

14. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

1. 發展項目的公用部分

「公用地方與設施」統指大廈公用地方與設施(供大廈整體公用及共享)及住宅公用地方與設施(供住宅發展整體公用及共享)，並在適用的情況下包括《建築物管理條例》附表一所列舉的相關公用部分。

大廈公用地方與設施包括但不限於位於地下及一樓的大廈外牆(包括其玻璃幕牆)，但不包括首先構成一樓商業發展一部份的部份玻璃幕牆、其次構成保留地方與相關結構一部份的部份外牆及第三構成一號舖位一部份的共用牆，以及地基、柱、樑及其他結構性支承物、安裝或使用天線廣播分導系統或電訊網絡設施的地方、公共天線、污水管及排水渠。

住宅公用地方與設施包括但不限於大廈外牆，包括基座玻璃幕牆及其頂部圍繞及/或圍封三樓住宅單位平台的部份(但不包括首先位於地下及一樓構成大廈公用地方一部份的部份外牆、其次位於一樓構成一樓商業發展一部份的部份玻璃幕牆及第三構成保留地方與相關結構一部份的部份外牆)，以及康樂地方與設施、入口大堂、升降機大堂、升降機、錶櫃、泵房、水箱及專屬住宅發展的所有機電裝置及設備。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層 單位	3樓	5樓-10樓	11樓-19樓	20樓-26樓	27樓
A	21 / 2300	20 / 2300	20 / 2300	20 / 2300	20 / 2300
B	26 / 2300	26 / 2300	26 / 2300	43 / 2300	70 / 2300
C	16 / 2300	17 / 2300	17 / 2300	27 / 2300	—
D	23 / 2300	25 / 2300	27 / 2300	—	—

*不設4樓、13樓、14樓及24樓

3. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止為止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每個住宅單位的業主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，應與分配給其住宅單位的管理份數對分配給發展項目內所有住宅單位的管理份數的比例相同。

此外，按照一份由管理人就專為開放式廚房單位而實施及履行有關消防安全管理計劃和消防系統的各種計劃而編製的獨立管理預算案，每個開放式廚房單位的業主須就有關的估算開支，按月向管理人繳付按照分配給其單位的管理分數的比例應繳的份額。(註：3樓至27樓的A單位、3樓至19樓的B單位、3樓至26樓的C單位及3樓至19樓的D單位均屬開放式廚房單位。)

5. 計算管理費按金的基準

管理費按金相等於業主就其單位按首個年度管理預算案計算而須繳的三個月管理費。

6. 賣方在發展項目中保留作自用的範圍(如有的話)

在公契內作出釋義的「保留地方與相關結構」由賣方保留。在毗連物業拆卸的情況下，賣方有權拆卸及移走保留地方與相關結構，並在原位置重新建造附加的有蓋樓面作為一號舖位的延展部份。

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) and the Residential Common Areas and Facilities (intended for the common use and benefit of the Residential Development as a whole) and, where applicable, includes those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance.

The Estate Common Areas and Facilities includes but not limited to the external walls of the Estate (including the curtain walls thereof) at the ground floor and the first floor but excluding firstly those parts of the curtain walls which form part of the First Floor Commercial Development, secondly those parts forming part of the Reserved Areas and Associated Structures and thirdly the party walls which form part of Shop 1, and the foundations, columns, beams and other structural supports, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, communal aerial, sewers and drains.

The Residential Common Areas and Facilities includes the external walls of the Estate including the curtain walls of the podium and the top parts of such curtain walls which surround and/or enclose the flat roofs of the Residential Units on the third floor (but excluding firstly those parts at the ground floor and the first floor which form part of the Estate Common Areas, secondly the curtain walls at the first floor which form part of the First Floor Commercial Development and thirdly those parts forming part of the Reserved Areas and Associated Structures), and the recreational areas and facilities, entrance lobby, lift lobbies, lifts, meter cabinets, pump rooms, water tanks, 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 Unit	3/F	5/F -10/F	11/F -19/F	20/F - 26/F	27/F
A	21 / 2300	20 / 2300	20 / 2300	20 / 2300	20 / 2300
B	26 / 2300	26 / 2300	26 / 2300	43 / 2300	70 / 2300
C	16 / 2300	17 / 2300	17 / 2300	27 / 2300	—
D	23 / 2300	25 / 2300	27 / 2300	—	—

* 4/F, 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 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.

In addition, based on a separate management budget prepared by the Manager for the carrying out and implementation of the Fire Safety Management Plan and the fire services system serving the Open Kitchen Units exclusively, the Owner of each Open Kitchen Unit shall pay to the Manager his due share of the relevant budgeted expenses on a monthly basis in accordance with and in proportion to the Management Units allocated to his Unit. (Note: The Open Kitchen Units are Flats A from the 3/F to 27/F, Flats B from the 3/F to 19/F, Flats C from the 3/F to 26/F, Flats D from the 3/F to 19/F.)

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 vendor for its own use

The “Reserved Areas and Associated Structures” as defined in the Deed of Mutual Covenant is retained by the Vendor. In the event the Adjoining Property shall be demolished, the Vendor shall have the right to demolish and remove the Reserved Areas and Associated Structures and redevelop the same by building therein/thereon additional covered floor areas as an extension to Shop 1.

15. 批地文件的摘要 SUMMARY OF LAND GRANT

- 發展項目位於新九龍內地段第1105號A分段餘段、新九龍內地段第1105號B分段餘段、新九龍內地段第1105號餘段、新九龍內地段第1433號餘段及新九龍內地段第1741號餘段（統稱「發展地段」）。
- 三份日期為1930年2月6日、1932年5月6日及1933年7月19日分別屬於新九龍內地段第1105號、新九龍內地段第1433號及新九龍內地段第1741號的政府租契（統稱「該等租契」）所規定的年期均由1898年7月1日起計75年，並有權續期24年減最後3天，而該等租契的年期已根據《新界土地契約（續期）條例》延至2047年6月30日。
- 如非事先獲得政府的許可，不得在發展地段內經營或從事銅工、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、垃圾清理或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。根據一份日期為2011年6月30日及以摘要編號11091601320013登記於土地註冊處的厭惡性行業許可證，政府已批准在發展地段內經營或從事製糖、油料（加油站除外）、售肉、食物供應及旅館的行業或業務。
- 該等租契要求承批人“不時及在此後的所有時間在每當有需要或情況要求時自費修理、維護、支持、維持、鋪設、清洗、刷淨、清潔、清空、改動及保持現有或其後任何時間位於該塊土地的樓宇或單位及所有其他架設物及建築物及所有屬於該塊土地或與其有關的牆、堤、路塹、籬、溝、軌道、燈、行人路、旱廁、污水坑、排水渠及水道並進行所有必要及必須之修復、清洗及改動，以令署長滿意”。
- 該等租契訂明“如有需要改善殖民地或其他公共目的，在給予承批人三個公曆月的通知及給予署長根據公平及公正無私地釐定的估值計算的對該塊土地及在上建築物的公平及公正的賠償後，陛下有全權收回、進入及再取得本文訂明租借的所有土地或其任何部份的管有權，而當行使此權利時，本文產生的年期及利益將停止、終結及無效”。

- The development is situated on The Remaining Portion of Section A of New Kowloon Inland Lot No. 1105, The Remaining Portion of Section B of New Kowloon Inland Lot No. 1105, The Remaining Portion of New Kowloon Inland Lot No. 1105, The Remaining Portion of New Kowloon Inland Lot No. 1433 and The Remaining Portion of New Kowloon Inland Lot No. 1741 (collectively the “Land”).
- New Kowloon Inland Lot No. 1105, New Kowloon Inland Lot No. 1433 and New Kowloon Inland Lot No. 1741 are held under three Government Leases respectively dated 6th February 1930, 6th May 1932 and 19th July 1933 (collectively the “Leases”) for three several terms all of 75 years from 1st July 1898 with right of renewal for 24 years less the last 3 days. The terms of the Leases have been extended to 30th June 2047 pursuant to the New Territories Leases (Extension) Ordinance.
- The Land 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 licence of the Government. By an Offensive Trade Licence dated 30th June 2011 and registered in the Land Registry by Memorial No. 11091601320013, the Government has approved a licence to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper in or upon the Land.
- The Leases require the Lessees “from time to time and at all times hereafter when where and as often as need or occasion shall require at his her or their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the 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 the said Director”.
- The Leases provide that “His said Majesty shall have full power to resume enter and re-take possession of all or any part of the premises hereby expressed to be demised 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”.

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

- 有關的批地文件規定興建並提供予政府或供公眾使用的設施的資料
不適用。
 - 有關的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的資料
不適用。
 - 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部分的資料
不適用。
- Information on any facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use**
Not applicable.
 - Information on any 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**
Not applicable.
 - Information on 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) Regulation (Cap. 123 sub. leg. F)**
Not applicable.

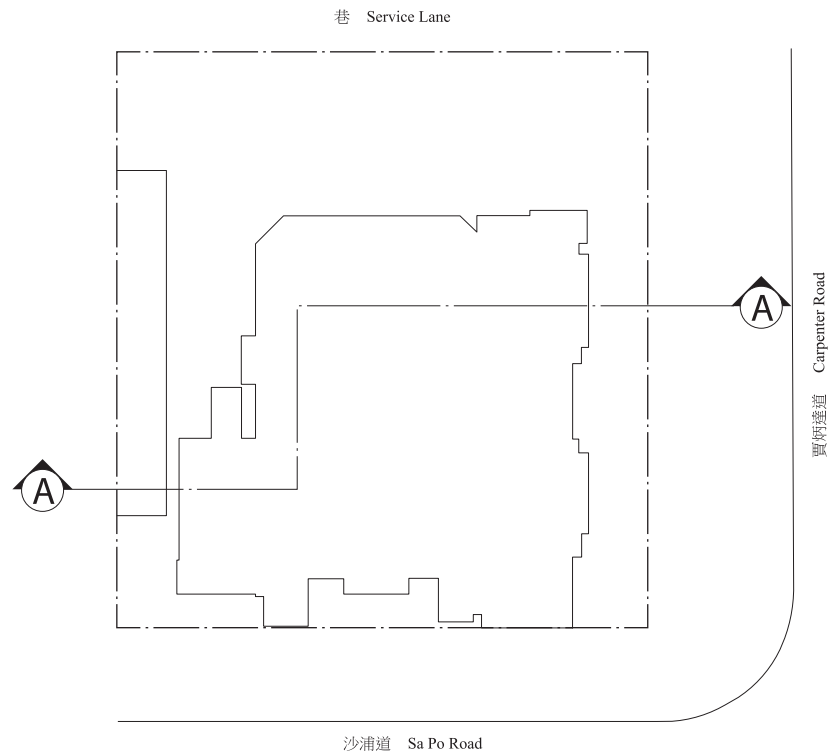
17. 對買方的警告 WARNING TO PURCHASERS

- 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。
 - 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。
 - 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：—
 - 該律師事務所可能不能夠保障你的利益；及
 - 你可能要聘用一間獨立的律師事務所。
 - 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。
- 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.
 - 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.
 - 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:-
 - that firm may not be able to protect your interests; and
 - you may have to instruct a separate firm of solicitors.
 - 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.

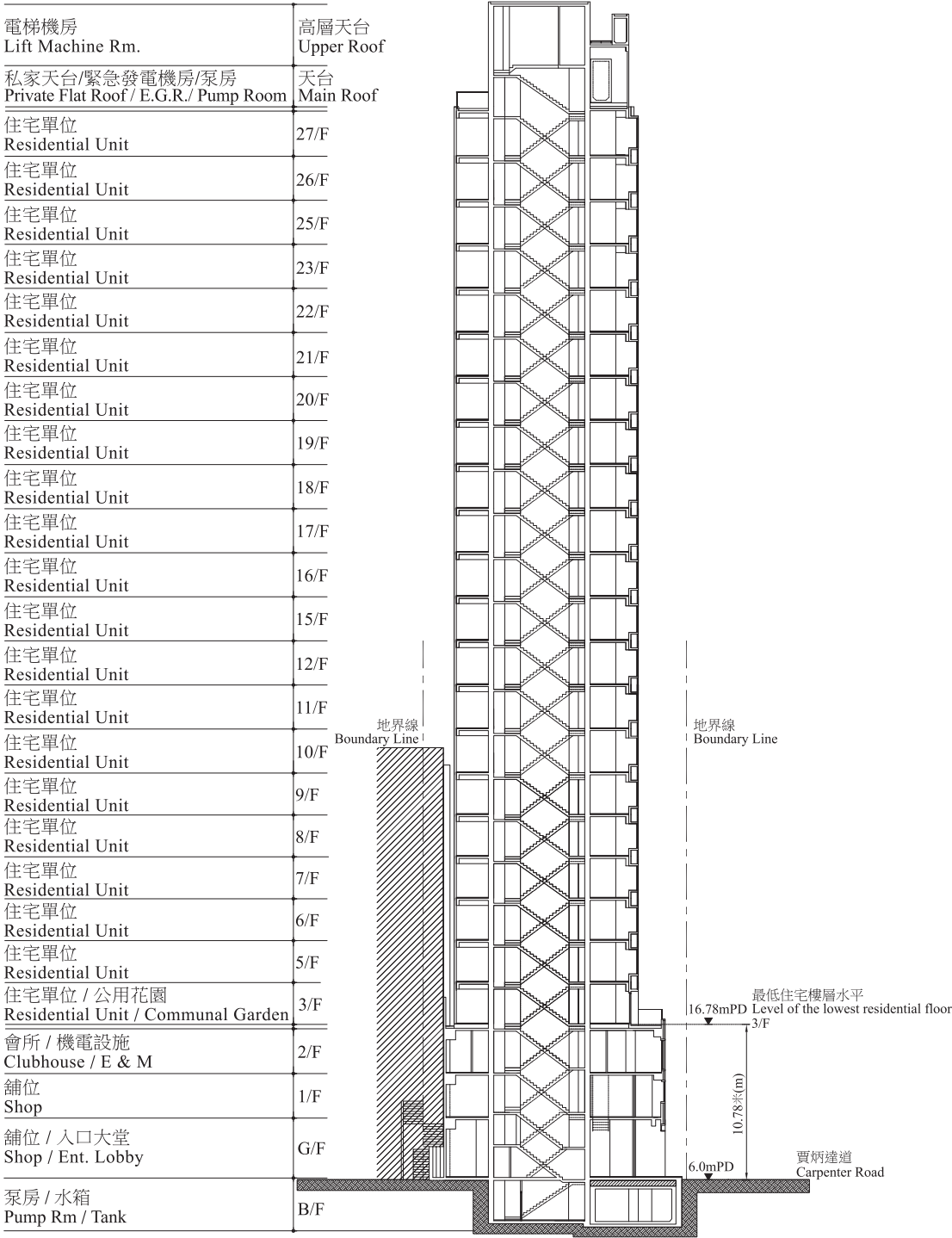
18. 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

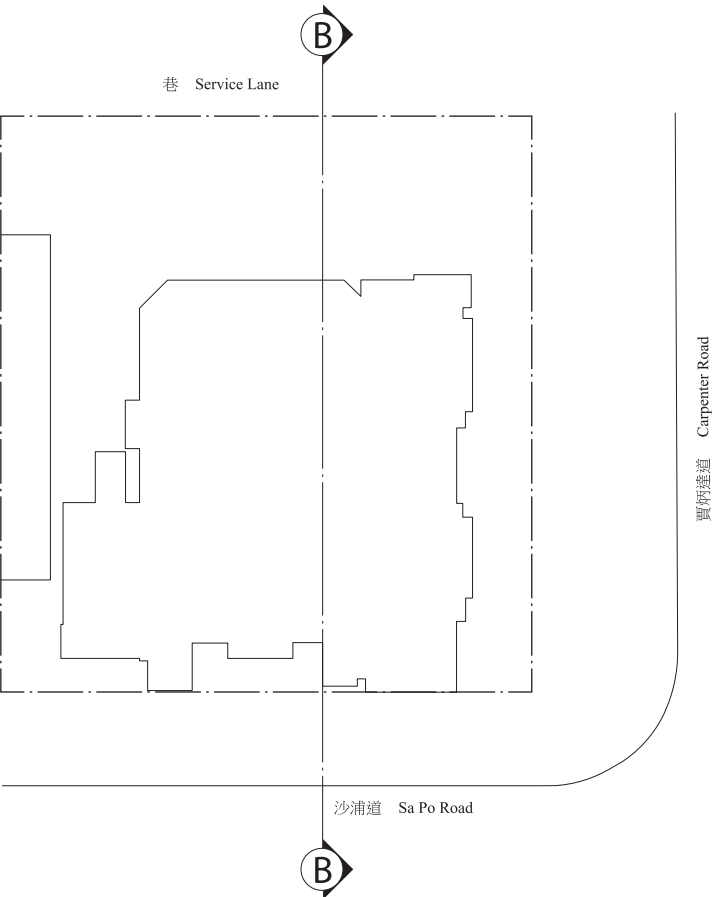
橫截面圖 A - A
Cross-Section Plan A - A



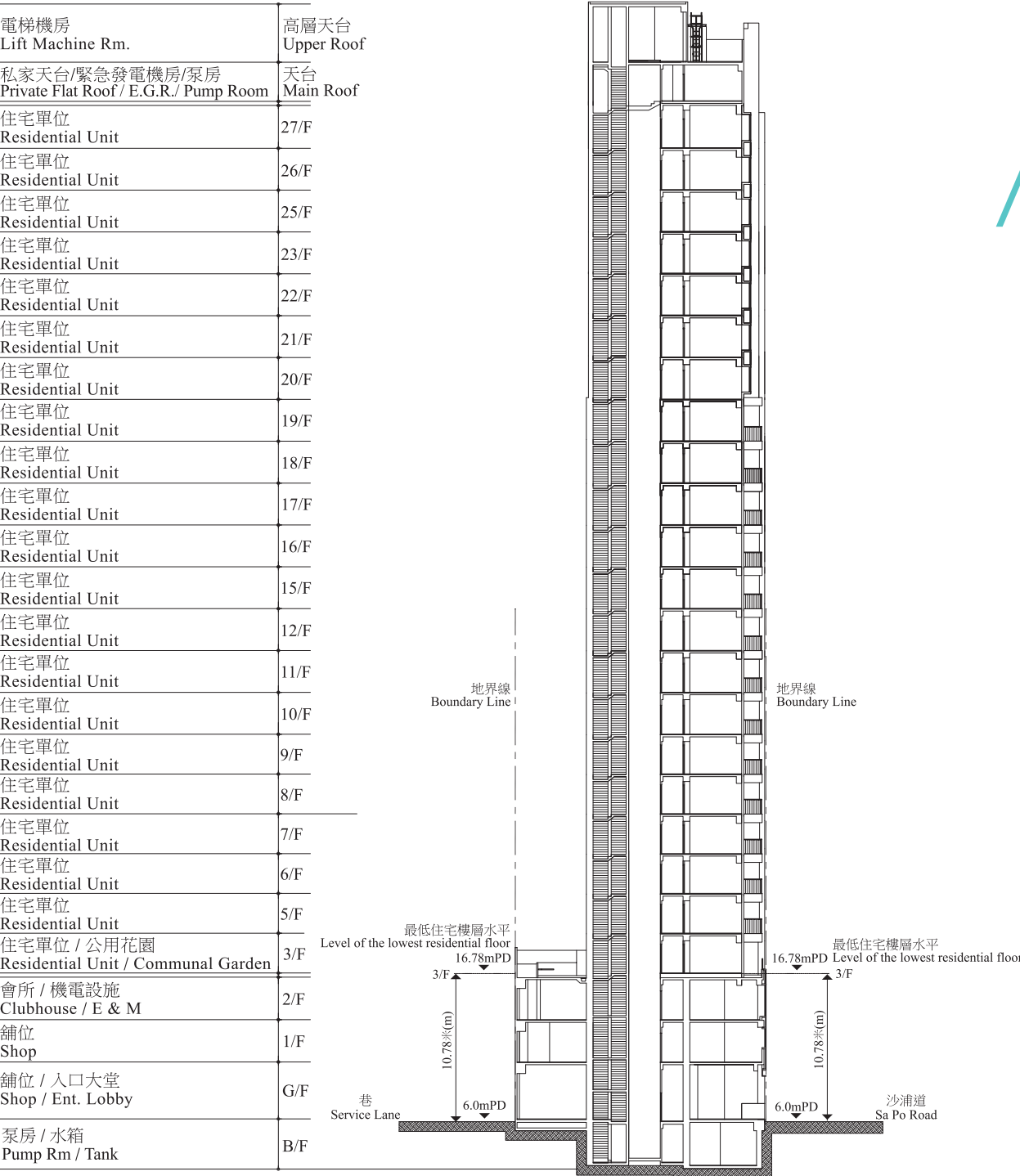
毗連建築物的一段賈炳達道為香港主水平基準以上6米。
The part of Carpenter Road adjacent to the building is 6 metres above the Hong Kong Principal Datum.



橫截面圖 B - B
Cross-Section Plan B - B



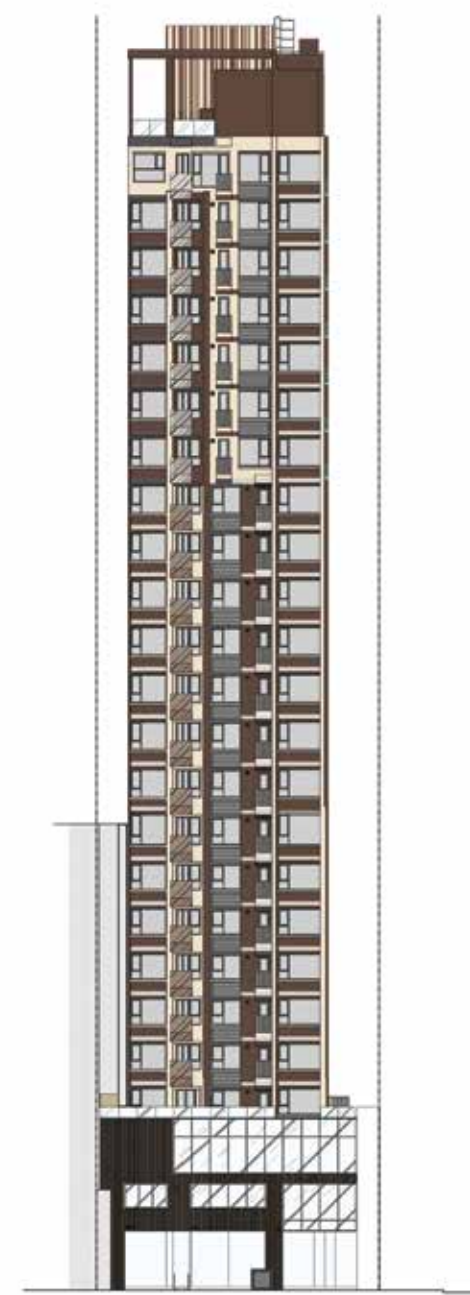
毗連建築物的一段巷及沙浦道為香港主水平基準以上6米。
The part of Service Lane and Sa Po Road adjacent to the building are 6 metres above the Hong Kong Principal Datum.



19. 立面圖 ELEVATION PLAN

地界線
Boundary Line

地界線
Boundary Line



東面立面圖 East Elevation
(向沙浦道 Facing Sa Po Road)

發展項目的認可人士已證明本圖所顯示的立面：

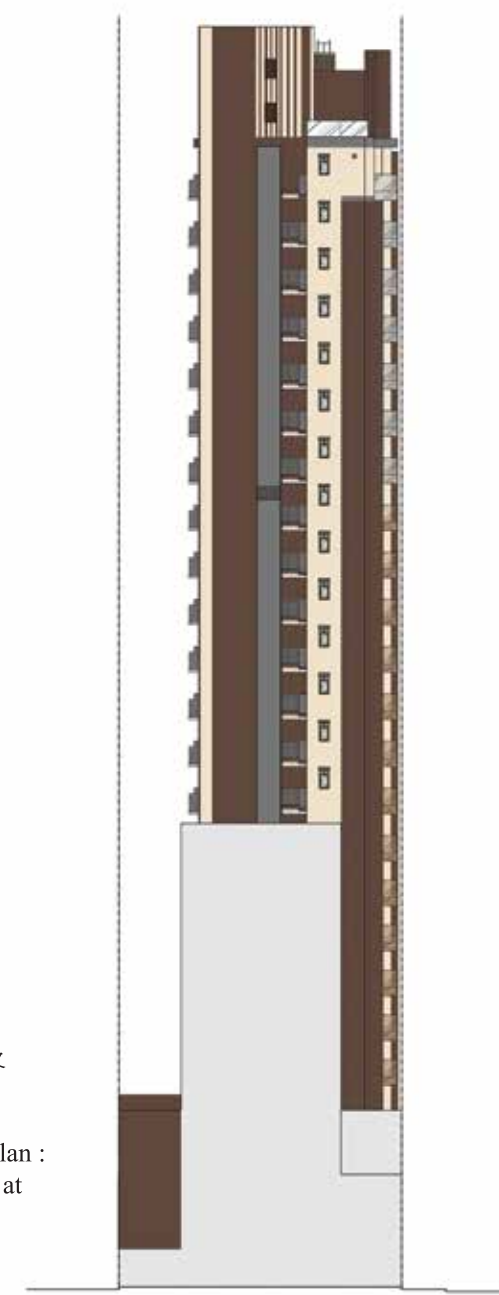
1. 以2014年8月29日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

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

1. are prepared on the basis of the approved building plans for the development as at 29th August 2014 specified by the authorized person; and
2. are in general accordance with the outward appearance of the development.

地界線
Boundary Line

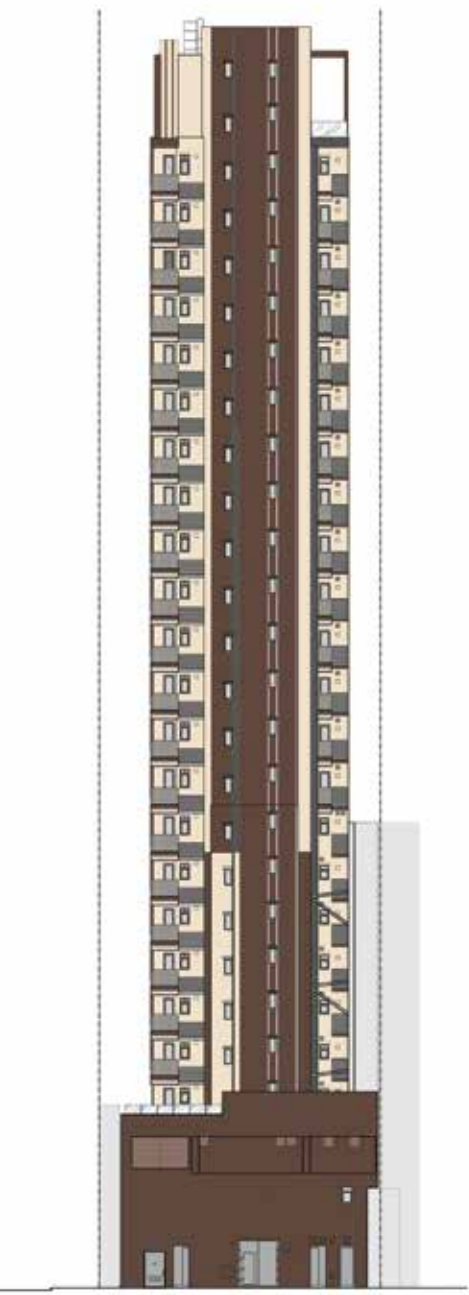
地界線
Boundary Line



南面立面圖 South Elevation

地界線
Boundary Line

地界線
Boundary Line



西面立面圖 West Elevation
(向巷 Facing Lane)

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2014年8月29日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

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

1. are prepared on the basis of the approved building plans for the development as at 29th August 2014 specified by the authorized person; and
2. are in general accordance with the outward appearance of the development.

地界線
Boundary Line

地界線
Boundary Line



北面立面圖 North Elevation
(向賈炳達道 Facing Carpenter Road)

20. 發展項目中的公用設施的資料

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered Area	沒有上蓋遮蓋面積 Uncovered Area
住客會所 Residents' Clubhouse	2/F	123.756平方米 sq. m. 1332平方呎 sq. ft.	—
公用花園 Communal Garden	3/F	—	66.728平方米 sq. m. 718 平方呎 sq. ft.

備註：以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並以四捨五入至整數。
Note : 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. 閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

- (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－
住宅物業每一已簽立的公契。
- (b) 無須為閱覽付費。

1. Copies of outline zoning plans relating to the development are available at www.ozp.tpb.gov.hk
2. (a) Copies of the following 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. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. 外部裝修物料		
a.	外牆	基座外牆主要鋪砌玻璃幕牆、鋁質飾板、外牆磚及髹上外牆漆。大廈外牆主要鋪砌外牆磚、鋁質飾板及髹上外牆漆。
b.	窗	氟碳噴塗鋁窗框基座配清玻璃片，大廈則配有色玻璃片。浴室裝配酸蝕玻璃片。
c.	窗台	鋼筋混凝土窗台及氟碳噴塗鋁窗框配有色玻璃。窗台面鋪砌天然石。
d.	花槽	3樓平台花槽主要鋪砌瓷磚。
e.	陽台或露台	(i) 露台裝有玻璃欄河。 露台外牆鋪砌外牆磚，地台鋪砌地台磚。 露台天花部份裝設鋁質飾板及英坭沙底纖維灰後再髹上乳膠漆。 (ii) 露台設有上蓋。 (iii) 沒有陽台。
f.	乾衣設施	沒有
2. 室內裝修物料		
a.	大堂	
	地下入口大堂	地台鋪砌天然石。牆身鋪砌天然石、不銹鋼裝飾板及玻璃飾板。天花裝設石膏板假天花。
	住宅層電梯大堂	地台鋪砌天然石及地台磚。牆身主要鋪砌不銹鋼裝飾板、木飾板及玻璃飾板。天花裝設石膏板假天花。
b.	內牆及天花板	客飯廳及睡房內牆髹上乳膠漆。客飯廳及睡房天花髹上乳膠漆。 <u>適用於20樓B單位</u> 客廳、飯廳內牆鋪砌牆紙、雲石、鏡及不銹鋼。天花髹乳膠漆。 睡房1內牆鋪砌牆紙及鏡。天花髹乳膠漆。 睡房2內牆鋪砌牆紙。天花髹乳膠漆。 儲物間內牆鋪砌牆紙。天花髹乳膠漆。
c.	內部地板	<u>非開放式廚房單位</u> 客飯廳及睡房鋪砌複合木地板及木牆腳線。 <u>開放式廚房單位</u> 客飯廳及睡房鋪砌地台磚及木牆腳線。
d.	浴室	外露牆身鋪砌飾面磚及玻璃飾面至石膏板假天花底。外露地台鋪砌飾面磚。
	特式單位浴室 (27/F B單位)	外露牆身鋪砌天然石及玻璃飾面至石膏板假天花底。外露地台鋪砌天然石。

e.	廚房	<u>非開放式廚房單位</u> 外露牆身鋪砌飾面磚及不銹鋼飾板至石膏板假天花底。外露地台鋪砌地台磚。灶台以無縫人造塑料鋪砌。 <u>開放式廚房單位</u> 外露牆身鋪砌不銹鋼飾板及髹乳膠漆至石膏板假天花底。外露地台鋪砌地台磚。灶台以無縫人造塑料鋪砌。
	特式單位廚房 (27/F B單位)	外露牆身鋪砌飾不銹鋼飾板及天然石至石膏板假天花底。外露地台鋪砌天然石。灶台以無縫人造塑料鋪砌。
3. 室內裝置		
a.	門	
	單位大門	選用木皮飾面實心木門及木門框，並裝配指紋門鎖、防盜眼及門擋。
	睡房門	選用木皮飾面中空木門及木門框配門鎖及門擋。
	浴室門	選用木皮飾面中空木門及木門框或玻璃門配門鎖及門擋，附設通風位。
	廚房門	選用木皮飾面實心木門連玻璃及木門框、門鎖及門擋。
b.	浴室	選用無縫人造塑料枱面配以潔具包括鍍鉻冷熱水花灑龍頭，鍍鉻淋雨式花灑，搪瓷洗面盆配鍍鉻冷熱水龍頭，搪瓷座廁，鍍鉻廁紙架，鍍鉻毛巾棍及抽氣設備。冷水喉採用銅喉及熱水喉採用配有熱絕緣保護之銅喉。另設即熱式電熱水爐。
	特式單位浴室 (27/F B單位)	選用無縫人造塑料枱面配以潔具包括搪瓷鑄鐵浴缸(1500毫米X 700毫米X 430毫米)配鍍鉻浴缸龍頭，鍍鉻冷熱水花灑龍頭，鍍鉻淋雨式花灑，搪瓷洗面盆配鍍鉻冷熱水龍頭，搪瓷座廁，鍍鉻廁紙架，鍍鉻毛巾棍及抽氣設備。冷水喉採用銅喉及熱水喉採用配有熱絕緣保護之銅喉。另設即熱式電熱水爐。
c.	廚房	選用木製膠板飾面廚櫃系列，配以無縫人造塑料枱面連不銹鋼洗滌盆、鍍鉻冷熱水龍頭、電磁爐、微波爐、內置式雪櫃、抽油煙機、二合一洗衣乾衣機。 冷水喉採用銅喉及熱水喉採用配有熱絕緣保護之銅喉。
	特式單位廚房 (27/F B單位)	選用木製膠板飾面廚櫃系列，配以無縫人造塑料枱面連不銹鋼洗滌盆、鍍鉻冷熱水龍頭、電磁爐、焗爐、內置式雪櫃、抽油煙機、二合一洗衣乾衣機、酒櫃、咖啡機及廚房專用LCD電視機。冷水喉採用銅喉及熱水喉採用配有熱絕緣保護之銅喉。

裝置、裝修物料及設備

22. FITTINGS, FINISHES AND APPLIANCES

d.	睡房	沒有
e.	電話	客廳及睡房均裝有電話插位。接駁點的位置及數目請參考「機電裝置平面圖」。
f.	天線	客廳及睡房均裝有電視/電台天線接駁點。接駁點的位置及數目請參考「機電裝置平面圖」。
g.	電力裝置	導管是部分隱藏及部分外露 ¹ 。外露之電掣面選用面板(電話插位除外)。每戶提供單相電力並裝妥微型斷路器配電箱。電插座及空調機接駁點的位置及數目請參考「機電裝置平面圖」。
h.	氣體供應	沒有
i.	洗衣機接駁點	廚房均設有洗衣機來去水接駁喉位。接駁點的位置請參考「機電裝置平面圖」。
j.	供水	冷水喉採用銅喉及熱水喉採用配有熱絕緣保護之銅喉。水管是部分隱藏及部分外露 ² 。浴室裝有電熱水爐供應廚房及浴室熱水。
4. 雜項		
a.	升降機	大廈裝置2部「MITSUBISHI」(型號：NexWay-S)客用升降機直達各住宅樓層。
b.	信箱	住宅地下大堂設有住宅專用不銹鋼飾面信箱。
c.	垃圾收集	中央垃圾收集房設於地下樓層。
d.	水錶 / 電錶及氣體錶	每層錶櫃均裝有每戶專用之獨立水、電錶。
5. 保安設施		
a.	保安系統	大廈電梯及地下住宅入口大堂均裝有閉路電視連接管理處。
b.	入口通道控制系統	各住宅單位均裝設防盜對講機配備警鐘，地下住宅入口大堂設有訪客對講機、讀卡機及防盜門鎖。

備註：

- 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。
- 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。

6. 設備說明				
位置	設備	適用單位	品牌	型號
客飯廳	分體式冷氣機	3/F至27/F之A及B單位； 3/F至26/F之C單位； 3/F至19/F之D單位	大金	室內機：FTWN35JV1 室外機：RWN35JV1
睡房	分體式冷氣機	3/F至27/F之B單位； 20/F至26/F之C單位； 3/F至19/F之D單位	大金	室內機：FTWN25JV1 室外機：RWN25JV1
儲物間	分體式冷氣機	20/F之B單位	Whirlpool	室內機：R410 室外機：SC009A/B
廚房	電磁爐	3/F至19/F之所有單位； 20/F至26/F之A及C單位； 27/F之A單位	Baumatic	BHI300
		20/F至26/F之B單位	Baumatic	BHI615
		27/F之B單位	Miele	KM6317
	微波爐	所有單位(27/F之B單位除外)	Miele	M8161-2
	焗爐	27/F之B單位	Miele	H5080BM
	雪櫃	3/F至19/F之所有單位； 20/F至26/F之A及C單位； 27/F之A單位	Smeg	FR138A
		20/F至26/F之B單位	Siemens	KI38VA00HK
		27/F之B單位	Miele	KFN9758ID-3
	二合一洗衣乾衣機	所有單位(27/F之B單位除外) 27/F之B單位	Gorenje Miele	WDI73120 WT2789IWPM
	抽油煙機	3/F至19/F之所有單位； 20/F至26/F之A及C單位； 27/F之A單位	Siemens	LI46630
		20/F至26/F之B單位	Siemens	LI46930
		27/F之B單位	Miele	DA3490
	酒櫃	27/F之B單位	Miele	KWT4154UG-1
	咖啡機	27/F之B單位	Miele	CVA3660
	LCD電視	27/F之B單位	JSA	KTV102A
浴室	電熱水爐	所有單位	Stiebel Eltron	DHE 18/21/24 SLi

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升降機或設備，便會安裝品質相若的升降機或設備。

1. Exterior Finishes		
a.	External Wall	Podium mainly finished with curtain wall, aluminum panels, tiles and paint. Tower mainly finished with wall tiles, aluminum cladding and paint.
b.	Window	Window frames with fluorocarbon coating to be fixed with clear glass at podium and tinted glass for tower. Acid-etched glass to be installed at window of the bathrooms.
c.	Bay Window	Reinforced concrete bay window with fluorocarbon coating aluminum window frame fitted with tinted glass. Natural stone window sills.
d.	Planter	Exterior of planter at 3/F flat roof mainly finished with tiles.
e.	Verandah or Balcony	(i) Balcony is fitted with glass balustrade. Balcony is fitted with external wall tiles and floor tiles. Ceiling of balcony is plastered and painted with emulsion paint and partly finished with aluminum cladding. (ii) Balcony is covered. (iii) There is no verandah.
f.	Drying Facilities for Clothing	Nil
2. Interior Finishes		
a.	Lobby	
	Ground Floor	Floor finished with natural stone. Wall finished mainly with natural stone, stainless steel panels and glass panels. Gypsum board false ceiling.
	Lift Lobby	
	Typical Lift Lobby	Floor finished with natural stone and tiles. Wall finished mainly with stainless steel panels, wood panels and glass panels. Gypsum board false ceiling.
b.	Internal Wall and Ceiling	Walls of Living / Dining Room & Bedrooms are finished with emulsion paint. Ceilings of Living / Dining Room & Bedrooms are finished with emulsion paint. <u>Applicable for Unit B of 20/F</u> Walls of living room and dining room are finished with wall paper, marble, mirror and stainless steel. Ceilings are finished with emulsion paint. Walls of bedroom 1 are finished with wall paper and mirror. Ceiling is finished with emulsion paint. Walls of bedroom 2 are finished with wall paper. Ceiling is finished with emulsion paint. Walls of store are finished with wall paper. Ceiling is finished with emulsion paint.
c.	Internal Floor	<u>Residential Unit with Enclosed Kitchen</u> Living / Dining Room & Bedrooms are finished with timber flooring and skirting. <u>Residential Unit with Open Kitchen</u> Living / Dining Room & Bedrooms are finished with tiles and timber skirting.

d.	Bathroom	Wall finished with tiles and glass panel to exposed surface and run up to gypsum board false ceiling level. Floor finished with tiles to exposed surface.
	Special Unit Bathroom (27/F Unit B)	Wall finished with natural stone and glass panel to exposed surface and run up to gypsum board false ceiling level. Floor finished with natural stone to exposed surface.
e.	Kitchen	<u>Residential Unit with Enclosed Kitchen</u> Wall finished with tiles and stainless steel panel to exposed surface and run up to gypsum board false ceiling level. Floor finished with tiles to exposed surface. Cooking bench is fitted with solid surfacing material. <u>Residential Unit with Open Kitchen</u> Wall finished with stainless steel panel and emulsion paint to exposed surface and run up to gypsum board false ceiling level. Floor finished with tiles to exposed surface. Cooking bench is fitted with solid surfacing material.
	Special Unit Kitchen (27/F Unit B)	Wall finished with stainless steel panel and natural stone to exposed surface and run up to gypsum board false ceiling level. Floor finished with natural stone to exposed surface. Cooking bench is fitted with solid surfacing material.
3. Interior Fittings		
a.	Doors	
	Unit Main Entrance Door	Solid core timber door with wood veneer finish, hardwood doorframe with fingerprint door lock, viewer and door stopper.
	Bedroom Door	Hollow core timber door with wood veneer finish and hardwood doorframe fitted with lockset and door stopper.
	Bathroom Door	Hollow core timber door with wood veneer finish and hardwood doorframe or glass door fitted with lockset and door stopper with ventilation.
	Kitchen Door	Solid core timber door with wood veneer finish, hardwood door frame with vision panel fitted with lockset and door stopper.
b.	Bathroom	Fitted with solid surfacing material countertop, include chrome plated shower set, chrome plated overhead shower, vitreous china wash basin with chrome plated basin mixer, vitreous china water closet, chrome plated toilet paper holder, chrome plated towel bar and ventilation system. Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply are provided. Instantaneous electric water heaters are provided.
	Special Unit Bathroom (27/F Unit B)	Fitted with solid surfacing material countertop, include enameled cast-iron bathtub (1500mm X 700mm X 430mm) with chrome plated bath tub mixer, chrome plated shower set, chrome plated overhead shower, vitreous china wash basin with chrome plated basin mixer, vitreous china water closet, chrome plated toilet paper holder, chrome plated towel bar and ventilation system. Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply are provided. Instantaneous electric water heaters are provided.

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FITTINGS, FINISHES AND APPLIANCES

c.	Kitchen	Fitted with wooden cabinet with plastic laminate finish and solid surfacing material countertop, stainless steel sink and chrome plated sink mixer, induction hob, microwave oven, built-in fridge, cooker hood and washer-dryer are provided. Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply are provided.
	Special Unit Kitchen (27/F Unit B)	Fitted with wooden cabinet with plastic laminate finish and solid surfacing material countertop, stainless steel sink and chrome plated sink mixer, induction hob, oven, built-in fridge, cooker hood, washer-dryer, wine cellar, coffee machine and kitchen LCD TV are provided. Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply are provided.
d.	Bedroom	Nil
e.	Telephone	Telephone points are provided for living room and bedrooms. For location and number of connection points, please refer to “Electrical & Mechanical Provision Plan”.
f.	Aerials	TV / FM radio outlets are provided for living room and bedrooms. For location and number of connection points, please refer to “Electrical & Mechanical Provision Plan”.
g.	Electrical Installations	Conduits are partly concealed and partly exposed ¹ . Faceplate (except telephone outlet) for all switches. Single phase electricity supply with miniature circuit breaker distribution board is provided in each residential unit. For location and number of power points and air conditioner points, please refer to “Electrical & Mechanical Provision Plan”.
h.	Gas Supply	Nil
i.	Washing Machine Connection Point	Drain point and water point are provided for washing machine in kitchen. Please refer to “Electrical & Mechanical Provision Plan” for the location of the connection point.
j.	Water Supply	Copper pipes for cold water supply and copper water with thermal insulation for hot water supply are provided. Water pipes are partly concealed and partly exposed ² . Hot water supply to bathroom and kitchen is provided by electric water heater installed in bathroom.

4. Miscellaneous		
a.	Lifts	2 Nos. of “MITSUBISHI” lifts (model no.: NexWay-S) are to be installed for this development serving all floors.
b.	Letter Box	Letter boxes finished with stainless steel are installed at the G/F main lobby.
c.	Refuse Collection	Refuse storage and material recovery chamber is provided on G/F for collection of refuse.
d.	Water Meter / Electricity Meter and Gas Meter	Separate meters of water and electricity for all individual flats are provided in common meter cabinet on each floor.
5. Security Facilities		
a.	Security System	CCTV system is provided at lifts and residents entrance lobby on G/F connecting to management counter.
b.	Access Control System	Visitor door phone with panic button is provided inside each residential unit. Residents entrance lobby on G/F is fixed with visitor panel, card reader and security door lock.

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.

6. Appliances Schedule				
Location	Appliances	Units apply	Brand	Model No.
Living / Dining	Split type air-conditioner	3/F to 27/F Unit A & B ; 3/F to 26/F Unit C ; 3/F to 19/F Unit D	Daikin	Indoor Unit : FTWN35JV1 Outdoor Unit: RWN35JV1
Bedroom	Split type air-conditioner	3/F to 27/F Unit B ; 20/F to 26/F Unit C ; 3/F to 19/F Unit D	Daikin	Indoor Unit : FTWN25JV1 Outdoor Unit : RWN25JV1
Store	Split type air-conditioner	20/F Unit B	Whirlpool	Indoor Unit : R410 Outdoor Unit : SC 009 A/B
Kitchen	Induction Hob	3/F to 19/F all units ; 20/F to 26/F Unit A & C ; 27/F Unit A	Baumatic	BHI300
		20/F to 26/F Unit B	Baumatic	BHI615
		27/F Unit B	Miele	KM6317
	Microwave Oven	For all units (Except 27/F Unit B)	Miele	M8161-2
	Oven	27/F Unit B	Miele	H5080BM
		3/F to 19/F all units ; 20/F to 26/F Unit A & C ; 27/F Unit A	Smeg	FR138A
		20/F to 26/F Unit B	Siemens	KI38VA00HK
	Refrigerator	27/F Unit B	Miele	KFN9758ID-3
		For all units (Except 27/F Unit B)	Gorenje	WDI73120
		27/F Unit B	Miele	WT2789IWPM
	Cooker Hood	3/F to 19/F all units ; 20/F to 26/F Unit A & C ; 27/F Unit A	Siemens	LI46630
		20/F to 26/F Unit B	Siemens	LI46930
		27/F Unit B	Miele	DA3490
Bathroom	Wine Cellar	27/F Unit B	Miele	KWT4154UG-1
	Coffee Machine	27/F Unit B	Miele	CVA3660
	LCD TV	27/F Unit B	JSA	KTV102A
	Electric Water Heater	For all units	Stiebel Eltron	DHE 18/21/24 SLi

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

裝置、裝修物料及設備

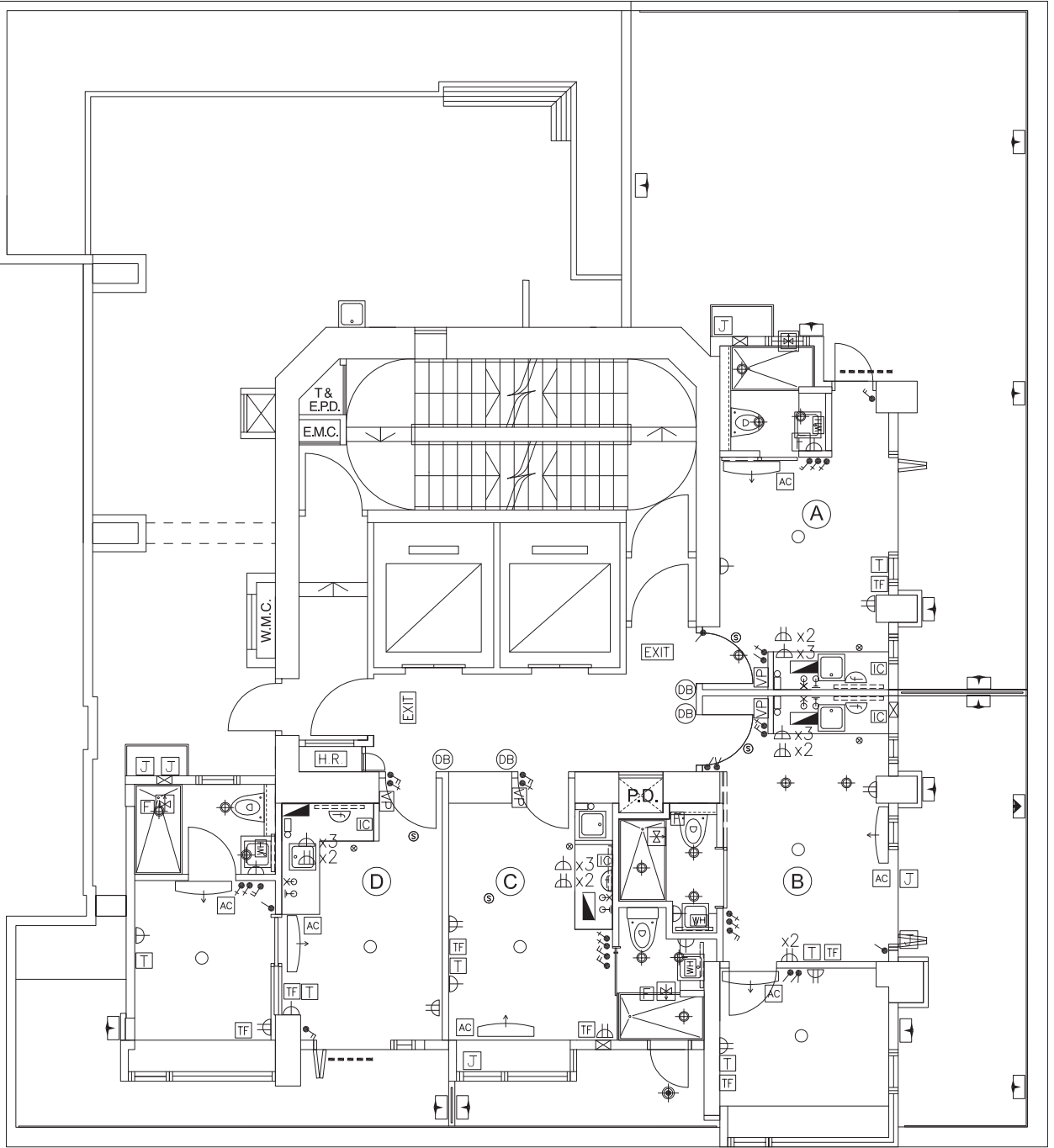
22.FITTINGS, FINISHES AND APPLIANCES

機電裝置數量說明
SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS

樓層 Floor			3/F - 10/F				11/F - 19/F				20/F - 26/F			27/F	
單位 Unit			A	B	C	D	A	B	C	D	A	B	C	A	B
客／飯廳 Living / Dining Room	電視／電台天線插座 TV / FM Outlet		1	1	2	1	1	1	2	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座 13A Twin Socket Outlet		1	3	2	1	1	3	2	1	1	1	1	1	2
	單位電插座 13A Single Socket Outlet		1	-	1	1	1	-	1	1	1	1	1	1	3
	冷氣機接線座 A/C Switched Fuse Connection Unit		1	1	1	1	1	1	1	1	1	1	1	1	2
主人房 (只供27樓) Master Bedroom (27/F Only)	電視／電台天線插座 TV / FM Outlet		-	-	-	-	-	-	-	-	-	-	-	-	2
	電話插座 Telephone Outlet		-	-	-	-	-	-	-	-	-	-	-	-	1
	雙位電插座 13A Twin Socket Outlet		-	-	-	-	-	-	-	-	-	-	-	-	1
	單位電插座 13A Single Socket Outlet		-	-	-	-	-	-	-	-	-	-	-	-	1
	冷氣機接線座 A/C Switched Fuse Connection Unit		-	-	-	-	-	-	-	-	-	-	-	-	1
睡房 Bedroom	電視／電台天線插座 TV / FM Outlet		-	1	-	1	-	1	-	1	-	3	1	-	2
	電話插座 Telephone Outlet		-	1	-	1	-	1	-	1	-	2	1	-	2
	雙位電插座 13A Twin Socket Outlet		-	2	-	1	-	2	-	1	-	2	1	-	2
	單位電插座 13A Single Socket Outlet		-	-	-	1	-	-	-	1	-	2	1	-	2
	冷氣機接線座 A/C Switched Fuse Connection Unit		-	1	-	1	-	1	-	1	-	2	1	-	2
儲物間(只供20-26樓) Store (20-26/F Only)	電話插座 Telephone Outlet		-	-	-	-	-	-	-	-	-	1	-	-	-
	單位電插座 13A Single Socket Outlet		-	-	-	-	-	-	-	-	-	1	-	-	-
主人房浴室 (只供27樓) Master Bathroom (27/F Only)	單位電插座 13A Single Socket Outlet		-	-	-	-	-	-	-	-	-	-	-	-	1
	接線座(掛牆式) Fuse Spur Unit (wall mounted type)	窗口式抽氣扇 (for Window Mounted Exhaust Fan)	-	-	-	-	-	-	-	-	-	-	-	-	1
	開關插座 32A TPN Switch Disconnecter	電熱水爐 (for Electric Water Heater)	-	-	-	-	-	-	-	-	-	-	-	-	1
浴室 Bathroom	單位電插座 13A Single Socket Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1
	接線座(掛牆式) Fuse Spur Unit (wall mounted type)	窗口式抽氣扇 (for Window Mounted Exhaust Fan)	-	-	-	-	-	-	-	1	-	1	1	-	1
	接線座(天花式) Fuse Spur Unit (ceiling mounted type)	管道式抽氣扇 (for Duct Type Exhaust Fan)	1	1	1	1	1	1	1	-	1	-	-	1	-
	開關插座 32A TPN Switch Disconnecter	電熱水爐 (for Electric Water Heater)	1	1	1	1	1	1	1	1	1	1	1	1	1
廚房 Kitchen	雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2	2	2	3
	單位電插座 13A Single Socket Outlet		3	3	3	3	3	3	3	3	3	3	3	3	3
	接線座(掛牆式) Fuse Spur Unit (wall mounted type)	抽油煙機 (for Exhaust Hood)	1	1	1	1	1	1	1	1	1	1	1	1	1
	接連開關燈座 Connection Unit & D.P. Switch c/w pilot Lamp	電煮食爐/微波爐 (for Electric Induction Cooker / Microwave Oven)	1	1	1	1	1	1	1	1	1	1	1	1	2
	去水位 Drain Point	洗衣機 (for Washing Machine)	1	1	1	1	1	1	1	1	1	1	1	1	1
	來水位 Water Point	洗衣機 (for Washing Machine)	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視 / 電台天線插座 TV / FM Outlet		-	-	-	-	-	-	-	-	-	-	-	-	1

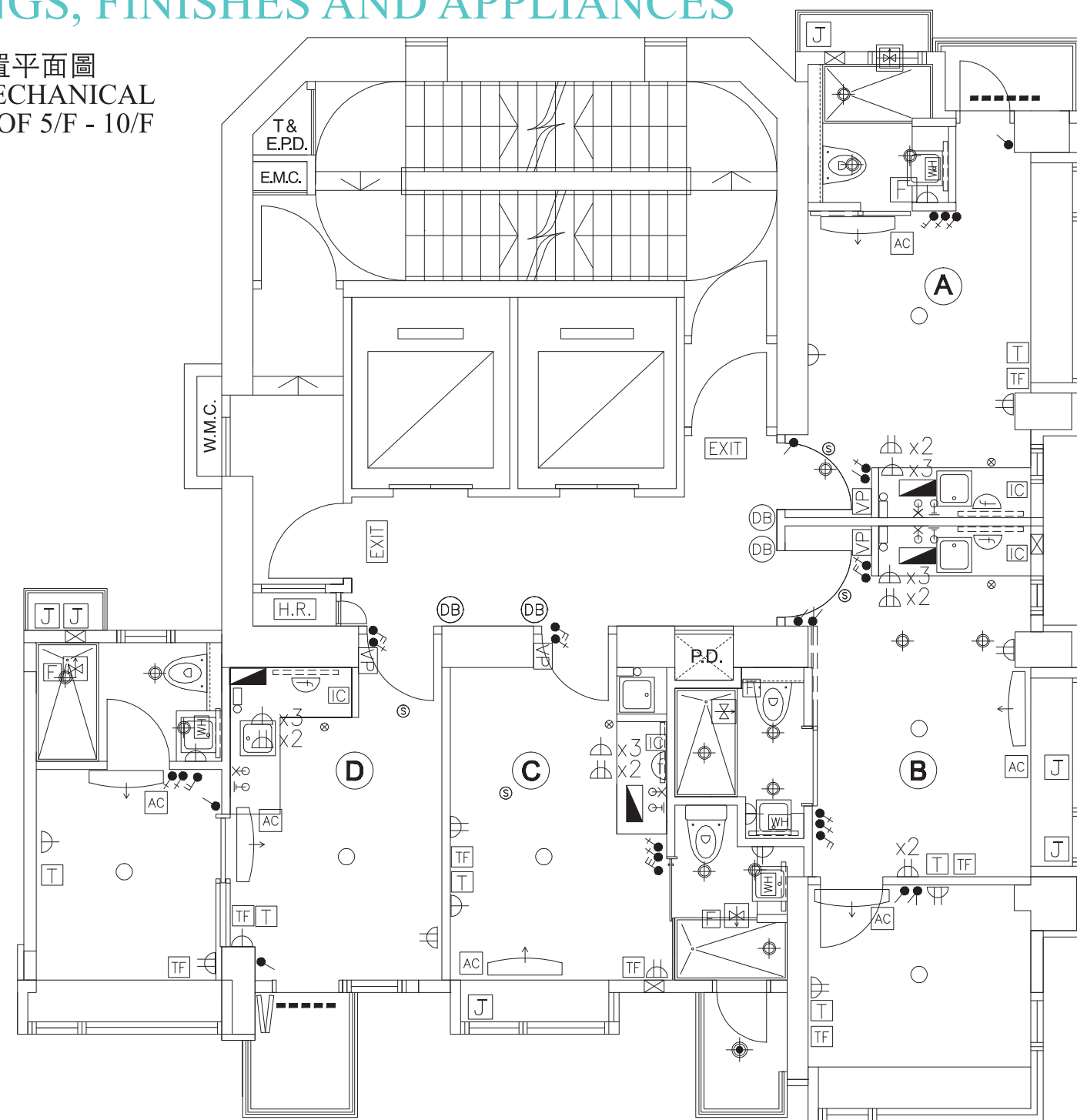
20樓B單位機電裝置數量說明 SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF 20/F UNIT B			
客／飯廳 Living / Dining Room	電視／電台天線插座 TV / FM Outlet		2
	電話插座 Telephone Outlet		1
	13A雙位電插座 13A Twin Socket Outlet		2
	13A單位電插座 13A Single Socket Outlet		1
	冷氣機接線座 A/C Switched Fuse Connection Unit		1
睡房1 Bedroom 1	電視／電台天線插座 TV / FM Outlet		3
	電話插座 Telephone Outlet		1
	13A雙位電插座 13A Twin Socket Outlet		2
	13A單位電插座 13A Single Socket Outlet		1
	冷氣機接線座 A/C Switched Fuse Connection Unit		1
睡房2 Bedroom 2	電視／電台天線插座 TV / FM Outlet		1
	電話插座 Telephone Outlet		1
	13A雙位電插座 13A Twin Socket Outlet		1
	13A單位電插座 13A Single Socket Outlet		2
	冷氣機接線座 A/C Switched Fuse Connection Unit		1
儲物間 Store	電話插座 Telephone Outlet		1
	13A單位電插座 13A Single Socket Outlet		2
	冷氣機接線座 A/C Switched Fuse Connection Unit		1
浴室 Bathroom	13A單位電插座 13A Single Socket Outlet		1
	接線座(掛牆式) Fuse Spur Unit (wall mounted type)	窗口式抽氣扇 (for Window Mounted Exhaust Fan)	1
	開關插座 32A TPN Switch Disconnecter	電熱水爐 (for Electric Water Heater)	1
廚房 Kitchen	13A雙位電插座 13A Twin Socket Outlet		2
	13A單位電插座 13A Single Socket Outlet		3
	接線座(掛牆式) Fuse Spur Unit (wall mounted type)	抽油煙機 (for Exhaust Hood)	1
	接連開關燈座 Connection Unit & D.P. Switch c/w pilot Lamp	電煮食爐/微波爐 (for Electric Induction Cooker / Microwave Oven)	1
	去水位 Drain Point	洗衣機 (for Washing Machine)	1
	來水位 Water Point	洗衣機 (for Washing Machine)	1

三樓機電裝置平面圖
ELECTRICAL & MECHANICAL
PROVISION PLAN OF 3/F

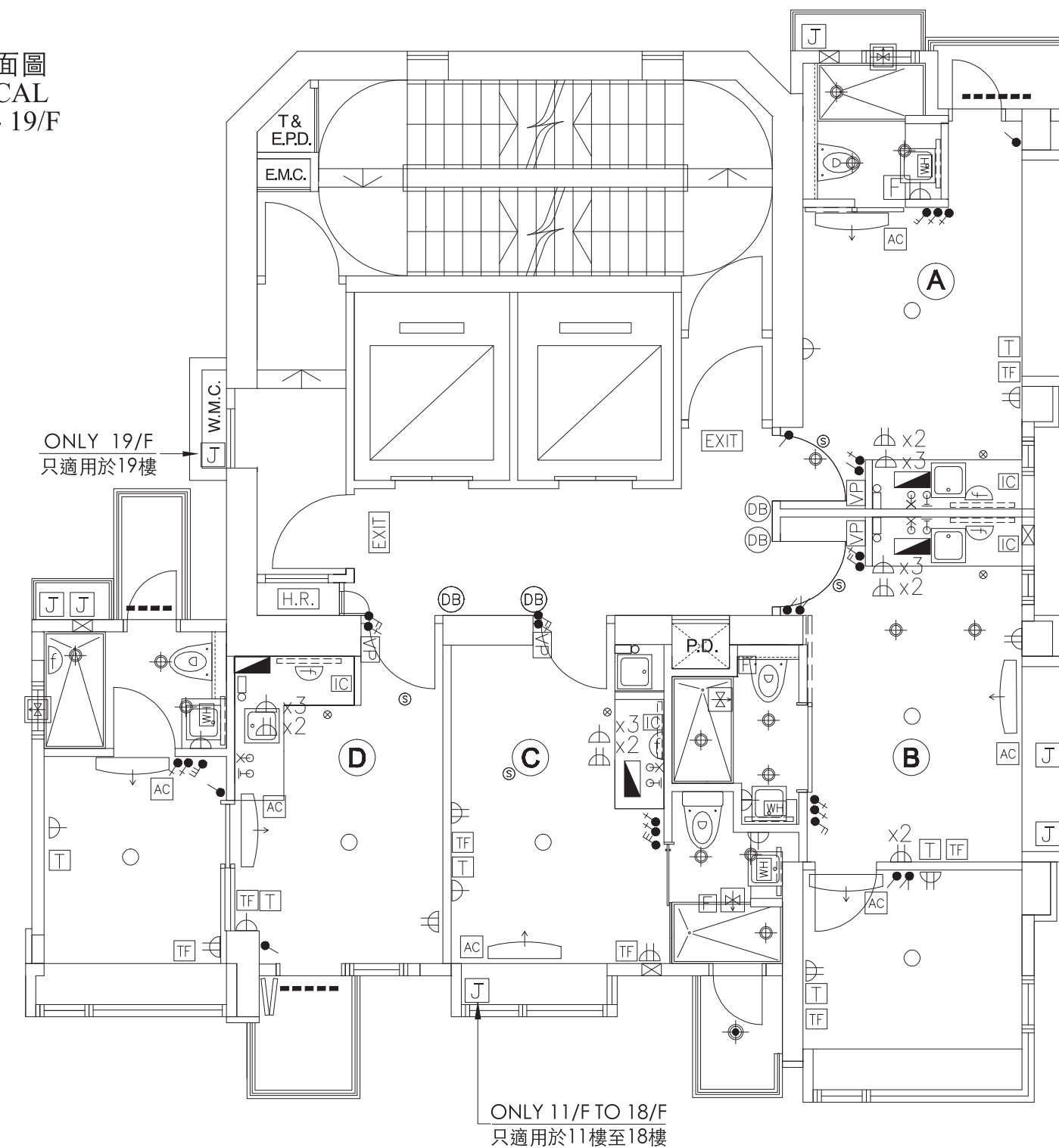


裝置、裝修物料及設備 22. FITTINGS, FINISHES AND APPLIANCES

五樓至十樓機電裝置平面圖
ELECTRICAL & MECHANICAL
PROVISION PLAN OF 5/F - 10/F

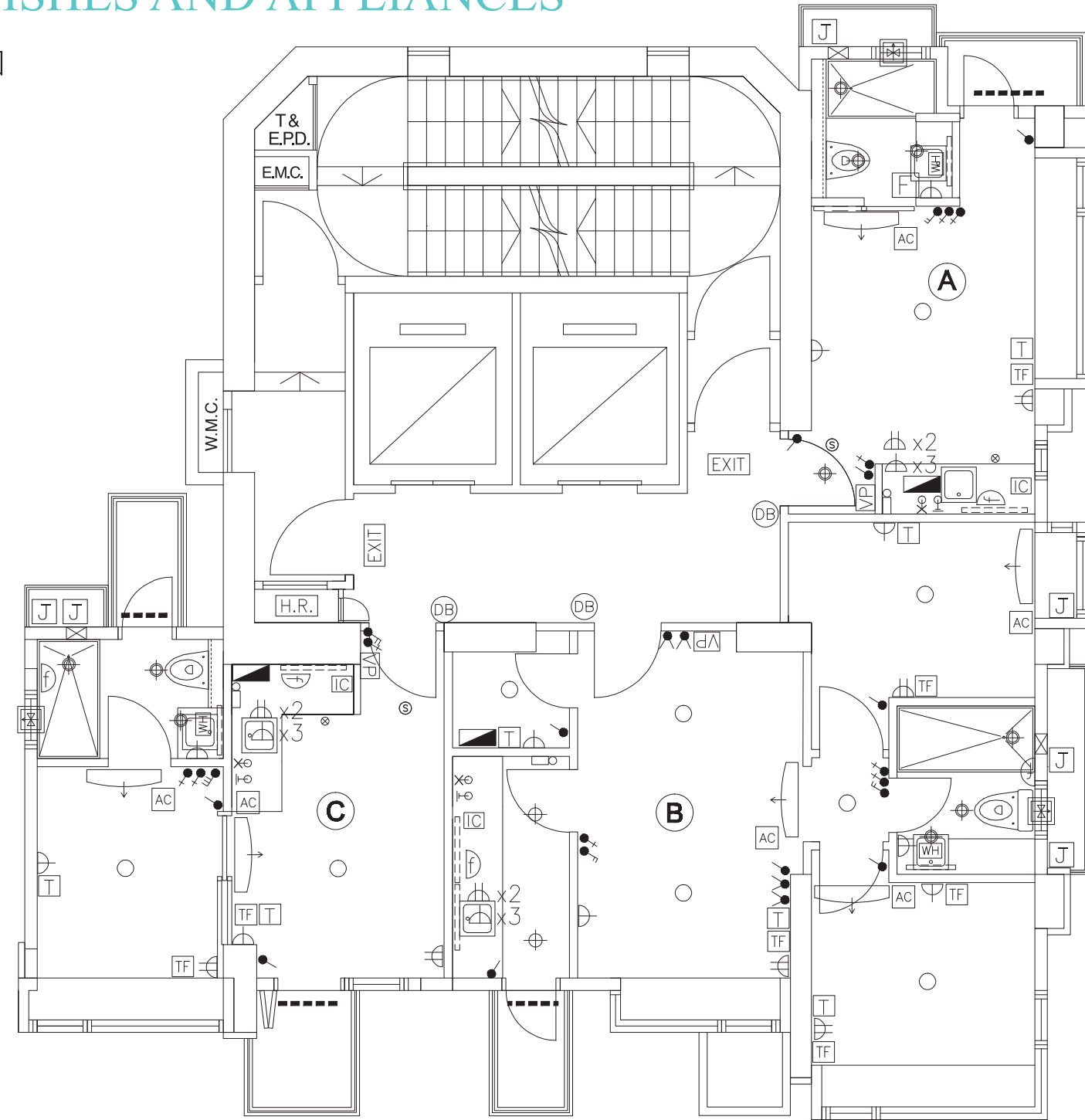


十一樓至十九樓機電裝置平面圖
ELECTRICAL & MECHANICAL
PROVISION PLAN OF 11/F - 19/F

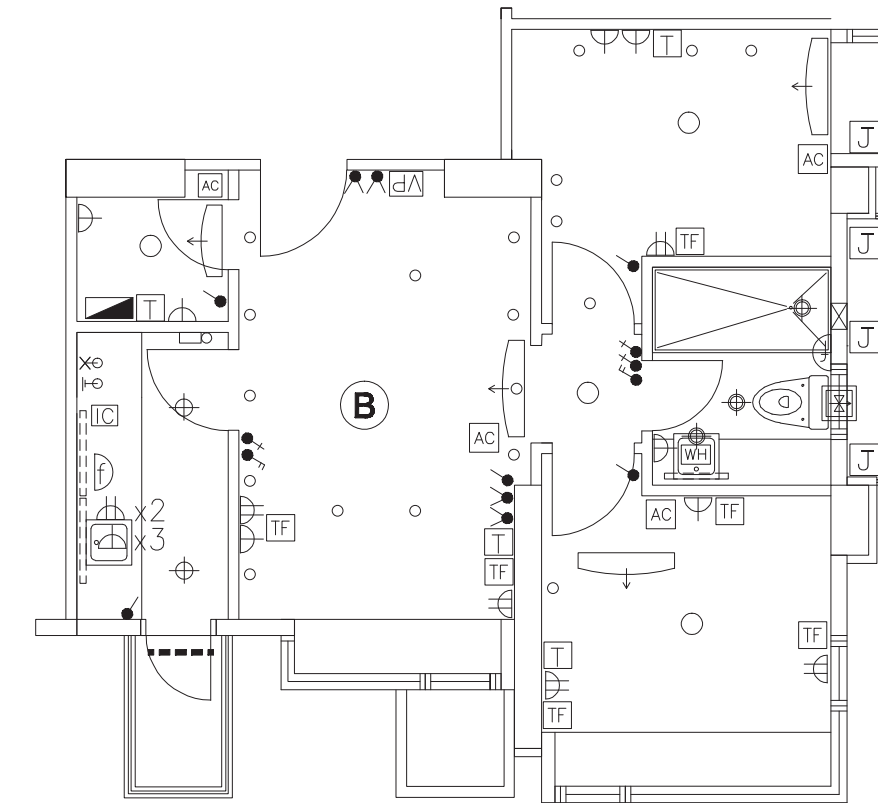


裝置、裝修物料及設備 22. FITTINGS, FINISHES AND APPLIANCES

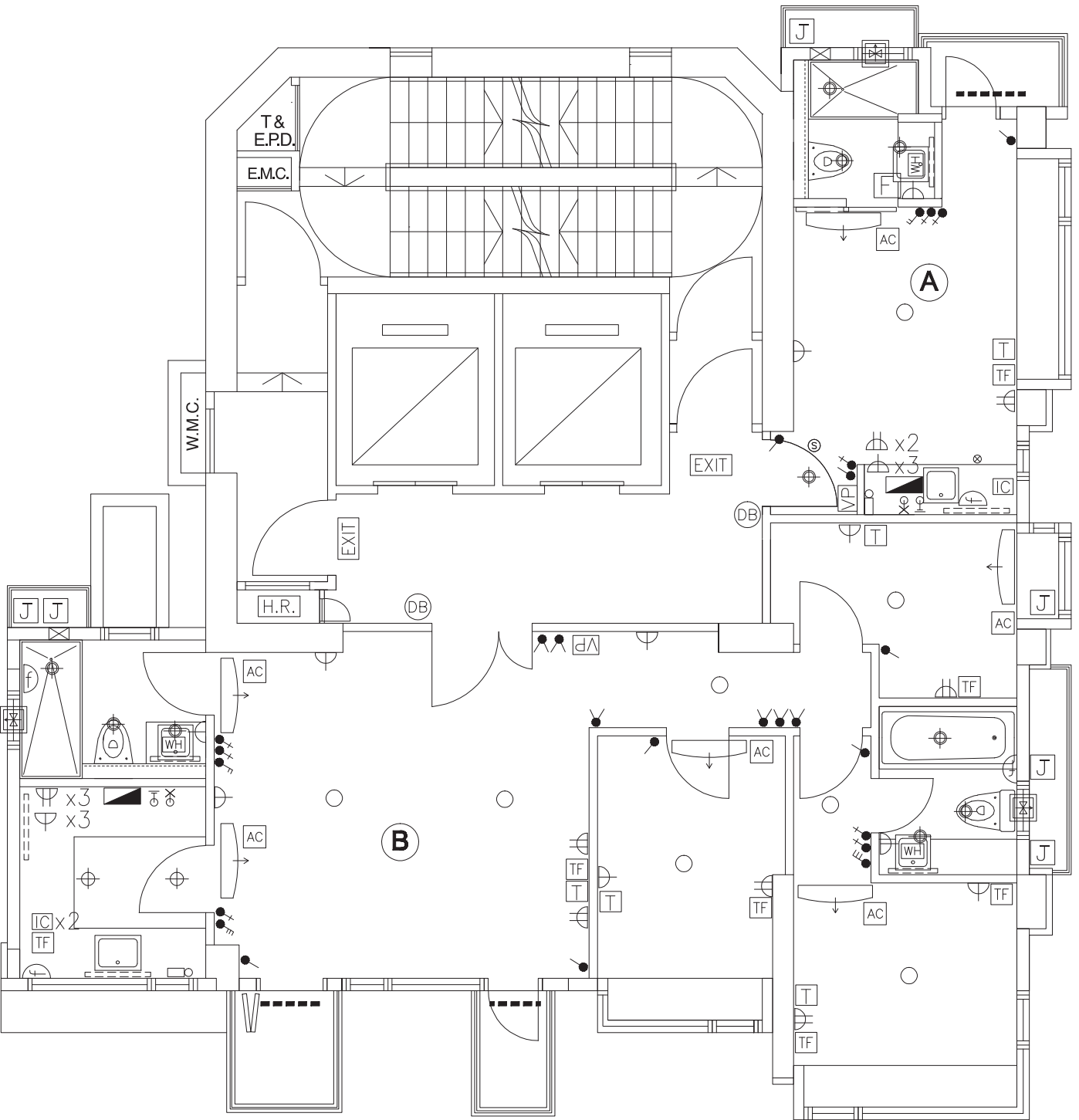
二十樓至二十六樓機電裝置平面圖
(二十樓B單位除外)
ELECTRICAL & MECHANICAL
PROVISION PLAN OF 20/F - 26/F
(EXCLUDE UNIT B OF 20/F)



二十樓B單位機電裝置平面圖
ELECTRICAL & MECHANICAL
PROVISION PLAN OF UNIT B 20/F

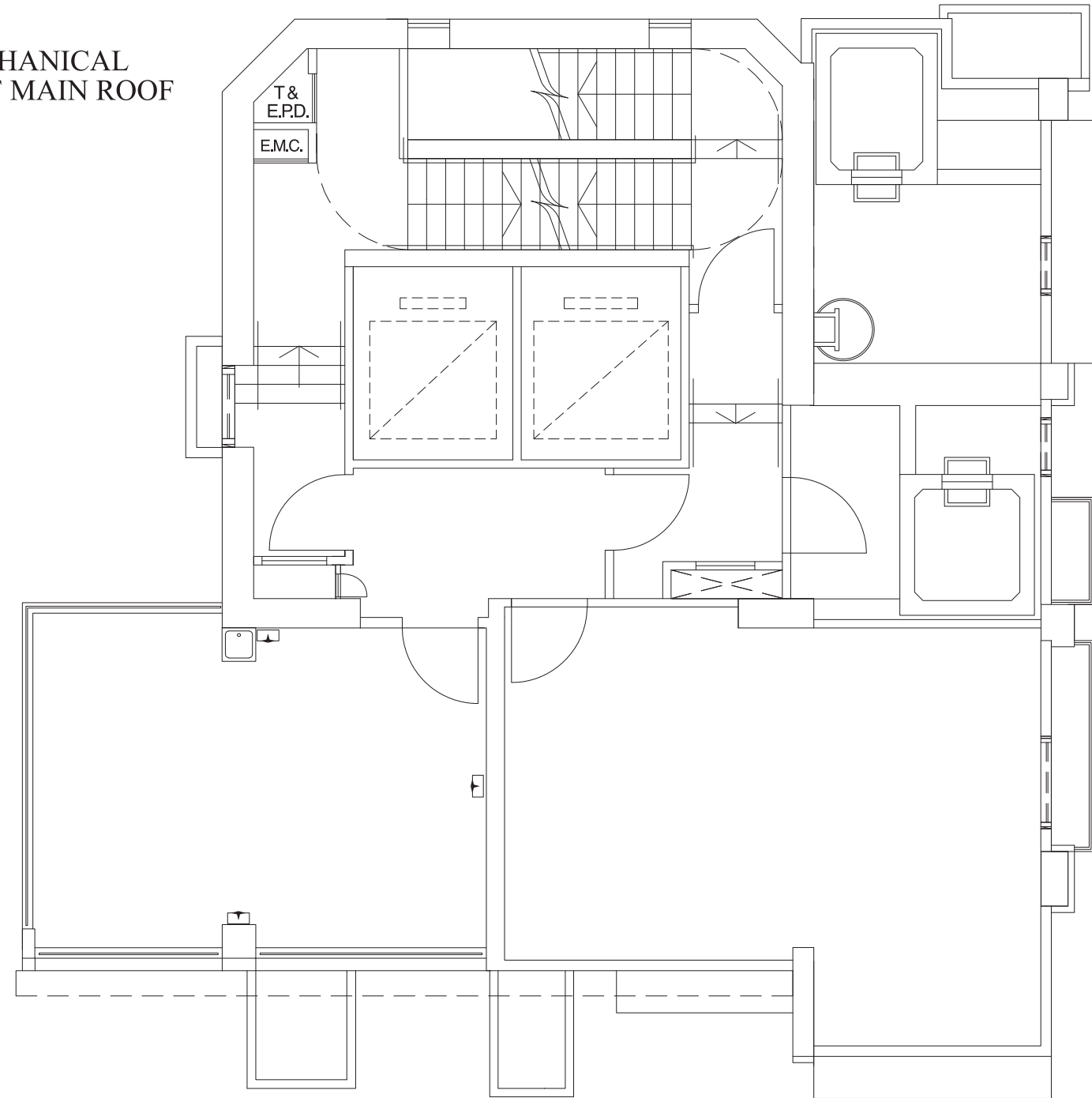


二十七樓機電裝置平面圖
ELECTRICAL & MECHANICAL
PROVISION PLAN OF 27/F



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

天台機電裝置平面圖
ELECTRICAL & MECHANICAL
PROVISION PLAN OF MAIN ROOF



機電裝置說明圖例
LEGEND OF E & M PROVISIONS

	單位電插座 13A SINGLE SOCKET OUTLET		二路燈掣 2 WAY LIGHTING SWITCH		管道式抽氣扇 DUCT TYPE EXHAUST FAN
	雙位電插座 13A TWIN SOCKET OUTLET		一路一位燈掣 1 GANG LIGHTING SWITCH		窗口式抽氣扇 WINDOW MOUNTED EXHAUST FAN
	煙霧感應器 SMOKE DETECTOR		一路二位燈掣 2 GANG LIGHTING SWITCH		洗衣機來水位 WATER POINT FOR WASHING MACHINE
	消防花灑頭 SPRINKLER		一路三位燈掣 3 GANG LIGHTING SWITCH		洗衣機去水位 DRAIN POINT FOR WASHING MACHINE
	大門鐘 DOOR BELL		雙極開關掣 1 GANG DOUBLE POLE SWITCH		戶外掛牆燈 OUTDOOR LIGHTING
	大門鐘按鈕 DOORBELL BUTTON		燈位 LIGHTING POINT		T & E.M.C. 電話線及電錶櫃 TELEPHONE & ELECTRIC METER CABINET
	總電箱 MCB BOARD		筒燈(浴室) DOWNLIGHT (BATHROOM)		W.M.C. 水錶櫃 WATER METER CABINET
	視像對講機 VIDEOPHONE		筒燈(工作平台) DOWNLIGHT (U.P.)		
	電熱水爐及開關插座 ELECTRIC WATER HEATER & 32A TPN SWITCH DISCONNECTOR		筒燈(廚房) DOWNLIGHT (KITCHEN)		
	電視 / 電台天線插座 TV/FM OUTLET		櫃燈 CABINET LIGHTING		
	電話插座 TELEPHONE OUTLET		外牆燈(工作平台及露台) EXTERNAL LINEAR LIGHTING (U.P. & BALCONY)		
	連接開關燈座 CONNECTION UNIT & D.P. SWITCH C/W PILOT LAMP		冷氣機接線座 A/C SWITCH FUSE CONNECTION UNIT		
	接線座(掛牆式) FUSE SPUR UNIT (WALL MOUNTED TYPE)		掛牆分體式冷氣機 WALL MOUNTED SPLIT TYPE A/C INDOOR UNIT		
	接線座(天花式) FUSE SPUR UNIT (CEILING MOUNTED TYPE)		冷氣室外散熱機刀掣 ISOLATOR FOR A/C OUTDOOR UNIT		

23. 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應
電力由中華電力有限公司供應

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.

24. 地稅 GOVERNMENT RENT

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. 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。
 2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。
- 附註：(a) 買方須向發展項目管理人及不須向擁有人繳付水及電力的按金及清理廢料的費用。
- (b) 住宅物業沒有氣體供應並因此住宅物業不須要繳交氣體的按金。

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.

Notes : (a) The purchaser should pay to the manager and not the owner of the development the deposits for water and electricity and the debris removal fee.

(b) There is no gas provision for the residential properties and hence no gas deposit is payable for the residential properties.

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

按買賣合約的規定，賣方如在買賣成交日期後的六個月內接獲買方送達的書面通知，則有法律責任補救該住宅物業的欠妥之處。

As provided in the agreement for sale and purchase, the vendor is liable to make good any defect in the residential property after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase.

27. 斜坡維修

MAINTENANCE OF SLOPES

不適用

Not applicable

28. 修訂

MODIFICATION

不適用

Not applicable

申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON

29. GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

- 於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。

		面積 (平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.	停車場及上落客貨地方（公共交通總站除外）	不適用
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	63.974
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	437.562
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	4.572
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	39.980
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲鰭	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	90.350
9.	工作平台	79.473
10.	隔音屏障	不適用

		面積 (平方米)
適意設施		
11.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	4.990
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	127.472
13.	有上蓋的園景區及遊樂場	不適用
14.	橫向屏障／有蓋人行道、花棚	不適用
15.	擴大升降機井道	90.514
16.	煙囪管道	不適用
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	不適用
18.	強制性設施或必要機房所需的管槽、氣槽	12.488
19.	非強制性設施或非必要機房所需的管槽、氣槽	0.368
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
其他項目		
23.	庇護層，包括庇護層兼空中花園	不適用
24.	其他伸出物	170.164
25.	公共交通總站	不適用
26.	共用構築物及樓梯	157.764
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	81.529
28.	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
30.	額外總樓面面積	不適用

申請建築物總樓面面積寬免的資料

29. INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

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。

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。

Breakdown of GFA Concessions Obtained for All Features

- Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below.

		Area (m²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.	Carpark and loading/unloading area excluding public transport terminus	NIL
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	63.974
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	437.562
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	4.572
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	39.980
4.	Wider common corridor and lift lobby	NIL
5.	Communal sky garden	NIL
6.	Acoustic fin	NIL
7.	Wing wall, wind catcher and funnel	NIL
8.	Non-structural prefabricated external wall	90.350
9.	Utility platform	79.473
10.	Noise barrier	NIL

申請建築物總樓面面積寬免的資料

29. INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

		Area (m²)
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	4.990
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	127.472
13.	Covered landscaped and play area	NIL
14.	Horizontal screens/covered walkways, trellis	NIL
15.	Larger lift shaft	90.514
16.	Chimney shaft	NIL
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	NIL
18.	Pipe duct, air duct for mandatory feature or essential plant room	12.488
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	0.368
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	NIL
21.	Void in duplex domestic flat and house	NIL
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	NIL
Other Exempted Items		
23.	Refuge floor including refuge floor cum sky garden	NIL
24.	Other projections	170.164
25.	Public transport terminus	NIL
26.	Party structure and common staircase	157.764
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	81.529
28.	Public passage	NIL
29.	Covered set back area	NIL
Bonus GFA		
30.	Bonus GFA	NIL

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.

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.

賣方就該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.highplace.com.hk

1. 發展項目及其周邊地區日後可能出現改變。

2. 本售樓說明書印製日期：二零一三年六月二十八日。
1. There may be future changes to the development and the surrounding areas.

2. Date of printing of this Sales Brochure: 28th June 2013.

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
2013年9月19日 19 September 2013	9	更新位置圖版本。 The location plan is replaced by a more updated version.
	10	更新鳥瞰照片版本。 The aerial photo is replaced by a more updated version.
	15 - 19	修改住宅物業的樓面平面圖上的外部及內部尺寸。 Revise external and internal dimensions of the floor plans of residential properties.
	23 & 46	修訂中文「經理人」為「管理人」。 Replace the Chinese characters “經理人” by “管理人”.
	29 - 30	修訂立面圖。 Revise the elevation plan.
	32 - 34, 36 - 44	修訂裝置、裝修物料及設備之內容。 Revise the provisions under Fittings, Finishes and Appliances.
	45	修訂中文「地租」為「地稅」。 Replace the Chinese characters “地租” by “地稅”.
2013年12月18日 18 December 2013	9	更新位置圖。 The location plan is updated.
	10, 10-1	更新鳥瞰照片版本及修訂排版。 The aerial photo is replaced by a more updated version with revised formatting.
	11 - 13	為圖中空白範圍增加備註。 Add a note for the blank area on map.
	13-1	增加分區計劃大綱圖。 Add an outline zoning plan.
	14	修訂發展項目的布局圖。 Revise the layout plan of the development.
	15 - 19	修訂住宅物業的樓面平面圖、尺寸、層與層之間的高度、圖例及備註。 Revise the floor plans of residential properties, dimensions, floor-to-floor height, legend and note.
	20 - 21	增加住宅物業的樓面平面圖的備註及修訂住宅物業的面積的排版。 Add remarks for floor plans of residential properties and revise formatting of area of the residential properties.
	29 - 30	修訂立面圖。 Revise the elevation plans.
	32 - 43	修訂裝置、裝修物料及設備之內容。 Revise the provisions under Fittings, Finishes and Appliances.

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
2014年3月17日 17 March 2014	7	增補有參與發展項目的各方的關係的說明。 Add a statement for the relationship between parties involved in the development.
	8	修訂中文版本文字。 Revise wording of the Chinese version.
	9	更新所在位置圖版本。 The location plan is replaced by a more updated version.
	10 & 10-1	更新鳥瞰照片版本。 The aerial photograph is replaced by a more updated version.
	17	修訂住宅物業的樓面平面圖上的尺寸。 Revise dimensions of the floor plan of residential properties.
	33 & 36	修訂裝置、裝修物料及設備之內容。 Revise the provisions under fittings, finishes and appliances.
2014年6月16日 16 June 2014	40	修訂機電裝置平面圖。 Revise the electrical & mechanical provision plan.
	1 - 5	按一手住宅物業銷售監管局最新之一手住宅物業買家須知版本更新。 Update the notes to purchasers of first-hand residential properties as per the latest version issued by the Sales of First-hand Residential Properties Authority.
	9	修訂所在位置圖。 Revise the location plan.
	10	更新鳥瞰照片版本。 The aerial photograph is replaced by a more updated version.
	11 - 13	修訂文字。 Revise wording.
	13-1	更新分區計劃大綱圖。 The outline zoning plan is replaced by a more updated version.
	14	修訂發展項目的布局圖。 Revise the layout plan of the development.
	15 - 19	修訂住宅物業的樓面平面圖。 Revise the floor plan of residential properties.
	21	修訂住宅物業的面積(27樓B單位天台)。 Revise the area of residential properties (Roof of 27/F Unit B).
	29 - 30	修訂立面圖。 Revise the elevation plan.
	31	修訂公用設施的面積。 Revise the area of common facilities.
	32, 34, 37 - 43	修訂裝置、裝修物料及設備之內容。 Revise the provisions under fittings, finishes and appliances.
	48 - 50	修訂申請建築物總樓面面積寬免的資料。 Revise information in application for concession on gross floor area of building.

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2014年6月20日 20 June 2014	41	修訂機電裝置平面圖。 Revise the electrical & mechanical provision plan.
2014年6月26日 26 June 2014	15	修訂住宅物業的樓面平面圖。 Revise the floor plan of residential properties.
	20	修訂住宅物業的面積(3樓D單位平台)。 Revise the area of residential properties (Flat Roof of 3/F Unit D).
	9	修訂發展項目的所在位置圖。 Revise the location plan of the development.
2014年9月25日 25 September 2014	10	更新發展項目的鳥瞰照片版本。 The aerial photograph in the development is replaced by a more updated version.
	14	修訂發展項目的布局圖。 Revise the layout plan of the development.
	15 - 19	修改住宅物業的樓面平面圖、尺寸及圖例。 Revise the floor plans of residential properties, dimensions and legend.
	20	修訂發展項目中的住宅物業的面積(3樓A單位及D單位平台)。 Revise the area of residential properties in the development (Flat roof of 3/F Unit A & Unit D).
	27, 28	修訂發展項目中的建築物的橫截面圖。 Revise the cross-section plan of building in the development.
	31	修訂發展項目中的公用設施的資料之住客會所的有上蓋遮蓋面積。 Revise the covered area of resident's clubhouse under information on common facilities in the development.
	33, 36	修訂裝置、裝修物料及設備之品牌。 Revise the brand under fittings, finishes and appliances.
	38 - 43	修訂機電裝置平面圖。 Revise the electrical & mechanical provision plan.
	48 - 50	修訂申請建築物總樓面面積寬免的資料。 Revise the information in application for concession on gross floor area of building.
2014年12月24日 24 December 2014	6	刪除有關“預計關鍵日期”的資料。 Delete the information of the estimated material date.
	8	修訂發展項目的設計的資料。 Revise the information on design of the development.
	9	更新發展項目的所在位置圖。 Update the location plan of the development.
	14	修訂發展項目的布局圖。 Revise the layout plan of the development.
	15	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	27	修訂發展項目中的建築物的橫截面圖。 Revise the cross-section plan of building in the development.
	29 - 30	修訂立面圖。 Revise the elevation plan.
	32 - 35, 38	修訂裝置、裝修物料及設備的內容。 Revise the information in the fittings, finishes and appliances.
	45	修訂地稅的內容。 Revise the information of government rent.

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2015年3月23日 23 March 2015	7	增補賣方及有參與發展項目的其他人的資料。 Add a note for the Information on vendor and others involved in the development.
	9	更新發展項目的所在位置圖。 Update the location plan of the development.
2015年6月19日 19 June 2015	8	修訂物業管理的資料的內容。 Revise the information on property management.
	9	更新發展項目的所在位置圖。 Update the location plan of the development.
	11, 13-1	更新分區計劃大綱圖。 The outline zoning plan is replaced by a more updated version.
	31	修訂閱覽圖則及公契中的內容。 Revise the information of inspection of plans and deed of mutual covenant.
	46	修訂買方的雜項付款的內容。 Revise the information of miscellaneous payments by purchaser.
	48 - 50	修訂申請建築物總樓面面積寬免的資料。 Revise information in application for concession on gross floor area of building.
2015年9月18日 18 September 2015	9	更新發展項目的所在位置圖。 Update the location plan of the development.
	10	更新發展項目的鳥瞰照片版本。 The aerial photograph in the development is replaced by a more updated version.
2015年10月28日 28 October 2015	18	修改住宅物業的樓面平面圖的資料。 Revise information on the floor plan of residential property.
	32-34, 36, 37-1, 41-42	修訂裝置、裝修物料及設備之內容。 Revise the provisions under fittings, finishes and appliances.
2016年1月26日 26 January 2016	9	更新發展項目的所在位置圖。 Update the location plan of the development.
	10	更新發展項目的鳥瞰照片版本。 The aerial photograph in the development is replaced by a more updated version.
2016年4月25日 25 April 2016	9	更新發展項目的所在位置圖。 Update the location plan of the development.
	10	更新發展項目的鳥瞰照片版本。 The aerial photograph in the development is replaced by a more updated version.
	13-1	更新分區計劃大綱圖。 The outline zoning plan is replaced by a more updated version.
2016年7月22日 22 July 2016	9	更新位置圖版本及版權特許編號。 Update the version of location plan and copyright licence number.
	11	更新分區計劃大綱圖。 The outline zoning plan is replaced by a more updated version.
2016年10月20日 20 October 2016	9	更新發展項目的所在位置圖。 Update the location plan of the development.

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2017年01月18日 18 January 2017	9	更新發展項目的所在位置圖。 Update the location plan of the development.
	13-1	更新分區計劃大綱圖。 The outline zoning plan is replaced by a more updated version.
2017年04月13日 13 April 2017	9	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新分區計劃大綱圖。 The outline zoning plan is replaced by a more updated version.
2017年07月11日 11 July 2017	9	更新發展項目的所在位置圖。 Update the location plan of the development.
2017年10月9日 9 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。 Updated 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.
	9	更新發展項目的所在位置圖。 Update the location plan of the development.
	10	更新發展項目的鳥瞰照片版本。 The aerial photograph in the development is replaced by a more updated version.
2018年01月5日 5 January 2018	9	更新發展項目的所在位置圖。 Update the location plan of the development.

