



# TWIN REGENCY

映御

SALES BROCHURE 售樓說明書





TWIN 映御  
REGENCY

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

## **FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES**

### **1. Important information**

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) ([www.srpe.gov.hk](http://www.srpe.gov.hk)) on the first-hand residential property market.
- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

### **2. Fees, mortgage loan and property price**

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
- Check recent transaction prices of comparable properties for comparison.
- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

### **3. Price list, payment terms and other financial incentives**

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans<sup>1</sup> as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

### **4. Property area and its surroundings**

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property – (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property – air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

### **5. Sales brochure**

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure –
  - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;
  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - whether individual owners have responsibility to maintain slopes.

### **6. Government land grant and deed of mutual covenant (DMC)**

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

### **7. Information on Availability of Residential Properties for Selection at Sales Office**

- Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

### **8. Register of Transactions**

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

## 9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

## 10. Expression of intent of purchasing a residential property

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).
- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

## 11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should –
  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: [www.eaa.org.hk](http://www.eaa.org.hk).

## 12. Appointment of solicitor

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

## FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

### 13. Pre-sale Consent

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

### 14. Show flats

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

## FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

### 15. Estimated material date and handing over date

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor's control;
    - war; or
    - inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

## **FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES**

### **16. Vendor's information form**

- Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intend to purchase.

### **17. Viewing of property**

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

**For complaints and enquiries relating to the sales of first-hand residential properties by the vendors which the Ordinance applies, please contact the Sales of First-hand Residential Properties Authority –**

<b>Website</b>	: www.srpa.gov.hk
<b>Telephone</b>	: 2817 3313
<b>Email</b>	: enquiry_srpa@hd.gov.hk
<b>Fax</b>	: 2219 2220

### **Other useful contacts:**

	Website	Telephone	Email	Fax
Consumer Council	www.consumer.org.hk	2929 2222	cc@consumer.org.hk	2856 3611
Estate Agents Authority	www.eaa.org.hk	2111 2777	enquiry@eaa.org.hk	2598 9596
Real Estate Developers Association of Hong Kong	–	2826 0111	–	2845 2521

<sup>1</sup> The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

<sup>2</sup> According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following –

- (i) the external dimensions of each residential property;
- (ii) the internal dimensions of each residential property;
- (iii) the thickness of the internal partitions of each residential property;
- (iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

<sup>3</sup> Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

Sales of First-hand Residential Properties Authority  
Transport and Housing Bureau  
August 2017



您在購置一手住宅物業之前，應留意下列事項：

## 適用於所有一手住宅物業

### 1. 重要資訊

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

### 2. 費用、按揭貸款和樓價

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

### 3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料<sup>1</sup>。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

### 6. 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
- 留意公契內訂明有關物業內可否飼養動物。

### 7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

### 8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

### 9. 買賣合約

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

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

## 10. 表達購樓意向

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

## 11. 委託地產代理

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

## 12. 委聘律師

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

## 適用於一手未落成住宅物業

### 13. 預售樓花同意書

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

### 14. 示範單位

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

## 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

## 適用於一手已落成住宅物業

### 16. 賣方資料表格

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

### 17. 參觀物業

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



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

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

其他相關聯絡資料：

	網址	電話	電郵	傳真
消費者委員會	www.consumer.org.hk	2929 2222	cc@consumer.org.hk	2856 3611
地產代理監管局	www.eaa.org.hk	2111 2777	enquiry@eaa.org.hk	2598 9596
香港地產建設商會	—	2826 0111	—	2845 2521

<sup>1</sup> 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

<sup>2</sup> 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項－

- (i) 每個住宅物業的外部尺寸；
- (ii) 每個住宅物業的內部尺寸；
- (iii) 每個住宅物業的內部間隔的厚度；
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

<sup>3</sup> 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

運輸及房屋局  
一手住宅物業銷售監管局  
2017年8月

Name of the Development

Twin Regency

Name of the street and the street number

11 Tak Yip Street

The Development consists of 2 multi-unit buildings

Tower 1 and Tower 2

Total number of storeys of each multi-unit building

Tower 1: 21 storeys

Tower 2: 21 storeys

The above number of storeys does not include Basement Floor, Ground Floor, First Floor, Roof, Lift Machine Room Floor and Upper Roof.

Floor numbering in each multi-unit building as provided in the approved building plans for the Development

Tower 1: B/F, G/F, 1/F–3/F, 5/F–12/F, 15/F–23/F, 25/F & 26/F

Tower 2: B/F, G/F, 1/F–3/F, 5/F–12/F, 15/F–23/F, 25/F & 26/F

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order

4/F, 13/F, 14/F and 24/F are omitted in each tower

Refuge floor (if any) of each multi-unit building

There is no refuge floor in each tower

發展項目名稱

映御

街道名稱及門牌號數

德業街11號

發展項目包含2幢多單位建築物

第1座及第2座

每幢多單位建築物的樓層的總數

第1座：21層

第2座：21層

上述樓層樓數目不包括地庫、地下、1樓、天台、升降機機房層及高層天台。

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

第1座：地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓及26樓

第2座：地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓及26樓

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

每座均不設4樓、13樓、14樓及24樓

每幢多單位建築物內的庇護層 (如有的話)

每座均不設庇護層

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

Trioland Limited

Holding companies of the vendor

Favor Huge Investments Limited

Time Effort Limited

Sun Hung Kai Properties Limited

Authorized person for the Development, and the firm or corporation of which the authorized person for the Development is a proprietor, director or employee in his professional capacity

Wong Ka Man Carmen of Sun Hung Kai Architects and Engineers Limited

Building contractor

Sanfield Engineering Construction Limited

The firms of solicitors acting for the owner in relation to the sale of residential properties in the Development

Mayer Brown JSM

Wong & Poon

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development

The Hongkong and Shanghai Banking Corporation Limited (The relevant undertaking has been cancelled)

Any other person who has made a loan for the construction of the Development

Sun Hung Kai Properties Holding Investment Limited

賣方

展良有限公司

賣方的控權公司

Favor Huge Investments Limited

Time Effort Limited

新鴻基地產發展有限公司

發展項目的認可人士的姓名或名稱，如該項目的認可人士以其專業身份擔任某商號或法團的經營人、董事或僱員，該商號或法團

新鴻基建築設計有限公司之黃嘉雯

承建商

新輝城建工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

孖士打律師行

王潘律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海滙豐銀行有限公司 (有關承諾書已經取消)

已為發展項目的建造提供貸款的任何其他人

Sun Hung Kai Properties Holding Investment Limited

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係

(a)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	Not Applicable
(b)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not Applicable
(c)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	Not Applicable
(d)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(e)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(f)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	A director of Sun Hung Kai Properties Limited is an immediate family member of an associate of the Authorized Person.
(g)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not Applicable
(h)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not Applicable
(i)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	Not Applicable
(j)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(k)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(l)	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	Not Applicable
(m)	The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not Applicable

(n)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(o)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	Not Applicable
(q)	The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not Applicable
(r)	The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	The Authorized Person, Wong Ka Man Carmen, is an employee of Sun Hung Kai Architects and Engineers Limited which is an associate corporation of the Vendor, the Building Contractor and the holding companies of the Vendor.
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	The Building Contractor of the Development, Sanfield Engineering Construction Limited, is an associate corporation of the Vendor and the holding companies of the Vendor.



RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	不適用
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	新鴻基地產發展有限公司 其中一位董事為認可人士的 聯繫人士的家人。
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	不適用
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	不適用
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	不適用
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	不適用
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用

(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	不適用
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	不適用
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	不適用
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	認可人士黃嘉雯則師是新鴻基建築設計有限公司之僱員。新鴻基建築設計有限公司屬賣方及承建商及賣方的控權公司的有聯繫法團。
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	承建商新輝城建工程有限公司屬賣方及其控權公司的有聯繫法團。

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.  
發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

The range of thickness of the non-structural prefabricated external walls of each block is 150 mm.  
每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

Schedule of total area of the non-structural prefabricated external walls of each residential property  
每個住宅物業的非結構的預製外牆的總面積表

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq. m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
1	2/F 2樓	A	—
		B	—
		C	0.515
		D	1.311
		E	0.225
		F	—
		G	—
		H	—
		J	1.095
		K	1.568
		L	—
		M	—
	3/F 3樓	A	—
		B	—
		C	1.080
		D	1.311
		E	0.225
		F	—
		G	—
		H	—
		J	1.095
		K	1.568
		L	—
		M	—

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq. m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
1	5/F–12/F, 15/F–23/F & 25/F 5樓至12樓、15樓至23樓及25樓	A	—
		B	—
		C	1.080
		D	1.343
		E	0.225
		F	—
		G	—
		H	—
		J	1.095
		K	1.568
		L	—
		M	—
	26/F 26樓	A	—
		B	—
		C	1.080
		D	—
		F	—
		G	—
		H	—
		J	1.095
		K	1.568
		L	—
		M	—

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq. m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
2	2/F 2樓	A	—
		B	—
		C	1.568
		D	0.532
		E	0.188
		F	—
		G	—
		H	—
		J	—
		K	0.659
		L	—
		M	—
		N	—
	3/F, 5/F–12/F, 15/F–23/F & 25/F 3樓、5樓至12樓、15樓至23樓及25樓	A	—
		B	—
		C	1.568
		D	1.095
		E	0.188
		F	—
		G	—
		H	—
		J	—
		K	0.659
		L	—
		M	—
		N	—

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq. m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
2	26/F 26樓	A	—
		B	—
		C	1.568
		D	—
		F	—
		G	—
		H	—
		J	—
		K	0.659
		L	—
		M	—
		N	—

There will be no curtain walls forming part of the enclosing walls of the Development.  
發展項目將沒有構成圍封牆的一部分的幕牆。

**The manager to be appointed under the latest draft deed of mutual covenant**

Kai Shing Management Services Limited

**根據公契的最新擬稿獲委任的管理人**

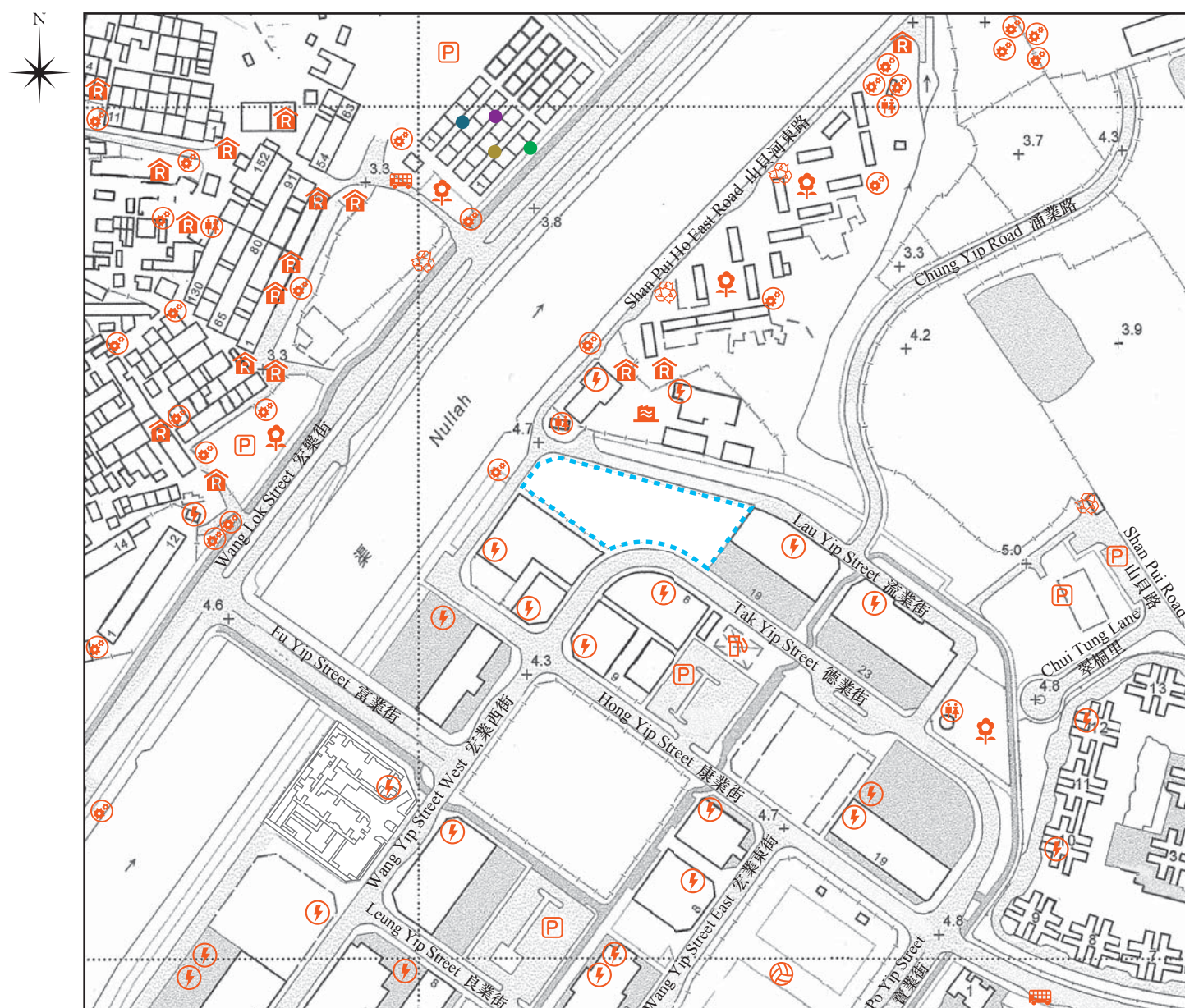
啟勝管理服務有限公司



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

This Location Plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet No. 6-NW-B dated 24 January 2018 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是參考於2018年1月24日出版之地政總署測繪處之測繪圖(組別編號HP5C)，圖幅編號6-NW-B，並由賣方擬備，有需要處經修正處理。



## NOTATION 圖例

	LPG Filling Station	石油氣加氣站
	Sewage Treatment Works and Facilities	污水處理廠及設施
	Power Plant (including Electricity Sub-stations)	發電廠 (包括電力分站)
	Refuse Collection Point	垃圾收集站
	Public Carpark (including Lorry Park)	公眾停車場 (包括貨車停泊處)
	Public Convenience	公廁
	Public Transport Terminal (including Rail Station)	公共交通總站 (包括鐵路車站)
	Public Utility Installation	公用事業設施裝置
	Religious Institution (including Church, Temple and Tsz Tong)	宗教場所 (包括教堂、廟宇及祠堂)
	Sports Facilities (including Sports Ground and Swimming Pool)	體育設施 (包括運動場及游泳池)
	Public Park	公園

Location of the Development  
發展項目的位置

Street names not shown in full in the Location Plan of the Development:

於發展項目的所在位置圖未能顯示之街道全名：

- Tung Tau Wai San Tsuen 1st Lane 東頭圍新村一巷
- Tung Tau Wai San Tsuen 2nd Lane 東頭圍新村二巷
- Tung Tau Wai San Tsuen 3rd Lane 東頭圍新村三巷
- Tung Tau Wai San Tsuen 4th Lane 東頭圍新村四巷

The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence No.51/2015.

地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號51/2015。

Note:

- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons that the boundary of the Development is irregular.

備註：

- 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Scale比例：0 50 100 150 200 250M(米)



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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E023825C, date of flight: 29 April 2017.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E023825C，飛行日期：2017年4月29日。



- Location of the Development  
發展項目的位置

Survey and Mapping Office, Lands Department, The Government of HKSAR

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Note:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons that the boundary of the Development is irregular.

備註：

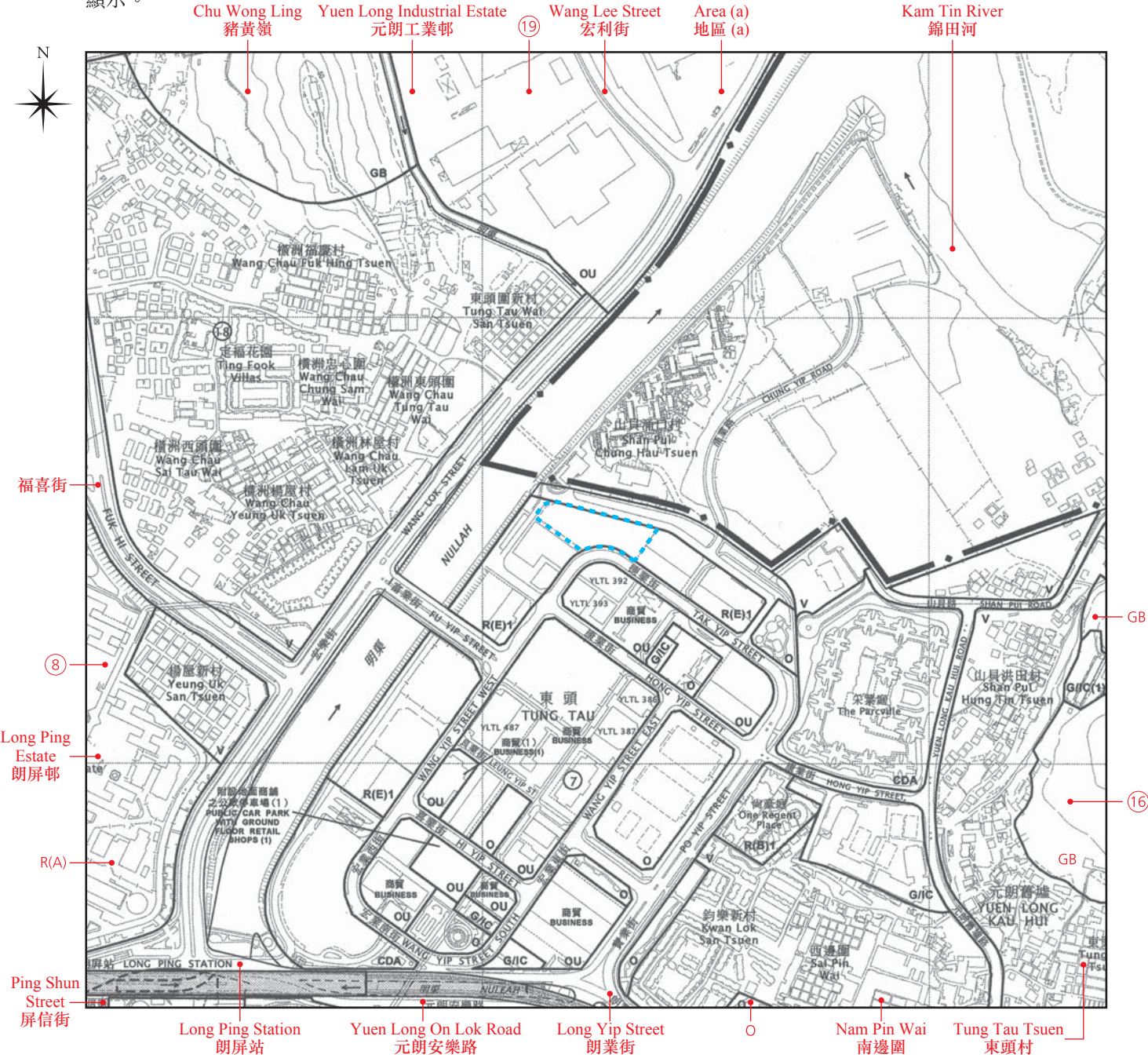
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



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

Adopted from part of the approved Yuen Long Outline Zoning Plan No. S/YL/23, gazetted on 28 October 2016, with adjustments where necessary as shown in red.

摘錄自2016年10月28日刊憲之元朗分區計劃大綱核准圖，圖則編號為S/YL/23，有需要處經修正處理，以紅色顯示。



NOTATION 圖例

ZONES		地帶
CDA	Comprehensive Development Area	綜合發展區
R(A)	Residential (Group A)	住宅 (甲類)
R(B)	Residential (Group B)	住宅 (乙類)
R(E)	Residential (Group E)	住宅 (戊類)
V	Village Type Development	鄉村式發展
G/C	Government, Institution or Community	政府、機構或社區
O	Open Space	休憩用地
OU	Other Specified Uses	其他指定用途
GB	Green Belt	綠化地帶
COMMUNICATIONS		交通
	Major Road And Junction	主要道路及路口
	Elevated Road	高架道路
	Railway And Station (Elevated)	鐵路及車站 (高架)
MISCELLANEOUS		其他
	Boundary Of Planning Scheme	規劃範圍界線
⑰	Planning Area Number	規劃區編號

Location of the Development  
發展項目的位置

Note:

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

備註：

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
- 此大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

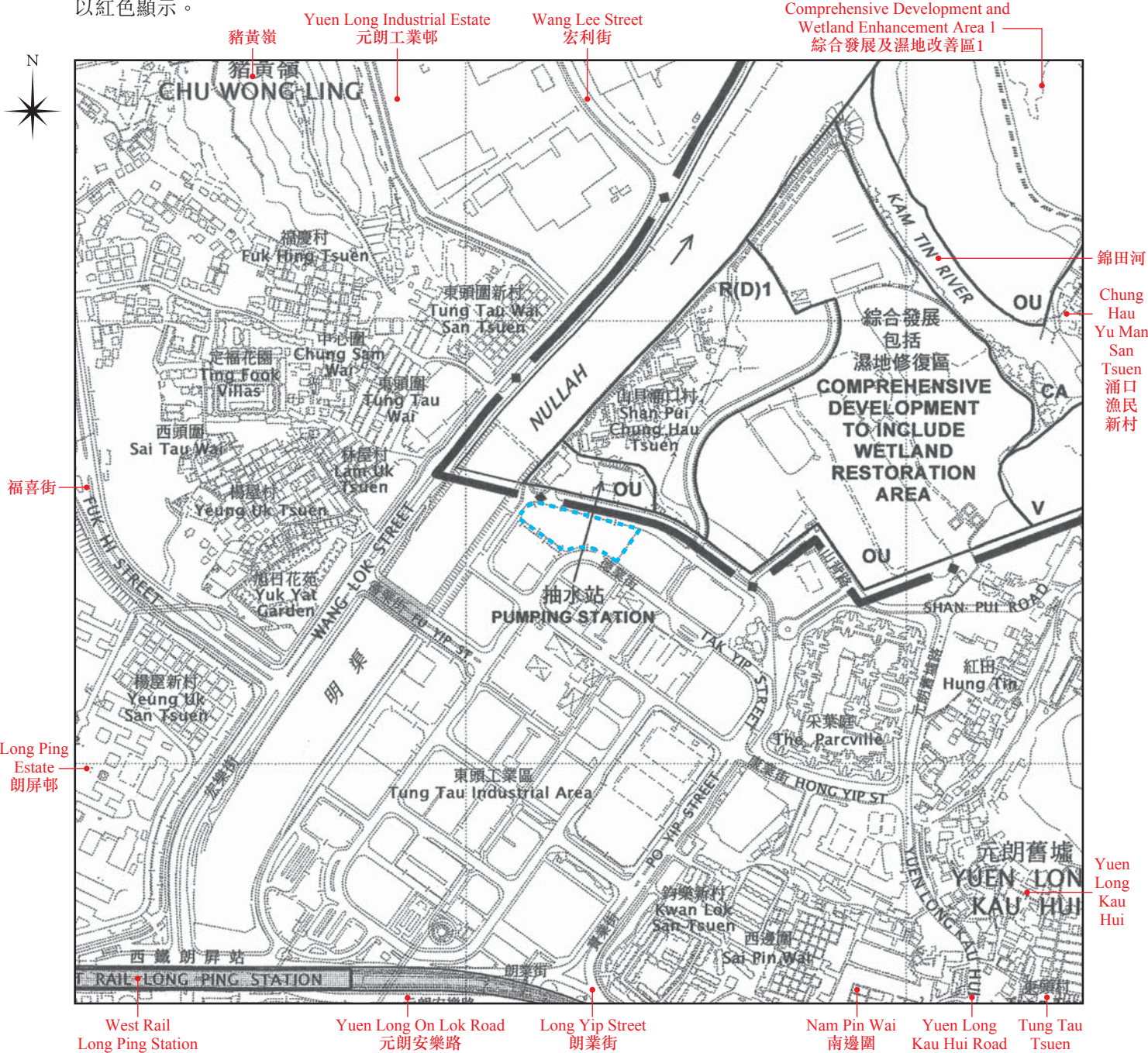
Scale比例：100 0 100 200 300 400 500M(米)



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

Adopted from part of the approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8, gazetted on 27 October 2006, with adjustments where necessary as shown in red.

摘錄自2006年10月27日刊憲之南生圍分區計劃大綱核准圖，圖則編號為S/YL-NSW/8，有需要處經修正處理，以紅色顯示。



NOTATION 圖例

ZONES		地帶
	Village Type Development	鄉村式發展
	Other Specified Uses	其他指定用途
	Residential (Group D)	住宅(丁類)
	Conservation Area	自然保育區
COMMUNICATIONS		交通
	Major Road And Junction	主要道路及路口
	Elevated Road	高架道路
	West Rail And Station (Elevated)	西鐵及車站(高架)
MISCELLANEOUS		其他
	Boundary Of Planning Scheme	規劃範圍界線

Location of the Development  
發展項目的位置

Note:

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

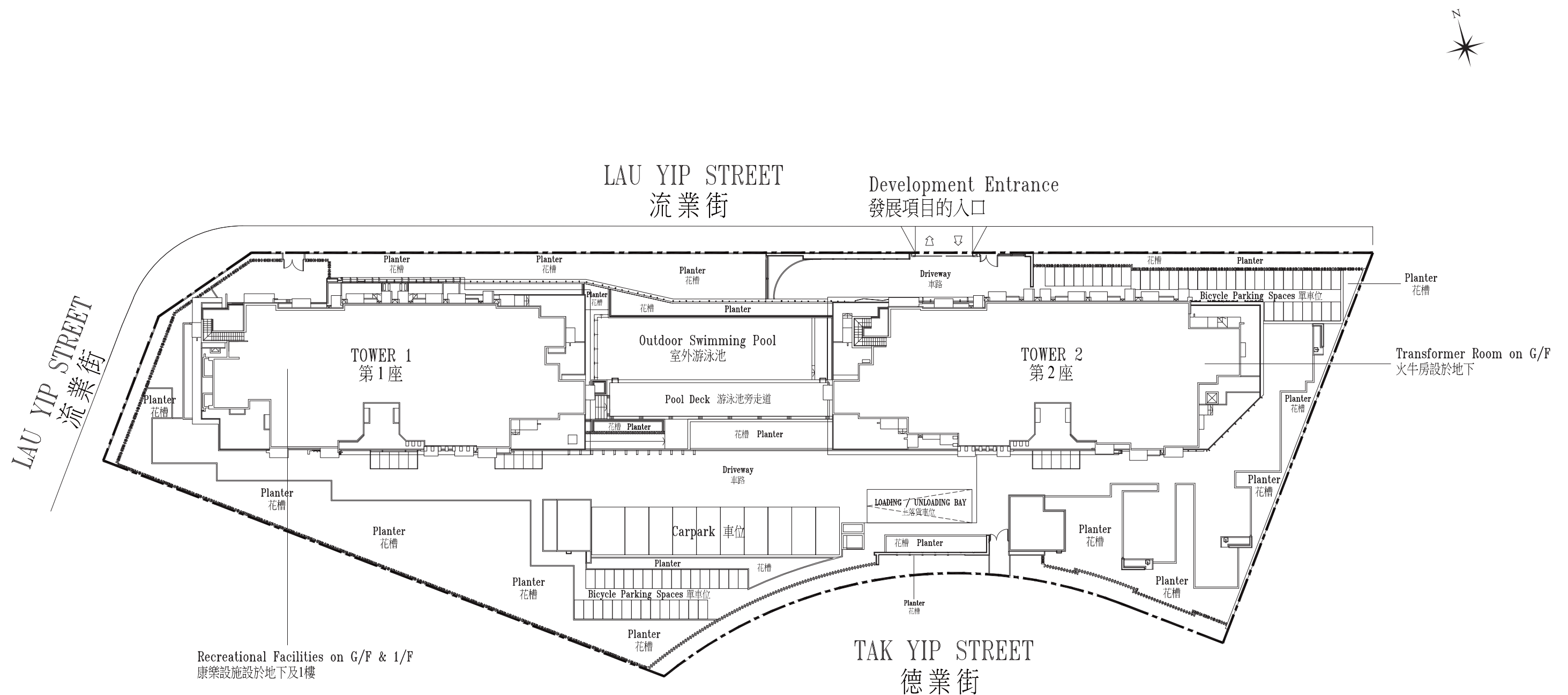
備註：

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
- 此大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Scale比例： 100 0 100 200 300 400 500M(米)



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



Scale比例 : 0 10 20M(米)

--- Site Boundary of the Development  
發展項目的界線

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

TOWER 1 | 2/F  
第一座 | 2樓



Fixed Glazing  
固定玻璃窗

Scale比例: 0 2 4M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.  
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

TOWER 1 | 2/F  
第一座 | 2樓

	Flat 單位											
	A	B	C	D	E	F	G	H	J	K	L	M
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	200	200	200	200	200	200	200	200	200	200	200	200
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150

1. 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.

2. Please refer to page AL19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.
1. 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。

2. 以上樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第AL19頁。

1. Under Special Condition No. (8)(e) of the Land Grant, the total number of residential units erected or to be erected on the Lot shall not be less than 430.

2. Clause 76 of the DMC stipulates that :—  
“(a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.  
  
(b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under the provision in sub-clause (a) of this Clause for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.”

3. The total number of residential units in the Development is 523.
1. 批地文件特別條款第(8)(e)條規定，在該地段已建或擬建的住宅單位總數不得少過430個。

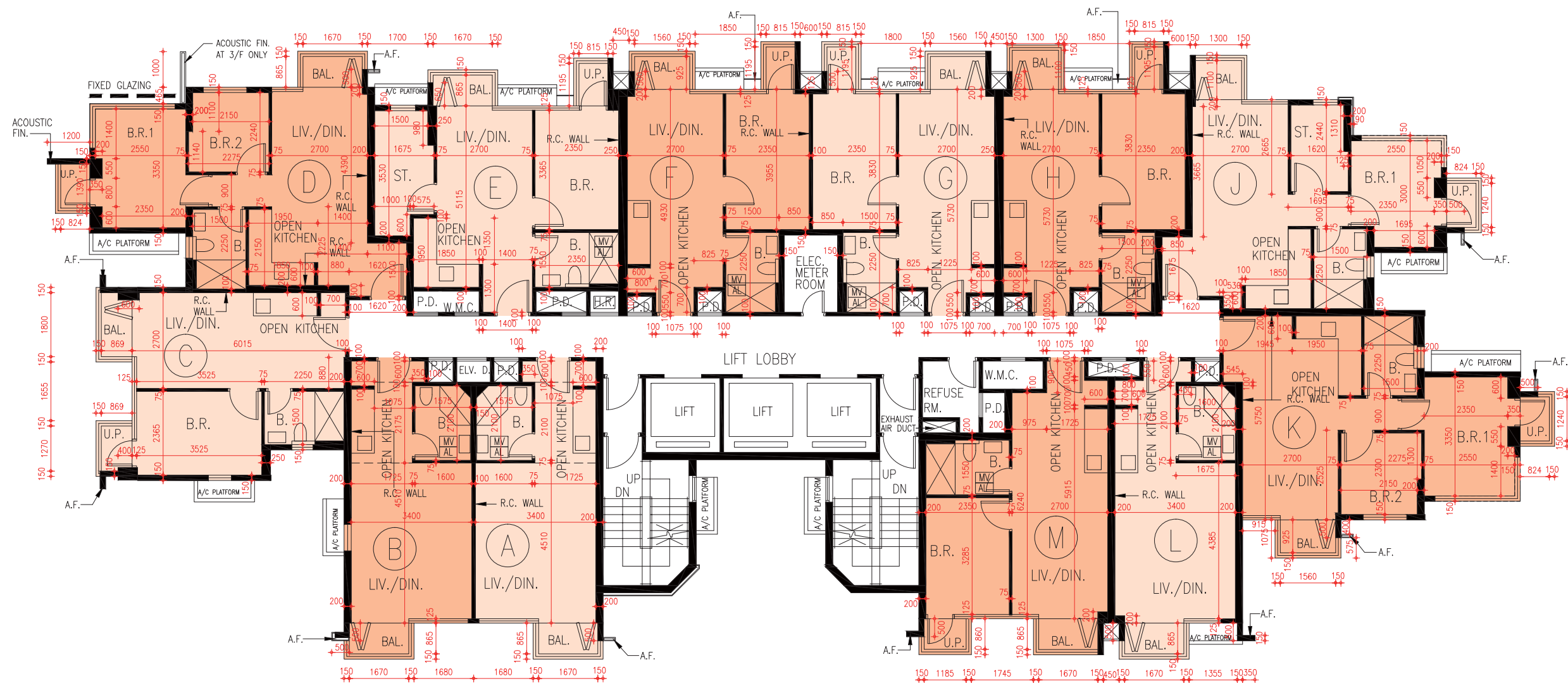
2. 公契第76條規定：—  
「(a) 除非獲地政總署署長或不時代替他的任何其他政府當局事先書面同意，否則任何業主不得進行或允許或容許進行任何涉及任何住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該住宅單位，而且署長可絕對酌情決定是否給予同意；若給予同意，則可能須受其絕對酌情決定下所訂的條款及條件 (包括支付費用) 限制。  
  
(b) 管理人須於管理處備存地政總署署長或不時代替他的任何其他政府當局提供有關此條第(a)段所述同意的資料記錄，以供所有業主免費查閱及在繳付合理的費用後取得該記錄之副本，而收取的所有費用將撥入特別基金。」

3. 發展項目的住宅單位總數為523個。

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

TOWER 1  
第一座

3/F & 5/F  
3樓及5樓



Fixed Glazing  
固定玻璃窗

Scale比例: 0 2 4M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.  
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。



TOWER 1 | 3/F & 5/F  
第一座 | 3樓及5樓

	Flat 單位											
	A	B	C	D	E	F	G	H	J	K	L	M
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	200	200	200	200	200	200	200	200	200	200	200	200
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150

1. 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.

2. Please refer to page AL19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.
1. 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。

2. 以上樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第AL19頁。

1. Under Special Condition No. (8)(e) of the Land Grant, the total number of residential units erected or to be erected on the Lot shall not be less than 430.

2. Clause 76 of the DMC stipulates that :—  
“(a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.  
  
(b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under the provision in sub-clause (a) of this Clause for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.”

3. The total number of residential units in the Development is 523.
1. 批地文件特別條款第(8)(e)條規定，在該地段已建或擬建的住宅單位總數不得少過430個。

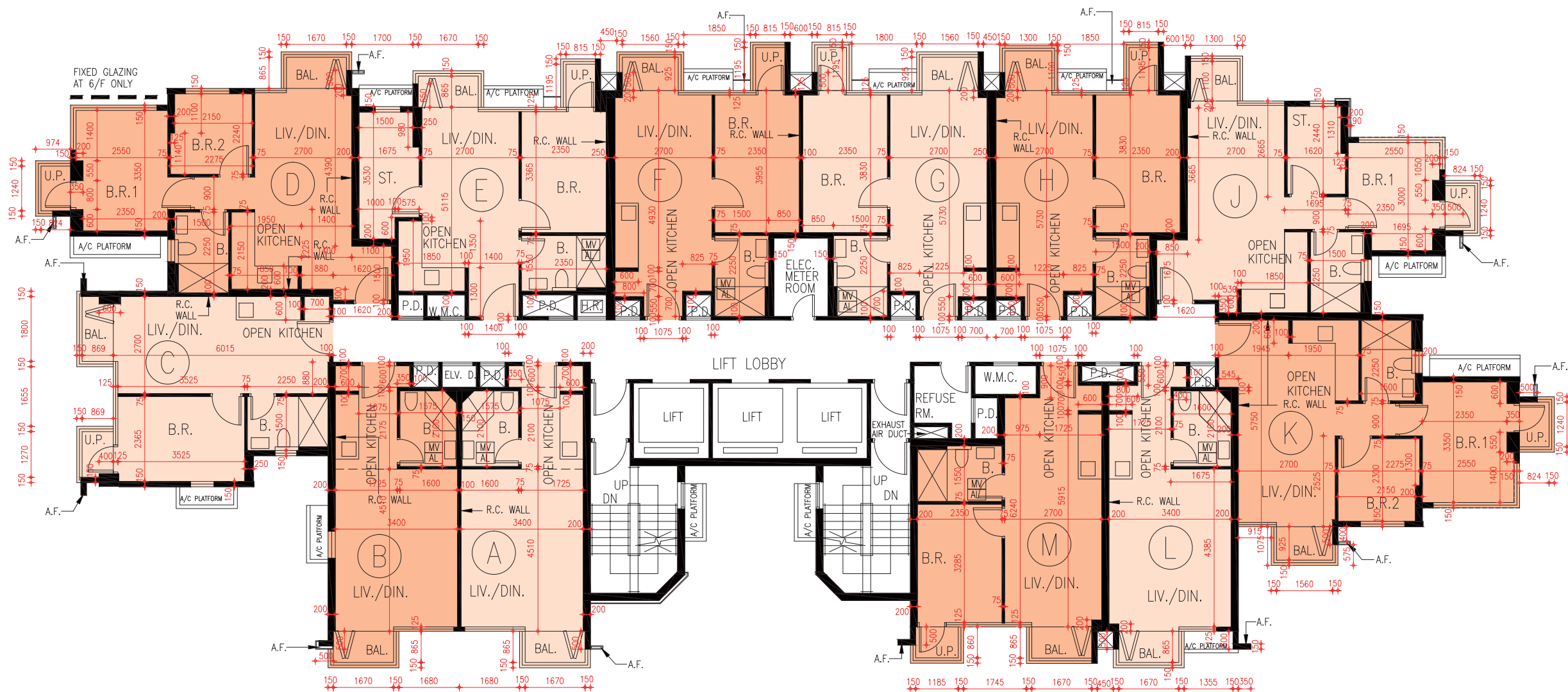
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(b) 管理人須於管理處備存地政總署署長或不時代替他的任何其他政府當局提供有關此條第(a)段所述同意的資料記錄，以供所有業主免費查閱及在繳付合理的費用後取得該記錄之副本，而收取的所有費用將撥入特別基金。」

3. 發展項目的住宅單位總數為523個。

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

TOWER 1  
第一座

6/F-12/F, 15/F-23/F & 25/F  
6樓至12樓、15樓至23樓及25樓



Fixed Glazing  
固定玻璃窗

Scale比例: 0 2 4M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.  
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

TOWER 1  
第一座

6/F–12/F, 15/F–23/F & 25/F  
6樓至12樓、15樓至23樓及25樓

	Floor 樓層	Flat 單位											
		A	B	C	D	E	F	G	H	J	K	L	M
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	6/F–12/F, 15/F–23/F & 25/F 6樓至12樓、15樓至23樓及25樓	200	200	200	200	200	200	200	200	200	200	200	200
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	6/F–12/F & 15/F–23/F 6樓至12樓及15樓至23樓	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150
	25/F 25樓	3500	3500	3500	3200, 3500, 3550, 3850	3150, 3500, 3850	3500	3500	3500	3500	3500	3500	3500

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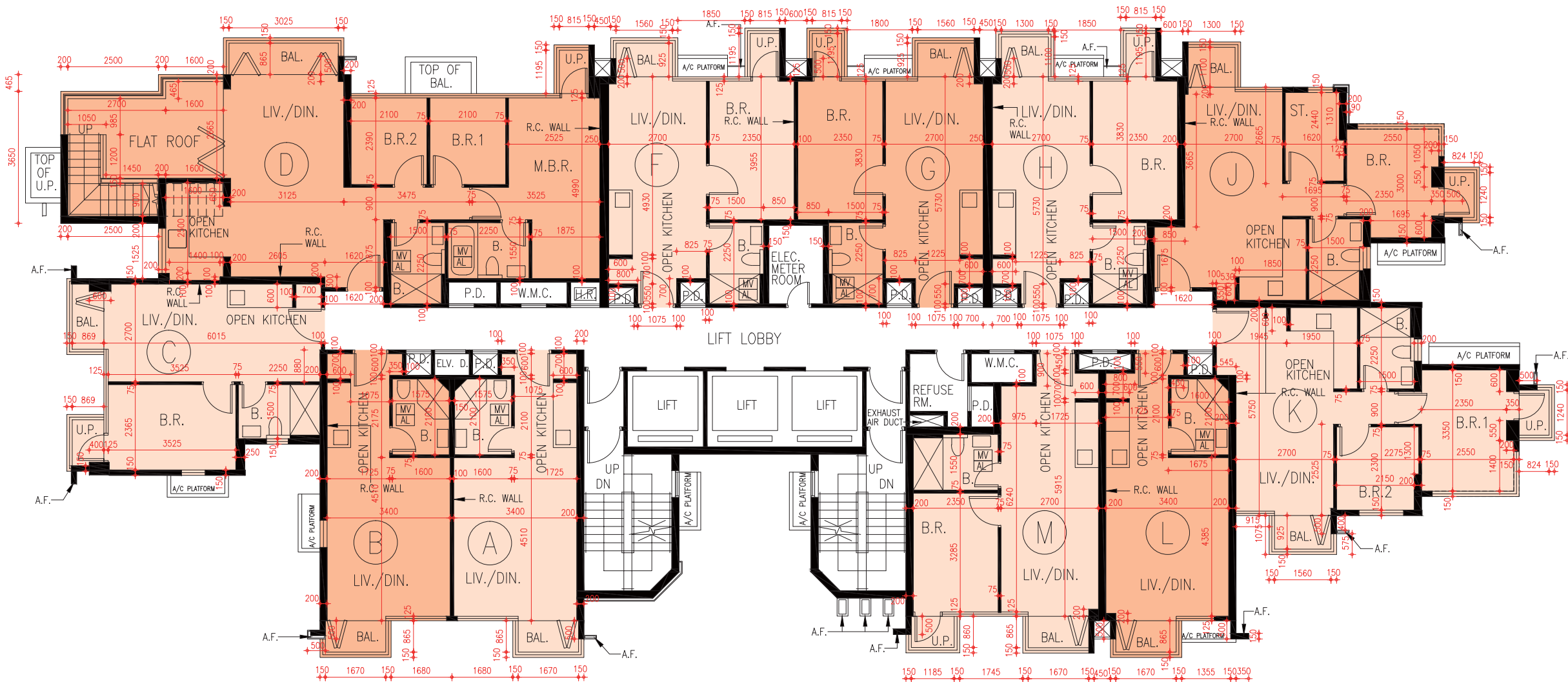
3. 發展項目的住宅單位總數為523個。



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

TOWER 1  
第一座

26/F  
26樓



Scale比例：0 2 4M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.  
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

TOWER 1 | 26/F  
第一座 | 26樓

	Flat 單位										
	A	B	C	D	F	G	H	J	K	L	M
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	200	200	200	200	200	200	200	200	200	200	200
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	3500, 3850	3500, 3850	3500, 3550, 3850	3500, 3550, 3850	3500, 3550, 3850	3500, 3550, 3850	3500, 3550, 3850	3500, 3850	3500, 3550, 3850	3500, 3550, 3850	3500, 3850

1. 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.

2. Please refer to page AL19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.
1. 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。

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3. The total number of residential units in the Development is 523.
1. 批地文件特別條款第(8)(e)條規定，在該地段已建或擬建的住宅單位總數不得少過430個。

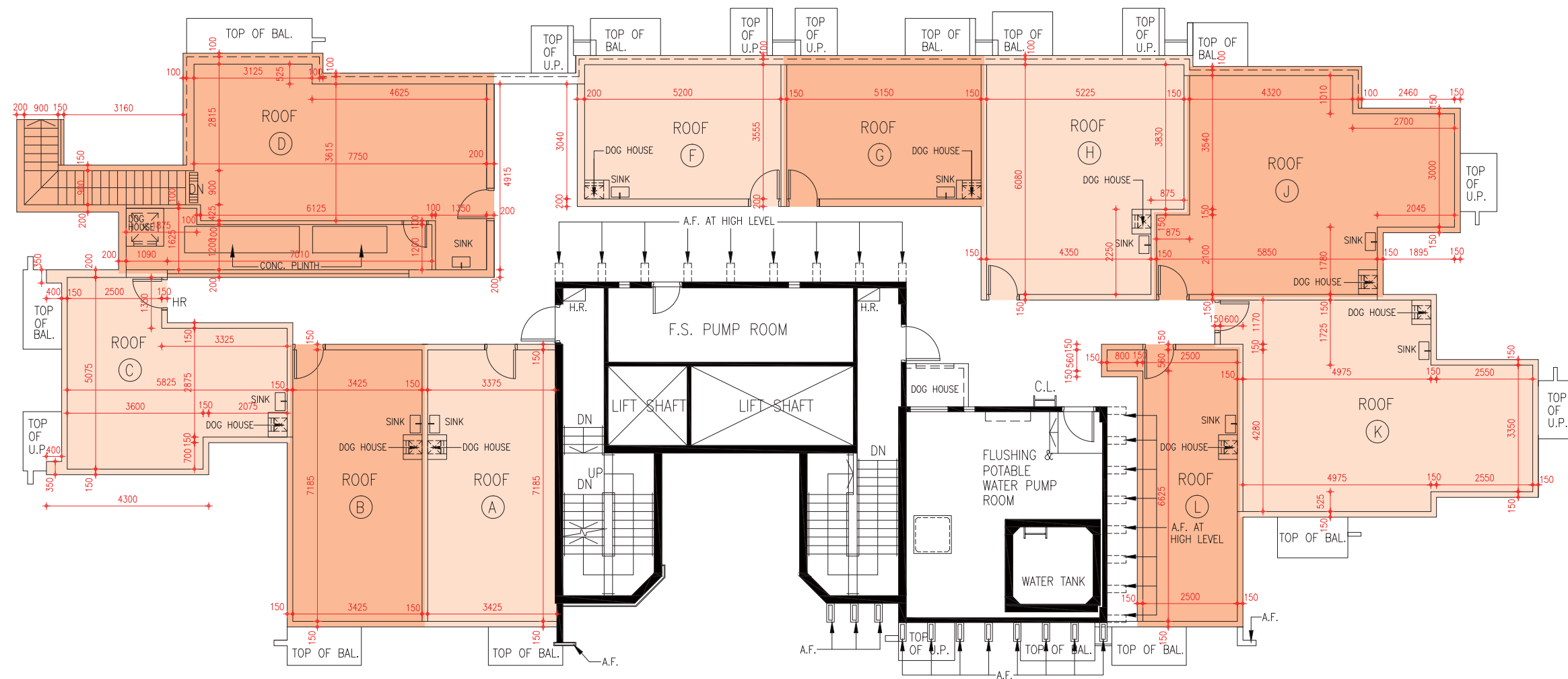
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3. 發展項目的住宅單位總數為523個。

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

TOWER 1  
第一座

Roof  
天台



Scale比例 : 0 2 4M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.  
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。



TOWER 1  
第一座

Roof  
天台

	Flat 單位									
	A	B	C	D	F	G	H	J	K	L
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

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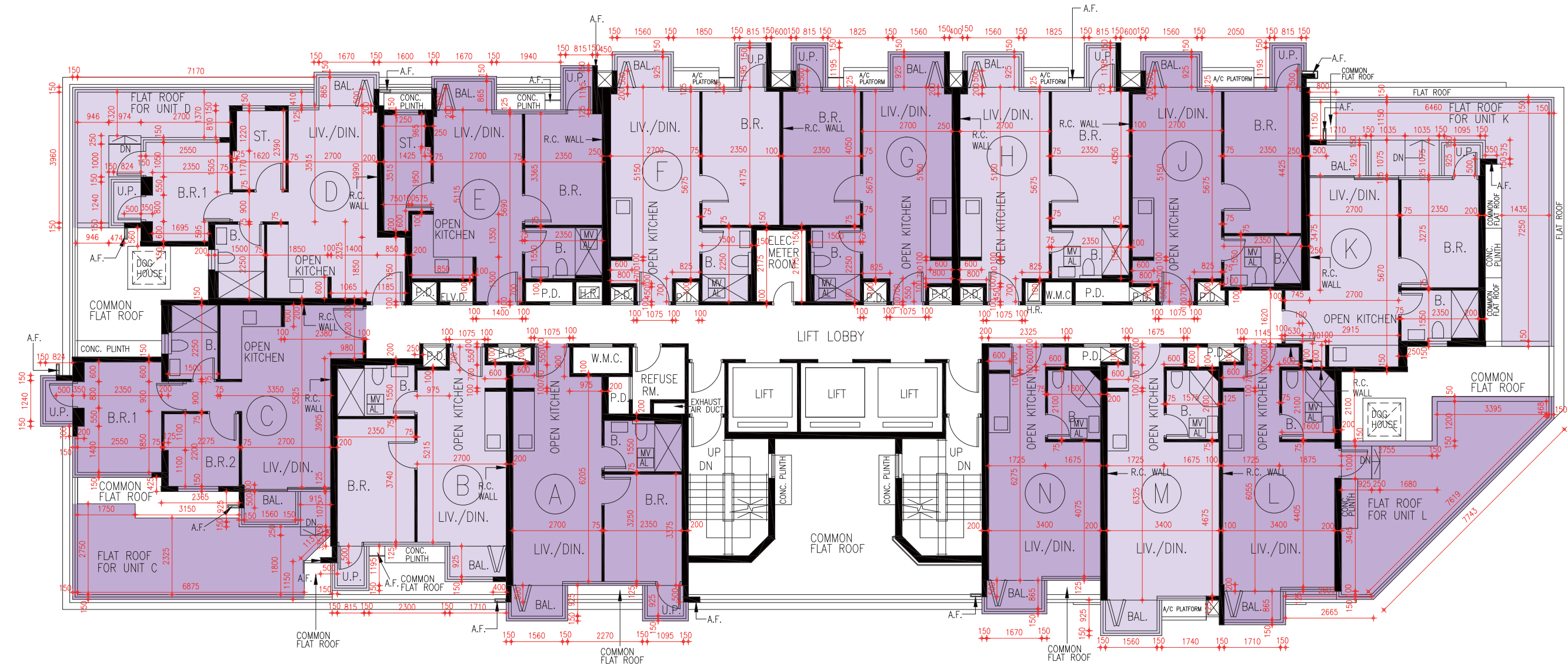
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

TOWER 2 | 2/F  
第二座 | 2樓



Scale比例：0 2 4M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.  
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

TOWER 2 | 2/F  
第二座 | 2樓

	Flat 單位												
	A	B	C	D	E	F	G	H	J	K	L	M	N
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	200	200	200	200	200	200	200	200	200	200	200	200	200
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150

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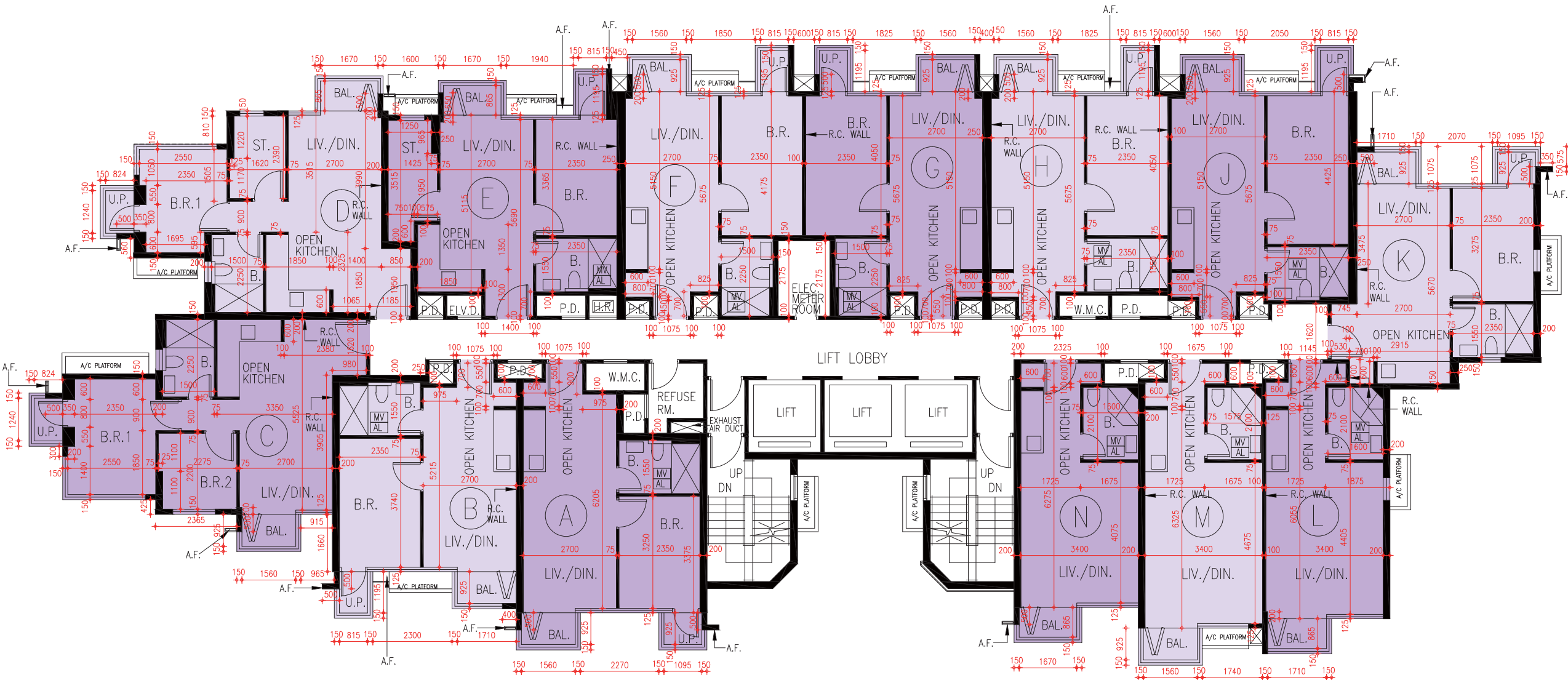
3. 發展項目的住宅單位總數為523個。



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

TOWER 2  
第二座

3/F, 5/F-12/F, 15/F-23/F & 25/F  
3樓、5樓至12樓、15樓至23樓及25樓



Scale比例：0 2 4M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.  
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

TOWER 2  
第二座

3/F, 5/F–12/F, 15/F–23/F & 25/F  
3樓、5樓至12樓、15樓至23樓及25樓

	Floor 樓層	Flat 單位												
		A	B	C	D	E	F	G	H	J	K	L	M	N
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	3/F, 5/F–12/F, 15/F–23/F & 25/F 3樓、5樓至12樓、15樓至23樓及25樓	200	200	200	200	200	200	200	200	200	200	200	200	200
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	3/F, 5/F–12/F & 15/F–23/F 3樓、5樓至12樓及15樓至23樓	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150
	25/F 25樓	3500	3500	3500	3200, 3500, 3850	3150, 3500, 3850	3500	3500	3500	3500	3500	3500	3500	3500

1. 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.

2. Please refer to page AL19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.
1. 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。

2. 以上樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第AL19頁。

1. Under Special Condition No. (8)(e) of the Land Grant, the total number of residential units erected or to be erected on the Lot shall not be less than 430.

2. Clause 76 of the DMC stipulates that :–  
“(a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.  
(b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under the provision in sub-clause (a) of this Clause for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.”

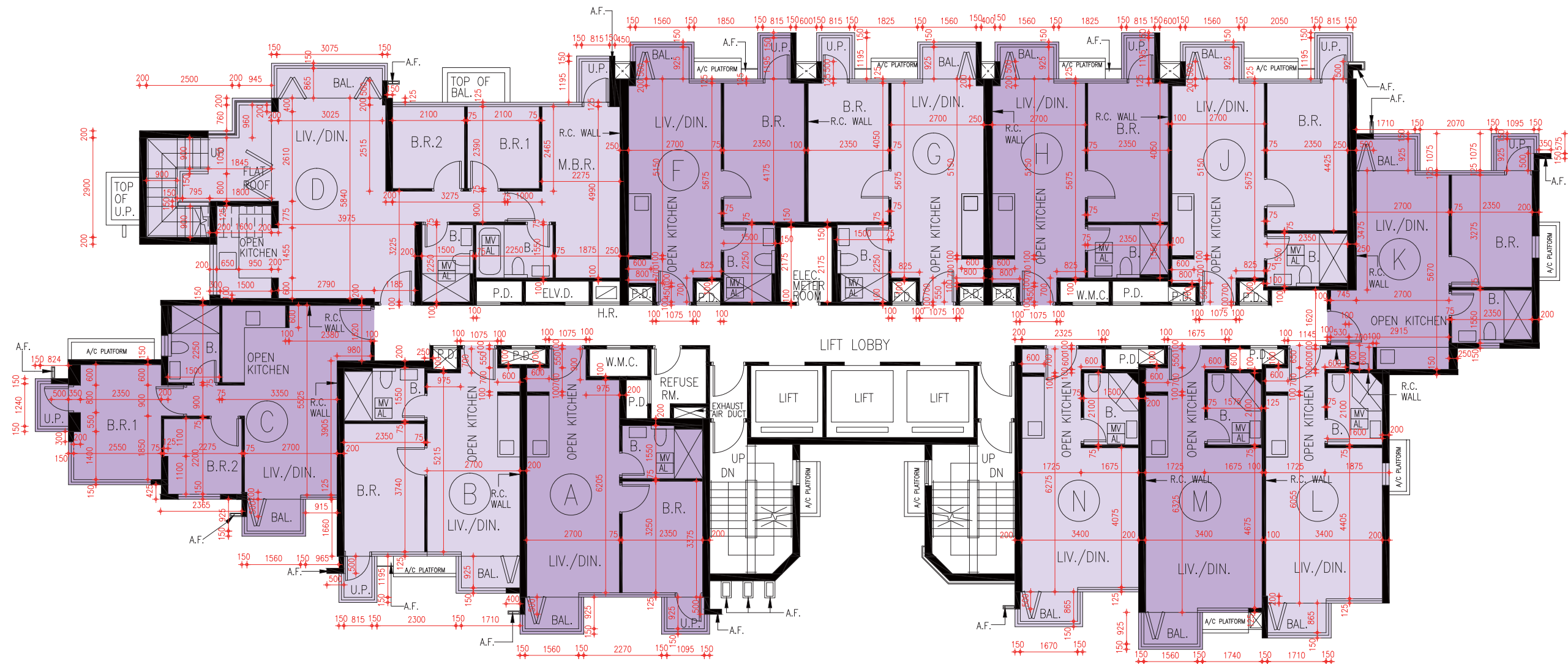
3. The total number of residential units in the Development is 523.
1. 批地文件特別條款第(8)(e)條規定，在該地段已建或擬建的住宅單位總數不得少過430個。

2. 公契第76條規定：—  
「(a) 除非獲地政總署署長或不時代替他的任何其他政府當局事先書面同意，否則任何業主不得進行或允許或容許進行任何涉及任何住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該住宅單位，而且署長可絕對酌情決定是否給予同意；若給予同意，則可能須受其絕對酌情決定下所訂的條款及條件 (包括支付費用) 限制。  
(b) 管理人須於管理處備存地政總署署長或不時代替他的任何其他政府當局提供有關此條第(a)段所述同意的資料記錄，以供所有業主免費查閱及在繳付合理的費用後取得該記錄之副本，而收取的所有費用將撥入特別基金。」

3. 發展項目的住宅單位總數為523個。

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

TOWER 2 | 26/F  
第二座 | 26樓



Scale比例：0 2 4M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.  
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。



TOWER 2 | 26/F  
第二座 | 26樓

	Flat 單位											
	A	B	C	D	F	G	H	J	K	L	M	N
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	200	200	200	200	200	200	200	200	200	200	200	200
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	3500, 3850	3500, 3850	3500, 3550, 3850	3500, 3550, 3850	3500, 3550, 3850	3500, 3550, 3850	3500, 3850	3500, 3550, 3850	3500, 3550, 3850	3500, 3850	3500, 3850	3500, 3550, 3850

1. 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.

2. Please refer to page AL19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.
1. 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。

2. 以上樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第AL19頁。

1. Under Special Condition No. (8)(e) of the Land Grant, the total number of residential units erected or to be erected on the Lot shall not be less than 430.

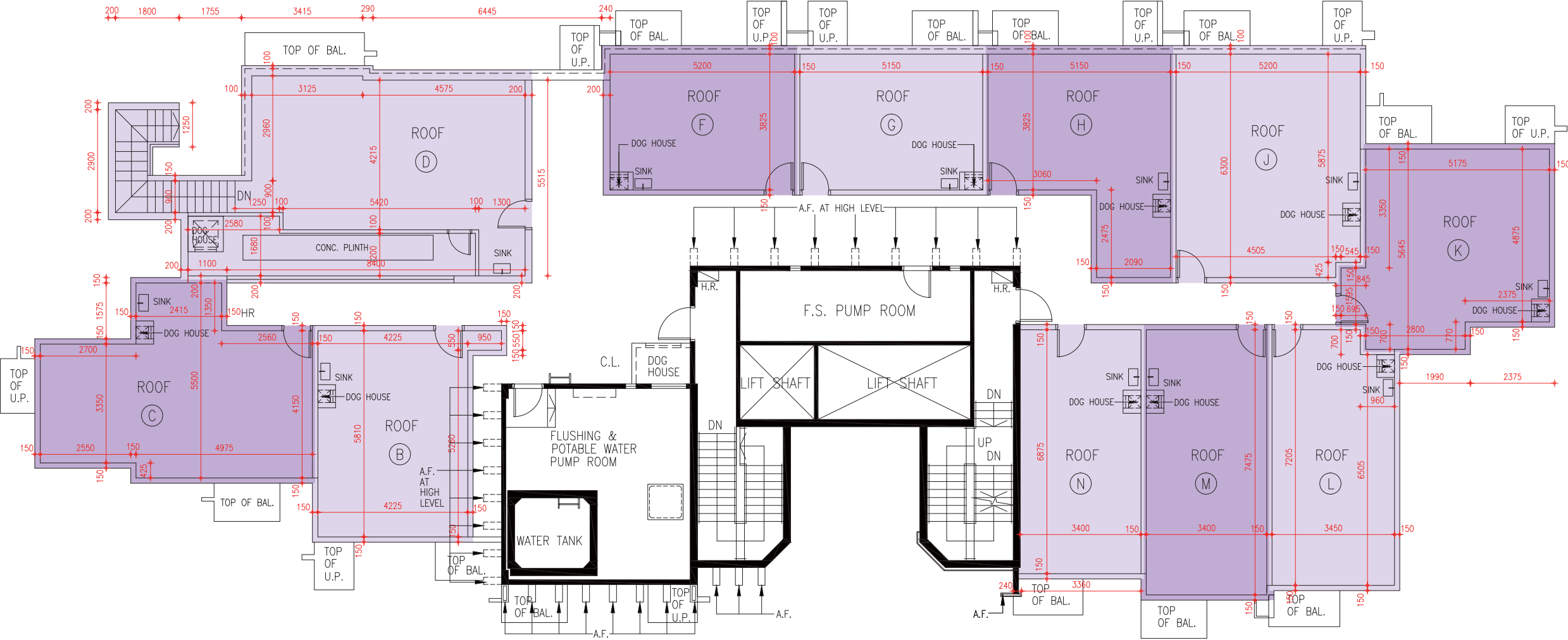
2. Clause 76 of the DMC stipulates that :—  
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(b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under the provision in sub-clause (a) of this Clause for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.”

3. The total number of residential units in the Development is 523.
1. 批地文件特別條款第(8)(e)條規定，在該地段已建或擬建的住宅單位總數不得少過430個。

2. 公契第76條規定：—  
「(a) 除非獲地政總署署長或不時代替他的任何其他政府當局事先書面同意，否則任何業主不得進行或允許或容許進行任何涉及任何住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該住宅單位，而且署長可絕對酌情決定是否給予同意；若給予同意，則可能須受其絕對酌情決定下所訂的條款及條件 (包括支付費用) 限制。  
  
(b) 管理人須於管理處備存地政總署署長或不時代替他的任何其他政府當局提供有關此條第(a)段所述同意的資料記錄，以供所有業主免費查閱及在繳付合理的費用後取得該記錄之副本，而收取的所有費用將撥入特別基金。」

3. 發展項目的住宅單位總數為523個。

TOWER 2 | Roof  
第二座 | 天台



Scale比例：0 2 4M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.  
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

TOWER 2  
第二座

Roof  
天台

	B	C	D	F	G	H	J	K	L	M	N
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

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1. 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。

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3. 發展項目的住宅單位總數為523個。



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

Legend of Terms and Abbreviations used on Floor Plans:

樓面平面圖中所使用名詞及簡稱之圖例：

A/C PLATFORM = AIR CONDITIONER PLATFORM 冷氣機平台
A.F. = ARCHITECTURAL FEATURE 建築裝飾
A.F. AT HIGH LEVEL = ARCHITECTURAL FEATURE AT HIGH LEVEL 建築裝飾於高位
ACOUSTIC FIN. = ACOUSTIC FINS 隔聲鰭
ACOUSTIC FIN. AT 3/F ONLY = ACOUSTIC FINS AT 3/F ONLY 只於3樓之隔聲鰭
AL= ARTIFICIAL LIGHTING 人工照明
ALUMINIUM CLADDING = 鋁板
B. = BATHROOM 浴室
B.R. = BEDROOM 睡房
B.R.1 = BEDROOM 1 睡房1
B.R.2 = BEDROOM 2 睡房2
BAL. = BALCONY 露台
C.L. = CAT LADDER 梯
CONC.PLINTH = CONCRETE PLINTH 混凝土底座
COMMON FLAT ROOF = 公用平台
DN = DOWN 落
DOG HOUSE = 管道房
ELEC. METER ROOM = ELECTRIC METER ROOM 電錶房
ELV.D. = EXTRA-LOW VOLTAGE CABLE DUCT 特低壓電線槽
EXHAUST AIR DUCT = 排氣槽
F.S. PUMP ROOM = FIRE SERVICE PUMP ROOM 消防泵房
FIXED GLAZING = 固定玻璃窗
FIXED GLAZING AT 6/F ONLY = 只於6樓之固定玻璃窗
FLAT ROOF = 平台
FLAT ROOF FOR UNIT B = B單位之平台
FLAT ROOF FOR UNIT C = C單位之平台
FLAT ROOF FOR UNIT D = D單位之平台
FLAT ROOF FOR UNIT F = F單位之平台
FLAT ROOF FOR UNIT G = G單位之平台
FLAT ROOF FOR UNIT J = J單位之平台
FLAT ROOF FOR UNIT K = K單位之平台
FLAT ROOF FOR UNIT L = L單位之平台
FLUSHING & POTABLE WATER PUMP ROOM = 沖廁水及食用水泵房
H.R. = HOSE REEL 消防喉轆
LIFT = 升降機
LIFT LOBBY = 升降機大堂

LIFT SHAFT = 升降機槽
LIV./DIN. = LIVING ROOM/DINING ROOM 客廳/飯廳
M.B.R. = MASTER BEDROOM 主人睡房
METAL GRILLE = 金屬花格
MV = MECHANICAL VENTILATION 機械通風
OPEN KITCHEN = 開放式廚房
P.D. = PIPE DUCT 管道槽
REFUSE RM. = REFUSE ROOM 垃圾房
ROOF = 天台
R.C. WALL = REINFORCED CONCRETE WALL 鋼筋混凝土牆
SINK = 洗滌盆
ST. = STORE 儲物房
TOP OF BAL. = TOP OF BALCONY 露台頂
TOP OF U.P. = TOP OF UTILITY PLATFORM 工作平台頂
U.P. = UTILITY PLATFORM 工作平台
UP = 上
W.M.C. = WATER METER CABINET 水錶箱
WATER TANK = 水缸

Explanatory note:

1. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter, etc, are architectural symbols retrieved from the latest approved general building plans and for general indication only.
2. There may be architectural features and exposed pipes on external walls.
3. There may be ceiling bulkheads and sunken slab of the above units at living/dining room, bedrooms, stores, open kitchen and/or corridors of some residential units for the air-conditioning system and/or mechanical and electrical services.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. There may be communal pipes and/or mechanical and electrical services within the balconies, utility platforms and roofs of some residential units.
6. Balconies and utility platforms are non-enclosed areas.

附註：

1. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
2. 外牆或設有建築裝飾及外露喉管道。
3. 部份住宅單位之客廳/飯廳、睡房、儲物房、開放式廚房及/或走廊，或設有假天花及上層跌級樓板，內裝有冷氣及/或其他機電設備。
4. 部份單位之天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。
5. 部份住宅單位之露台、工作平台及天台內或裝有公用喉管及/或其他機電設備。
6. 露台及工作平台為不可封閉的地方。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	2/F 2樓	A	28.428 (306) Balcony 露台：2.000 (22) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		B	28.153 (303) Balcony 露台：1.986 (21) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	5.289 (57)	－	－	－	－	－	－
		C	34.695 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	7.304 (79)	－	－	－	－	－	－
		D	45.320 (488) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		E	40.203 (433) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		F	34.683 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	4.860 (52)	－	－	－	－	－	－

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	2/F 2樓	G	34.664 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	4.761 (51)	－	－	－	－	－	－
		H	34.758 (374) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		J	42.191 (454) Balcony 露台：1.957 (21) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	14.998 (161)	－	－	－	－	－	－
		K	45.100 (485) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	16.092 (173)	－	－	－	－	－	－
		L	27.898 (300) Balcony 露台：2.000 (22) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		M	36.992 (398) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－

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

Note:  
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：  
上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。



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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	3/F 3樓	A	28.428 (306) Balcony 露台：2.000 (22) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		B	28.153 (303) Balcony 露台：1.986 (21) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		C	34.695 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		D	45.320 (488) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		E	40.203 (433) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		F	34.683 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－

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

Note:  
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	3/F 3樓	G	34.664 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		H	34.758 (374) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		J	42.191 (454) Balcony 露台：1.957 (21) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		K	45.100 (485) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		L	27.898 (300) Balcony 露台：2.000 (22) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		M	36.992 (398) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－

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

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	5/F 5樓	A	28.428 (306) Balcony 露台：2.000 (22) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		B	28.153 (303) Balcony 露台：1.986 (21) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		C	34.695 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		D	45.322 (488) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		E	40.203 (433) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		F	34.683 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－

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

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	5/F 5樓	G	34.664 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		H	34.758 (374) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		J	42.191 (454) Balcony 露台：1.957 (21) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		K	45.100 (485) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		L	27.898 (300) Balcony 露台：2.000 (22) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		M	36.992 (398) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－

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

Note:  
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住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：  
上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	6/F-12/F, 15/F-23/F & 25/F 6樓至12樓、 15樓至23樓及25樓	A	28.428 (306) Balcony 露台：2.000 (22) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		B	28.153 (303) Balcony 露台：1.986 (21) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		C	34.695 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		D	45.322 (488) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		E	40.203 (433) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		F	34.683 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	6/F–12/F, 15/F–23/F & 25/F 6樓至12樓、 15樓至23樓及25樓	G	34.664 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		H	34.758 (374) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		J	42.191 (454) Balcony 露台：1.957 (21) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		K	45.100 (485) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		L	27.898 (300) Balcony 露台：2.000 (22) Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		M	36.992 (398) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–

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上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。



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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	26/F 26樓	A	28.428 (306) Balcony 露台：2.000 (22) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	－	－	－	21.558 (232)	－	－	－
		B	28.153 (303) Balcony 露台：1.986 (21) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	－	－	－	22.527 (242)	－	－	－
		C	34.695 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	21.042 (226)	－	－	－
		D	68.451 (737) Balcony 露台：3.375 (36) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	7.591 (82)	－	－	44.334 (477)	－	－	－
		F	34.683 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	16.775 (181)	－	－	－

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	26/F 26樓	G	34.664 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	16.607 (179)	－	－	－
		H	34.758 (374) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	27.578 (297)	－	－	－
		J	42.191 (454) Balcony 露台：1.957 (21) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	33.419 (360)	－	－	－
		K	45.100 (485) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	34.872 (375)	－	－	－
		L	27.898 (300) Balcony 露台：2.000 (22) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	－	－	－	16.427 (177)	－	－	－
		M	36.992 (398) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－

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

Note:  
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：  
上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	2/F 2樓	A	36.787 (396) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		B	34.308 (369) Balcony 露台：2.107 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		C	45.260 (487) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	15.939 (172)	－	－	－	－	－	－
		D	42.614 (459) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	9.381 (101)	－	－	－	－	－	－
		E	39.299 (423) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		F	35.849 (386) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－

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

Note:  
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：  
上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。



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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	2/F 2樓	G	35.830 (386) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		H	35.786 (385) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		J	36.576 (394) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.486 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		K	35.438 (381) Balcony 露台：2.134 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	16.533 (178)	－	－	－	－	－	－
		L	28.138 (303) Balcony 露台：2.000 (22) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	16.956 (183)	－	－	－	－	－	－
		M	28.613 (308) Balcony 露台：2.000 (22) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		N	27.795 (299) Balcony 露台：2.000 (22) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－

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

Note:  
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：  
上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	3/F, 5/F-12/F, 15/F-23/F & 25/F 3樓、5樓至12樓、 15樓至23樓及25樓	A	36.787 (396) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		B	34.308 (369) Balcony 露台：2.107 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		C	45.260 (487) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		D	42.614 (459) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		E	39.299 (423) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		F	35.849 (386) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－

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

Note:  
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：  
上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	3/F, 5/F–12/F, 15/F–23/F & 25/F 3樓、5樓至12樓、 15樓至23樓及25樓	G	35.830 (386) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		H	35.786 (385) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		J	36.576 (394) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.486 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		K	35.438 (381) Balcony 露台：2.134 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		L	28.138 (303) Balcony 露台：2.000 (22) Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		M	28.613 (308) Balcony 露台：2.000 (22) Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		N	27.795 (299) Balcony 露台：2.000 (22) Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。



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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	26/F 26樓	A	36.787 (396) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	－	－	－	－
		B	34.308 (369) Balcony 露台：2.107 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	22.913 (247)	－	－	－
		C	45.260 (487) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	30.357 (327)	－	－	－
		D	68.297 (735) Balcony 露台：3.426 (37) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	3.879 (42)	－	－	48.154 (518)	－	－	－
		F	35.849 (386) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	18.125 (195)	－	－	－

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 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)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	26/F 26樓	G	35.830 (386) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	17.944 (193)	－	－	－
		H	35.786 (385) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	22.622 (244)	－	－	－
		J	36.576 (394) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.486 (16) Verandah 陽台：－	－	－	－	－	－	－	30.205 (325)	－	－	－
		K	35.438 (381) Balcony 露台：2.134 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：－	－	－	－	－	－	－	26.230 (282)	－	－	－
		L	28.138 (303) Balcony 露台：2.000 (22) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	－	－	－	22.094 (238)	－	－	－
		M	28.613 (308) Balcony 露台：2.000 (22) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	－	－	－	23.280 (251)	－	－	－
		N	27.795 (299) Balcony 露台：2.000 (22) Utility Platform 工作平台：－ Verandah 陽台：－	－	－	－	－	－	－	20.759 (223)	－	－	－

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

Basement Plan  
地庫平面圖



Location, Number, Dimensions and Area of Parking Spaces:

停車位位置、數目、尺寸及面積表：

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W) (m.) 尺寸(長 x 闊)(米)	Area of each Parking Space (sq. m.) 每個停車位面積(平方米)
Residential Car Parking Space 住戶停車位	B/F 地庫	41	5 x 2.5	12.5
		1*	5 x 3.5	17.5
Residential Motorcycle Parking Space 住戶電單車停車位	B/F 地庫	5	2.4 x 1	2.4

\* Accessible Parking Space  
暢通易達停車位

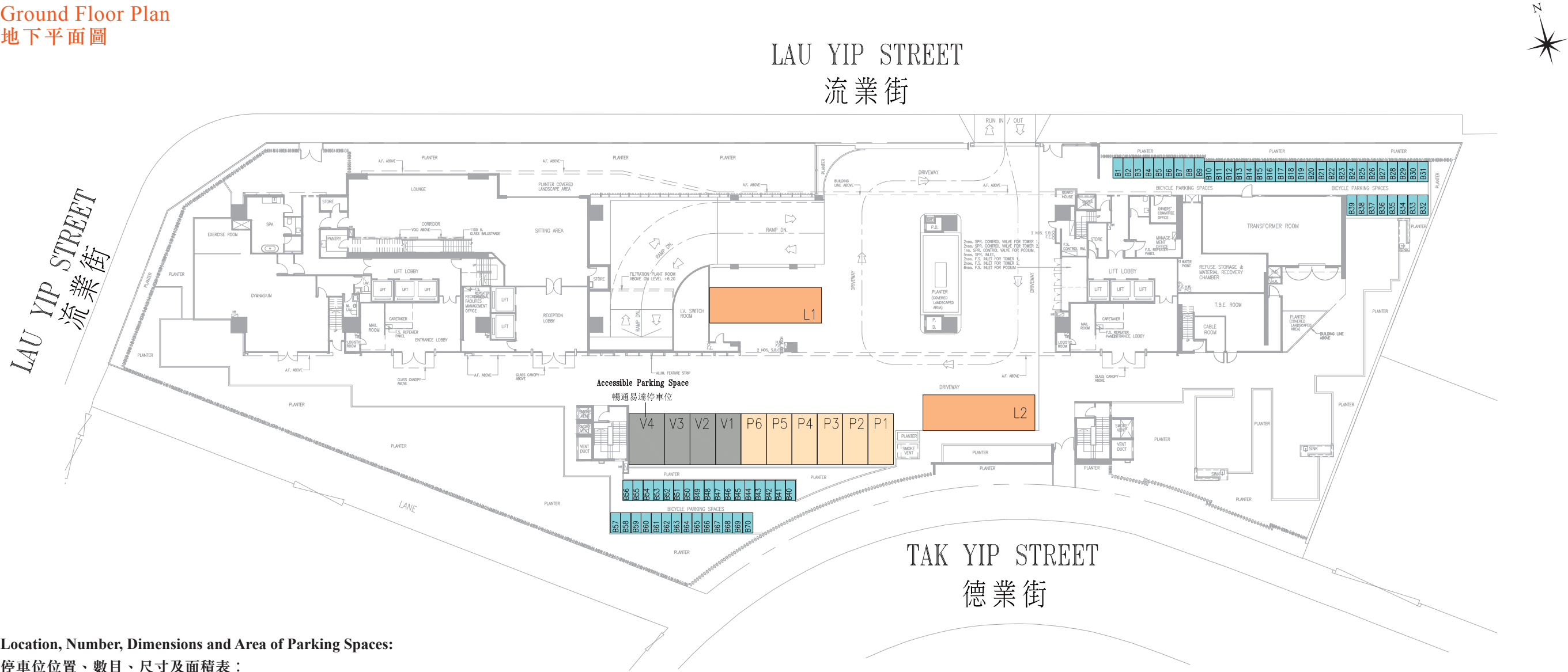
Residential Car Parking Space  
住戶停車位

Residential Motorcycle Parking Space  
住戶電單車停車位



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

Ground Floor Plan  
地下平面圖



Location, Number, Dimensions and Area of Parking Spaces:  
停車位位置、數目、尺寸及面積表：

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W) (m.) 尺寸(長 x 闊)(米)	Area of each Parking Space (sq. m.) 每個停車位面積(平方米)
Residential Car Parking Space 住戶停車位	G/F 地下	6	5 x 2.5	12.5
Visitors' Car Parking Space (Residential) 訪客停車位(住戶)	G/F 地下	3	5 x 2.5	12.5
		1*	5 x 3.5	17.5
Bicycle Parking Space 單車停車位	G/F 地下	70	2 x 1	2
Residential Loading and Unloading Space 住戶上落貨車位	G/F 地下	2	11 x 3.5	38.5

\* Accessible Parking Space  
暢通易達停車位

- Residential Car Parking Space  
住戶停車位
- Visitors' Car Parking Space (Residential)  
訪客停車位(住戶)
- Bicycle Parking Space  
單車停車位
- Residential Loading and Unloading Space  
住戶上落貨車位

## SUMMARY OF THE PRELIMINARY AGREEMENT FOR SALE AND PURCHASE 臨時買賣合約的摘要

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

A. Common parts of the Development

According to the latest draft Deed of Mutual Covenant and Management Agreement (“DMC”):–

“Common Areas and Facilities”

mean collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities;

“Development Common Areas and Facilities”

mean and include:–

- (a) such parts of the Development which are intended for common use and benefit of the Development including but not limited to the passages, entrances, walkways, stairways, landings, platforms, boundary fence walls, lobbies, service areas, driveways, roadways and pavements, ramps, refuse storage & material recovery chamber, transformer room, switch rooms, pump rooms, fire services control room, sprinkler control valve room, emergency generator room, fuel tank room, sprinkler fixed fire pump, sprinkler pump, F.S. Transfer pump & F.S. intermediate booster pump room, guard house, caretaker’s quarters, office for Owners’ Committee/Owners’ Corporation Office (if any) (both as defined in the DMC), management office, caretaker offices/rooms, meter rooms, telecommunication broadcasting equipment room and such of the drains, channels, water mains, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, storm water storage tank and drainage connection, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification only shown coloured Yellow on the plans certified by the Authorized Person and annexed to the DMC;
- (b) the greenery areas which shall not be used for any purpose other than those permitted under the Land Grant without the prior consent of the Building Authority and are for the purposes of identification only shown coloured Yellow Stippled Black on the plans certified by the Authorized Person (as defined in the DMC) and annexed to the DMC;
- (c) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Development Common Areas and Facilities in accordance with the DMC; and
- (d) to the extent not specifically provided in paragraphs (a), (b) and (c) above, such other parts of the Lot and the Development:–
  - (i) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344); and/or
  - (ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344);

but EXCLUDING:–

- (i) the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities; and
- (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner (as defined in the DMC) and such facilities within the Development serving only any particular Owner.

“Carpark Common Areas and Facilities”

mean and include:–

- 1. those parts of the Development including but not limited to driveways, passages, ramps and such other areas and facilities which are intended for the common use and benefit of all the Accessible Parking Space (as defined in the DMC), Car Parking Spaces (as defined in the DMC) and the Motor Cycle Parking Spaces (as defined in the DMC) (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Orange on the plans certified by the Authorized Person and annexed to the DMC;
- 2. such other area, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Carpark Common Areas and Facilities in accordance with the DMC;

but EXCLUDING:–

- (i) the Development Common Areas and Facilities and the Residential Common Areas and Facilities; and
- (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

“Residential Common Areas and Facilities”

mean and include:–

- (a) those parts of the Residential Accommodation (as defined in the DMC) in the Development intended for the common use and benefit of the Owners, occupiers and licensees of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, includes but not limited to the Recreational Areas and Facilities (as defined in the DMC), the Loading and Unloading Spaces (as defined in the DMC), the Visitors’ Parking Spaces (as defined in the DMC), the Bicycle Parking Spaces (as defined in the DMC), Accessible Parking Spaces, landscaped area, water feature, acoustic fin (as shown coloured Violet on the plans certified by the Authorized Person annexed to the DMC), mail boxes, and such of the passages, common corridors and lift lobbies, entrances, landings, halls, entrance lobbies, guard rooms, air conditioning platforms, structural walls, stairways, sprinkler water pump room, F.S. pump room, meter rooms and meter spaces and roof thereof and such of the lifts, lift shafts, firemen’s lifts, water tanks, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees and such other areas within the Lot and such other systems, devices and facilities within the Development intended for common use and benefit of the Residential Accommodation in accordance with the DMC which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Indigo and Violet on the plans certified by Authorized Person and annexed to the DMC;
- (b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development within the Residential Accommodation designated as Residential Common Areas and Facilities in accordance with the DMC.

but EXCLUDING:–

- (i) the Development Common Areas and Facilities and the Carpark Common Areas and Facilities; and
- (ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

SUMMARY OF THE DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT 公契及管理協議的摘要

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

Tower 1

Flat Floor	A	B	C	D	E	F	G	H	J	K	L	M
2/F	533	538	646	843	741	640	640	632	812	871	522	677
3/F, 5/F-12/F, 15/F-23/F & 25/F	533	527	631	843	741	631	630	632	782	839	522	677
26/F	576	572	673	1385	–	664	663	687	848	908	555	677

Tower 2

Flat Floor	A	B	C	D	E	F	G	H	J	K	L	M	N
2/F	673	621	874	808	723	654	654	653	669	676	561	536	520
3/F, 5/F-12/F, 15/F-23/F & 25/F	673	621	842	789	723	654	654	653	669	643	527	536	520
26/F	673	667	903	1381	–	690	689	698	729	696	571	583	561

Note:

- (i) 4/F, 13/F, 14/F & 24/F are omitted in Tower 1 & Tower 2.
- (ii) There is no Flat I in Tower 1 & Tower 2.

C. Terms of years for which the manager of the Development is appointed

The manager for the Development shall be appointed for an initial term of not exceeding two (2) years commencing from the date of the DMC and to be continued thereafter unless and until terminated by not less than three (3) calendar months’ notice in writing in accordance with the terms of the DMC.

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

Each Owner shall contribute his due proportion of the budgeted management expenses which proportion shall be equal to the undivided shares of all Unit(s) (as defined in the DMC) owned by him divided by the total undivided shares of all Units of the Development.

E. Basis on which the management fee deposit is fixed

A sum as security equivalent to three (3) months’ monthly management contribution and such security amount shall be non-refundable but transferable.

F. The area in the Development retained by the vendor for the vendor's own use

Not applicable.

Note:

For full details, please refer to the DMC which is free for inspection during opening hours at the sales office. Full script of the DMC is available for inspection upon request and copies of the DMC can be obtained upon paying necessary photocopying charges.

A. 發展項目的公用部分

根據公契及管理協議(「公契」)的最新草擬版本：

「公用地方及設施」

合指發展項目公用地方及設施、住宅公用地方及設施，以及停車場公用地方及設施；

「發展項目公用地方及設施」

指並包括：

- (a) 發展項目當中旨在共用及共享的部分，包括但不限於通道、入口、行人路、樓梯、梯台、平台、邊界圍牆、大堂、服務區、車道、道路及行人道、坡道、垃圾及物料回收房、變壓房、電掣房、泵房、消防控制房、灑水器控制閥房、緊急發電機房、燃料箱房、灑水器固定消防泵、灑水器泵、消防輸送泵及消防中途加壓泵房、守衛室、管理員宿舍、業主委員會辦事處/業主立案法團辦事處(如有)(兩者均在公契中定義)、管理處、管理員辦事處/室、錶房、電訊廣播設備房，以及現時或於任何時間可能在該地段之內、之下或之上或穿越該地段為該地段提供食水或鹹水、排污、氣體、電話、電力及其他服務的排水渠、渠道、總水管、污水渠、食水及鹹水儲水箱、食水及鹹水進水口及總水管、暴雨儲水箱及排水連接口、接收電視及電台廣播的公用電視及電台天線系統、電訊及廣播分導網絡、有線電視系統(如有)、電線、電纜及其他設施(不論裝有線槽與否)；樹木、灌木和其他植物及植被、燈柱及其他照明設施、防火及救火設備及器具、保安系統及器具、通風系統以及發展項目之內安裝或提供給發展項目共用及享用的任何其他機械系統、裝置或設施，上述各項(如果可以在圖則上予以辨識和顯示)均在認可人士核實並且附於公契的圖則上僅為識別之目的而以黃色顯示；
- (b) 未經建築事務監督事先同意不得用於批地條件(定義見批地文件)允許用途以外任何其他用途的綠化地帶，在認可人士(定義見公契)核實並且附於公契的圖則上僅為識別之目的而以黃色加黑點顯示；
- (c) 按照公契指定為發展項目公用地方及設施的屬於和位於該地段及發展項目的其他地方、器具、裝置、系統及設施；及
- (d) 在以上(a)、(b)及(c)段沒有具體規定的情況下，包括該地段及發展項目的以下其他部分：
  - (i) 《建築物管理條例》(第344章)第2條所列「公用部分」定義(a)段所涵蓋的發展項目之任何部分；及/或
  - (ii) 《建築物管理條例》(第344章)附表1指明的並包括在《建築物管理條例》(第344章)第2條所列「公用部分」定義(b)段之下的任何部分；

但不包括：

- (i) 住宅公用地方及設施和停車場公用地方及設施；及
- (ii) 發展項目之內供任何個別業主(定義見公契)享有獨家權利及特權持有、使用、佔用及享用的地方，以及發展項目之內僅服務任何個別業主的設施。

「停車場公用地方及設施」

指並包括：

- 1. 發展項目之中包括但不限於車道、通道、坡道及旨在供所有無障礙車位(定義見公契)、私家車車位(定義見公契)及電單車車位(定義見公契)共用及共享的其他地方與設施，上述各項(如果可以在圖則上予以顯示)均在認可人士核實並且附於公契的圖則上僅為識別之目的而以橙色顯示；
- 2. 按照公契指定為停車場公用地方及設施的屬於和位於該地段及發展項目的其他地方、器具、裝置、系統及設施；

但不包括：

- (i) 發展項目公用地方及設施和住宅公用地方及設施；及
- (ii) 發展項目之內供任何個別業主享有獨家權利及特權持有、使用、佔用及享用的地方，以及發展項目之內僅服務任何個別業主的設施。



「住宅公用地方及設施」

指並包括：

- (a) 發展項目的住宅樓宇(定義見公契)之中供住宅樓宇的業主、佔用人、被許可人以及其真正客人、訪客或受邀人士共用及共享的部分，包括但不限於康樂地方及設施(定義見公契)、上落貨區(定義見公契)、訪客車位(定義見公契)、單車車位(定義見公契)、無障礙車位、園景綠化區、特色水景、隔聲鱗片(在認可人士核實並且附於公契的圖則上以紫色顯示)、信箱；住宅樓宇的通道、公用走廊及電梯大堂、入口、梯台、廳堂、入口大堂、守衛房、冷氣平台、結構牆、樓梯、灑水器水泵房、消防泵房、錶房及錶位與天台，以及為住宅樓宇提供食水或鹹水、排污、氣體、電力及其他服務的電梯、電梯槽、消防員電梯、水箱、天線、錶、照明、排水渠、渠道、污水渠、鹹水及食水進水口及總水管、電線、電纜、冷氣和通風系統及其他設施(不論裝有線槽與否)；泵、水箱、衛生裝設、電力裝置、裝置、設備及器具、防火及救火設備及器具、保安系統及器具、通風系統，以及現時位於發展項目或在發展項目內提供或安裝供住宅樓宇的業主及住客或租客和他們的真正客人、訪客或受邀人士共用及共享的任何其他地方、系統、裝置或設施，以及按照公契供住宅樓宇共用及共享的在該地段內的其他地方和在發展項目內的其他系統、裝置及設施，上述各項(如果可以在圖則上予以顯示)均在認可人士核實並且附於公契的圖則上僅為識別之目的而以靛藍色及紫色顯示；
  - (b) 按照公契在住宅樓宇之內劃定為住宅公用地方及設施的屬於和位於該地段及發展項目的其他地方、器具、裝置、系統及設施；
- 但不包括：
- (i) 發展項目公用地方及設施和停車場公用地方及設施；及
  - (ii) 發展項目之內供任何個別業主享有獨家權利及特權持有、使用、佔用及享用的地方，以及發展項目之內僅服務任何個別業主的設施。

B. 分配予發展項目每個住宅物業的不分割份數數目：

第1座

樓層 \ 單位	A	B	C	D	E	F	G	H	J	K	L	M
2樓	533	538	646	843	741	640	640	632	812	871	522	677
3樓、5樓至12樓、15樓至23樓及25樓	533	527	631	843	741	631	630	632	782	839	522	677
26樓	576	572	673	1385	—	664	663	687	848	908	555	677

第2座

樓層 \ 單位	A	B	C	D	E	F	G	H	J	K	L	M	N
2樓	673	621	874	808	723	654	654	653	669	676	561	536	520
3樓、5樓至12樓、15樓至23樓及25樓	673	621	842	789	723	654	654	653	669	643	527	536	520
26樓	673	667	903	1381	—	690	689	698	729	696	571	583	561

備註：

- (i) 第1座及第2座不設4、13、14及24字樓。
- (ii) 第1座及第2座不設單位I。

C. 發展項目管理人的委任年期

發展項目管理人首屆任期由公契簽訂日期起計不超過兩(2)年，其後除非按照公契條款提前不少於三(3)個日曆月以書面方式終止，否則委任繼續有效。

D. 管理開支在發展項目住宅物業業主之間的分擔基準

每一業主須分擔其佔預算管理開支的適當比例，該比例相等於其擁有的所有單位(定義見公契)對應的不分割份數除以發展項目所有單位的不分割份數總數。

E. 確定管理費按金所依據的基準

按金相等於三(3)個月的每月須繳管理費金額。按金不可退回，但可轉讓。

F. 賣方在發展項目中保留自用的地方

不適用

註：

公契全部詳情於售樓處開放時間內供免費審閱。公契全文可供索閱；如要求取得公契的複印本，可於支付所需影印費後取得。

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

1. The Development is constructed on Yuen Long Town Lot No. 528 (the “**Lot**”).

**B. Term of years**

2. The lease term granted under the New Grant No. 21659 of the Lot (the “**Land Grant**”) is 50 years from 30 September 2013.

**C. User restrictions applicable to the Lot**

3. Special Condition No. (7) of the Land Grant stipulates that:–

- “(a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.
- (b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:
- (i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for the avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;
  - (ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than three basement levels), for private residential purposes; and
  - (iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.
- (c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Conditions Nos. (23) (as may be adjusted pursuant to Special Condition No. (26) hereof) and (24) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director as to whether a floor is to be used solely for the purposes permitted under this sub-clause (c) shall be final and binding on the Purchaser.
- (d) For the purposes of these Conditions, the decision of the Director as to what constitutes a floor or floors and whether a floor or floors constitute a basement floor or basement floors shall be final and binding on the Purchaser.”

4. Special Condition No. (4) of the Land Grant stipulates that:–

“The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (2) hereof.”

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

5. Special Condition No. (2) of the Land Grant stipulates that:–

“(a) The Purchaser shall:

- (i) on or before the 31st day of December 2019 (or such other extended periods as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
- (I) lay and form that portion of future public road shown coloured green on the plan annexed hereto (hereinafter referred to as “the Green Area”); and

- (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “the Structures”)

so that building, vehicular and pedestrian traffic may be carried on the Green Area;

- (ii) on or before the 31st day of December 2019 (or such other extended periods as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
  - (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No. (3) hereof.
- (b) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Purchaser.
- (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.”

6. Special Condition No. (3) of the Land Grant stipulates that:–

“For the purpose only of carrying out the necessary works specified in Special Condition No. (2) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) hereof or otherwise.”

7. Special Condition No. (5) of the Land Grant stipulates that:–

“(a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area:

- (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Green Area;
- (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

- (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

- (b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies authorized under sub-clause (a) of this Special Condition.”

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

- 8. Special Conditions Nos. (2), (3) and (5) in relation to the “Green Area” as stipulated in the above Section D.

- 9. Special Condition No. (6) of the Land Grant stipulates that:–

“The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December 2019.”

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

- (a) “The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “the Facilities”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area and site coverage respectively stipulated in Special Conditions Nos. (8)(c) and (8)(d) hereof, subject to Special Condition No. (42)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area and site coverage calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as “the Exempted Facilities”) :
  - (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (20)(a)(v) hereof;
  - (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
  - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons.”

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

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

- 12. Special Condition No. (14) of the Land Grant stipulates that:–

“(a) The Purchaser shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.

- (b) (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.

- (ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as “the Greenery Area”) shall be provided, at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.

- (iii) The decision of the Director as to which landscaping works proposed by the Purchaser constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Purchaser.

- (iv) The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants.

- (c) The Purchaser shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.

- (d) The Purchaser shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

- (e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (20)(a)(v) hereof.”

- 13. Special Condition No. (30) of the Land Grant stipulates, inter alia, that:–

“The parking and loading and unloading spaces indicated on the approved car park layout plan shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos. (23), (24) and (25) hereof. The Purchaser shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the lot or any building or structure thereon shall be used for parking purposes.”

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

“(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (32) hereof.

- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.



- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.”

15. Special Condition No. (39) (a) of the Land Grant stipulates that:–

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

16. Special Condition No. (39) (b) of the Land Grant stipulates that:–

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

17. Special Condition No. (40) of the Land Grant stipulates that:–

- “(a) The Purchaser shall within 6 calendar months from the date of this Agreement (or such other extended periods as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director submit to the Director for his approval in writing an environmental assessment study (hereinafter referred to as “EAS”) containing, among others, such information and particulars as the Director may require including but not limited to environmental impacts of the nearby roads, pumping station, industrial premises on the development and uses of the lot, and recommendations for environmental mitigation measures, improvement works and other measures and works to be provided within the lot.
- (b) The Purchaser shall within 18 calendar months from the date of the approval of the EAS (or such time limit as may be imposed by the Director), at his own expense and in all respects to the satisfaction of the Director, implement the recommendations in the approved EAS.
- (c) The Purchaser shall, throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Director provide and maintain within the lot the environmental mitigation measures, improvement works and other measures and works as approved under sub-clause (a) of this Special Condition.
- (d) No building works (other than site formation works) shall be commenced or carried out on the lot until the EAS referred to in sub-clause (a) of this Special Condition shall have been approved in writing by the Director.”

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

18. Special Condition No. (28) of the Land Grant stipulates that:–

“(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:

- (i) assigned except
- (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
- (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the lot. For the avoidance of doubt, a detached, semi-detached or terraced house which is intended for use as a single family residence shall be regarded as a residential unit referred to in this sub-clause (a). The decision of the Director as to whether a detached, semi-detached or terraced house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

- (b) Notwithstanding sub-clause (a) of this Special Condition, the Purchaser may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Purchaser.
- (c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.
- (d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for Disabled Persons.”



**A. 發展項目所位於的土地的地段編號**

- 發展項目興建於元朗市地段第528號(「**該地段**」)。

**B. 年期**

- 根據第21659號新批地規約(「**批地文件**」)，該地段的批地年期由2013年9月30日起計50年。

**C. 適用於該地段的用途限制**

- 批地文件特別條款第(7)條規定：—

「(a) 在本特別條款(b)款的規限下，該地段或其任何部分或在該地段或其任何部分上已建或擬建的一或多幢建築物不能用作非工業(不包括倉庫、酒店及加油站)用途以外的任何其他用途。

(b) 除以下用途外，在該地段上已建或擬建的建築物或其任何部分不能作任何其他用途：

- 最低三層用作非工業(不包括倉庫、酒店及加油站)用途；但為免疑問，就本特別條款而言，地庫層(如已興建)須算作一層而不論其大小或樓面面積，而有關任何地庫層的用途須受本特別條款(b)(iii)款進一步限制；
- 其餘樓層(若有超過三層地庫層，不包括最低三層之上的任何一或多層地庫層(如已興建))作私人住宅用途；及
- 至於任何地庫層(如已興建)，不論是最低三層的其中一層或最低三層之上的地庫層，則用作非工業(不包括住宅、倉庫、酒店及加油站)用途。

(c) 根據批地文件特別條款第(23)條(可能會按照批地文件特別條款第(26)條作出調整)及第(24)條提供僅用作泊車、上落客貨車位或機房或兩者的任何樓層，不得算作本特別條款(b)款所指的其中一層。署長就某一層是否僅用作本(c)款的准許用途所作的決定為最終決定及對買方具有約束力。

(d) 就本規約而言，署長就一層的定義及某一層是否構成地庫層所作的決定為最終決定及對買方具有約束力。」

- 批地文件特別條款第(4)條規定：—

「未經署長事先書面同意，買方不得將綠色區域用作儲存物件或搭建任何臨時構築物，或用作進行本批地文件特別條款第(2)條指明的工程以外之用途。」

**D. 按規定須興建並提供予政府或供公眾使用的設施**

- 批地文件特別條款第(2)條規定：—

「(a) 買方須：

- 於2019年12月31日或之前(或署長可能批准的其他延長日期)，自費按署長批准的方式及物料，並按署長批准的標準、水平、位置及設計進行下列工程，以全面令署長滿意：
  - 鋪設及構建本批地文件附錄的圖則上以綠色顯示(下稱「綠色區域」)的未來公共道路部分；及
  - 提供及建造橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或署長運用單獨酌情權所要求的其他構築物(下稱「該等構築物」)

使建築物可座落於綠色區域及讓車輛和行人往來綠色區域。

- 於2019年12月31日或之前(或署長可能批准的其他延長日期)，自費在綠色區域鋪設路面、鋪路緣及渠道，並為其提供署長可能要求的集水溝、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、街燈、交通標誌、街道設施和路面標記，以達至署長滿意程度；及
- 自費保養綠色區域連同該等構築物及在該區域建造、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記和植物，以達至署長滿意程度，直至綠色區域已根據本批地文件特別條款第(3)條交還政府管有。

(b) 如買方未能在署長規定的時限內履行其在本特別條款(a)款的義務，政府可進行必要的工程，費用一概由買方負責，買方須在政府要求時向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定並對買方具有約束力。

(c) 政府對於買方履行其在本特別條款(a)款的義務或政府行使本特別條款(b)款賦予的權利所產生或附帶造成買方或任何其他人士蒙受任何損失、損害、滋擾或干擾，毋須承擔任何責任，而買方不能就任何該等損失、損害、滋擾或干擾向政府提出任何索償。」

- 批地文件特別條款第(3)條規定：—

「僅為了進行本批地文件特別條款第(2)條指定的必要工程，買方將於本協議之日期獲授予綠色區域的管有權。綠色區域須於政府要求時交還政府，而在任何情況下，買方在署長發出一封表示本規約已在其滿意下獲得遵循的函件日期當作已交還政府。買方須於其管有綠色區域的所有合理時間，准許所有政府及公共車輛及行人免費進入、通過及經過綠色區域，並確保該項進入的權利不受進行的工程干擾或阻礙，不論是按照本批地文件特別條款第(2)條或其他規定進行的工程。」

- 批地文件特別條款第(5)條規定：—

「(a) 買方須於其管有綠色區域的所有合理時間：

- 准許政府、署長及其官員、承判商、代理人及署長授權的任何人士有權出入、經過及往返該地段及綠色區域，旨在檢查、檢驗及監督擬遵照本批地文件特別條款第(2)(a)條在綠色區域進行的任何工程、在綠色區域進行、檢查、檢驗及監督本批地文件特別條款第(2)(b)條下的工程及署長認為必需的任何其他工程；
- 在政府或其授權的相關公用事業公司要求時，容許政府及其授權的相關公用事業公司有權出入、經過及往返該地段及綠色區域，旨在綠色區域之內、之上或之下或任何毗連土地進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、導管、電纜管道及提供擬服務該地段或任何毗連或毗鄰土地或場所的電話、電力、煤氣(如有)及其他服務設施所需的其他導電媒介及附帶設備。買方須就上述擬於綠色區域內進行的任何工程所涉及的一切事宜與政府及其授權的相關公用事業公司充分合作；及
- 在水務監督的官員及其正式授權的任何其他人士要求時，准許其有權出入、經過及往返該地段及綠色區域，旨在進行任何有關綠色區域內任何其他水務設施的運作、保養、維修、更換及改動工程。

(b) 政府、署長及其官員、承判商、代理人及任何根據本特別條款(a)款獲正式授權的人士或公用事業公司對於政府、署長及其官員、承判商、代理人及任何根據本特別條款(a)款獲正式授權的人士或公用事業公司行使進入權而產生或附帶造成買方或任何人士蒙受的任何損失、損害、滋擾或干擾，毋須承擔任何責任。」

**E. 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任**

- 特別條款第(2)、(3)及(5)條中有關「綠色區域」的事宜在上文D節作出規定。

- 批地文件特別條款第(6)條規定：—

「買方須開發該地段，在其上興建在一切方面符合本規約和當時在香港所實施的或可能在任何時候實施的一切有關建築、衛生及規劃的條例、附例及規例的一或多幢建築物，並須於2019年12月31日或之前完成建築和使其適合佔用。」

- 批地文件特別條款第(12)條規定：—

(a) 「買方可於該地段內興建、建造及提供署長書面批准的康樂設施及其附帶設施(下稱「設施」)。設施的種類、大小、設計、高度及布局亦須事先取得署長書面批准。

(b) 旨在計算特別條款第(8)(c)及(8)(d)條分別規定的總建築面積及上蓋面積，在不抵觸特別條款第(42)(d)條的規定下，如根據本特別條款(a)款在該地段內提供的設施之任何部分是提供予該地段上已建或擬建的一或多幢住宅樓宇所有住客及其真正訪客共同使用及享用的，該部分不計算在內。署長認為並非作此用途的設施其餘部分須計算在內。

(c) 如設施的任何部分因本特別條款(b)款而在計算建築面積及上蓋面積時獲得豁免(下稱「獲豁免設施」)：

- 獲豁免設施須指定為並構成批地文件特別條款第(20)(a)(v)條所指的公用地方；
- 買方須自費將獲豁免設施保持修葺良好堅固和狀況良好並且運作獲豁免設施，以達至署長滿意程度；及
- 獲豁免設施只可以供該地段上已建或擬建的一或多幢住宅樓宇的住客及其真正訪客使用，不得供任何其他人士使用。」



## 11. 批地文件特別條款第 (13) 條規定：—

「未經署長事先書面同意，不得移走或干擾在該地段或毗鄰地段種植的樹木。署長在給予同意時可以對移植、代償性環境美化或補種施加其認為合適的條件。」

## 12. 批地文件特別條款第 (14) 條規定：—

「(a) 買方須自費向署長呈交一份園藝圖並取得署長批准，該園藝圖須顯示將於該地段內進行的園景工程位置、布局和設計以符合本特別條款 (b) 款的規定。

(b) (i) 該地段不少於20%的面積須種植樹木、灌木或其他植物。

(ii) 須於署長單獨酌情決定的位置或水平，在本特別條款 (b) (i) 款所指的20%面積當中提供不少於50%的面積（下稱「綠化地帶」），讓行人可以見到或進入該地段的任何人士可前往綠化地帶。

(iii) 署長就哪些由買方建議的園景工程構成本特別條款 (b) (i) 款所指的20%面積所作的決定為最終決定及對買方具有約束力。

(iv) 署長可單獨酌情決定接納買方建議的其他非植物裝飾以取代種植樹木、灌木或其他植物。

(c) 買方須自費按核准的園藝圖在該地段提供園景，以達至署長在各方面滿意程度。未經署長事先書面同意，不得修訂、更改、改變、變更或替換核准的園藝圖。

(d) 買方其後須自費保養及保持園景工程，使其達至安全、清潔、井然、整齊及健康的狀態，以達至署長在各方面滿意程度。

(e) 根據本特別條款提供園景的區域須指定為並構成特別條款第 (20) (a) (v) 條所指的公用地方之一部分。」

## 13. 批地文件特別條款第 (30) 條規定：—

「在核准的停車場布局圖所顯示的泊車及上落客貨車位，除用作批地文件特別條款第 (23)、(24) 及 (25) 條分別列明的用途外，不得作任何其他用途。買方須根據所述的核准布局圖保養泊車、上落客貨車位及其他地方，包括但不限於升降機、樓梯平台及運轉和通道區域，且除非已獲署長事先書面同意，否則不得改動該布局。除所述的核准布局圖顯示的泊車位外，該地段或其上任何建築物或構築物不得作泊車之用。」

## 14. 批地文件特別條款第 (33) 條規定：—

「(a) 如果任何土地需要或已經被分割、清除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長事先書面同意，亦不論是在該地段內或任何政府土地內，旨在或關聯於構建、平整或開發該地段或其中任何部分或買方按本規約需要進行的任何其他工程，或作任何其他用途，買方須自費進行與建設該等斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與承托該地段和任何毗鄰或毗連政府土地或已出租土地內的土地，以及避免與防止其後發生的任何塌方、山泥傾瀉或地陷。買方須在批地文件同意授予的租期期間自費保養該土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程處於修葺良好堅固和狀況良好的狀態，以達至署長滿意程度。

(b) 本特別條款 (a) 款的任何規定，不得影響政府在本規約下的權利，尤其是特別條款第 (32) 條下的權利。

(c) 倘若因為任何構建、平整、開發或買方進行其他工程或任何其他原因而在任何時候引起任何塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或已出租土地，買方須自費進行修復及為其作出補償以達至署長滿意程度，並對上述塌方、山泥傾瀉或地陷造成政府、其代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、要求及索償作出彌償。

(d) 除了對違反本規約的任何其他權利或補救方法外，署長有權發出書面通知要求買方進行、修建及保養該土地、斜坡處理工程、護土牆或其他承托物、保護物及排水或輔助工程或其他工程或修復與修補任何塌方、山泥傾瀉或地陷。如買方忽略或未能在該通知指定的時期內遵從該通知的要求以達至署長滿意程度，署長可立即執行與進行任何必要工程。買方須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。」

## 15. 批地文件特別條款第 (39) (a) 條規定：—

「買方須自費建造及保養該地段邊界內或署長認為必要的政府土地內的排水渠及渠道，以便截流與引導該地段的一切雨洪或雨水到最接近的河道、集水井、渠道或政府雨水渠，以達至署長滿意程度。買方須對上述雨洪或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。」

## 16. 批地文件特別條款第 (39) (b) 條規定：—

「連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠(如已建及試用)的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對買方負責。買方須在要求時向政府支付上述連接工程的費用。此外，該等連接工程亦可由買方自費進行，以達至署長滿意程度。在此情況下，上述連接工程的任何一段若在政府土地內修建，必須由買方自費保養，直至要求時由買方移交給政府，由政府出資負責今後的保養。買方須在要求時向政府支付有關上述連接工程技術檢查的費用。若買方未能保養上述連接工程在政府土地內修建的任何一段，署長可進行其認為必要的保養工程，買方須在要求時向政府支付上述工程的費用。」

## 17. 批地文件特別條款第 (40) 條規定：—

「(a) 買方須於本協議的日期起計6個公曆月(或署長可能批准的其他延長期限)內，自費向署長呈交一份環境影響研究書(下稱「環境影響研究書」)以達至署長在各方面滿意程度。該環境影響研究書須包含署長要求的資料及詳情，包括但不限於附近道路、抽水站、工業廠房對發展項目及該地段用途的環境影響，並就該地段內進行的緩減環境影響措施、改善工程及其他措施及工程提出建議。

(b) 買方須於環境影響研究書獲批後18個公曆月(或署長所訂的時限)內，自費實施核准的環境影響研究書內各項建議以達至署長在各方面滿意程度。

(c) 買方須於批地文件約定的批租年內，自費在該地段內提供及維持本特別條款 (a) 款批准的緩減環境影響措施、改善工程及其他措施及工程，以達至署長在各方面滿意程度。

(d) 在本特別條款 (a) 款所指的環境評估研究書獲得署長書面批准前，不得在該地段開展或進行任何建築工程(地盤平整工程除外)。」

**F. 對買方造成負擔的租用條件**

## 18. 批地文件特別條款第 (28) 條規定：—

「(a) 即使已遵守及符合本規約至署長滿意程度，也不得將住宅車位及住宅電單車車位：—

(i) 轉讓，除非：

(I) 連同賦予該地段上已建或擬建的一或多幢建築物住宅單位的專用權及管有權的該地段的不可分割份數；或

(II) 轉讓予已擁有該地段的不分割份數(賦予該地段上已建或擬建的一或多幢建築物住宅單位的專用權及管有權)之擁有人；或

(ii) 分租(除非分租予該地段上已建或擬建的一或多幢建築物住宅單位的住戶)。

但該地段上已建或擬建的一或多幢建築物任何一個住宅單位之業主或住戶在任何情況下不得購入或分租入合共多於三個住宅車位及住宅電單車車位。為免疑問，擬作為單一家庭住宅的獨立屋、半獨立屋或排屋須視為本 (a) 款所指的住宅單位。署長就獨立屋、半獨立屋或排屋是否構成或擬作為單一家庭住宅所作的決定為最終決定及對買方具有約束力。

(b) 即使本特別條款 (a) 款有任何規定，買方可以在取得署長事先書面同意下將住宅車位和住宅電單車車位整體轉讓，但只可轉讓給買方全資擁有的附屬公司。

(c) 本特別條款 (a) 款的規定不適用於有關該地段的整體轉讓、分租、按揭或押記。

(d) 本特別條款 (a) 及 (b) 款的規定不適用於供傷殘人士使用的車位。」

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

### 1. Description

The Green Area and Structures as referred to in Special Condition No. (2) of Land Grant No.21659 dated 30 September 2013 (“**Land Grant**”).

2. The general public has the right to access the area mentioned in paragraph 1 in accordance with the Land Grant.
3. The said area and structures are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development in order to give effect to those stipulations under the Land Grant.
4. The owners of the residential properties in the Development are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

## B. Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

See section A above.

## C. 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.

## D. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of section 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F)

Not applicable.

## E. Plans that show the location of those parts of the land

Please refer to the Plan annexed to the Land Grant (which is reproduced at the end of this section).

## F. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land

### 1. Special Condition No. (2) of the Land Grant stipulates that:–

#### “**Formation of the Green Area (time limit, manner and purpose)**”

(a) The Purchaser shall:

- (i) on or before the 31st day of December 2019 (or such other extended periods as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
- (I) lay and form that portion of future public road shown coloured green on the plan annexed hereto (hereinafter referred to as “the Green Area”); and
- (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “the Structures”)

so that building, vehicular and pedestrian traffic may be carried on the Green Area;

- (ii) on or before the 31st day of December 2019 (or such other extended periods as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
- (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No. (3) hereof.

#### **Formation of the Green Area (non-fulfilment)**

- (b) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Purchaser.

#### **No claim on works on the Green Area**

- (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.”

### 2. Special Condition No. (3) of the Land Grant stipulates that:–

#### **“Possession of the Green Area**

For the purpose only of carrying out the necessary works specified in Special Condition No. (2) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) hereof or otherwise.”

### 3. Special Condition No. (4) of the Land Grant stipulates that:–

#### **“Restriction on use of the Green Area**

The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (2) hereof.”

### 4. Special Condition No. (5) of the Land Grant stipulates that:–

#### **“Access to the Green Area for inspection**

(a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area:

- (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Green Area;



- (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and
- (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.
- (b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies authorized under sub-clause (a) of this Special Condition.”

## **G. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land**

Note: Unless otherwise defined, capitalised terms below have been the meaning given to them under the Deed of Mutual Covenant

### Definitions

“In this Deed the following expressions shall have the following meanings except where the context otherwise permits or requires:—

...

### **“Green Area”**

means the Green Area as referred to in Special Condition No.(2)(a)(i)(I) of the Conditions and shown coloured Green on the plan marked “PLAN No. YL14126-SP” annexed to the Conditions;

### **“Green Area Structures”**

mean the bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands in his sole discretion may require referred to and defined as “the Structures” under Special Condition No.(2)(a)(i)(II) of the Conditions;”

### Clause 15

### **“Preparation of annual budget by Manager**

The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners’ Committee (if already formed) except the first budget which shall cover the period from the date of this Deed until the following 31st day of December. Subject to the provisions of this Deed, the annual budget shall be in two parts:—

- (a) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government), the Development and the Development Common Areas and Facilities therein including but without prejudice to the generality of the foregoing:—

- (i) the maintenance, operation, repair and cleansing of all Development Common Areas and Facilities and the lighting thereof and the provisions and operation of emergency generators and lighting for the Development Common Areas and Facilities;
- (ii) the cultivation, irrigation and maintenance of the lawns and planters and landscaped areas on the Development Common Areas and Facilities (if any);
- (iii) the cost of all electricity, gas, water, telephone and other utilities serving the Development Common Areas and Facilities;
- (iv) the provision of security guard services for the Development and the cost of employing caretakers, watchmen, cleaners, lift operators and attendants and such other staff to manage and administer the Development Common Areas and Facilities;
- (v) the cost and expense of maintaining such areas or drains and channels whether within or outside the Lot that are required to be maintained under the Conditions;
- (vi) the Government rent payable under the Conditions (but only if no apportionment or separate assessments have been made for individual Units);
- (vii) the remuneration of the Manager calculated in accordance with Clause 13 of this Deed for providing its services hereunder;
- (viii) insurance of the Common Areas and Facilities, the Units and such other areas outside the Lot but the management of which is taken up by the Manager under the provisions of this Deed, up to the full new reinstatement value thereof and in particular against loss or damage by fire and/or such other perils and risks and the Manager against third party, or public and/or occupiers’ liability or employees’ compensation risks or any other insurance policy considered necessary by the Manager;
- (ix) a sum for contingencies;
- (x) the costs, expenses and fees for any staff and facilities, legal and accounting fees and all other professional fees and administration services and all disbursements, out-of-pocket expenses and costs properly incurred by the Manager in carrying out the services provided under this Deed;
- (xi) the costs of removal and disposal of rubbish from the Development;
- (xii) all costs incurred in connection with the Development Common Areas and Facilities;
- (xiii) any tax payable by the Manager on any of the sum held by it under the provisions of this Deed Provided however that any tax payable on the Manager’s remuneration shall be borne and paid by the Manager;
- (xiv) the cost of repairing and maintaining the Slope Structures the maintenance of which is the liability of the grantee under the Conditions and in accordance with “Geoguide 5 – Guide to Slope Maintenance” issued by the Geotechnical Engineering Office as amended from time to time and the Slope Maintenance Manual;
- (xv) the cost and expense of inspecting maintaining reinstating repairing the foundations, columns and other structures constructed or to be constructed and reinstating and making good the same in the event of any landslip, subsidence or falling away and the drains nullahs sewers pipes watermains and channels or for the proper functioning of the Development; and
- (xvi) the cost of maintaining the Green Area and the Green Area Structures under this Deed and/or pursuant to the Conditions in good repair and condition and to the satisfaction of the Director of Lands until the Green Area and the Green Area Structures have been re-delivered to the Government.”



## Clause 37

### “Powers, functions and obligations of Manager

The management of the Lot and the Development shall be undertaken by the Manager for an initial period of not exceeding two (2) years and shall continue until terminated as provided under Clause 10 of this Deed and each Owner hereby irrevocably APPOINTS the Manager as agent for all Owners in respect of any matter concerning the Common Areas and Facilities duly authorised in accordance with the provisions of this Deed and to enforce and carry into effect all provisions of this Deed subject to the Building Management Ordinance (Cap.344). In addition to the other powers expressly provided in this Deed, the Manager shall have authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Development and the management thereof including in particular but without in any way limiting the generality of the foregoing:—

...

- (ac) To have the sole right to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility or other competent authority or any other person whomsoever in any way touching or concerning the Lot and the Development as a whole or the Common Areas and Facilities or the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government) with power to bind all Owners as to any policy adopted or decision reached or action taken in relation to any such dealings;

...

- (az) To repair, maintain and upkeep the Green Area together with the Green Area Structures (until possession of which is re-delivered to the Government) and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plants constructed, installed and provided thereon or therein in good repair and condition and to the satisfaction of the Director of Lands before the Green Area has been re-delivered to the Government;

...

- (bg) To manage and maintain for and on behalf of the Owners the land, areas, structures, facilities or drains or channels whether within or outside (if required by the Government) the Lot, the construction of which is the liability and/or responsibility of the First Owner and, for the purpose of this sub-clause, such management and maintenance shall include the Green Area and the Green Area Structures up to the time at which possession thereof is re-delivered to the Government in accordance with the terms of the Conditions;

...”

## Clause 36 of the Third Schedule

### “To maintain the Green Area

The Owners shall at their own expenses in the proportion of the number of Undivided Shares (excluding the Undivided Shares allocated to the Common Areas and Facilities) allotted to their respective Units maintain the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government) and to carry out such works thereon and thereto to the satisfaction of the Director of Lands and in observance and compliance with Special Condition No.(2) and any other provisions of the Conditions.”

### A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1. 描述  
2013年9月30日的第21659號批地文件（「批地文件」）特別條件第(2)條所指的綠色區域和構築物。
2. 一般公眾人士有權根據批地文件前往第1段所述的區域。
3. 所述的區域和構築物須由發展項目住宅物業的擁有人自費管理、營運或維持，藉以實施批地文件的規定。
4. 發展項目住宅物業的擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地的部分開支。

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

參閱上文A節。

### C. 根據批地文件規定須由該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休憩用地

不適用。

### D. 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

不適用。

### E. 顯示土地中該等部分的位置的圖則

請參閱附於批地文件的圖則（該圖則已載於本節末頁）。

### F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

1. 批地文件特別條款第(2)條規定：—

#### 「構建綠色區域（時限、方式及目的）」

- (a) 買方須：
- (i) 於2019年12月31日或之前（或署長可能批准的其他延長日期），自費按署長批准的方式及物料，並按署長批准的標準、水平、位置及設計進行下列工程，以全面令署長滿意：
    - (I) 鋪設及構建本批地文件附錄的圖則上以綠色顯示（下稱「綠色區域」）的未來公共道路部分；及
    - (II) 提供及建造橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或署長運用單獨酌情權所要求的其他構築物（下稱「該等構築物」）
使建築物可座落於綠色區域及讓車輛和行人往來綠色區域。
  - (ii) 於2019年12月31日或之前（或署長可能批准的其他延長日期），自費在綠色區域鋪設路面、鋪路緣及渠道，並為其提供署長可能要求的集水溝、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、街燈、交通標誌、街道設施和路面標記，以達至署長滿意程度；及
  - (iii) 自費保養綠色區域連同該等構築物及在該區域建造、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記和植物，以達至署長滿意程度，直至綠色區域已根據本批地文件特別條款第(3)條交還政府管有。

#### 構建綠色區域（不履行）

- (b) 如買方未能在署長規定的時限內履行其在本特別條款(a)款的義務，政府可進行必要的工程，費用一概由買方負責，買方須在政府要求時向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定並對買方具有約束力。

#### 不得就綠色區域進行的工程提出索償

- (c) 政府對於買方履行其在本特別條款(a)款的義務或政府行使本特別條款(b)款賦予的權利所產生或附帶造成買方或任何其他人士蒙受任何損失、損害、滋擾或干擾，毋須承擔任何責任，而買方不能就任何該等損失、損害、滋擾或干擾向政府提出任何索償。」

2. 批地文件特別條款第 (3) 條規定：—

## 「管有綠色區域」

僅為了進行本批地文件特別條款第 (2) 條指定的必要工程，買方將於本協議之日期獲授予綠色區域的管有權。綠色區域須於政府要求時交還政府，而在任何情況下，買方在署長發出一封表示本規約已在其滿意下獲得遵循的函件日期當作已交還政府。買方須於其管有綠色區域的所有合理時間，准許所有政府及公共車輛及行人免費進入、通過及經過綠色區域，並確保該項進入的權利不受進行的工程干擾或阻礙，不論是按照本批地文件特別條款第 (2) 條或其他規定進行的工程。」

3. 批地文件特別條款第 (4) 條規定：—

## 「綠色區域的使用限制」

未經署長事先書面同意，買方不得將綠色區域用作儲存物件或搭建任何臨時構築物，或用作進行本批地文件特別條款第 (2) 條指明的工程以外之用途。」

4. 批地文件特別條款第 (5) 條規定：—

## 「前往綠色區域進行檢查」

- (a) 買方須於其管有綠色區域的所有合理時間：

- (i) 准許政府、署長及其官員、承判商、代理人及署長授權的任何人士有權出入、經過及往返該地段及綠色區域，旨在檢查、檢驗及監督擬遵照本批地文件特別條款第 (2) (a) 條在綠色區域進行的任何工程、在綠色區域進行、檢查、檢驗及監督本批地文件特別條款第 (2) (b) 條下的工程及署長認為必需的任何其他工程；
- (ii) 在政府或其授權的相關公用事業公司要求時，容許政府及其授權的相關公用事業公司有權出入、經過及往返該地段及綠色區域，旨在綠色區域之內、之上或之下或任何毗連土地進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、導管、電纜管道及提供擬服務該地段或任何毗連或毗鄰土地或場所的電話、電力、煤氣(如有)及其他服務設施所需的其他導電媒介及附帶設備。買方須就上述擬於綠色區域內進行的任何工程所涉及的一切事宜與政府及其授權的相關公用事業公司充分合作；及
- (iii) 在水務監督的官員及其正式授權的任何其他人士要求時，准許其有權出入、經過及往返該地段及綠色區域，旨在進行任何有關綠色區域內任何其他水務設施的運作、保養、維修、更換及改動工程。

- (b) 政府、署長及其官員、承判商、代理人及任何根據本特別條款 (a) 款獲正式授權的人士或公用事業公司對於政府、署長及其官員、承判商、代理人及任何根據本特別條款 (a) 款獲正式授權的人士或公用事業公司行使進入權而產生或附帶造成買方或任何人士蒙受的任何損失、損害、滋擾或干擾，毋須承擔任何責任。」

## G. 指明住宅物業的每一公契中關於該等設施、休憩用地及土地中的該等部分的條文

註：除另有定義外，以下的定義詞語具有大廈公契中賦予的涵義

## 定義

「在本公契中，除文意許可或另有規定外，以下詞語具有下列涵義：—

...

## 「綠色區域」

是指本規約特別條款第 (2)(a)(i)(I) 條所指及在附錄於本規約標明為「第YL14126-SP號圖則」的圖則上以綠色顯示的綠色區域；

## 「綠色區域構築物」

是指地政總署署長單獨酌情要求的橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或其他構築物，如本規約特別條款第 (2)(a)(i)(II) 條所指及定義為「構築物」；」

## 第15條

## 「管理人製作周年財政預算」

管理人須在諮詢業主委員會(若已成立)後製作下一年度的周年財政預算，但第一份財政預算除外，該預算須涵蓋本公契的日期至隨後的12月31日的期間。受限於本公契條文的規定，周年財政預算須分為兩部分：—

- (a) **第一部分**須包括管理人為了全體擁有人的利益或為了適當地管理綠色區域及綠色區域構築物(直至交還政府管有)、發展項目及發展項目公用地方及設施而認為必須動用的所有開支(除有明顯錯誤外，其決定為最終往返)，在無損前述的一般性的原則下，包括：—
- (i) 保養、運作、維修和清潔所有發展項目公用地方及設施及其照明，以及為發展項目公用地方及設施提供及運作緊急發電機和照明；
  - (ii) 在發展項目公用地方及設施栽種、灌溉和維護草坪、花槽及園景區(如有)；
  - (iii) 服務發展項目公用地方及設施的所有電力、煤氣、供水、電話及其他公用事業設施的費用；
  - (iv) 為發展項目提供保安護衛服務以及僱用管理員、看更、清潔工人、升降機操作員與服務員及其他負責發展項目公用地方及設施管理和行政工作的職工的費用；
  - (v) 按照本規約的規定對該地段之內或之外的地方或排水渠及渠道進行保養的費用及開支；
  - (vi) 本規約下應繳付的地租(但僅適用於沒有就個別單位作出分攤安排或獨立評估的情況)；
  - (vii) 就管理人根據本公契提供服務而按照本公契第13條計算的酬金；
  - (viii) 為公用地方及設施、各單位及其他位於該地段之外但管理人負責根據本公契的條文管理的處所購買保險，該等保險須按十足的新重置價值購買，尤其是針對火災及/或其他危險及風險及管理人造成的損失或損毀、針對第三者或公共及/或佔用人法律責任或僱員補償風險或管理人認為必要的任何其他保險；
  - (ix) 應急款項；
  - (x) 任何職工與設施的費用、開支及收費、法律及會計費，以及所有其他專業費、行政服務費以及管理人根據本公契提供服務合理產生的所有墊付款、實付開支及費用；
  - (xi) 清理及傾倒發展項目的垃圾費用；
  - (xii) 就發展項目公用地方及設施而產生的所有費用；
  - (xiii) 管理人根據本公契的條文持有任何款項應繳納的任何稅項，但就管理人的酬金應繳納的任何稅項須由管理人承擔及繳納；
  - (xiv) 承授人在本規約下及根據土力工程處發出及不時修訂的《岩土指南第五冊 — 斜坡維修指南》和《斜坡維修手冊》須負責維修的斜坡構築物的維修及保養費；
  - (xv) 對已興建或將興建的地基、支柱及其他構築物進行檢查、保養、修復及維修，以及在發生任何山泥傾瀉、地陷或塌方時將其修復及修補，以及對排水渠、明渠、污水渠、喉管、總水管及渠道進行檢查、保養、修復及維修或為發揮發展項目的適當功能所須的費用及開支；及
  - (xvi) 直至綠色區域及綠色區域構築物交還政府，根據本公契及/或按照本規約將綠色區域及綠色區域構築物保養至良好修葺狀況及達至地政總署署長滿意程度所須的費用。」



第37條

「管理人的權力、職能及義務

管理人負責該地段及發展項目的管理，其最初任期不超過兩 (2) 年，其後續任至根據本公契第10條的規定終止。每名擁有人就任何根據本公契的條文獲充分授權執行而涉及公用地方及設施的事宜及實施本公契所有條文，特此不可撤銷地委任管理人為全體擁有人的代理人，其但受《建築物管理條例》(香港法例第344章) 規限。除本公契明確規定的其他權力外，管理人有權就或有關該地段及發展項目及其管理的事宜，採取及辦理其認為必要或適當的所有行動及事項，而在任何方面不局限前述的一般性原則下，尤其包括：—

...

(ac) 就任何方面涉及或關乎該地段及發展項目的整體、公用地方及設施或綠色區域及綠色區域構築物 (直至交還政府管有) 的一切事宜，以及就該等事宜與政府、任何法定機構、任何公用事業機構、其他主管當局或任何其他人士的往來，擁有獨有的權利代表全體擁有人，並且有權就任何該等往來中所採納的政策、作出的決定或採取的行動約束全體擁有人；

...

(az) 在綠色區域已交還政府前，將綠色區域及綠色區域構築物 (直至交還政府管有) 及在該處興建、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記和植物維修、保養及維護至良好修葺狀況及達至地政總署署長滿意程度；

...

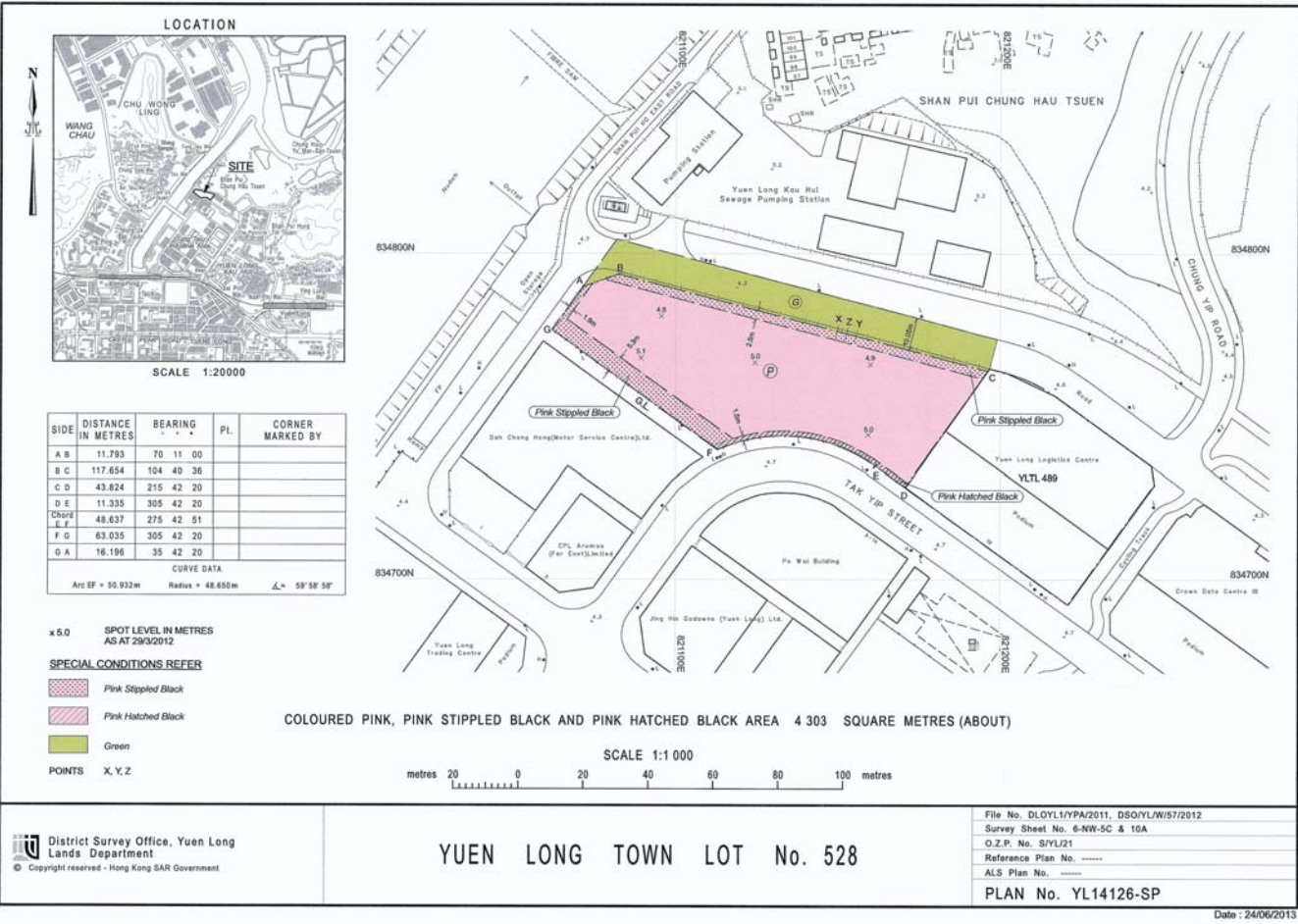
(bg) 代表各擁有人管理及保養位於該地段內或外 (若政府提出要求)，且第一擁有人有責任及/或須負責建造，的土地、區域、構築物、設施或排水渠或渠道，而就本款而言，該等管理及保養須包括綠色區域及綠色區域構築物，直至根據本規約的條款交還政府管有之時；

...

第三附表第36條

「保養綠區域

各擁有人須自費按照分配給他們各自單位的不可分割份數 (不包括分配給公用地方及設施的不可分割份數) 的比例，保養綠色區域及綠色區域構築物 (直至交還政府管有)，以及在綠色區域及綠色區域構築物進行其他工程以達至地政總署署長滿意程度，以遵守及符合特別條款第 (2) 條及本規約任何其他條文的規定。」



Legend  
圖例

- Pink Stippled Black 粉紅色影連黑點
- Pink Hatched Black 粉紅色影黑色線
- Green Area 綠色範圍

## WARNING TO PURCHASERS 對買方的警告

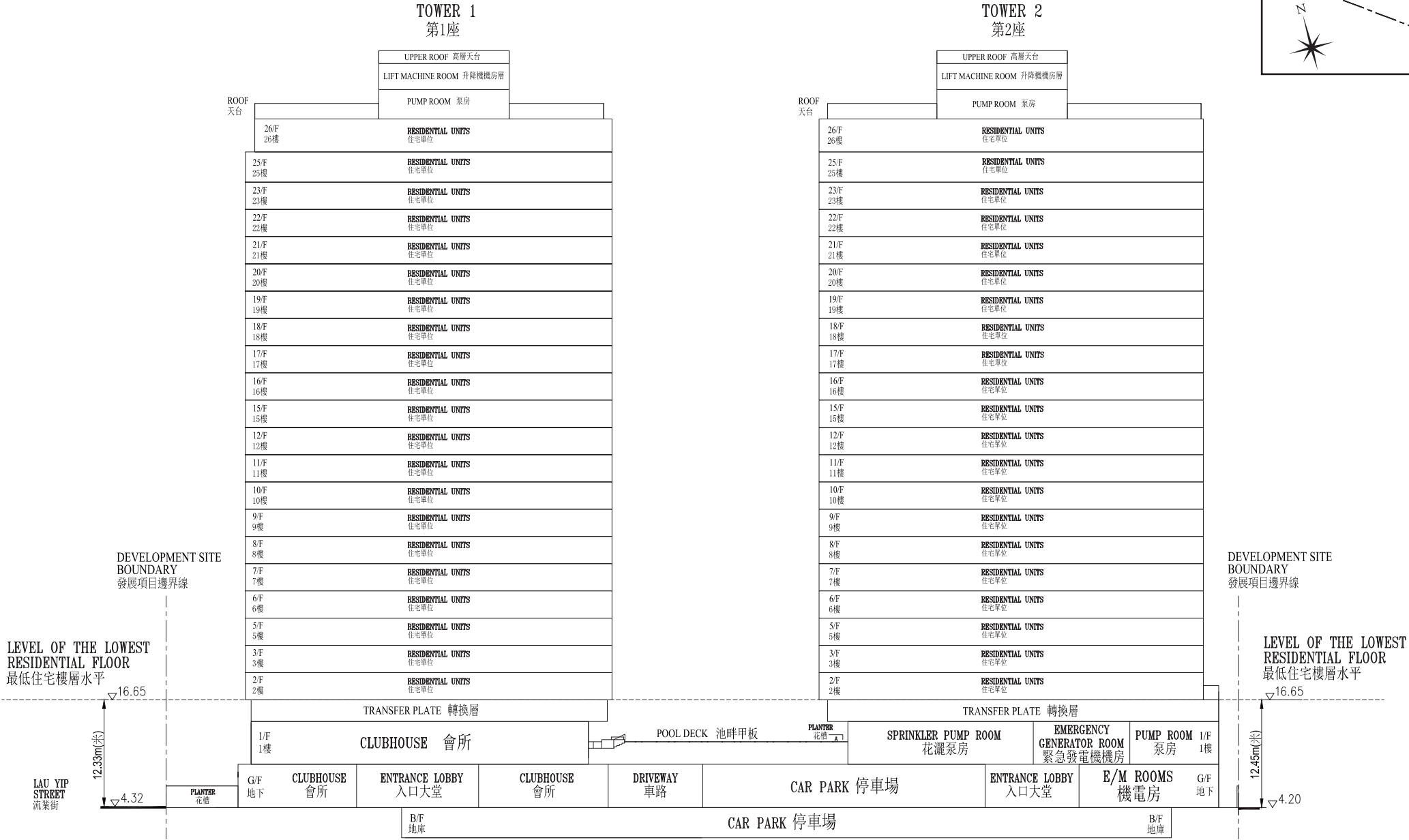
- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
- (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that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

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



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

Cross-section Plan A-A  
橫截面圖A-A

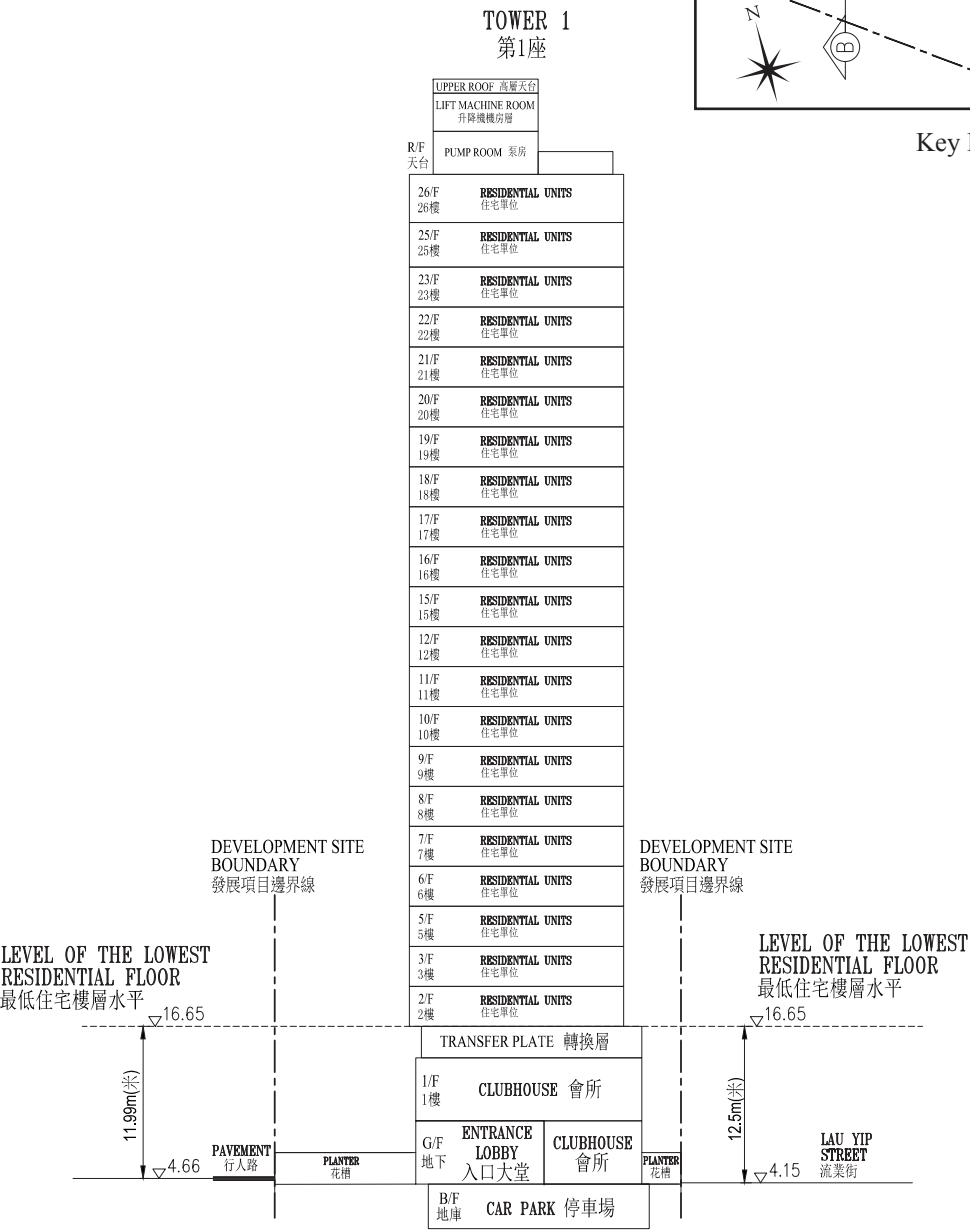


1. The Part of Lau Yip Street adjacent to the building is 4.32 metres above the Hong Kong Principal Datum.
2. The level of lowest residential floor of the development is 16.65 metres above Hong Kong Principal Datum.
3. ▽ Denotes height (in metre) above the Hong Kong Principal Datum.

1. 毗鄰建築物的一段流業街為香港主水平基準以上4.32米。
2. 發展項目之最低住宅樓層為香港主水平基準以上16.65米。
3. ▽代表香港主水平基準以上的高度(米)。

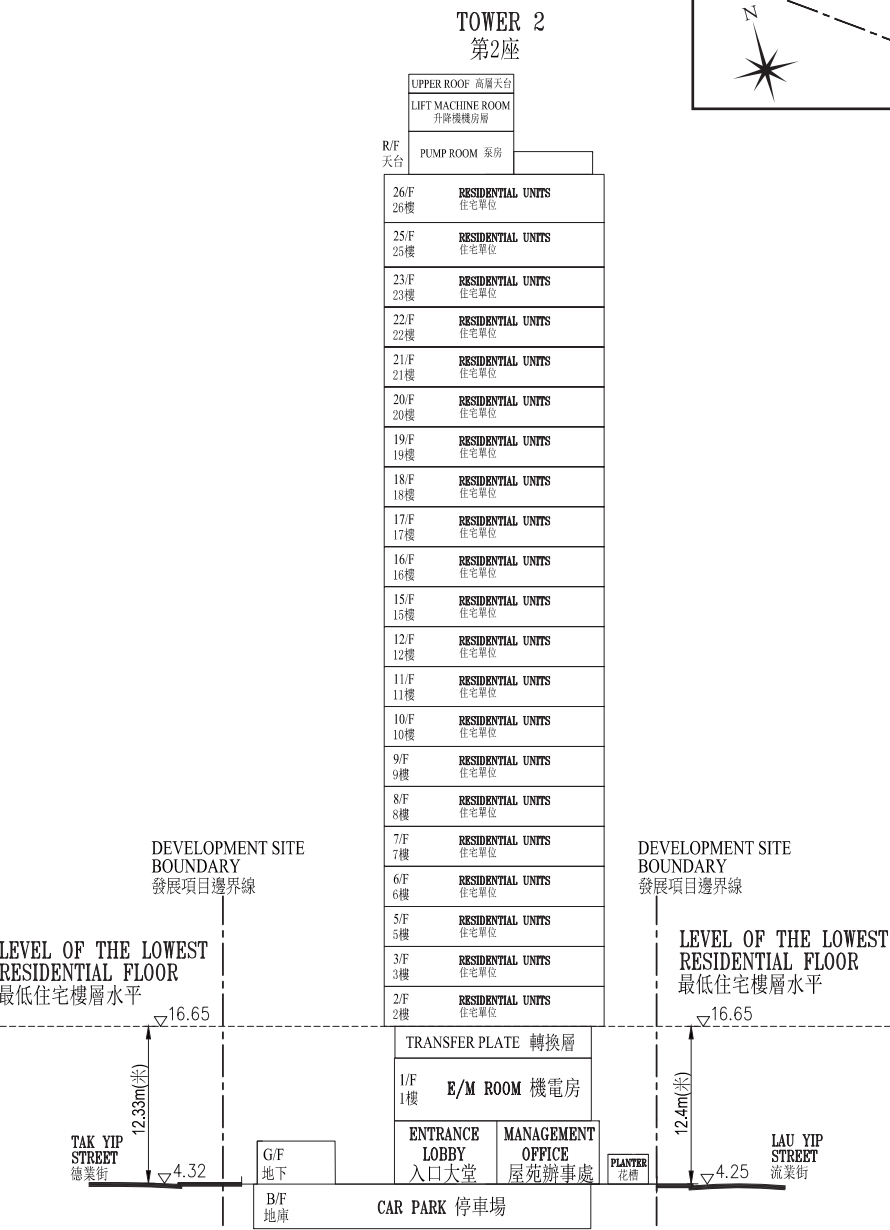
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖

Cross-section Plan B-B  
橫截面圖B-B



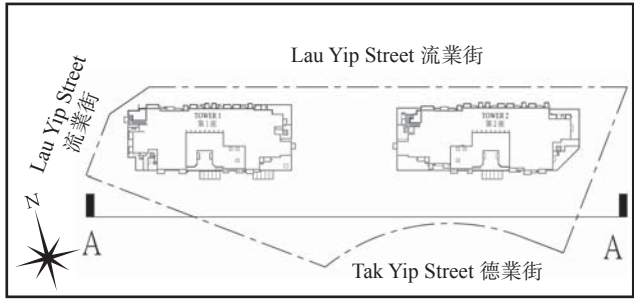
1. The Part of pavement adjacent to the building is 4.66 metres above the Hong Kong Principal Datum.
  2. The Part of Lau Yip Street adjacent to the building is 4.15 metres above the Hong Kong Principal Datum.
  3. The level of lowest residential floor of the development is 16.65 metres above Hong Kong Principal Datum.
  4. ▽ Denotes height (in metre) above the Hong Kong Principal Datum.
1. 毗鄰建築物的一段行人路為香港主水平基準以上4.66米。
  2. 毗鄰建築物的一段流業街為香港主水平基準以上4.15米。
  3. 發展項目之最低住宅樓層為香港主水平基準以上16.65米。
  4. ▽代表香港主水平基準以上的高度(米)。

Cross-section Plan C-C  
橫截面圖C-C



1. The Part of Tak Yip Street adjacent to the building is 4.32 metres above the Hong Kong Principal Datum.
  2. The Part of Lau Yip Street adjacent to the building is 4.25 metres above the Hong Kong Principal Datum.
  3. The level of lowest residential floor of the development is 16.65 metres above Hong Kong Principal Datum.
  4. ▽ Denotes height (in metre) above the Hong Kong Principal Datum.
1. 毗鄰建築物的一段德業街為香港主水平基準以上4.32米。
  2. 毗鄰建築物的一段流業街為香港主水平基準以上4.25米。
  3. 發展項目之最低住宅樓層為香港主水平基準以上16.65米。
  4. ▽代表香港主水平基準以上的高度(米)。

Elevation A  
立面A



Key Plan 指示圖

Authorized Person for the Development certified that the elevations shown on this plan:  
(a) are prepared on the basis of the approved building plans for the Development as of 17 June 2016; and  
(b) are in general accordance with the outward appearance of the Development.

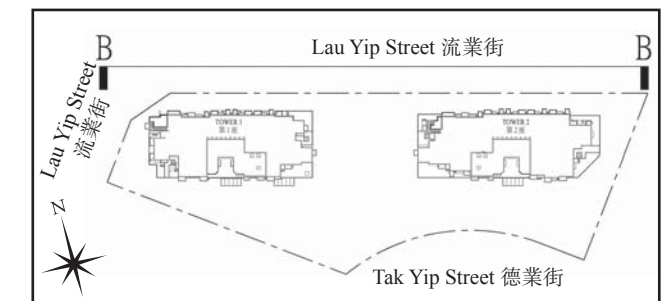
發展項目的認可人士證明本圖顯示的立面：  
(a) 以2016年6月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及  
(b) 大致上與發展項目的外觀一致。



Elevation B  
立面B



Authorized Person for the Development certified that the elevations shown on this plan:  
(a) are prepared on the basis of the approved building plans for the Development as of 17 June 2016; and  
(b) are in general accordance with the outward appearance of the Development.



Key Plan 指示圖

發展項目的認可人士證明本圖顯示的立面：  
(a) 以2016年6月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及  
(b) 大致上與發展項目的外觀一致。

Elevation C  
立面C

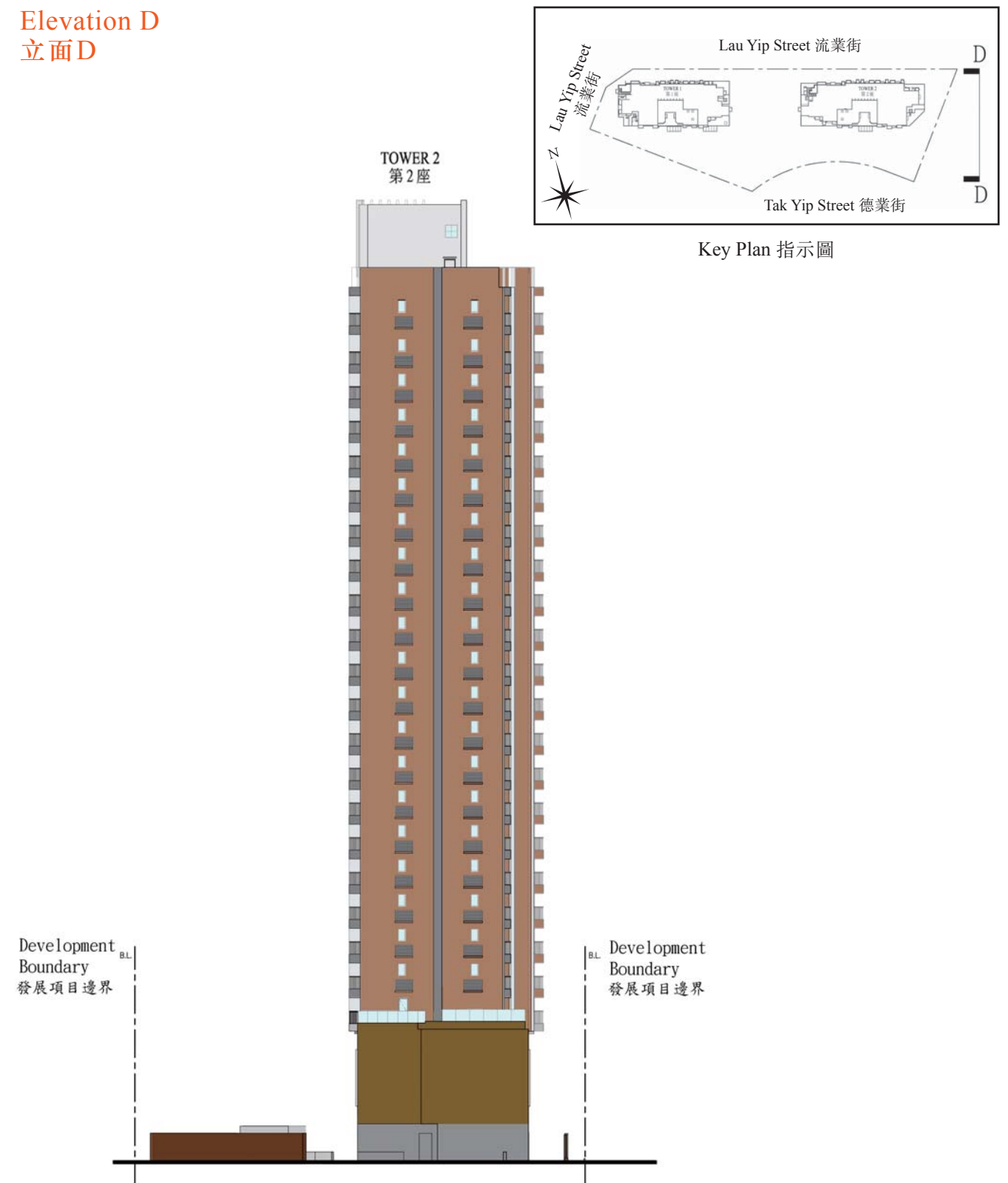


Authorized Person for the Development certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for the Development as of 17 June 2016; and

(b) are in general accordance with the outward appearance of the Development.

Elevation D  
立面D



發展項目的認可人士證明本圖顯示的立面：

(a) 以2016年6月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(b) 大致上與發展項目的外觀一致。



INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT 發展項目中的公用設施的資料

		Covered 有上蓋遮蓋	Uncovered 無蓋遮蓋	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	sq.ft. 平方呎	10,836	4,638	15,474
	sq.m. 平方米	1,006.733	430.883	1,437.616
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	sq.ft. 平方呎	—	—	—
	sq.m. 平方米	—	—	—
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq.ft. 平方呎	1,988	—	1,988
	sq.m. 平方米	184.681	—	184.681

Note:  
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest square foot, which may be slightly different from that shown in square metre.

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。平方呎與平方米之數字可能有些微差異。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT 閱覽圖則及公契

1. A copy of the outline zoning plan relating to the development is available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).

2. A copy of the latest draft of every deed of mutual covenant as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.

3. The inspection is free of charge
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](http://www.ozp.tpb.gov.hk)。

2. 關於住宅物業的每一公契在將住宅物業提供出售的日期的最新擬稿存放在住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。



1. Exterior Finishes

	Item	Description
(a)	External wall	Tower: Ceramic tiles, aluminium cladding and partly with aluminium grille. Podium: Glass wall, ceramic tiles, aluminium cladding, natural stone, artificial granite tiles, emulsion paint and partly with aluminium grille.
(b)	Window	All windows are fitted with anodized aluminum window frame. Tinted glass for living/dining room, bedroom and store. Tinted acid-etched glass for bathroom (if window is installed). Tinted glass for open kitchen (if window is installed).
(c)	Bay window	Not provided.
(d)	Planter	Not provided.
(e)	Verandah or Balcony	Balcony fitted with metal balustrade. Floor finished with ceramic tiles. Wall finished with ceramic tiles up to ceiling. Balconies are covered. Ceiling: Finished with painting for the following residential units: – All Flats A, B, C, D, J, K, L and M of Tower 1. – All Flats A, B, C, D, J, K, L and N of Tower 2. Ceiling: Partly finished with aluminium and with paint where exposed for the following residential units: – All Flats E, F, G and H of Tower 1. – All Flats E, F, G, H and M of Tower 2. There is no verandah.
(f)	Drying facilities for clothing	Not provided.

2. Interior Finishes

	Item	Description
(a)	Lobby	<b>Entrance Lobby on Ground Floor</b> Wall: Natural stone and stainless steel up to false ceiling. Floor: Natural stone and ceramic tiles where exposed. Ceiling: Plaster board false ceiling finished with emulsion paint where exposed.  <b>Lift Lobby of Residential Floors</b> Wall: Natural stone, stainless steel, glass finishes and plastic laminate up to false ceiling. Floor: Ceramic tiles where exposed. Ceiling: Plaster board false ceiling finished with emulsion paint and wallpaper where exposed.

2. Interior Finishes

	Item	Description
(b)	Internal wall and ceiling	<b>Living/Dining Room and Bedroom</b> Wall: Emulsion paint where exposed. Ceiling: Emulsion paint where exposed. Plaster board with emulsion paint where false ceiling and bulkhead are provided.
(c)	Internal floor	<b>Living/Dining Room and Bedroom</b> Engineered timber flooring with timber skirting. Floor border along glass door to balcony, utility platform and flat roof are reconstituted stone, except the following residential units finished with natural stone flooring and natural stone skirting: – Flat D on 26/F of Tower 1. – Flat D on 26/F of Tower 2.
(d)	Bathroom	Wall: Wall behind vanity cabinet finished with ceramic tiles. Ceramic tiles where exposed and run up to false ceiling, except the following residential units finished with natural stone where exposed: – Flat D on 26/F of Tower 1. – Flat D on 26/F of Tower 2. Floor: Ceramic tiles where exposed, except the following residential units finished with natural stone where exposed: – Flat D on 26/F of Tower 1. – Flat D on 26/F of Tower 2. Ceiling: False ceiling finished with gypsum board in emulsion paint for the following residential units: – All Flats A, B and L of Tower 1. – All Flats L, M and N of Tower 2. Ceiling: False ceiling finished with gypsum board in emulsion paint and aluminium for the following residential units: – All Flats C, D, E, F, G, H, J, K and M of Tower 1. – All Flats A, B, C, D, E, F, G, H, J and K of Tower 2.
(e)	Kitchen	<b>All flats (except Flat D on 26/F of Towers 1 &amp; 2)</b> Wall: Featured glass panel, stainless steel and plastic laminate where exposed and run up to false ceiling. Wall behind floor cabinet and refrigerator finished with ceramic tiles. Floor: Timber flooring where exposed with ceramic tiles border. Ceiling: False ceiling finished with plaster board. Cooking bench finishes: Solid surfacing.  <b>Flat D on 26/F of Tower 1 &amp; Tower 2</b> Wall: Natural stone and stainless steel panel where exposed and run up to false ceiling. Wall behind floor cabinet and refrigerator finished with ceramic tiles. Floor: Natural stone where exposed. Ceiling: False ceiling finished with plaster board. Cooking bench finishes: Solid surfacing.

3. Interior Fittings

	Item	Description
(a)	Doors	<p><b>Main Entrance Door</b> Timber door finished with plastic laminate and timber veneered, timber veneered timber door frame, fitted with door closer, door stopper, door viewer and lockset with handle.</p> <p><b>Master Bedroom Door, Bedroom Door and Store Door</b> Timber door finished with plastic laminate, timber veneered timber door frame, fitted with door stopper, lockset and handle.</p> <p><b>Bathroom Door</b> Timber door finished with plastic laminate, timber veneered timber door frame, fitted with door stopper, lockset and handle. Timber louvre for bathroom without windows.</p> <p><b>Balcony Door, Utility Platform Door and Flat Roof Door</b> Anodized aluminium framed glass door, fitted with handle and lockset.</p> <p><b>Door Access to Private Roof</b> Metal gate with lockset.</p>
(b)	Bathroom	<p>Wooden mirror cabinet. Wooden vanity cabinet finished with wooden veneer with natural stone countertop, and vitreous china wash basin with chrome plated basin mixer. Vitreous china water closet.</p> <p>Shower cubicle with tempered glass wall, tempered glass door with chrome plated handle, chrome plated shower set and chrome plated shower head.</p> <p>Enamelled cast iron bathtub (1500mm L x 700mm W x 449mm H) with chrome plated bath and shower mixer, chrome plated shower set and stainless steel curtain rod in bathroom of master bedroom of Flat D on 26/F of Towers 1 and 2.</p> <p>Accessories include chrome plated paper holder, chrome plated towel bar, water heater and exhaust fan.</p> <p>Please refer to “3.(j) Water Supply” below for type and material of water supply system. Please refer to “6. Appliances Schedule” below for brand name and model number of appliances.</p>
(c)	Kitchen	<p><b>Open Kitchen</b> Stainless-steel sink and chrome plated hot and cold water sink mixer. Wooden kitchen cabinet with wooden door finished with plastic laminate. Artificial solid surfacing material counter top. Build-in induction hob, cooker hood, microwave oven, built-in refrigerator, washer and dryer and sprinkler heads.</p> <p><b>Open Kitchen (Flat D on 26/F of Towers 1 &amp; 2)</b> Stainless-steel sink and chrome plated hot and cold water sink mixer. Wooden kitchen cabinet with wooden door finished with plastic laminate. Solid surfacing counter top. Build-in induction hob, cooker hood, microwave oven with grille, plate warmer, built-in refrigerator, washer and dryer and sprinkler heads.</p> <p>For the number of sprinkler heads, please refer to the “Schedule of Mechanical &amp; Electrical Provisions for Residential Property”.</p> <p>Please refer to “3.(j) Water Supply” below for material of water supply system. Please refer to “6. Appliances Schedule” below for brand name and model number of appliances.</p>

3. Interior Fittings

	Item	Description
(d)	Bedroom	No fittings.
(e)	Telephone	Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Property” below for the location and number of connection points.
(f)	Aerials	Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Property” below for the location and number of connection points.
(g)	Electrical installations	<p>Conduits are partly concealed and partly exposed*. Three-phase electricity supply with miniature circuit breaker distribution board and residual-current device are provided. Please refer to “Schedule of Mechanical &amp; Electrical Provisions for Residential Property” below for the location and number of power points and air conditioner points.</p> <p>*Note: 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, pipe ducts or other materials.</p>
(h)	Gas supply	Not provided.
(i)	Washing machine connection point	Washing machine connection point is located in Open Kitchen. Water inlet of a design of 22mm in diameter and water outlet of a design of 40mm in diameter are provided.
(j)	Water supply	<p>Copper pipes with thermal insulation are used for hot and cold water supply. uPVC pipes are used for flushing water supply system. Water pipes are partly concealed and partly exposed.**</p> <p>Hot water supply is available.</p> <p>**Note: 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, pipe ducts or other materials.</p>

4. Miscellaneous

	Item	Description
(a)	Lifts	<p><b>Residential Towers</b></p> <p>2 nos. of “Fujitec” passenger lifts (model no. PMGL Traction Machine) serving the followings floors of each residential tower:</p> <p>Lift no. L2 and L3 of Tower 1: G/F, 2/F–3/F, 5/F–12/F, 15/F–23/F, 25/F–26/F.</p> <p>Lift no. L5 and L6 of Tower 2: G/F, 2/F–3/F, 5/F–12/F, 15/F–23/F, 25/F–26/F.</p> <p>1 no. “Fujitec” Fireman’s Lift (model no. PMGL Traction Machine) serving the following floors of each residential tower:</p> <p>Lift no. L1 of Tower 1: G/F–3/F, 5/F–12/F, 15/F–23/F, 25/F–26/F.</p> <p>Lift no. L4 of Tower 2: G/F–3/F, 5/F–12/F, 15/F–23/F, 25/F–26/F.</p> <p><b>Podium</b></p> <p>2 nos. of “Fujitec” lifts (model no.: MRL Machine) serving the followings floors:</p> <p>Lift no. L7 and L8: B/F–1/F.</p>
(b)	Letter box	Stainless steel letter box.
(c)	Refuse collection	Refuse room is provided in the common area of each residential floor of towers for refuse collection by cleaners. Refuse will be centrally handled at refuse storage and material recovery chamber on G/F for removal by refuse vehicle.
(d)	Water meter, electricity meter and gas meter	<p>Separate water meter for each flat is provided at the common Water Meter Cabinet on respective residential floor.</p> <p>Separate electricity meter for each flat is provided at Electricity Meter Room on respective residential floor.</p> <p>No gas meter provided.</p>

5. Security facilities

Item	Description
Security System and Equipment	<p>CCTV cameras are provided at entrances of the Development, entrance lobbies on G/F, basement lift lobby, lift cars, carpark entrance, carpark, clubhouse and common areas and connected to the caretaker’s office.</p> <p>Visitor intercom panel with smart card reader for access control are provided at entrance lobbies on G/F, and connect to door phone of each flat. Door phone of each flat is provided next to main entrance door.</p>

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.

1. 外部裝修物料

	細項	描述
(a)	外牆	大廈：瓷磚、鋁板及部分裝有鋁百葉。 平台：玻璃牆、瓷磚、鋁板、天然石材、仿石磚、乳膠漆及部分裝有鋁百葉。
(b)	窗	所有窗戶裝設陽極氧化鋁窗框。 客廳/飯廳、睡房及儲物房裝配顏色玻璃。 浴室(如有窗)裝配顏色酸蝕磨砂玻璃。 開放式廚房(如有窗)裝配顏色玻璃。
(c)	窗台	沒有提供。
(d)	花槽	沒有提供。
(e)	陽台或露台	露台裝設金屬欄杆。地台鋪砌瓷磚。牆身鋪砌瓷磚至天花。露台設有上蓋。 天花：以下住宅單位髹油漆： – 第1座所有 A、B、C、D、J、K、L 及 M單位。 – 第2座所有A、B、C、D、J、K、L 及 N單位。 天花：以下住宅單位部分配有鋁質天花，外露位置髹油漆： – 第1座所有 E、F、G 及 H單位。 – 第2座所有 E、F、G、H 及M單位。 沒有陽台。
(f)	乾衣設施	沒有提供。



2. 室內裝修物料

	細項	描述
(a)	大堂	<p><b>地下入口大堂</b></p> <p>牆壁：天然石材及不銹鋼至假天花。</p> <p>地板：外露位置鋪砌天然石材及瓷磚。</p> <p>天花板：石膏板假天花外露位置髹乳膠漆。</p> <p><b>住宅層升降機大堂</b></p> <p>牆壁：天然石材、不銹鋼、玻璃飾面及膠板至假天花。</p> <p>地板：外露位置鋪砌瓷磚。</p> <p>天花板：石膏板假天花外露位置髹乳膠漆及牆紙。</p>
(b)	內牆及天花板	<p><b>客廳/飯廳及睡房</b></p> <p>牆壁：外露位置髹乳膠漆。</p> <p>天花板：外露位置髹乳膠漆。設有假天花及假陣的均以石膏板配乳膠漆。</p>
(c)	內部地板	<p><b>客廳/飯廳及睡房</b></p> <p>複合木地板配木牆腳線。露台、工作平台及平台沿玻璃門之地台圍邊部分鋪砌人造石。唯以下住宅單位鋪砌天然石材地板及天然石材牆腳線：</p> <ul style="list-style-type: none"><li>– 第1座26樓D單位。</li><li>– 第2座26樓D單位。</li></ul>
(d)	浴室	<p>牆壁：外露位置鋪砌瓷磚至假天花。面盆櫃背牆鋪砌瓷磚。唯以下住宅單位牆壁外露位置鋪砌天然石材：</p> <ul style="list-style-type: none"><li>– 第1座26樓D單位。</li><li>– 第2座26樓D單位。</li></ul> <p>地板：外露位置鋪砌瓷磚飾面。唯以下住宅單位外露位置鋪砌天然石材：</p> <ul style="list-style-type: none"><li>– 第1座26樓D單位。</li><li>– 第2座26樓D單位。</li></ul> <p>天花板：以下住宅單位假天花鋪設石膏板髹乳膠漆：</p> <ul style="list-style-type: none"><li>– 第1座所有 A、B及L單位。</li><li>– 第2座所有 L、M及N單位。</li></ul> <p>天花板：以下住宅單位假天花鋪設石膏板髹乳膠漆及鋁材：</p> <ul style="list-style-type: none"><li>– 第1座所有 C、D、E、F、G、H、J、K及M單位。</li><li>– 第2座所有 A、B、C、D、E、F、G、H、J及K單位。</li></ul>
(e)	廚房	<p><b>所有單位(第1座及第2座之26樓D單位除外)</b></p> <p>牆壁：外露位置鋪砌玻璃飾面板、不銹鋼及膠板至假天花。地櫃及雪櫃背之牆身鋪砌瓷磚。</p> <p>地板：外露位置鋪砌複合木地板配瓷磚邊界。</p> <p>天花板：假天花以石膏板鋪砌。</p> <p>灶台物料：實心面板。</p> <p><b>第1座及第2座26樓D單位</b></p> <p>牆壁：外露位置鋪砌天然石及不銹鋼板至假天花。地櫃及雪櫃背之牆身鋪砌瓷磚。</p> <p>地板：外露位置鋪砌天然石材。</p> <p>天花板：假天花以石膏板鋪砌。</p> <p>灶台物料：實心面板。</p>

3. 室內裝置

	細項	描述
(a)	門	<p><b>入口大門</b></p> <p>木門配膠板飾面及木皮飾面，木皮飾面木門框，配門氣鼓、門頂、防盜眼及門鎖套裝連手抽。</p> <p><b>主人睡房門、睡房門及儲物房門</b></p> <p>木門配膠板飾面，木皮飾面木門框，配門頂、門鎖及手抽。</p> <p><b>浴室門</b></p> <p>木門配膠板飾面，木皮飾面木門框，配門頂、門鎖及手抽。沒有窗之浴室門扇設有木百葉。</p> <p><b>露台門、工作平台門及平台門</b></p> <p>陽極氧化鋁框玻璃門，配手抽及門鎖。</p> <p><b>通往私人天台門</b></p> <p>金屬閘配門鎖。</p>
(b)	浴室	<p>木製鏡櫃。木製面盆櫃配木皮飾面連天然石材檯面、陶瓷洗面盆配鍍鉻水龍頭。陶瓷坐廁。</p> <p>淋浴間配強化玻璃牆、強化玻璃門連鍍鉻手抽、鍍鉻花灑套裝及鍍鉻雨淋式花灑頭。</p> <p>第1座及第2座之26樓D單位主人睡房內之浴室設搪瓷鑄鐵浴缸(1500毫米長 x 700毫米寬 x 449毫米高) 配鍍鉻浴缸水龍頭、鍍鉻花灑套裝及不銹鋼浴簾棍。</p> <p>配件包括鍍鉻廁紙架、鍍鉻毛巾棍、熱水爐及抽氣扇。</p> <p>供水系統的類型及用料，請參閱下文「3.(j) 供水」一欄。</p> <p>設備之品牌名稱及產品型號，請參閱下U文「6. 設備說明表」。</p>
(c)	廚房	<p><b>開放式廚房</b></p> <p>不銹鋼洗滌盆及鍍鉻冷熱水龍頭。木製廚櫃配木製櫃門配膠板飾面。實心人造面板灶台檯面。嵌入式電磁爐、抽油煙機、微波爐、內置式雪櫃、洗衣及乾衣機及消防花灑頭。</p> <p><b>開放式廚房(第1座及第2座之26樓D單位)</b></p> <p>不銹鋼洗滌盆及鍍鉻冷熱水龍頭。木製廚櫃配木製櫃門配膠板飾面。實心人造面板灶台檯面。嵌入式電磁爐、抽油煙機、燒烤微波爐、暖碗碟櫃、內置式雪櫃、洗衣及乾衣機及消防花灑頭。</p> <p>有關消防花灑頭的數目，請參考「住宅單位機電裝置數量說明表」。</p> <p>供水系統的用料，請參閱下文「3.(j) 供水」一欄。</p> <p>設備之品牌名稱及產品型號，請參閱下文「6. 設備說明表」。</p>

3. 室內裝置

	細項	描述
(d)	睡房	沒有裝置。
(e)	電話	接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。
(f)	天線	接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。
(g)	電力裝置	導管是部分隱藏及部分外露*。提供三相供電並備有總電掣箱及微型斷路器。 電插座及空調機接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。  *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。
(h)	氣體供應	沒有提供。
(i)	洗衣機接駁點	洗衣機接駁點設於開放式廚房。備有設計為直徑22毫米的來水位及直徑40毫米的排水位。
(j)	供水	熱水及冷水喉採用配有隔熱絕緣體保護之銅喉。沖廁供水系統採用膠喉管。水管是部分隱藏部分外露** 有熱水供應。  **備註：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

	細項	描述
(a)	升降機	<b>住宅大樓</b> 各座住宅大樓裝有2部「富士達」住客升降機(產品型號：PMGL Traction Machine)穿梭以下樓層： 第1座L2及L3號升降機：地下、2樓至3樓、5樓至12樓、15樓至23樓及25樓至26樓。 第2座L5及L6號升降機：地下、2樓至3樓、5樓至12樓、15樓至23樓及25樓至26樓。 各座住宅大樓裝有1部「富士達」消防升降機(產品型號：PMGL Traction Machine)穿梭以下樓層： 第1座L1號升降機：地下至3樓、5樓至12樓、15樓至23樓及25樓至26樓。 第2座L4號升降機：地下至3樓、5樓至12樓、15樓至23樓及25樓至26樓。  <b>平台</b> 2部「富士達」升降機(產品型號：MRL Machine)穿梭以下樓層： L7及L8號升降機：地庫至1樓。
(b)	信箱	不銹鋼信箱。
(c)	垃圾收集	垃圾房位於大廈每層住宅樓層之公用地方，由清潔工人收集垃圾。垃圾會被運送至地下之垃圾及物料回收房中央垃圾收集處理，由垃圾車運走。
(d)	水錶、電錶及氣體錶	每戶之獨立水錶設於大廈每層住宅樓層之公用水錶箱內。 每戶之獨立電錶設於大廈每層住宅樓層之電錶房內。 沒有提供煤氣錶。

5. 保安設施

細項	描述
保安系統及設備	發展項目入口、地下入口大堂、地庫升降機大堂、升降機內、停車場入口、停車場、會所及公用空間設有閉路電視，並連接管理處。 訪客對講機及智能卡出入保安系統設於地下入口大堂，並連接每戶之對講機。 每戶單位入口大門旁設有門口對講機。

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

Appliances Schedule  
設備說明表

Tower 1 第1座

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F–3/F, 5/F–12/F, 15/F–23/F & 25/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓												26/F 26樓											
				A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	F	G	H	J	K	L	M	
Living Room/ Dining Room 客廳/飯廳	Split Type Air-Conditioner (Indoor Unit) 分體式空調機(室內機)	Mitsubishi Electric 三菱電機	MSZ-GE50VA	–	–	✓	–	–	–	–	–	–	–	–	–	–	–	✓	–	–	–	–	–	–	–	–	
			MSZ-GE60VA	–	–	–	–	✓	✓	✓	✓	–	–	–	–	–	–	–	–	✓	✓	✓	–	–	–	–	
			MSZ-GE71VA	✓	✓	–	✓	–	–	–	–	–	✓	✓	✓	✓	✓	✓	–	✓	–	–	–	✓	✓	✓	✓
Master Bedroom 主人睡房	Split Type Air-Conditioner (Indoor Unit) 分體式空調機(室內機)	Mitsubishi Electric 三菱電機	MSZ-GE50VA	/	/	/	/	/	/	/	/	/	/	/	/	/	/	✓	/	/	/	/	/	/	/		
Bedroom 睡房	Split Type Air-Conditioner (Indoor Unit) 分體式空調機(室內機)	Mitsubishi Electric 三菱電機	MSZ-GE25VA	/	/	✓	/	✓	–	–	–	✓	/	/	–	/	/	✓	/	–	–	–	✓	/	–		
			MSZ-GE35VA	/	/	–	/	–	✓	✓	✓	–	/	/	✓	/	/	–	/	✓	✓	✓	–	/	✓		
Bedroom 1 睡房1	Split Type Air-Conditioner (Indoor Unit) 分體式空調機(室內機)	Mitsubishi Electric 三菱電機	MSZ-GE25VA	/	/	/	–	/	/	/	/	/	–	/	/	/	/	✓	/	/	/	/	–	/	/		
			MSZ-GE35VA	/	/	/	✓	/	/	/	/	/	✓	/	/	/	/	–	/	/	/	/	✓	/	/		
Bedroom 2 睡房2	Split Type Air-Conditioner (Indoor Unit) 分體式空調機(室內機)	Mitsubishi Electric 三菱電機	MSZ-GE25VA	/	/	/	✓	/	/	/	/	/	✓	/	/	/	/	✓	/	/	/	/	✓	/	/		
Store 儲物房	Split Type Air-Conditioner (Indoor Unit) 分體式空調機(室內機)	Mitsubishi Electric 三菱電機	MSZ-GE25VA	/	/	/	/	✓	/	/	/	✓	/	/	/	/	/	/	/	/	/	✓	/	/	/		
Air Conditioner Platform/ Flat Roof 冷氣機平台/ 平台	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機(室外機)	Mitsubishi Electric 三菱電機	MUZ-GE25VA	–	–	–	–	–	–	–	–	–	–	–	–	–	–	✓	–	–	–	–	–	–	–		
			MUZ-GE50VA	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	✓	–	–	–	–	–	–		
			MUZ-GE60VA	–	–	–	–	✓	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–		
			MUZ-GE71VA	✓	✓	–	✓	–	–	–	–	✓	✓	✓	–	✓	✓	–	✓	–	–	–	✓	✓	✓	–	
			MXZ-4C80VA	–	–	✓	✓	✓	✓	✓	✓	✓	✓	–	–	–	–	✓	–	✓	✓	✓	✓	✓	–	–	
			MXZ-5C100VA	–	–	–	–	–	–	–	–	–	–	–	✓	–	–	–	–	–	–	–	–	–	–	✓	

Note:

1. 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. The symbol “–” as shown in the above table denotes “Not provided”.

3. The symbol “/” as shown in the above table denotes “Not applicable”.

備註：

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

2. 上表內之「–」代表不提供。

3. 上表內之「/」代表不適用。

AX6



Appliances Schedule  
設備說明表

Tower 1 第1座

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓												26/F 26樓											
				A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	F	G	H	J	K	L	M	
Open Kitchen 開放式廚房	Cooker Hood 抽油煙機	Rosieres	RHT650IN	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
		Siemens 西門子	LI67SA530B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Induction Hob 電磁爐	Siemens 西門子	EH375FBB1E	✓	✓	✓	-	-	✓	✓	✓	-	-	✓	✓	✓	✓	✓	-	✓	✓	✓	-	-	✓	✓	
			EH675LDC1E	-	-	-	✓	✓	-	-	-	✓	✓	-	-	-	-	-	-	✓	-	-	-	✓	✓	-	-
	Microwave Oven 微波爐	Siemens 西門子	HF15M564HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	
	Microwave Oven will Grill 燒烤微波爐	Siemens 西門子	BE634LGS1B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	
	Plate Warmer 暖碗碟櫃	Siemens 西門子	BI630CNS1B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	
	Refrigerator 雪櫃	Philco 飛歌	PBF320NF	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	
		Siemens 西門子	KI34NP60HK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	
	Washer/Dryer 洗衣/乾衣機	Philco 飛歌	PAS1275E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	
		Siemens 西門子	WK14D321HK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	
	Exhaust Fan 抽氣扇	KDK	15WHC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	
Bathroom 浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCX 27	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Exhaust Fan 抽氣扇	Panasonic	FV-02NU1H	✓	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓	-	✓	✓	✓	✓	-	-	✓	✓	
		KDK	15WHC	-	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	✓	-	-	-	-	✓	✓	-	-	
Bathroom inside Master Bedroom	Electric Water Heater 電熱水爐	German Pool 德國寶	DCX 27	/	/	/	/	/	/	/	/	/	/	/	/	/	/	✓	/	/	/	/	/	/	/		
主人睡房內之 浴室	Exhaust Fan 抽氣扇	Panasonic	FV-02NU1H	/	/	/	/	/	/	/	/	/	/	/	/	/	/	✓	/	/	/	/	/	/	/		

- Note:

1. 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. The symbol “-” as shown in the above table denotes “Not provided”.

3. The symbol “/” as shown in the above table denotes “Not applicable”.
- 備註：

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

2. 上表內之「-」代表不提供。

3. 上表內之「/」代表不適用。

Appliances Schedule  
設備說明表

Tower 2 第2座

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓												26/F 26樓												
				A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	F	G	H	J	K	L	M	N
Living Room/ Dining Room 客廳/飯廳	Split Type Air-Conditioner (Indoor Unit) 分體式空調機(室內機)	Mitsubishi Electric 三菱電機	MSZ-GE60VA	-	✓	-	-	✓	✓	✓	✓	-	✓	-	-	-	-	✓	-	-	✓	✓	✓	-	✓	-	-	-
			MSZ-GE71VA	✓	-	✓	✓	-	-	-	-	✓	-	✓	✓	✓	✓	✓	-	-	✓	✓	✓	-	✓	-	✓	✓
Master Bedroom 主人睡房	Split Type Air-Conditioner (Indoor Unit) 分體式空調機(室內機)	Mitsubishi Electric 三菱電機	MSZ-GE50VA	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	✓	/	/	/	/	/	/	/	/
Bedroom 睡房	Split Type Air-Conditioner (Indoor Unit) 分體式空調機(室內機)	Mitsubishi Electric 三菱電機	MSZ-GE25VA	-	-	/	✓	✓	-	-	-	-	✓	/	/	/	/	-	-	/	-	-	-	✓	/	/	/	/
			MSZ-GE35VA	✓	✓	/	-	-	✓	✓	✓	-	-	/	/	/	/	✓	✓	/	✓	✓	✓	-	-	/	/	/
			MSZ-GE50VA	-	-	/	-	-	-	-	-	✓	-	/	/	/	/	-	-	/	-	-	-	✓	-	/	/	/
Bedroom 1 睡房1	Split Type Air-Conditioner (Indoor Unit) 分體式空調機(室內機)	Mitsubishi Electric 三菱電機	MSZ-GE25VA	/	/	-	/	/	/	/	/	/	/	/	/	/	/	-	✓	/	/	/	/	/	/	/	/	
			MSZ-GE35VA	/	/	✓	/	/	/	/	/	/	/	/	/	/	/	/	✓	-	/	/	/	/	/	/	/	/
Bedroom 2 睡房2	Split Type Air-Conditioner (Indoor Unit) 分體式空調機(室內機)	Mitsubishi Electric 三菱電機	MSZ-GE25VA	/	/	✓	/	/	/	/	/	/	/	/	/	/	/	✓	✓	/	/	/	/	/	/	/	/	
Store 儲物房	Split Type Air-Conditioner (Indoor Unit) 分體式空調機(室內機)	Mitsubishi Electric 三菱電機	MSZ-GE25VA	/	/	/	✓	✓	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
Air Conditioner Platform/ Flat Roof 冷氣機平台/ 平台	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機(室外機)	Mitsubishi Electric 三菱電機	MUZ-GE25VA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	
			MUZ-GE50VA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-
			MUZ-GE60VA	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			MUZ-GE71VA	-	-	✓	✓	-	-	-	-	-	-	✓	✓	✓	-	-	✓	✓	-	-	-	-	-	✓	✓	✓
			MXZ-4C80VA	-	✓	✓	✓	✓	-	-	-	-	✓	-	-	-	-	✓	✓	-	-	-	-	-	✓	-	-	-
			MXZ-5C100VA	✓	-	-	-	-	✓	✓	✓	✓	-	-	-	-	✓	-	-	-	✓	✓	✓	✓	-	-	-	-

Note:

1. 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. The symbol “-” as shown in the above table denotes “Not provided”.

3. The symbol “/” as shown in the above table denotes “Not applicable”.

備註：

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

2. 上表內之「-」代表不提供。

3. 上表內之「/」代表不適用。

Appliances Schedule  
設備說明表

Tower 2 第2座

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓														26/F 26樓											
				A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	F	G	H	J	K	L	M	N	
Open Kitchen 開放式廚房	Cooker Hood 抽油煙機	Rosieres	RHT650IN	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
		Siemens 西門子	LI67SA530B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-		
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
	Induction Hob 電磁爐	Siemens 西門子	EH375FBB1E	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓		
			EH675LDC1E	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-		
	Microwave Oven 微波爐	Siemens 西門子	HF15M564HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓		
	Microwave Oven will Grill 燒烤微波爐	Siemens 西門子	BE634LGS1B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-		
	Plate Warmer 暖碗碟櫃	Siemens 西門子	BI630CNS1B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-		
	Refrigerator 雪櫃	Philco 飛歌	PBF320NF	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓		
		Siemens 西門子	KI34NP60HK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-		
	Washer/Dryer 洗衣/乾衣機	Philco 飛歌	PAS1275E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓		
		Siemens 西門子	WK14D321HK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-		
	Exhaust Fan 抽氣扇	KDK	15WHC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-		
Bathroom 浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCX 27	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
	Exhaust Fan 抽氣扇	Panasonic	FV-02NU1H	✓	✓	-	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	-	✓	✓			
		KDK	15WHC	-	-	✓	✓	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-	-	✓	-	-		
Bathroom inside Master Bedroom	Electric Water Heater 電熱水爐	German Pool 德國寶	DCX 27	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	✓	/	/	/	/	/	/	/			
主人睡房內之 浴室	Exhaust Fan 抽氣扇	Panasonic	FV-02NU1H	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	✓	/	/	/	/	/	/	/			

Note:

1. 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. The symbol “-” as shown in the above table denotes “Not provided”.

3. The symbol “/” as shown in the above table denotes “Not applicable”.

備註：

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

2. 上表內之「-」代表不提供。

3. 上表內之「/」代表不適用。



Schedule of Mechanical & Electrical Provisions for Residential Property  
住宅單位機電裝置數量說明表

Tower 1 第1座

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F 2樓												3/F, 5/F–12/F, 15/F–23/F & 25/F 3樓、5樓至12樓、15樓至23樓及25樓												26/F 26樓											
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	F	G	H	J	K	L	M	
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room/ Dining Room 客廳/飯廳	Single Socket Outlet 單位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2	2
	Twin Socket Outlet (with Twin USB Socket) 雙位電插座 (連雙位USB插座)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	—	1	1	1	1	1	1	1	
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	
	TV/ FM Connection Point 電視/電台天線接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	
	Lighting Point 燈位		4	4	3	4	3	3	3	3	4	4	4	3	4	4	3	4	3	3	3	3	4	4	4	3	4	4	3	4	3	3	3	4	4	4	3	3
	Lighting Switch 燈掣		6	6	6	7	6	6	6	6	7	7	6	6	6	6	6	7	6	6	6	6	7	7	6	6	6	6	6	7	6	6	6	7	7	6	6	6
	Equipment Switch 設備開關		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	4	3	3	3	3	3	3	3	3
	Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell 門鈴		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Phone 門口對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector 煙霧感應器		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
			Main Water Supply Valve 總食水掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Note:

1. The symbol “–” as shown in the above table denotes “Not provided”.

備註：

1. 上表內之「–」代表不提供。

Schedule of Mechanical & Electrical Provisions for Residential Property  
住宅單位機電裝置數量說明表

Tower 1 第1座

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F 2樓												3/F, 5/F–12/F, 15/F–23/F & 25/F 3樓、5樓至12樓、15樓至23樓及25樓												26/F 26樓														
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	F	G	H	J	K	L	M				
Master Bedroom 主人睡房	Single Socket Outlet 單位電插座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	
	Twin Socket Outlet 雙位電插座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	
	Telephone Connection Point 電話接駁點		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	
	TV/ FM Connection Point 電視/電台天線接駁點		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	/	/	/	/	/	/	/	/	/	/	/	
	Lighting Switch 燈掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	/	/	/	/	/	/	/	/	/	/	/	
	Equipment Switch 設備開關		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	
	Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	
Bedroom 睡房	Single Socket Outlet 單位電插座		/	/	1	/	1	1	1	1	1	/	1	/	/	1	/	1	1	1	1	1	/	1	/	/	1	/	1	1	1	1	1	/	1	/	1	/	1	/	1
	Twin Socket Outlet 雙位電插座		/	/	1	/	1	1	1	1	1	/	1	/	/	1	/	1	1	1	1	1	/	1	/	/	1	/	1	1	1	1	1	/	1	/	1	/	1	/	1
	Telephone Connection Point 電話接駁點		/	/	1	/	1	1	1	1	1	/	1	/	/	1	/	1	1	1	1	1	/	1	/	/	1	/	1	1	1	1	1	/	1	/	1	/	1	/	1
	TV/ FM Connection Point 電視/電台天線接駁點		/	/	1	/	1	1	1	1	1	/	1	/	/	1	/	1	1	1	1	1	/	1	/	/	1	/	1	1	1	1	1	/	1	/	1	/	1	/	1
	Lighting Point 燈位		/	/	1	/	1	1	1	1	1	/	1	/	/	1	/	1	1	1	1	1	/	1	/	/	1	/	1	1	1	1	1	/	1	/	1	/	1	/	1
	Lighting Switch 燈掣		/	/	2	/	2	2	2	2	2	/	2	/	/	2	/	2	2	2	2	2	/	2	/	/	2	/	2	2	2	2	2	/	2	/	2	/	2	/	2
	Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	1	/	1	1	1	1	1	/	1	/	/	1	/	1	1	1	1	1	/	1	/	/	1	/	1	1	1	1	1	/	1	/	1	/	1	/	1

Note:

1. The symbol “/” as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之「/」代表不適用。

Schedule of Mechanical & Electrical Provisions for Residential Property  
住宅單位機電裝置數量說明表

Tower 1 第1座

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F 2樓												3/F, 5/F–12/F, 15/F–23/F & 25/F 3樓、5樓至12樓、15樓至23樓及25樓												26/F 26樓												
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	F	G	H	J	K	L	M		
Bedroom 1 睡房 1	Single Socket Outlet 單位電插座		/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
	Twin Socket Outlet 雙位電插座		/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
	Telephone Connection Point 電話接駁點		/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
	TV/ FM Connection Point 電視/電台天線接駁點		/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
	Lighting Point 燈位		/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
	Lighting Switch 燈掣		/	/	/	2	/	/	/	/	/	2	/	/	/	/	/	2	/	/	/	/	/	2	/	/	/	/	1	/	/	/	/	2	/	/	/	/	/
	Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
Bedroom 2 睡房 2	Single Socket Outlet 單位電插座		/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
	Twin Socket Outlet 雙位電插座		/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
	Telephone Connection Point 電話接駁點		/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
	TV/ FM Connection Point 電視/電台天線接駁點		/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
	Lighting Point 燈位		/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
	Lighting Switch 燈掣		/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/
	Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/

Note:

1. The symbol “/” as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之「/」代表不適用。



Schedule of Mechanical & Electrical Provisions for Residential Property  
住宅單位機電裝置數量說明表

Tower 1 第1座

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F 2樓												3/F, 5/F–12/F, 15/F–23/F & 25/F 3樓、5樓至12樓、15樓至23樓及25樓												26/F 26樓											
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	F	G	H	J	K	L	M	
Store 儲物房	Single Socket Outlet 單位電插座		/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	1	/	/	/	/		
	Twin Socket Outlet 雙位電插座		/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	1	/	/	/	/		
	Telephone Connection Point 電話接駁點		/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	1	/	/	/	/		
	TV/ FM Connection Point 電視/電台天線接駁點		/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	1	/	/	/	/		
	Lighting Point 燈位		/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	1	/	/	/	/		
	Lighting Switch 燈掣		/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	1	/	/	/	/		
	Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	1	/	/	/	/		

Note:

1. The symbol “/” as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之「/」代表不適用。

Schedule of Mechanical & Electrical Provisions for Residential Property

住宅單位機電裝置數量說明表

Tower 1 第1座

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F 2樓												3/F, 5/F–12/F, 15/F–23/F & 25/F 3樓、5樓至12樓、15樓至23樓及25樓												26/F 26樓											
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	F	G	H	J	K	L	M	
Open Kitchen 開放式廚房	Twin Socket Outlet 雙位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Concealed Type Sprinkler Head 暗藏式花灑頭		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Fused Power Connection Point for Exhaust Fan 有菲士抽氣扇電接駁點	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	
		Power Connection Point for Induction Hob 電磁爐電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Single Socket Outlet for Cooker Hood 單位電插座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Single Socket Outlet for Microwave Oven with Grille 單位電插座供燒烤微波爐	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	
		Single Socket Outlet for Plate Warmer 單位電插座供暖碗碟櫃	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	
		Single Socket Outlet for Microwave Oven 單位電插座供微波爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	–	1	1	1	1	1	1	1	
		Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Single Socket Outlet for Washer/Dryer 單位電插座供洗衣/乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Connventional Type Spinkler Head inside Ceiling Void 傳統型花灑頭於天花內	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

Note:

1. The symbol “–” as shown in the above table denotes “Not provided”.

備註：

1. 上表內之「–」代表不提供。

Schedule of Mechanical & Electrical Provisions for Residential Property  
住宅單位機電裝置數量說明表

Tower 1 第1座

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F 2樓												3/F, 5/F–12/F, 15/F–23/F & 25/F 3樓、5樓至12樓、15樓至23樓及25樓												26/F 26樓											
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	F	G	H	J	K	L	M	
Bathroom 浴室	Lighting Point 燈位		2	2	3	3	3	3	3	3	3	3	2	3	2	2	3	3	3	3	3	3	3	3	2	3	2	2	3	3	3	3	3	3	3	2	3	
		Fused Power Connection Point for Exhaust Fan 有菲士抽氣扇電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Bathroom inside Master Bedroom 主人睡房內之 浴室	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	/	/	/	/	/	/	/	
		Fused Power Connection Point for Exhaust Fan 有菲士抽氣扇電接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	
Balcony 露台	Balcony Light 露台燈		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Utility Platform 工作平台	Utility Platform Light 工作平台燈		/	/	1	1	1	1	1	1	1	/	1	/	/	1	1	1	1	1	1	1	1	/	1	/	/	1	1	1	1	1	1	1	/	1		
Air-Conditioner Platform 冷氣機平台	Connection Point for Air- Conditioner Outdoor Unit 室外空調機接駁點		1	1	1	2	2	1	1	1	2	2	1	1	1	1	1	2	2	1	1	1	2	2	1	1	1	1	1	/	1	1	1	2	2	1	1	
Flat Roof 平台	Outdoor Lighting Point 室外燈位		/	1	3	/	/	1	1	/	4	4	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	4	/	/	/	/	/	/	/		
	Weather-proof Single Socket Outlet 防水單位插座		/	1	1	/	/	1	1	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/		
Staircase 樓梯	Outdoor Lighting Point 室外燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	5	/	/	/	/	/	/	/	/		
Roof 天台	Outdoor Lighting Point 室外燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	7	7	7	7	6	6	7	8	8	6	/	
	Weather-proof Single Socket Outlet 防水單位插座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1	1	1	1	1	1	1	/		
	Connection Point for Air- Conditioner Outdoor Unit 室外空調機接駁點		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	–	–	–	4	–	–	–	–	–	–	/	

Note:

1. The symbol “–” as shown in the above table denotes “Not provided”.
2. The symbol “/” as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之「–」代表不提供。
2. 上表內之「/」代表不適用。

Schedule of Mechanical & Electrical Provisions for Residential Property  
住宅單位機電裝置數量說明表

Tower 2 第2座

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F 2樓													3/F, 5/F–12/F, 15/F–23/F & 25/F 3樓、5樓至12樓、15樓至23樓及25樓													26/F 26樓																
			A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	F	G	H	J	K	L	M	N					
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Living Room/ Dining Room 客廳/飯廳	Single Socket Outlet 單位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	Twin Socket Outlet 雙位電插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		
	Twin Socket Outlet (with Twin USB Socket) 雙位電插座 (連雙位USB插座)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	TV/ FM Connection Point 電視/電台天線接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	Lighting Point 燈位		3	3	4	4	3	3	3	3	3	3	4	4	4	3	3	4	4	3	3	3	3	3	3	4	4	4	3	3	4	4	3	3	3	3	3	4	4	4	4	4	4		
	Lighting Switch 燈掣		6	6	7	7	6	6	6	6	6	6	7	6	6	6	6	7	7	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6		
	Equipment Switch 設備開關		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
	Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Door Bell 門鈴		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Phone 門口對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector 煙霧感應器		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
			Main Water Supply Valve 總食水掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Note:

1. The symbol “–” as shown in the above table denotes “Not provided”.

備註：

1. 上表內之「–」代表不提供。



Schedule of Mechanical & Electrical Provisions for Residential Property  
住宅單位機電裝置數量說明表

Tower 2 第2座

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F 2樓													3/F, 5/F–12/F, 15/F–23/F & 25/F 3樓、5樓至12樓、15樓至23樓及25樓													26/F 26樓																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
			A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	F	G	H	J	K	L	M	N																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Master Bedroom 主人睡房	Single Socket Outlet 單位電插座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Note:

1. The symbol “/” as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之「/」代表不適用。

Schedule of Mechanical & Electrical Provisions for Residential Property  
住宅單位機電裝置數量說明表

Tower 2 第2座

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F 2樓													3/F, 5/F–12/F, 15/F–23/F & 25/F 3樓、5樓至12樓、15樓至23樓及25樓													26/F 26樓														
			A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	F	G	H	J	K	L	M	N			
Bedroom 1 睡房 1	Single Socket Outlet 單位電插座		/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/
	Twin Socket Outlet 雙位電插座		/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	
	Telephone Connection Point 電話接駁點		/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	
	TV/ FM Connection Point 電視/電台天線接駁點		/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	
	Lighting Point 燈位		/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	
	Lighting Switch 燈掣		/	/	2	/	/	/	/	/	/	/	/	/	/	/	/	2	/	/	/	/	/	/	/	/	/	/	2	1	/	/	/	/	/	/	/	/	/	/	/	/	
	Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	
Bedroom 2 睡房 2	Single Socket Outlet 單位電插座		/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	
	Twin Socket Outlet 雙位電插座		/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Telephone Connection Point 電話接駁點		/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	
	TV/ FM Connection Point 電視/電台天線接駁點		/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Lighting Point 燈位		/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Lighting Switch 燈掣		/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	

Note:  
1. The symbol “/” as shown in the above table denotes “Not applicable”.

備註：  
1. 上表內之「/」代表不適用。

Schedule of Mechanical & Electrical Provisions for Residential Property  
住宅單位機電裝置數量說明表

Tower 2 第2座

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F 2樓													3/F, 5/F-12/F, 15/F-23/F & 25/F 3樓、5樓至12樓、15樓至23樓及25樓													26/F 26樓																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
			A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	F	G	H	J	K	L	M	N																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Store 儲物房	Single Socket Outlet 單位電插座		/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Note:  
1. The symbol “/” as shown in the above table denotes “Not applicable”.

備註：  
1. 上表內之「/」代表不適用。

Schedule of Mechanical & Electrical Provisions for Residential Property  
住宅單位機電裝置數量說明表

Tower 2 第2座

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F 2樓													3/F, 5/F–12/F, 15/F–23/F & 25/F 3樓、5樓至12樓、15樓至23樓及25樓													26/F 26樓																		
			A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	F	G	H	J	K	L	M	N							
Open Kitchen 開放式廚房	Twin Socket Outlet 雙位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	Concealed Type Sprinkler Head 暗藏式花灑頭		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
		Fused Power Connection Point for Exhaust Fan 有菲士抽氣扇電接駁點	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	–	–	–	–	–	–	–		
		Power Connection Point for Induction Hob 電磁爐電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
		Single Socket Outlet for Cooker Hood 單位電插座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Single Socket Outlet for Microwave Oven with Grille 單位電插座供燒烤微波爐	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	–	–	–	–	–	–	–		
		Single Socket Outlet for Plate Warmer 單位電插座供暖碗碟櫃	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	
		Single Socket Outlet for Microwave Oven 單位電插座供微波爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	–	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
		Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Single Socket Outlet for Washer/Dryer 單位電插座供洗衣/乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Connventional Type Spinkler Head inside Ceiling Void 傳統型花灑頭於天花內	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

Note:

1. The symbol “–” as shown in the above table denotes “Not provided”.

備註：

1. 上表內之「–」代表不提供。



Schedule of Mechanical & Electrical Provisions for Residential Property  
住宅單位機電裝置數量說明表

Tower 2 第2座

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F 2樓													3/F, 5/F-12/F, 15/F-23/F & 25/F 3樓、5樓至12樓、15樓至23樓及25樓													26/F 26樓												
			A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	F	G	H	J	K	L	M	N	
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	2	2	2	3	3	3	3	3	3	3	3	3	2	2	2	3	3	3	3	3	3	3	3	3	2	2	2			
		Fused Power Connection Point for Exhaust Fan 有菲士抽氣扇電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
Bathroom inside Master Bedroom 主人睡房內之浴室	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	/	/	/	/	/	/	/	/	/		
		Fused Power Connection Point for Exhaust Fan 有菲士抽氣扇電接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/		
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/		
Balcony 露台	Balcony Light 露台燈		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
Utility Platform 工作平台	Utility Platform Light 工作平台燈		1	1	1	1	1	1	1	1	1	/	/	/	1	1	1	1	1	1	1	1	1	/	/	/	1	1	1	1	1	1	1	1	/	/	/	/	/		
Air-Conditioner Platform 冷氣機平台	Connection Point for Air- Conditioner Outdoor Unit 室外空調機接駁點		1	1	2	2	2	1	1	1	1	1	1	1	1	1	2	2	2	1	1	1	1	1	1	1	1	1	2	/	1	1	1	1	1	1	1	1			
Flat Roof 平台	Outdoor Lighting Point 室外燈位		/	/	5	3	/	/	/	/	5	3	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	/	/	/	/	/	/	/	/	/			
	Weather-proof Single Socket Outlet 防水單位插座		/	/	1	1	/	/	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/			
Staircase 樓梯	Outdoor Lighting Point 室外燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	6	/	/	/	/	/	/	/	/	/	/			
Roof 天台	Outdoor Lighting Point 室外燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	5	7	7	6	6	8	7	6	6	6	6			
	Weather-proof Single Socket Outlet 防水單位插座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1	1	1	1	1	1	1	1				
	Connection Point for Air- Conditioner Outdoor Unit 室外空調機接駁點		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	-	4	-	-	-	-	-	-	-				

Note:

1. The symbol “-” as shown in the above table denotes “Not provided”.
2. The symbol “/” as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之「-」代表不提供。
2. 上表內之「/」代表不適用。

## SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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。

## GOVERNMENT RENT 地稅

The vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of each of the residential property up to and including the date of the assignment of the relevant residential property.

賣方將會繳付/已繳付(視情況而定)有關住宅物業之地稅直至及包括相關住宅物業之轉讓契日期。

MISCELLANEOUS PAYMENTS BY PURCHASERS 買方的雜項付款

1.

On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2.

On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Note:

1.

The purchaser is not liable to reimburse the owner for the deposit for gas as there will be no gas supply to the residential property.
2.

The purchaser should pay to the manager and not the owner the debris removal fee.

1.

在向買方交付住宅物業空置情況下的管理有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2.

在交付時，買方無須向擁有人支付清理廢料的費用。

備註：

1.

由於住宅物業並無氣體供應，買方無須向擁有人補還氣體按金。
2.

買方應該將清理廢料的費用支付給管理人而非擁有人。

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

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

按買賣合約規定，住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六 (6) 個月內。

MAINTENANCE OF SLOPES 斜坡維修

Not applicable.

不適用。

## MODIFICATION 修訂

No application to the Government for a modification of the Land Grant for this Development is underway.

本發展項目現時並沒有向政府提出申請修訂批地文件。

## RELEVANT INFORMATION 有關資料

### (1) Gas supply pipe

No gas supply pipe is installed in the kitchen of the residential property. This means that flame cooking is not permitted in the residential property.

### (2) Noise Mitigation Measures

Noise mitigation measures in the form of acoustic fins (which may affect the views outside the individual unit(s)) and fixed glazing will be provided in or installed at the Development to reduce the impact of traffic noise from Lau Yip Street on the Development. Please refer to the “Floor Plans of Residential Properties in the Development” Section in this Sales Brochure for further details and locations of the acoustic fins and/or the fixed glazing.

No owner of residential properties shall make or permit or suffer to be made any alteration or conversion or modification of the fixed glazing into openable windows or other installation(s) without the prior written consent of the Building Authority and other relevant Government authorities.

### (1) 供氣管道

住宅物業廚房內並無安裝供氣管道。這表示住宅物業內不允許明火煮食。

### (2) 噪音緩解措施

發展項目將會提供或安裝以隔聲鰭(隔聲鰭或會對個別單位對外之景觀造成影響)及固定玻璃窗形式之噪音緩解措施以緩解流業街路面交通對發展項目所造成之噪音。請參閱本售樓說明書之「發展項目的住宅物業的樓面平面圖」以了解隔聲鰭及/或固定玻璃窗之詳情及位置。

若沒有建築事務監督及其他政府有關當局的事先書面同意，住宅物業的業主不可作出或允許或忍受他人作出對固定玻璃窗的任何改動或變更或修改成為可開啟窗戶或其他裝置。

## WEBSITE ADDRESS 互聯網網址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

[www.twinregency.com.hk](http://www.twinregency.com.hk)

賣方為施行《一手住宅物業銷售條例》第2部就發展項目指定的互聯網網站的網址：

[www.twinregency.com.hk](http://www.twinregency.com.hk)



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 (m²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1. (#)	Carpark and loading/unloading area excluding public transport terminus	3,196.286
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.	310.287
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.	1,277.944
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	36.879
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	524.400
4.	Wider common corridor and lift lobby	Not Applicable
5.	Communal sky garden	Not Applicable
6.	Acoustic fin	0.980
7.	Wing wall, wind catcher and funnel	Not Applicable
8.	Non-structural prefabricated external wall	181.198
9.	Utility platform	297.750
10.	Noise barrier	Not Applicable
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	52.247
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	1,006.733

		Area (m²)
13.	Covered landscaped and play area	184.681
14.	Horizontal screens/covered walkways, trellis	Not Applicable
15.	Larger lift shaft	52.191
16.	Chimney shaft	Not Applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	Not Applicable
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room	371.320
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	Not Applicable
21.	Void in duplex domestic flat and house	Not Applicable
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	Not Applicable
Other Exempted Items		
23. (#)	Refuge floor including refuge floor cum sky garden	Not Applicable
24. (#)	Other projections	Not Applicable
25.	Public transport terminus	Not Applicable
26. (#)	Party structure and common staircase	Not Applicable
27. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	201.131
28. (#)	Public passage	Not Applicable
29.	Covered set back area	Not Applicable
Bonus GFA		
30.	Bonus GFA	Not Applicable

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.

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. T5 (or better) fluorescent lamps for general lighting. 2. Metering provisions for energy consumption check.

Part II : The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup>					
Location	Internal Floor Area Served (m²)	Annual Energy Use of Baseline Building <sup>(Note 2)</sup>		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 <sup>(Note 3)</sup>	Domestic portion 3,229	128.9	0	126.9	0
	Non-domestic portion (Podium) 4,364	217.9	0	177	0

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	YES	NO	N/A
Lighting Installations	✓		
Air Conditioning Installations	✓		
Electrical Installations	✓		
Lift & Escalator Installations	✓		
Performance-based Approach		✓	

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)	3,196.286
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	310.287
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	1,277.944
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	36.879
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	524.400
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.	隔聲簷	0.980
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	181.198
9.	工作平台	297.750
10.	隔音屏障	不適用
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	52.247
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	1,006.733

		面積 (平方米)
13.	有上蓋的園景區及遊樂場	184.681
14.	橫向屏障/有蓋人行道、花棚	不適用
15.	擴大升降機井道	52.191
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	371.320
19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
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	不適用
25.	公共交通總站	不適用
26. (＃)	共用構築物及樓梯	不適用
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	201.131
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

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。

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. T5(或更好) 光管燈作一般照明 2. 計量儀器以量度電流

第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 <sup>(註腳1)</sup> ：					
位置	使用有關裝置的 內部樓面面積 (平方米)	基線樓宇 <sup>(註腳2)</sup> 每年能源消耗量		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 <sup>(註腳3)</sup> 的 部份	住用部份中央 屋宇裝備裝置 3,229	128.9	0	126.9	0
	非住用部份 (平台) 中央屋宇 裝備裝置 4,364	217.9	0	177	0

註腳：

- 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。
- “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。
- “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	是	否	不適用
照明裝置	✓		
空調裝置	✓		
電力裝置	✓		
升降機及自動梯的裝置	✓		
以總能源為本的方法		✓	



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## DATE OF PRINTING OF SALES BROCHURE 售樓說明書印製日期

Date of printing of this Sales Brochure: 5 February 2016

本售樓說明書印製日期：2016年2月5日

## POSSIBLE FUTURE CHANGE 日後可能出現的改變

There may be future changes to the Development and the surrounding areas.

發展項目及其周邊地區日後可能出現改變。

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
05 May 2016 2016年5月5日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
05 Aug 2016 2016年8月5日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
05 Nov 2016 2016年11月5日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AJ1	Updated the outline zoning plan etc. relating to the development. 更新關乎發展項目的分區計劃大綱圖等。
	AK	Updated the layout plan of the development. 更新發展項目的布局圖。
	AL1, AL9, AL11, AL17	Updated the floor plans of residential properties in the development. 更新發展項目的住宅物業的樓面平面圖。
	AN1, AN2	Updated the floor plans of parking spaces in the development. 更新發展項目中的停車位的樓面平面圖。
	AU1, AU2, AU3	Updated elevation plan. 更新立面圖。
26 Jan 2017 2017年1月26日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AL1, AL3, AL5, AL7	Updated the floor plans of residential properties in the development. 更新發展項目的住宅物業的樓面平面圖。

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
26 April 2017 2017年4月26日	AC	Deleted the paragraph “This Development is an uncompleted development”. 刪除「本發展項目屬未落成發展項目」一段。
	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AK	Updated the layout plan of the development. 更新發展項目的布局圖。
	AL1, AL3, AL5, AL7, AL9, AL11, AL13, AL15, AL17, AL19	Updated floor plans of residential properties in the development and revised the legend of terms and abbreviations used on floor plans. 更新發展項目的住宅物業的樓面平面圖及修訂樓面平面圖中所使用名詞及簡稱之圖例。
	AN1, AN2	Updated the floor plans of parking spaces in the development. 更新發展項目中的停車位的樓面平面圖。
	AU1, AU2, AU3	Updated elevation plans for the development. 更新發展項目的立面圖。
	AX9	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
26 July 2017 2017年7月26日	AC	Updated Information on the development. 更新發展項目的資料。
	AD	Updated information on vendor and others involved in the development. 更新賣方及有參與發展項目的其他人的資料。
	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AU1, AU2	Updated elevation plans. 更新立面圖。
	BJ	The section of “Information required to be set out by the Director of Lands under consent scheme” is deleted. (As the certificate of compliance of the development has been issued.) 刪除「按地政總署署長同意方案要求列出的資料」的章節。（由於發展項目的合格證明書經已發出。）
8 September 2017 2017年9月8日	AB	Updated the notes to purchasers of first-hand residential properties. 更新一手住宅物業買家須知。
	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。



Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
8 December 2017 2017年12月8日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
8 March 2018 2018年3月8日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。



