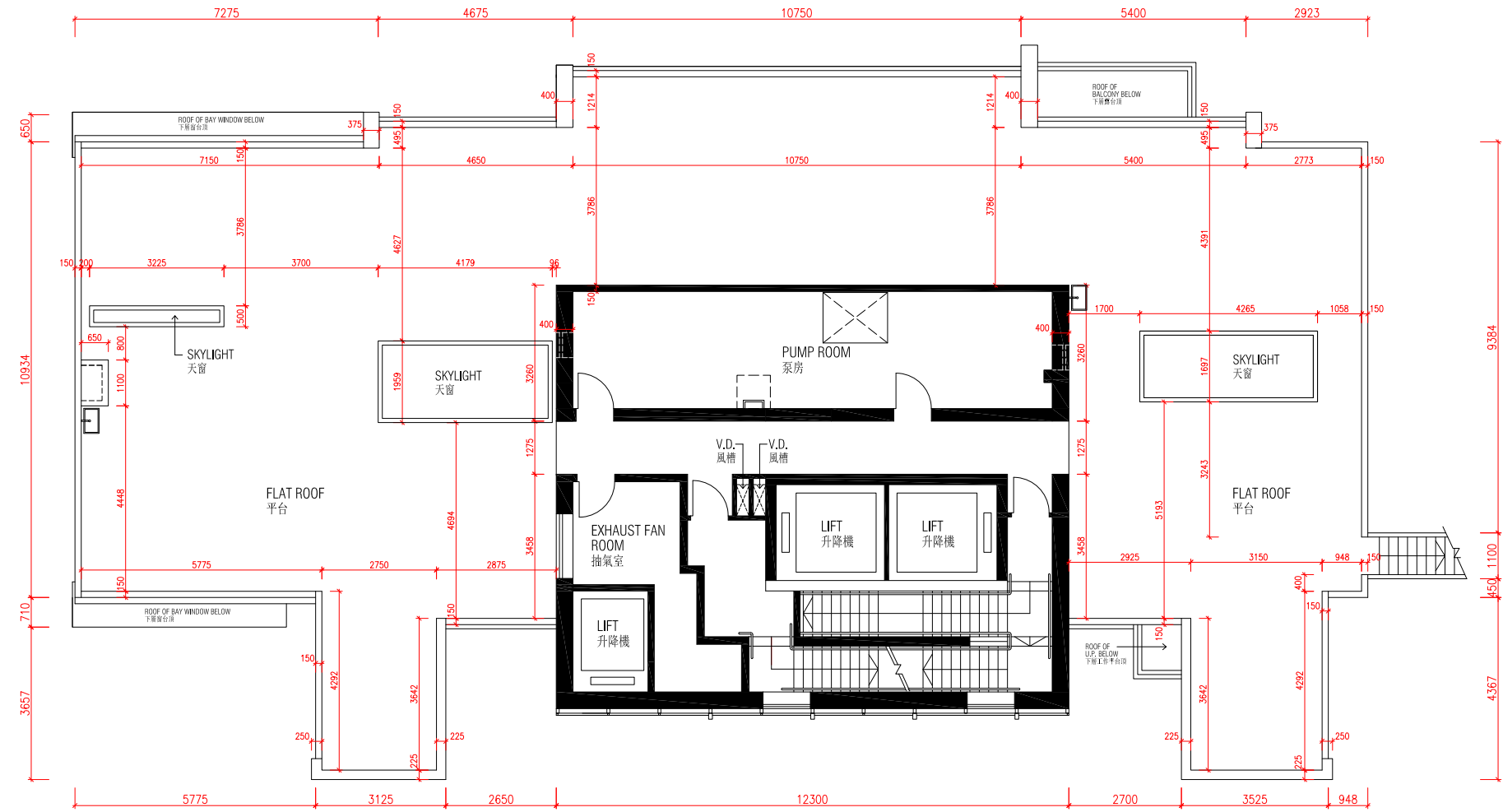
備註 : 平面圖之尺規所列數字為以毫米標示。

Note : The dimensions of floor plans are all in millimeter.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

天台平面圖 ROOF PLAN



比例 SCALE : 0 5M(米)

每個住宅物業的樓板 (不包括灰泥) 的厚度：不適用。
 The thickness of the floor slabs (excluding plaster) of each residential property: Not applicable.

每個住宅物業的層與層之間的高度：不適用。
 The floor to floor height of each residential property: Not applicable.

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

備註：平面圖之尺規所列數字為以毫米標示。
 Note : The dimensions of floor plans are all in millimeter.

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

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台和陽台 (如有)) Saleable Area (including balcony, utility platform and verandah, if any) 平方米 (平方尺) sq. metre (sq. ft)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方尺) Area of other specified items (Not included in the Saleable Area) sq. m (sq. ft)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Paxton	2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F	A	168.389 (1,813) 露台 Balcony: 4.978 (54) 工作平台 Utility Platform: 1.495 (16)	—	6.430 (69)	—	—	—	—	—	—	—	—
		B	86.903 (935) 露台 Balcony: 2.250(24) 工作平台 Utility Platform: 1.485 (16)	—	2.713 (29)	—	—	—	—	—	—	—	—
		C	154.592 (1,664) 露台 Balcony: 4.311(46) 工作平台 Utility Platform: 1.495 (16)	—	6.063 (65)	—	—	—	—	—	—	—	—
	15/F, 16/F, 17/F	A	168.030 (1,809) 露台 Balcony: 4.978 (54) 工作平台 Utility Platform: 1.495 (16)	—	6.430 (69)	—	—	—	—	—	—	—	—
		B	87.621 (943) 露台 Balcony: 2.250(24) 工作平台 Utility Platform: 1.485 (16)	—	2.713 (29)	—	—	—	—	—	—	—	—
		C	154.233 (1,660) 露台 Balcony: 4.311(46) 工作平台 Utility Platform: 1.495 (16)	—	6.063 (65)	—	—	—	—	—	—	—	—
	18/F, 19/F, 20/F	A	167.968 (1,808) 露台 Balcony: 4.978 (54) 工作平台 Utility Platform: 1.495 (16)	—	6.430 (69)	—	—	—	—	—	—	—	—
		B	87.746 (944) 露台 Balcony: 2.250(24) 工作平台 Utility Platform: 1.485 (16)	—	2.713 (29)	—	—	—	—	—	—	—	—
		C	154.171 (1,659) 露台 Balcony: 4.311(46) 工作平台 Utility Platform: 1.495 (16)	—	6.063 (65)	—	—	—	—	—	—	—	—
	21/F	A	343.146 (3,694) 露台 Balcony: 4.978(54) 工作平台 Utility Platform: 1.495 (16)	—	6.063 (65)	—	49.212 (530)	—	—	282.159 (3,037)	—	—	—

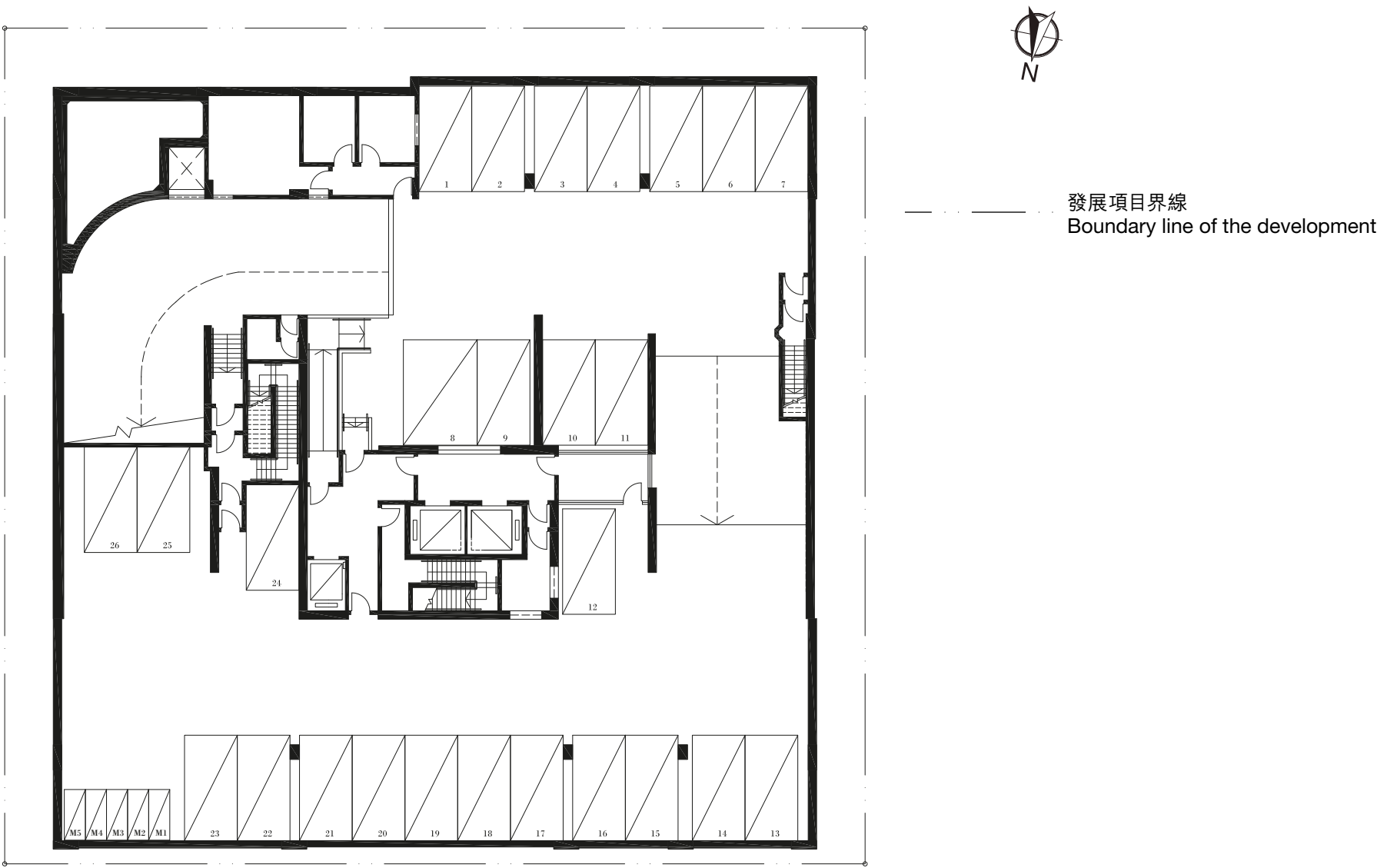
- 實用面積是按《一手住宅物業銷售條例》第 8 條計算。
 - 露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第 8 條計算。
 - 其他指明項目的面積 (不包括在實用面積內) 是按《一手住宅物業銷售條例》附表 2 第 2 部計算。
- 備註：以平方尺顯示之面積均依據 1 平方米 = 10.764 平方呎換算，並四捨五入至整數。

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

Note: Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.

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

地庫二樓平面圖 BASEMENT 2 FLOOR PLAN

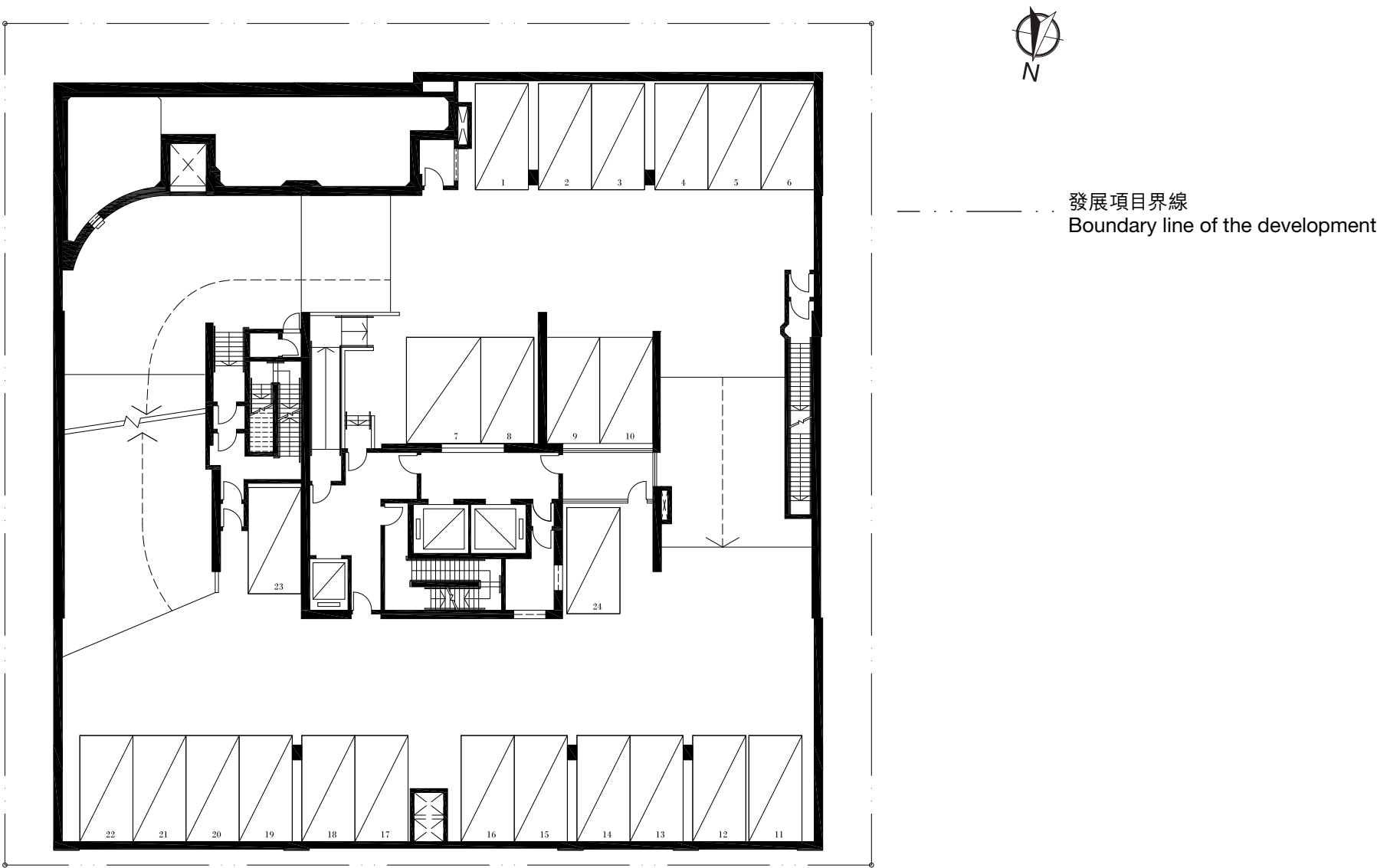


車位數目及停車位面積 Number and Area of Parking Spaces

車位類別 Type of Parking Space	樓層 Floor	數目 Number	車位編號 Parking Space No.	尺寸 (長 x 闊) (米) Dimension (Length x Width) (m)	每個車位面積 (平方米) Area of each parking space (sq . m.)
私家車位 Parking Space for Motor Vehicles	B2	25	1-7, 9-26	5.0 x 2.5	12.5
電單車車位 Parking Space for Motor Cycles	B2	5	M1-M5	2.4 x 1.0	2.4
傷健人士車位 Accessible Disabled Parking Space	B2	1	8	5.0 x 3.5	17.5

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

地庫一樓平面圖 BASEMENT 1 FLOOR PLAN

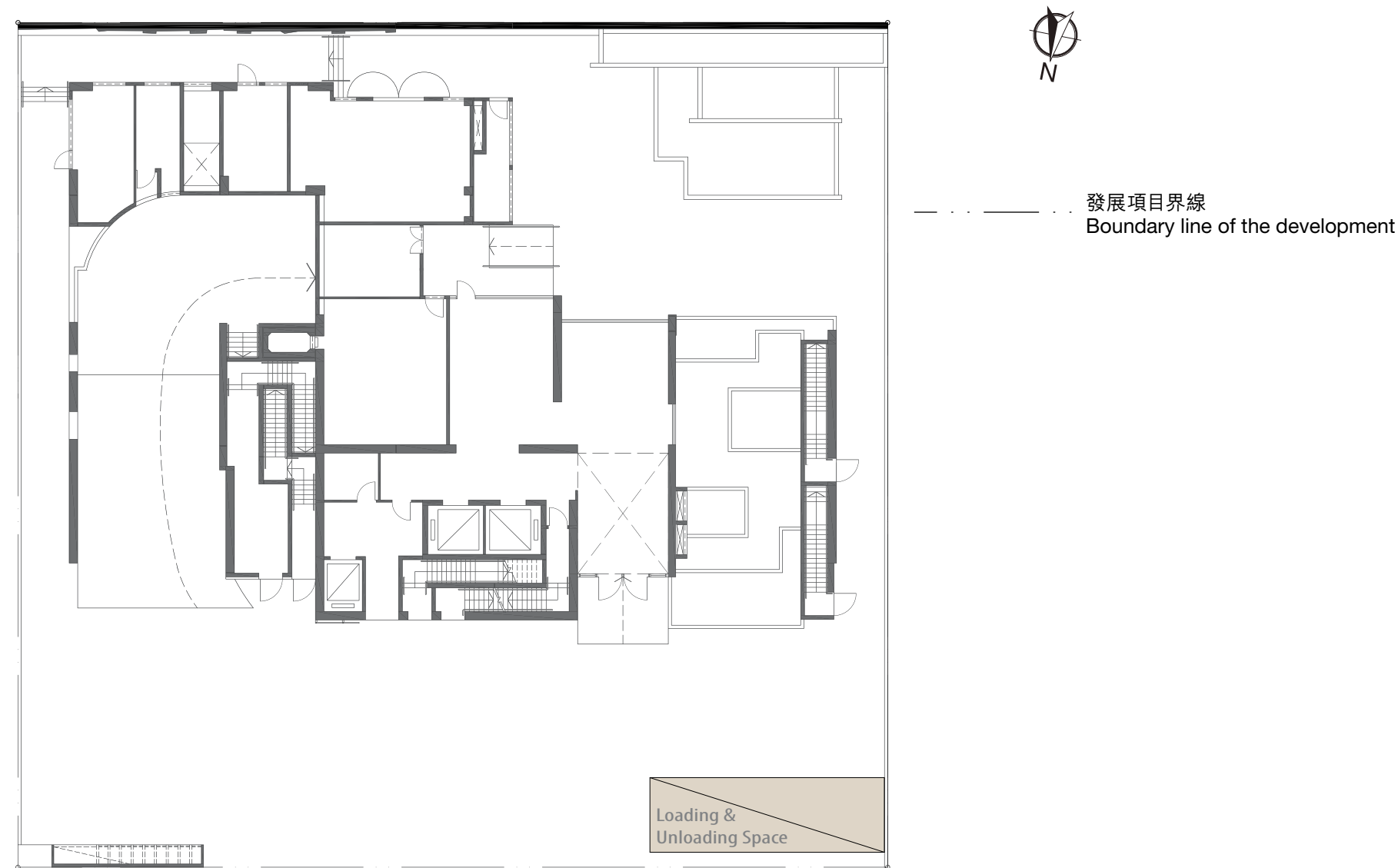


車位數目及停車位面積 Number and Area of Parking Spaces

車位類別 Type of Parking Space	樓層 Floor	數目 Number	車位編號 Parking Space No.	尺寸 (長 x 闊) (米) Dimension (Length x Width) (m)	每個車位面積 (平方米) Area of each parking space (sq . m.)
私家車位 Parking Space for Motor Vehicles	B1	23	1-6, 8 -24	5.0 x 2.5	12.5
傷健人士 / 訪客等候車位 Accessible (Disabled)/Visitor's Parking Space	B1	1	7	5.0 x 3.5	17.5

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

地下平面圖 GROUND FLOOR PLAN



車位數目及停車位面積 Number and Area of Parking Spaces

車位類別 Type of Parking Space	樓層 Floor	數目 Number	尺寸 (長 x 闊) (米) Dimension (Length x Width) (m)	每個車位面積 (平方米) Area of each parking space (sq . m.)
上落貨車位 Loading and Unloading Space	GF	1	7.0 x 3.5	24.5

臨時買賣合約的摘要

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 臨時訂金 (即售價的 5%)，須於簽署臨時買賣合約 (“該臨時合約”) 時支付。
2. 買方在簽署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. 如買方沒有於訂立臨時合約的日期之後 5 個工作日內簽立買賣合約 -
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

1. A preliminary deposit which is equal to 5% of the purchase price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”).
2. The preliminary deposit payable by the purchaser on the signing of the Preliminary Agreement shall 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 enter 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.

公契的摘要

A. 發展項目的公用部分

1. 「公用地方及設施」統指發展項目公用地方及設施、住宅公用地方及設施及停車場公用地方及設施。

2. 「發展項目公用地方及設施」指：

(a) 斜坡及護土構築物、有蓋園藝區、一切承重牆、地基、支柱、大樑及其他結構承托物、通道圍牆、走廊及樓梯、煙囪及避雷針、護牆、圍欄、樓梯窗框及玻璃、梯屋、天台道及天台進口和進口大門及閘、幕牆、建築裝飾、覆面、通道、入口、樓梯、梯台、景觀水池、花架、平台（不屬於任何單位之部份）天台（不屬於任何單位之部分）、泵房、灑水器水箱、消防 / 灑水器泵房、電訊及廣播室、升降機、升降機槽、大堂、升降機大堂、緊急發電機房、發電機房、排煙口、電掣房、變壓器房、消防控制房、垃圾存放及物料回收室、食水及沖廁水水泵、檢查儀錶櫃及灑水器進口、消防輸送泵房、排氣扇房、沖廁水水箱、食水水箱、水箱、升降機機房、坡道、空地、屋頂、照明系統、照明導管及裝置、排水渠（包括通過該土地的任何道路排水系統）、灑水器系統、電纜槽、明渠、水道、渠道、污水渠（包括第一業主在政府土地之上或之下興建服務大廈或其中任何部分的任何污水渠、排水渠或管道）、儀錶、變壓器和輔助裝置及設備、照明裝置、控制台、管道、排煙口、槽、電線、電纜、閘門、開關及其他設施（不論有否套上套管），通過上述設施將食水或鹹水、污水、煤氣、電力、空調、機械通風及其他服務輸送入大廈，泵、衛生裝置、電力裝置、垃圾處理設備、固定附著物、設備及器具、消防及滅火設備及器具、保安系統及器具和在大廈內提供或安裝供整座大廈共同使用與享用，而並非供任何個別單位獨家使用與享用的其他區域和任何其他系統、服務、裝置及設施，上述地方及設施（斜坡及護土構築物除外）在本公契附錄經認可人士核實為準確的圖則上用綠色和綠色加黑斜線顯示，僅供識別；及

(b) 大廈的所有外牆（構成住宅公用地方及設施之部分的除外），在本公契附錄經認可人士核實為準確的立面圖上用綠色顯示，僅供識別，

但不包括住宅公用地方及設施、停車場公用地方及設施、大廈內任何個別業主有權獨家持有、使用、佔用及享用的區域及大廈內僅服務任何個別業主的設施，但是，如適用，如果 (i) 大廈任何部分受《建築物管理條例》第 2 節列明「公用部分」的定義第 (a) 段所涵蓋及 / 或 (ii) 屬《建築物管理條例》第一附表指定的任何部分和受《建築物管理條例》第 2 節列明「公用部分」的定義第 (b) 段所涵蓋，亦被納入上述條文，該等部分應被視為包括在並構成發展項目公用地方及設施的一部分；

3. 「住宅公用地方及設施」指：

(a) 承重牆、支柱、大樑及其他結構承托物、通道圍牆、走廊及樓梯、洗手間、抽水馬桶、建築鰭 / 裝飾、覆面、空氣處理機房、公共走廊及升降機大堂（包括加闊公共走廊及升降機大堂）、空調機房、過濾機機房、垃圾存放及物料回收室、入口大堂、大堂、升降機大堂、電力槽室、水錶櫃、圍封平台、簷篷、消防喉轆、坡道、空調槽、管槽、儲物小屋、陽台及工作平台拱腹、公共天線系統、公共無線電 / 電視天線、有線電視系統、通道、入口、樓梯、梯台、轉換樓層、空地、照明系統、照明導管及裝置、照明固定附著物、排水渠（包括通過該土地的任何道路排水系統）、電纜槽、明渠、水道、渠道、污水渠（包括第一業主在政府土地之上或之下興建專門服務住宅單位或其中任何部分的任何污水渠、排水渠或管道）、儀錶、控制板、管道、槽、電線、電纜、煤氣閥、開關及其他設施（不論有否套上套管），通過上述設施將食水或鹹水、污水、煤氣、電力、空調、機械通風及其他服務輸送入住宅單位，泵、衛生裝置、電力裝置、垃圾處理設備、固定附著物、

設備及器具、消防及滅火設備及器具、灑水器系統、保安系統及器具和在大廈內提供或安裝供所有住宅單位共同使用與享用，而並非供任何個別住宅單位獨家使用與享用的其他區域和任何其他系統、服務、裝置及設施，上述地方及設施在本公契附錄經認可人士核實為準確的圖則上用黃色顯示，僅供識別；

(b) 大廈地面（包括在內）至天台（包括在內）的外牆部分，在本公契附錄經認可人士核實為準確的立面圖上用黃色顯示，僅供識別；及

(c) 康樂設施、上落客貨車位及訪客停車位，

但不包括發展項目公用地方及設施、停車場公用地方及設施、大廈內任何個別業主有權獨家持有、使用、佔用及享用的區域及大廈內僅服務任何個別業主的設施，但是，如適用，如果 (i) 大廈任何部分受《建築物管理條例》第 2 節列明「公用部分」的定義第 (a) 段所涵蓋及 / 或 (ii) 屬《建築物管理條例》第一附表指定的任何部分和受《建築物管理條例》第 2 節列明「公用部分」的定義第 (b) 段所涵蓋，亦被納入上述條文，該等部分應被視為包括在並構成住宅公用地方及設施的一部分；

4. 「停車場公用地方及設施」指地庫二層、地庫一層及地面的整個停車場區域（停車位及訪客停車位除外）並包括通道圍牆、大堂、排煙口、空氣處理和進氣電扇房、電錶房、排氣機房、排氣電扇房、排氣槽、排風槽、車道、坡道、控制閘及欄、支柱、牆壁、大樑及所有服務整個停車場的水管、排水渠、電線、電纜、照明、槽、消防裝置及設備和供停車場區域使用與享用的任何其他設施，在本公契附錄經認可人士核實為準確的圖則上用靛青色顯示，僅供識別，但不包括發展項目公用地方及設施、住宅公用地方及設施、大廈內任何個別業主有權獨家持有、使用、佔用及享用的區域及大廈內僅服務任何個別業主的設施，但是，如適用，如果 (i) 大廈任何部分受《建築物管理條例》第 2 節列明「公用部分」的定義第 (a) 段所涵蓋及 / 或 (ii) 屬《建築物管理條例》第一附表指定的任何部分和受《建築物管理條例》第 2 節列明「公用部分」的定義第 (b) 段所涵蓋，亦被納入上述條文，該等部分應被視為包括在並構成停車場公用地方及設施的一部分。

B. 分配予發展項目中的每個住宅物業的不分割份數數目

樓層	單位	不分割份數
2 樓、3 樓、5 樓、6 樓、7 樓、8 樓、9 樓、10 樓、11 樓、12 樓 (10 層樓)	A	1,750 (每單位 175)
	B	900 (每單位 90)
	C	1,610 (每單位 161)
15 樓、16 樓、17 樓 (3 層樓)	A	522 (每單位 174)
	B	270 (每單位 90)
	C	480 (每單位 160)
18 樓、19 樓、20 樓 (3 層樓)	A	522 (每單位 174)
	B	270 (每單位 90)
	C	480 (每單位 160)
21 樓	A	415
(小計)		7,219

C. 發展項目的管理人的委任年期

5. 管理人的首個委任年期為從公契之日起不超過 2 年。管理人的委任可按公契規定終止。

D. 在發展項目中的住宅物業的擁有人之間分擔管理開支基準

6. 每位業主（為免存疑，包括持有尚未出售住宅單位的賣方）須就每個住宅單位於（在任何預繳管理費的有關時段屆滿後）每個月份的第一天提前向管理人支付管理開支的分擔款項。

每位業主須根據他的住宅單位獲分配的不分割份數和公契規定的原則，按公契列明的方式、金額及比例分擔發展項目的管理開支（即管理與保養發展項目所必要及合理支出的費用、收費及開支，以管理人編制的預算為基準）（包括管理人酬金）。一般而言，每位住宅單位業主須按他的住宅單位獲分配的不分割份數之比例分擔預算的住宅管理開支和發展項目管理開支。

E. 計算管理費按金的基準

7. 管理費按金相等於按首個年度管理預算計算一個單位應付的管理開支的 3 個月的分擔款項。

F. 擁有人在發展項目中保留作自用的範圍（如有）

8. 不適用。

註：如欲了解詳情，請參閱公契的最新擬稿，該公契的最新擬稿可在售樓處開放時間內免費查閱並在要求下及繳付必要的影印費後取得其副本。

SUMMARY OF DEED OF MUTUAL COVENANT

A. 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 and the Carpark Common Areas and Facilities;
2. "Development Common Areas and Facilities" means:-
 - (a) the Slopes and Retaining Structures, the Covered Landscaped Area, all loading bearing walls, foundations, columns, beams and other structural supports, walls enclosing passageways, corridors and staircases, chimneys and lightning conductors, parapet walls, fences, staircase window frames and glazing, hatchways, roofways and outlets to the roof and doors and gates giving access thereto, curtain walls, architectural features, cladding, passages, entrances, staircases, landings, landscape pool, planters, flat roofs (not forming part of any Unit) roofs (not forming part of any Unit), pump rooms, sprinkler tanks, fire service / sprinkler pump rooms, telecommunications and broadcasting rooms, lifts, lift shafts, lobbies, lift lobbies, emergency generator rooms, generator rooms, smoke vents, switch rooms, transformer rooms, fire service control room, refuse storage and material recovery chamber, portable and flushing pump room, check water cabinet and sprinkler inlet, fire service transfer pump rooms, exhaust fan rooms, flushing water tanks, potable water tanks, water tanks, lift machine rooms, ramps, voids, top roof, lighting systems, lighting conduits and fittings, drains (including any road drainage system passing through the Land), sprinkler system, electrical cable trenches, gutters, watercourses, channels, sewers (including any sewer, drain or pipe constructed by the First Owner on or beneath Government land serving the Building or any part thereof), meters, transformers and ancillary installations and facilities, lighting fixtures, control panels, pipes, smoke vents, ducts, wires, cables, valves, switches and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity, air-conditioning, mechanical ventilation and other services are supplied to the Building, pumps, sanitary fittings, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus and such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the common use and benefit of the Building as a whole and not just any particular Unit and which are (other than the Slopes and Retaining Structures) for identification purposes only shown coloured Green and Green hatched Black on the plans annexed to the DMC and certified as to their accuracy by the Authorized Person; and
 - (b) all external walls of the Building (other than those forming part of the Residential Common Areas and Facilities) which are for the purpose of identification only shown and coloured Green on the elevation plans annexed to the DMC and certified as to their accuracy by the Authorized Person

but shall exclude the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner PROVIDED THAT, where appropriate, if (i) any parts of the Building covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO and/or (ii) any parts specified in the Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO, shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities;

3. "Residential Common Areas and Facilities" means:-

- (a) loading bearing walls, columns, beams and other structural supports, walls enclosing passageways, corridors and staircases, toilets, water closets, architectural fins/features, cladding, air handling unit plant rooms, common corridors and lift lobbies (including Wider Common Corridors and Lift Lobbies), A/C plant rooms, filtration plant rooms, refuse storage and material recovery rooms, entrance lobby, lobbies, lift lobbies, electricity duct rooms, water meter cabinets, inaccessible flat roofs, canopy, hose reels, ramps, air ducts, pipe ducts, dog house for storage, soffit of balcony and of utility platform, communal antenna systems, communal radio/television aerials, cable television system, passages, entrances, staircases, landings, transfer plates, voids, lighting systems, lighting conduits and fittings, lighting fixtures, drains (including any road drainage system passing through the Land), electrical cable trench, gutters, watercourses, channels, sewers (including any sewer, drain or pipe constructed by the First Owner on or beneath Government land serving exclusively the Residential Units or any part thereof), meters, control panels, pipes, ducts, wires, cables, gas valves, switches and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity, air-conditioning, mechanical ventilation and other services are supplied to the Residential Units, pumps, sanitary fittings, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, sprinkler system, security systems and apparatus and such other areas and any other systems, services, devices and facilities provided for or installed in the Building intended for the common use and benefit of the Residential Units as a whole and not just any particular Residential Unit and which are for the purposes of identification only shown coloured Yellow on the plans annexed to the DMC and certified as to their accuracy by the Authorized Person;
- (b) such parts of the external walls from and including Ground Floor level up to and including the Roof level of the Building which are for the purpose of identification only shown and coloured Yellow on the elevation plans certified as to their accuracy by the Authorized Person as annexed to the DMC; and
- (c) the Recreational Facilities, the Loading and Unloading Space, the Visitors' Parking Space

but shall exclude the Development Common Areas and Facilities, the Carpark Common Areas and Facilities and such areas within the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner PROVIDED THAT, where appropriate, if (i) any parts of the Building covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO and/or (ii) any parts specified in the Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO, shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities;

4. "Carpark Common Areas and Facilities" means the whole of the car park areas on Basement 2 Floor, Basement 1 Floor and Ground Floor (except the Parking Spaces and the Visitors' Parking Space) and includes walls enclosing passageways, lobbies, smoke vents, air handling unit intake fan rooms, electricity meter rooms, exhaust plant rooms, exhaust fan rooms, exhaust ducts, exhaust air ducts, driveways, ramps, control gates and panels, columns, walls and beams and all the water pipes, drains, wires, cables, lighting, ducts, fire fighting installation and equipment serving the car park areas as a whole and any other facilities installed for the use and benefit of car park areas and which are for identification purposes only shown and coloured Indigo on the plans annexed to the DMC and certified as to their accuracy by the Authorized Person, but shall exclude the Development Common Areas and Facilities and the Residential Common Areas and Facilities and such areas within

the Building the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Building serving only any particular Owner PROVIDED THAT, where appropriate, if (i) any parts of the Building covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO and/or (ii) any parts specified in the Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO, shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Carpark Common Areas and Facilities.

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

Floor	Flat	Undivided Shares
2nd, 3rd, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th (10 storeys)	A	1,750 (175 each)
	B	900 (90 each)
	C	1,610 (161 each)
15th, 16th, 17th (3 storeys)	A	522 (174 each)
	B	270 (90 each)
	C	480 (160 each)
18th, 19th, 20th (3 storeys)	A	522 (174 each)
	B	270 (90 each)
	C	480 (160 each)
21st	A	415
(Sub-Total)		7,219

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

5. The Manager will be appointed for an initial term of not exceeding 2 years from the date of the DMC. The appointment of the Manager may be terminated accordance to the provisions of the DMC.

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

6. Each Owner (including, for the avoidance of doubt, the Vendor in respect of Residential Units remaining unsold) shall in respect of each Residential Unit pay to the Manager in advance on the first day of each month (following the expiry of the period in respect of which any advance payment of management fees has been paid) the contribution to the Management Expenses.

Each Owner shall contribute towards the Management Expenses (which shall be the costs, charges and expenses necessarily and reasonably incurred in the management and maintenance of the Development, and shall be based on the budget prepared by the Manager) (including the Manager's Remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Undivided Shares allocated to his Residential Unit and the principles provided in the DMC. In general, each Owner of a Residential Unit shall contribute towards the budgeted Residential Management Expenses and Development Management Expenses in proportion to the Undivided Shares allocated to his Residential Unit.

E. The basis on which the management fees deposit is fixed

7. The management fees deposit is equal to three (3) months' contribution towards the Management Expenses payable in respect of a Unit based on the first annual management budget.

F. Area (if any) in the Development retained by the owner for the owner's own use

8. Not Applicable.

Note: For full details, please refer to the latest draft of the DMC which is free for inspection during open hours at the sales office. A copy of the latest draft DMC is available upon request and payment of the necessary photocopying charges.

批地文件的摘要

A. 發展項目所位於的土地的地段編號

1. 發展項目興建於九龍內地段第 11232 號（「該地段」）。

B. 有關租契規定的年期

2. 新批地契約第 20193 號（「批地文件」）授予該地段租期 50 年，從 2013 年 6 月 27 日起計。

C. 適用於該地段的用途限制

3. 批地文件特別條款第 (5) 條規定：
「該地段或其中任何部分或在其上已建或擬建的任何建築物或其任何部分不得用作除私人住宅用途以外的任何其他用途。」

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. 有關承批人在該地段內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何建築物或設施的責任

建築契諾

4. 批地文件特別條款第 (4) 條規定：

「承批人須在各方面按本規約和當時或任何時候在香港實施有關建築、衛生及規劃的一切條例、附例及規例開發該地段，在其上建造建築物，該建築物或該等建築物須在 2017 年 6 月 30 日或之前完成並使其適合佔用。」

園藝美化

5. 批地文件特別條款第 (11) 條規定：

「承批人須自費美化該地段及平台（如有）未有建築物的任何部分並於該些位置種植樹木及灌木和在其後保育及保持該等植物處於安全、清潔、整潔及衛生狀態，在一切方面達至署長滿意程度。」

住宅車位

6. 批地文件特別條款第 (20) (a)、(b)、(c) 及 (d) 條規定：

「(a) (i) 該地段須提供車位達至署長滿意程度，用作停泊根據《道路交通條例》及其下的任何規例及任何修訂法例獲發牌照的車輛，而該車位屬於該地段已建或擬建建築物的住宅單位住戶、其真正來賓、訪客或獲邀請人（以下簡稱為「住宅車位」）。除非署長同意住宅車位數目的比率與下列表格載列的不同，應按下列表格載列該地段已建或擬建住宅單位的不同面積之比率提供車位，但如果按此計算車位總數為小數，應進位至整數：

每個住宅單位的面積	須提供的住宅車位數目
少於 40 平方米	每 13.3 個住宅單位或其中部分 1 個車位
不少於 40 平方米但少於 70 平方米	每 8 個住宅單位或其中部分 1 個車位
不少於 70 平方米但少於 100 平方米	每 3.2 個住宅單位或其中部分 1 個車位
不少於 100 平方米但少於 160 平方米	每 1.6 個住宅單位或其中部分 1 個車位
不少於 160 平方米	每 1 個住宅單位或其中部分 1.1 個車位

(a) (ii) 就在本特別條款第 (a) (i) 分條而語，提供的住宅車位數目的總數應是按本特別條款第 (a) (i) 分條表格載列每個住宅單位的面積計算各住宅車位數目的總數。就本規約而言，「每個住宅單位面積」一詞用總樓面面積表示應指以下 (I) 及 (II) 之總和：

- (I) 該住宅單位住戶獨家使用與享用住宅單位的總樓面面積，從該單位的圍牆或護牆外面量度。如果該圍牆分隔兩個連接單位，在該種情況下從該等牆壁的中間計算並包括該單位的內間隔及支柱，但是為免存疑，不包括本規約特別條款第 (6) (c) 條規定不列入計算總樓面面積的所有該單位的樓面面積；及
- (II) 與住宅單位成比例的住宅公用地方（按下文界定）的總樓面面積。住宅公用地方（供該地段已建或擬建建築物全體住戶共同使用與享用）的全部總樓面面積從住宅單位的圍牆外面起計，但是為免存疑，不包括本規約特別條款第 (6) (c) 條規定不列入計算總樓面面積的所有樓面面積（住宅公用地方在下文稱為「住宅公用地方」），按下列公式分攤給住宅單位。

住宅公用地方的所有總樓面面積 x

按本特別條款第 (a) (ii) (I) 分條計算
一個住宅單位的總樓面面積

按本特別條款第 (a) (ii) (I) 分條計算
所有住宅單位的所有總樓面面積

訪客車位

(a) (iii) 如果在該地段已建或擬建的任何大廈提供超過 75 住宅單位，必須提供額外車位，用作停泊根據《道路交通條例》及其下的任何規例及任何修訂法例獲發牌照的車輛，而該車位屬於該地段已建或擬建建築物的住宅單位住戶的真正來賓、訪客或獲邀請人。該車位須按上述每座住宅單位大廈 5 個車位之比率或署長可批准的其他比率提供，惟上述大廈須至少有 1 個車位。

(a) (iv) 按本特別條款第 (a) (i) 分條（可按特別條款第 (22) 條作出修訂）及第 (a) (iii) 分條提供的車位不能用作除該等條款指定的用途之外的任何其他用途，特別是該等車位不能用作儲存、展示或陳列車輛作出售或其他用途或提供洗車及美容服務。

殘疾人士停車位

(b) (i) 承批人須從按本特別條款第 (a) (i) 及 (a) (iii) 分條提供的車位中保留與指定車位，用作根據《道路交通條例》及其下的任何規例及任何修訂法例界定的殘疾人士停泊車輛之用途，該等車位須按下列比率或署長批准的其他比率提供：

- (I) 按本特別條款第 (a) (i) 分條（可按本規約特別條款第 (22) 條作出修訂）提供每 200 個車位或其中部分，若該部分超過 100 車位不少於 1 個車位（須保留與指定至少 1 個車位）；及
- (II) 按本特別條款第 (a) (iii) 分條提供的車位中保留 1 個車位。

(b) (ii) 按本特別條款第 (b) (i) 條提供的車位須設置在署長書面批准的位置及樓層。

(b) (iii) 按本特別條款第 (b) (i) 分條提供的車位不能用作除根據《道路交通條例》及其下的任何規例及任何修訂法例界定的殘疾人士停泊車輛之用途之外的任何其他用途，而該車位屬於該地段已建或擬建建築物的住戶、其真正來賓、訪客或獲邀請人，特別是該等車位不能用作儲存、展示或陳列車輛作出售或其他用途或提供洗車及美容服務。

電單車車位

(c) (i) 該地段須提供車位達至署長滿意程度，用作停泊根據《道路交通條例》及其下的任何規例及任何修訂法例獲發牌照的電單車，而該電單車車位屬於該地段已建或擬建建築物的住戶、其真正來賓、訪客或獲邀請人（以下簡稱為「電單車車位」）。除非署長同意其他比率，應按本特別條款第(a) (i) 分條（可按本規約特別條款第(22) 條作出修訂）及第(a) (iii) 分條規定提供車位總數的百分之十之比率提供車位，但如果車位數目的總數為小數，應進位至整數。

(c) (ii) 按本特別條款第(c) (i) 分條提供的車位不能用作除該條款指定的用途之外的任何其他用途，特別是該等車位不能用作儲存、展示或陳列電單車作出售或其他用途或提供洗車及美容服務。

車位尺寸

(d) (i) 除本特別條款第(b) 分條提及保留與指定的殘疾人士車位外，按本特別條款第(a) (i) 分條（可按本規約特別條款第(22) 條作出修訂）和第(a) (iii) 分條提供的車位尺寸為 2.5 米寬 x 5.0 米長 x 至少 2.4 米高。

(d) (ii) 按本特別條款第(b) 分條提供的車位尺寸為 3.5 米寬 x 5.0 米長 x 至少 2.4 米高。

(d) (iii) 按本特別條款第(c) 分條提供的車位尺寸為 1.0 米寬 x 2.4 米長 x 至少 2.4 米高或署長可批准的其他最低高度。」

上落客貨要求

7. 批地文件特別條款第(21) 條規定：

「(a) 該地段內須提供車位供貨車上落客貨用途達至署長滿意程度，該上落客貨車位須按該地段已建或擬建建築物內每 800 個住宅單位或其中部分 1 個上落客貨車位之比率或署長可批准的其他比率提供，惟在該地段已建或擬建的每座住宅單位大廈至少須有一個上落客貨車位，該上落客貨車位設置在每座住宅單位大廈之內或旁邊。

(b) 按本特別條款第(a) 分條提供的車位尺寸為 3.5 米寬 x 11.0 米長 x 至少 4.7 米高。該些車位不能用作除與該條款分條內提及的建築物有關的貨車上落客貨用途之外的任何其他用途。」

保養地樁錨

8. 批地文件特別條款第(32) 條規定：

「如果在開發或重建該地段或其中任何部分時已安裝預應力地錨，承批人須在預應力地錨的服務年限期間自費定期保養與檢查預應力地錨，達至署長滿意程度並在署長不時自行酌情要求時提供上述檢驗工程的報告和資料給署長。如果承批人疏忽或未能進行上述要求的檢查工程，署長可立即執行與進行該檢查工程，而承批人須在要求時歸還政府因此產生的費用。」

F. 對買方造成負擔的租用條件

保育樹木

9. 批地文件特別條款第(10) 條規定：

「未經署長事先書面同意，不得移除或干擾該地段或毗連範圍內的樹木。署長在發出書面同意時，可向承批人施加其認為合適的條件，以便對樹木進行移植、補償美化或再植。」

住宅車位及電單車車位轉讓的限制

10. 批地文件特別條款第(24) (a) 條規定：

「(a) 儘管已遵守與履行本規約達至署長滿意程度，住宅車位及電單車車位不得：

(i) 轉讓，除非：

- (I) 連同該地段已建或擬建建築物的住宅單位的獨家使用及管有權的不分割份數一同轉讓；或
- (II) 轉讓予一名已擁有該地段已建或擬建建築物的住宅單位的獨家使用及管有權的不分割份數的人士；或

(ii) 分租，除非分租予該地段已建或擬建建築物的住宅單位的住客。

但是在任何情況下，不得轉讓或分租多於 3 個住宅車位及電單車車位予該地段已建或擬建建築物的任何一個住宅單位的業主或住戶。」

不准碎石

11. 批地文件特別條款第(30) 條規定：

「未經署長預先書面批准，碎石機不得進入該地段。」

廢石方或瓦礫

12. 批地文件特別條款第(32) 條規定：

「(a) 倘若從該地段或開發該地段所影響的其他區域腐蝕、沖洗或棄置泥土、廢石方、瓦礫、建築廢料或建材（以下簡稱「廢料」）到公共行人徑、道路或路渠、海灘、海底、污水渠、雨水渠、排水渠或溝渠或其他政府物業（以下簡稱「政府物業」），承批人須自費從政府物業清理該等廢料並修復對政府物業造成的任何損壞。承批人須就上述腐蝕、清洗或棄置對私人物業導致的任何損壞或滋擾所引致的一切訴訟、索償及要求彌償政府。

(b) 儘管本特別條款第(a) 條有所規定，署長可以（但沒有責任）應承批人的要求從政府物業清理該等廢料並修復對政府物業造成的任何損壞。承批人須在要求時向政府支付因此產生的費用。」

損壞服務設施

13. 批地文件特別條款第(33) 條規定：

「承批人須在任何時候，特別是在任何建築、保養、翻新或維修工程（以下簡稱「工程」）期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對該土地或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道、總水喉、道路、行人路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置（以下統稱「服務」）造成任何損壞、騷擾或阻塞。承批人在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及程度，並提交處理因工程而可能受到影響的任何服務的各方面的書面建議給署長，供他審批，但必須在取得署長對上述工程及建議作出的書面批准後才能進行任何工程。承批人須履行署長就作出上述批准時對服務所設的任何要求和自費符合該等要求，包括任何必須的改道、重鋪或修復的費用。承批人必須自費在各方面維修、彌補及修復以任何方式進行上述工程對該土段或該等服務造成的任何損壞、騷擾或阻塞（明渠、污水渠、雨水渠、排水渠或總水喉須由署長負責修復，除非他另作選擇，承批人須在要求時向政府支付該等工程的費用），達至署長滿意程度。如果承批人未能對該地段或其中任何部分或任何該等服務進行上述必要的改道、重鋪、維修、彌補及修復工程，以達至署長滿意程度，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，承批人須在要求時向政府支付該等工程的費用。」

批地文件的摘要

建造排水渠及渠道

14.批地文件特別條款第(34)(a)條規定：

- 「(a) 承批人須自費建造及保養不論在該地段邊界內或署長認為必要的政府土地內的排水渠及渠道，以達至署長滿意程度，以截斷與引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠。承批人須對上述暴雨或雨水所導致的任何損壞或滋擾而引致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。」

連接排水渠及污水渠

15.批地文件特別條款第(34)(b)條規定：

- 「(b) 該地段的任何排水渠和污水渠至政府的雨水渠、排水渠及污水渠（如已建及試用）的連接工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承批人負責。承批人須在要求時向政府支付上述連接工程的費用。此外該等連接工程亦可由承批人自費進行，達至署長滿意程度。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由承批人自費保養，直至要求時由承批人移交給政府，由政府出資負責將來的保養。承批人須在要求時向政府支付有關上述連接工程的技術檢查之費用。如果承批人未能保養上述連接工程中在政府土地內修建的任何一段，署長可進行他認為必要的保養工程，承批人須在要求時向政府支付上述工程費用。」

註：如欲了解詳情，請參閱批地文件，該批地文件可在售樓處開放時間內免費查閱並在要求下及繳付必要的影印費後取得其副本。

SUMMARY OF LAND GRANT

A. Lot number of the land on which the Development is situated

1. The Development is constructed on Kowloon Inland Lot No. 11232 (the "Lot").

B. Term of years

2. The lease term of the Lot granted under New Grant No. 20193 (the "Land Grant") is 50 years from 27 June 2013.

C. User restrictions applicable to the Lot

3. Special Condition No. (5) of the Land Grant stipulates that:-
'The lot or any part thereof or any building or any part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposed.'

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

Not applicable.

E. Grantee's obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Lot

Building covenant

4. Special Condition No. (4) of the Land Grant stipulates that:-
The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June 2017.

Landscaping

5. Special Condition No. (11) of the Land Grant stipulates that:-
The Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

Residential Parking Spaces

6. Special Condition No. (20)(a), (b), (c) and (d) of the Land Grant stipulates that:-
Residential Parking Spaces

- (a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate for or to a number of the Residential Parking Spaces different from those set out in the table below provided that if the total number of spaces so calculated is a decimal number, the same shall be rounded up to the next whole number:

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 13.3 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8 residential units or part thereof

Not less than 70 square metres but less than 100 square metres	One space for every 3.2 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 1.6 residential units or part thereof
Not less than 160 square metres	1.1 spaces for every residential unit

- (a) (ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a)(i) of this Special Condition. For the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:
 - (I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of gross floor area stipulated in Special Condition No. (6)(c) hereof; and
 - (II) the pro-rata gross floor area of Residential Common Area (as hereinafter defined) in respect of a residential unit. In so calculating, the total gross floor area of residential common area, which is for common use and benefit of all residents of the building or buildings erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of gross floor area stipulated in Special Condition No. (6)(c) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

$$\frac{\text{The gross floor area Of the Residential Common Area}}{\text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition}} \times \frac{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(II) of this Special Condition}}{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(II) of this Special Condition}}$$

Visitors' parking spaces

- (a) (iii) If more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the lot shall be provided at a rate of 5 spaces for every such block of residential units or at such other rates as may be approved by the Director subject to a minimum of one space being provided for such block.
- (a) (iv) The spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (22) hereof) and (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

SUMMARY OF LAND GRANT

Parking spaces for vehicles of disabled persons

- (b) (i) Out of the spaces respectively provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition, the Grantee shall reserve and designate spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates or at such other rates as may be approved by the Director.
 - (I) not less than one space for every 200 spaces provided in accordance with sub-clause (a) (i) of this Special Condition (as may be varied under Special Condition No. (22) hereof) or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated); and
 - (II) one space out of the spaces provided in accordance with sub-clause (a)(iii) of this Special Condition.
- (b) (ii) The spaces provided under sub-clause (b)(i) of this Special Condition shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

Motor Cycle Parking Spaces

- (c) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Motor Cycle Parking Spaces") at a rate of 10 percent of the total number of spaces required to be provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (22) hereof) and (a)(iii) of this Special Condition unless the Director consents to another rate provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.
- (c) (ii) The spaces provided under sub-clause (c)(i) of this Special Condition shall not be used for any purpose other than for the purpose set out therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

Dimensions of parking spaces

- (d) (i) Except for the spaces reserved and designated for disabled persons as referred to in sub-clause (b) of this Special Condition, each of the spaces provided under sub-clauses (a)(i) of this Special Condition (as may be varied under Special Condition No. (22) hereof) and (a)(iii) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (d) (ii) Each of the spaces provided under sub-clause (b) of this Special Condition shall measure 3.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (d) (iii) Each of the spaces provided under sub-clause (c) of this Special Condition shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

Loading and Unloading Requirements

7. Special Condition No. (21) of the Land Grant stipulates that:-

- (a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units.
- (b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.

Anchor Maintenance

8. Special Condition No. (32) of the Land Grant stipulates that:-

- (a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the Director may (but is not obliged to), at the request of the Grantee remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

F. Lease conditions that are onerous to a purchaser

Preservation of Trees

9. Special Condition No. (10) of the Land Grant stipulates that:-

- No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

Restrictions on alienation of Residential Parking Spaces

10. Special Condition No. (24)(a) of the Land Grant stipulates that:-

- (a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:
 - (i) assigned except
 - (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
 - (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

SUMMARY OF LAND GRANT

- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

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

No Rock Crushing

11.Special Condition No. (30) of the Land Grant stipulates that:-

No rock crushing plant shall be permitted on the lot without the prior written approval of the Director.

Spoil or Debris

12.Special Condition No. (32) of the Land Grant stipulates that:-

- (a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the Director may (but is not obliged to), at the request of the Grantee remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

Damage to Services

13.Special Condition No. (33) of the Land Grant stipulates that:-

The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof ('hereinafter collectively referred to as "the Services"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

Construction of Drains and Channels

14.Special Condition No. (34)(a) of the Land Grant stipulates that:-

- (a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

Connecting Drains and Sewers

15.Special Condition No. (34)(b) of the Land Grant stipulates that:-

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

Note: For full details, please refer to the Land Grant which is free for inspection during open hours at the sales office. A copy of the Land Grant is available upon request and payment of the necessary photocopying charges.

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

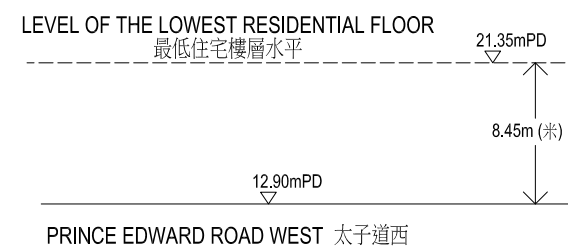
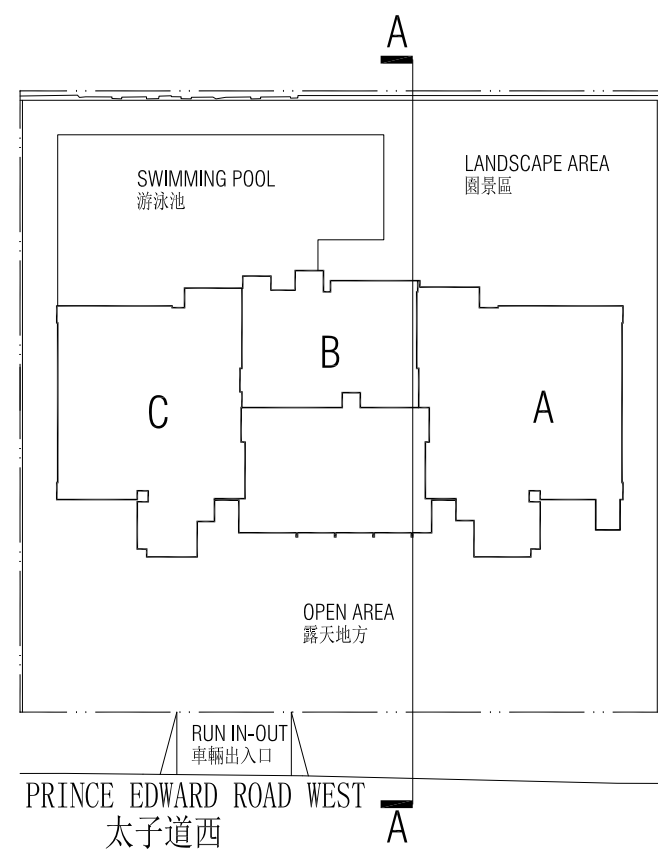
不適用 Not applicable

對買方的警告 WARNING TO PURCHASERS

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

- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
- (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
- (c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and if a conflict of interest arises between the owner and the purchaser,
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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



LIFT MACHINE ROOM 升降機機房		ROOF 天台
POTABLE WATER PUMP ROOM 食水泵房		
21/F	RESIDENTIAL UNIT	住宅單位
20/F	RESIDENTIAL UNIT	住宅單位
19/F	RESIDENTIAL UNIT	住宅單位
18/F	RESIDENTIAL UNIT	住宅單位
17/F	RESIDENTIAL UNIT	住宅單位
16/F	RESIDENTIAL UNIT	住宅單位
15/F	RESIDENTIAL UNIT	住宅單位
12/F	RESIDENTIAL UNIT	住宅單位
11/F	RESIDENTIAL UNIT	住宅單位
10/F	RESIDENTIAL UNIT	住宅單位
9/F	RESIDENTIAL UNIT	住宅單位
8/F	RESIDENTIAL UNIT	住宅單位
7/F	RESIDENTIAL UNIT	住宅單位
6/F	RESIDENTIAL UNIT	住宅單位
5/F	RESIDENTIAL UNIT	住宅單位
3/F	RESIDENTIAL UNIT	住宅單位
2/F	RESIDENTIAL UNIT	住宅單位
1/F	CLUB HOUSE	會所
G/F	ENTRANCE LOBBY	入口大堂
B1/F	CARPARK	停車場
B2/F	CARPARK	停車場

橫截面圖 A-A
CROSS SECTION PLAN A-A

毗鄰建築物的一段太子道西，為香港主水平基準以上 12.90 米。
The part of Boundary Street adjacent to the building is 12.90 metres above the Hong Kong Principal Datum.

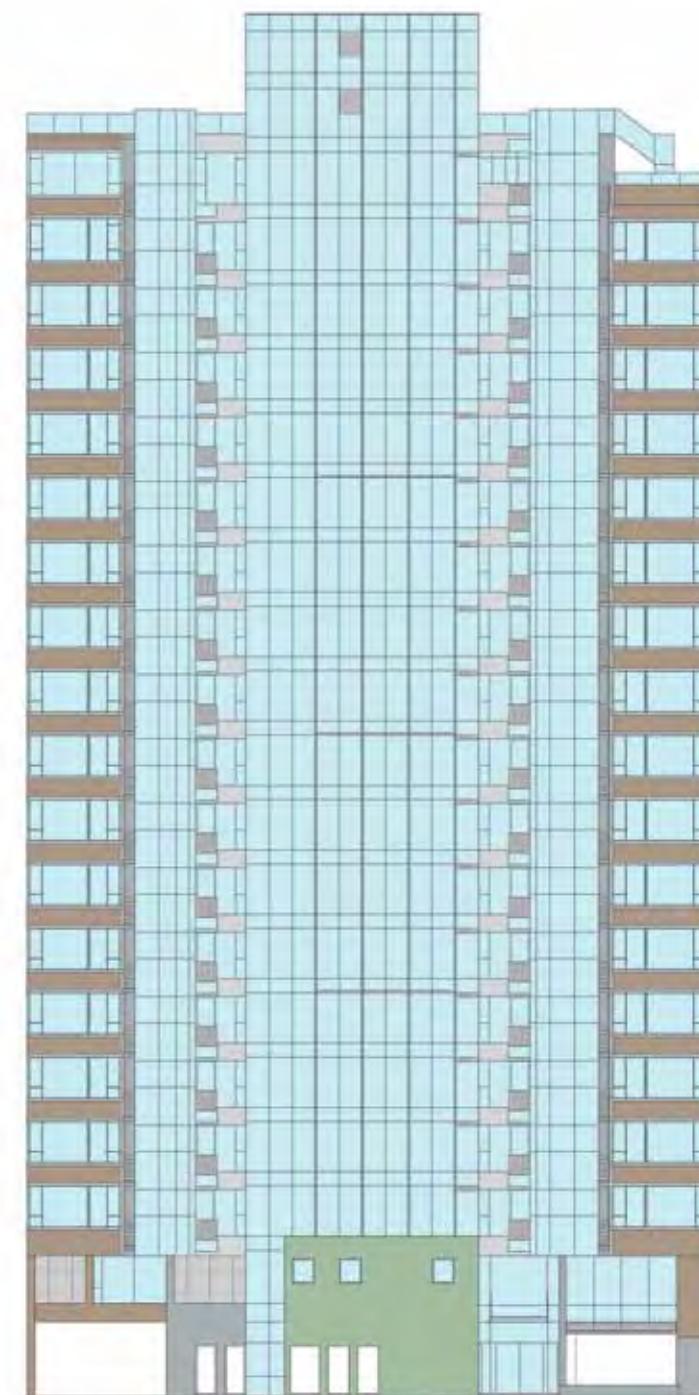
虛線為最低住宅樓層水平。
Dotted line denotes level of the lowest residential floor.

立面圖 ELEVATION PLAN



東面立面圖
EAST ELEVATION

發展項目的認可人士證明本圖所顯示的立面：
(a) 以 2014 年 1 月 23 日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
(b) 大致上與該項目的外觀一致。



北面立面圖
NORTH ELEVATION

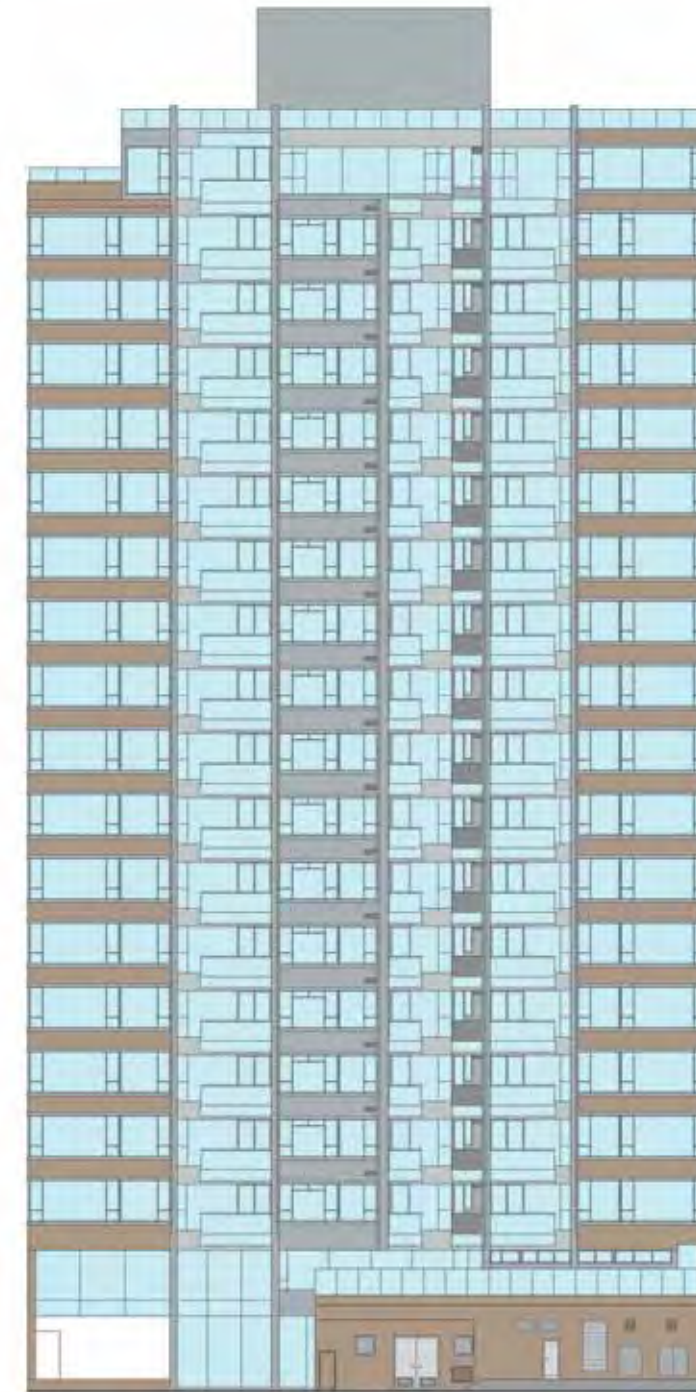
Authorised person for the Development certified that the elevations shown on these plans:
(a) are prepared on the basis of the approved building plans for the Development as of 23 January 2014; and
(b) are in general accordance with the outward appearance of the Development.

立面圖 ELEVATION PLAN



西面立面圖
WEST ELEVATION

發展項目的認可人士證明本圖所顯示的立面：
(a) 以 2014 年 1 月 23 日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
(b) 大致上與該項目的外觀一致。



南面立面圖
SOUTH ELEVATION

Authorised person for the Development certified that the elevations shown on these plans:
(a) are prepared on the basis of the approved building plans for the Development as of 23 January 2014; and
(b) are in general accordance with the outward appearance of the Development.

發展項目中的公共設施的資料

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

	有蓋範圍 Covered Area		無蓋範圍 Uncovered Area	
公用設施類別 Category of Common Facilities	面積 (平方米) Area (sq.m.)	面積 (平方呎) Area (sq.ft.)	面積 (平方米) Area (sq.m.)	面積 (平方呎) Area (sq.ft.)
住客會所 (包括供住客使用的任何康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	399.335	4,298	199.776	2,150
位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as communal sky garden or otherwise)	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋園景的遊樂場或有其他名稱) Communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as covered and landscaped play area or otherwise)	62.915	677	235.713	2,537

Note: Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest square foot.
 備註：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。

閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網站的網址為
www.ozp.tpb.gov.hk
2. 指明住宅物業每一已簽立的公契及 / 或指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿存放在發售住宅物業的地方，以供閱覽。

1. A copy of Outline Zoning Plan relating to the development is available at
www.ozp.tpb.gov.hk
2. A copy of every deed of mutual covenant in respect of the specified residential property that has been excuted and/or the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection free of charge at the place at which the residential property is offered to be sold.

室內裝置，裝修物料及設備

1. 外部裝修物料		
a.	外牆	外牆鋪砌瓷磚、玻璃飾板及鋁飾板。部分裝有鋁百葉及玻璃幕牆。
b.	窗	窗戶均以鋁質窗框配以噴塗及清玻璃組成。
c.	窗台	窗台之鋁質窗框配以噴塗及清玻璃。窗台用料為鋼筋混凝土。窗台面鋪砌天然石材。
d.	花槽	不適用。
e.	露台及陽台	露台有蓋。露台牆身鋪砌鋁飾板。地台鋪砌瓷磚。露台配有清玻璃組成的欄柵。住宅單位的露台均為有蓋並設有金屬假天花。沒有陽台。
f.	乾衣設施	不適用。
2. 室內裝修物料		
a.	大堂	
	地下升降機大堂	地板鋪砌天然石材。牆身鋪砌天然石材、木皮及不銹鋼至假天花高度。石膏板及木板假天花並髹乳膠漆及銀箔飾面。
	住宅層升降機大堂	地板鋪砌天然石材。牆身鋪砌天然石材、木皮及不銹鋼至假天花高度。石膏板及木板假天花並髹乳膠漆及藝術油漆。
b.	內牆及天花板	客廳、飯廳及睡房牆身及天花髹上乳膠漆。天花板部分以石膏板鋪砌及髹上乳膠漆。(17 樓 A 單位及 B 單位除外)
		客廳、飯廳及睡房牆身選用木皮、玻璃、鏡、不銹鋼、漆面板、人造皮、牆紙、捫布板及銀箔飾面至假天花高度。石膏板及木板假天花並髹上乳膠漆及藝術油漆。(只適用於 17 樓 A 單位)
		客廳、飯廳及睡房牆身選用木皮、玻璃、鏡、噴塗鋼框、漆面板及人造皮飾面至假天花高度。石膏板及木板假天花並髹上乳膠漆。(只適用於 17 樓 B 單位)
c.	內部地板	客廳、飯廳內部地板鋪砌天然石材及木腳線。睡房地板鋪砌複合木地板及木腳線。(17 樓 A 單位及 B 單位除外)
		客廳、飯廳及睡房內部地板鋪砌天然石材及不銹鋼腳線。(只適用於 17 樓 A 單位)
		客廳、飯廳及睡房內部地板鋪砌天然石材及木腳線。(只適用於 17 樓 B 單位)

d.	浴室	
	浴室 1 (適用於 A、B 及 C 單位)	外露地台鋪砌天然石材。外露牆身鋪砌天然石材至假天花高度。石膏板假天花髹上乳膠漆。A、C 單位天花板部分裝設鋁片假天花。
	浴室 2, 3 (浴室 3 不適用於 B 單位)	外露地台鋪砌再造石。外露牆身鋪砌再造石至假天花高度。石膏板假天花髹上乳膠漆。
	浴室 4, 5 (只適用於 21 樓 A 單位)	外露地台鋪砌再造石。外露牆身鋪砌再造石至假天花高度。石膏板假天花髹上乳膠漆。
e.	廚房	外露地台鋪砌天然石材。外露牆身鋪砌天然石材及不銹鋼飾面至假天花高度。裝設石膏板假天花並髹上乳膠漆。灶台枱面以人造石鋪砌。
3. 室內裝置		
a.	門	
	單位大門	防火實心木門及門框配以木皮飾面，並裝配門鎖、門擋、氣鼓及防盜眼。
	睡房門	實心木門及門框配以木皮飾面，並裝配門鎖及門擋。
		噴塗鋼框鏡飾面滑動門，並裝配門鎖、拉手及門擋。(只適用於 17 樓 B 單位睡房 2)
	浴室門	實心木門及門框配以木皮飾面，並裝配門鎖及門擋。部分浴室門裝有通風百葉。
		鋼框配以不銹鋼及玻璃飾面滑動門，並裝配拉手及門擋。(只適用於 17 樓 A 單位浴室 1)
		噴塗鋼框玻璃門連通風百葉，並裝配門鎖、拉手及門擋。(只適用於 17 樓 B 單位浴室 1)
	廚房門	防火實心木門及門框配以木皮飾面，並裝配防火玻璃、門擋、氣鼓及拉手。
	儲物室門	實心木門及門框配以木皮飾面，並裝配門鎖、門擋及氣鼓。

室內裝置, 裝修物料及設備

b.	浴室	冷水銅喉採用暗藏式安裝及熱水喉採用暗藏式安裝並附有熱絕緣保護之銅喉。
		浴室 1(適用於 A,C 單位): 選用木製鏡櫃及洗面盆櫃並裝配天然石檯面。浴室潔具包括陶瓷座廁、陶瓷洗面盆配鍍鉻龍頭、陶瓷鑄鐵浴缸 (1600 毫米長 x 750 毫米闊 x 420 毫米深) 配鍍鉻龍頭、淋浴間裝設鋁製鍍鉻花灑裝置帶蒸汽功能。其他附件包括鍍鉻毛巾桿、鍍鉻廁紙架、電暖毛巾架、化妝鏡連燈、抽氣設備及地熱系統。隨樓附送之設備及品牌, 請參閱「設備說明」。
		浴室 1(適用於 B 單位): 選用木製鏡櫃及洗面盆櫃並裝配天然石檯面。浴室潔具包括陶瓷座廁、陶瓷洗面盆配鍍鉻龍頭、陶瓷鑄鐵浴缸 (1500 毫米長 x 750 毫米闊 x 420 毫米深) 配鍍鉻龍頭、淋浴間裝設鍍鉻淋浴水龍頭連花灑。其他附件包括鍍鉻毛巾桿、鍍鉻廁紙架、電暖毛巾架、化妝鏡連燈、抽氣設備及地熱系統。隨樓附送之設備及品牌, 請參閱「設備說明」。
		浴室 2: 選用木製鏡櫃及洗面盆櫃並裝配天然石檯面。浴室潔具包括陶瓷座廁、陶瓷洗面盆配鍍鉻龍頭、淋浴間裝設鍍鉻淋浴水龍頭連花灑。其他附件包括鍍鉻毛巾桿、鍍鉻廁紙架及抽氣設備。隨樓附送之設備及品牌, 請參閱「設備說明」。
		浴室 3(不適用於 B 單位): 選用木製鏡櫃及洗面盆櫃並裝配天然石檯面。浴室潔具包括陶瓷座廁、陶瓷洗面盆配鍍鉻龍頭、陶瓷鑄鐵浴缸 (1400 毫米長 x 700 毫米闊 x 420 毫米深) 配鍍鉻龍頭。其他附件包括鍍鉻毛巾桿、鍍鉻廁紙架及抽氣設備。隨樓附送之設備及品牌, 請參閱「設備說明」。
c.	廚房	浴室 4 及 5(只適用於 21 樓 A 單位): 選用木製鏡櫃及洗面盆櫃並裝配天然石檯面。浴室潔具包括陶瓷座廁、陶瓷洗面盆配鍍鉻龍頭、淋浴間裝設鍍鉻淋浴水龍頭連花灑。其他附件包括鍍鉻毛巾桿、鍍鉻廁紙架及抽氣設備。隨樓附送之設備及品牌, 請參閱「設備說明」。
		廚房 (適用於 A,C 單位): 選用木製廚櫃配人造石灶台枱面灶台、不銹鋼洗滌盆及鍍鉻冷熱水龍頭、煤氣煮食爐、電磁爐、抽油煙機、多用途蒸爐、酒櫃、雪櫃、電熱水爐及抽氣系統。冷水銅喉採用暗藏式安裝及熱水喉採用暗藏式安裝並附有熱絕緣保護之銅喉。隨樓附送之設備及品牌, 請參閱「設備說明」。
		廚房 (適用於 B 單位): 選用木製廚櫃配人造石灶台枱面灶台、不銹鋼洗滌盆及鍍鉻冷熱水龍頭、煤氣煮食爐、電磁爐、抽油煙機、多用途蒸爐、咖啡機、雪櫃、電熱水爐及抽氣系統。冷水銅喉採用暗藏式安裝及熱水喉採用暗藏式安裝並附有熱絕緣保護之銅喉。隨樓附送之設備及品牌, 請參閱「設備說明」。
		設有嵌入式木製衣櫃。(只適用於 17 樓 A 及 B 單位) 其他單位不適用。

e.	電話	客廳、飯廳及睡房均裝有電話插座。接駁點的位置及數目, 請參閱「機電裝置數量說明表」及「機電裝置平面圖」。
f.	天線	客廳、飯廳及睡房均裝有電視及電台接收插座。接駁點的位置及數目, 請參閱「機電裝置數量說明表」及「機電裝置平面圖」。
g.	電力裝置	每戶提供三相電力並裝妥配電箱及微型斷路器。客廳、飯廳、睡房、廚房及浴室均裝有暗藏式電線連接燈制及插座。電插座及冷氣機接駁點的位置及數目, 請參閱「機電裝置數量說明表」及「機電裝置平面圖」。
h.	氣體供應	每戶裝有獨立煤氣錶並裝有煤氣喉接駁煤氣煮食爐及煤氣熱水爐。煤氣錶及煤氣熱水爐的位置, 請參閱「機電裝置平面圖」。
i.	洗衣機接駁點	每戶之儲物室設均有洗衣機來去水接駁喉位, 其位置請參閱「機電裝置平面圖」。
j.	供水	冷水銅喉採用暗藏式安裝及熱水喉採用暗藏式安裝並附有熱絕緣保護之銅喉。裝設熱水爐供應浴室和廚房之熱水。

4. 雜項

a.	升降機	設有三部東芝升降機 (型號: CV 3 2 0)。全部升降機來往地庫一層, 地庫二層, 地下, 1 至 3 樓, 5 至 12 樓, 15 至 21 樓。
b.	信箱	木製信箱配以木皮及不銹鋼飾面。
c.	垃圾收集	每層住宅樓層設垃圾及廢物回收房, 另中央垃圾收集房設於地下, 由清潔工人定時收集垃圾。
d.	水錶、電錶及氣體錶	水錶 獨立水錶安裝於水錶箱內, 位於公用地方。 電錶 獨立電錶安裝於電槽內, 位於公用地方。 煤氣錶 獨立煤氣錶安裝於廚房內。

5. 保安設施

保安設施	每座分層住宅大廈 / 複式大廈大堂入口設有出入控制系統及閉路電視系統。
	每座分層住宅大廈 / 複式大廈大堂入口設有閱讀卡系統開啟大堂大門。每戶設彩色視像對講機。

* 賣方承諾如發展項目中沒有安裝指明的品牌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。

室內裝置，裝修物料及設備

6. 設備說明			
設備	適用於	品牌名稱	產品型號
多用途蒸爐	2 - 21 樓 A 單位	V-ZUG	COMBI-STEAM XSL
單頭煤氣煮食爐		V-ZUG	GK11TTG
雙頭煤氣煮食爐		V-ZUG	GK21TTG
電磁爐		V-ZUG	GK21TI
抽油煙機		GUTMANN	ENTRADA
酒櫃		V-ZUG	WINECOOLER SL
洗衣機		V-ZUG	ADORA SLQ
乾衣機		V-ZUG	ADORA TSLWP
雪櫃		LIEBHERR	CBNes 5167
煤氣熱水爐		TGC	TGC RJW200SFD, TGC RJW150SFD
抽氣扇	2 - 20 樓 B 單位	OSTBERG	RFE140A
電熱水爐		STIEBEL ELTRON	DEH SLi, DHM6
電暖毛巾架		DELTAFLOR	BAE069050FB
分體式冷氣機		DAIKIN	OUTDOOR UNIT: RXYMQ6D INDOOR UNIT: FXAQ63P, FXAQ50P, FXAQ25P, FXAQ20P
多用途蒸爐		V-ZUG	COMBI-STEAM XSL
雙頭煤氣煮食爐		V-ZUG	GK21TTG
電磁爐		V-ZUG	GK21TI
抽油煙機		GUTMANN	LLANO
咖啡機		V-ZUG	SUPREMO XSL
洗衣機		V-ZUG	ADORA SLQ
乾衣機		V-ZUG	ADORA TSLWP
雪櫃		WHIRLPOOL	ART880/A

抽氣扇	2 - 20 樓 B 單位	OSTBERG	RFE140A
電熱水爐		STIEBEL ELTRON	DEH SLi, DHM6
電暖毛巾架		DELTAFLOR	BAE069050FB
分體式冷氣機		DAIKIN	OUTDOOR UNIT: 4MXS80E INDOOR UNIT: FTXS60, FXTS35, FXTS20
多用途蒸爐	2 - 20 樓 C 單位	V-ZUG	COMBI-STEAM XSL
單頭煤氣煮食爐		V-ZUG	GK11TTG
雙頭煤氣煮食爐		V-ZUG	GK21TTG
電磁爐		V-ZUG	GK21TI
抽油煙機		GUTMANN	ENTRADA
酒櫃		V-ZUG	WINECOOLER SL
洗衣機		V-ZUG	ADORA SLQ
乾衣機		V-ZUG	ADORA TSLWP
雪櫃		LIEBHERR	CBNes 5167
煤氣熱水爐		TGC	TGC RJW200SFD, TGC RJW150SFD
抽氣扇	2 - 20 樓 C 單位	OSTBERG	RFE140A
電熱水爐		STIEBEL ELTRON	DEH SLi, DHM6
電暖毛巾架		DELTAFLOR	BAE069050FB
分體式冷氣機		DAIKIN	OUTDOOR UNIT: RXYMQ6D INDOOR UNIT: FXAQ63P, FXAQ50P, FXAQ25P, FXAQ20P

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

FITTINGS, FINISHES AND APPLIANCES

1. Exterior Finishes		
a.	External wall	The façade is finished with ceramic tiles, glass cladding and aluminium cladding, and partly with aluminum grille and curtain wall and window wall system.
b.	Window	Windows are made up of powder coated aluminum frame with clear glass glazing units.
c.	Bay window	Aluminum window frame of bay windows are made up of powder coated aluminum frame with clear glass glazing units. Material of Bay window is reinforced concrete. Bay window sill are finished with natural stone.
d.	Planter	N/A
e.	Verandah or Balcony	Balcony is covered. Balcony walls is finished with aluminium cladding. The balcony floors are finished with ceramic tiles. Glass balustrade is provided at the balcony. Canopies with aluminum false ceiling are provided at balconies. No verandah.
f.	Drying facilities for clothing	N/A
2. Interior Finishes		
a.	Lobby	
	Ground floor lift lobby	Floor is finished with natural stone. Wall is finished with natural stone, timber veneer and stainless steel and runs up to false ceiling level. Gypsum board and timber false ceiling is finished with emulsion paint and sliver leaf.
	Residential floor lift lobby	Floor is finished with natural stone. Wall is finished with natural stone, timber veneer and stainless steel and runs up to false ceiling level. Gypsum board and timber false ceiling is finished with emulsion paint and artistic paint.
b.	Internal wall and ceiling	Walls and ceiling of living room, dining room and bedrooms are finished with emulsion paint. Part of ceiling is gypsum board false ceiling finished with emulsion paint. (17/F Flat A and Flat B excluded)

b.	Internal wall and ceiling	Walls of living room, dining room and bedrooms are finished with timber veneer, glass, mirror, stainless steel, lacquered panel, synthetic leather, wall paper, fabric panel and sliver leaf. Gypsum board and timber false ceiling is finished with emulsion paint and artistic paint. (Applicable to 17/F Flat A only)
		Walls of living room, dining room and bedrooms are finished with timber veneer, glass, mirror, powder coating steel frame, lacquered panel, synthetic leather and runs up to false ceiling level. Gypsum board and timber false ceiling is finished with emulsion paint. (Applicable to 17/F Flat B only)
c.	Internal floor	Living room and dining room floor is finished with natural stone and timber skirting. Bedrooms floor is finished with engineered wood and timber skirting. (17/F Flat A and Flat B excluded)
		Living room, dining room and bedrooms floor is finished with natural stone and stainless steel skirting. (Applicable to 17/F Flat A only)
		Living room, dining room and bedrooms floor is finished with natural stone and timber skirting. (Applicable to 17/F Flat B only)
d.	Bathroom	
	Bathroom 1 of Flat A, B & C	Floor is finished with natural stone to exposed surface. Walls are finished with natural stone to exposed surface and runs up to false ceiling level. Gypsum board false ceiling is finished with emulsion paint.
	Bathroom 2 & 3 (Bathroom 3 not applicable to Flat B)	Floor is finished with reconstituted stone to exposed surface. Walls are finished with reconstituted stone to exposed surface and runs up to false ceiling level. Gypsum board false ceiling is finished with emulsion paint.
	Bathroom 4 & 5 (Applicable to 21/F Flat A only)	Floor is finished with reconstituted stone to exposed surface. Walls are finished with reconstituted stone to exposed surface and runs up to false ceiling level. Gypsum board false ceiling is finished with emulsion paint.
e.	Kitchen	Floor is finished with natural stone to exposed surface. Wall is finished with natural stone and stainless steel panel to exposed surface and runs up to false ceiling level. Gypsum board false ceiling is finished with emulsion paint. Cooking bench is finished with artificial stone.

FITTINGS, FINISHES AND APPLIANCES

3. Interior Fittings		
a.	Doors	
	Flat main entrance door	Fire-rated solid core timber veneered door and door frame, fitted with lockset, door stopper, door closer and eye viewer.
	Bedroom door	Solid core timber door finished with timber veneer and door frame, fitted with lockset and door stopper.
		Steel frame finished with powder coated and mirror sliding door, fitted with lockset and door stopper. (Applicable to Bedroom 2 of 17/F Flat B only)
	Bathroom door	Solid core timber door finished with timber veneer and door frame, fitted with lockset and door stopper. Some bathroom doors fitted with louvre.
		Steel frame finished with stainless steel and glass sliding door, fitted with handle and door stopper. (Applicable to Bathroom 1 of 17/F Flat A only)
		Steel frame finished with powder coated and glass door and door frame, fitted with lockset, handle and door stopper. (Applicable to Bathroom 1 of 17/F Flat B only)
	Kitchen door	Fire-rated solid core timber door finished with timber veneer and door frame, fitted with fire-rated glass, door stopper, door closer and handle.
b.	Store room door	Solid core timber door finished with timber veneer and door frame, fitted with lockset, door stopper and door closer.
	Bathroom	<p>Concealed copper water pipes for cold water supply and concealed copper water pipes with thermal insulation for hot water supply are provided.</p> <p>Bathroom 1 (Applicable to Flat A & C): Wooden mirror cabinet and basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin with chrome plated basin mixer, vitreous china cast iron bathtub of 1600mm(L) x 750mm(W) x 420mm(D) with chrome plated bath mixer, shower cubicle fitted with aluminium chrome plated shower panel with steam function. Other accessories include chrome plated towel bar, chrome plated toilet paper holder, electronic towel warmer, cosmetic mirror with light, exhaust fan and floor heating system.</p>

b.	Bathroom	Bathroom 1 (Applicable to Flat B): Wooden mirror cabinet and basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin with chrome plated basin mixer, vitreous china cast iron bathtub of 1500mm(L) x 750mm(W) x 420mm(D) with chrome plated bath mixer, shower cubicle fitted with chrome plated shower mixer and chrome plated shower set. Other accessories include chrome plated towel bar, chrome plated toilet paper holder, electronic towel warmer, cosmetic mirror with light, exhaust fan and floor heating system.
		Bathroom 2: Wooden mirror cabinet and basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin with chrome plated basin mixer, shower cubicle fitted with chrome plated shower mixer and chrome plated shower set. Other accessories include chrome plated towel bar, chrome plated toilet paper holder and exhaust fan.
		Bathroom 3 (Not applicable to Flat B): Wooden mirror cabinet and basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin with chrome plated basin mixer, vitreous china cast iron bathtub of 1400mm(L) x 700mm(W) x 420mm(D) with chrome plated bath mixer. Other accessories include chrome plated towel bar, chrome plated toilet paper holder and exhaust fan.
		Bathroom 4 and 5 (Applicable to 21/F Flat A only): Wooden mirror cabinet and basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin with chrome plated basin mixer, shower cubicle fitted with chrome plated shower mixer and chrome plated shower set. Other accessories include chrome plated towel bar, chrome plated toilet paper holder and exhaust fan.
c.	Kitchen	Kitchen (Applicable to Flat A & C): Fitted with wooden kitchen cabinet with artificial stone countertop, stainless steel sink with chrome plated sink mixer, gas cooking hob, induction hob, cooker hood, steam oven, wine storage, fridge, electric water heater and ventilation system. Concealed copper water pipes for cold water supply and concealed copper water pipes with thermal insulation for hot water supply are provided. For the appliances provision and brand names, please refer to the "Appliances Schedule".

FITTINGS, FINISHES AND APPLIANCES

c.	Kitchen	Kitchen (Applicable to Flat B): Fitted with wooden kitchen cabinet with artificial stone countertop, stainless steel sink with chrome plated sink mixer, gas cooking hob, induction hob, cooker hood, steam oven, coffee machine, fridge, electric water heater and ventilation system. Concealed copper water pipes for cold water supply and concealed copper water pipes with thermal insulation for hot water supply are provided. For the appliances provision and brand names, please refer to the "Appliances Schedule".
d.	Bedroom	Built-in timber wardrobe. (Applicable to 17/F Flat A and Flat B only) Not applicable to all other units.
e.	Telephone	Telephone connection points are provided for living room, dining room and bedrooms. For the location and number of connection points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units" & "Mechanical & Electrical Provision Plan".
f.	Aerials	TV and FM connection points are provided for living room, dining room and bedrooms. For the location and number of connection points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units" & "Mechanical & Electrical Provision Plan".
g.	Electrical installations	Three-phase electricity supply with miniature circuit breaker distribution board is provided for all residential units. Concealed electrical conduit wiring for lighting and power points are provided for living room, dining room, bedrooms, kitchen and bathrooms. For the location and number of power points and air-conditioner points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units" & "Mechanical & Electrical Provision Plan".
h.	Gas supply	Towngas supply. Gas supply pipes are provided and connected to gas cookers and gas water heaters. For the location of gas meter and gas water heater, please refer to "Mechanical & Electrical Provision Plan".
i.	Washing machine connection point	Drain point and water point are provided for washing machine in store room. For the location of the connection points, please refer to "Mechanical & Electrical Provision Plan".
j.	Water supply	Concealed copper water pipes for cold water supply and concealed copper water pipes with thermal insulation for hot water supply are provided. Hot water supply to bathrooms and kitchen is provided by water heater.

4. Miscellaneous		
a.	Lifts	The building is served by 3 nos. of Toshiba lifts (Model No.: CV320). All lifts stop at B1/F, B2/F, G/F, 1-3/F, 5-12/F, 15-21/F.
b.	Letter Box	Wooden letter box is finished with timber veneer and stainless steel.
c.	Refuse collection	Refuse storage and material recovery room is provided at each residential floor with refuse collection room at G/F for collection of refuse by cleaners.
d.	Water meter, electricity meter and gas meter	<u>Water meter</u> A separate water meter for each residential unit is installed at Water Meter Cabinet located at common area. <u>Electricity meter</u> A separate electricity meter for each residential unit is installed at Electrical Duct located at common area. <u>Gas meter</u> A separate gas meter for each residential unit is installed in their respective kitchen.
5. Security Facilities		
Security facilities	Access control and CCTV system are provided at the main entrance lobby.	
	Card reader for access control at main entrance lobby is provided. Color video doorphone is provided. For location, please refer to the "Mechanical & Electrical Provision Plans".	

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

FITTINGS, FINISHES AND APPLIANCES

6. Appliances Schedule			
Appliance	Available for	Brand Name	Model Number
Multi-function steam oven	2/F - 21/F Flat A	V-ZUG	COMBI-STEAM XSL
Gas cooking hob (Single-burner)		V-ZUG	GK11TTG
Gas cooking hob (Double-burner)		V-ZUG	GK21TTG
Induction hob		V-ZUG	GK21TI
Cooker hood		GUTMANN	ENTRADA
Wine Storage		V-ZUG	WINECOOLER SL
Washer		V-ZUG	ADORA SLQ
Dryer		V-ZUG	ADORA TSLWP
Refrigerator		LIEBHERR	CBNes 5167
Gas water heater		TGC	TGC RJW200SFD, TGC RJW150SFD
Exhaust fan		OSTBERG	RFE140A
Electric water heater		STIEBEL ELTRON	DEH SLi, DHM6
Electronic towel warmer		DELTA CLOR	BAE069050FB
Split-type air conditioner		DAIKIN	OUTDOOR UNIT: RXYMQ6D INDOOR UNIT: FXAQ63P, FXAQ50P, FXAQ25P, FXAQ20P
Multi-function steam oven	2/F - 20/F Flat B	V-ZUG	COMBI-STEAM XSL
Gas cooking hob (Double-burner)		V-ZUG	GK21TTG
Induction hob		V-ZUG	GK21TI
Cooker hood		GUTMANN	LLANO
Coffee machine		V-ZUG	SUPREMO XSL
Washer		V-ZUG	ADORA SLQ
Dryer		V-ZUG	ADORA TSLWP

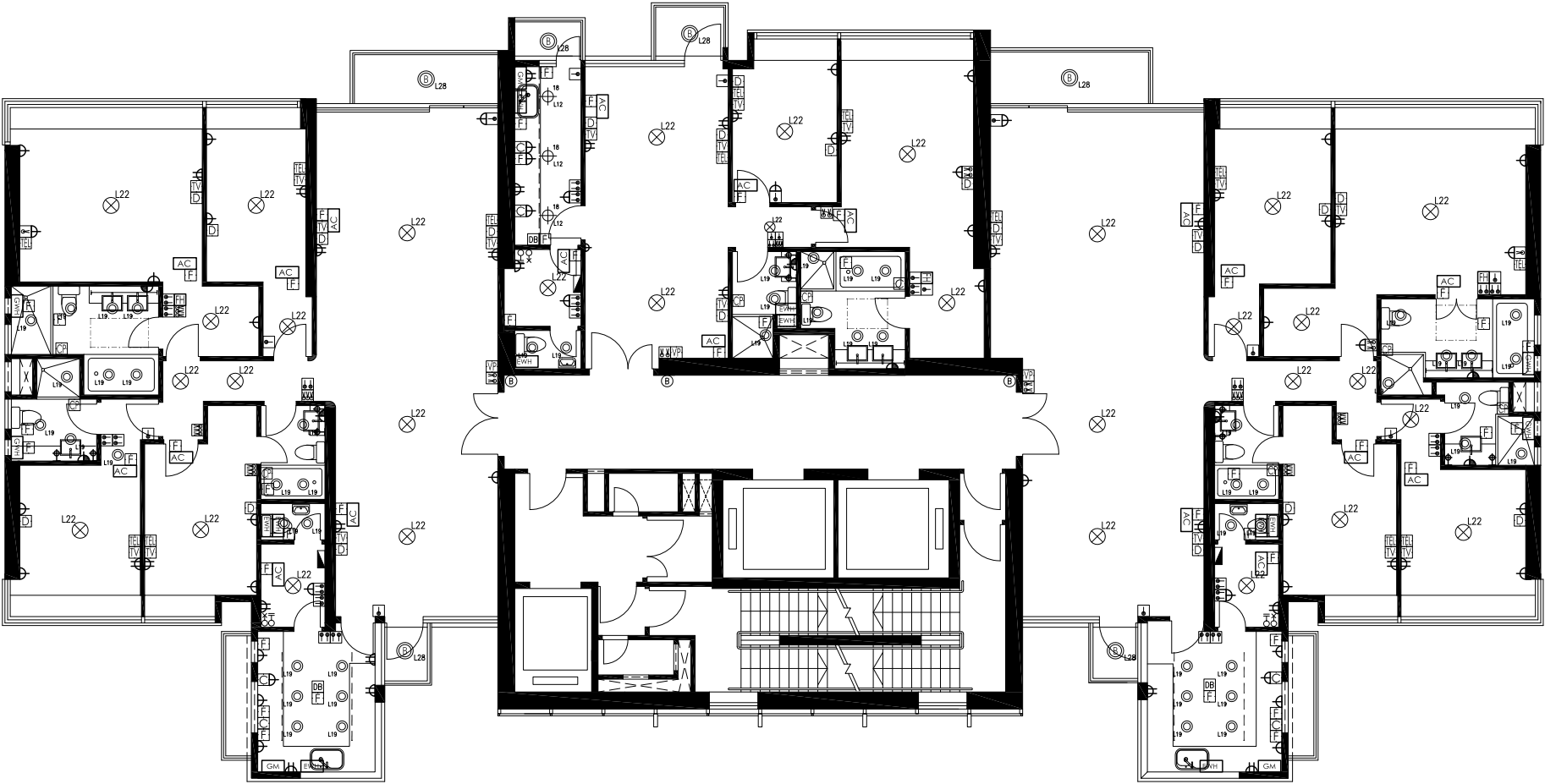
Refrigerator	2/F - 20/F Flat B	WHIRLPOOL	ART880/A
Exhaust fan		OSTBERG	RFE140A
Electric water heater		STIEBEL ELTRON	DEH SLi, DHM6
Electronic towel warmer		DELTA CLOR	BAE069050FB
Split-type air conditioner		DAIKIN	OUTDOOR UNIT: 4MXS80E INDOOR UNIT: FTXS60, FXTS35, FXTS20
Multi-function steam oven	2/F - 20/F Flat C	V-ZUG	COMBI-STEAM XSL
Gas cooking hob (Single-burner)		V-ZUG	GK11TTG
Gas cooking hob (Double-burner)		V-ZUG	GK21TTG
Induction hob		V-ZUG	GK21TI
Cooker hood		GUTMANN	ENTRADA
Wine Storage		V-ZUG	WINECOOLER SL
Washer		V-ZUG	ADORA SLQ
Dryer		V-ZUG	ADORA TSLWP
Refrigerator		LIEBHERR	CBNes 5167
Gas water heater		TGC	TGC RJW200SFD, TGC RJW150SFD
Exhaust fan		OSTBERG	RFE140A
Electric water heater		STIEBEL ELTRON	DEH SLi, DHM6
Electronic towel warmer		DELTA CLOR	BAE069050FB
Split-type air conditioner		DAIKIN	OUTDOOR UNIT: RXYMQ6D INDOOR UNIT: FXAQ63P, FXAQ50P, FXAQ25P, FXAQ20P

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

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

機電裝置平面圖
 Mechanical & Electrical Provisions Plan

2, 3, 5-12 樓平面圖 2ND, 3RD, 5TH-12TH FLOOR PLAN



比例 SCALE : 0 5M(米)

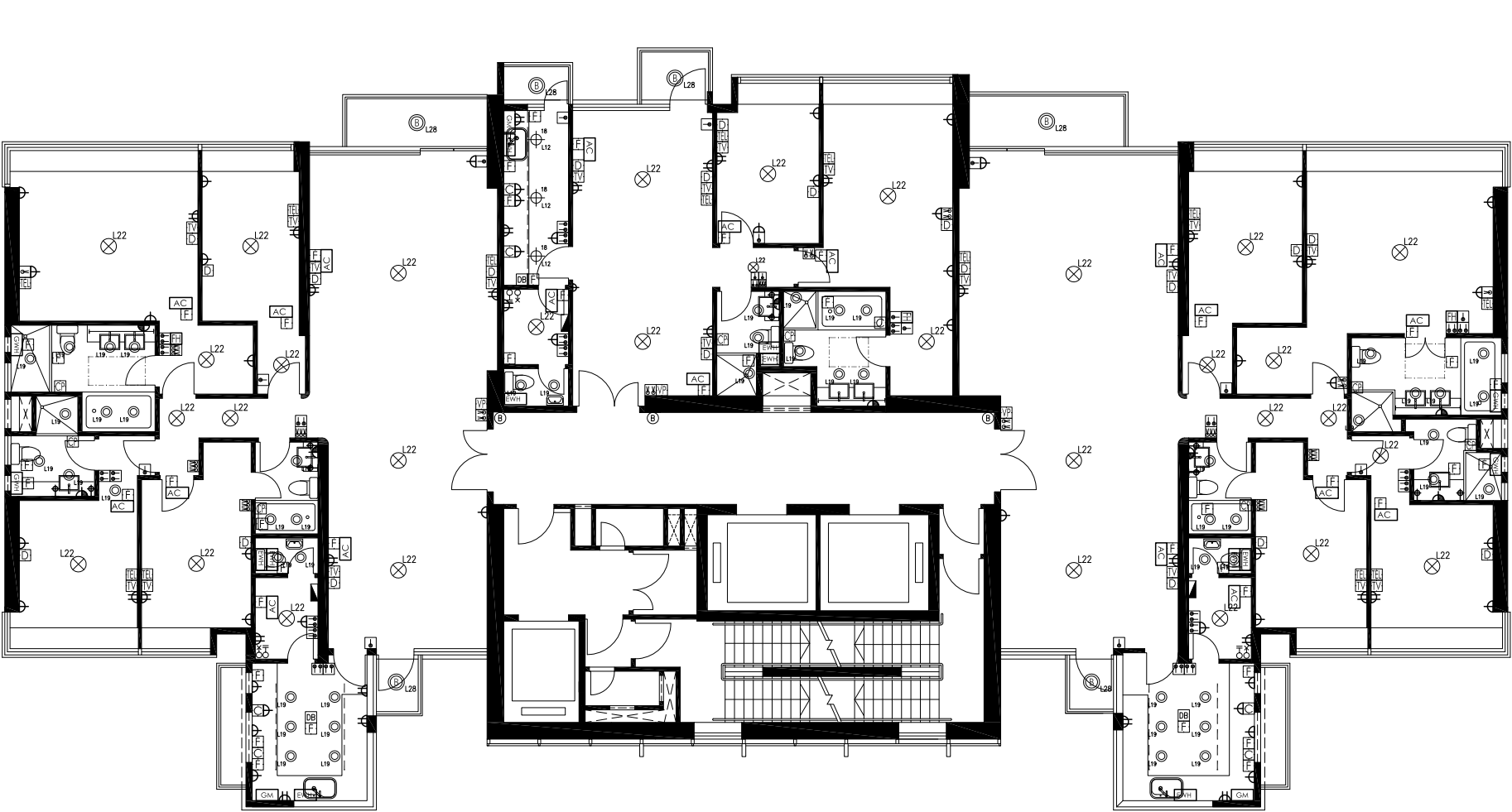
符號說明 LEGEND

	1 Way 1 Gang Lighting Switch 單位單控燈掣		13A Single Socket Outlet 13安培單位電插座		Gas/ Electric Water Heater Control Panel 煤氣/電熱水爐遙控掣板		20A Connection Unit 20安培接線蘇		Lamp Holder 燈位		LED LIGHTING LED燈
	1 Way 2 Gang Lighting Switch 雙位單控燈掣		13A Double Socket Outlet 13安培雙位電插座		Floor Heating Temperature Control Panel 地熱調溫掣板		Fused Spur Unit 菲士蘇		Downlight 筒燈		WALL MOUNT LIGHT 壁燈
	1 Way 3 Gang Lighting Switch 三位單控燈掣		13A Watertight Socket Outlet 13安培單位防水電插座		Telephone Outlet 電話插座		Door Bell 門鈴		Downlight 筒燈		
	2 Way 1 Gang Lighting Switch 單位雙控燈掣		TPN MCB Distribution Board 三相配電箱		TV/FM Outlet 電視/電台天線插座		Wireless Door Chime Button 無線門鈴按鈕		Downlight 筒燈		
	2 Way 2 Gang Lighting Switch 雙位雙控燈掣		Gas Meter 煤氣錶		Data Outlet 網絡插座		Gas Water Heater 煤氣熱水爐		Water Point/ Drain Point for Washing Machine 洗衣機來水位/去水位		
	2 Way 3 Gang Lighting Switch 三位雙控燈掣		Wall Mounted Type AC Indoor Unit 分體式冷氣室內機		Visitor Panel and 13A Fused Spur Unit 視像對講機及13安培菲士蘇		Electric Water Heater 電熱水爐		Mirror Cabinet Lighting 鏡櫃燈		

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

機電裝置平面圖
 Mechanical & Electrical Provisions Plan

15-17 樓平面圖 15TH-17TH FLOOR PLAN
 (不包括 17 樓 A 單位及 B 單位 Excluding Flat A and Flat B on 17/F)



比例 SCALE : 0 5M(米)

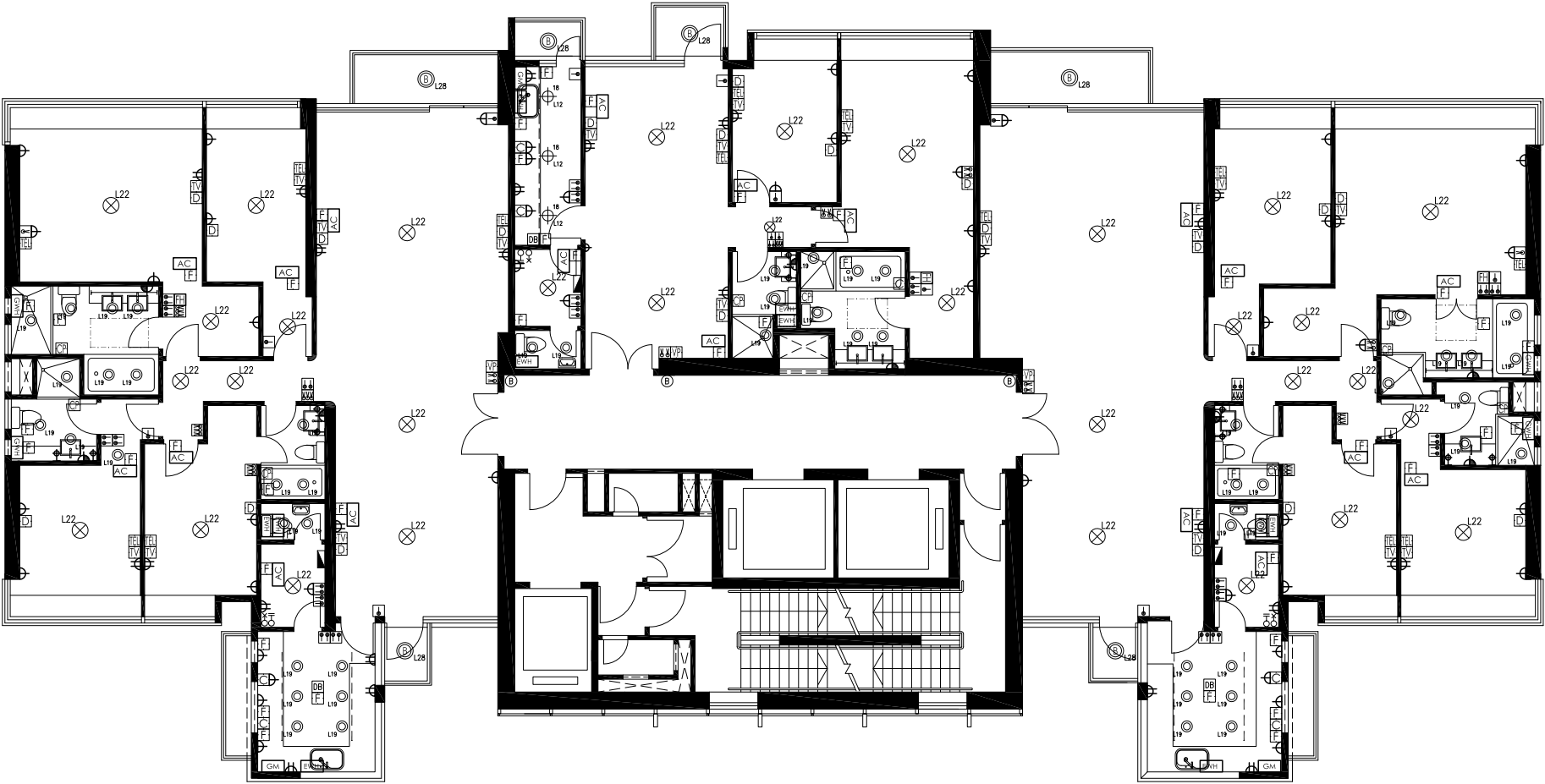
符號說明 LEGEND

	1 Way 1 Gang Lighting Switch 單位單控燈掣		13A Single Socket Outlet 13安培單位電插座		Gas/ Electric Water Heater Control Panel 煤氣/電熱水爐遙控掣板		20A Connection Unit 20安培接線蘇		Lamp Holder 燈位		LED LIGHTING LED燈
	1 Way 2 Gang Lighting Switch 雙位單控燈掣		13A Double Socket Outlet 13安培雙位電插座		Floor Heating Temperature Control Panel 地熱調溫掣板		Fused Spur Unit 菲士蘇		Downlight 筒燈		WALL MOUNT LIGHT 壁燈
	1 Way 3 Gang Lighting Switch 三位單控燈掣		13A Watertight Socket Outlet 13安培單位防水電插座		Telephone Outlet 電話插座		Door Bell 門鈴		Downlight 筒燈		
	2 Way 1 Gang Lighting Switch 單位雙控燈掣		TPN MCB Distribution Board 三相配電箱		TV/FM Outlet 電視/電台天線插座		Wireless Door Chime Button 無線門鈴按鈕		Downlight 筒燈		
	2 Way 2 Gang Lighting Switch 雙位雙控燈掣		Gas Meter 煤氣錶		Data Outlet 網絡插座		Gas Water Heater 煤氣熱水爐		Downlight 筒燈		
	2 Way 3 Gang Lighting Switch 三位雙控燈掣		Wall Mounted Type AC Indoor Unit 分體式冷氣室內機		Visitor Panel and 13A Fused Spur Unit 視像對講機及13安培菲士蘇		Electric Water Heater 電熱水爐		Water Point/ Drain Point for Washing Machine 洗衣機來水位/去水位		
									Mirror Cabinet Lighting 鏡櫃燈		

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

機電裝置平面圖
 Mechanical & Electrical Provisions Plan

18-20 樓平面圖 18TH-20TH FLOOR PLAN



比例 SCALE : 0 5M(米)

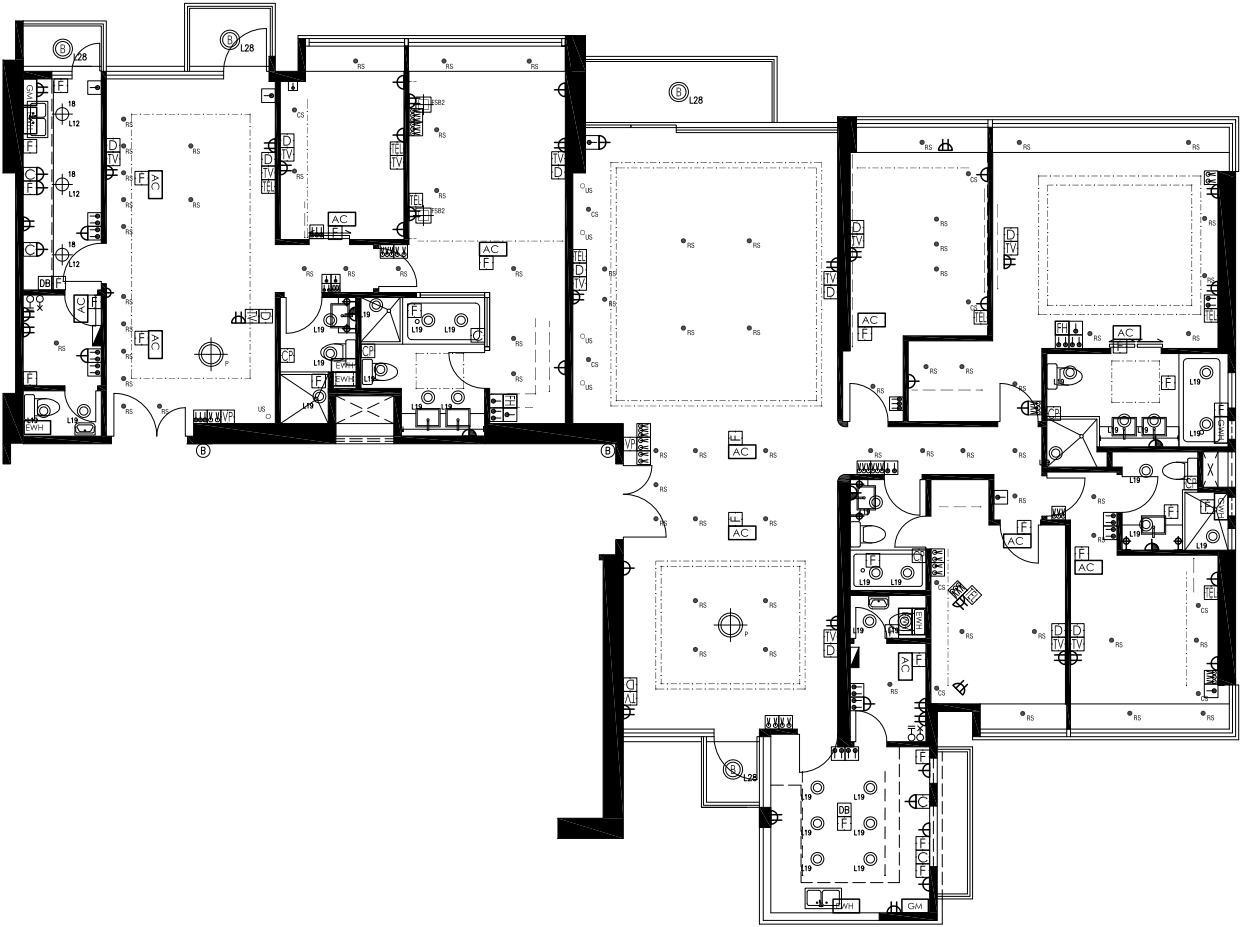
符號說明 LEGEND

	1 Way 1 Gang Lighting Switch 單位單控燈掣		13A Single Socket Outlet 13安培單位電插座		Gas/ Electric Water Heater Control Panel 煤氣/電熱水爐遙控掣板		20A Connection Unit 20安培接線蘇		Lamp Holder 燈位		LED LIGHTING LED燈
	1 Way 2 Gang Lighting Switch 雙位單控燈掣		13A Double Socket Outlet 13安培雙位電插座		Floor Heating Temperature Control Panel 地熱調溫掣板		Fused Spur Unit 菲士蘇		Downlight 筒燈		WALL MOUNT LIGHT 壁燈
	1 Way 3 Gang Lighting Switch 三位單控燈掣		13A Watertight Socket Outlet 13安培單位防水電插座		Telephone Outlet 電話插座		Door Bell 門鈴		Downlight 筒燈		
	2 Way 1 Gang Lighting Switch 單位雙控燈掣		TPN MCB Distribution Board 三相配电箱		TV/FM Outlet 電視/電台天線插座		Wireless Door Chime Button 無線門鈴按鈕		Downlight 筒燈		
	2 Way 2 Gang Lighting Switch 雙位雙控燈掣		Gas Meter 煤氣錶		Data Outlet 網絡插座		Gas Water Heater 煤氣熱水爐		Water Point/ Drain Point for Washing Machine 洗衣機來水位/去水位		
	2 Way 3 Gang Lighting Switch 三位雙控燈掣		Wall Mounted Type AC Indoor Unit 分體式冷氣室內機		Visitor Panel and 13A Fused Spur Unit 視像對講機及13安培菲士蘇		Electric Water Heater 電熱水爐		Mirror Cabinet Lighting 鏡櫃燈		

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

機電裝置平面圖
Mechanical & Electrical Provisions Plan

17 樓 A 單位及 B 單位現狀平面圖 17H FLOOR PLAN FLAT A AND FLAT B IN "as-is" LAYOUT



比例 SCALE : 0 5M(米)

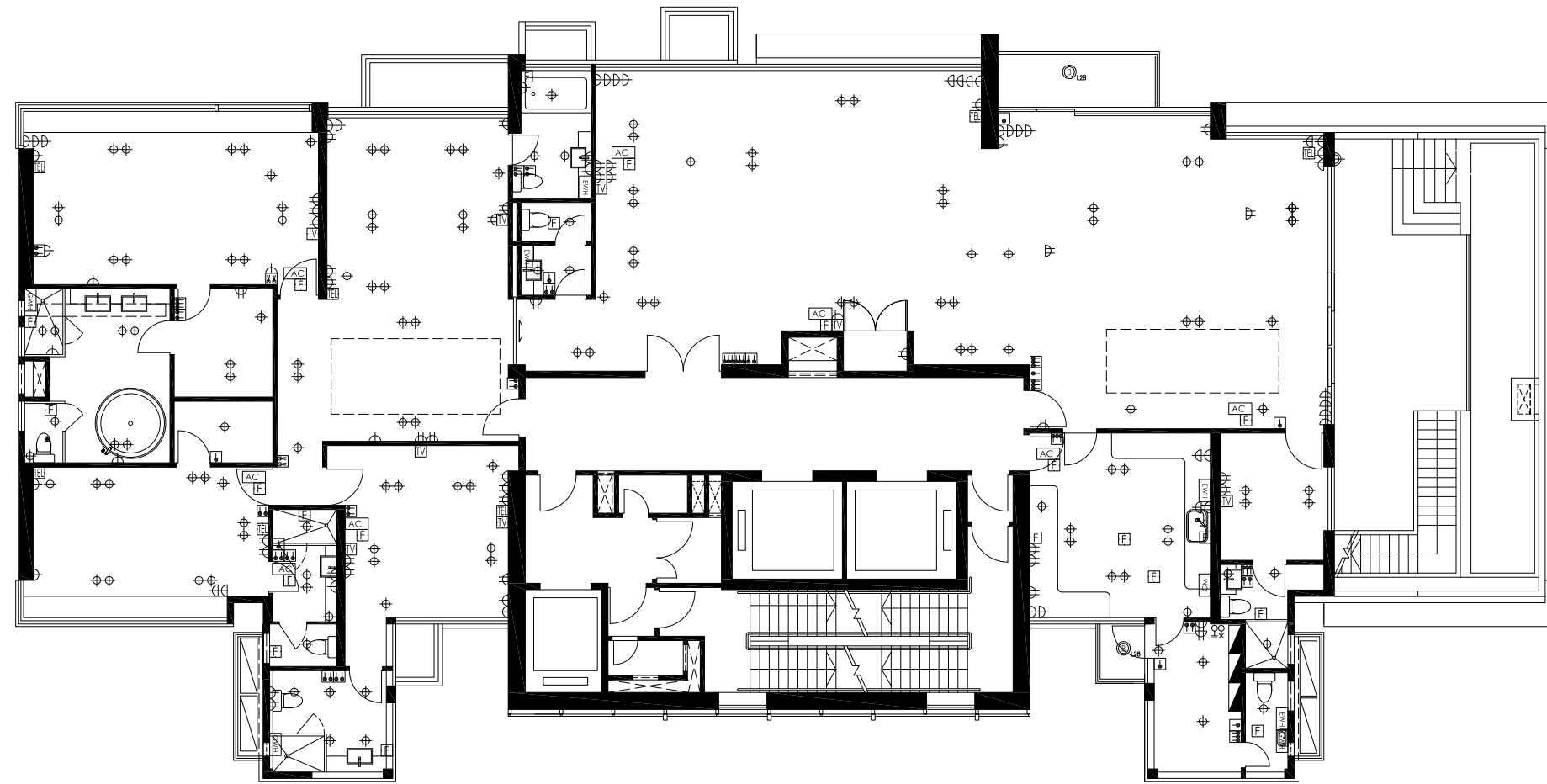
符號說明 LEGEND

	1 Way 1 Gang Lighting Switch 單位單控燈掣		13A Single Socket Outlet 13安培單位電插座		Gas/ Electric Water Heater Control Panel 煤氣/電熱水爐遙控掣板		20A Connection Unit 20安培接線蘇		Lamp Holder 燈位		Mirror Cabinet Lighting 鏡櫃燈		Pendant 吊燈
	1 Way 2 Gang Lighting Switch 雙位單控燈掣		13A Double Socket Outlet 13安培雙位電插座		Floor Heating Temperature Control Panel 地熱調溫掣板		Fused Spur Unit 菲士蘇		Downlight 筒燈		Mirror Cabinet Vertical Lighting 鏡櫃直燈		Floor Light 地燈
	1 Way 3 Gang Lighting Switch 三位單控燈掣		13A Watertight Socket Outlet 13安培防水電插座		Telephone Outlet 電話插座		Door Bell 門鈴		Downlight 筒燈		Ceiling Cove Light 天花燈		
	2 Way 1 Gang Lighting Switch 單位雙控燈掣		TPN MCB Distribution Board 三相配電箱		TV/FM Outlet 電視/電台天線插座		Wireless Door Chime Button 無線門鈴按鈕		Downlight 筒燈		Water Point/ Drain Point for Washing Machine 洗衣機來水位/去水位		Downlight 筒燈
	2 Way 2 Gang Lighting Switch 雙位雙控燈掣		Gas Meter 煤氣錶		Data Outlet 網絡插座		Gas Water Heater 煤氣熱水爐		Water Point/ Drain Point for Washing Machine 洗衣機來水位/去水位		LED LIGHTING LED燈		Spotlight 射燈
	2 Way 3 Gang Lighting Switch 三位雙控燈掣		Wall Mounted Type AC Indoor Unit 分體式冷氣室內機		Visitor Panel and 13A Fused Spur Unit 視像對講機及13安培菲士蘇		Electric Water Heater 電熱水爐						

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

機電裝置平面圖
Mechanical & Electrical Provisions Plan

21 樓平面圖 21ST FLOOR PLAN



比例 SCALE : 0 5M(米)

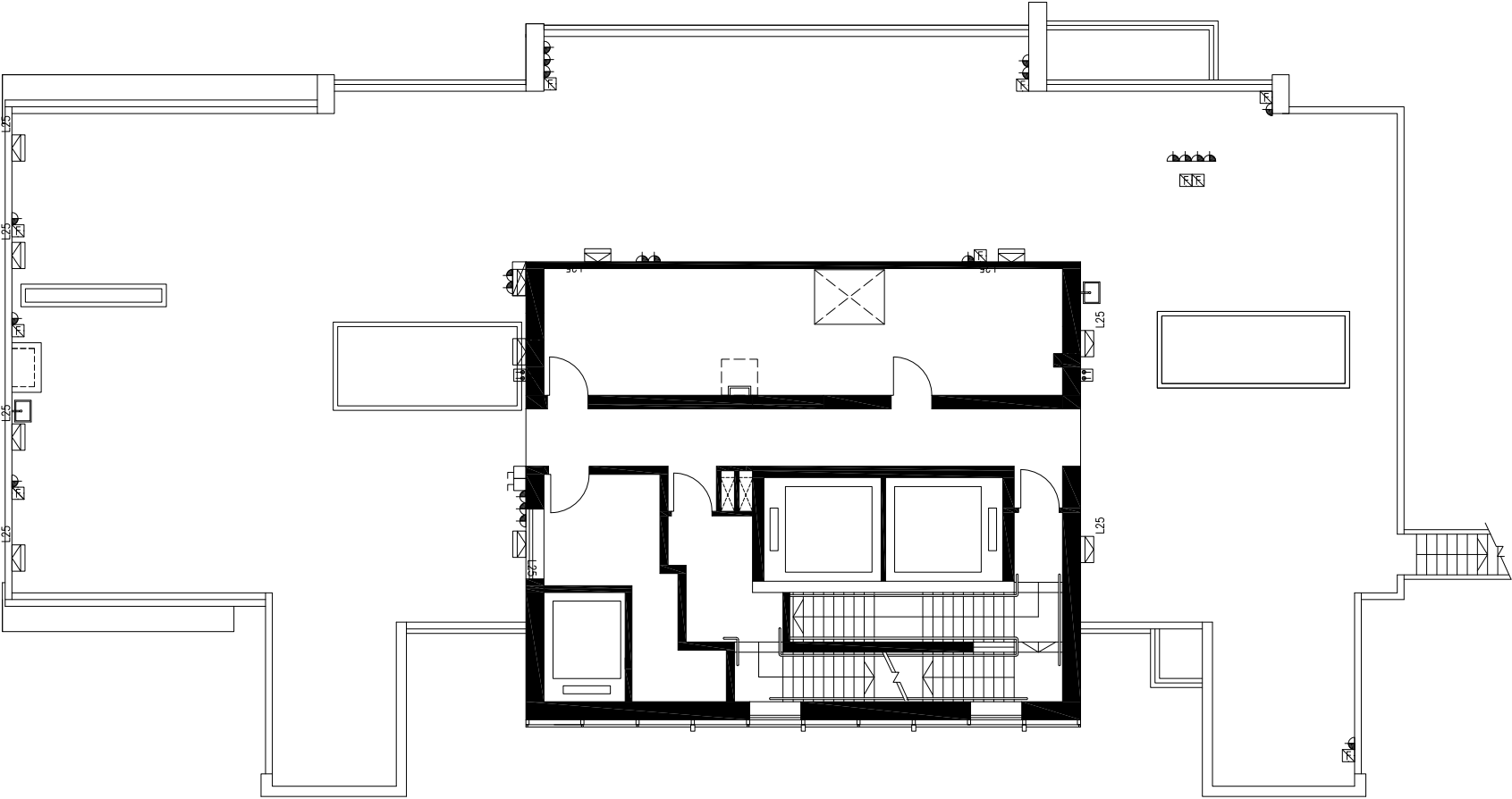
符號說明 LEGEND

	1 Way 1 Gang Lighting Switch 單位單控燈掣		13A Single Socket Outlet 13安培單位電插座		Gas/ Electric Water Heater Control Panel 煤氣/電熱水爐遙控掣板		20A Connection Unit 20安培接線蘇		Lamp Holder 燈位		LED LIGHTING LED燈
	1 Way 2 Gang Lighting Switch 雙位單控燈掣		13A Double Socket Outlet 13安培雙位電插座		Floor Heating Temperature Control Panel 地熱調溫掣板		Fused Spur Unit 菲士蘇		Downlight 筒燈		WALL MOUNT LIGHT 壁燈
	1 Way 3 Gang Lighting Switch 三位單控燈掣		13A Watertight Socket Outlet 13安培單位防水電插座		Telephone Outlet 電話插座		Door Bell 門鈴		Downlight 筒燈		13A Double Watertight Socket Outlet 13安培雙位防水電插座
	2 Way 1 Gang Lighting Switch 單位雙控燈掣		TPN MCB Distribution Board 三相配電箱		TV/FM Outlet 電視/電台天線插座		Wireless Door Chime Button 無線門鈴按鈕		Downlight 筒燈		Water Point/ Drain Point for Washing Machine 洗衣機來水位/去水位
	2 Way 2 Gang Lighting Switch 雙位雙控燈掣		Gas Meter 煤氣錶		Data Outlet 網絡插座		Gas Water Heater 煤氣熱水爐		Downlight 筒燈		Mirror Cabinet Lighting 鏡櫃燈
	2 Way 3 Gang Lighting Switch 三位雙控燈掣		Wall Mounted Type AC Indoor Unit 分體式冷氣室內機		Visitor Panel and 13A Fused Spur Unit 視像對講機及13安培菲士蘇		Electric Water Heater 電熱水爐				

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

機電裝置平面圖
 Mechanical & Electrical Provisions Plan

天台平面圖 ROOF PLAN



比例 SCALE : 0 5M(米)

符號說明 LEGEND

- | | | | | | |
|---|---|---|---------------------------|---|--|
|  | 13A Watertight Socket Outlet
13安培單位防水電插座 |  | Telephone Outlet
電話插座 |  | 1 Way 2 Gang Lighting Switch
雙位單控燈掣 |
|  | Watertight Fused Spur Unit
防水菲士蘇 |  | TV/FM Outlet
電視/電台天線插座 |  | L25 Wall Light
牆燈 |
|  | H.R.
消防喉轆 |  | Data Outlet
網絡插座 | | |

住宅單位機電裝置數量說明表

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

	單位 Flat	A			B		C
	樓層 Floor	2/F - 16/F, 18/F - 20/F	17/F	21/F	2/F - 16/F, 18/F - 20/F	17/F	2/F - 20/F
客廳及飯廳 Living Room and Dining Room (LIVING and DINING)	13 安培單位電插座 13A Single Socket Outlet	2	2	18	1	1	2
	13 安培雙位電插座 13A Double Socket Outlet	3	4	14	3	3	3
	電話插座 Telephone Outlet	1	1	2	1	1	1
	電視 / 電台天線插座 TV/FM Outlet	3	4	2	3	3	3
	網絡插座 Data Outlet	3	4	N/A	3	3	3
	視像對講機及 13 安培菲士蘇 Visitor Panel and 13A Fused Spur Unit	1	1	N/A	1	1	1
	冷氣機供電位 Switch for A/C Unit	2	2	3	2	2	2
起居室 Family Area	13 安培單位電插座 13A Single Socket Outlet	N/A	N/A	3	N/A	N/A	N/A
	13 安培雙位電插座 13A Double Socket Outlet			8			
	電話插座 Telephone Outlet			1			
	電視 / 電台天線插座 TV/FM Outlet			1			
主人睡房 Master Bedroom (M.B.R.)	13 安培單位電插座 13A Single Socket Outlet	4	2	7	4	2	4
	13 安培雙位電插座 13A Double Socket Outlet	1	3	3	1	3	1
	電話插座 Telephone Outlet	1	1	1	1	1	1
	電視 / 電台天線插座 TV/FM Outlet	1	1	1	1	1	1
	網絡插座 Data Outlet	1	1	N/A	1	1	1
	冷氣機供電位 Switch for A/C Unit	1	1	1	1	1	1
衣帽間 Walk-in Closet	13 安培雙位電插座 13A Double Socket Outlet	N/A	N/A	1	N/A	N/A	N/A

	單位 Flat	A			B		C
	樓層 Floor	2/F - 16/F, 18/F - 20/F	17/F	21/F	2/F - 16/F, 18/F - 20/F	17/F	2/F - 20/F
睡房 2 Bedroom 2 (B.R. 2)	13 安培單位電插座 13A Single Socket Outlet	2	2	4	3	3	2
	13 安培雙位電插座 13A Double Socket Outlet	1	2	2	1	1	1
	電話插座 Telephone Outlet	1	1	2	1	1	1
	電視 / 電台天線插座 TV/FM Outlet	1	1	N/A	1	2	1
	網絡插座 Data Outlet	1	1	N/A	2	1	1
	冷氣機供電位 Switch for A/C Unit	1	1	1	1	1	1
睡房 3 Bedroom 3 (B.R. 3)	13 安培單位電插座 13A Single Socket Outlet	2	2	2	N/A	N/A	2
	13 安培雙位電插座 13A Double Socket Outlet	1	1	6			1
	電話插座 Telephone Outlet	1	1	1			1
	電視 / 電台天線插座 TV/FM Outlet	1	1	3			1
	網絡插座 Data Outlet	1	1	N/A			1
	冷氣機供電位 Switch for A/C Unit	1	1	1			1
睡房 4 Bedroom 4 (B.R. 4)	13 安培單位電插座 13A Single Socket Outlet	2	N/A	N/A	N/A	N/A	2
	13 安培雙位電插座 13A Double Socket Outlet	1	3				1
	電話插座 Telephone Outlet	1	1				1
	電視 / 電台天線插座 TV/FM Outlet	1	1				1
	網絡插座 Data Outlet	1	1				1
	冷氣機供電位 Switch for A/C Unit	1	1				1
睡房 5 Bedroom 5 (B.R. 5)	13 安培雙位電插座 13A Double Socket Outlet	N/A	N/A	2	N/A	N/A	N/A
	電視 / 電台天線插座 TV/FM Outlet			1			

住宅單位機電裝置數量說明表

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

	單位 Flat	A			B		C
	樓層 Floor	2/F - 16/F, 18/F - 20/F	17/F	21/F	2/F - 16/F, 18/F - 20/F	17/F	2/F - 20/F
浴室 1 Bathroom 1 (BATH 1)	13 安培單位防水電插座 13A Single Watertight Socket Outlet	1	1	N/A	1	1	1
	煤氣 / 電熱水爐遙控掣板 Gas/ Electric Water Heater Control Panel	1	1		1	1	1
	地熱調溫掣板 Floor Heating Temperature Control Panel	1	1		1	1	1
	13 安培單位電插座 13A Single Socket Outlet	N/A	N/A	2	N/A	N/A	N/A
浴室 2 Bathroom 2 (BATH 2)	13 安培單位防水電插座 13A Single Watertight Socket Outlet	1	1	N/A	1	1	1
	煤氣 / 電熱水爐遙控掣板 Gas/ Electric Water Heater Control Panel	1	1		1	1	1
	13 安培單位電插座 13A Single Socket Outlet	N/A	N/A	1	N/A	N/A	N/A
	13 安培雙位電插座 13A Double Socket Outlet			1			
	冷氣機供電位 Switch for A/C Unit			1			
浴室 3 Bathroom 3 (BATH 3)	13 安培單位防水電插座 13A Single Watertight Socket Outlet	1	1	N/A	N/A	N/A	1
	煤氣 / 電熱水爐遙控掣板 Gas/ Electric Water Heater Control Panel	1	1				1
	13 安培單位電插座 13A Single Socket Outlet	N/A	N/A	1			N/A
	13 安培雙位電插座 13A Double Socket Outlet			2			
浴室 4 Bathroom 4 (BATH 4)	13 安培單位電插座 13A Single Socket Outlet	N/A	N/A	1	N/A	N/A	N/A
	13 安培雙位電插座 13A Double Socket Outlet			1			

	單位 Flat	A			B		C
	樓層 Floor	2/F - 16/F, 18/F - 20/F	17/F	21/F	2/F - 16/F, 18/F - 20/F	17/F	2/F - 20/F
浴室 5 Bathroom 5 (BATH 5)	13 安培單位電插座 13A Single Socket Outlet	N/A	N/A	N/A	N/A	N/A	N/A
	13 安培雙位電插座 13A Double Socket Outlet						
客廁 Toilet	13 安培單位電插座 13A Single Socket Outlet	N/A	N/A	N/A	N/A	N/A	N/A
	13 安培雙位電插座 13A Double Socket Outlet						
洗手間 Lavatory (LAV.)	13 安培單位防水電插座 13A Single Watertight Socket Outlet	N/A	N/A	N/A	N/A	N/A	N/A
	煤氣 / 電熱水爐遙控掣板 Gas/ Electric Water Heater Control Panel						
廚房 Kitchen (KITCHEN)	13 安培單位電插座 13A Single Socket Outlet	4	4	5	4	4	4
	13 安培雙位電插座 13A Double Socket Outlet	2	2	4	2	2	3
	門鈴 Door Bell	1	1	N/A	1	1	1
	冷氣機供電位 Switch for A/C Unit	N/A	N/A	1	N/A	N/A	N/A
儲物房 Store Room (STORE)	13 安培單位電插座 13A Single Socket Outlet	1	1	N/A	1	1	1
	13 安培雙位電插座 13A Double Socket Outlet	1	2	3	1	2	1
	三相配電箱 TPN MCB Distribution Board	1	1	3	1	1	1
	冷氣機供電位 Switch for A/C Unit	1	1	N/A	1	1	1
	洗衣機來水位 Water Point for Washing Machine	1	1	1	1	1	1
	洗衣機去水位 Drain Point for Washing Machine	1	1	1	1	1	1
平台 Flat Roof	13 安培雙位防水電插座 13A Double Watertight Socket Outlet	N/A	N/A	1	N/A	N/A	N/A

服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

Gas is supplied by The Hong Kong and China Gas Company Limited.

地稅 GOVERNMENT RENT

住宅物業擁有人有法律責任繳付該住宅物業直至住宅物業買賣完成日（包括該日）為止之地稅。

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

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，買方須負責向擁有人補還水、電力及氣體的按金。
2. 交付住宅單位時，買方須向擁有人支付廢料清理費。

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

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

按買賣合約的規定，住宅單位及住宅單位內裝置、裝飾物料及設備之欠妥之處的保養責任期為住宅單位之成交日期起計為期六 (6) 個月內。

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

斜坡維修 MAINTENANCE OF SLOPES

不適用。

Not applicable.

修訂 MODIFICATION

本發展項目現時並沒有向政府提出申請修訂批地文件。

No existing application to the government for a modification of the Land Grant for this Development has been made.

有關資料 RELEVANT INFORMATION

不適用。

Not applicable.

互聯網網址 WEBSITE ADDRESS

賣方就本發展項目指定的互聯網網址：www.paxton.com.hk

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

申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

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

Breakdown of GFA Concessions Obtained for All Features

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

		平方米 Area (sq.m)
根據（建築物（規劃）規例）第 23(3)(b) 條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1 (#)	停車場及上落客貨地方（公共交通總站除外） Carpark and local/ unloading area excluding public transport terminus	2,591.904
2	機房及相類設施 Plant rooms and similar services	
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》或規例限的強制性設施或必要機房，例如升降機機房，電訊及廣播設備室，垃圾及物料回收房等。 Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulations such as lift machine room, telecommunications and broadcasting (TBE) Room, refuse storage and material recover chamber, etc.	121.368

		平方米 Area (sq.m)
2.2 (#)	所佔面積不受任何《認可人士，註冊結構工程師及註冊岩土工程師作業備考》或規例限的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間，電錶房，電力變壓房，食水及鹹水缸等 Mandatory feature or essential plant room, area of which is NOT limited by PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	428.063
2.3	非強制性或非必要機房，例如空調機房，風櫃房等 Non- mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	45.584
根據聯合作業備考第 1 及 2 號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		
3	露台 Balcony	189.602
4	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	106.148
5	公用空中花園 Communal sky garden	N/A
6	隔聲簷 Acoustic fin	N/A
7	翼牆，捕風器及風斗 Wing wall, wind catcher and funnel	N/A
8	非結構預製外牆 / 伸出的窗台 Non-structural prefabricated external wall / Projecting Window	330.670
9	工作平台 Utility platform	73.095
10	隔聲屏障 Noise barrier	N/A

		平方米 Area (sq.m)
適意設施 Amenity Features		
11	供保安人員和管理處員工使用的櫃抬，辦公室，儲物室，警衛室和廁所，業主立案法團辦公室 Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	N.A
12	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 Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	399.335
13	有上蓋的園景區及遊樂場 Covered landscape and play area	107.739
14	橫向屏障/ 有蓋人行道，花棚 Horizontal screens/ covered walkways, trellis	N/A
15	擴大升降機井道 Larger lift shaft	73.634
16	煙囪管道 Chimney shaft	N/A
17	其他非強制性或非必要機房，例如鍋爐房，衛星電影共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	N/A
18 (#)	強制性設施或必要機房所需的管槽，氣槽 Pipe duct, air duct for mandatory or essential plant room	66.907
19	非強制性設施或非必要機房所需的管槽，氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20	還保系列及設施所需的機房，管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	N/A
21	複式住宅單位及洋房的中空 Void in duplex domestic flat and house	22.559
22	伸出物，如空調機箱及伸出外牆超過 750 毫米的平台 Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall	N/A

		平方米 Area (sq.m)
其他項目 Other Exempted Items		
23 (#)	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	N/A
24 (#)	其他伸出物 Other projections	N/A
25	公共交通總站 Public transport terminus	N/A
26 (#)	共用構築物及樓梯 Party structure and common staircase	N/A
27 (#)	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 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	N/A
28 (#)	公眾通道 Public Passage	N/A
29	因建築物後移導致的覆蓋面積 Covered set back area	N/A
額外總樓面面積 Bonus GFA		
30	額外總樓面面積 Bonus GFA	N/A

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為備考》ADM2 規定的要求而制定的。屋宇署會按實際需要不時更改有關要求。

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

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一般建築圖則不受由建築事務監督發出的《認可人士，註冊結構工程師及註冊岩土工程師作業備考》APP-151 規定規限。本發展項目的環境評估及公用部份的預計能量表現或消耗的資料無須提交建築事務監督，以作為批予總樓面面積寬免的先決條件。

Environmental assessment of the building and information on the estimated energy performance or consumption for the common parts of the Development

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

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：2014 年 6 月 20 日 Date of printing: 20th June 2014

檢視記錄 EXAMINATION RECORD

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁碼 Page Number	所作修改 Revision Made
2014 年 9 月 20 日 20th December 2014	15A	新增一張鳥瞰照片 One Aerial photograph is added
	19	更新發展項目的布局圖 Layout Plan of the Development is updated
2014 年 12 月 19 日 19th December 2014	14	發展項目的所在位置圖更新 Location Plan of the Development is updated
	15-15A	發展項目的鳥瞰照片更新 Aerial Photograph of the Development is updated
	16-18	關乎發展項目的分區計劃大綱圖等更新 Outline Zoning Plan Etc. Relating to the Development is updated
2015 年 03 月 19 日 19th March 2015	14	發展項目的所在位置圖更新 Location Plan of the Development is updated
	17	關乎發展項目的分區計劃大綱圖等更新 Outline Zoning Plan Etc. Relating to the Development is updated
2015 年 06 月 19 日 19th June 2015	14	發展項目的所在位置圖更新 Location Plan of the Development is updated
	16-17	關乎發展項目的分區計劃大綱圖等更新 Outline Zoning Plan Etc. Relating to the Development is updated

檢視記錄 EXAMINATION RECORD

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁碼 Page Number	所作修改 Revision Made
2015 年 09 月 18 日 18th Sep 2015	14	發展項目的所在位置圖更新 Location Plan of the Development is updated
	15-15A	發展項目的鳥瞰照片更新 Aerial Photograph of the Development is updated
2015 年 12 月 17 日 17th Dec 2015	14	發展項目的所在位置圖更新 Location Plan of the Development is updated
	18	關乎發展項目的分區計劃大綱圖等更新 Outline Zoning Plan Etc. Relating to the Development is updated
2016 年 03 月 17 日 17th Mar 2016	-	無作出任何修改 No Revision Made
2016 年 06 月 17 日 17th June 2016	14	發展項目的所在位置圖更新 Location Plan of the Development is updated
	15-15A	發展項目的鳥瞰照片更新，並刪除第 15A 頁中已過時的資料 Aerial Photograph of the Development is updated and the outdated information on page 15A is deleted
	16	關乎發展項目的分區計劃大綱圖等更新 Outline Zoning Plan Etc. Relating to the Development is updated
2016 年 09 月 15 日 15th Sep 2016	14	發展項目的所在位置圖更新 Location Plan of the Development is updated

檢視記錄 EXAMINATION RECORD

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁碼 Page Number	所作修改 Revision Made
2016 年 12 月 15 日 15th Dec 2016	14	發展項目的所在位置圖更新 Location Plan of the Development is updated
2017 年 3 月 15 日 15th Mar 2017	14	發展項目的所在位置圖更新 Location Plan of the Development is updated
2017 年 3 月 21 日 21st Mar 2017	17	關乎發展項目的分區計劃大綱圖等更新 Outline Zoning Plan Etc. Relating to the Development is updated
2017 年 6 月 15 日 15th June 2017	14	發展項目的所在位置圖更新 Location Plan of the Development is updated
2017 年 9 月 15 日 15th Sept 2017	-	無作出任何修改 No revision made
2017 年 9 月 25 日 25th Sept 2017	15-15A	發展項目的鳥瞰照片更新 Aerial Photo of the Development is updated

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