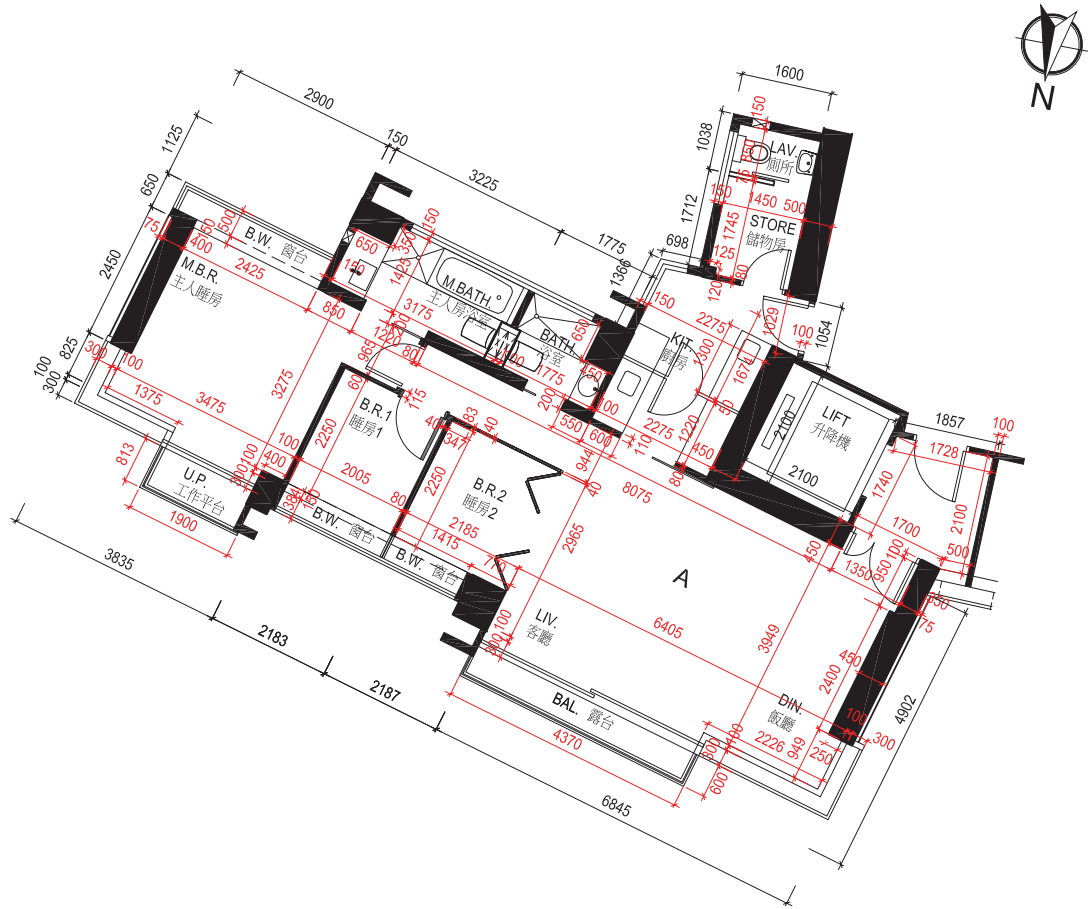


10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT  
發展項目的住宅物業的樓面平面圖

23樓A室現狀單位平面圖  
AS-IS UNIT PLAN OF FLAT A, 23RD FLOOR



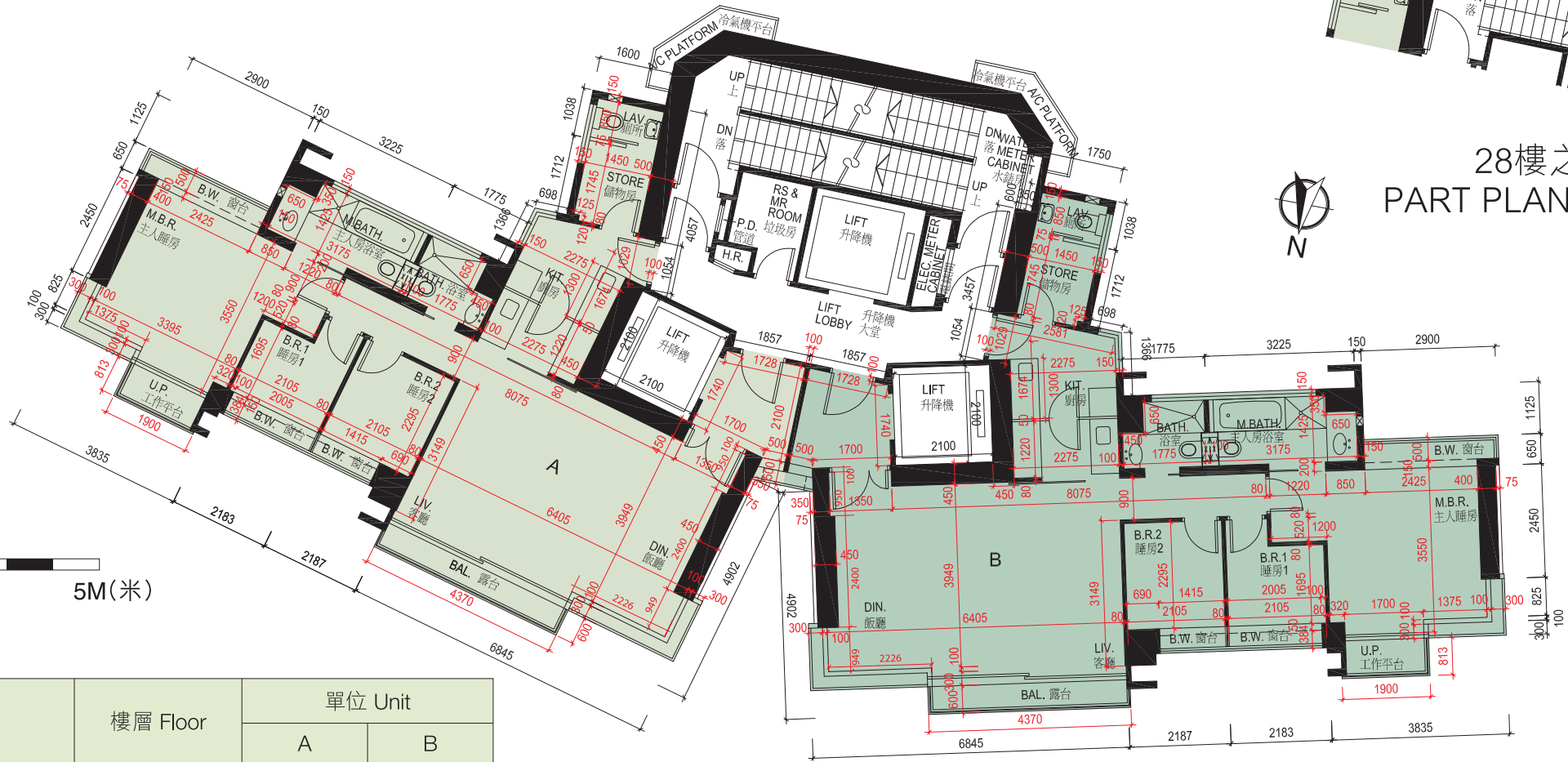
比例尺SCALE : 0M(米) 5M(米)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit
		A
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	23/F	150, 175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3500

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 the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：平面圖所列數字為以毫米標示之建築結構尺寸。  
Note：The dimensions of floor plans are all structural dimensions in millimeter.

10樓，15樓，18樓，21樓，25樓，28樓平面圖  
10TH, 15TH, 18TH, 21ST, 25TH, 28TH FLOOR PLAN



比例尺SCALE : 0M(米) 5M(米)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit	
		A	B
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	10/F, 15/F, 18/F, 21/F, 25/F	150, 175	150, 175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3500	3500
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	28/F	150, 175, 250	150, 175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3500	3500

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 the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

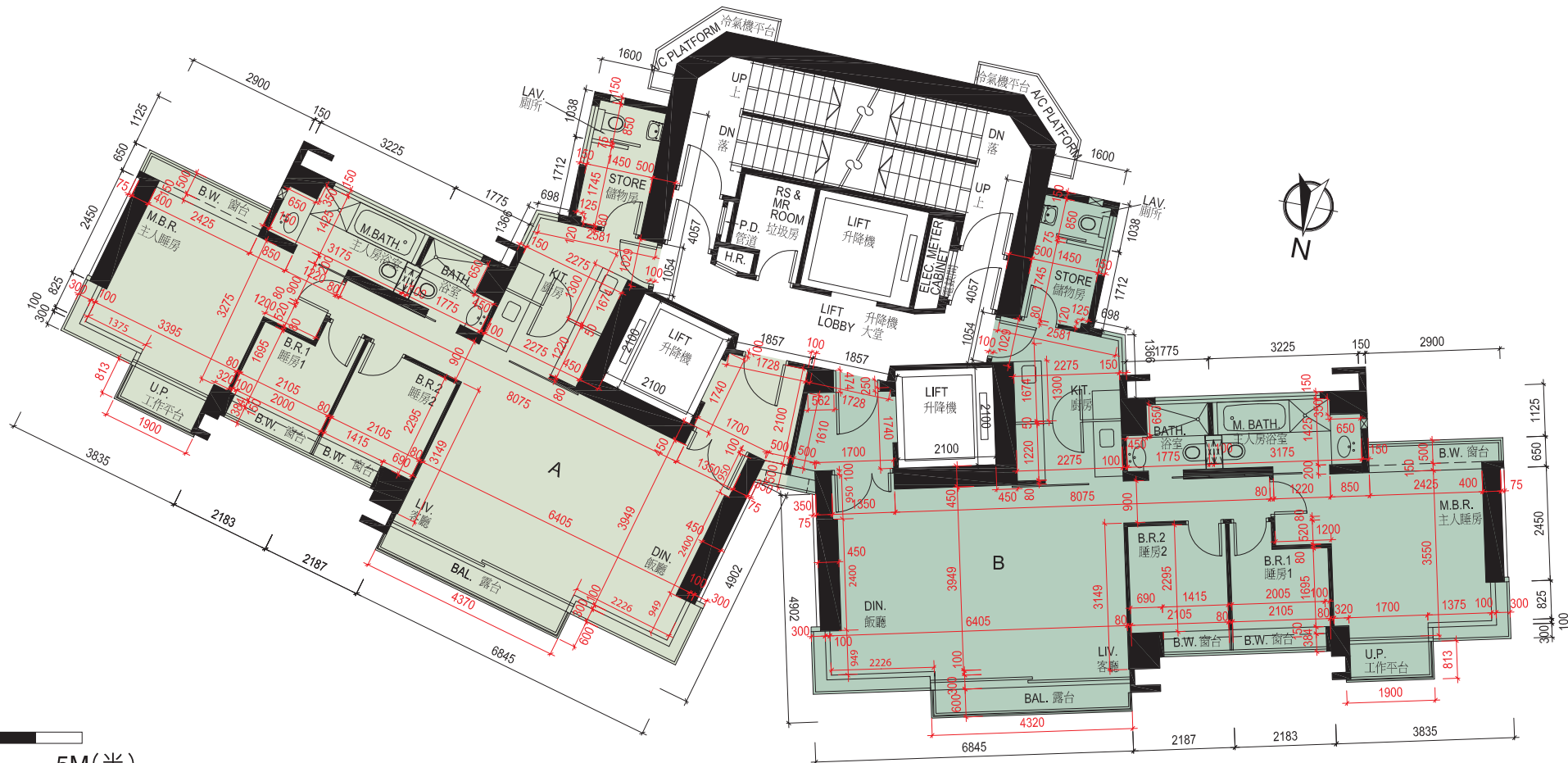
備註：平面圖所列數字為以毫米標示之建築結構尺寸。  
Note：The dimensions of floor plans are all structural dimensions in millimeter.

28樓之部分平面圖  
PART PLAN OF 28TH FLOOR



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

27樓平面圖 27TH FLOOR PLAN



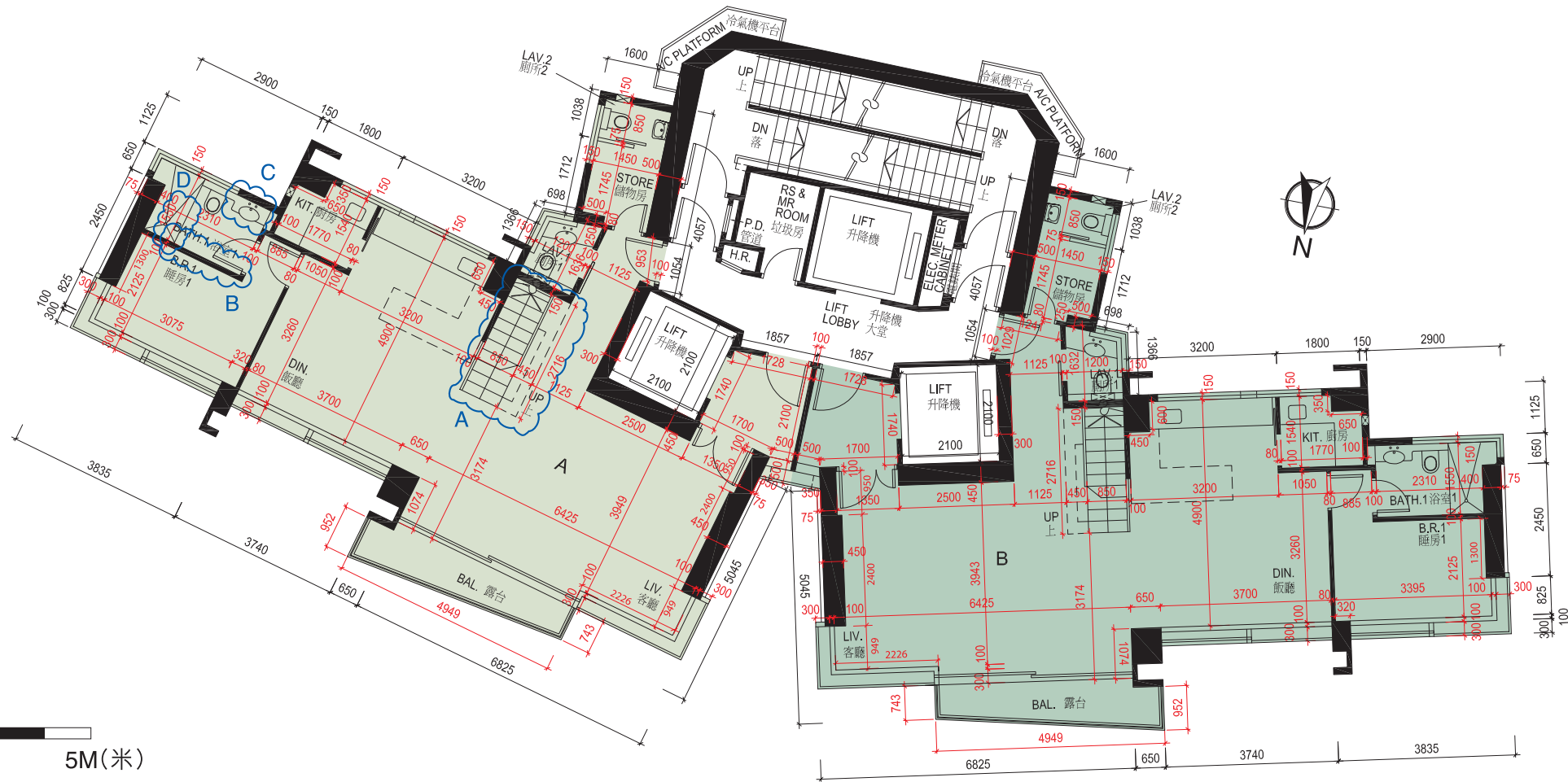
比例尺 SCALE : 0M(米) 5M(米)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit	
		A	B
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	27/F	150, 175	150, 175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3500	3500

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 the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：平面圖所列數字為以毫米標示之建築結構尺寸。  
Note：The dimensions of floor plans are all structural dimensions in millimeter.

30樓平面圖 30TH FLOOR PLAN



比例尺 SCALE : 0M(米) 5M(米)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit	
		A	B
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	30/F	150, 175, 200	150, 175, 200
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3200, 3500, 7000	3200, 3500, 7000

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 the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：平面圖所列數字為以毫米標示之建築結構尺寸。  
Note：The dimensions of floor plans are all structural dimensions in millimeter.

30樓A室(複式之下層)在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。該等改動的大概位置於本樓面平面圖中已用藍色曲線 作出標示。  
Flat A, 30/F (lower level of duplex unit) has been altered by way of minor works or exempted works under the Buildings Ordinance after the completion of the Development. The approximate location of the alterations are indicated with curved lines in blue on this floor plan.

- 30樓A室改動工程包括:
- (A) 樓梯改動。
  - (B) 原本之間牆被移除，並以不同尺寸的玻璃間牆取代。
  - (C) 潔具改動。
  - (D) 增設浴屏門。

Alteration works for Flat A, 30/F includes:

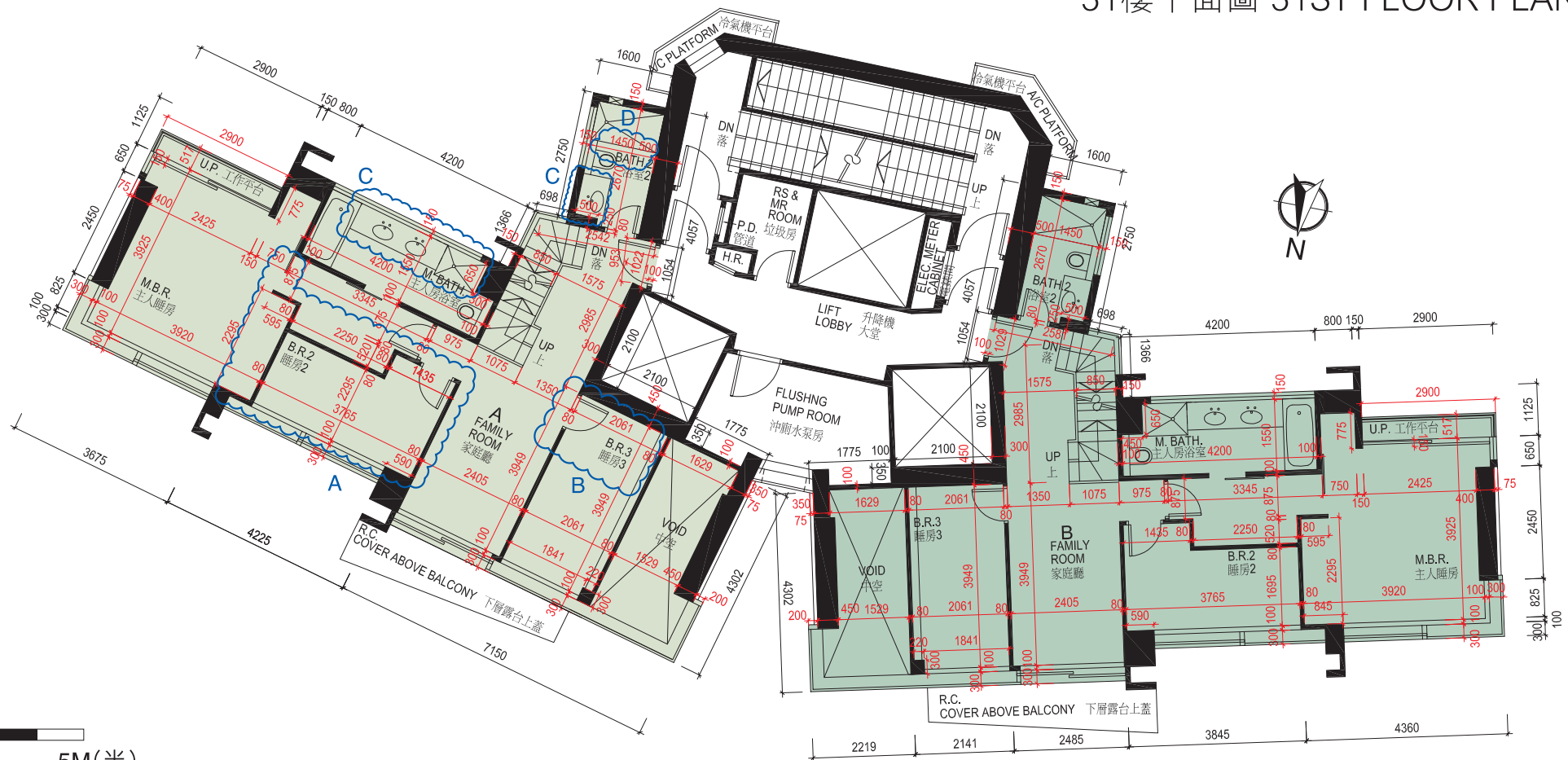
- (A) Staircase alteration.
- (B) The original partition wall was demolished and replaced by glass partition wall with different dimensions.
- (C) Alteration of appliances.
- (D) Add the bath screen door.



# 10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

31樓平面圖 31ST FLOOR PLAN



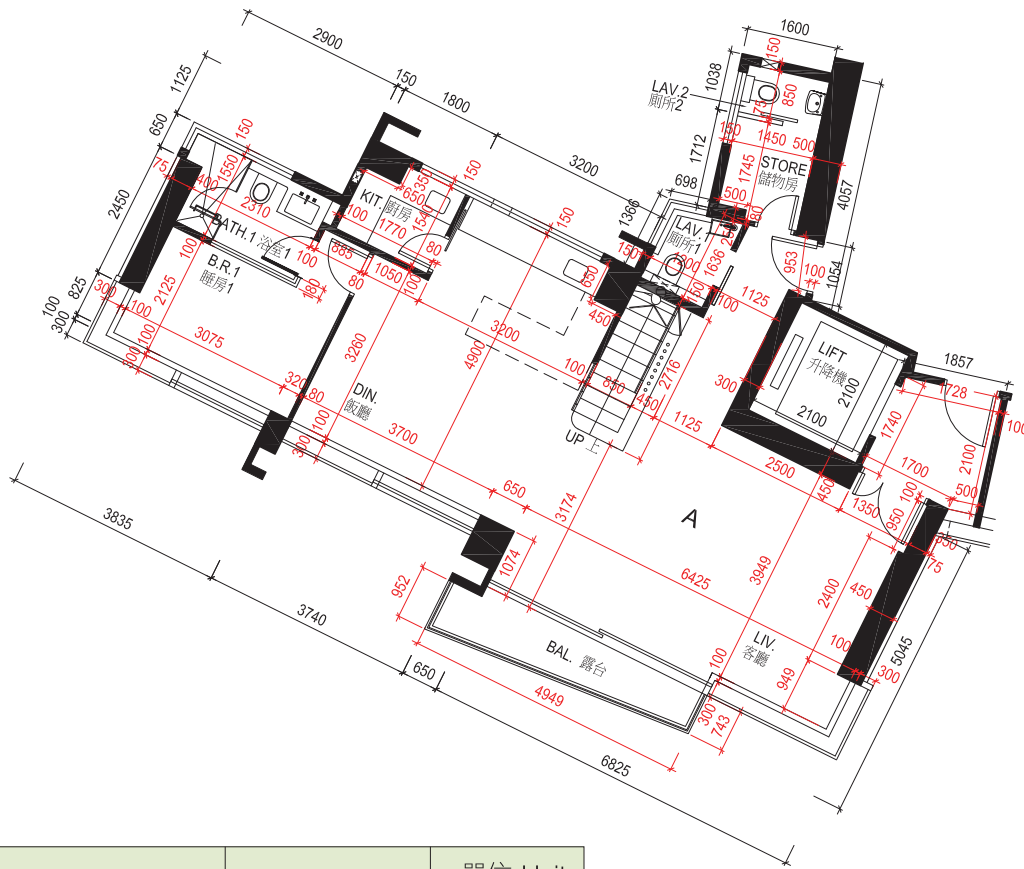
31樓A室(即30樓A室之複式上層)在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。該等改動的大概位置於本樓面平面圖中已用藍色曲線 作出標示。  
Flat A, 31/F (the upper level of the duplex unit Flat A, 30/F) has been altered by way of minor works or exempted works under the Buildings Ordinance after the completion of the Development. The approximate location of the alterations are indicated with curved lines in blue on this floor plan.

- 31樓A室改動工程包括:
- (A) 原本之睡房2改為衣帽間及家庭廳，並將原本的間牆及門移除，並以不同尺寸的間牆及門取代。
  - (B) 原本之睡房3改為睡房2，並改動門的位置。
  - (C) 潔具改動。
  - (D) 增設浴屏門。

Alteration works for Flat A, 31/F includes:

- (A) The original bedroom 2 was altered as a walk-in closet and family room. The original partition walls and doors were demolished and replaced by partition walls with different dimensions and different doors.
- (B) The original bedroom 3 was altered as bedroom 2. The door opening location is altered.
- (C) Alteration of appliances.
- (D) Add the bath screen door.

30樓A室現狀單位平面圖  
AS-IS UNIT PLAN OF FLAT A, 30TH FLOOR

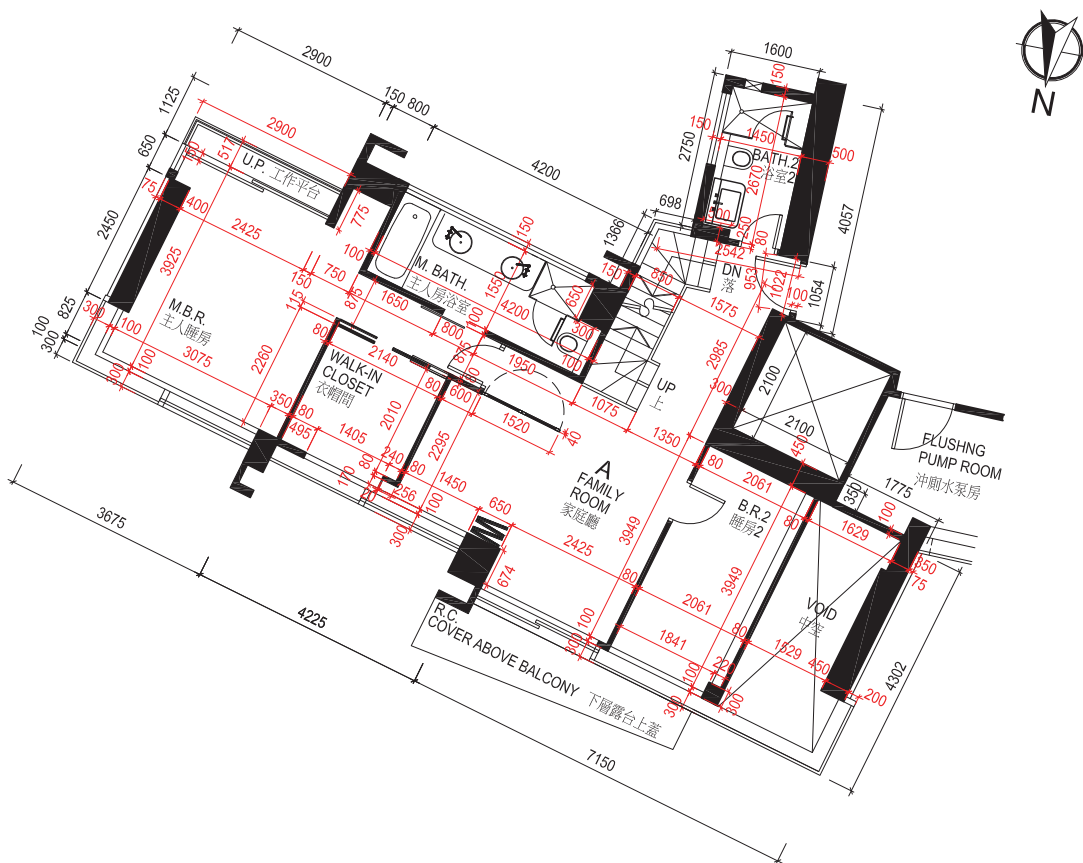


比例尺SCALE : 0M(米) 5M(米)

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

備註：平面圖所列數字為以毫米標示之建築結構尺寸。  
Note：The dimensions of floor plans are all structural dimensions in millimeter.

31樓A室現狀單位平面圖  
AS-IS UNIT PLAN OF FLAT A, 31ST FLOOR



比例尺SCALE : 0M(米) 5M(米)

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit	
		A	B
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	31/F	150, 175, 200	150, 175, 200
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3500	3500

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 the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：平面圖所列數字為以毫米標示之建築結構尺寸。  
Note：The dimensions of floor plans are all structural dimensions in millimeter.

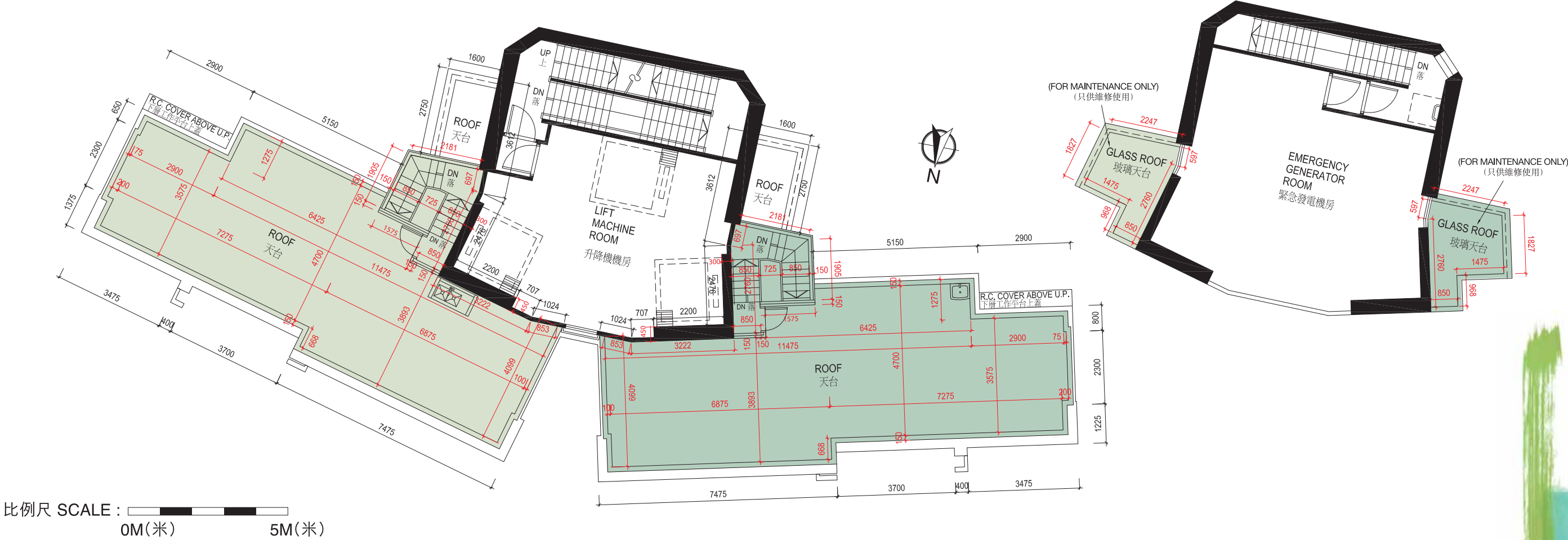


10. FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT  
發展項目的住宅物業的樓面平面圖

此版乃特意地留白  
This page is deliberately left in blank.

天台平面圖 ROOF PLAN

水箱層平面圖  
WATER TANK FLOOR PLAN



每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit	
		A	B
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster) (mm)	天台/水箱層 Roof/ Water Tank Floor	不適用 Not Applicable	
層與層之間的高度(毫米) Floor-to-Floor Height (mm)			

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 the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：1.平面圖所列數字為以毫米標示之建築結構尺寸。  
2.玻璃天台的面積不計算於天台面積之內。

Note：1.The dimensions of floor plans are all structural dimensions in millimeter.  
2.The area of glass roof is not included in the area of roof.



II. AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

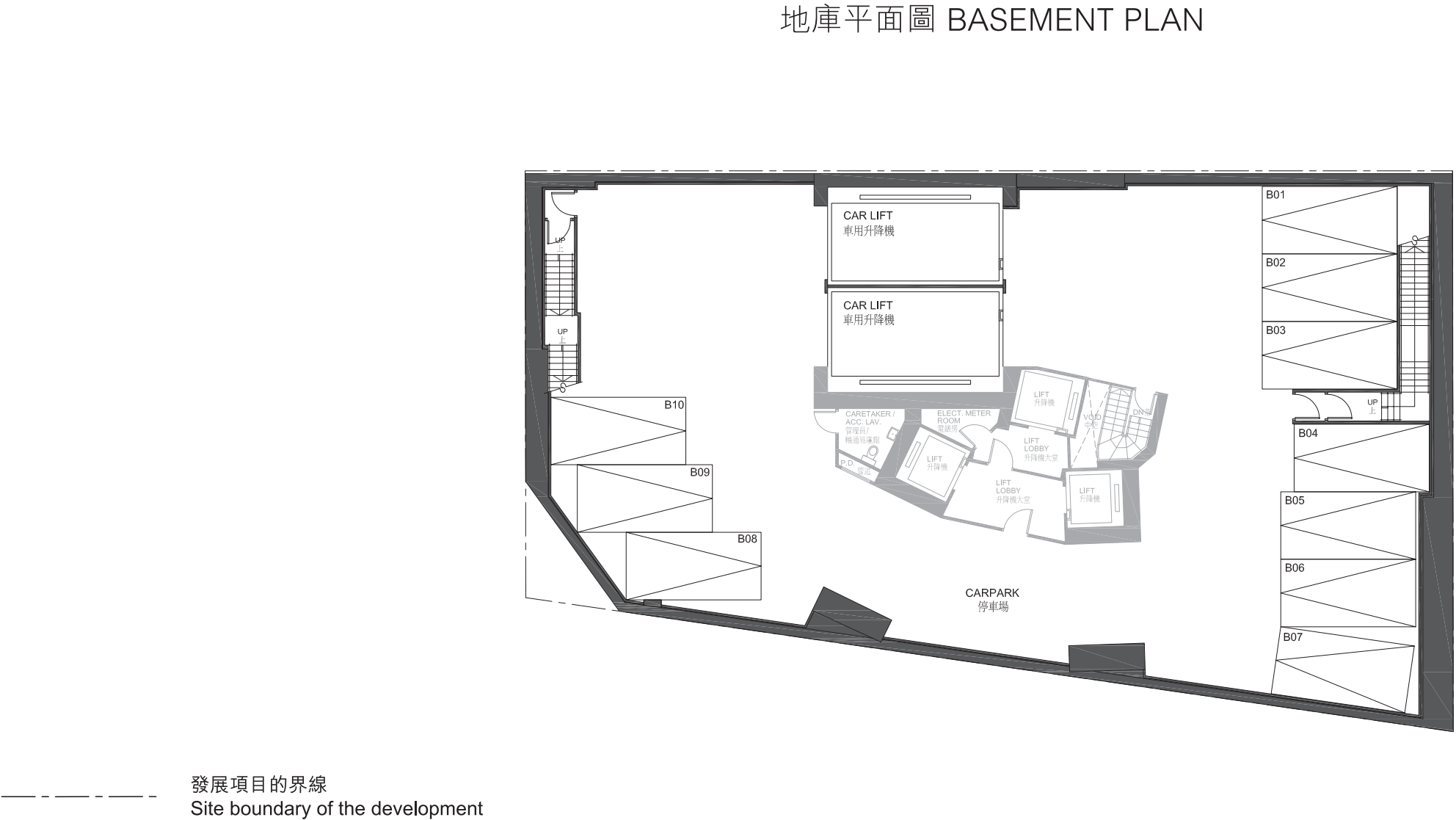
物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)：平方米(平方呎) Area of other specified items (Not included in the Saleable Area), sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
曉珀·御 High Park Grand	5/F & 6/F (duplex unit 複式單位)	A	180.044 (1938) 露台 Balcony: 4.708 (51) 工作平台 Utility Platform: 1.500 (16)	—	—	—	91.507 (985)	—	—	—	—	—	—
	5/F	B	90.339 (972) 露台 Balcony: — 工作平台 Utility Platform: —	—	2.794 (30)	—	25.902 (279)	—	—	—	—	—	—
	6/F	B	98.969 (1065) 露台 Balcony: 2.638 (28) 工作平台 Utility Platform: 1.500 (16)	—	2.794 (30)	—	—	—	—	—	—	—	—
	8/F - 9/F, 11/F - 12/F, 16/F - 17/F, 19/F - 20/F, 22/F - 23/F, 26/F	A	94.417 (1016) 露台 Balcony: 2.638 (28) 工作平台 Utility Platform: 1.500 (16)	—	2.794 (30)	—	—	—	—	—	—	—	—
		B	94.417 (1016) 露台 Balcony: 2.638 (28) 工作平台 Utility Platform: 1.500 (16)	—	2.794 (30)	—	—	—	—	—	—	—	—
	10/F, 15/F, 18/F, 21/F, 25/F, 28/F	A	94.417 (1016) 露台 Balcony: 2.638 (28) 工作平台 Utility Platform: 1.500 (16)	—	2.794 (30)	—	—	—	—	—	—	—	—
		B	94.207 (1014) 露台 Balcony: 2.638 (28) 工作平台 Utility Platform: 1.500 (16)	—	2.794 (30)	—	—	—	—	—	—	—	—
	27/F	A	94.417 (1016) 露台 Balcony: 2.638 (28) 工作平台 Utility Platform: 1.500 (16)	—	2.794 (30)	—	—	—	—	—	—	—	—
		B	94.187 (1014) 露台 Balcony: 2.618 (28) 工作平台 Utility Platform: 1.500 (16)	—	2.794 (30)	—	—	—	—	—	—	—	—
	30/F & 31/F (duplex unit 複式單位)	A	179.653 (1934) 露台 Balcony: 4.589 (49) 工作平台 Utility Platform: 1.499 (16)	—	—	—	—	—	—	60.740 (654)	6.116 (66)	—	—
		B	179.653 (1934) 露台 Balcony: 4.589 (49) 工作平台 Utility Platform: 1.499 (16)	—	—	—	—	—	—	60.740 (654)	6.116 (66)	—	—

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。  
The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註： 1.上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。  
2.玻璃天台的面積不計算於天台面積之內。  
Note： 1.Areas in metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.  
2.The area of glass roof is not included in the area of roof.

12. FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖



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

停車位類別 Type of Parking Spaces	位置 Location	數目 Number	尺寸(長 x 寬)(米) Dimension (L x W) (m)	每個車位面積(平方米) Area of each Parking Space (sq. m.)
住客車位 Residential Parking Space	B/F	10	5.0 x 2.5	12.5

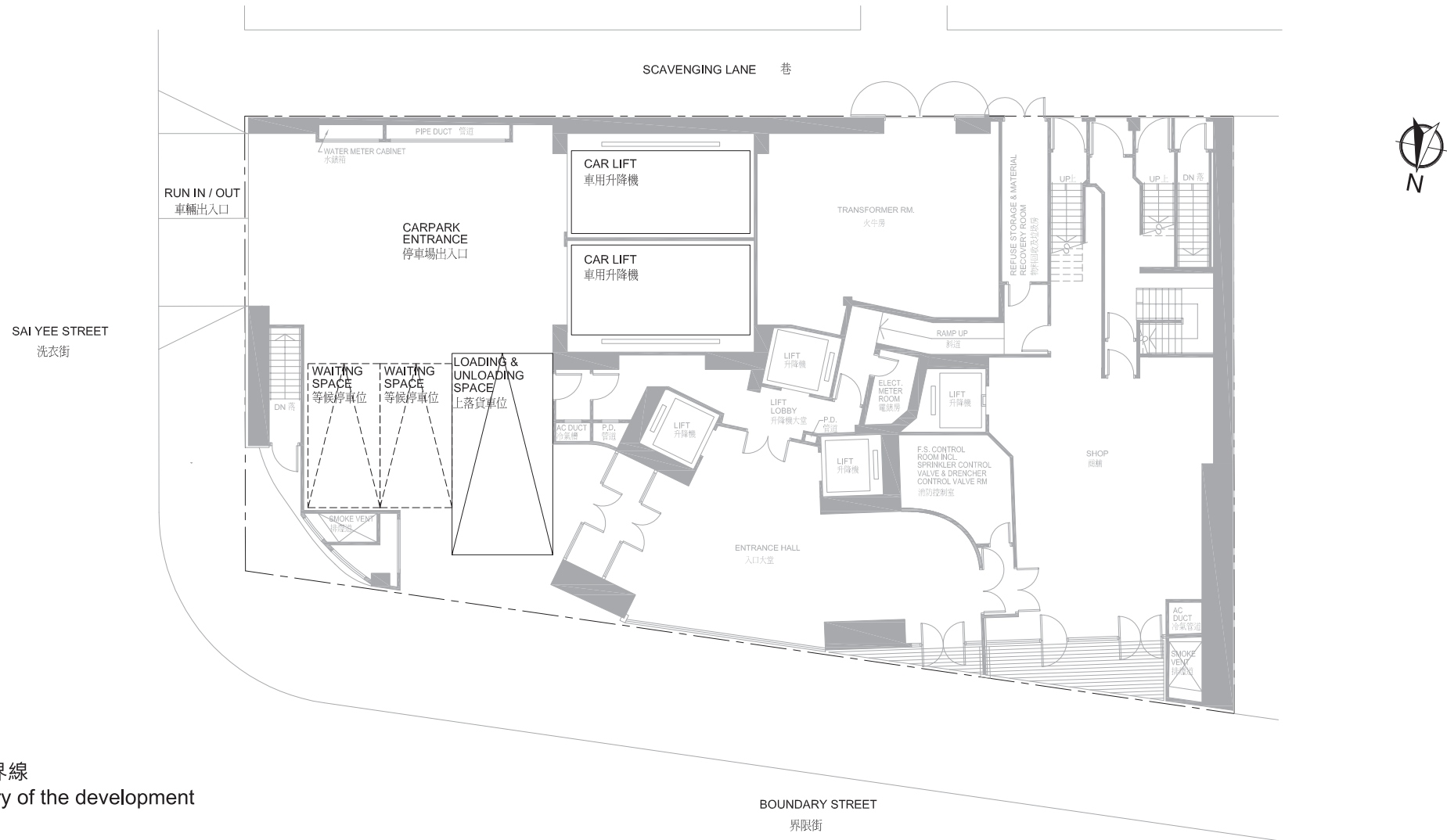




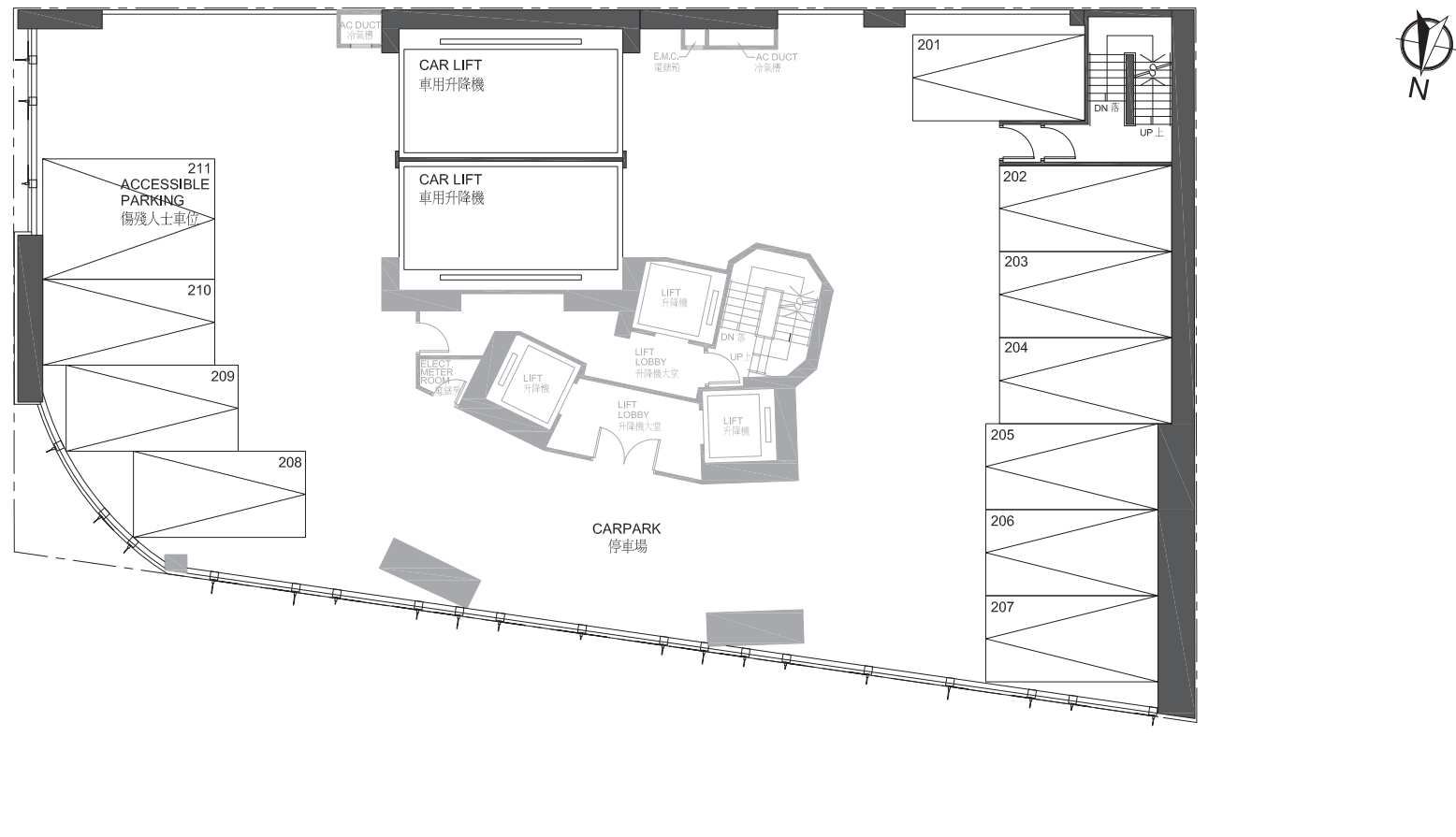
## 12. FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

### 發展項目中的停車位的樓面平面圖

地下平面圖 GROUND FLOOR PLAN



2樓平面圖 2ND FLOOR PLAN







# 13. SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

## 臨時買賣合約的摘要

- 買方在簽立臨時買賣合約時向賣方(擁有人)繳付相等於樓價5%之臨時訂金。
- 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
- 如買方沒有在訂立該臨時買賣合約的日期之後的5個工作日內簽立正式買賣合約 —
  - 該臨時買賣合約即告終止；及
  - 買方支付的臨時訂金，即予沒收；及
  - 賣方(擁有人)不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。

- A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.
- The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders;
- If the purchaser fails to sign the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase –
  - that preliminary agreement for sale and purchase is terminated; and
  - the preliminary deposit paid by the purchaser is forfeited; and
  - the vendor (the owner) does not have any further claim against the purchaser for the failure.

# 14. SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

- 發展項目的公用部分**

「公用地方與設施」統指「屋苑公用地方與設施」(擬供屋苑整體公用及共享)、「住宅公用地方與設施」(擬供「住宅發展項目」整體公用及共享)，並在適用的情況下包括《建築物管理條例》(香港法例第344章)第2條所指的“公用部分”及《建築物管理條例》(香港法例第344章)附表1所列舉的相關公用部分。

「屋苑公用地方與設施」包括但不限於屋苑平台的外牆(包括該處的大廈之建築特色及鰭片但不包括廣告位)、沉降式食水及沖廁水泵房、沉降式消防花灑及水簾轉換系統水缸及增壓水泵房、消防轉換水缸、管理員暢通易達洗手間、冷氣管槽、水錶櫃、管槽、停車場入口、上落客貨車位、停車等候處、電錶房、消防控制室包括花灑控制閥及水簾控制閥房、電掣房、冷氣機平台、花槽箱、電訊及廣播設備機房、電錶櫃、花灑系統泵房、花灑系統水缸、沖廁水泵房、上層天台(不構成任何住宅單位的一部分)、緊急發電機機房、消防鋼筋混凝土水缸、食水泵房、變壓器房、電纜間及所有相聯設施(包括但不限於通風系統、屋宇裝備、主牆、電纜入線設施及結構以供嵌固截斷及電錶板及設施)以及供安裝或使用天線廣播分導或電訊網絡設施的地方、公用天線、所有信號接收器及所有污水渠、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總沖廁水管、總食水管、機械設備及其他類似的裝置、設施或服務。

「住宅公用地方與設施」包括但不限於住宅大廈之外牆包括該處的建築特色及鰭片以及玻璃幕牆(但不包括可開啟部分)、公用空中花園、花槽、管理員辦事處或櫃枱、康樂地方與設施、升降機井底坑、升降機、入口大堂、冷氣機平台、平台(不構成住宅單位的一部分)、庇護層、水泵房、水簾泵房、露台之鋼筋混凝土頂部、工作平台之鋼筋混凝土頂部、窗台頂部、延伸部分、垃圾儲存及物料回收室、公共走廊、升降機大堂、樓梯、樓梯平台、升降機機房以及機電工程室、所有升降機、電線、電纜、管槽、水管、排水渠、於康樂地方與設施的運動及康樂設施及所有供住宅發展項目獨享的機電工程裝置及設備。

- 發展項目的管理人的委任年期**

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止管理人的委任為止。
- 在發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準**

每個住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理開支(包括管理人酬金)。該應繳的份額比例，應與分配給該擁有人的住宅單位的管理份數佔分配給發展項目內所有住宅單位的總管理份數的比例相同。
- 計算管理費按金的基準**

管理費按金相等於擁有人就其單位按首個年度管理預算案釐定而須繳付的三個月管理費。
- 擁有人在發展項目中保留作自用的範圍(如有的話)**

不適用。

備註：  
除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

- 分配予發展項目中的每個住宅物業的不可分割份數的數目**

樓層*	A室	B室
5樓及6樓(複式單位連平台)	189/5,100	---
5樓(連平台)	---	95/5,100
6樓	---	101/5,100
8樓 - 26樓	97/5,100	97/5,100
27樓	97/5,100	96/5,100
28樓	97/5,100	97/5,100
30樓及31樓(複式單位連天台)	191/5,100	191/5,100

\*不設13樓、14樓及24樓。





## 14. SUMMARY OF DEED OF MUTUAL COVENANT

### 公契的摘要

#### 1. The common parts of the development

“Common Areas and Facilities” means collectively the Estate Common Areas and Facilities (intended for the common use and benefit of the Estate as a whole), Residential Common Areas and Facilities (intended for the common use and benefit of the Residential Development as a whole) and, where appropriate, includes those appropriate and relevant “common parts” specified in Section 2 of the Building Management Ordinance (Cap.344) and those parts specified in Schedule 1 to the Building Management Ordinance (Cap. 344).

“Estate Common Areas and Facilities” includes but not limited to external walls of the podium of the Estate (including the architecture features and fins thereon but excluding the Advertising Spaces), sunken potable & flushing water pump room, sunken fire services sprinkler & drencher transfer water tank & booster pump room, fire services transfer water tank, Caretaker Accessible Lavatory, air-conditioning duct, water meter cabinet, pipe duct, car park entrance, Loading and Unloading Space, waiting spaces, electrical meter room, fire services control room including sprinkler control valve & drencher control valve room, switch room, air-conditioning platform, planter box, TBE room, electrical meter cabinet, sprinkler pump room, sprinkler water tank, flushing pump room, upper roof (which does not form part of any Residential Units), emergency generator room, R.C. water tank for fire services, potable pump room, transformer room(s), cable accommodations and all associated facilities (including but not limited to ventilation system, building services, main walls, cable entry facilities and structures for mounting cutouts and meter boards and facilities) and areas for the installation or use of aerial broadcast distribution or telecommunication network facilities, communal aerial, all signal receivers and all sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services.”

“Residential Common Areas and Facilities” includes but not limited to the external walls of the residential tower including the architectural features and fins thereon and the curtain walls (but excluding the openable parts thereof), the communal sky garden, planter, the caretaker’s office or counter, the Recreational Areas and Facilities, lift pits, lifts, entrance hall, air-conditioning platform, flat roofs (which do not form parts of a Residential Unit), refuge floor, water pump room, drencher pump room, R.C. cover above balcony, R.C. cover above utility platform, top of bay window, overrun, RS & MR room, common corridors, lift lobbies, staircases, landings, lift machine room and electrical and mechanical room, all lifts, wires, cables, ducts, pipes, drains, the sports and recreational facilities in the Recreational Areas and Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development.

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

Floor*	Flat A	Flat B
5/F & 6/F (duplex unit with flat roof)	189/5,100	---
5/F (with flat roof)	---	95/5,100
6/F	---	101/5,100
8/F - 26/F	97/5,100	97/5,100
27/F	97/5,100	96/5,100
28/F	97/5,100	97/5,100
30/F & 31/F (duplex unit with roof)	191/5,100	191/5,100

\*13/F, 14/F and 24/F are omitted.

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

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

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

The Owner of each Residential Unit shall contribute towards the management expenses (including the Manager's remuneration) of the development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the development.

#### 5. The basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months' management contribution based on the first annual Management Budget payable by the Owner in respect of his unit.

#### 6. The area (if any) in the development retained by the owner for that owner’s own use

Not applicable.

Remarks:

Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

## 15. SUMMARY OF LAND GRANT

### 批地文件的摘要

1. 發展項目位於九龍內地地段第7658號、第7685號、第7668號、第7669號及第7678號A分段及餘段（統稱「該土地」）。

2. 「該土地」乃根據以下政府租契分別持有(i)於1971年5月12日訂立的九龍內地地段第7658號政府租契；(ii)於1971年8月29日訂立的九龍內地地段第7685號政府租契；(iii)於1968年9月10日訂立的九龍內地地段第7668號政府租契；(iv)於1968年1月3日訂立的九龍內地地段第7669號政府租契；及(v)於1968年9月13日訂立的九龍內地地段第7678號政府租契，並於1990年7月13日以註冊於土地註冊處註冊摘要編號為UB4481591的「批地條款修訂書」作修改，及由註冊於土地註冊處註冊摘要編號為13071000490122的「分割契據」分割為九龍內地地段第7678號A分段及九龍內地地段第7678號餘段兩部分（統稱「該租契」）。而「該租契」的每份政府租契的批租年期均為1948年12月21日開始75年，其後有權續訂75年。

3. 「該土地」或任何建於「該土地」的建築物或該等建築物的任何部分除作非工業用途外，概不可用作或允許他人作任何其他用途。

4. 如非事前獲得政府以書面許可，「該土地」不可用作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。政府已於1989年2月15日就「該土地」的每個地段分別發出5個許可，准許「承批人」及其繼承人或承讓人於「該土地」經營食物供應或旅館的行業或業務，惟必先取得經營或從事相關行業或業務所須的所有許可證及牌照，並須遵從有關許可證與牌照所載的條文或條件及影響有關行業或業務或「該土地」的任何法例、規則或規例。

5. 「該租契」訂明「承批人」：「此後不時及無論何時在每當有需要時或情況要求時自費妥善地修葺、維持、支持、保持、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存現時或嗣後任何時間位於該片或該幅土地上之宅院或物業單位及所有其他任何豎設物及建築物，以及所有屬於該片或該幅土地及以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的修葺、清洗及修改工程，達致令女皇陛下下的工務局局長滿意為止」。

6. 「該租契」訂明「承批人」：「於本文協定的批租年期內按需要承擔、支付及撥出以合理份數和比例計算的費用及收費，以支付建造、建築、修理及修改屬於該出租的處所或該處所的任何部分必須的所有或任何道路、巷、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠，或該出租的處所與鄰近或毗鄰樓宇共用的部分。有關的付款比例由前述的署長釐定及確定，並可當作欠繳地租的性質追討」。

7. 除了上述第5及第6段的契諾外，「該租契」亦訂明：「如因應改善該殖民地環境或不論任何其他公眾目的所需，女皇陛下擁有全權向上述「承批人」發出三個曆月的通知，並且根據上述署長作出的公平客觀估值就上述「該土地」及建於該處的各建築物向「承批人」作出全面合理的賠償，從而收回、進入及再佔管所有或任何樓宇的部分。本項權力一旦行使，本文所訂的年期及產業權將分別終止及無效」。

8. 九龍內地地段第7658號政府租契亦訂明：「倘「承批人」、其傭僕或代理損害或阻塞位於或毗連該片或該幅土地內的任何污水渠、雨水渠、水管或屬於「香港政府」的其他物業，「承批人」須在「香港政府」要求時支付修補此等損害或移除阻塞的費用（現同意並聲明此等必要工程將由「香港政府」執行並由「承批人」支付相關費用）」。

9. 九龍內地地段第7685號政府租契亦訂明：「倘「承批人」、其傭僕或代理損害或阻塞位於或毗連該片或該幅土地內的任何水渠、污水渠、雨水渠、水管或屬於「香港政府」的其他物業，「承批人」須在「香港政府」要求時支付修補此等損害或移除阻塞的費用（現同意並聲明此等必要工程將由「香港政府」執行並由「承批人」支付相關費用）」。

10. 於1990年7月13日訂立並註冊於土地註冊處註冊摘要編號為UB4481591的批地條款修訂書（「批地條款修訂書」）訂明九龍內地地段第7678號的「承批人」須：「根據由建築事務監督核准或將會核准的建築圖則（屋宇地政署參考編號為BLD(B)2/4022/87）建造或將會建造的多層大廈（以下簡稱「多層大廈」）其部分位於及屹立在該片或該幅土地和部分位於及屹立在毗鄰多片或多幅名為並註冊於土地註冊處為九龍內地地段第7658號、第7685號、第7668號及第7669號土地的期間（以下簡稱「該期間」）內，容許公眾於任何時間自由地作所有合法用途及無須支付任何性質的費用以步行經越、再經越及行經在1989年11月16日訂立並註冊在土地註冊處註冊摘要編號為UB4481590的「撥出私人地方供公眾使用的契據」夾附的圖則劃定及以紅色間黑斜線顯示的該片或該幅土地有關部分，該部分從地面起計高至5.5米（該部分以下簡稱「撥供公眾使用的地方」）（現協定並聲明上文所述的經越及再經越權利只供行人通行，而車輛無權進出或通過「撥供公眾使用的地方」）。惟現協定並聲明「香港政府」（以下簡稱「政府」）可根據屋宇地政署署長（以下簡稱「署長」）全權酌情認為恰當的時間平整及表面鋪飾「撥供公眾使用的地方」，並由「承批人」支付相關費用。「承批人」亦在此承諾在「政府」要求時支付相關平整及表面鋪飾工程的費用（現協定及聲明「署長」就有關工程的費用所發出的證明書將作定論），並在嗣後自費保養、維修及必要時翻新「撥供公眾使用的地方」的表面，以令「署長」全面滿意。除非事前獲得「署長」書面同意（「署長」在發出同意時可訂立其視為恰當的條款及條件），「承批人」不得進行任何影響「撥供公眾使用的地方」表面的工程。「承批人」應在「該期間」保持及維持「撥供公眾使用的地方」暢通無阻而不受任何性質物件的阻礙（由「政府」進行的任何工程或其傭僕、代理或承辦商代表「政府」進行的任何工程所引致的阻礙則除外），當「署長」要求時，「承批人」須進行此等工程以移除在「撥供公眾使用的地方」的任何阻礙物（現協定並聲明「署長」對任何物件或建築是否構成阻礙的決定將作定論並對「承批人」有約束力）。惟現協定並聲明倘「承批人」未有根據「署長」要求移除任何阻礙物，「政府」有權通過其傭僕、代理或承辦商進入「撥供公眾使用的地方」以進行「署長」酌情認為必要的補償工程，而「承批人」須在「政府」要求時支付有關工程的費用（現協定並聲明「署長」就有關工程費用所發出的證明書將作定論）。」

備註：

(a) 如「批地條款修訂書」內所述，一份撥出私人地方供公眾使用的契據已於1989年11月16日訂立並註冊於土地註冊處註冊摘要編號為UB4481590（「撥出私人地方供公眾使用的契據」）。「撥出私人地方供公眾使用的契據」的條款與「批地條款修訂書」的條款大致相近，當中訂明（其中包括）「撥供公眾使用的地方」是在「上述多層大廈屹立在上述多片或多幅土地的期間內」給予公眾使用。

(b) 根據賣方律師的法律意見，由於「批地條款修訂書」及「撥出私人地方供公眾使用的契據」內所述的多層大廈已被拆卸，「撥出私人地方供公眾使用的契據」及「批地條款修訂書」中訂明須撥出「撥供公眾使用的地方」的責任已獲解除。





# 15. SUMMARY OF LAND GRANT

## 批地文件的摘要

1. The development is situated on Kowloon Inland Lot Nos.7658, 7685, 7668, 7669 and Section A and the Remaining Portion of Kowloon Inland Lot No. 7678 (collectively “the Lands”).
2. The Lands are respectively held under (i) Government Lease of Kowloon Inland Lot No.7658 dated 12th May 1971; (ii) Government Lease of Kowloon Inland Lot No.7685 dated 29th August 1971; (iii) Government Lease of Kowloon Inland Lot No.7668 dated 10th September 1968; (iv) Government Lease of Kowloon Inland Lot No.7669 dated 3rd January 1968; and (v) Government Lease of Kowloon Inland Lot No.7678 dated 13th September 1968 as modified by a Modification Letter dated 13th July 1990 and registered in the Land Registry by Memorial No.UB4481591 and divided into two portions as Section A and the Remaining Portion of Kowloon Inland Lot No. 7678 by the Deed Poll registered in the Land Registry by Memorial No. 13071000490122 (collectively “the Leases”), each of the Lands is held for the residue of the term of 75 years from 21st December 1948 with a right of renewal for one further term of 75 years.
3. The Lands or any buildings erected thereon or any part of such buildings shall not be used or allowed to be used for any purpose other than non-industrial purposes.
4. The Lands shall not be used for the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous written licence of the Government. By 5 several Licences all dated 15th February 1989 in respect of each of the Lands, the Government has granted licence to the Lessees and its successors or assigns to carry on the trade or business of Victualler or Tavern-keeper upon the Lands subject to obtaining all licences and permits that may be required in connection with the carrying on of the trade or business and subject also to the compliance with all provisions or conditions contained in such licences and permits and with any Ordinances Rules or Regulations affecting the trade or business or the Lands.
5. The Leases provide that the Lessee “will from time to time and at all times hereafter when where and as often as need or occasion shall require at the said Lessee’s own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and Keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of Her said Majesty’s Director of Public Works.”
6. The Leases also provide that the Lessees “will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads lanes pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging

to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear.”

7. In addition to the covenants in paragraphs 5 and 6 above, the Leases also provide that “Her said Majesty shall have full power to resume enter into and re-take possession of all or any part of the demised premises if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months’ notice being given to the said Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void.”
8. The Lease of Kowloon Inland Lot No. 7658 also provides that “in the event of any damage or obstruction being caused to any sewer storm-water drain watermain or other properties belonging to the Government of Hong Kong within or adjoining the said piece or parcel of ground by the said Lessee her servants or agents the said Lessee will pay on demand the cost of making good or removing such damage or obstruction (it being agreed and declared that the necessary works shall be carried out by the Government of Hong Kong at the cost of the said Lessee).”
9. The Lease of Kowloon Inland Lot No. 7685 also provides that “in the event of any damage or obstruction being caused to any nullah sewer storm-water drain watermain or other properties belonging to the Government of Hong Kong within or adjoining the said piece or parcel of ground by the said Lessee her servants or agents the said Lessee will pay on demand the cost of making good or removing such damage or obstruction (it being agreed and declared that the necessary works shall be carried out by the Government of Hong Kong at the cost of the said Lessee).”
10. The Modification Letter dated 13th July 1990 and registered in the Land Registry by Memorial No.UB4481591 (“Modification Letter”) provides that the Lessee of Kowloon Inland Lot No.7678 will “throughout the period during which the multi-storey building erected or to be erected in accordance with the building plans approved or to be approved by the Building Authority under Buildings and Lands Department Reference No. BLD(B) 2/4022/87 (hereinafter referred to as “the Multi-storey Building”) shall be situated and standing partly on the said piece or parcel of ground and partly on the adjacent pieces or parcels of grounds known and registered in the Land Office as Kowloon Inland Lots Nos. 7658, 7685, 7668 and 7669 (which period is hereinafter referred to as “the Period”) permit all members of the public at all times and for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot over and along all that portion of the said piece or parcel of ground delineated and shown coloured red hatched black on the plan annexed to the Deed of Dedication dated the 16th day of November 1989 and registered in the Land Office by Memorial No.UB4481590 up to a height of 5.5 metres above ground level (which portion is hereinafter referred to as “the Dedicated Area”) (it being agreed and declared that the right to pass and repass hereinbefore mentioned shall be a right of pedestrian passage only and that no vehicles shall have any right of access to or passage over the Dedicated Area) PROVIDED ALWAYS AND IT

IS HEREBY AGREED AND DECLARED that the Government of Hong Kong (hereinafter referred to as “the Government”) shall at the said Lessee’s expense form and surface the Dedicated Area at such time or times as the Director of Buildings and Lands (hereinafter referred to as “the Director”) in his sole discretion may consider desirable AND the said Lessee HEREBY FURTHER COVENANTS that the said Lessee will pay to the Government on demand the cost of such formation and surfacing works (it being agreed and declared that a certificate under the hand of the Director shall be conclusive as to the cost of any such works) AND the said Lessee will thereafter at his own expense maintain repair and when necessary renew the surfacing of the Dedicated Area all to the satisfaction of the Director AND will not carry out any works of any nature whatsoever which may affect the surfacing of the Dedicated Area except with the prior written consent of the Director who may in granting such consent impose such terms and conditions as he sees fit AND will throughout the Period keep and maintain the Dedicated Area free of all obstructions of any nature whatsoever (other than obstructions caused by the Government its servants agents or contractors in connection with any works carried out by or on behalf of the Government) AND will if and when called upon to do so by the Director carry out such works for the removal of any obstruction from the Dedicated Area as the Director shall require (it being agreed and declared that the decision of the Director as to whether any object or construction constitutes an obstruction shall be conclusive and binding on the said Lessee) PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that in the event of the failure of the said Lessee to remove any obstruction as required by the Director it shall be lawful for the Government acting by its servants agents or contractors to enter upon the Dedicated Area to carry out such works as the Director shall consider necessary to make good such failure and the cost of such works shall be payable by the said Lessee to the Government on demand (it being agreed and declared that a certificate under the hand of the Director shall be conclusive as to the cost of any such works)”.

Remarks:

- (a) As set out in the Modification Letter, a Deed of Dedication dated 16th November 1989 was executed and registered in the Land Registry by Memorial No.UB4481590 (“Deed of Dedication”). The Deed of Dedication is in similar terms as the Modification Letter, which provides, inter alia, the dedication of the Dedicated Area “for the period during which the said multi-storey building shall be situated on the said pieces or parcels of land”.
- (b) According to the legal advice from the Vendor’s solicitors, as the multi-storey building referred to in the Modification Letter and the Deed of Dedication has been demolished, the obligation to dedicate the Dedicated Area referred to in the Deed of Dedication and the Modification Letter has been discharged.



## 16. INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

### 公共設施及公眾休憩用地的資料

#### 1. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

九龍內地段第7678號政府租契已當作包括以下載於1990年7月13日訂立並註冊於土地註冊處註冊摘要編號為UB4481591關乎相同地段的批地條款修訂書（「批地條款修訂書」）的契諾：

「根據由建築事務監督核准或將會核准的建築圖則（屋宇地政署參考編號為BLD(B)2/4022/87）建造或將會建造的多層大廈（以下簡稱「多層大廈」）其部分位於及屹立在該片或該幅土地和部分位於及屹立在毗鄰多片或多幅名為並註冊於土地註冊處為九龍內地段第7658號、第7685號、第7668號及第7669號土地的期間（以下簡稱「該期間」）內，前述「承批人」須容許公眾於任何時間自由地作所有合法用途及無須支付任何性質的費用以步行經越、再經越及行經在1989年11月16日訂立並註冊在土地註冊處註冊摘要編號為UB4481590的「撥出私人地方供公眾使用的契據」夾附的圖則劃定及以紅色間黑斜線顯示的該片或該幅土地所有部分，該部分從地面起計高至5.5米（該部分以下簡稱「撥供公眾使用的地方」）（現協定並聲明上文所述的經越及再經越權利只供行人通行，而車輛無權進出或通過「撥供公眾使用的地方」）。惟現協定並聲明香港政府（以下簡稱「政府」）可根據屋宇地政署署長（以下簡稱「署長」）全權酌情認為恰當的時間平整及表面鋪飾「撥供公眾使用的地方」，並由「承批人」支付相關費用。「承批人」亦在此承諾在「政府」要求時支付相關平整及表面鋪飾工程的費用（現協定及聲明「署長」就有關工程的費用所發出的證明書將作定論）。」

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

「批地條款修訂書」亦訂明：

「及「承批人」在嗣後須自費保養、維修及必要時翻新「撥供公眾使用的地方」的表面，以令「署長」全面滿意。除非事前獲得「署長」書面同意（「署長」在發出同意時可訂立其視為恰當的條款及條件），「承批人」不得進行任何影響「撥供公眾使用的地方」表面的工程。「承批人」應在「該期間」保持及維持「撥供公眾使用的地方」暢通無阻而不受任何性質物件的阻礙（由「政府」進行的任何工程或其傭僕、代理或承辦商代表「政府」進行的任何工程所引致的阻礙則除外）。當「署長」要求時，「承批人」須進行此等工程以移除在「撥供公眾使用的地方」的任何阻礙物（現協定並聲明「署長」對任何物件或建築是否造成阻礙的決定將作定論並對「承批人」有約束力）。惟現協定並聲明倘「承批人」未有根據「署長」要求移除任何阻礙物，「政府」有權通過其傭僕、代理或承辦商進入「撥供公眾使用的地方」以進行「署長」酌情認為必要的補償工程，而「承批人」須在「政府」要求時支付有關工程的費用（現協定並聲明「署長」就有關工程費用所發出的證明書將作定論）。」

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

「批地文件」及於1989年11月16日訂立並註冊在土地註冊處註冊摘要編號為UB4481590的撥出私人地方供公眾使用的契據（「撥出私人地方供公眾使用的契據」）所指的「撥供公眾使用的地方」：

#### (I) 「批地文件」的條文

「批地條款修訂書」訂明九龍內地段第7678號的「承批人」須：「根據由建築事務監督核准或將會核准的建築圖則（屋宇地政署參考編號為BLD(B)2/4022/87）建造或將會建造的多層大廈（以下簡稱「多層大廈」）其部分位於及屹立在該片或該幅土地和部分位於及屹立在毗鄰多片或多幅名為並註冊於土地註冊處為九龍內地段第7658號、第7685號、第7668號及第7669號土地的期間（以下簡稱「該期間」）內，前述「承批人」須容許公眾於任何時間自由地作所有合法用途及無須支付任何性質的費用以步行經越、再經越及行經在1989年11月16日訂立並註冊在土地註冊處註冊摘要編號為UB4481590的「撥出私人地方供公眾使用的契據」夾附的圖則劃定及以紅色間黑斜線顯示的該片或該幅土地所有部分，該部分從地面起計高至5.5米（該部分以下簡稱「撥供公眾使用的地方」）（現協定並聲明上文所述的經越及再經越權利只供行人通行，而車輛無權進出或通過「撥供公眾使用的地方」）。惟現協定並聲明香港政府（以下簡稱「政府」）可根據屋宇地政署署長（以下簡稱「署長」）全權酌情認為恰當的時間平整及表面鋪飾「撥供公眾使用的地方」，並由「承批人」支付相關費用。「承批人」亦在此承諾在「政府」要求時支付相關平整及表面鋪飾工程的費用（現協定及聲明「署長」就有關工程的費用所發出的證明書將作定論），並在嗣後自費保養、維修及必要時翻新「撥供公眾使用的地方」的表面，以令「署長」全面滿意。除非事前獲得「署長」書面同意（「署長」在發出同意時可訂立其視為恰當的條款及條件），「承批人」不得進行任何影響「撥供公眾使用的地方」表面的工程。「承批人」應在「該期間」保持及維持「撥供公眾使用的地方」暢通無阻而不受任何性質物件的阻礙（由「政府」進行的任何工程或其傭僕、代理或承辦商代表「政府」進行的任何工程所引致的阻礙則除外）。當「署長」要求時，「承批人」須進行此等工程以移除在「撥供公眾使用的地方」的任何阻礙物（現協定並聲明「署長」對任何物件或建築是否造成阻礙的決定將作定論並對「承批人」有約束力）。惟現協定並聲明倘「承批人」未有根據「署長」要求移除任何阻礙物，「政府」有權通過其傭僕、代理或承辦商進入「撥供公眾使用的地方」以進行「署長」酌情認為必要的補償工程，而「承批人」須在「政府」要求時支付有關工程的費用（現協定並聲明「署長」就有關工程費用所發出的證明書將作定論）。」

#### (II) 「撥出私人地方供公眾使用的契據」的條文

第1(ii)條列明：

「業主有意根據建築事務監督核准或將會核准的圖則而其屋宇地政署參考編號為BLD(B)2/4022/87在該片或該幅土地上建造一座多層大廈。」

第2條訂明：

「業主依據前述的規例及在獲得「承按人」的同意及贊同下，就其有權限的所有權利、業權及權益由本文訂立日起撥出第三附錄所描述的所有範圍（以下簡稱「撥供公眾使用的地方」）在所述的多層大廈屹立在上述多片或多幅土地的期間內，供公眾作通行用途。」

根據第三附錄，「撥供公眾使用的地方」即「洗衣街和界限街交界面積為7.4平方米的三角範圍，從地面起計延伸淨高不得少於5.5米，並在本文夾附圖則劃定及以紅色間黑斜線顯示。」

第3條亦訂明：

「3. 此撥出私人地方供公眾使用受下列條款及條件所限：

(i) 除非「政府」發出書面同意，本契據不能被撤銷。

(ii) 前述的通行權利只限於行人通行，而車輛無權進出或通過「撥供公眾使用的地方」。

(iii) 業主須以「政府」滿意的方式及「政府」認為恰當的時間自費平整及表面鋪飾「撥供公眾使用的地方」。業主須在「政府」要求時支付有關平整及表面鋪飾工程的費用，屋宇地政署署長（以下簡稱「署長」）就有關工程費用發出的證明書將作定論。

(iv) 業主在平整及表面鋪飾工程完成後須以「政府」全面滿意的方式及「政府」認為恰當的時間自費保養、維修及必要時翻新「撥供公眾使用的地方」的表面。除非事前得到「署長」書面同意及遵守其訂立的條款及條件，業主不得進行任何影響「撥供公眾使用的地方」表面的工程。

(v) 業主應在前述多層大廈屹立在上述多片或多幅土地期間保持及維持「撥供公眾使用的地方」暢通無阻而不受任何性質物件的阻礙（由「政府」進行的任何工程或其傭僕、代理或承辦商代表「政府」進行的任何工程所引致的阻礙則除外）。當「署長」要求時，業主須進行此等工程以移除在「撥供公眾使用的地方」的任何阻礙物。「署長」對任何物件或建築是否造成阻礙的決定將作定論並對業主有約束力。

(vi) 倘業主未有根據以上(v)次條移除任何阻礙物，「政府」有權通過其傭僕、代理或承辦商進入「撥供公眾使用的地方」以進行「署長」認為必要的補償工程，而業主須在「政府」要求時支付有關工程的費用。「署長」就有關工程費用發出的證明書將作定論。」

(III) 本部分的結尾已附錄圖則，並在切實可行的情況下展示「撥供公眾使用的地方」的位置。

備註：根據賣方律師的法律意見，由於「批地條款修訂書」及「撥出私人地方供公眾使用的契據」內所述的多層大廈已被拆卸，「撥出私人地方供公眾使用的契據」及「批地條款修訂書」中訂明須撥出「撥供公眾使用的地方」的責任已獲解除。

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

The Government Lease of Kowloon Inland Lot No.7678 was deemed to include the following covenant as set forth in the Modification Letter dated 13th July 1990 and registered in the Land Registry by Memorial No.UB4481591 ("the Modification Letter") in respect of the same lot:

"the said Lessee will throughout the period during which the multi-storey building erected or to be erected in accordance with the building plans approved or to be approved by the Building Authority under Buildings and Lands Department Reference No. BLD(B) 2/4022/87 (hereinafter referred to as "the Multi-storey Building") shall be situated and standing partly on the said piece or parcel of ground and partly on the adjacent pieces or parcels of grounds known and registered in the Land Office as Kowloon Inland Lots Nos. 7658, 7685, 7668 and 7669 (which period is hereinafter referred to as "the Period") permit all members of the public at all times and for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot over and along all that portion of the said piece or parcel of ground delineated and shown coloured red hatched black on the plan annexed to the Deed of Dedication dated the 16th day of November 1989 and registered in the Land Office by Memorial No.UB4481590 up to a height of 5.5 metres above ground level (which portion is hereinafter referred to as "the Dedicated Area") (it being agreed and declared that the right to pass and repass hereinbefore mentioned shall be a right of pedestrian passage only and that no vehicles shall have any right of access to or passage over the Dedicated Area) PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that the Government of Hong Kong (hereinafter referred to as "the Government") shall at the said Lessee's expense form and surface the Dedicated Area at such time or times as the Director of Buildings and Lands (hereinafter referred to as "the Director") in his sole discretion may consider desirable AND the said Lessee HEREBY FURTHER COVENANTS that the said Lessee will pay to the Government on demand the cost of such formation and surfacing works (it being agreed and declared that a certificate under the hand of the Director shall be conclusive as to the cost of any such works)".

#### 2. Facilities or open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

The Modification Letter also stipulates that :

"AND the said Lessee will thereafter at his own expense maintain repair and when necessary renew the surfacing of the Dedicated Area all to the satisfaction of the Director AND will not carry out any works of any nature whatsoever which may affect the surfacing of the Dedicated Area except with the prior written consent of the Director who may in granting such consent impose such terms and conditions as he sees fit AND will throughout the Period keep and maintain the Dedicated Area free of all obstructions of any nature whatsoever (other than obstructions caused by the Government its



# 16. INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

servants agents or contractors in connection with any works carried out by or on behalf of the Government) AND will if and when called upon to do so by the Director carry out such works for the removal of any obstruction from the Dedicated Area as the Director shall require (it being agreed and declared that the decision of the Director as to whether any object or construction constitutes an obstruction shall be conclusive and binding on the said Lessee) PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that in the event of the failure of the said Lessee to remove any obstruction as required by the Director it shall be lawful for the Government acting by its servants agents or contractors to enter upon the Dedicated Area to carry out such works as the Director shall consider necessary to make good such failure and the cost of such works shall be payable by the said Lessee to the Government on demand (it being agreed and declared that a certificate under the hand of the Director shall be conclusive as to the cost of any such works)."

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

The Dedicated Area as referred to in the Land Grant and the Deed of Dedication dated 16th November 1989 and registered in the Land Registry by Memorial No.UB4481590 ("the Deed of Dedication"):

(I) Provisions of the Land Grant

It is stipulated in the Modification Letter that the Lessee of Kowloon Inland Lot No.7678 will "throughout the period during which the multi-storey building erected or to be erected in accordance with the building plans approved or to be approved by the Building Authority under Buildings and Lands Department Reference No. BLD(B) 2/4022/87 (hereinafter referred to as "the Multi-storey Building") shall be situated and standing partly on the said piece or parcel of ground and partly on the adjacent pieces or parcels of grounds known and registered in the Land Office as Kowloon Inland Lots Nos. 7658, 7685, 7668 and 7669 (which period is hereinafter referred to as "the Period") permit all members of the public at all times and for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot over and along all that portion of the said piece or parcel of ground delineated and shown coloured red hatched black on the plan annexed to the Deed of Dedication dated the 16th day of November 1989 and registered in the Land Office by Memorial No.UB4481590 up to a height of 5.5 metres above ground level (which portion is hereinafter referred to as "the Dedicated Area") (it being agreed and declared that the right to pass and repass hereinbefore mentioned shall be a right of pedestrian passage only and that no vehicles shall have any right of access to or passage over the Dedicated Area) PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that the Government of Hong Kong (hereinafter referred to as "the Government") shall at the said Lessee's expense form and surface the Dedicated Area at such time or times as the Director of Buildings and Lands (hereinafter referred to as "the Director") in his sole discretion may consider desirable AND the said Lessee HEREBY FURTHER COVENANTS that the said Lessee will pay to

the Government on demand the cost of such formation and surfacing works (it being agreed and declared that a certificate under the hand of the Director shall be conclusive as to the cost of any such works) AND the said Lessee will thereafter at his own expense maintain repair and when necessary renew the surfacing of the Dedicated Area all to the satisfaction of the Director AND will not carry out any works of any nature whatsoever which may affect the surfacing of the Dedicated Area except with the prior written consent of the Director who may in granting such consent impose such terms and conditions as he sees fit AND will throughout the Period keep and maintain the Dedicated Area free of all obstructions of any nature whatsoever (other than obstructions caused by the Government its servants agents or contractors in connection with any works carried out by or on behalf of the Government) AND will if and when called upon to do so by the Director carry out such works for the removal of any obstruction from the Dedicated Area as the Director shall require (it being agreed and declared that the decision of the Director as to whether any object or construction constitutes an obstruction shall be conclusive and binding on the said Lessee) PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that in the event of the failure of the said Lessee to remove any obstruction as required by the Director it shall be lawful for the Government acting by its servants agents or contractors to enter upon the Dedicated Area to carry out such works as the Director shall consider necessary to make good such failure and the cost of such works shall be payable by the said Lessee to the Government on demand (it being agreed and declared that a certificate under the hand of the Director shall be conclusive as to the cost of any such works)".

(II) Provisions of the Deed of Dedication

It is set out in Clause 1(ii) that:

"the Owner desires to construct on the said pieces or parcels of ground a multi-storey building in accordance with the plans approved or to be approved by the Building Authority under Buildings and Lands Department Reference No.BLD(B) 2/4022/87."

Clause 2 stipulates that :-

"the Owner in pursuance of the Regulation aforesaid and with the consent and concurrence of the Mortgagee for all right title and interest competent to it HEREBY DEDICATES from the date hereof ALL THAT the area described in the Third Schedule hereto (hereinafter referred to as "the dedicated area") UNTO the public for the purposes of passage for the period during which the said multi-storey building shall be situated on the said pieces or parcels of ground."

Under the Third Schedule, the dedicated area means "the triangular area of 7.4 square metres at the junction of Sai Yee Street and Boundary Street extending to a clear height of not less than 5.5 metres above ground level more particularly delineated and described on the plan annexed hereto and thereon shown coloured red hatched black."

Clause 3 further stipulates that :-

"3. This dedication is made subject to the following terms and conditions:

(i) It shall be irrevocable except with the written consent of the Government.

(ii) The right of passage as aforesaid is a right of pedestrian passage only and no vehicles shall have any right of access to or passage over the dedicated area.

(iii) The Government shall at the Owner's expense form and surface the dedicated area to the Government's own satisfaction and at such time or times as the Government may consider desirable. The Owner shall pay the cost of such formation and surfacing works to the Government on demand and a certificate under the hand of the Director of Buildings and Lands (hereinafter referred to as "the Director") shall be conclusive as to the cost of any such works.

(iv) After completion of the formation and surfacing works the Owner shall at its own expense maintain repair and when necessary renew the surfacing of the dedicated area all to the satisfaction of the Government and at such time or times as the Government may consider desirable. The Owner shall not carry out any works which affect the surfacing of the dedicated area except with the prior written consent of the Director and subject to such terms and conditions as he may impose.

(v) The Owner shall throughout the period during which the said multi-storey building shall be situated on the said pieces or parcels of ground keep and maintain the dedicated area free of all obstructions of any nature whatsoever (other than obstructions caused by the Government its servants agents or contractors in connection with any works being carried out by or on behalf of the Government) and if and when called upon to do so by the Director shall carry out such works for the removal of any obstruction from the dedicated area as the Director shall require. The decision of the Director as to whether any object or construction constitutes an obstruction shall be conclusive and binding on the Owner.

(vi) In the event of the failure on the part of the Owner to remove any obstruction in accordance with sub-Clause (v) hereof it shall be lawful for the Government acting by its servants agents or contractors to enter the dedicated area and carry out such works as the Director shall consider necessary to make good such failure and the cost of such works shall be payable by the Owner to the Government on demand. A certificate under the hand of the Director shall be conclusive as to the cost of any such works."

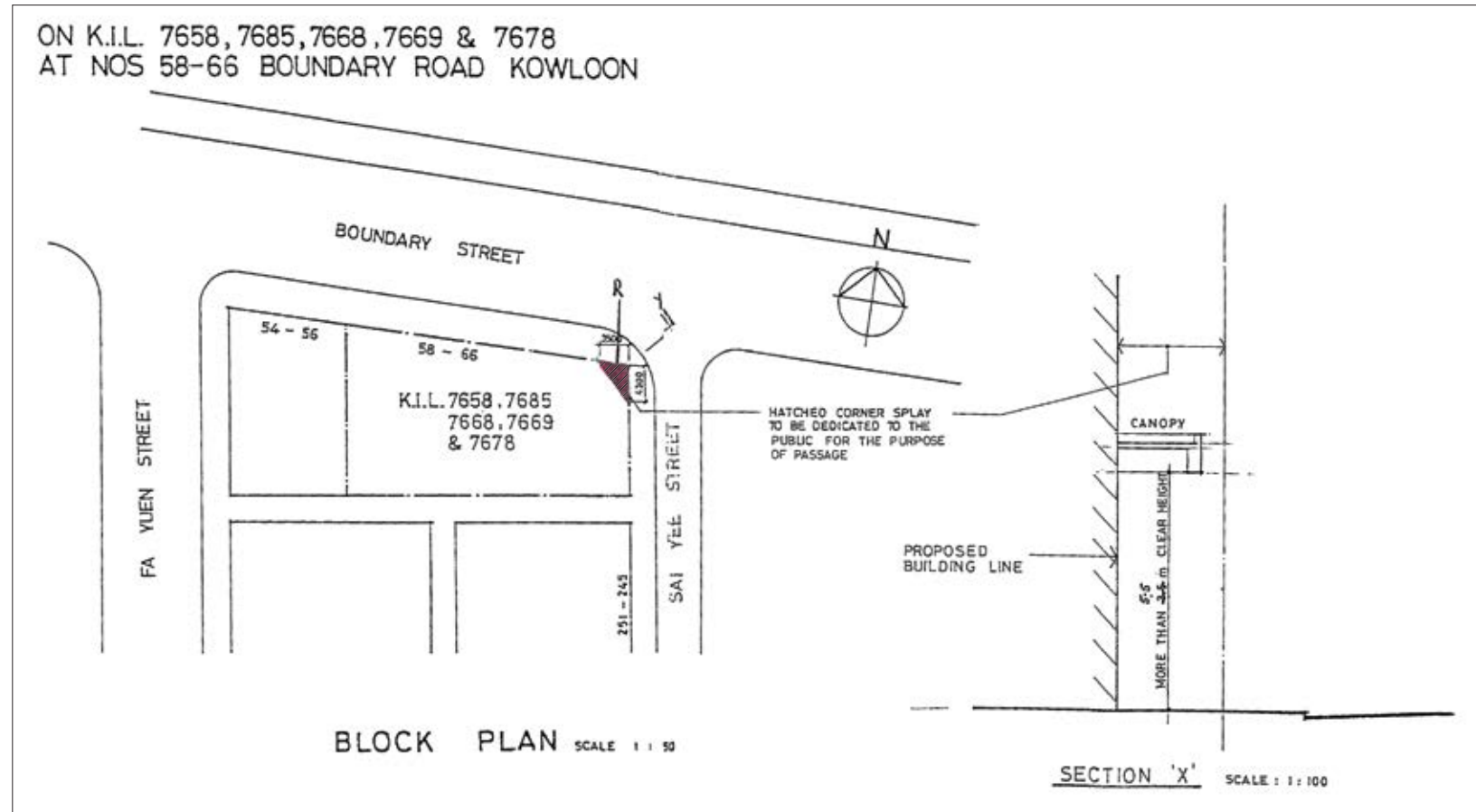
(III) Plan showing the location of the Dedicated Area as far as it is practicable to do so is appended hereto at the end of this section.

Remarks : According to the legal advice from the Vendor's solicitors, as the said multi-storey building referred to in the Modification Letter and the Deed of Dedication has been demolished, the obligation to dedicate the Dedicated Area referred to in the Deed of Dedication and the Modification Letter has been discharged.

## 16. INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

### 公共設施及公眾休憩用地的資料

於1989年11月16日訂立並註冊於土地註冊處註冊摘要編號為UB4481590的「撥出私人地方供公眾使用的契據」夾附的圖則  
Plan annexed to the Deed of Dedication dated 16th November 1989 and registered in the Land Registry by Memorial No. UB4481590



圖例 LEGEND  
R-  紅色間黑斜線範圍  
Red hatched black area

## 17. WARNING TO PURCHASERS

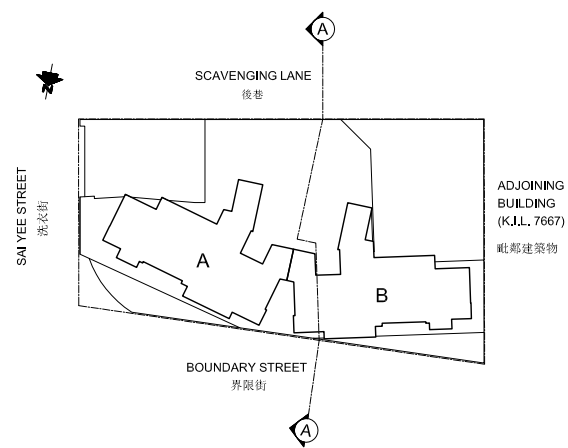
### 對買方的警告

1. 此提示建議你聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表你行事。
  2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
  3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：—  
(i) 該律師事務所可能不能夠保障你的利益；及  
(ii) 你可能要聘用一間獨立的律師事務所。
  4. 如屬3.(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。
1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.
  2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.
  3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you:-  
(i) that firm may not be able to protect your interests; and  
(ii) you may have to instruct a separate firm of solicitors.
  4. In the case of paragraph 3.(ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.



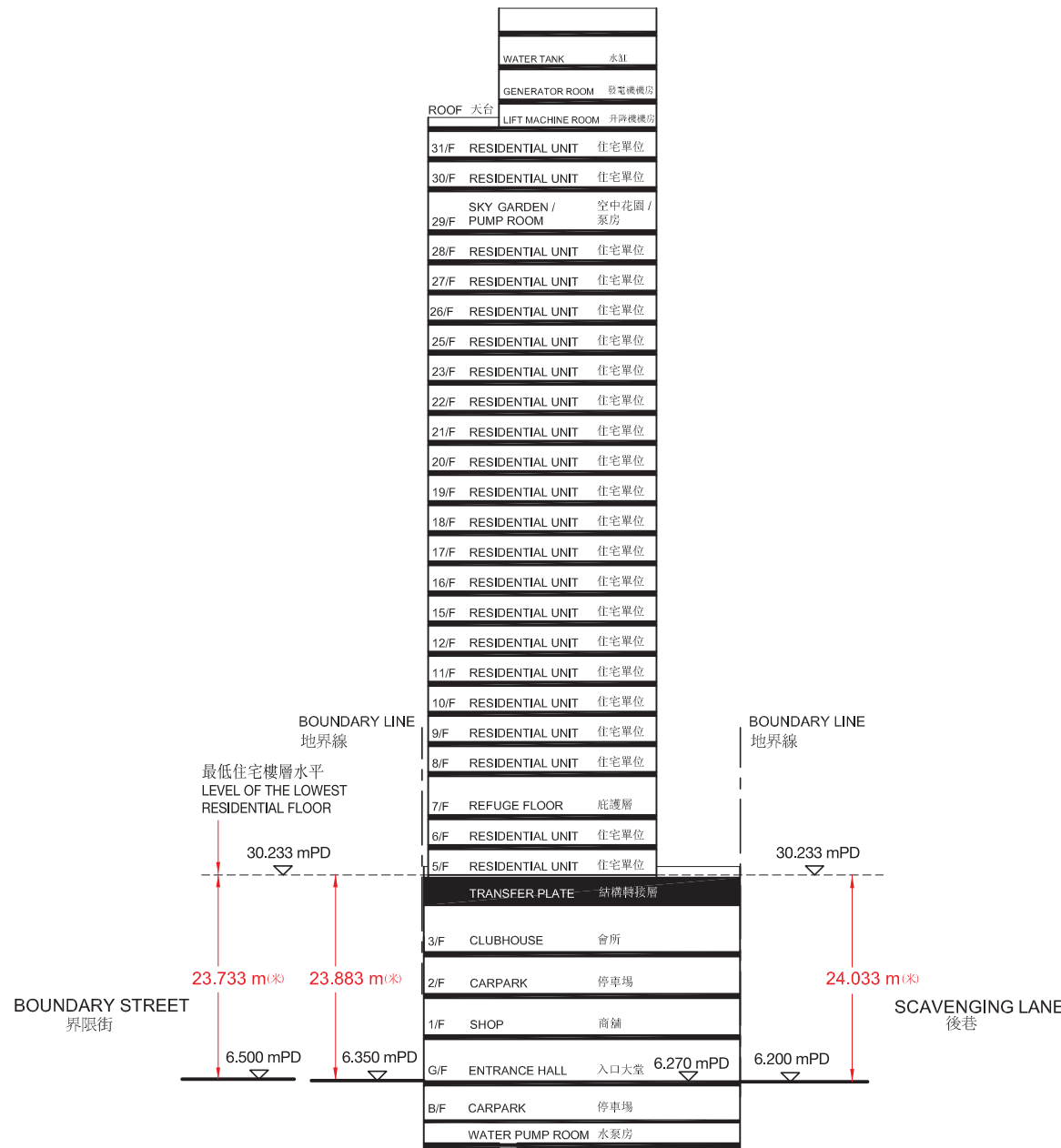
# 18. CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

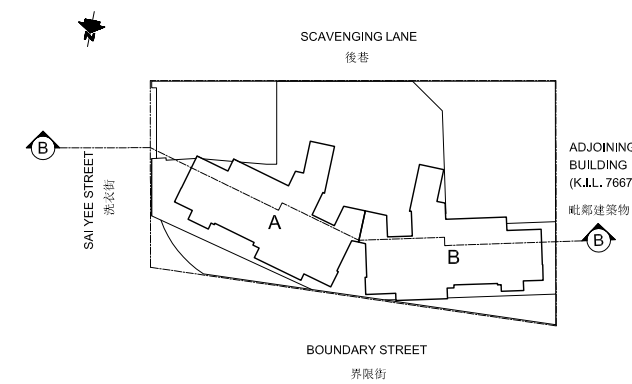


1. 毗鄰建築物的一段界限街，為香港主水平基準以上6.35至6.50米。
2. 毗鄰建築物的一段後巷，為香港主水平基準以上6.2米。
3. 虛線為最低住宅樓層水平。

1. The part of Boundary Street adjacent to the building is 6.35 to 6.50 metres above the Hong Kong Principal Datum (mPD).
2. The part of scavenging lane adjacent to the building is 6.2 metres above the Hong Kong Principal Datum (mPD).
3. Dotted line denotes level of the lowest residential floor.

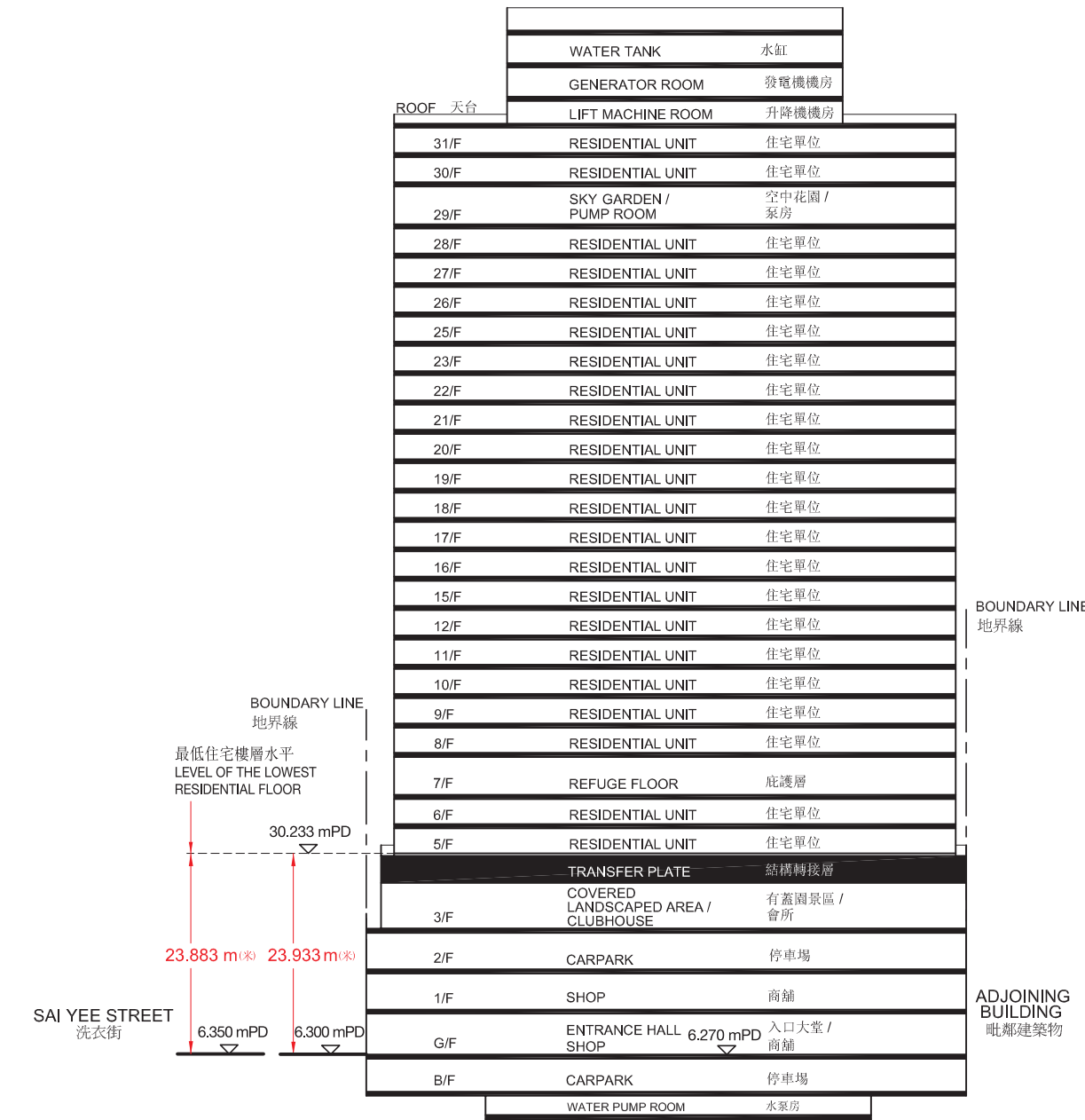


橫截面圖 A-A  
Cross - Section Plan A-A



1. 毗鄰建築物的一段洗衣街，為香港主水平基準以上6.30至6.35米。
2. 虛線為最低住宅樓層水平。

1. The part of Sai Yee Street adjacent to the building is 6.30 to 6.35 metres above the Hong Kong Principal Datum (mPD).
2. Dotted line denotes level of the lowest residential floor.



橫截面圖 B-B  
Cross - Section Plan B-B

# 19. ELEVATION PLAN

## 立面圖

發展項目的認可人士已證明本圖所顯示的立面：

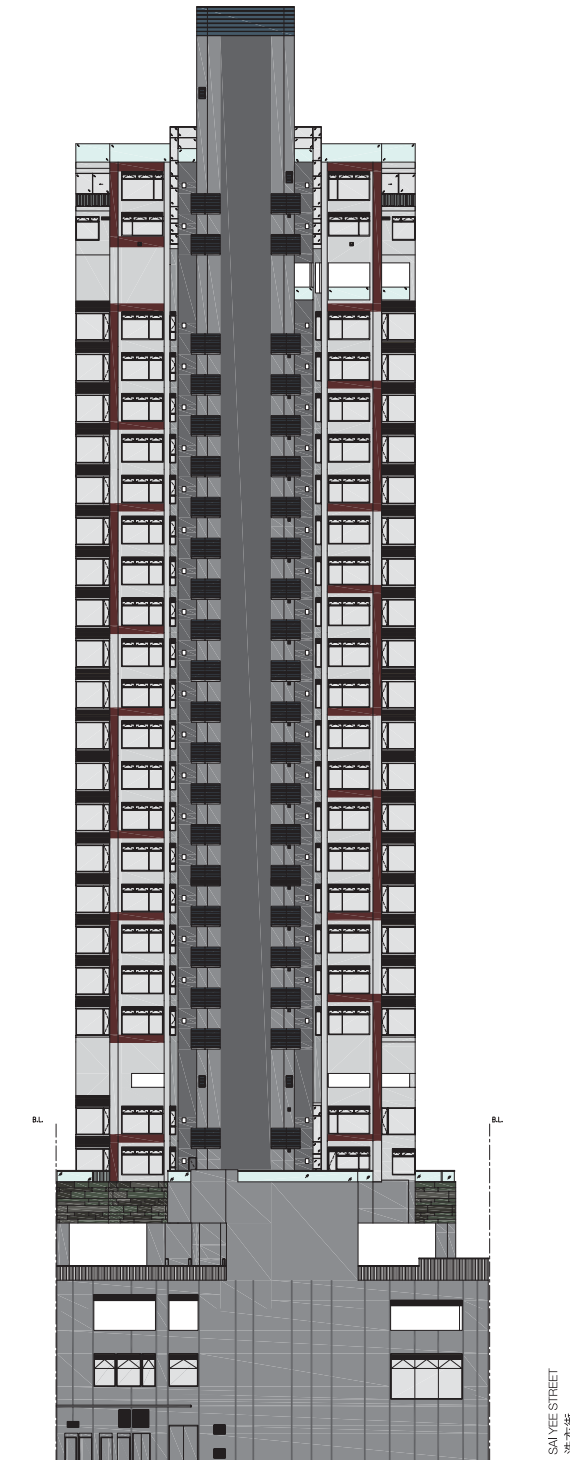
1. 以2014年9月5日(西面立面圖)及2014年12月18日(東面、南面及北面立面圖)的情況為準的該發展項目的經建築事務監督批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

Authorized person for the development certified that the elevations shown on this plan:

1. are prepared on the basis of the General Building Plans approved by the Building Authority on 5th September 2014 (west elevation) and 18th December 2014 (east, south and north elevations); and
2. are in general accordance with the outward appearance of the development.



東面立面圖  
EAST ELEVATION



南面立面圖  
SOUTH ELEVATION

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2014年9月5日(西面立面圖)及2014年12月18日(東面、南面及北面立面圖)的情況為準的該發展項目的經建築事務監督批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

Authorized person for the development certified that the elevations shown on this plan:

1. are prepared on the basis of the General Building Plans approved by the Building Authority on 5th September 2014 (west elevation) and 18th December 2014 (east, south and north elevations); and
2. are in general accordance with the outward appearance of the development.



西面立面圖  
WEST ELEVATION



北面立面圖  
NORTH ELEVATION



## 20. INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

### 發展項目中的公用設施的資料

公用設施 Common Facilities		有上蓋遮蓋之面積 Covered Area		沒有上蓋遮蓋之面積 Uncovered Area		總面積 Total Area	
		(平方米 sq. m.)	(平方呎 sq. ft.)	(平方米 sq. m.)	(平方呎 sq. ft.)	(平方米 sq. m.)	(平方呎 sq. ft.)
(a) 住客會所 <sup>1</sup> Residents' Clubhouse <sup>1</sup> (三樓 3/F)		234.882	2528	88.784	956	323.666	3484
(b) 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。 A communal garden or play area for residents' use on the roof, or an any floor between the roof and the lowest residential floor, of a building in the development.	空中花園 Sky Garden (二十九樓 29/F)	76.667	825	0	0	76.667	825
(c) 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。 A communal garden or play area for residents' use below the lowest residential floor of a building in the development.	平台 Flat Roof (三樓 3/F)	62.176	669	133.043	1432	195.219	2101

備註： 1. 住客會所有上蓋遮蓋之面積為核准圖則內獲建築事務監督豁免之會所面積。住客會所沒有上蓋遮蓋之面積包括部分泳池及花槽位置。  
2. 以平方呎顯示之面積均依據1平方米=10.764 平方呎換算，並四捨五入至整數。

Notes: 1. The covered area of residents' clubhouse is the exempted clubhouse area permitted by the Building Authority as shown on the approved building plans. The uncovered area of residents' clubhouse includes part of the swimming pool and planters.  
2. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

## 21. INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

### 閱覽圖則及公契

1. 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。

2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 — 本物業的每一已簽立的公契。  
(b) 無須為閱覽付費。
1. Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk.

2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold – every deed of mutual covenant in respect of the residential property that has been executed.  
(b) The inspection is free of charge.

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1.外部裝修物料

		描述	
a.	外牆	裝修物料的類型	基座外牆鋪砌外牆瓦、玻璃外牆、鋁飾板、鋁百頁、玻璃飾條、金屬飾條及掛石 住宅大樓外牆鋪砌外牆瓦、玻璃幕牆、鋁飾板及鋁百頁
b.	窗	框的用料	氟化炭噴塗鋁窗框
		玻璃的用料	有色玻璃
c.	窗台	用料	鋼筋混凝土配氟化炭噴塗鋁窗框及有色玻璃
		窗台板的裝修物料	天然石
d.	花槽	裝修物料的類型	不適用
e.	陽台或露台	裝修物料的類型	露台設有夾膠玻璃欄河，地台鋪砌地磚，牆身鋪砌鋁飾板至鋁質假天花底
		是否有蓋	露台設有上蓋
f.	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料(不適用於23樓A室、30樓及31樓A室(複式單位))

		描述			
			牆壁	地板	天花板
a.	大堂	地下住宅入口大堂的裝修物料的類型	外露牆身拼配木紋飾面的合成物料及不銹鋼至假天花底	天然石	石膏板假天花髹乳膠漆
		私人升降機大堂的裝修物料的類型	外露牆身拼配木紋飾面的合成物料及不銹鋼至假天花底	天然石	石膏板假天花髹乳膠漆
		公用升降機大堂的裝修物料的類型	牆瓦	地磚	石膏板假天花髹乳膠漆
b.	內牆及天花板		牆壁	天花板	
		客廳的裝修物料的類型	乳膠漆，部分位置之外露牆身鋪砌牆瓦及玻璃飾面至假天花底 (5樓及6樓A室(複式單位)、30樓及31樓B室(複式單位)除外)，部分位置之外露牆身鋪砌玻璃飾面至假天花底 (只適用於5樓及6樓A室(複式單位)、30樓及31樓B室(複式單位))	乳膠漆 部分位置之天花板為石膏板假天花髹乳膠漆	
		飯廳的裝修物料的類型	乳膠漆	乳膠漆	
		睡房的裝修物料的類型	乳膠漆 睡房1及睡房2的部分位置為鏡面(5樓及6樓A室(複式單位)、30樓及31樓B室(複式單位)除外)	乳膠漆	
c.	內部地板		地板	牆腳線	
		客廳的用料	複合木地板，部分位置之外露地板為天然石	木腳線	
		飯廳的用料	複合木地板	木腳線	
		睡房的用料	複合木地板，主人房部分位置之外露地板為天然石	木腳線	

2. 室內裝修物料(不適用於23樓A室、30樓及31樓A室(複式單位))

		描述					
			牆壁	地板		天花板	
d.	浴室	裝修物料的類型	外露牆身鋪砌天然石飾面及玻璃間牆		外露地板為天然石	石膏板假天花髹乳膠漆	
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底				
e.	廚房		牆壁	地板	天花板	灶台	
		裝修物料的類型	a. 外露牆身鋪砌牆瓦及玻璃飾面至假天花底 (5樓及6樓A室(複式單位)・30樓及31樓B室(複式單位)除外) b. 外露牆身鋪砌玻璃飾面至假天花底 (只適用於5樓及6樓A室(複式單位)・30樓及31樓B室(複式單位))	外露地台 為天然石	石膏板假天花 髹乳膠漆	人造石 (5樓及6樓A室(複式單位)・ 30樓及31樓B室(複式單位)除外) 組合板 (只適用於5樓及6樓A室 (複式單位)・30樓及31樓B室 (複式單位))	
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底				

3.室內裝置(不適用於23樓A室、30樓及31樓A室(複式單位))

		描述			
			用料	裝修物料	配件
a.	門	單位大門	木門	木皮面	門鎖、門鼓、門擋及防盜眼
		睡房門	木門	木皮面	門鎖及門擋
		主人房浴室門	木趟門	木皮面	門鎖
		浴室門	a. 木趟門(5樓及6樓A室(複式單位)、30樓及31樓B室(複式單位)除外) b. 木門(只適用於5樓及6樓A室(複式單位)、30樓及31樓B室(複式單位))	木皮面	a. 門鎖(5樓及6樓A室(複式單位)、30樓及31樓B室(複式單位)除外) b. 門鎖及門擋(只適用於5樓及6樓A室(複式單位)、30樓及31樓B室(複式單位))
		廚房門	玻璃門	玻璃	不適用
		客廳內的門	木及玻璃趟門	玻璃	不適用
		儲物間門	木門	玻璃及木皮面	門鎖及門擋
b.	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	櫃枱面	天然石
				櫃	膠板面及鏡面木製櫃及玻璃面木製地櫃
			潔具	洗手盤水龍頭	鍍鉻
				洗手盤及座廁	搪瓷
				毛巾架及廁紙架	鍍鉻
				層架	a. 天然石 b. 玻璃(只適用於5樓及6A室(複式單位)、30樓及31樓B室(複式單位))
				淋浴間	玻璃
			浴室設備		隨樓附送之設備及品牌，請參閱第59頁之「設備說明表」



22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3.室內裝置(不適用於23樓A室、30樓及31樓A室(複式單位))

		描述				
			裝置及設備	類型	用料	
b.	浴室	(ii) 供水系統的類型及用料		冷熱水喉		銅喉
		(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	花灑 (5樓及6樓A室 (複式單位)、30樓及31樓B室 (複式單位) 除外)	淋浴水龍頭 (只設於主人房浴室)、淋浴套裝及淋雨式花灑		鍍鉻
			花灑 (只適用於5樓及6樓A室 (複式單位)、30樓及31樓B室 (複式單位))	淋浴水龍頭 (只設於主人房浴室)、淋浴柱及淋雨式花灑		鍍鉻
			浴缸	浴缸 (只設於主人房浴室)		搪瓷鑄鐵
		(iv) 浴缸大小 (如適用的話)		1500毫米長 x 700毫米闊 x 450毫米高 (只設於主人房浴室)		
c.	廚房		用料			
		(i) 洗滌盆的用料	不銹鋼			
		(ii) 供水系統的用料	冷熱水喉均為銅喉			
			用料	裝修物料		
		(iii) 廚櫃的用料及裝修物料	木製廚櫃配木製門板	膠板面及木皮面，另配人造石枱面 (5樓及6樓A室 (複式單位)、30樓及31樓B室 (複式單位) 除外) 膠板面及木皮面，另配組合板枱面 (只適用於5樓及6樓A室 (複式單位)、30樓及31樓B室 (複式單位))		
		(iv) 所有其他裝置及設備的類型	隨樓附送之設備及品牌，請參閱第59頁之「設備說明表」			
d.	睡房			類型	用料	
		裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用	
			其他裝置	不適用	不適用	
e.	電話	接駁點的位置及數目	請參閱第60頁至61頁之「機電裝置位置及數量說明表」			
f.	天線	接駁點的位置及數目	請參閱第60頁至61頁之「機電裝置位置及數量說明表」			
g.	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電制及插座之面板		
			安全裝置	裝妥微型斷路器		
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 <sup>1</sup> 。			
		(iii) 電插座及空調機接駁點的位置及數目	請參閱第60頁至61頁之「機電裝置位置及數量說明表」			
h.	氣體供應	類型	煤氣			
		系統	煤氣喉接駁煤氣煮食爐及煤氣熱水爐，並裝有獨立煤氣錶			
		位置	煤氣接駁點的位置請參閱第60頁至61頁之「機電裝置位置及數量說明表」			

備註 :1. 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。

3.室內裝置(不適用於23樓A室、30樓及31樓A室(複式單位))

		描述	
i.	洗衣機接駁點	位置	請參閱第60頁至61頁之「機電裝置位置及數量說明表」
		設計	設有洗衣機來、去水接駁喉位
j.	供水	水管的用料	冷熱水喉採用銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露 <sup>2</sup>
		有否熱水供應	廚房、主人房浴室及浴室由氣體熱水爐供應熱水

4.雜項

		描述				
a.	升降機			住宅	車用	商用
		(i) 品牌名稱及產品型號	品牌名稱	日立	安力	日立
			產品型號	VFI-900-C0150	AT standard 1000	UAG-900-C0105
		(ii) 升降機的數目及到達的樓層	升降機的數目	3部	2部	1部
到達的樓層	地面往來住宅大樓及裙樓各層(B/F至30/F)		往來B/F、G/F及2/F	往來G/F及1/F之商用物業部分		
b.	信箱	用料	不銹鋼			
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾			
		(ii) 垃圾房的位置	各住宅層之公用地方均設有垃圾收集房，另中央垃圾收集房設於地下			
d.	水錶、電錶及氣體錶		水錶	電錶	氣體錶	
		(i) 位置	每層之公共錶房	每層之公共錶房	單位內緊接儲物房的廁所內	
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立	

5.保安設施

保安系統及設備	入口通道控制及保安系統	G/F住客入口、住宅電梯及車用電梯設有八達通控制系統。入口大堂設有訪客對講機及八達通讀咭器
	閉路電視	大廈入口大堂、停車場電梯大堂、停車場、住客康樂設施位置、花園範圍及各升降機內均裝有閉路電視，連接大廈保安室或大堂管理處
嵌入式的裝備的細節	各住宅單位均裝配7吋三星 Galaxy Tab4 Wi-Fi流動平板電腦為主控台，控制視像對講系統，並設有警報掣功能連接大廈保安室或G/F住客入口大堂管理處	
嵌入式的裝備的位置	視像對講機的位置請參閱第60頁至61頁之「機電裝置位置及數量說明表」	

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. 室內裝修物料(只適用於23樓A室)

		描述			
			牆壁	地板	天花板
a.	大堂	地下住宅入口大堂的裝修物料的類型	外露牆身拼配木紋飾面的合成物料及不銹鋼至假天花底	天然石	石膏板假天花髹乳膠漆
		私人升降機大堂的裝修物料的類型	外露牆身鋪砌鏡、雲石及油漆至假天花底	天然石	石膏板假天花髹乳膠漆
		公用升降機大堂的裝修物料的類型	牆瓦	地磚	石膏板假天花髹乳膠漆
b.	內牆及天花板		牆壁	天花板	
		客廳的裝修物料的類型	油漆、玻璃及牆紙鋪砌至假天花底，部分位置之外露牆身鋪砌牆瓦及玻璃飾面至假天花底	石膏板假天花髹乳膠漆 部分石膏板假天花髹乳膠漆及鋪砌牆紙	
		飯廳的裝修物料的類型	油漆、玻璃及牆紙鋪砌至假天花底	石膏板假天花髹乳膠漆及鋪砌牆紙	
		睡房1的裝修物料的類型	布料、牆紙、油漆及鏡鋪砌至假天花底	石膏板假天花髹乳膠漆	
		睡房2的裝修物料的類型	布料、牆紙、油漆及玻璃鋪砌至假天花底	石膏板假天花髹乳膠漆	
		主人睡房的裝修物料的類型	布料、牆紙、油漆及鏡鋪砌至假天花底	石膏板假天花髹乳膠漆	
c.	內部地板		地板	牆腳線	
		客廳的用料	天然石	木腳線及乳膠漆	
		飯廳的用料	天然石	木腳線及乳膠漆	
		睡房1及主人睡房的用料	地毯	木腳線及乳膠漆	
		睡房2的用料	天然石	木腳線及乳膠漆	

2. 室內裝修物料(只適用於23樓A室)

		描述				
			牆壁	地板	天花板	
d.	浴室	裝修物料的類型	外露牆身鋪砌天然石飾面及玻璃間牆	外露地板為天然石	石膏板假天花髹乳膠漆	
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
e.	廚房		牆壁	地板	天花板	灶台
		裝修物料的類型	外露牆身鋪砌牆瓦及玻璃飾面	外露地台為天然石	石膏板假天花髹乳膠漆	人造石
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

3.室內裝置(只適用於23樓A室)

		描述			
			用料	裝修物料	配件
a.	門	單位大門	木門	油漆	門鎖、門鼓、門擋及防盜眼
		睡房1門	木門	油漆	門鎖及門擋
		睡房2門	玻璃及不銹鋼門	玻璃及不銹鋼	不適用
		主人睡房門	木門	油漆	門鎖及門擋
		主人房浴室門	木及玻璃趟門	玻璃及木	門鎖
		浴室門	木趟門	油漆	門鎖
		廚房門	玻璃門	玻璃	不適用
		客廳內的門	木及玻璃趟門	玻璃及油漆	不適用
		儲物間門	木門	木皮面	門鎖及門擋
			裝置及設備	類型	用料
b.	浴室	(i) 裝置及設備的類型及用料	櫃	櫃枱面	天然石
				櫃	玻璃及木
			潔具	洗手盤水龍頭	鍍鉻
				洗手盤及座廁	搪瓷
				毛巾架及廁紙架	鍍鉻
				層架	天然石
				淋浴間	玻璃
			浴室設備	隨樓附送之設備及品牌，請參閱第59頁之「設備說明表」	



22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3.室內裝置(只適用於23樓A室)

		描述			
			裝置及設備	類型	用料
b.	浴室	(ii) 供水系統的類型及用料		冷熱水喉	銅喉
		(iii) 沐浴設施（包括花灑或浴缸（如適用的話））	花灑	淋浴水龍頭（只設於主人房浴室）、淋浴套裝及淋雨式花灑	鍍鉻
			浴缸	浴缸（只設於主人房浴室）	搪瓷鑄鐵
		(iv) 浴缸大小（如適用的話）		1500毫米長 x 700毫米闊 x 450毫米高（只設於主人房浴室）	
c.	廚房		用料		
		(i) 洗滌盆的用料	不銹鋼		
		(ii) 供水系統的用料	冷熱水喉均為銅喉		
			用料	裝修物料	
		(iii) 廚櫃的用料及裝修物料	木製廚櫃配木製門板	膠板面及木皮面，另配人造石枱面	
		(iv) 所有其他裝置及設備的類型	隨樓附送之設備及品牌，請參閱第59頁之「設備說明表」		
d.	睡房			類型	用料
		裝置（包括嵌入式衣櫃）的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
e.	電話	接駁點的位置及數目	請參閱第60頁至61頁之「機電裝置位置及數量說明表」		
f.	天線	接駁點的位置及數目	請參閱第60頁至61頁之「機電裝置位置及數量說明表」		
g.	電力裝置	(i) 供電附件（包括安全裝置）	供電附件	提供電制及插座之面板	
			安全裝置	裝妥微型斷路器	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 <sup>1</sup> 。		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱第60頁至61頁之「機電裝置位置及數量說明表」		
h.	氣體供應	類型	煤氣		
		系統	煤氣喉接駁煤氣煮食爐及煤氣熱水爐，並裝有獨立煤氣錶		
		位置	煤氣接駁點的位置請參閱第60頁至61頁之「機電裝置位置及數量說明表」		

備註 :1. 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。

3.室內裝置(只適用於23樓A室)

		描述	
		位置	請參閱第60頁至61頁之「機電裝置位置及數量說明表」
i.	洗衣機接駁點	設計	設有洗衣機來、去水接駁喉位
j.	供水	水管的用料	冷熱水喉採用銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露 <sup>2</sup>
		有否熱水供應	廚房、主人房浴室及浴室由氣體熱水爐供應熱水

備註：2.除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. 室內裝修物料(只適用於30樓及31樓A室(複式單位))

		描述			
			牆壁	地板	天花板
a.	大堂	地下住宅入口大堂的裝修物料的類型	外露牆身拼配木紋飾面的合成物料及不銹鋼至假天花底	天然石	石膏板假天花髹乳膠漆
		私人升降機大堂的裝修物料的類型	外露牆身鋪砌鏡、雲石及不銹鋼條至假天花底	天然石	石膏板假天花髹乳膠漆
		公用升降機大堂的裝修物料的類型	牆瓦	地磚	石膏板假天花髹乳膠漆
b.	內牆及天花板		牆壁	天花板	
		客廳的裝修物料的類型	油漆、玻璃、雲石及牆紙鋪砌至假天花底	石膏板假天花髹乳膠漆 部分石膏板假天花髹乳膠漆及鋪砌牆紙	
		飯廳的裝修物料的類型	油漆、玻璃、雲石及牆紙鋪砌至假天花底	石膏板假天花髹乳膠漆及鋪砌牆紙	
		睡房1的裝修物料的類型	牆紙、油漆、鏡、不銹鋼、布料及玻璃鋪砌至假天花底	石膏板假天花髹乳膠漆	
		睡房2的裝修物料的類型	牆紙、油漆、鏡、布料及不銹鋼條鋪砌至假天花底	石膏板假天花髹乳膠漆	
		主人睡房的裝修物料的類型	布料、油漆、鏡及不銹鋼條鋪砌至假天花底	石膏板假天花髹乳膠漆及鋪砌牆紙	
c.	內部地板		地板	牆腳線	
		客廳的用料	天然石	木腳線及乳膠漆	
		飯廳的用料	天然石	木腳線及乳膠漆	
		睡房1、2及主人睡房的用料	地毯	木腳線及乳膠漆	
d.	浴室 (浴室1、2及主人房浴室)		牆壁	地板	天花板
		裝修物料的類型	外露牆身鋪砌天然石飾面及玻璃間牆	外露地板為天然石	石膏板假天花髹乳膠漆
e.	廚房	牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		
			牆壁	地板	天花板
		裝修物料的類型	外露牆身鋪砌玻璃飾面	外露地台為天然石	石膏板假天花髹乳膠漆
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		
				灶台	組合板

3. 室內裝置(只適用於30樓及31樓A室(複式單位))

		描述			
			用料	裝修物料	配件
a.	門	30樓升降機大堂的門	木門	鏡及木	門鎖、門鼓
		單位大門	木門	油漆	門鎖、門鼓、門鏈、門擋及防盜眼
		30樓後門	木門	油漆及木	門鎖
		31樓後門	木門	油漆及木	門鎖
		睡房1門	木門	油漆、不銹鋼及玻璃	門鎖及門擋
		睡房2及主人睡房門	木門	油漆	門鎖及門擋
		浴室1門	玻璃門	玻璃及不銹鋼	不適用
		浴室2門	木門	油漆	門鎖及門擋
		主人房浴室門	木及玻璃趟門	玻璃及木	不適用
		衣帽間門	木及鏡趟門	油漆及鏡	不適用
		家庭廳內門	木、玻璃及不銹鋼趟摺門	玻璃、油漆及不銹鋼	不適用
		廚房門	木及玻璃門	玻璃及油漆	不適用
		廁所1門	木趟門	油漆	門鎖
		儲物間門	木門	油漆	門鎖及門擋
		天台門	鋁及玻璃門	鋁及玻璃	門鎖
b.	浴室 (浴室1、2及主人房浴室)		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	櫃枱面	天然石
				櫃	木及不銹鋼
			潔具	洗手盤	搪瓷（浴室1及2） 人造石（主人房浴室）
				洗手盤水龍頭	鍍鉻
				座廁	搪瓷
				毛巾架及廁紙架	鍍鉻
				層架	天然石
				淋浴間	玻璃
			浴室設備	隨樓附送之設備及品牌，請參閱第59頁之「設備說明表」	



22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3.室內裝置(只適用於30樓及31樓A室(複式單位))

		描述			
			裝置及設備	類型	用料
b.	浴室 (浴室1、2及主人房浴室)	(ii) 供水系統的類型及用料		冷熱水喉	銅喉
		(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	花灑	淋浴水龍頭 (只設於主人房浴室)、淋浴套裝及淋雨式花灑	鍍鉻
			浴缸	浴缸 (只設於主人房浴室)	搪瓷鑄鐵
		(iv) 浴缸大小 (如適用的話)		1500毫米長 x 700毫米闊 x 450毫米高 (只設於主人房浴室)	
c.	廚房		用料		
		(i) 洗滌盆的用料	不銹鋼		
		(ii) 供水系統的用料	冷熱水喉均為銅喉		
			用料	裝修物料	
		(iii) 廚櫃的用料及裝修物料	木製廚櫃配木製門板	膠板面及配組合板枱面	
		(iv) 所有其他裝置及設備的類型	隨樓附送之設備及品牌，請參閱第59頁之「設備說明表」		
d.	睡房			類型	用料
		裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
e.	電話	接駁點的位置及數目	請參閱第60頁至61頁之「機電裝置位置及數量說明表」		
f.	天線	接駁點的位置及數目	請參閱第60頁至61頁之「機電裝置位置及數量說明表」		
g.	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電制及插座之面板	
			安全裝置	裝妥微型斷路器	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 <sup>1</sup>		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱第60頁至61頁之「機電裝置位置及數量說明表」		
h.	氣體供應	類型	煤氣		
		系統	煤氣喉接駁煤氣煮食爐及煤氣熱水爐，並裝有獨立煤氣錶		
		位置	煤氣接駁點的位置請參閱第60頁至61頁之「機電裝置位置及數量說明表」		

備註 :1. 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。

3.室內裝置(只適用於30樓及31樓A室(複式單位))

		描述	
		位置	請參閱第60頁至61頁之「機電裝置位置及數量說明表」
i.	洗衣機接駁點	設計	設有洗衣機來、去水接駁喉位
j.	供水	水管的用料	冷熱水喉採用銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露 <sup>2</sup>
		有否熱水供應	廚房、主人房浴室及浴室由氣體熱水爐供應熱水

備註：2.除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior finishes

		Description	
a.	External Wall	Type of finishes	Podium : wall tiles, glass wall, aluminium cladding, aluminium louvre, glass fins, metal fins and stone cladding. Residential tower : wall tiles, curtain wall, aluminium cladding and aluminium louvre.
b.	Window	Material of the frame	Fluorocarbon coating aluminium frame
		Material of the glass	Tinted glass
c.	Bay window	Material of bay window	Reinforced concrete with fluorocarbon coating aluminium frame and tinted glass.
		Window sill finishes	Natural stone
d.	Planter	Type of finishes	Not applicable
e.	Verandah or balcony	Type of finishes	Balcony : installed with laminated glass balustrade. Floor on Balcony: floor tiles. Walls of Balcony : aluminium cladding up to the level of aluminium false ceiling.
		Whether it is covered	Balcony is covered
f.	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior finishes (Not applicable to Flat A, 23/F and Flat A, 30/F & 31/F(duplex unit))

		Description			
			Wall	Floor	Ceiling
a.	Lobby	Type of G/F residential entrance lobby finishes	Timber-pattern synthetic material and stainless steel (for exposed surface only) and runs up to the level of false ceiling	Natural stone	Gypsum board false ceiling with emulsion paint
		Type of private lift lobby finishes	Timber-pattern synthetic material and stainless steel (for exposed surface only) and runs up to the level of false ceiling	Natural stone	Gypsum board false ceiling with emulsion paint
		Type of common lift lobby finishes	Wall tile	Floor tile	Gypsum board false ceiling with emulsion paint
b.	Internal wall and ceiling		Wall	Ceiling	
		Type of living room finishes	Emulsion paint, part of the exposed surface is finished with tile and glass panels up to the level of false ceiling (except Flat A, 5/F & 6/F (duplex unit) and Flat B, 30/F & 31/F (duplex unit)), part of the exposed surface is finished with glass panels up to the level of false ceiling (for Flat A, 5/F & 6/F (duplex unit) and Flat B, 30/F & 31/F (duplex unit) only)	Emulsion paint Part of the ceiling is finished with gypsum board false ceiling with emulsion paint	
		Type of dining room finishes	Emulsion paint	Emulsion paint	
		Type of bedroom finishes	Emulsion paint Part of the bedroom 1 and bedroom 2 is finished with mirror panel (except Flat A, 5/F & 6/F (duplex unit) and Flat B, 30/F & 31/F (duplex unit))	Emulsion paint	
c.	Internal floor		Floor	Skirting	
		Material for living room	Engineered timber floor, part of the exposed surface is finished with natural stone	Timber skirting	
		Material for dining room	Engineered timber floor	Timber skirting	
		Material for bedroom	Engineered timber floor, part of the exposed surface in master bedroom is finished with natural stone	Timber skirting	

2. Interior finishes (Not applicable to Flat A, 23/F and Flat A, 30/F & 31/F(duplex unit))

		Description				
d.	Bathroom		Wall	Floor	Ceiling	
		Type of finishes	Natural stone and glass partitions (for exposed surface only)	Natural stone (for exposed surface only)	Gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to the ceiling	Up to the level of false ceiling			
e.	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		Type of finishes	a. Tile and glass panels (for exposed surface only) (except Flat A, 5/F & 6/F (duplex unit) and Flat B, 30/F & 31/F (duplex unit))  b. Glass panels (for exposed surface only) (for Flat A, 5/F & 6/F (duplex unit) and Flat B, 30/F & 31/F (duplex unit) only)	Natural stone (for exposed surface only)	Gypsum board false ceiling with emulsion paint	Artificial stone (except Flat A, 5/F & 6/F (duplex unit) and Flat B, 30/F & 31/F (duplex unit)) Laminate (for Flat A, 5/F & 6/F (duplex unit) and Flat B, 30/F & 31/F (duplex unit) only)
		Whether the wall finishes run up to the ceiling	Up to the level of false ceiling			

3. Interior fittings (Not applicable to Flat A, 23/F and Flat A, 30/F & 31/F(duplex unit))

		Description			
			Material	Finishes	Accessories
a.	Doors	Main entrance door	Timber door	Wood veneered	Lockset, door closer, door stopper and eye viewer
		Bedroom doors	Timber door	Wood veneered	Lockset and door stopper
		Master bathroom door	Timber sliding door	Wood veneered	Lockset
		Bathroom doors	a. Timber sliding door (except Flat A, 5/F & 6/F (duplex unit) and Flat B, 30/F & 31/F (duplex unit)) b. Timber door (for Flat A, 5/F & 6/F (duplex unit) and Flat B, 30/F & 31/F (duplex unit) only)	Wood veneered	a. Lockset (except Flat A, 5/F & 6/F (duplex unit) and Flat B, 30/F & 31/F (duplex unit)) b. Lockset and door stopper (for Flat A, 5/F & 6/F (duplex unit) and Flat B, 30/F & 31/F (duplex unit) only)
		Kitchen door	Glass door	Glass	Not applicable
		Door inside living room	Timber and glass sliding door	Glass	Not applicable
		Store door	Timber door	Glass and wood veneered	Lockset and door stopper
			Fittings and Equipment	Type	Material
b.	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Countertop	Natural stone
				Cabinet	Timber cabinet finished with plastic laminate and mirror and timber base cabinet with glass panel
			Bathroom fittings	Wash basin mixer	Chrome plated
				Wash basin and water closet	Vitreous china
				Towel bar and paper holder	Chrome plated
				Shelf	a. Natural stone b. Glass (for Flat A, 5/F & 6/F (duplex unit) and Flat B, 30/F & 31/F (duplex unit) only)
				Shower compartment	Glass
			Bathroom appliances	For the provision of appliances and brand names, please refer to the "Appliances Schedule" on page 59	



22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings (Not applicable to Flat A, 23/F and Flat A, 30/F & 31/F(duplex unit))

		Description				
			Fittings	Type	Material	
b.	Bathroom	(ii) Type and material of water supply system			Hot and cold water supply	Copper water pipes
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower (except Flat A, 5/F & 6/F (duplex unit) and Flat B, 30/F & 31/F(duplex unit))	Bath mixer (for master bathroom only), shower set and rain shower	Chrome plated	
			Shower (for Flat A, 5/F & 6/F (duplex unit) and Flat B, 30/F & 31/F (duplex unit) only)	Bath mixer (for master bathroom only), shower column and rain shower	Chrome plated	
			Bath tub	Bath tub (for master bathroom only)	Enamelled cast iron	
		(iv) Size of bath tub, if applicable			1500mm L x 700mm W x 450mm H (for master bathroom only)	
c.	Kitchen		Material			
		(i) Material of sink unit	Stainless steel			
		(ii) Material of water supply system	Copper water pipes for both hot and cold water			
			Material	Finishes		
		(iii) Material and finishes of kitchen cabinet	Timber cabinet with timber door panel	Plastic laminate and timber veneer with artificial stone cooking bench (except Flat A, 5/F & 6/F (duplex unit) and Flat B, 30/F & 31/F (duplex unit)) Plastic laminate and timber veneer with laminate cooking bench (for Flat A, 5/F & 6/F (duplex unit) and Flat B, 30/F & 31/F (duplex unit) only)		
		(iv) Type of all other fittings and equipment	For the provision of appliances and brand names, please refer to the "Appliances Schedule" on page 59			
d.	Bedroom			Type	Material	
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable	
			Other fittings	Not applicable	Not applicable	
e.	Telephone	Location and number of connection points	Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" from page 60 to page 61			
f.	Aerials	Location and number of connection points	Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" from page 60 to page 61			

3. Interior fittings (Not applicable to Flat A, 23/F and Flat A, 30/F & 31/F(duplex unit))

		Description		
			Fittings	Type
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Miniature circuit breaker distribution board
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed <sup>1</sup>	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" from page 60 to page 61	
h.	Gas supply	Type	Town Gas	
		System	Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater for all residential units	
		Location	For the location of gas connection points, please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions," from page 60 to page 61	
i.	Washing machine connection point	Location	Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" from page 60 to page 61	
		Design	Drain point and water point are provided for washing machine	
j.	Water supply	Material of water pipes	Copper water pipes for hot and cold water supply	
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed <sup>2</sup>	
		Whether hot water is available	Hot water supply by gas water heater is provided to kitchen, master bathroom and bathroom(s)	

Remarks : 1. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.  
2. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

此版乃特意地留白  
This page is deliberately left in blank.

4. Miscellaneous

		Description				
a.	Lifts			Residential lift	Car lift	Commercial lift
		(i) Brand name and model number	Brand Name	Hitachi	Anlev	Hitachi
			Model Number	VFI-900-C0150	AT standard 1000	UAG-900-C0105
		(ii) Number and floors served by them	Number of lifts	Three	Two	One
			Floor served by the lifts	All residential floors and podium floors from B/F to 30/F	B/F, G/F and 2/F only	Commercial part of the development on G/F and 1/F only
b.	Letter box	Material	Stainless steel			
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaners			
		(ii) Location of refuse room	Refuse storage and material recovery room is provided at the common area on each residential floor. Refuse storage and material recovery chamber is provided on G/F			
d.	Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter	
		(i) Location	Common meter room on each floor	Common meter room on each floor	Inside the lavatory next to the store room within the residential unit	
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter	

5. Security facilities

Security system and equipment	Access Control	Octopus card access system is provided at the entrance lobby on G/F, inside residential lifts and car lifts. Visitor panel and Octopus card reader are installed at the main entrance lobby on G/F
	CCTV	CCTVs are installed at main entrance lobby, lift lobbies for car park floors, car park floors, relaxation areas for residents, landscape garden and inside all the lifts, which are also connected to the security room or management counter
Details of built-in provisions	7 inch Samsung Galaxy Tab4 Wi-Fi mobile tablet are provided as mobile control for video doorphone with panic alarm function connecting to the security room or management counter at the residential entrance lobby on G/F	
Location of built-in provisions	For the location of video door phone, please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" from page 60 to page 61	

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



## 22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

### 2. Interior finishes (Applicable to Flat A, 23/F only)

		Description			
			Wall	Floor	Ceiling
a.	Lobby	Type of G/F residential entrance lobby finishes	Timber-pattern synthetic material and stainless steel (for exposed surface only) and runs up to the level of false ceiling	Natural stone	Gypsum board false ceiling with emulsion paint
		Type of private lift lobby finishes	Mirror, marble and paint (for exposed surface only) and runs up to the level of false ceiling	Natural stone	Gypsum board false ceiling with emulsion paint
		Type of common lift lobby finishes	Wall tile	Floor tile	Gypsum board false ceiling with emulsion paint
b.	Internal wall and ceiling		Wall	Ceiling	
		Type of living room finishes	Paint, glass and wall paper up to the level of false ceiling, part of the exposed surface is finished with tile and glass panels up to the level of false ceiling	Gypsum board false ceiling with emulsion paint Part of the gypsum board false ceiling is finished with emulsion paint and wall paper	
		Type of dining room finishes	Paint, glass and wall paper up to the level of false ceiling	Gypsum board false ceiling with emulsion paint and wall paper	
		Type of bedroom 1 finishes	Fabric, wall paper, paint and mirror up to the level of false ceiling	Gypsum board false ceiling with emulsion paint	
		Type of bedroom 2 finishes	Fabric, wall paper, paint and glass up to the level of false ceiling	Gypsum board false ceiling with emulsion paint	
		Type of master bedroom finishes	Fabric, wall paper, paint and mirror up to the level of false ceiling	Gypsum board false ceiling with emulsion paint	
c.	Internal floor		Floor	Skirting	
		Material for living room	Natural stone	Wood skirting and emulsion paint	
		Material for dining room	Natural stone	Wood skirting and emulsion paint	
		Material for bedroom 1 and master bedroom	Carpet	Wood skirting and emulsion paint	
		Material for bedroom 2	Natural stone	Wood skirting and emulsion paint	

### 2. Interior finishes (Applicable to Flat A, 23/F only)

		Description				
d.	Bathroom		Wall	Floor	Ceiling	
		Type of finishes	Natural stone and glass partitions (for exposed surface only)	Natural stone (for exposed surface only)	Gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to the ceiling	Up to the level of false ceiling			
e.	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		Type of finishes	Tile and glass panels (for exposed surface only)	Natural stone (for exposed surface only)	Gypsum board false ceiling with emulsion paint	Artificial stone
		Whether the wall finishes run up to the ceiling	Up to the level of false ceiling			

### 3. Interior fittings (Applicable to Flat A, 23/F only)

		Description			
			Material	Finishes	Accessories
a.	Doors	Main entrance door	Timber door	Paint	Lockset, door closer, door stopper and eye viewer
		Bedroom 1 door	Timber door	Paint	Lockset and door stopper
		Bedroom 2 door	Glass and stainless steel door	Glass and stainless steel	Not applicable
		Master bedroom door	Timber door	Paint	Lockset and door stopper
		Master bathroom door	Timber and glass sliding door	Glass and timber	Lockset
		Bathroom door	Timber sliding door	Paint	Lockset
		Kitchen door	Glass door	Glass	Not applicable
		Door inside living room	Timber and glass sliding door	Glass and paint	Not applicable
		Store door	Timber door	Wood veneered	Lockset and door stopper
			Fittings and Equipment	Type	Material
b.	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Countertop	Natural stone
				Cabinet	Glass and timber
			Bathroom fittings	Wash basin mixer	Chrome-plated
				Wash basin and water closet	Vitreous china
				Towel bar and paper holder	Chrome-plated
				Shelf	Natural stone
				Shower compartment	Glass
		Bathroom appliances		For the provision of appliances and brand names, please refer to the "Appliances Schedule" on page 59.	

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings (Applicable to Flat A, 23/F only)

		Description				
b.	Bathroom		Fittings	Type	Material	
		(ii) Type and material of water supply system			Hot and cold water supply	Copper water pipes
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Bath mixer (for master bathroom only), shower set and rain shower	Chrome plated	
			Bath tub	Bath tub (for master bathroom only)	Enamelled cast iron	
		(iv) Size of bath tub, if applicable			1500mm L x 700mm W x 450mm H (for master bathroom only)	
c.	Kitchen		Material			
		(i) Material of sink unit	Stainless steel			
		(ii) Material of water supply system	Copper water pipes for both hot and cold water			
			Material	Finishes		
		(iii) Material and finishes of kitchen cabinet	Timber cabinet with timber door panel	Plastic laminate and timber veneer with artificial stone cooking bench		
		(iv) Type of all other fittings and equipment	For the provision of appliances and brand names, please refer to the "Appliances Schedule" on page 59			
d.	Bedroom			Type	Material	
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable	
			Other fittings	Not applicable	Not applicable	
e.	Telephone	Location and number of connection points	Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" from page 60 to page 61			
f.	Aerials	Location and number of connection points	Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" from page 60 to page 61			
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets		
			Safety devices	Miniature circuit breaker distribution board		
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed <sup>1</sup>			
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" from page 60 to page 61			
h.	Gas supply	Type	Town Gas			
		System	Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater for all residential units			
		Location	For the location of gas connection points, please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions," from page 60 to page 61			
i.	Washing machine connection point	Location	Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" from page 60 to page 61			
		Design	Drain point and water point are provided for washing machine			
j.	Water supply	Material of water pipes	Copper water pipes for hot and cold water supply			
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed <sup>2</sup>			
		Whether hot water is available	Hot water supply by gas water heater is provided to kitchen, master bathroom and bathroom(s)			

Remarks : 1. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.  
2. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

2. Interior finishes (Applicable to Flat A, 30/F & 31/F (duplex unit) only)

		Description				
			Wall	Floor	Ceiling	
a.	Lobby	Type of G/F residential entrance lobby finishes	Timber-pattern synthetic material and stainless steel (for exposed surface only) and runs up to the level of false ceiling	Natural stone	Gypsum board false ceiling with emulsion paint	
		Type of private lift lobby finishes	Mirror, marble and stainless steel strip (for exposed surface only) and runs up to the level of false ceiling	Natural stone	Gypsum board false ceiling with emulsion paint	
		Type of common lift lobby finishes	Wall tile	Floor tile	Gypsum board false ceiling with emulsion paint	
b.	Internal wall and ceiling		Wall	Ceiling		
		Type of living room finishes	Paint, glass, marble and wall paper up to the level of false ceiling	Gypsum board false ceiling with emulsion paint Part of the gypsum board false ceiling is finished with emulsion paint and wall paper		
		Type of dining room finishes	Paint, glass, marble and wall paper up to the level of false ceiling	Gypsum board false ceiling with emulsion paint and wall paper		
		Type of bedroom 1 finishes	Wall paper, paint, mirror, stainless steel, fabric and glass up to the level of false ceiling	Gypsum board false ceiling with emulsion paint		
		Type of bedroom 2 finishes	Wall paper, paint, mirror, fabric and stainless steel strip up to the level of false ceiling	Gypsum board false ceiling with emulsion paint		
		Type of master bedroom finishes	Fabric, paint, mirror and stainless steel strip up to the level of false ceiling	Gypsum board false ceiling with emulsion paint and wall paper		
c.	Internal floor		Floor	Skirting		
		Material for living room	Natural stone	Wood skirting and emulsion paint		
		Material for dining room	Natural stone	Wood skirting and emulsion paint		
		Material for bedroom 1, 2 and master bedroom	Carpet	Wood skirting and emulsion paint		
d.	Bathroom (Bathroom 1, 2 and master bathroom)		Wall	Floor	Celling	
		Type of finishes	Natural stone and glass partitions (for exposed surface only)	Natural stone (for exposed surface only)	Gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to the ceiling	Up to the level of false ceiling			
e.	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		Type of finishes	Glass panels (for exposed surface only)	Natural stone (for exposed surface only)	Gypsum board false ceiling with emulsion paint	Laminate
		Whether the wall finishes run up to the ceiling	Up to the level of false ceiling			



22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings (Applicable to Flat A, 30/F & 31/F (duplex unit) only)

		Description			
a.	Doors		Material	Finishes	Accessories
		Lift lobby door on 30/F	Timber door	Mirror and wood veneer	Door lock and door closer
		Main entrance door	Timber door	Paint	Lockset, door closer, door guard, door stopper and eye viewer
		Back door on 30/F	Timber door	Paint and wood veneer	Door lock
		Back door on 31/F	Timber door	Paint and wood veneer	Door lock
		Bedroom 1 door	Timber door	Paint, stainless steel and glass	Lockset and door stopper
		Bedroom 2 door and master bathroom door	Timber door	Paint	Lockset and door stopper
		Bathroom 1 door	Glass door	Glass and stainless steel	Not applicable
		Bathroom 2 door	Timber door	Paint	Door lock and door stopper
		Master bathroom door	Timber and glass sliding door	Glass and timber	Not applicable
		Walk-in closet door	Timber and mirror sliding door	Paint and mirror	Not applicable
		Door inside family room	Timber, glass and stainless steel folding door	Glass, paint and stainless steel	Not applicable
		Kitchen door	Timber and glass door	Glass and paint	Not applicable
		Lavatory 1 door	Timber sliding door	Paint	Door lock
		Store door	Timber door	Paint	Lockset and door stopper
		Roof door	Aluminium and glass door	Aiuminium and glass	Door lock
b.	Bathroom (Bathroom 1, 2 and master bathroom)	(i) Type and material of fittings and equipment	Fittings and Equipment	Type	Material
			Cabinet	Countertop	Natural stone
				Cabinet	Timber and stainless steel
			Bathroom fittings	Wash basin	Vitreous china (Bathroom 1 and 2) Reconstituted stone (Master bathroom)
				Wash basin mixer	Chrome-plated
				Water closet	Vitreous china
				Towel bar and paper holder	Chrome-plated
				Shelf	Natural stone
				Shower compartment	Glass
			Bathroom appliances		
			For the provision of appliances and brand names, please refer to the "Appliances Schedule" on page 59.		

3. Interior fittings (Applicable to Flat A, 30/F & 31/F (duplex unit) only)

		Description				
b.	Bathroom (Bathroom 1, 2 and master bathroom)		Fittings	Type	Material	
		(ii) Type and material of water supply system			Hot and cold water supply	Copper water pipes
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Bath mixer (for master bathroom only), shower set and rain shower		Chrome plated
			Bath tub	Bath tub (for master bathroom only)		Enamelled cast iron
		(iv) Size of bath tub, if applicable			1500mm L x 700mm W x 450mm H (for master bathroom only)	
c.	Kitchen		Material			
		(i) Material of sink unit	Stainless steel			
		(ii) Material of water supply system	Copper water pipes for both hot and cold water			
			Material	Finishes		
		(iii) Material and finishes of kitchen cabinet	Timber cabinet with timber door panel	Plastic laminate with laminate cooking bench		
(iv) Type of all other fittings and equipment		For the provision of appliances and brand names, please refer to the "Appliances Schedule" on page 59				
d.	Bedroom			Type	Material	
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable	
Other fittings	Not applicable		Not applicable			
e.	Telephone	Location and number of connection points	Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" from page 60 to page 61			
f.	Aerials	Location and number of connection points	Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" from page 60 to page 61			
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets		
			Safety devices	Miniature circuit breaker distribution board		
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed <sup>1</sup>			
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" from page 60 to page 61			
h.	Gas supply	Type	Town Gas			
		System	Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater for all residential units			
		Location	For the location of gas connection points, please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions," from page 60 to page 61			
i.	Washing machine connection point	Location	Please refer to the "Schedule for the location and number of Electrical & Mechanical Provisions" from page 60 to page 61			
		Design	Drain point and water point are provided for washing machine			
j.	Water supply	Material of water pipes	Copper water pipes for hot and cold water supply			
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed <sup>2</sup>			
		Whether hot water is available	Hot water supply by gas water heater is provided to kitchen, master bathroom and bathroom(s)			

Remarks : 1. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

2. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

22. FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6.設備 Appliances

設備說明表 Appliances Schedule

設備 Appliances	適用於 Available for	品牌名稱 Brand Name	產品型號 Model Number	
分體式冷氣機 Split-type air conditioner	5樓B室・6樓B室・8樓至28樓A及B室 (沒有13樓,14樓及24樓) Flat B, 5/F, Flat B, 6/F, Flats A and B from 8/F to 28/F (13/F, 14/F and 24/F are omitted)	大金Daikin	FTXS35EVMA and RXS35EBVMA	
		大金Daikin	FTXS25EVMA and RXS25EBVMA	
		大金Daikin	FDXS35CVMA and RXS35EBVMA	
	5樓及6樓A室(複式單位)・30樓及31樓A室(複式單位)及B室(複式單位) Flat A, 5/F & 6/F (duplex unit), Flats A and B, 30/F & 31/F (duplex units)	大金Daikin	FTXS50FVMA and RXS50FVMA	
		大金Daikin	FTXS25EVMA and RXS25EBVMA	
大金Daikin		FDXS35CVMA and RXS35EBVMA		
微波爐 Microwave oven	5樓B室・6樓B室・8樓至28樓A及B室 (沒有13樓,14樓及24樓) Flat B, 5/F, Flat B, 6/F, Flats A and B from 8/F to 28/F (13/F, 14/F and 24/F are omitted)	Miele	M8261-2	
焗爐 Oven		Miele	H5240B	
抽油煙機 Cooker hood		Siemens	LI46930	
雙頭氣體煮食爐 2-burner gas hob		Miele	CS1013-1	
單頭氣體煮食爐 Wok-burner gas hob		Miele	CS1018	
洗衣乾衣機 Washer dryer		Siemens	WK14D540HK	
雪櫃 Fridge		Siemens	KI38VA00HK	
嵌入式酒櫃 Built-in wine conditioning unit		Miele	KWT4154UG-1	
廚房電視 Kitchen TV		JSA	K104P	
浴室電視 Bathroom TV		JSA	TMBG10.1 and TMBG15	
煤氣熱水爐 Gas water heater		TGC	RJW150SFD and TRJW221TFQL	
抽氣扇 Exhaust fan		Xpelair	GX6	
微波爐 Microwave oven		5樓及6樓A室(複式單位)・30樓及31樓A室(複式單位)及B室(複式單位) Flat A, 5/F & 6/F (duplex unit), Flats A and B, 30/F & 31/F (duplex units)	Miele	M 8161-2
焗爐 Oven			Miele	H 5460B
抽油煙機 Cooker hood	Miele		DA 3490 (30樓A及B室, Flats A and B of 30/F). DA429-6 (5樓A室, Flat A of 5/F)	
	Gaggenau		VL040-134+VL041-134	
雙頭電磁爐 2-zone Induction hob	Miele		CS 1212-1i	
雙頭氣體煮食爐 2-burner gas hob	Miele		CS 1013-1	
單頭氣體煮食爐 Wok-burner gas hob	Miele		CS 1018	
洗衣乾衣機 Washer dryer	Miele		WT 2789i WPM	
雪櫃 Fridge	Sub-Zero		ICB-700TC	
嵌入式酒櫃 Built-in wine conditioning unit	Miele		KWT 4154 UG-1	
廚房電視 Kitchen TV	JSA		K104P	
浴室電視 Bathroom TV	JSA		TMBG10.1 and TMBG15	
煤氣熱水爐 Gas water heater	TGC		RJW150SFD and TRJW221TFQL	
抽氣扇 Exhaust fan	Xpelair		GX6	

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

機電裝置位置及數量說明表 Schedule for the location and number of Electrical & Mechanical Provisions

層數 FLOOR		5樓及6樓 (複式單位) 5/F & 6/F (duplex unit)	5樓 5/F	6樓 6/F	8樓至28樓 <sup>1</sup> 8/F to 28/F <sup>1</sup>		23樓 23/F	30樓及31樓 (複式單位) 30/F & 31/F (duplex unit)	
室 FLAT		A	B	B	A	B	A	A	B
升降機大堂 Lift Lobby	電視/電台天線插座 TV / FM Outlet	0	0	1	0	0	0	0	0
	電話插座 Telephone Outlet	0	0	1	0	0	0	0	0
	13A雙位電插座 13A Twin Socket Outlet	0	0	1	0	0	0	0	0
客 / 飯廳 Living / Dining Room	13A單位電插座 13A Single Socket Outlet	4	4	4	4	4	4	2	4
	13A雙位電插座 13A Twin Socket Outlet	7	5	5	5	5	3	4	7
	電視/電台天線插座 TV / FM Outlet	2	2	2	2	2	1	1	2
	電話插座 Telephone Outlet	1	1	1	1	1	0	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	3	2	2	2	2	2	3	3
	洗衣機接駁點 Washing Machine Connection Point	1	1	1	1	1	1	1	1
	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1
主人睡房 Master Bedroom	13A雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	4	2
	電視/電台天線插座 TV / FM Outlet	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	0	0	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1
	室外空調機接駁點 <sup>2</sup> Connection Point for A/C Outdoor Unit <sup>2</sup>	0	2	2	2	2	2	0	0
睡房 1 Bedroom 1	13A單位電插座 13A Single Socket Outlet	0	2	2	2	2	1	0	0
	13A雙位電插座 13A Twin Socket Outlet	2	0	0	0	0	1	2	2
	電視/電台天線插座 TV / FM Outlet	1	1	1	1	1	1	0	1
	電話插座 Telephone Outlet	1	1	1	1	1	0	0	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1
睡房 2 Bedroom 2	13A單位電插座 13A Single Socket Outlet	2	2	2	2	2	1	3	2
	電視/電台天線插座 TV / FM Outlet	1	1	1	1	1	1	0	1
	電話插座 Telephone Outlet	1	1	1	1	1	0	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1
睡房 3 Bedroom 3	13A單位電插座 13A Single Socket Outlet	2	0	0	0	0	0	0	2
	電視/電台天線插座 TV / FM Outlet	1	0	0	0	0	0	0	1
	電話插座 Telephone Outlet	1	0	0	0	0	0	0	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	0	0	0	0	0	0	1

備註 :1. 不包括23樓A室。 2. 主人睡房室外空調機接駁點位於該主人睡房窗台之上方。  
Notes :1. Except Flat A, 23/F. 2. The connection points for A/C outdoor unit in master bedroom are located above the bay window of that master bedroom.



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

機電裝置位置及數量說明表 Schedule for the location and number of Electrical & Mechanical Provisions

層數 FLOOR		5樓及6樓 (複式單位) 5/F & 6/F (duplex unit)	5樓 5/F	6樓 6/F	8樓至28樓 <sup>1</sup> 8/F to 28/F <sup>1</sup>		23樓 23/F	30樓及31樓 (複式單位) 30/F & 31/F (duplex unit)	
室 FLAT		A	B	B	A	B	A	A	B
家庭廳 Family Room	13A單位電插座 13A Single Socket Outlet	1	0	0	0	0	0	0	1
	13A雙位電插座 13A Twin Socket Outlet	2	0	0	0	0	0	5	2
	電話插座 Telephone Outlet	0	0	0	0	0	0	1	0
	電視/電台天線插座 TV / FM Outlet	1	0	0	0	0	0	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	0	0	0	0	0	1	1
儲物房 Store Room	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	0	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit	1	1	1	1	1	1	1	1
主人房浴室 Master Bathroom	13A單位電插座 13A Single Socket Outlet	2	1	1	1	1	1	0	2
	13A雙位電插座 13A Twin Socket Outlet	0	0	0	0	0	0	1	0
	煤氣接駁點 Gas Connection Point	0	1	1	1	1	1	0	0
浴室/浴室 1 Bathroom/Bathroom 1	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1
浴室 2 Bathroom 2	13A單位電插座 13A Single Socket Outlet	1	0	0	0	0	0	1	1
	煤氣接駁點 Gas Connection Point	1	0	0	0	0	0	1	1
廚房 Kitchen	13A單位電插座 13A Single Socket Outlet	0	1	1	1	1	1	3	1
	13A雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	1	1	0
	室內空調機接駁點 Connection Point for A/C Indoor Unit	0	1	1	1	1	1	0	0
	煤氣接駁點 Gas Connection Point	2	1	1	1	1	1	2	2
廁所 Lavatory	煤氣接駁點 Gas Connection Point	0	1	1	1	1	1	0	0
廁所 2 Lavatory 2	煤氣接駁點 Gas Connection Point	1	0	0	0	0	0	1	1
平台 Flat Roof	13A防水單位電插座 13A Single Socket Outlet	3	3	0	0	0	0	0	0
	室外空調機接駁點 Connection Point for A/C Outdoor Unit	5	5	0	0	0	0	0	0
	煤氣接駁點 Gas Connection Point	1	0	0	0	0	0	0	0
天台 Roof	13A防水單位電插座 13A Single Socket Outlet	0	0	0	0	0	0	3	4
	煤氣接駁點 Gas Connection Point	0	0	0	0	0	0	1	1
冷氣機平台 Air conditioner platform	室外空調機接駁點 Connection Point for A/C Outdoor Unit	4	0	5	5	5	5	9	9

備註：1. 不包括23樓A室。 Note：1. Except Flat A, 23/F.

機電裝置位置及數量說明表 Schedule for the location and number of Electrical & Mechanical Provisions

層數 FLOOR		5樓及6樓 (複式單位) 5/F & 6/F (duplex unit)	5樓 5/F	6樓 6/F	8樓至28樓 <sup>1</sup> 8/F to 28/F <sup>1</sup>		23樓 23/F	30樓及31樓 (複式單位) 30/F & 31/F (duplex unit)	
室 FLAT		A	B	B	A	B	A	A	B
主人房衣帽間 Walk-in closet in master bedoom	13A單位電插座 13A Single Socket Outlet	0	0	0	0	0	0	4	0
	13A雙位電插座 13A Twin Socket Outlet	0	0	0	0	0	0	2	0
	電話插座 Telephone Outlet	0	0	0	0	0	0	1	0
	電視/電台天線插座 TV / FM Outlet	0	0	0	0	0	0	1	0

備註：1. 不包括23樓A室。 Note：1. Except Flat A, 23/F.



此版乃特意地留白  
This page is deliberately left in blank.

# 23. SERVICE AGREEMENTS

## 服務協議

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。  
名氣通電訊固網有限公司為發展項目的電訊服務供應商。各業主可自行向任何電訊服務供應商申請電訊服務。

Potable and flushing water is supplied by Water Supplies Department.  
Electricity is supplied by CLP Power Hong Kong Limited.  
Towngas is supplied by The Hong Kong and China Gas Company Limited.  
Towngas Telecommunications Fixed Network Limited is appointed as a provider of telecommunication services to the development. Any service subscription of telecommunication services from any telecommunication service providers shall be subject to the discretion of individual owner.





## 24. GOVERNMENT RENT 地稅

賣方（擁有人）有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日（包括該日）為止。

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

## 25. MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方（擁有人）補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方（擁有人）支付清理廢料的費用。

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.

附註：買方須向發展項目管理人及不須向擁有人繳付水、電力及氣體的按金及清理廢料的費用。

Note: The purchaser should pay to the manager instead of the vendor (the owner) the deposits for water, electricity and gas and the debris removal fee.

## 26. DEFECT LIABILITY WARRANTY PERIOD

### 欠妥之處的保養責任期

按買賣合約的規定，凡售出物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

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

## 27. MAINTENANCE OF SLOPES

### 斜坡維修

不適用  
Not applicable



## 28. MODIFICATION 修 訂

不適用  
Not applicable

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

獲寬免總樓面面積的設施分項 Breakdown of GFA Concessions Obtained for All Features		面積(平方米) Area (m²)
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 loading/unloading area excluding public transport terminus	1,361.726
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》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等 Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	201.673
2.2(#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等 Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	529.059
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.	—

		面積(平方米) Area (m²)
根據聯合作業備考第1及第2號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		
3.	露台 Balcony	111.472
4.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	—
5.	公用空中花園 Communal sky garden	76.667
6.	隔聲鰭 Acoustic fin	—
7.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	—
8.	非結構預製外牆 Non-structural prefabricated external wall	116.544
9.	工作平台 Utility platform	59.998
10.	隔音屏障 Noise barrier	—
適意設施 Amenity Features		
11.	供保安人員和管理處員工使用的櫃檯、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	4.495
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	298.519
13.	有上蓋的園景區及遊樂場 Covered landscaped and play area	58.707
14.	橫向屏障/有蓋人行道、花棚 Horizontal screens/covered walkways, trellis	—
15.	擴大升降機井道 Larger lift shaft	170.581
16.	煙囪管道 Chimney shaft	—

		面積(平方米) Area (m²)
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	—
18.(#)	強制性設施或必要機房所需的管槽、氣槽 Pipe duct, air duct for mandatory feature or essential plant room	18.287
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	—
20.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	—
21.	複式住宅單位及洋房的中空 Void in duplex domestic flat and house	19.854
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 750 mm from the external wall	—
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	111.679
24.(#)	其他伸出物 Other projections	77.948
25.	公共交通總站 Public transport terminus	—
26.(#)	共用構築物及樓梯 Party structure and common staircase	—
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	239.304
28.(#)	公眾通道 Public passage	—
29.	因建築物後移導致的覆蓋面積 Covered set back area	—
額外總樓面面積 Bonus GFA		
30.	額外總樓面面積 Bonus GFA	—

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

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分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

**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.

## 30. RELEVANT INFORMATION

### 有關資料

#### 1. 吊船操作

在管理人安排為發展項目的外牆（包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台及其玻璃欄河）進行定期及特別安排清潔、保養、檢查、重建、維修、改動、翻新、油漆或裝飾期間，吊船會在以下住宅單位對上空間操作：-

- 1. 位於5樓及6樓的5A室(複式單位)及其平台；
- 2. 位於5樓5B室及其平台；
- 3. 位於30樓及31樓的30A室(複式單位)及其天台；及
- 4. 位於30樓及31樓的30B室(複式單位)及其天台。

#### 2. 租約資料

於本售樓說明書檢視日期，發展項目中下列之8個賣方持有之住宅單位為連租約物業。

#### 1. Operation of gondola

During the regular and specially arranged cleaning, maintenance, inspection, rebuilding, repairing, altering, renewing, painting or decorating the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms and their glass balustrades forming part of a residential unit) of the development arranged by the Manager, gondola(s) will be operated in the air space directly above the following residential units: -

- 1. Flat 5A (duplex) on 5/F & 6/F and the flat roof thereof;
- 2. Flat 5B on 5/F and the flat roof thereof;
- 3. Flat 30A (duplex) on 30/F & 31/F and the roof thereof; and
- 4. Flat 30B (duplex) on 30/F & 31/F and the roof thereof.

#### 2. Tenancy schedule

As of the date of examination of this sales brochure, 8 residential properties of the development held by the vendor listed below are subject to tenancy agreement.

	單位 Unit	
樓層 Floor	A	B
8樓 8/F	連租約物業 Unit subject to tenancy agreement	連租約物業 Unit subject to tenancy agreement
9樓 9/F	連租約物業 Unit subject to tenancy agreement	連租約物業 Unit subject to tenancy agreement
19樓 19/F	連租約物業 Unit subject to tenancy agreement	連租約物業 Unit subject to tenancy agreement
20樓 20/F	—	連租約物業 Unit subject to tenancy agreement
27樓 27/F	—	連租約物業 Unit subject to tenancy agreement

備註：以上資料或因應實際情況而不時更改，請參閱載有最新銷售安排的文件或由賣方提供的其他宣傳資料所述明連租約出售的住宅單位之最新資料。

Note：The information above may be subject to change from time to time according to actual circumstances. Please refer to documents containing the latest sales arrangements or other promotional materials to be published by the vendor for the most up-to-date information regarding residential properties to be sold subject to tenancy agreement.



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.  
本售樓說明書印製日期：2015年2月28日    Date of printing of this Sales Brochure : 28th February 2015

賣方就該發展項目指定的互聯網網站的網址：  
The address of the website designated by the vendor for the development:  
[www.highparkgrand.com.hk](http://www.highparkgrand.com.hk)

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2015年4月24日 24th April 2015	23-2	修訂23樓A室現狀單位平面圖部分外部尺寸。 Revise part of the external dimensions of the as-is unit plan of Flat A, 23rd floor.
	26, 27	修訂30樓及31樓的住宅物業的樓面平面圖的備註。 Revise the notes of 30/F and 31/F floor plans of residential properties in the development.
	27-1	新增30樓及31樓A室現狀單位平面圖。 Add the as-is unit plans for Flat A, 30/F & 31/F.
	29	修訂發展項目中的住宅物業的面積中有關5樓及6樓為複式單位、30樓及31樓為複式單位和5樓B單位的露台及工作平台的描述。 Revise the descriptions of 5/F & 6/F as duplex unit, 30/F & 31/F as duplex unit and the balcony and utility platform of Flat B, 5/F in the area of residential properties in the development.
	47, 48	修訂立面圖。 Revise the elevation plans.
	51 - 54, 54-1, 54-4, 55 - 57, 57-1, 58-1, 58-3	修訂及新增裝置、裝修物料及設備的內容。 Revise and add the contents in fittings, finishes and appliances.
	54-5, 54-6, 54-7, 54-8, 58-4, 58-5, 58-6	新增有關30樓及31樓A室(複式單位) 的裝置、裝修物料及設備的內容。 Add the contents for Flat A, 30/F & 31/F (duplex unit) in fittings, finishes and appliances.
	59	修訂裝置、裝修物料及設備的設備說明表。 Revise the appliances schedule in fittings, finishes and appliances.
	60, 61, 61-1	修訂及新增裝置、裝修物料及設備的機電裝置位置及數量說明表。 Revise and add the schedule for the location and number of electrical and mechanical provisions in fittings, finishes and appliances.
	70	修訂有關資料。 Revise the relevant information.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2015年4月30日 30th April 2015	21, 28	修訂5樓及天台的樓面平面圖。 Revise the floor plans on 5/F and the Roof.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2015年7月29日 29th July 2015	12	修訂發展項目的所在位置圖。 Revise the location plan of the development.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2015年10月28日 28th October 2015	11	由於發展項目的公契已簽立，故更新物業管理的資料。 Update the information on property management as the deed of mutual covenant of the development has been executed.
	12	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	13, 14, 14-1	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	14-2	刪除已不適用的發展項目的鳥瞰照片。 Delete the aerial photograph of the development which is no longer applicable.
	16,18	更新石硤尾及何文田分區計劃大綱核准圖。 Update the Shek Kip Mei and Ho Man Tin approved outline zoning plans.
	31	修訂地下商舖的後門位置。 Revise the position of the rear doors of the shop on ground floor.
	50	修訂公契的最新擬稿為每一已簽立的公契。 Revise the latest draft of deed of mutual covenant as every deed of mutual covenant that has been executed.
2016年1月27日 27th January 2016	64	修訂買方的雜項付款的資料。 Revise the information on the miscellaneous payments by purchaser.
	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	14-2	新增發展項目的鳥瞰照片。 Add the aerial photograph of the development.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2016年4月26日 26th April 2016	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	14	刪除已不適用的發展項目的鳥瞰照片並以空白頁代替。 Delete the aerial photograph of the development which is no longer applicable and replace with blank page.
	14-1, 14-2	刪除已不適用的發展項目的鳥瞰照片。 Delete the aerial photographs of the development which are no longer applicable.
	17	更新長沙灣分區計劃大綱草圖。 Update the draft Cheung Sha Wan outline zoning plan.
2016年7月25日 25th July 2016	12	修訂發展項目的所在位置圖。 Revise the location plan of the development.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2016年9月23日 23rd September 2016	70	新增有關資料中的租約資料。 Add the tenancy schedule under relevant information.
2016年10月27日 27th October 2016	12	更新發展項目的所在位置圖。 Update the location plan of the development.
2017年1月24日 24th January 2017	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	17	更新長沙灣分區計劃大綱核准圖。 Update the Cheung Sha Wan approved outline zoning plan.
2017年4月21日 21st April 2017	7	修訂賣方及有參與發展項目的其他人的資料。 Revise the information on vendor and others involved in the development.
	12	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	70	更新有關資料中的租約資料。 Update the tenancy schedule under relevant information.
2017年7月19日 19th July 2017	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	修訂發展項目的鳥瞰照片。 Revise the aerial photograph of the development.
	70	更新有關資料中的租約資料。 Update the tenancy schedule under relevant information.
2017年10月17日 17th October 2017	1– 5, 5-1, 5-2	更新一手住宅物業銷售監管局於2017年8月1日發布《一手住宅物業買家須知》的最新版本及新增空白附頁。 Update with the latest version of the "Notes to Purchasers of First-hand Residential Properties" released by the Sales of First-hand Residential Properties Authority on 1st August 2017 and a blank page is added.
	14, 14-1, 14-2	更新發展項目的鳥瞰照片及新增空白附頁。 Update the aerial photograph of the development and a blank page is added.
	28	修訂天台平面圖中屬30樓及31樓的複式單位A室的洗滌盤櫃位置。 Revise the location of sink cabinet on the roof plan for duplex unit A on 30/F & 31/F.

此版乃特意地留白  
This page is deliberately left in blank.



此版乃特意地留白  
This page is deliberately left in blank.