

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（包括供住客使用的任何康樂設施） Residents' Clubhouse (including any recreational facilities for residents' use)	1樓 1/F	87.539 平方米 sq. metre 942 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. 備有關乎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 plan 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. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. 外部裝修物料

a	外牆	裝修物料的類型	基座外牆主要鋪砌玻璃幕牆、天然石、鋁質飾板、外牆磚及外牆漆。住宅大廈外牆鋪砌玻璃幕牆、砌外牆磚、鋁質飾板及外牆漆。
b	窗	框的用料	氟碳噴塗鋁窗框
		玻璃的用料	單位窗戶為灰玻璃，單位浴室裝配藥水磨砂玻璃
c	窗台	用料	不適用
		窗台板的裝修物料	不適用
d	花槽	裝修物料的類型	二樓平台花槽鋪砌面磚
e	陽台或露台	裝修物料的類型	(i) 露台裝有玻璃欄河。露台外牆鋪砌面磚，地台鋪砌面磚及木台地板。露台天花髹乳膠漆。 (ii) 陽台：沒有
		是否有蓋	露台有蓋
f	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

			牆壁	地板	天花板	
a	大堂	地下住宅入口大堂裝修物料的類型	天然石、不銹鋼裝飾板及玻璃裝飾	天然石	石膏板假天花	
		公用升降機大堂裝修物料的類型	飾面磚、不銹鋼裝飾板及玻璃飾板	地台磚	石膏板假天花	
			牆壁	天花板		
b	內牆及天花板	客廳裝修物料的類型	乳膠漆	乳膠漆		
		飯廳裝修物料的類型	乳膠漆	乳膠漆		
		睡房裝修物料的類型	乳膠漆	乳膠漆		
			地板	牆腳線		
c	內部地板	客廳裝修物料的類型	複合木地板	木牆腳線		
		飯廳裝修物料的類型	複合木地板	木牆腳線		
		睡房裝修物料的類型	複合木地板	木牆腳線		
			牆壁	地板	天花板	
d	浴室	裝修物料的類型	外露牆身鋪砌飾面磚	外露地台鋪砌飾面磚	石膏板假天花底	
		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	灶台
e	廚房	裝修物料的類型	外露牆身鋪砌飾面磚、玻璃飾板及髹乳膠漆	外露地台鋪砌地台磚及複合木地板	石膏板假天花底	人造物料檯面
		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

			用料	裝修物料	配件
a	門	單位大門	實心木門及木門框	木皮飾面	指紋門鎖及防盜眼
		露台門	a. 鋁質框趟門 （只適用於2至29樓A，B，C及E單位） b. 鋁質框掩門（只適用於2至29樓D單位）	灰玻璃	門鎖
		工作平台門	鋁質框掩門（只適用於2至29樓E單位）	玻璃	門鎖
		平台門	鋁質框掩門（只適用於2樓各單位）	玻璃	門鎖
		睡房門	空心木門及木門框	木皮飾面	門鎖
		浴室門	空心木門及木門框	木皮飾面	門鎖
			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	櫃台面	人造塑料
			潔具	櫃	木製洗手盆櫃及木製鏡櫃
				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
			淋浴間	玻璃	
		浴室設備	隨樓附送之設備及品牌，請參閱「設備說明表」		
		(ii) 供水系統的類型及用料	冷水喉		銅喉
			熱水喉		配有隔熱絕緣保護之銅喉
		(iii) 沐浴設施 （包括花灑或浴缸，如適用的話）	花灑	花灑龍頭	鍍鉻
浴缸	沒有		沒有		
(iv) 浴缸大小(如適用的話)	不適用				
		用料			
c	廚房	(i) 洗滌盆	不銹鋼鋅盆		
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
			用料		
		裝修物料			
		(iii) 廚櫃	木製廚櫃	膠板面及木皮面	
		(iv) 所有其他裝置及設備的類型	其他裝置的類型	鍍鉻冷熱水龍頭	
		設備的類型	隨樓附送之設備及品牌，請參閱「設備說明表」		
			裝置	類型	用料
d	睡房	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「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「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	提供電掣及電插座之面板	
			安全裝置	a. 單相電力(2樓至29樓A，C及E單位)並裝妥微型斷路器	
				b. 三相電力(2樓至29樓B及D單位)並裝妥微型斷路器	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹		
(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」				

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

h	氣體供應	類型	煤氣
		系統	2樓至29樓A，C 及E單位的煤氣喉接駁煤氣煮食爐及煤氣熱水爐。以上單位並裝有獨立煤氣錶，其他單位沒有氣體供應。
		位置	煤氣錶及煤氣熱水爐位置。請參閱「機電裝置位置及數量說明表」。
i	洗衣機接駁點	位置	廚房均設有洗衣機來去水接駁喉位。請參閱「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	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露 ²
		有否熱水供應	廚房及浴室供應熱水

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。
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。

4. 雜項

				住宅升降機	
a	升降機	(i) 品牌名稱及產品型號	品牌名稱	富士達	
			產品型號	PMGL	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2部	
			到達的樓層	地面往來住宅大樓及裙樓各層	
b	信箱	用料	不銹鋼		
c	垃圾收集	(i) 垃圾收集的方法	由清潔工人定時收集垃圾		
		(ii) 垃圾房的位置	各住宅層之公用地方均設有垃圾房，另中央垃圾房設於地下		
			水錶	電錶	氣體錶
d	水錶、電錶及氣體錶	(i) 位置	每層之公用水錶櫃	每層之公用電錶櫃	a. 2樓至29樓E單位於廚房內設獨立煤氣錶 b. 2樓至29樓A及C單位於浴室內設獨立煤氣錶
		(ii) 就住宅單位而言是獨立或公用的錶	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	住宅入口大堂設有對講機系統及智能(八達通)讀卡機。各住宅單位內設有對講機。
	閉路電視	住宅入口大堂、會所及升降機均設有閉路電視系統，直接連接大堂管理處。
嵌入式的裝備的細節	各住宅單位均設有對講機配有警報掣功能連接住客入口大堂管理處	
嵌入式裝備的位置	對講機位置，請參閱「機電裝置位置及數量說明表」	

6. 2樓至29樓設備說明

位置	設備	適用單位	品牌	型號(如有)	
				室內機	室外機
客飯廳	分體式冷氣機	單位A，C及E	Electrolux	EMS12F-18CRN1	EMS12F-18CRN1
		單位B及D	Electrolux	EMS12F-24CRN1	EMS12F-24CRN1
睡房	分體式冷氣機	單位A，C及E	Electrolux	EMS12F-12CRN1	EMS12F-12CRN1

位置	設備	適用單位	品牌	型號(如有)
廚房	煤氣煮食爐	單位A，C及E	SCHOLTES	MGN321HK
	電磁爐	單位B及D	SIEMENS	EH375ME11E
	微波爐	所有單位	SIEMENS	HF15M564HK
	抽油煙機	所有單位	BAUMATIC	TEL06.1SS
	二合一洗衣乾衣機	所有單位	BAUMATIC	BWDI 1216
	內置式雪櫃	所有單位	BAUMATIC	BR11.5
	煤氣熱水爐	單位E	林內	TRJW161TFL
	電熱水爐	單位B	Stiebel Eltron	DHM6
	電熱水爐	單位D	Stiebel Eltron	DHM6及DHE18/21/24SLi
	電熱水爐	單位D	Stiebel Eltron	DHE18/21/24SLi
浴室	煤氣熱水爐	單位A及C	TGC	TRJW161TFL
	電熱水爐	單位B	Stiebel Eltron	DHE18/21/24SLi
	抽氣扇	所有單位	待定	待定

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。

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裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. Exterior Finishes

a	External wall	Type of finishes	Podium: glass wall, natural stone, aluminum claddings, ceramic wall tiles and paint. Residential Tower: curtain wall, aluminum cladding, ceramic wall tiles and paint.
b	Window	Material of frame	Fluorocarbon coating aluminium frame
		Material of glass	Crystal grey tinted glass for windows in all residential flats. Acid-etched glass for windows of the bathrooms.
c	Bay window	Material of bay window	Not applicable
		Material of window sill	Not applicable
d	Planter	Type of finishes	Planter of 2/F flat roof finished with external wall tiles
e	Verandah or balcony	Type of finishes	(i) Balcony is fitted with laminated glass balustrade. Walls: ceramic tiles. Floor: ceramic tiles and timber decking. Ceiling: emulsion paint. (ii) Verandah: Not applicable
		Whether it is covered	Balcony is covered
f	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior Finishes

			Wall	Floor	Ceiling	
a	Lobby	G/F residential entrance lobby finishes	Natural stone, stainless steel panels, glass panels	Natural stone	Gypsum board false ceiling	
		Common lift lobby finishes	Tiles, stainless steel panels, glass panels	Tiles	Gypsum board false ceiling	
			Wall	Ceiling		
b	Internal wall and ceiling	Living room finishes	Emulsion paint	Emulsion paint		
		Dining room finishes	Emulsion paint	Emulsion paint		
		Bedroom finishes	Emulsion paint	Emulsion paint		
			Floor	Skirting		
c	Internal floor	Material of living room	Engineered timber flooring	Timber skirting		
		Material of dining room	Engineered timber flooring	Timber skirting		
		Material of bedroom	Engineered timber flooring	Timber skirting		
			Wall	Floor	Ceiling	
d	Bathroom	Type of finishes	Tiles to exposed surface	Tiles to exposed surface	Gypsum board false ceiling	
		Whether the wall finishes run up to ceiling	Run up to false ceiling level			
			Wall	Floor	Ceiling	Cooking bench
e	Kitchen	Type of finishes	Tiles, glass panel and emulsion paint to exposed surface	Tiles and engineered timber flooring to exposed surface	Gypsum board false ceiling	Solid surfacing material
		Whether the wall finishes run up to ceiling	Run up to false ceiling level			

3. Interior Fittings

			Material	Finishes	Accessories
a	Doors	Main entrance door	Fire-rated solid core timber door and timber frame	Wood veneer panel	Fingerprint door lock set and viewer
		Balcony door	a. Aluminium frame sliding door (for flats A, B, C & E on 2/F - 29/F)	Grey glass	Lockset
			b. Aluminium frame swing door (for flat D on 2/F - 29/F)		
		Utility platform door	Aluminium frame swing door (for flat E on 2/F – 29/F)	Glass	Lockset
		Flat roof door	Aluminium frame swing door (for flats on 2/F)	Glass	Lockset
		Bedroom door	Hollow core timber door and timber frame	Wood veneer panel	Lockset
		Bathroom door	Hollow core timber door and timber frame	Wood veneer panel	Lockset
		Description	Fittings & equipments	Type	Material
b	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Counter-top	Solid surfacing counter-top
				Cabinet	Timber basin cabinet and mirror cabinet
			Bathroom fittings	Wash basin mixer	Chrome plated
				Wash basin and water closet	Vitreous China
				Towel bar and paper holder	Chrome plated
			Bathroom appliances	Shower compartment	Glass
				For the appliances provision and brand name, please refer to the “Appliance Schedule”	
		(ii) Type and material of water supply system		Cold water supply	Copper water pipes
				Hot water supply	Copper water pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower mixer and shower set	Chrome plated
			Bath tub	Nil	Nil
		(iv) Size of bath tub, if applicable		Not applicable	

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裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

			Material		
c	Kitchen	(i) Sink unit	Stainless steel sink		
		(ii) Water supply system	Copper water pipes for cold water supply & copper water pipes with thermal insulation for hot water supply		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber cabinet	Plastic laminate and timber veneer	
		(iv) Type of all other fittings and equipment	Other fittings	Chrome plated sink mixer	
			Other equipment	For the appliances provision and brand name, please refer to the “Appliance Schedule”	
			Fittings	Type	Material
d	Bedroom	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 Electrical & Mechanical Provisions”		
f	Aerials	Location and number of connection points	Please refer to the “Schedule for Electrical & Mechanical Provisions”		
g	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	a. Single phase electricity supply (for Flats A, C & E on 2/F-29/F) with miniature circuit breaker distribution board	
				b. Three phase electricity supply (for Flats B & D on 2/F-29/F) with miniature circuit breaker distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹		
		(iii) Location and number of power points and air-conditioner points	Please refer to the “Schedule for Electrical & Mechanical Provisions”		
h	Gas supply	Type	Towngas		
		System	Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater for Flats A, C & E on 2/F-29/F. No gas supply for other flats.		
		Location	For the location of gas meter and gas water heater, please refer to the “Schedule for Electrical & Mechanical Provisions”.		
i	Washing machine connection point	Location	Please refer to the “Schedule for Electrical & Mechanical Provisions”		
		Design	Drain point and water point are provided for washing machine		
j	Water supply	Material of water pipes	Copper water pipes with thermal insulation for hot water supply and copper water pipes for cold water supply		
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ²		
		Whether hot water is available	Hot water supply to kitchen and bathroom		

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.

4. Miscellaneous

				Residential lift	
a	Lifts	(i) Brand name and model number	Brand Name	Fujitec	
			Model Number	PMGL	
		(ii) Number and floors served by them	Number of lifts	Two	
			Floor served by the lifts	All residential floors and podium floors	
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 Chamber is provided in the common area on each residential floor. Refuse Storage Room is provide on G/F.		
			Water meter	Electricity meter	Gas meter
d	Water meter, electricity meter and gas meter	(i) Location	Common water meter cabinet on each floor	Common electrical meter cabinet on each floor	a. Kitchen (for Flats E on 2/F-29/F) b. Bathroom (for Flats A & C on 2/F-29/F)
		(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	Visitor panels with access card reader (octopus card) are installed at the main entrance lobby for resident access. Door phone is provided in all residential flats.
	CCTV	CCTV system is provided at residential entrance lobby, resident clubhouse and all lifts connecting directly to the caretaker's counter.
Details of built-in provisions	Door phone with panic alarm and door release function connecting to the caretaker's counter at the residential entrance lobby.	
Location of built-in provisions	For the location of door phone, please refer to the "Schedule for Electrical & Mechanical Provisions".	

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6. Appliances Schedule (2/F - 29/F)

Location	Appliances	Flats apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room and Dining Room	Split type air-conditioner	Flats A, C and E	Electrolux	EMS12F-18CRN1	EMS12F-18CRN1
		Flats B, D	Electrolux	EMS12F-24CRN1	EMS12F-24CRN1
Bedroom	Split type air-conditioner	Flats A, C and E	Electrolux	EMS12F-12CRN1	EMS12F-12CRN1

Location	Appliances	Flats apply	Brand	Appliances Model
Kitchen	Gas hob	Flats A, C and E	SCHOLTES	MGN321HK
	Induction hob	Flats B, D	SIEMENS	EH375ME11E
	Microwave oven	All flats	SIEMENS	HF15M564HK
	Cooker hood	All flats	BAUMATIC	TEL06.1SS
	Washer-dryer	All flats	BAUMATIC	BWDI 1216
	Built-in fridge	All flats	BAUMATIC	BR11.5
	Gas water heater	Flats E	Rinnai	TRJW161TFL
	Electrical water heater	Flats B	Stiebel Eltron	DHM6
	Electrical water heater	Flats D	Stiebel Eltron	DHM6 and DHE18/21/24SLi
Bathroom	Gas water heater	Flats A and C	TGC	TRJW161TFL
	Electrical water heater	Flats B	Stiebel Eltron	DHE18/21/24SLi
	Exhaust fan	All flats	To be confirmed	To be confirmed

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.

2樓至29樓住宅單位機電裝置數量說明表 Schedule for Electrical & Mechanical Provisions for Residential Properties of 2/F to 29/F

位置 Location	描述 Description		A	B	C	D	E
大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM outlet		1	1	1	1	1
	電話插座 Telephone outlet		2	2	2	2	2
	單頭插座連開關 Switched single socket outlet		0	0	0	0	0
	雙頭插座連開關 Switched twin socket outlet		2	2	2	2	2
	燈掣 Lighting switch		3	6	3	6	6
	燈位 Lighting point		2	1	2	1	1
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1	1	1	1	1
	雙極開關掣 DP switch		0	3	0	3	2
	通話器 Door phone		1	1	1	1	1
睡房1 Bedroom 1	電視及電台天線插座 TV and FM outlet		1	0	1	0	1
	電話插座 Telephone outlet		1	0	1	0	1
	單頭插座連開關 Switched single socket outlet		1	0	1	0	1
	雙頭插座連開關 Switched twin socket outlet		1	0	1	0	1
	燈掣 Lighting switch		3	0	3	0	2
	燈位 Lighting point		1	0	1	0	1
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1	0	1	0	1
	雙極開關掣 DP switch		2	0	2	0	0
浴室 Bathroom	單頭插座連開關 Switched single socket outlet		1	1	1	1	1
	燈位 Lighting point		4	4	4	4	4
	煤氣熱水爐 Gas water heater		1	0	1	0	0
	煤氣錶 Gas meter		1	0	1	0	0
	即熱式電熱水爐 Electric instant water heater		0	1	0	0	0
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For exhaust fan	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	1	0	1	0	0
	隔離器 Isolator	供即熱式電熱水爐 For electric instant water heater	0	1	0	0	0
	煤氣熱水爐遙控器 Gas water heater remote control unit		1	0	1	0	1

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

2樓至29樓住宅單位機電裝置數量說明表 Schedule for Electrical & Mechanical Provisions for Residential Properties of 2/F to 29/F

位置 Location	描述 Description		A	B	C	D	E
開放式廚房 Open Kitchen	單頭插座連開關 Switched single socket outlet	供已安裝電器 For electric applicane installed	3	3	3	3	3
	雙頭插座連開關 Switched twin socket outlet		1	1	1	1	1
	燈掣 Lighting switch		2	0	2	0	0
	燈位 Lighting point		1	1	1	1	1
	連接盒 Connection unit	供電磁煮食爐 For electric cooker	0	1	0	1	0
	連接盒 Connection unit	供電熱水爐 For electric water heater	0	1	0	1	0
	來及去水位 Water and drain point	供洗衣乾衣機 For washer and dryer	1	1	1	1	1
	總電掣箱 Minature circuit breakers board		1	1	1	1	1
	煤氣熱水爐 Gas water heater		0	0	0	0	1
	煤氣錶 Gas meter		0	0	0	0	1
	有熔斷器的連接盒 Fused connection unit	供廚房抽油煙機 For kitchen exhaust hood	1	1	1	1	1
	門鈴 Door bell		1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房電煤氣煮食 For kitchen gas cooker	1	0	1	0	1
	有熔斷器的連接盒 Fused connection unit	櫃燈 Countertop lighting	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	0	0	0	0	1
	即熱式電熱水爐 Electric instant water heater		0	1	0	2	0
	隔離器 Isolator	供即熱式電熱水爐 For electric instant water heater	0	0	0	1	0
露台 Balcony	燈位 Lighting point		1	1	1	1	1
工作平台 Utility Platform	燈位 Lighting point		0	0	0	0	1
冷氣平台 A.C. Platform	防水隔離器 Weaterproof isolator	供分體冷氣室外機 For outdoor A/C unit	2	1	2	1	2

2樓住宅單位平台機電裝置數量說明表 Schedule for Electrical & Mechanical Provisions for Residential Properties of 2/F Flat Roof

位置 Location	描述 Description		A	B	C	D	E
平台 Flat Roof	燈位 Lighting point		3	1	3	3	4
	燈掣 (於睡房或客廳) Lighting switch (At bedroom or living room)		1	0	1	1	1
	防水單頭插座 Weaterproof single socket outlet		1	1	1	1	1
	防水隔離器 Weaterproof isolator	供分體冷氣室外機 For outdoor A/C unit	2	1	2	1	2
	來水位 Water point		1	0	1	1	1

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。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

Towngas is supplied by The Hong Kong and China Gas Company 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。

備註：(a)買方須向發展項目管理人及不須向賣方(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.

Note:(a)The purchaser should pay to the manager and not the vendor (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. 斜坡維修 MAINTENANCE OF SLOPES

不適用。

Not Applicable.

28.

修訂
MODIFICATION

不適用。

Not Applicable.

29. 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

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

		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)	NIL
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，例如升降機房、電訊及廣播設備室、垃圾及物料回收房等	127.210
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	377.245
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	NIL
根據聯合作業備考第1及第2號提供的環保設施		
3.(＃)	露台	120.00
4.(＃)	加闊的公用走廊及升降機大堂	NIL
5.	公用空中花園	NIL
6.	隔聲牆	NIL
7.	翼牆、捕風器及風斗	NIL
8.	非結構預製外牆(不包括建築裝飾)	NIL
9.	工作平台	18.000
10.	隔音屏障	NIL
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	1.950
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	75.897
13.	有上蓋的園景區及遊樂場	NIL
14.	橫向屏障/有蓋人行道、花棚	NIL
15.	擴大升降機井道	123.886
16.	煙囪管道	NIL
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	1.838
18. (＃)	強制性設施或必要機房所需的管槽、氣槽	91.480
19. (＃)	非強制性設施或非必要機房所需的管槽、氣槽	NIL
20.	環保系統及設施所需的機房、管槽及氣槽	NIL
21.	複式住宅單位及洋房的中空	NIL
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	NIL

		面積(平方米)
其他項目		
23.	庇護層，包括庇護層兼空中花園	NIL
24. (＃)	其他伸出物	NIL
25.	公共交通總站	NIL
26. (＃)	共用構築物及樓梯	NIL
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	85.881
28.	公眾通道	NIL
29.	因建築物後移導致的覆蓋面積	NIL
額外總樓面面積		
30.	額外總樓面面積	NIL

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。

29.

申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

有關建築物的環境評估
發展項目獲得綠建環評1.1版（新建建築）暫定金級。



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

第 I 部分	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施：-	1. 能源標籤分體式冷氣 2. 低窗牆比 3. 交流變頻調速升降機

第 II 部分：擬興建樓宇/部分樓宇預計每年能源消耗量 ^(註腳1) ：-					
位置	使用有關裝置的 內部樓面面積（平方米）	基線樓宇每年能源消耗量 ^(註腳2)		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
有使用中央屋宇裝備 裝置 ^(註腳3) 的部份	3,871.95	210.53	2.06	174.09	2.06

- 註腳：
1.

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

“基準樓宇”與新建樓宇BEAM Plus 標準（現行版本）第4 節及附錄8 中的“基準建築物模式（零分標準）”具有相同涵義。
3.

“中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則（2010年2月版）（草稿）中的涵義相同。

第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計：-	
裝置類型	
照明裝置	是
空調裝置	是
電力裝置	是
升降機及自動梯的裝置	是
以總能源為本的方法	不適用

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m ²)
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.	127.210
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.	377.245
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	NIL
Green Features under Joint Practice Notes 1 and 2		
3. (#)	Balcony	120.00
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 (exclude architectural features)	NIL
9.	Utility platform	18.000
10.	Noise barrier	NIL
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	1.950
12. (#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	75.897
13.	Covered landscaped and play area	NIL
14.	Horizontal screens/covered walkways, trellis	NIL
15.	Larger lift shaft	123.886
16.	Chimney shaft	NIL
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	1.838

		Area (m ²)
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room	91.480
19. (#)	Pipe duct, air duct for non-mandatory or non-essential plant room	NIL
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	NIL
25.	Public transport terminus	NIL
26. (#)	Party structure and common staircase	NIL
27. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	85.881
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.

29.

申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

The Environmental Assessment of the Building
The development has achieved the PROVISIONAL GOLD rating under the BEAMPlus V1.1 for New Buildings.



Estimated Energy Performance or Consumption for the Common Parts of the Development
Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:

Part I					
Provision of Central Air Conditioning		NO			
Provision of Energy Efficient Features		YES			
Energy Efficient Features proposed:		1. A/C Unit with energy efficiency label 2. Low window to wall ratio 3. ACVWF lift motor			
Part II: The predicted annual energy use of the proposed building / part of building ^(Note 1)					
Location	Internal Floor Area Served (m²)	Annual Energy Use of Baseline Building ^(Note 1)		Annual Energy Use of Proposed Building	
		<u>Electricity</u> kWh/ m²/ annum	<u>Town Gas / LPG</u> unit/ m²/ annum	<u>Electricity</u> kWh/ m²/ annum	<u>Town Gas / LPG</u> unit/ m²/ annum
Area served by central building services installation ^(Note 3)	3,871.95	210.53	2.06	174.09	2.06

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

2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).

3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

Part III : The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)	
Type of Installations	
Lighting Installations	YES
Air Conditioning Installations	YES
Electrical Installations	YES
Lift & Escalator Installations	YES
Performance-based Approach	Not applicable

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.hldaxis.com.hk

發展項目及其周邊地區日後可能出現改變。 There may be future changes to the development and the surrounding areas.
本售樓說明書印製日期：2015年5月8日 Date of printing of this Sales Brochure : 8th May 2015

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8月7日 7th August 2015	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目鳥瞰照片。 Update the aerial photograph of the development.
	16	更新發展項目的分區計劃大綱圖。 Update the outline zoning plan of the development.
	41, 46	修訂裝置、裝修物料及設備中煤氣熱水爐的品牌。 Revise the brand of the gas water heater in the fittings, finishes and appliances.
	42-45	修訂裝置、裝修物料及設備中的內容。 Revise the information of the fittings, finishes and appliances.
2015年11月6日 6th November 2015	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目鳥瞰照片。 Update the aerial photograph of the development.
	14	更新發展項目的分區計劃大綱圖。 Update the outline zoning plan of the development.
	18	修訂發展項目的布局圖。 Revise the layout plan of the development.
	20, 20-1, 21	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.
	23	修訂發展項目的住宅物業的樓面積。 Revise the area of residential properties in the development.
	27	修訂公契的摘要。 Revise the Summary of Deed of Mutual Covenant.
	34, 35	更新發展項目的立面圖。 Update the elevation plans of the development.
2016年2月5日 5th February 2016	12	更新發展項目的所在位置圖。 Update the location plan of the development.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
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2016年5月4日 4th May 2016	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目鳥瞰照片。 Update the aerial photograph of the development.
	16	更新發展項目的分區計劃大綱圖。 Update the outline zoning plan of the development.
	18	修訂發展項目的布局圖。 Revise the layout plan of the development.
	20, 20-1, 21, 22	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.
	34, 35	更新發展項目的立面圖。 Update the elevation plans of the development.
2016年8月1日 1st August 2016	並無作出修改。 No revision made.	
2016年10月28日 28th October 2016	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	18	更新發展項目的布局圖。 Update the layout plan of the development.
	20, 22	更新發展項目的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the development.
	34-35	更新立面圖 Update the elevation plans.
2017年1月25日 25th January 2017	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	15	更新發展項目的分區計劃大綱圖。 Update the outline zoning plans of the development.
	18	修訂發展項目的佈局圖。 Revise the layout plan of the development.
	20, 22	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.
	23	修訂發展項目中的住宅物業的面積。 Revise the area of residential properties in the development.
	27	修訂公契的摘要。 Revise the summary of Deed of Mutual Covenant.
	34, 35	更新發展項目的立面圖。 Update the elevation plans of the development.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
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2017年4月21日 21st April 2017	6	刪除有關“預計關鍵日期”的資料。 Delete the information of the estimated material date.
	10	修訂發展項目的設計的資料。 Revise the information on design of the development.
	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	17	更新發展項目的分區計劃大綱圖。 Update the outline zoning plan of the development.
	18	更新發展項目的布局圖，並刪除有關“預計落成日期”的資料。 Update the layout plan of the development, and delete the information of the estimated date of completion.
	20	更新發展項目的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the development.
2017年7月19日 19th July 2017	11	修訂物業管理的資料。 Revise the information on property management.
	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.
	28	修訂公契的摘要。 Revise the summary of deed of mutual covenant.
	37	修訂閱覽圖則及公契。 Revise the inspection of plans and deed of mutual covenant.
	51	修訂買方的雜項付款的資料。 Revise the information on miscellaneous payments by purchaser.
2017年10月17日 17th October 2017	02 – 05-2	更改並改用一手住宅物業買家須知於2017年8月1日發出之最新版本。 Update with the latest version of the notes to purchasers of first-hand residential properties dated 1st August 2017.
	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.

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
2018年1月15日 15th January 2018	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	15	更新發展項目的分區計劃大綱圖。 Update the outline zoning plan of the development.

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