

# 22.裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

### 1. 外部裝修物料

a	外牆	裝修物料的類型	基座：玻璃幕牆、玻璃牆、鋁飾板配外牆磚。大廈：玻璃幕牆、鋁飾板配外牆磚
b	窗	框的用料	氟碳噴塗鋁框
		玻璃的用料	灰面玻璃
c	窗台	用料	不適用
		窗台板的裝修物料	不適用
d	花槽	裝修物料的類型	三樓平台花園層花槽鋪砌天然石磚及牆磚
e	陽台或露台	裝修物料的類型	(i) 露台裝有玻璃欄河，外牆鋪砌外牆磚，地台鋪砌地磚，天花板裝有鋁飾板 (ii) 陽台：不適用
		是否有蓋	露台有覆蓋
f	乾衣設施	類型	不適用
		用料	不適用

### 2. 室內裝修物料

			牆壁	地板	天花板	
a	大堂	地下住宅入口大堂裝修物料的類型	天然石、金屬板、玻璃板、木紋木皮飾面	天然石	木紋木皮假天花	
		住宅樓層升降機大堂裝修物料的類型	金屬板、玻璃板、牆磚	地磚	石膏板假天花	
b	內牆及天花板		牆壁	天花板		
		客廳裝修物料的類型	乳膠漆	乳膠漆		
		飯廳裝修物料的類型	乳膠漆	乳膠漆		
		睡房裝修物料的類型	乳膠漆	乳膠漆		
c	內部地板		地板	牆腳線		
		客廳裝修物料的類型	外露地台鋪砌地磚	木牆腳線		
		飯廳裝修物料的類型	外露地台鋪砌地磚	木牆腳線		
		睡房裝修物料的類型	外露地台鋪砌地磚	木牆腳線		
d	浴室		牆壁	地板	天花板	
		裝修物料的類型	外露牆身鋪砌飾面磚及玻璃間牆	外露地台鋪砌飾面磚	石膏板假天花	
		牆壁的裝修物料是否鋪至天花板	鋪至假天花底			
e	廚房		牆壁	地板	天花板	灶台
		裝修物料的類型	牆磚、玻璃板	外露地台鋪砌地磚	石膏板假天花	人造石檯面
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

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### 3. 室內裝置

			用料	裝修物料	配件
a	門	單位大門	防火實心木門及木框	木紋木皮飾面	門鎖
		露台門	a. 鋁框雙摺門 (5至33樓A及B單位) b. 鋁框門 (5樓至32樓C及D單位；28樓至32樓E單位)	玻璃	門鎖
		工作平台門	鋁框門 (5樓至33樓A及B單位；28樓至32樓E單位)	玻璃	門鎖
		平台門	a. 鋁框門 (5樓A、B、C、D及E單位； 33樓C單位其中一平台門) b. 鋁框雙摺門 (33樓B及C單位)	玻璃	門鎖
		睡房門	中空木趟門 (33樓B及C單位)	木紋木皮飾面	門鎖
		浴室門	玻璃門	玻璃	門鎖
b	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	櫃台面 洗手盆櫃	人造石檯面 木製配掛鏡
			潔具	洗手盤水龍頭	鍍鉻
				坐廁	搪瓷
				洗手盆	人造石
				毛巾架及廁紙架	鍍鉻
				淋浴間	玻璃
			浴室設備	隨樓附送之設備及品牌，請參閱「設備說明表」	
		(ii) 供水系統的類型及用料		冷水喉 熱水喉	銅喉 隔熱絕緣保護之銅喉
			(iii) 沐浴設施 (包括花灑或浴缸，如適用的話)	花灑	花灑龍頭
		浴缸		沒有	沒有
		(iv) 浴缸大小(如適用的話)	不適用		
		c	廚房		用料
(i) 洗滌盆	不銹鋼				
(ii) 供水系統	熱水喉採用隔熱絕緣銅喉，冷水喉採用銅喉				
	用料			裝修物料	
(iii) 廚櫃	木製廚櫃			塑料飾面及人造石檯面	
(iv) 所有其他裝置及設備的類型	其他裝置的類型			鍍鉻冷熱水龍頭	
	設備的類型			隨樓附送之設備及品牌，請參閱「設備說明表」	
d	睡房		裝置	類型	用料
		裝置(包括嵌入式衣櫃的類型及用料)	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
e	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
f	天線	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
g	電力裝置	(i) 供電附件(包括安全裝置)	提供所有電掣及插座之面板		
			各住宅單位均裝妥單相微型斷路器		
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 <sup>1</sup>		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		

h	氣體供應	類型	煤氣
		系統	煤氣喉接駁煤氣煮食爐及煤氣熱水爐
		位置	請參閱「機電裝置位置及數量說明表」
i	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」
		設計	設有洗衣機來、去水接駁喉位
j	供水	水管的用料	熱水喉採用隔熱絕緣銅喉，冷水喉採用銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露 <sup>2</sup>
		有否熱水供應	廚房及浴室供應熱水

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

4. 雜項

a	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立	
			產品型號	住宅大樓升降機1號：VFI-II	
				住宅大樓升降機2號：VFI-II	
				舖位1升降機3號：UAG-2T	
		(ii) 升降機的數目及到達的樓層	升降機的數目	3部	
到達的樓層	2部住宅大樓升降機到達所有住宅及基座樓層，舖位1專用升降機可到達舖位1三樓層				
b	信箱	用料	不銹鋼		
c	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	中央垃圾房設於地下		
			水錶	電錶	氣體錶
d	水錶、電錶及氣體錶	(i) 位置	每層之公共錶房	每層之公共錶房	每個住宅單位內設有煤氣錶
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

5. 保安設施

保安系統及設備	入口通道控制及保安系統	大廈入口設有訪客對講機，讀咭器及保安鎖。各住宅單位均裝有視像對講機系統。
	閉路電視	入口大堂及各住宅升降機均裝有閉路電視，連接大廈管理處。
嵌入式的裝備的細節	各住宅單位的視像對講機系統均設有警報掣功能連接大廈管理處。	
嵌入式裝備的位置	請參閱「機電裝置位置及數量說明表」	

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#### 6. 設備

設備說明表(5樓至33樓)

位置	設備	適用單位	品牌	型號(如有)	
				室內機	室外機
客飯廳 / 開放式單位	分體式冷氣機	A、B、C及D單位（5樓至32樓）；A及B單位（33樓）	Panasonic	CS-LE12SKA	CU-LE12SKA
	分體式冷氣機	E單位（5樓至32樓）；C單位（33樓）	Panasonic	CS-PS18QKA	CU-PS18QKA
睡房（33樓）	分體式冷氣機	B單位	Panasonic	CS-LE12SKA	CU-LE12SKA
	分體式冷氣機	C單位	Panasonic	CS-PS12QKA1	CU-PS12QKA1

位置	設備	適用單位	品牌	型號(如有)
廚房	煤氣煮食爐	所有單位	TGC - Elemento	TRJB12S-C
	微波爐	所有單位	SIEMENS	HF15M564HK
	抽油煙機	所有單位	SIEMENS	LI67SA530B
	二合一洗衣乾衣機	所有單位	SIEMENS	WK14D321HK
	內置式雪櫃	所有單位	SIEMENS	KU15LA65HK
	煤氣熱水爐	C及D單位（5樓至32樓）；E單位（5樓至31樓）	TGC	TRJW162TFL
浴室	煤氣熱水爐	A及B單位（5樓至32樓）；E單位（32樓）；A、B及C單位（33樓）	TGC	TRJW162TFL

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



### 1. Exterior Finishes

a	External wall	Type of finishes	Podium: curtain wall, glass wall, aluminium claddings, external wall tiles Tower: curtain wall, aluminium cladding, external wall tiles
b	Window	Material of frame	Fluorocarbon coating aluminium frame
		Material of glass	Grey tinted glass
c	Bay window	Material of bay window	Not applicable
		Material of window sill	Not applicable
d	Planter	Type of finishes	Planter of 3/F landscape floor finished with natural stone and tiles
e	Verandah or balcony	Type of finishes	(i) Balcony is fitted with glass balustrade. Walls: external wall tiles. Floor: floor tiles. Ceiling: aluminium panel (ii) Verandah: Not applicable
		Whether it is covered	Balcony is covered
f	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

### 2. Interior Finishes

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

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### 3. Interior Fittings

			Material	Finishes	Accessories
a	Doors	Main entrance door	Fire-rated solid core timber door and timber frame	Wood veneer panel	Lockset
		Balcony door	a. Aluminium frame bi-folding door (for Flats A & B on 5/F - 33/F)	Glass	Lockset
			b. Aluminium frame swing door (for Flats C & D on 5/F - 32/F, Flat E on 28/F - 32/F)		
		Utility Platform door	Aluminium frame swing door (for Flats A & B on 5/F - 33/F, Flat E on 28/F - 32/F)	Glass	Lockset
		Flat Roof door	a. Aluminium frame swing door (for Flats A, B, C, D & E on 5/F and one of the Flat Roof door on Flat C of 33/F) b. Aluminium frame bi-folding door (for Flats B & C on 33/F)	Glass	Lockset
		Bedroom door	Hollow core timber sliding door (for Flats B & C on 33/F)	Wood veneer panel	Lockset
		Bathroom door	Glass door	Glass	Lockset
		Description	Fittings & equipments	Type	Material
b	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Counter-top	Solid surfacing material counter-top
			Bathroom fittings	Cabinet	Timber cabinet with hanging mirror
				Wash basin mixer	Chrome plated
				Water closet	Vitreous China
				Wash basin	Solid surfacing material
				Towel rack and paper holder	Chrome plated
				Shower compartment	Glass
			Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliance Schedule"	
		(ii) Type and material of water supply system		Cold water supply	Copper water pipes
				Hot water supply	Copper water pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower mixer and shower set	Chrome plated
			Bath tub	Nil	Nil
		(iv) Size of bath tub, if applicable			Not applicable

			Material		
c	Kitchen	(i) Sink unit	Stainless steel sink		
		(ii) Water supply system	Copper water pipes for cold water supply & copper water pipes with thermal insulation for hot water supply		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber cabinet	Plastic laminate finish with solid surfacing material counter-top	
		(iv) Type of all other fittings and equipment	Other fittings	Chrome plated sink mixer	
			Other equipment	For the appliances provision and brand name, please refer to the “Appliance Schedule”	
			Fittings	Type	Material
d	Bedroom	Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
e	Telephone	Location and number of connection points	Please refer to the “Schedule and location for Electrical & Mechanical Provisions”		
f	Aerials	Location and number of connection points	Please refer to the “Schedule and location for Electrical & Mechanical Provisions”		
g	Electrical installations	(i) Electrical fittings (including safety devices)	Faceplate for all switches and power sockets		
			Single phase electricity supply with miniature circuit breaker distribution board		
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed <sup>1</sup>		
		(iii) Location and number of power points and air-conditioner points	Please refer to the “Schedule and location for Electrical & Mechanical Provisions”		
h	Gas supply	Type	Towngas		
		System	Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater for all Flats		
		Location	For the location of gas hob and gas water heater, please refer to the “Schedule and location for Electrical & Mechanical Provisions”		
i	Washing machine connection point	Location	Please refer to the “Schedule and location for Electrical & Mechanical Provisions”		
		Design	Drain point and water point are provided for washing machine		
j	Water supply	Material of water pipes	Copper water pipes with thermal insulation for hot water supply and copper water pipes for cold water supply		
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed <sup>2</sup>		
		Whether hot water is available	Hot water supply to kitchen and bathroom		

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

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

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#### 4. Miscellaneous

a	Lifts	(i) Brand name and model number	Brand Name	Hitachi	
			Model Number	Residential Tower lift No.1: VFI-II	
				Residential Tower lift No.2: VFI-II	
				Shop 1 lift No.3: UAG-2T	
		(ii) Number and floors served by them	Number of lifts	Three	
Floor served by the lifts	Two residential tower lifts serve all residential floors and podium floors; Shop 1 lift serve 3 storeys of Shop 1 only				
b	Letter box	Material	Stainless steel		
c	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse storage room is provided on G/F.		
			Water meter	Electricity meter	Gas meter
d	Water meter, electricity meter and gas meter	(i) Location	Common water meter cabinet on each floor	Common electrical meter room on each floor	Provided in each residential unit
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

#### 5. Security Facilities

Security system and equipment	Access Control	Visitor panel with access card reader is installed at the main entrance for resident access. Video door phone is provided in all residential units.
	CCTV	CCTV system is provided at residential entrance lobby and all residential lifts connecting directly to the caretaker's counter at the residential entrance lobby.
Details of built-in provisions	Video door phone and door release function connecting to the caretaker's counter at the residential entrance lobby.	
Location of built-in provisions	For the location of video door phone, please refer to the "Schedule and Location for Electrical & Mechanical Provisions".	

6. Appliances

Appliance Schedule (5/F-33/F)

Location	Appliances	Units apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living & Dining Room / Studio Flat	Split type air-conditioner	Flat A,B,C & D (5-32/F); Flat A & B (33/F)	Panasonic	CS-LE12SKA	CU-LE12SKA
	Split type air-conditioner	Flat E (5-32/F); Flat C (33/F)	Panasonic	CS-PS18QKA	CU-PS18QKA
Bedroom (33/F)	Split type air-conditioner	Flat B	Panasonic	CS-LE12SKA	CU-LE12SKA
	Split type air-conditioner	Flat C	Panasonic	CS-PS12QKA1	CU-PS12QKA1

Location	Appliances	Units apply	Brand	Appliances Model
Kitchen	Gas hob	All Flats	TGC - Elemento	TRJB12S-C
	Microwave oven	All Flats	SIEMENS	HF15M564HK
	Cooker hood	All Flats	SIEMENS	LI67SA530B
	Washer-dryer	All Flats	SIEMENS	WK14D321HK
	Built-in fridge	All Flats	SIEMENS	KU15LA65HK
	Gas water heater	Flat C&D (5/F-32/F); Flat E (5/F-31/F)	TGC	TRJW162TFL
Bathroom	Gas water heater	Flat A&B (5/F-32/F); Flat E (32/F); Flat A,B&C (33/F)	TGC	TRJW162TFL

Remark: 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.

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5樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 5/F

位置 Location	描述 Description		A	B	C	D	E
大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1
開放式廚房 Open Kitchen	單頭插座 Single socket outlet	供已安裝電器 For electrical appliance installed	3	3	3	3	3
	雙頭插座 Twin socket outlet		1	1	1	1	1
	來及去水位 Water and drain point	供洗衣乾衣機 For washer and dryer	1	1	1	1	1
	總電掣箱 Minature circuit breakers board		1	1	1	1	1
	煤氣熱水爐 Gas water heater		0	0	1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房抽油煙機 For kitchen exhaust hood	1	1	1	1	1
	門鈴 Door bell		1	1	1	1	1
	視像通話掣 Video door phone		1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房煤氣煮食 For kitchen gas cooker	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	0	0	1	1	1
開放式單位 Studio Flat	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1	1	1	1	1
	電視及電台天線插座 TV&FM outlet		1	1	1	1	1
	電話插座 Telephone outlet		2	2	2	2	2
	雙頭插座 Twin socket outlet		2	2	2	2	2
	燈位 Lighting point		7	7	8	8	8
浴室 Bathroom	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	1	1	0	0	0
	煤氣熱水爐遙控器 Gas water heater remote control unit		1	1	1	1	1
	煤氣熱水爐 Gas water heater		1	1	0	0	0
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For exhaust fan	1	1	1	1	1
	單頭插座 Single socket outlet		1	1	1	1	1
露台 (如有) Balcony (If any)	燈位 Lighting point		1	1	1	1	0
	防水隔離器 Waterproof isolator	供分體冷氣室外機 For outdoor A/C unit	1	1	1	1	0
工作平台 (如有) Utility Platform (If any)	燈位 Lighting point		1	1	-	-	0
冷氣機平台 A.C. Platform	防水隔離器 Waterproof isolator	供分體冷氣室外機 For outdoor A/C unit	0	0	0	0	1



6樓至27樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 6/F to 27/F

位置 Location	描述 Description		A	B	C	D	E
大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1
開放式廚房 Open Kitchen	單頭插座 Single socket outlet	供已安裝電器 For electrical appliance installed	3	3	3	3	3
	雙頭插座 Twin socket outlet		1	1	1	1	1
	來及去水位 Water and drain point	供洗衣乾衣機 For washer and dryer	1	1	1	1	1
	總電掣箱 Minature circuit breakers board		1	1	1	1	1
	煤氣熱水爐 Gas water heater		0	0	1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房抽油煙機 For kitchen exhaust hood	1	1	1	1	1
	門鈴 Door bell		1	1	1	1	1
	視像通話掣 Video door phone		1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房煤氣煮食 For kitchen gas cooker	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	0	0	1	1	1
開放式單位 Studio Flat	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1	1	1	1	1
	電視及電台天線插座 TV&FM outlet		1	1	1	1	1
	電話插座 Telephone outlet		2	2	2	2	2
	雙頭插座 Twin socket outlet		2	2	2	2	2
	燈位 Lighting point		6	6	7	7	7
浴室 Bathroom	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	1	1	0	0	0
	煤氣熱水爐遙控器 Gas water heater remote control unit		1	1	1	1	1
	煤氣熱水爐 Gas water heater		1	1	0	0	0
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For exhaust fan	1	1	1	1	1
	單頭插座 Single socket outlet		1	1	1	1	1
露台 (如有) Balcony (If any)	燈位 Lighting point		1	1	1	1	0
	防水隔離器 Waterproof isolator	供分體冷氣室外機 For outdoor A/C unit	1	1	1	1	0
工作平台 (如有) Utility Platform (If any)	燈位 Lighting point		1	1	-	-	0
冷氣機平台 A.C. Platform	防水隔離器 Waterproof isolator	供分體冷氣室外機 For outdoor A/C unit	0	0	0	0	1

## 22.裝置、裝修物料及設備

### FITTINGS, FINISHES AND APPLIANCES

28樓至32樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 28/F to 32/F

位置 Location	描述 Description		A	B	C	D	E
大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1
開放式廚房 Open Kitchen	單頭插座 Single socket outlet	供已安裝電器 For electrical appliance installed	3	3	3	3	3
	雙頭插座 Twin socket outlet		1	1	1	1	1
	來及去水位 Water and drain point	供洗衣乾衣機 For washer and dryer	1	1	1	1	1
	總電掣箱 Minature circuit breakers board		1	1	1	1	1
	煤氣熱水爐 Gas water heater		0	0	1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房抽油煙機 For kitchen exhaust hood	1	1	1	1	1
	門鈴 Door bell		1	1	1	1	1
	視像通話掣 Video door phone		1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房煤氣煮食 For kitchen gas cooker	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	0	0	1	1	1
開放式單位 Studio Flat	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1	1	1	1	1
	電視及電台天線插座 TV&FM outlet		1	1	1	1	1
	電話插座 Telephone outlet		2	2	2	2	2
	雙頭插座 Twin socket outlet		2	2	2	2	2
	燈位 Lighting point		6	6	7	7	7
浴室 Bathroom	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	1	1	0	0	0
	煤氣熱水爐遙控器 Gas water heater remote control unit		1	1	1	1	1
	煤氣熱水爐 Gas water heater		1	1	0	0	0
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For exhaust fan	1	1	1	1	1
	單頭插座 Single socket outlet		1	1	1	1	1
露台 (如有) Balcony (If any)	燈位 Lighting point		1	1	1	1	1
	防水隔離器 Waterproof isolator	供分體冷氣室外機 For outdoor A/C unit	1	1	1	1	0
工作平台 (如有) Utility Platform (If any)	燈位 Lighting point		1	1	-	-	1
冷氣機平台 A.C. Platform	防水隔離器 Waterproof isolator	供分體冷氣室外機 For outdoor A/C unit	0	0	0	0	1

5樓住宅單位平台機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 5/F Flat Roof

位置 Location	描述 Description		A	B	C	D	E
平台 Flat Roof	燈位 Lighting point		2	2	1	1	1

33樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 33/F

位置 Location	描述 Description		A	B	C
大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1
客飯廳 Living and Dining Room	電視及電台天線插座 TV&FM outlet		-	1	1
	電話插座 Telephone outlet		-	2	2
	雙頭插座 Twin socket outlet		-	2	2
	燈位 Lighting point		-	2	5
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	-	1	1
睡房1 Bedroom 1	電視及電台天線插座 TV&FM outlet		-	1	1
	電話插座 Telephone outlet		-	1	1
	雙頭插座 Twin socket outlet		-	3	3
	燈位 Lighting point		-	1	1
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	-	1	1
開放式單位 Studio Flat	電視及電台天線插座 TV&FM outlet		1	-	-
	電話插座 Telephone outlet		2	-	-
	雙頭插座 Twin socket outlet		2	-	-
	燈位 Lighting point		3	-	-
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1	-	-

## 22.裝置、裝修物料及設備

### FITTINGS, FINISHES AND APPLIANCES

33樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 33/F

位置 Location	描述 Description		A	B	C
浴室 Bathroom	單頭插座 Single socket outlet		1	1	1
	燈位 Lighting point		4	4	4
	煤氣熱水爐 Gas water heater		1	1	1
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For exhaust fan	1	1	1
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	1	1	1
	煤氣熱水爐遙控器 Gas water heater remote control unit		1	1	1
開放式廚房 Open Kitchen	單頭插座 Single socket outlet	供已安裝電器 For electrical appliance installed	3	3	3
	雙頭插座 Twin socket outlet		1	1	1
	燈位 Lighting point		1	1	1
	來及去水位 Water and drain point	供洗衣乾衣機 For washer and dryer	1	1	1
	總電掣箱 Minature circuit breakers board		1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房抽油煙機 For kitchen exhaust hood	1	1	1
	門鈴 Door bell		1	1	1
	視像通話掣 Video door phone		1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房煤氣煮食 For kitchen gas cooker	1	1	1
露台 Balcony	燈位 Lighting point		1	2	-
	防水隔離器 Waterproof isolator	供分體冷氣室外機 For outdoor A/C unit	1	1	-
工作平台 Utility Platform	燈位 Lighting point		1	2	-
	防水隔離器 Waterproof isolator	供分體冷氣室外機 For outdoor A/C unit	0	1	0
冷氣機平台 A/C Platform	防水隔離器 Waterproof isolator	供分體冷氣室外機 For outdoor A/C unit	0	0	2
平台（如有） Flat Roof (if any)	燈位 Lighting point		-	1	2

## 23. 服務協議

### SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

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

## 24.地稅

### GOVERNMENT RENT

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

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



## 25. 買方的雜項付款

### MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

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

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.
3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note: The purchaser should pay to the manager and not the vendor (the owner) of the development the deposits for water, electricity and gas and the debris removal fee.

## 26. 欠妥之處的保養責任期

### DEFECT LIABILITY WARRANTY PERIOD

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

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

## 27. 斜坡維修 MAINTENANCE OF SLOPES

不適用。

Not Applicable.

## 28. 修訂 MODIFICATION

不適用。

Not Applicable.

# 29.申請建築物總樓面面積寬免的資料

## INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

### 獲寬免總樓面面積的設施分項

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

		面積(平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.(#)	停車場及上落客貨地方(公共交通總站除外)	-
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	34.879
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	407.961
2.3(#)	非強制性或非必要機房，例如空調機房、風櫃房等	49.313
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	214
4.	加闊的公用走廊及升降機大堂	-
5.	公用空中花園	-
6.	隔聲牆	-
7.	翼牆、捕風器及風斗	-
8.	非結構預製外牆	19.825
9.	工作平台	85.5
10.	隔音屏障	-
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	11.325
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	133.968
13.	有上蓋的園景區及遊樂場	85.686
14.	橫向屏障/有蓋人行道、花棚	-
15.	擴大升降機井道	98.905
16.	煙囪管道	11.414
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	-
18.(#)	強制性設施或必要機房所需的管槽、氣槽	94.449
19.	非強制性設施或非必要機房所需的管槽、氣槽	-
20.	環保系統及設施所需的機房、管槽及氣槽	-
21.	複式住宅單位及洋房的中空	-
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	18.233

		面積(平方米)
其他項目		
23.(#)	庇護層，包括庇護層兼空中花園	48.416
24.(#)	其他伸出物	-
25.	公共交通總站	-
26.(#)	共用構築物及樓梯	-
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	14.639
28.(#)	公眾通道	-
29.	因建築物後移導致的覆蓋面積	-
額外總樓面面積		
30.	額外總樓面面積	-

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

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

29.申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m <sup>2</sup> )
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1. (#)	Carpark and loading/unloading area excluding public transport terminus	-
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.	34.879
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.	407.961
2.3 (#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	49.313
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	214
4.	Wider common corridor and lift lobby	-
5.	Communal sky garden	-
6.	Acoustic fin	-
7.	Wing wall, wind catcher and funnel	-
8.	Non-structural prefabricated external wall	19.825
9.	Utility platform	85.5
10.	Noise barrier	-
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	11.325
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	133.968
13.	Covered landscaped and play area	85.686
14.	Horizontal screens/covered walkways, trellis	-
15.	Larger lift shaft	98.905
16.	Chimney shaft	11.414
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	-

		Area (m <sup>2</sup> )
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room	94.449
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	-
21.	Void in duplex domestic flat and house	-
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	18.233
Other Exempted Items		
23. (#)	Refuge floor including refuge floor cum sky garden	48.416
24. (#)	Other projections	-
25.	Public transport terminus	-
26. (#)	Party structure and common staircase	-
27. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	14.639
28. (#)	Public passage	-
29.	Covered set back area	-
Bonus GFA		
30.	Bonus GFA	-

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

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



## 30. 有關資料

### RELEVANT INFORMATION

#### 1. 吊船操作

在公契管理人安排為發展項目的外牆(包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台)及發展項目的「公用地方與設施」進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間，吊船(不論是永久或臨時的吊船裝置)將會停泊在住宅單位的平台上，並在住宅單位的平台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。

#### 2. 通行至5樓平台的「住宅公用地方」

根據公契，為了檢查、清潔、保養、維修、改動、翻新及重建發展項目的「公用地方與設施」的目的，公契管理人有權通行至位於發展項目5樓A室、B室及E室平台上的「住宅公用地方」。

#### 1. Operation of gondola

During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities of the development as arranged by the DMC Manager, gondola(s) (whether its installation is permanently or temporarily) will be parked on the flat roofs and operated in air space directly above the flat roofs as well as outside the windows and the balconies and the utility platforms of the residential units.

#### 2. Access to Residential Common Areas on flat roofs on 5/F

Under the Deed of Mutual Covenant, the DMC Manager shall have the right to gain access to the Residential Common Areas on the flat roofs of Flat A, Flat B and Flat E on 5/F of the development for the purpose of inspection, cleaning, maintenance, repairing, altering, renewing and rebuilding of the Common Areas and Facilities of the development.

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

發展項目及其周邊地區日後可能出現改變。 There may be future changes to the development and the surrounding areas.  
本售樓說明書印製日期：2016年8月24日 Date of printing of this Sales Brochure : 24th August 2016





檢視/修改日期 Examination/Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2016年11月22日 22nd November 2016	1	修訂目錄的內容。 Revise the information of table of contents.
	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	27-28	修訂公契的摘要。 Revise the summary of deed of mutual covenant.
	29-30	修訂批地文件的摘要。 Revise the summary of land grant.
	35-36	更新立面圖。 Update the elevation plans.
	42, 47	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
	56	更新修訂的內容。 Update the modification.
	59	新增有關資料。 Add the relevant information.
2017年2月20日 20th February 2017	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	48-50	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
	48-1, 48-2	加入48-1及48-2頁裝置、裝修物料及設備的資料。 Add pages 48-1 and 48-2 for the information of fittings, finishes and appliances.

檢視/修改日期 Examination/Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2017年4月10日 10th April 2017	17-22	更新發展項目的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the development.
	33-34	更新發展項目中的建築物的橫截面圖。 Update the cross-section plans of building in the development.
	35-36	更新立面圖。 Update the elevation plans.
	40, 44	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
2017年7月7日 7th July 2017	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	49	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
2017年10月4日 4th October 2017	2 - 5-2	更新並改用一手住宅物業買家須知於2017年8月1日發出之最新版本。 Update with the latest version of the notes to purchasers of first-hand residential properties dated 1st August 2017.
	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	14	更新發展項目的分區計劃大綱圖。 Update the outline zoning plan of the development.
2018年1月2日 2nd January 2018	12	更新發展項目的所在位置圖。 Update the location plan of the development.

檢視/修改日期 Examination/Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2018年3月29日 29th March 2018	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	35-36	更新立面圖。 Update the elevation plans.
	42,47	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes & appliances.