CITY HUB 津匯

Sales Brochure 售樓説明書

CITY
津匯
HUB

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

This Note is issued by the Sales of First-hand Residential Properties Authority (SRPA) for the purpose of section 19(1) of the Residential Properties (First-hand Sales) Ordinance.

Notes to Purchasers of First-hand Residential Properties

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

<u>For all first-hand residential properties</u>

1. Important information
   - Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (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[1] 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[2]. 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 visualise 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.

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- 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.

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[3] 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-

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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Remarks:

1 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.

2 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.

3 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.

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此須知是由一手住宅物業銷售監管局為施行《一手住宅物業銷售條例》第19(1)條而發出的。

一手住宅物業買家須知

你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.srpe.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[1]。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和內部尺寸[2]。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」的部份，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買意向。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[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「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	電郵	電話	傳真
消費者委員會	www.consumer.org.hk	cc@consumer.org.hk	2929 2222	2856 3611
地產代理監管局	www.eaa.org.hk	enquiry@eaa.org.hk	2111 2777	2598 9596
香港地產建設商會			2826 0111	2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2017年 8月

備註：
1 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。
2 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。
3 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。

INFORMATION ON THE DEVELOPMENT
發展項目的資料

NAME OF THE STREET AT WHICH THE DEVELOPMENT IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE DEVELOPMENT
No. 8 Kowloon City Road, No. 44 Chi Kiang Street and No. 6 Kowloon City Road

THE DEVELOPMENT CONSISTS OF ONE MULTI-UNIT BUILDING

TOTAL NUMBER OF STOREYS
28 storeys (excluding Roof, Lift Machine Room Floor, Pump Room Floor, Lower Upper Roof, Upper Roof, B1/F and B2/F)

FLOOR NUMBERING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT
B2/F, B1/F, G/F, 1/F-13/F, 15/F-23/F, 25/F-29/F, Roof, Lift Machine Room Floor, Pump Room Floor, Lower Upper Roof and Upper Roof

THE OMITTED FLOOR NUMBERS
14/F and 24/F

REFUGE FLOOR
Located on 11/F

發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目而編配的門牌號數
九龍城道8號，浙江街44號及九龍城道6號

發展項目包含一幢多單位建築物

樓層總數
28層 (不包括天台、升降機房層、泵房層、低層上層天台、上層天台，地庫1樓及地庫2樓)

發展項目的經批准的建築圖則所規定的樓層號數
地庫2樓、地庫1樓、地下、1樓至13樓、15樓至23樓、25樓至29樓、天台、升降機房層、泵房層、低層上層天台及上層天台

被略去的樓層號數
14樓及24樓

庇護層
設於11樓

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
Urban Renewal Authority (as "Owner")
Rosy Value Limited (as "Person so engaged")

Remark:
1. "Owner" means the legal or beneficial owner of the residential properties of the Development; and
2. "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

HOLDING COMPANY OF THE VENDOR
HOLDING COMPANY OF THE OWNER (Urban Renewal Authority)
Not Applicable

HOLDING COMPANY OF THE PERSON SO ENGAGED (ROSY VALUE LIMITED)
Not Applicable

AUTHORIZED PERSON FOR THE DEVELOPMENT
Ms. Chow Wai Lee

THE FIRMS OR CORPORATION OF WHICH AN AUTHORIZED PERSON FOR THE DEVELOPMENT IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY
WDA Architects Limited

BUILDING CONTRACTOR FOR THE DEVELOPMENT
W. Hing Construction Company Limited

FIRMS OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
Mayer Brown JSM
P. C. Woo & Co.

ANY AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT
Chong Hing Bank Limited

ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT
Not Applicable

賣方
市區重建局 (作為"擁有人")
達賞有限公司 (作為"如此聘用的人")

附註:
1. "擁有人" 指發展項目的住宅物業的法律上的擁有人或實益擁有人
2. "如此聘用的人" 指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士

賣方的控權公司
擁有人(市區重建局)的控權公司
不適用

如此聘用的人(達賞有限公司)的控權公司
不適用

發展項目的認可人士
周蕙禮女士

發展項目的認可人士及以其專業身分擔任經營人、董事或僱員的商號或法團
WDA Architects Limited

發展項目的承建商
永興聯合建築有限公司

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
胡百全律師事務所

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
創興銀行有限公司

已為發展項目的建造提供貸款的任何其他人
不適用

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;	One director of the Person so engaged (Rosy Value Limited) is the immediate family member of the Authorized Person
(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;	Not applicable
(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;	No
(j) The Vendor[#], a holding company of the Vendor[#], or a building contractor for the Development, is a private company, and an Authorised Person for the Development, or an associate of such an Authorised Person, holds at least 10% of the issued shares in that Vendor[#], holding company or contractor;	No
(k) The Vendor[#], a holding company of the Vendor[#], or a building contractor for the Development, is a listed company, and such an Authorised 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 Authorised Person, or such an associate, is an employee, director or secretary of that Vendor[#] or contractor or of a holding company of that Vendor[#];	No
(m) The Vendor[#] or a building contractor for the Development is a partnership, and such an Authorised 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;	No
(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 the 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[#];	No
(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 Authorised 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[#];	No
(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[#].	No

[#]A reference "Vendor" is a reference to either Urban Renewal Authority (as Owner) or Rosy Value Limited (as Person so engaged).

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；	如此聘用的人(達賞有限公司)之一位董事為上述認可人士的家人
(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；	不適用
(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。	否
(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；	否
(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；	否
(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；	否
(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；	否
(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份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；	否
(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。	否

[#]在此提述賣方即提述市區重建局(作為擁有人)或達賞有限公司(作為如此聘用的人)。

INFORMATION ON DESIGN OF THE DEVELOPMENT
發展項目的設計的資料

There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
本發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

There are curtain walls forming part of the enclosing walls of the Development.
本發展項目有構成圍封牆的一部分的幕牆。

The range of thickness of the curtain walls of the Development is 300mm.
發展項目的幕牆的厚度範圍為300毫米。

Total Area of the Curtain Walls of Each Residential Property:
每個住宅物業的幕牆的總面積:

Total Area Schedule of Curtain Walls 幕牆總面積表

Floor 樓層	Flat 單位	Total Area of the Curtain Walls of Each Residential Property (sq.m) 每個住宅物業的幕牆之總面積 (平方米)
5/F 五樓	A	0.389
	B	0.675
	C	0.602
	D	2.532
	E	0.581
	F	1.935
	G	0.944
	H	1.121
6/F to 10/F & 12/F 六樓至十樓及十二樓	A	0.389
	B	0.675
	C	0.602
	D	2.532
	E	0.581
	F	0.624
	G	1.320
	H	0.944
	J	1.121
13/F to 26/F (14/F and 24/F omitted) 十三樓至二十六樓 (不設十四樓及二十四樓)	A	3.608
	B	0.914
	C	0.824
	D	2.642
	E	0.581
	F	0.624
	G	2.177
	H	0.689
	J	2.339
27/F 二十七樓	A	4.328
	B	3.664
	C	4.638
28/F & 29/F 二十八樓及二十九樓 (Duplex 複式單位)	A	12.363
	B	8.827

Remark:
11/F is the refuge floor, 14/F and 24/F are omitted.

備註:
11樓為庇護層，不設14樓及24樓。

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

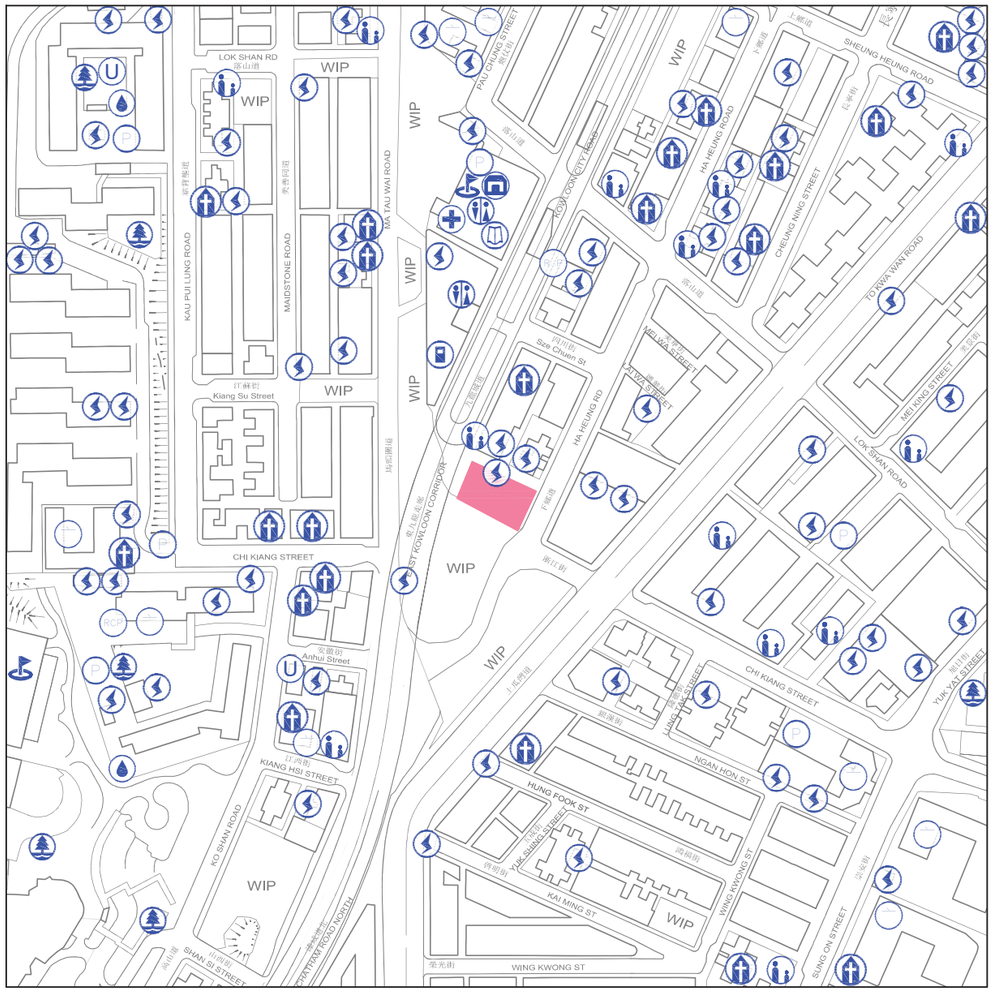
THE MANAGER OF THE DEVELOPMENT UNDER THE LATEST DRAFT DEED OF MUTUAL COVENANT

Chevalier Property Management Limited

根據有關公契的最新擬稿，獲委任為本發展項目的管理人

其士富居物業管理有限公司

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



The location plan of the Development was made with reference from the Survey Sheet T11-NE-C dated 14/03/2018 and T11-NW-D dated 14/03/2018 from Survey and Mapping Office of the Lands Department, with adjustment if necessary.

發展項目的所在位置圖乃參考地政總署測繪處14/03/2018之測繪圖T11-NE-C及14/03/2018之測繪圖T11-NW-D後擬備，有需要的地方經修正處理。

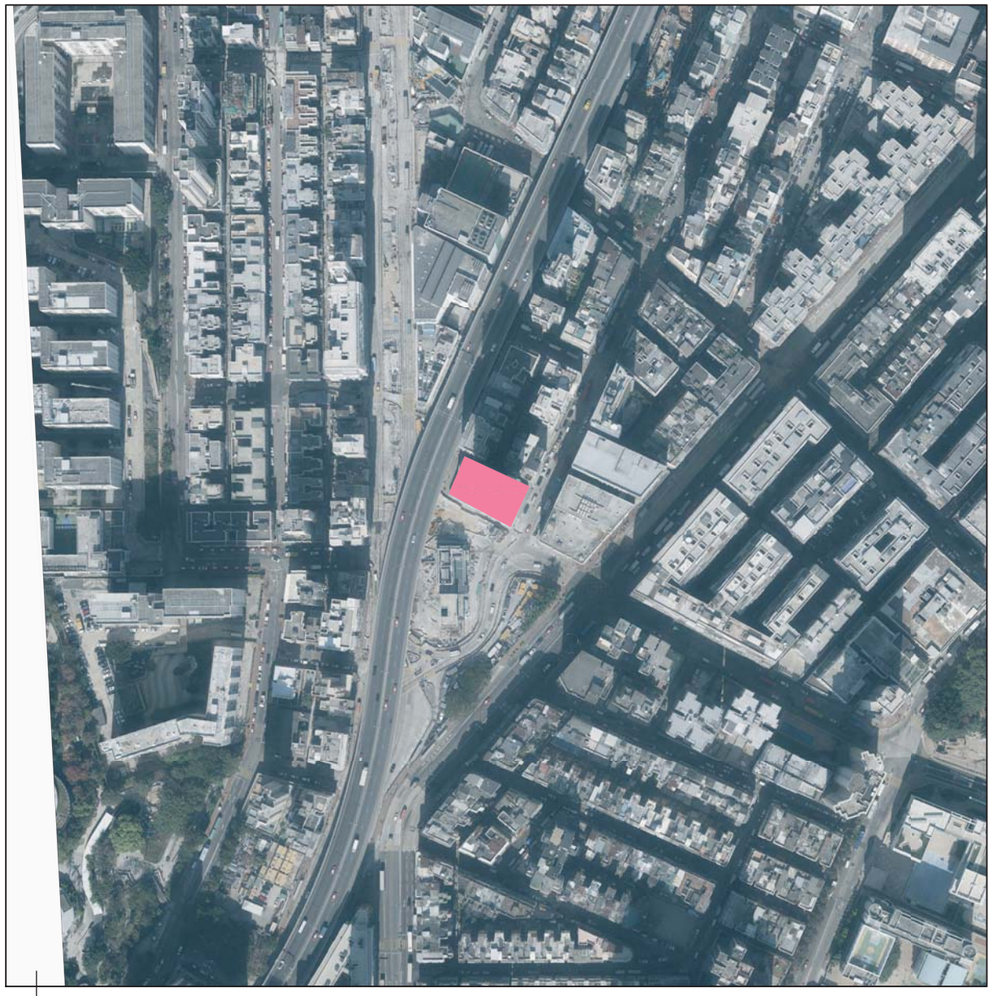
NOTATION 圖例

- An oil depot 油庫
- A school (including a kindergarten) 學校 (包括幼稚園)
- A refuse collection point 垃圾收集站
- A public utility installation 公用事業設施裝置
- A public carpark (including a lorry park) 公眾停車場 (包括貨車停泊處)
- A market (including a wet market and a wholesale market) 市場 (包括濕貨市場及批發市場)
- A religious institution (including a church, a temple and a Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)
- A power plant (including electricity sub-stations) 發電廠 (包括電力分站)
- Social welfare facilities (including an elderly centre and a home for the mentally disabled) 社會福利設施 (包括老人中心及弱智人士護理院)
- Sports facilities (including a sports ground and a swimming pool) 體育設施 (包括運動場及游泳池)
- A public park 公園
- A library 圖書館
- A petrol filling station 油站
- A public convenience 公廁
- A clinic 診療所

Remarks:
1. Due to techinical reasons (e.g. irregular boundary), this Location Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
2. The Map reproduced with permission of the Director of Lands. ©The Government of the Hong Kong SAR. Licence No.50/2017.
3. The vendor also 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.

備註:
1. 由於技術問題(如邊界不規則)，此位置圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章)所要求顯示的範圍。
2. 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 50/2017。
3. 賣方亦建議準買家到有關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。

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



This blank area falls outside the coverage of the aerial photograph.
此空白範圍不為本鳥瞰照片所覆蓋。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, Photo No. E030298C dated on 27th Dec 2017.
摘錄自地政總署測繪處於2017年12月27日在6,000呎飛行高度拍攝之鳥瞰照片，圖片編號為E030298C。

Location of the Development
發展項目的位置

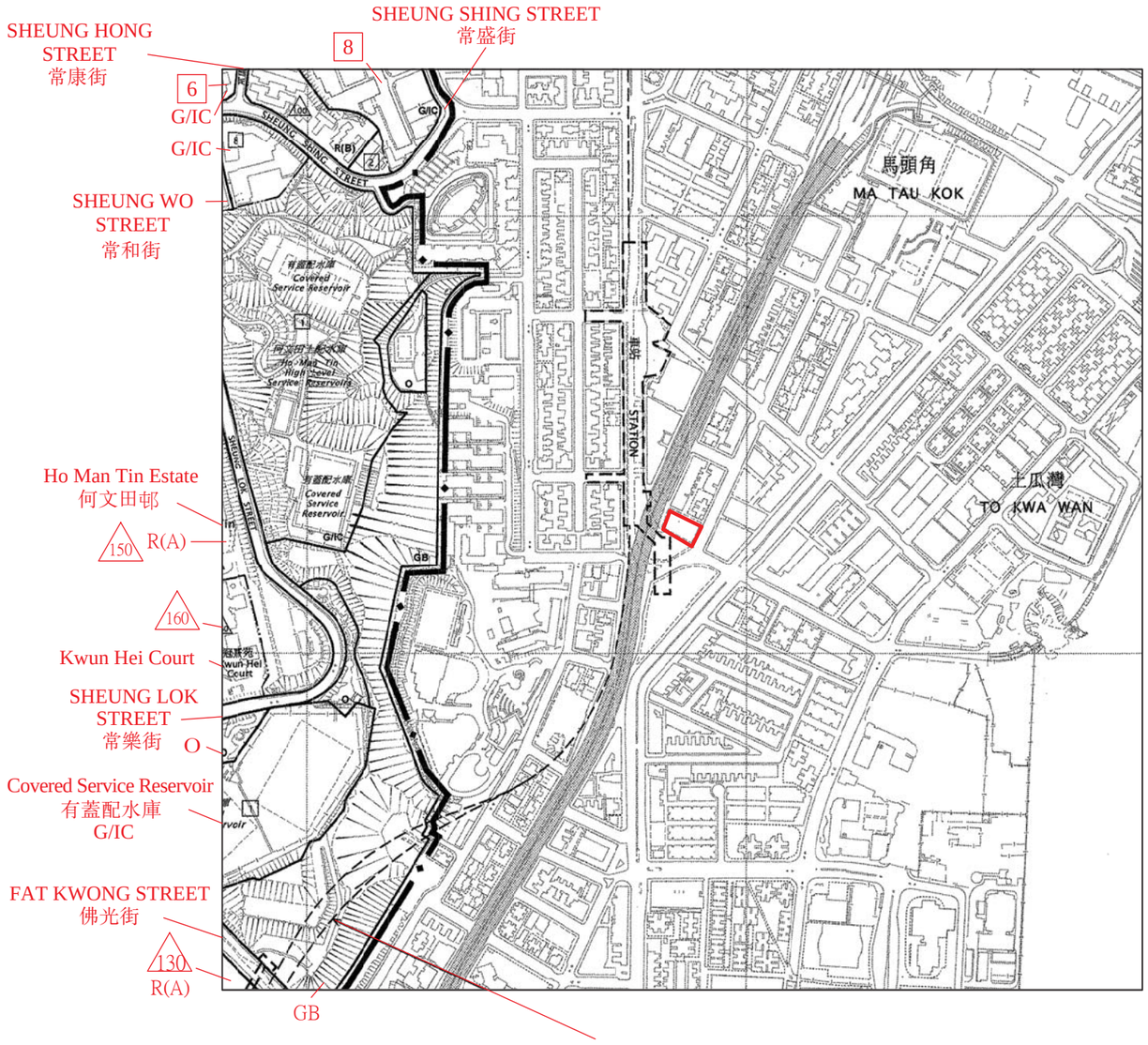
Remarks:
1. Due to techinical reasons (e.g. irregular boundary), The above two Aerial Photographs have shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

This blank area falls outside the coverage of the aerial photograph.
此空白範圍不為本鳥瞰照片所覆蓋。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, Photo No. E030299C dated on 27th Dec 2017.
摘錄自地政總署測繪處於2017年12月27日在6,000呎飛行高度拍攝之鳥瞰照片，圖片編號為E030299C。

備註:
1. 由於技術問題(如邊界不規則)，上述兩張鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》(第621章)所要求顯示的範圍。
2. 香港特別行政區政府地政總署測繪處©版權所有，未經許可，不可複製。

OUTLINE ZONING PLAN RELATING OF THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE SHATIN TO CENTRAL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE(CHAPTER 519) ON 27.3.2012 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

行政長官會同行政會議於二零一二年三月二十七日根據鐵路條例〔第519章〕批准沙中綫鐵路方案有關方案所述的鐵路顯示在這份圖則上只供參考之用。

Location of the Development
發展項目的位置

SCALE 比例

0 100 200 300 400 500 M/米

Extract from the Approved Ho Man Tin (KPA 6&7) Outline Zoning Plan No. S/K7/24 gazetted on 18/09/2015 from Planning Department of The Government of the Hong Kong Special Administrative Region with adjustment to show the Development site boundary and other information in red.
圖則摘錄自香港特別行政區政府規劃署之何文田(九龍規劃區第6及7區)分區計劃大綱核准圖，圖則編號S/K7/24，刊憲日期18/09/2015，經處理並以紅色顯示發展項目邊界及其他資料。

NOTATION 圖例

Zones 地帶

- R(A) Residential (Group A) 住宅 (甲類)
- R(B) Residential (Group B) 住宅 (乙類)
- G/IC Government, Institution or Community 政府、機構或社區
- O Open Space 休憩用地
- GB Green Belt 綠化地帶

Communications 交通

- Railway and Station (Underground) 鐵路及車站(地下)
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- Building Height Control Zone Boundary 建築物高度管制區界線
- 100 Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度(在主水平基準上若干米)
- 8 Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)

Remarks:
1. Due to techinical reasons (e.g. irregular boundary), this Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
2. The vendor also 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.
3. As of the date of printing of this Sales Brochure, the "Railway and Station" as shown in this Outline Zoning Plan is still under construction. The construction, planning, design and completion date of the relevant facilities are subject to the final decision and/or approval of the Government. The actual location thereof upon completion may be different from that as shown in the above plan. The Vendor does not give any offer, representation, undertaking or warranty, whether express or implied, in relation thereto.
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備註:
1. 由於技術問題(如邊界不規則)，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章)所要求顯示的範圍。
2. 賣方亦建議準買家到有關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。
3. 此分區計劃大綱內顯示之「鐵路及車站」部分，在本售樓說明書印刷當日仍在興建中。有關設施的興建、規劃、設計及完工日期將以政府最終的決定及/或批准為準。落成後其實際位置可能與上圖顯示者有所不同。賣方就此並不作出任何不論明示或暗示之邀約、陳述、承諾或保證。
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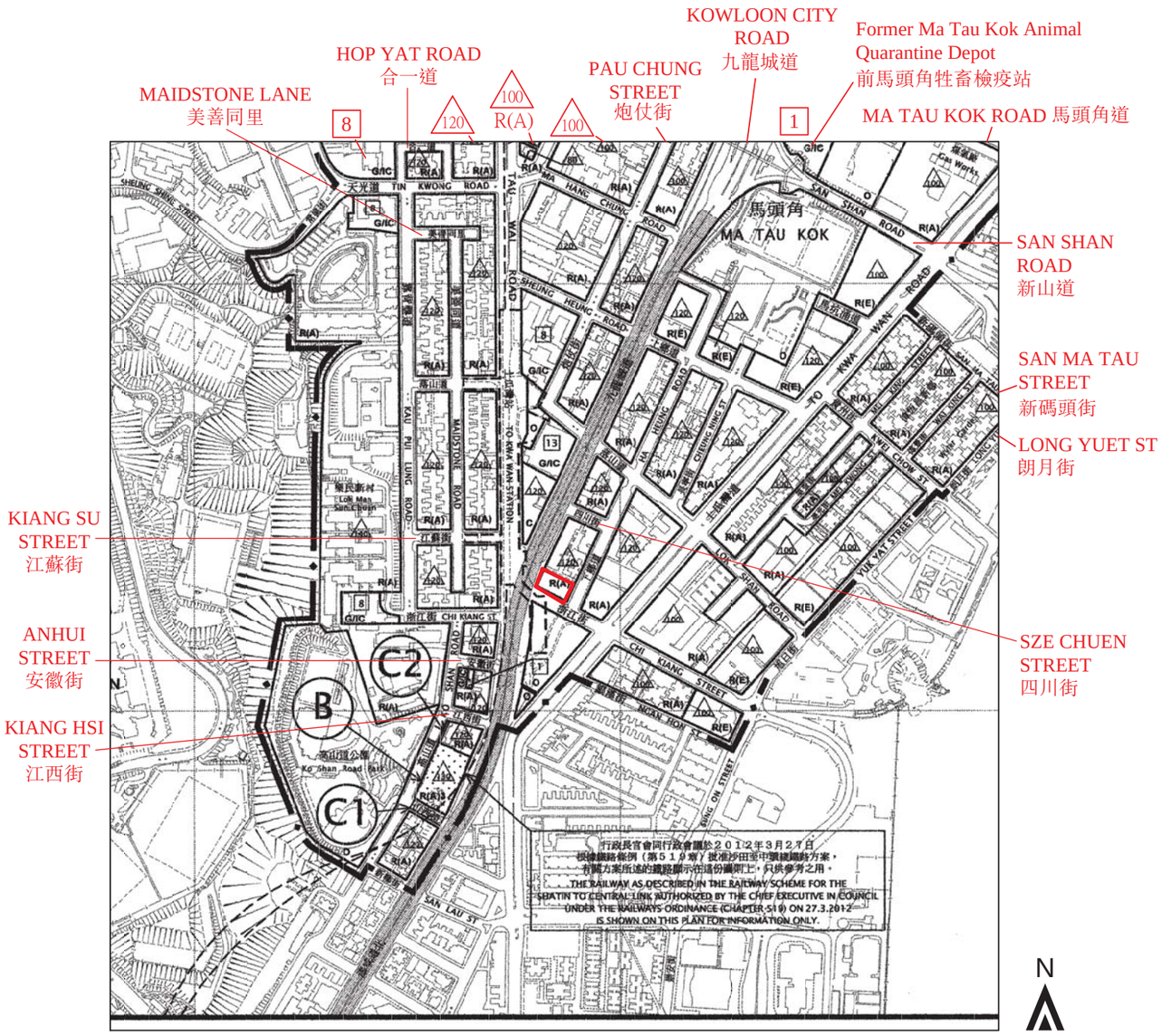
OUTLINE ZONING PLAN RELATING OF THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



This Blank area falls outside the coverage of the relevant Outline Zoning Plan

當區分區計劃大綱圖並不覆蓋本空白範圍

Location of the Development
發展項目的位置

SCALE 比例

0 100 200 300 400 500 M/米

Extract from the draft Ma Tau Kok (KPA 10) Outline Zoning Plan No. S/K10/23 gazetted on 09/03/2018 from Planning Department of The Government of the Hong Kong Special Administrative Region with adjustment to show the Development site boundary and other information in red.
圖則摘錄自香港特別行政區政府規劃署之馬頭角(九龍規劃區第10區)分區計劃大綱草圖，圖則編號S/K10/23，刊憲日期09/03/2018，經處理並以紅色顯示發展項目邊界及其他資料。

NOTATION 圖例

Zones 地帶

- C Commerical 商業
- R(A) Residential (Group A) 住宅 (甲類)
- R(E) Residential (Group E) 住宅 (戊類)
- G/IC Government, Institution or Community 政府、機構或社區
- O Open Space 休憩用地

Communications 交通

- Railway and Station (Underground) 鐵路及車站(地下)
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- Building Height Control Zone Boundary 建築物高度管制區界線
- 80 Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度(在主水平基準上若干米)
- 1 Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)

Remarks:
1. Due to technical reasons (e.g. irregular boundary), this Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
2. The vendor also 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.
3. As of the date of printing of this Sales Brochure, the "Railway and Station" as shown in this Outline Zoning Plan is still under construction. The construction, planning, design and completion date of the relevant facilities are subject to the final decision and/or approval of the Government. The actual location thereof upon completion may be different from that as shown in the above plan. The Vendor does not give any offer, representation, undertaking or warranty, whether express or implied, in relation thereto.
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備註:
1. 由於技術問題(如邊界不規則)，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章)所要求顯示的範圍。
2. 賣方亦建議準買家到有關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。
3. 此分區計劃大綱內顯示之「鐵路及車路」部分，在本售樓說明書印刷當日仍在興建中。有關設施的興建、規劃、設計及完工日期將以政府最終的決定及/或批准為準。落成後其實際位置可能與上圖顯示者有所不同。賣方就此並不作出任何不論明示或暗示之邀約、陳述、承諾或保證。
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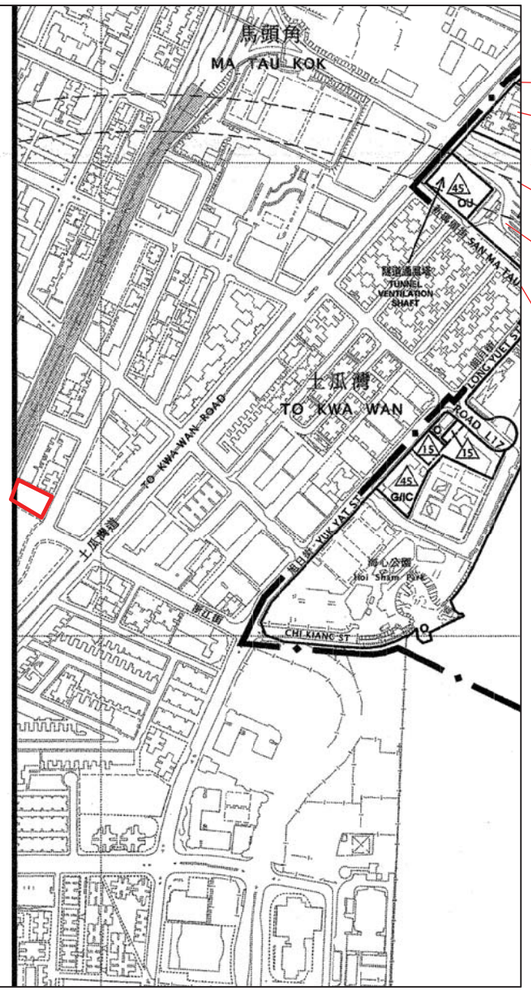
OUTLINE ZONING PLAN RELATING OF THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖

This Blank area falls outside the coverage of the relevant Outline Zoning Plan
當區分區計劃大綱圖並不覆蓋本空白範圍



The Outline Zoning Plan is adopted from part of Kowloon Planning Area No. 22 - Draft Kai Tak Outline Zoning Plan No. S/K22/5 gazetted on 17 February 2017 with adjustment to show the Development site boundary and other information in red.
摘錄自憲報公布日期為2017年2月17日之九龍規劃區第22區 - 啓德分區計劃大綱草圖編號S/K22/5，經處理並以紅色顯示發展項目邊界及其他資料。

NOTATION 圖例

Zones 地帶

- R(A) Residential (Group A) 住宅 (甲類)
- G/IC 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

Communications 交通

- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- Building Height Control Zone Boundary 建築物高度管制區界線
- 15 Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度(在主水平基準上若干米)
- NBA Non-Bulidng Area 非建築用地

Location of the Development
發展項目的位置

SCALE 比例
0 100 200 300 400 500 M/米

Remarks:
1. Due to techinical reasons (e.g. irregular boundary), this Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap621).
2. The vendor also 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.
3. As of the date of printing of this Sales Brochure, the “Proposed Central Kowloon Route” referred to in this draft Outline Zoning Plan is still under planning. Its construction, planning, design and completion date are subject to the final decision and/or approval of the Government. The actual location thereof upon completion may be different from that as shown in the above plan. The Vendor does not give any offer, representation, undertaking or warranty, whether express or implied, in relation thereto.
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備註:
1. 由於技術問題(如邊界不規則)，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章)所要求顯示的範圍。
2. 賣方亦建議準買家到有關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。
3. 此分區計劃大綱草圖內提述之「建議的中九龍幹線」，在本售樓說明書印刷當日仍在規劃中。其興建、規劃、設計及完工日期將以政府最終的決定及/或批准為準。落成後其實際位置可能與上圖顯示者有所不同。賣方就此並不作出任何不論明示或暗示之邀約、陳述、承諾或保證。
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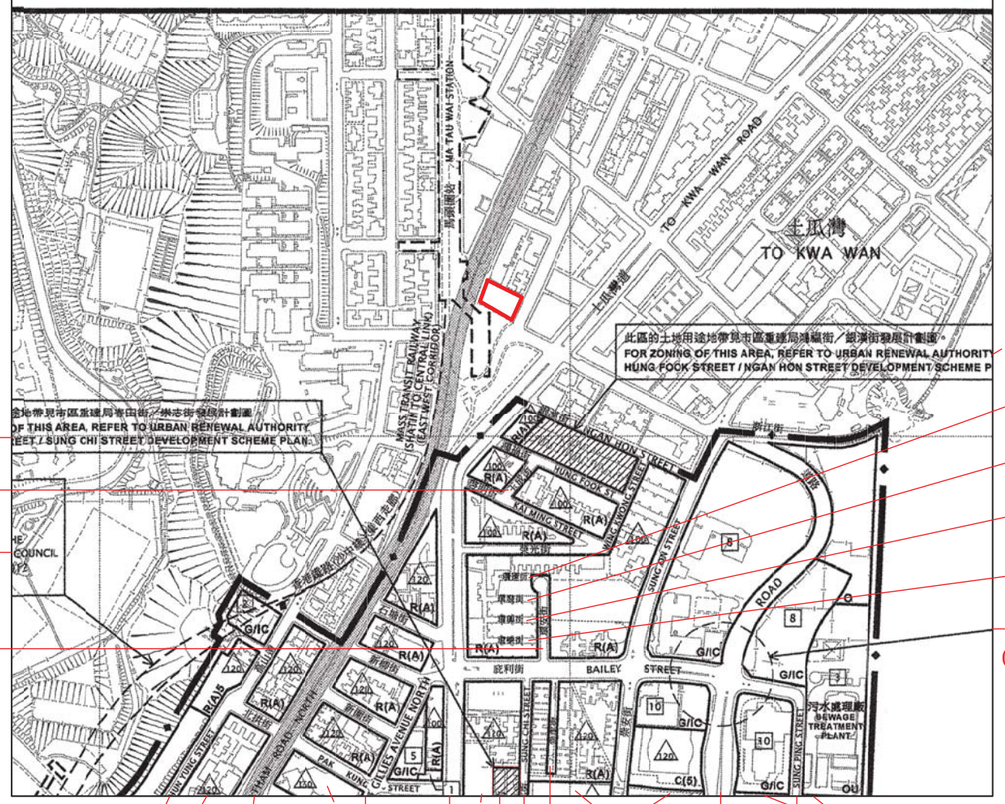
OUTLINE ZONING PLAN RELATING OF THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖

This Blank area falls outside the coverage of the relevant Outline Zoning Plan
當區分區計劃大綱圖並不覆蓋本空白範圍



FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY CHUN TIN STREET / SUNG CHI STREET DEVELOPMENT SCHEME PLAN.
此區的土地用途地帶見市區重建局春田街/崇志街發展計劃圖。

YUK SHING STREET
玉成街

WAN ON STREET
環安街

FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY HUNG FOOK STREET / NGAN HON STREET DEVELOPMENT SCHEME PLAN.
此區的土地用途地帶見市區重建局鴻福街/銀漢街發展計劃圖。

WAN TAT STREET
環達街

WAN FAT STREET
環發街

WAN HING STREET
環興街

WAN LOK STREET
環樂街

ROAD JUNCTION (SUBJECT TO DETAILED DESIGN)
路口(有待詳細設計)

N

R(A)
R(A)6
R(A)

SHUN YUNG STREET 信用街
CHATHAM ROAD NORTH 漆咸道北
GILLIES AVENUE NORTH 機利士北路
MA TAU WAI ROAD 馬頭圍道
CHUN TIN STREET 春田街
SUNG CHI STREET 崇志街
SUNG KIT STREET 崇潔街

BUSINESS 商貿 120 OU

HUNG HOM ROAD
紅磡道

BUSINESS 商貿 100 OU

SUNG PING STREET
崇平街

THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE SHATIN TO CENTRAL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE(CHAPTER 519) ON 27.3.2012 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.
行政長官會同行政會議於2012年3月27日根據鐵路條例〔第519章〕批准沙田至中環綫鐵路方案，有關方案所述的鐵路顯示在這份圖則上，只供參考之用。

Location of the Development
發展項目的位置

SCALE 比例

0 100 200 300 400 500 M/米

Extract from the Approved Hung Hom (KPA 9) Outline Zoning Plan No. S/K9/26 gazetted on 10/11/2017 from Planning Department of The Government of the Hong Kong Special Administrative Region with adjustment to show the Development site boundary and other information in red.
圖則摘錄自香港特別行政區規劃署之紅磡(九龍規劃區第9區)分區計劃大綱核准圖，圖則編號S/K9/26，刊憲日期10/11/2017，經處理並以紅色顯示發展項目邊界及其他資料。

NOTATION 圖例

Zones 地帶

- C Commerical 商業
- R(A) Residential (Group A) 住宅 (甲類)
- R(E) Residential (Group E) 住宅 (戊類)
- G/IC 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

Communications 交通

- Railway and Station (Underground) 鐵路及車站(地下)
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- Building Height Control Zone Boundary 建築物高度管制區界線
- 80 Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度(在主水平基準上若干米)
- 8 Maximum Building Height (In Number of Storeys) 最高建築物高度 (樓層數目)

Remarks:
1. Due to techinical reasons (e.g. irregular boundary), this Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
2. The vendor also 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.
3. As of the date of printing of this Sales Brochure, the "Railway and Station" as shown in this Outline Zoning Plan is still under construction. The construction, planning, design and completion date of the relevant facilities are subject to the final decision and/or approval of the Government. The actual location thereof upon completion may be different from that as shown in the above plan. The Vendor does not give any offer, representation, undertaking or warranty, whether express or implied, in relation thereto.
4. Survey and Mapping Office, Lands Department. The Government of HKSAR © Copyright reserved - reproduction by permission only.

備註:
1. 由於技術問題(如邊界不規則)，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章)所要求顯示的範圍。
2. 賣方亦建議準買家到有關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。
3. 此分區計劃大綱內顯示之「鐵路及車路」部分，在本售樓說明書印刷當日仍在興建中。有關設施的興建、規劃、設計及完工日期將以政府最終的決定及/或批准為準。落成後其實際位置可能與上圖顯示者有所不同。賣方就此並不作出任何不論明示或暗示之邀約、陳述、承諾或保證。
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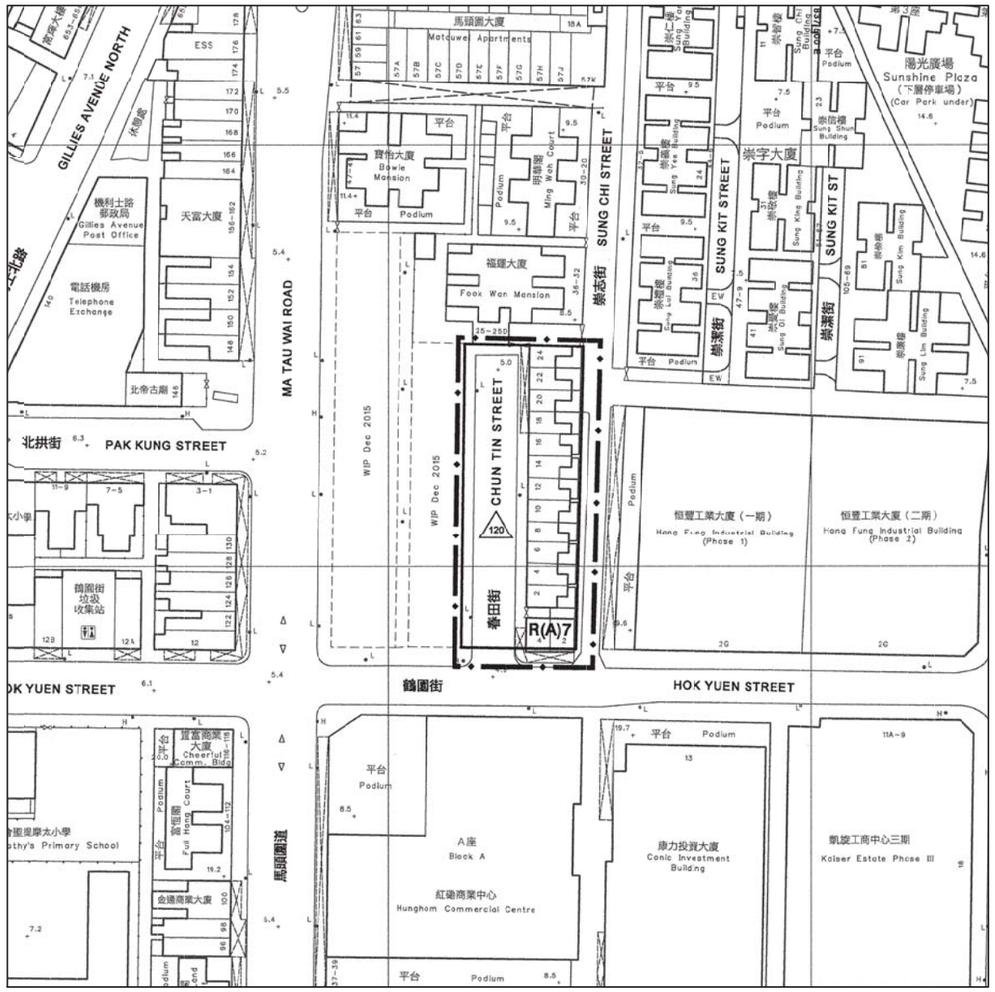
OUTLINE ZONING PLAN RELATING OF THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



The Development Scheme Plan is adopted from part of Urban Renewal Authority Chun Tin Street/Sung Chi Street Development Scheme Plan No. S/K9/URA1/2 gazetted on 10 November 2017.
摘錄自憲報公布日期為2017年11月10日之市區重建局春田街/崇志街發展計劃圖編號S/K9/URA1/2。

NOTATION 圖例

Boundary of development scheme
發展計劃範圍界線

R(A)7 — Residential (Group A) 7
住宅 (甲類) 7

120 — Maximum Building Height (In Meters Above Principal Datum)
最高建築物高度 (在主水平基準上若干米)

SCALE 比例

0 20 40 60 80 100 M/米

Remarks:
1. The vendor also 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.
2. Survey and Mapping Office, Lands Department. The Government of HKSAR © Copyright reserved - reproduction by permission only.

備註:
1. 賣方亦建議準買家到有關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。
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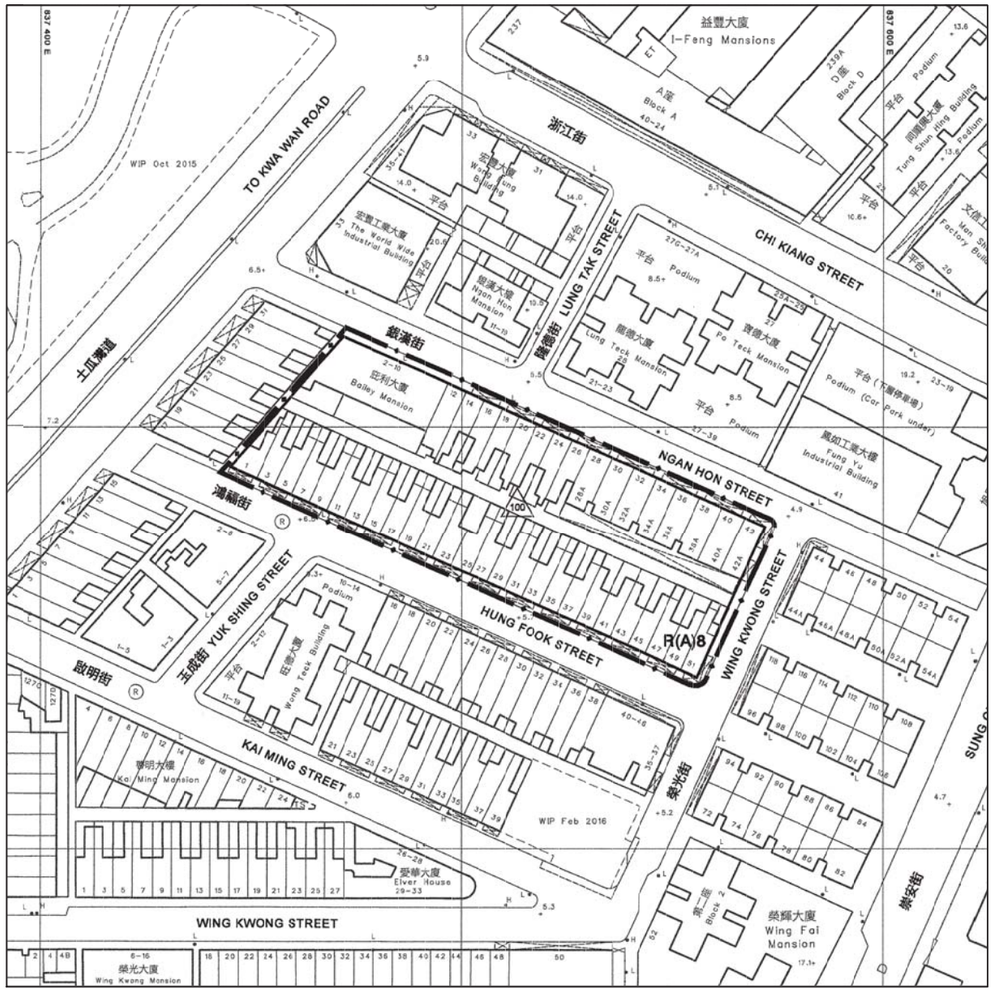
OUTLINE ZONING PLAN RELATING OF THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



SCALE 比例

0 20 40 60 80 100 M/米

The Development Scheme Plan is adopted from part of Urban Renewal Authority Hung Fook Street/Ngan Hon Street Development Scheme Plan No. S/K9/URA2/2 gazetted on 10 November 2017.
摘錄自憲報公布日期為2017年11月10日之市區重建局鴻福街/銀漢街發展計劃圖編號S/K9/URA2/2。

NOTATION 圖例

Boundary of development scheme
發展計劃範圍界線

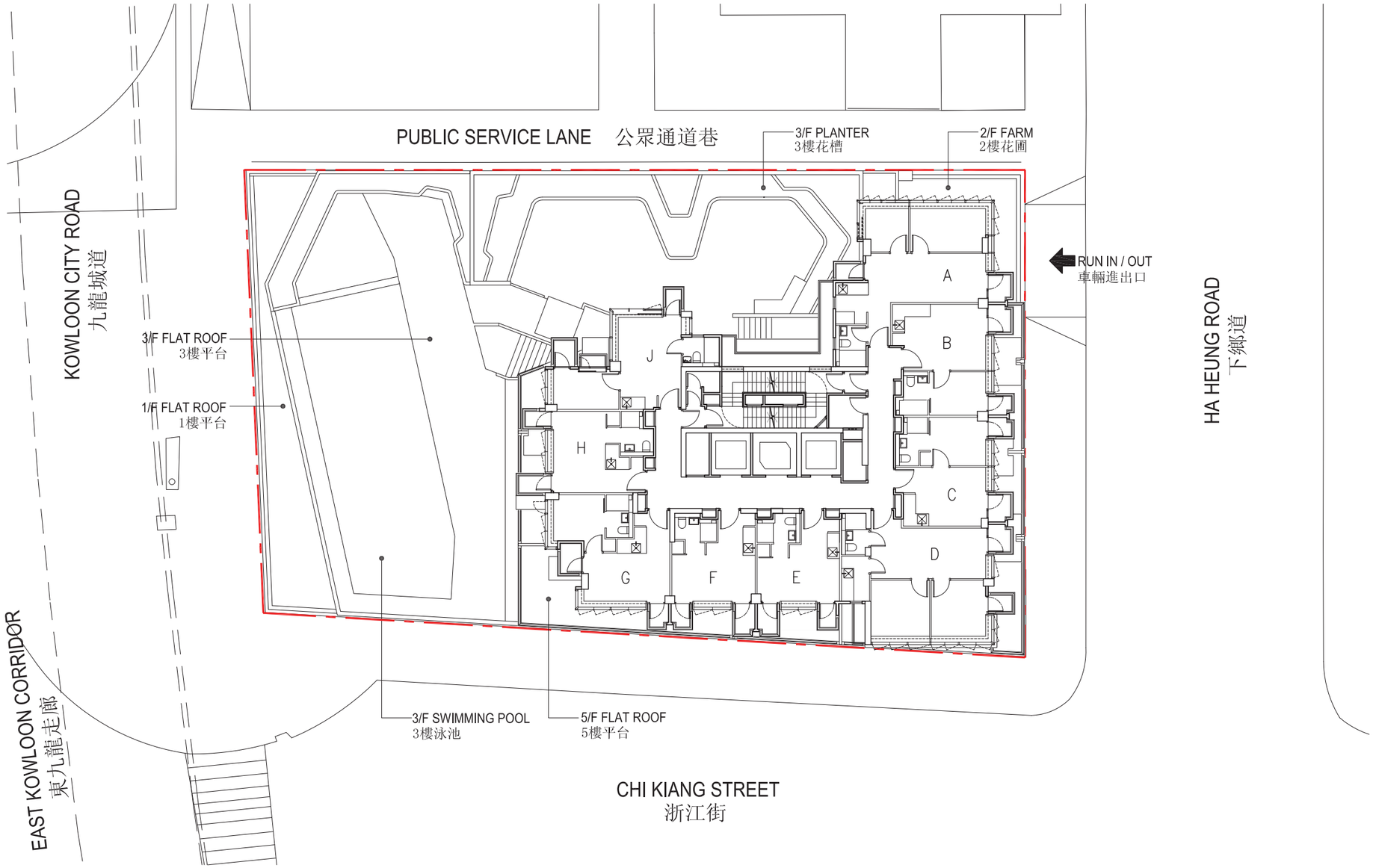
R(A)8 — Residential (Group A) 8
住宅 (甲類) 8

100 — Maximum Building Height (In Meters Above Principal Datum)
最高建築物高度 (在主水平基準上若干米)

Remarks:
1. The vendor also 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.
2. Survey and Mapping Office, Lands Department. The Government of HKSAR © Copyright reserved - reproduction by permission only.

備註:
1. 賣方亦建議準買家到有關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。
2. 香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得翻印。

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



Boundary Line of the Development 發展項目的界線

SCALE 比例

0 25 M/米

Remark :
The layout of residential tower of the Development shown in the plan is based on the layout applicable to 13/F.

備註：
圖中所示之發展項目的住宅大樓布局參照適用於十三樓之布局。

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

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

B.R.	= Bedroom 睡房
BATH	= Bathroom 浴室
LIV.	= Living Room 客廳
DIN.	= Dining Room 飯廳
BAL.	= Balcony 露台
U.P.	= Utility Platform 工作平台
A/C PLATFORM	= Air-conditioning Platform 冷氣機平台
P.D.	= Pipe Duct 管道槽
H.R.	= Hose Reel 消防喉轆
ELEC. DUCT	= Electric Duct 電線槽
V.D.	= Vent Duct 通風管槽
W.M.C.	= Water Meter Cabinet 水錶櫃
FAN RM. FOR REFUSE	= Fan Room for Refuse Storage and Material Recovery Room 垃圾及物料回收室的風機房
REFUSE RM.	= Refuse Storage and Material Recovery Room 垃圾及物料回收室
POOL	= Swimming Pool 泳池

Remarks applicable to the floor plans of this section:

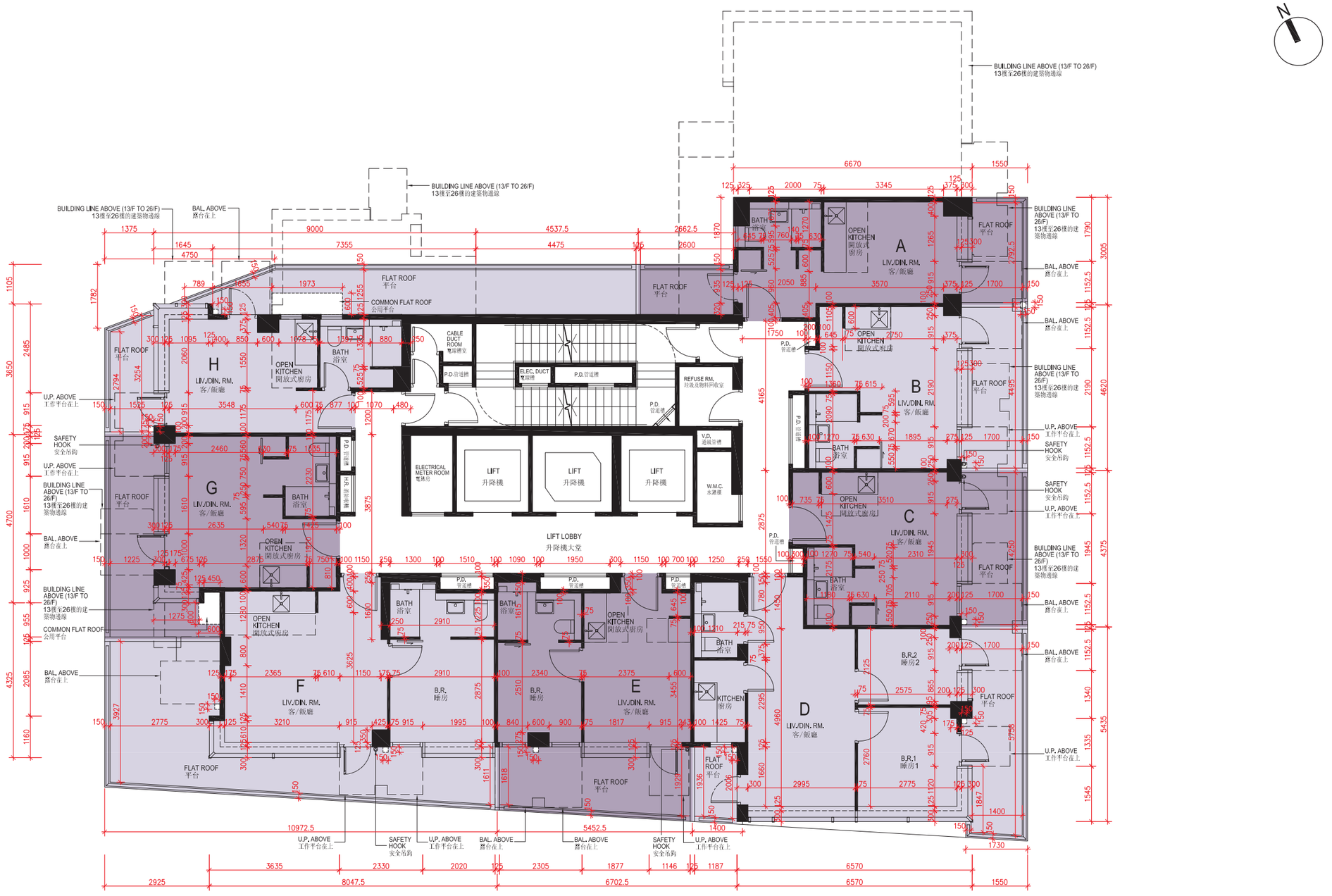
1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Balcony and utility platform are non-enclosed areas.
3. There may be architectural features and/or exposed pipes on external walls of some of the floors. Please refer to the latest approved building plans for details.
4. Common drain pipes are located at external wall(s) adjacent to balcony and/or utility platform and/or flat roof and/or roof of some residential properties. Please refer to the latest approved building plans for details.
5. There are ceiling bulkheads, false ceiling and/or sunken slabs in living room, dining room, bedrooms, corridor, bathroom and/or kitchen of some residential properties for pipes of the air-conditioning system and/or mechanical & electrical services. Please refer to the latest approved building plans for details.
6. The indications of fittings such as sinks, toilet bowls, bathtubs, wash basins, etc. shown on the floor plan are indications of their approximate locations only and not indication of their actual size, design and shapes.

適用於本節各樓面平面圖之備註：

1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
2. 露台及工作平台為不可封閉之地方。
3. 部份樓層外牆範圍設有建築裝飾及 / 或外露喉管。詳情請參考最新的經批准建築圖則。
4. 部份住宅物業的露台、工作平台、平台、及/ 或天台側外牆有公用去水渠。詳情請參考最新的經批准建築圖則。
5. 部份住宅物業客廳、飯廳、睡房、走廊、浴室及 / 或廚房之裝飾橫樑或假天花及/ 或跌級樓板內裝置冷氣喉管及/ 或機電設備。詳情請參考最新的經批准建築圖則。
6. 平面圖所示之裝置如洗滌盤、坐廁、浴缸、面盆等供展示其大約位置而非展示實際大小、設計及形狀。

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

5/F Floor Plan:
五樓平面圖：



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

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans (mm) 按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)			The floor-to-floor height of each residential property as provided in the approved building plans of the Development (mm) 按發展項目的經批准的建築圖則所規定，每個住宅物業的層與層之間的高度 (毫米)
		Flat (excluding balcony and utility platform) 單位(不包括露台及工作平台)	Balcony 露台	Utility Platform 工作平台	
5/F 五樓	A	180	-	-	3500
	B	180	-	-	3500
	C	125, 180	-	-	3500
	D	125, 180, 200	-	-	3500
	E	200	-	-	3500
	F	180	-	-	3500
	G	180	-	-	3500
	H	180	-	-	3500

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. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development).

Remarks :

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. There is no verandah in the residential properties of the Development.

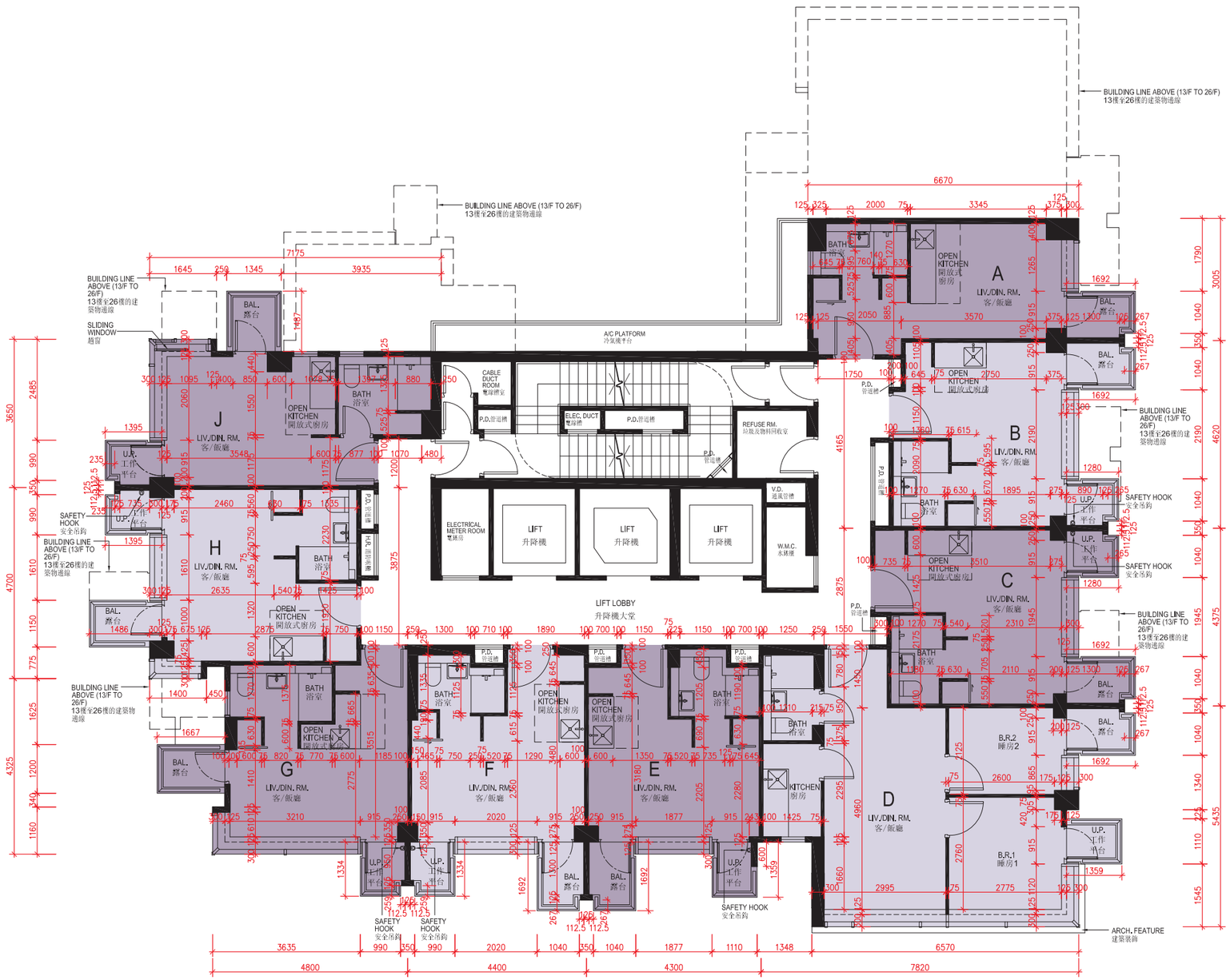
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目) 。

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 發展項目的住宅物業並無陽台。

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

6/F to 10/F and 12/F Floor Plan:
六樓至十樓及十二樓平面圖：



六樓G單位部分平面圖
Part Plan for 6/F Unit G

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

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans (mm) 按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)			The floor-to-floor height of each residential property as provided in the approved building plans of the Development (mm) 按發展項目的經批准的建築圖則所規定，每個住宅物業的層與層之間的高度 (毫米)
		Flat (excluding balcony and utility platform) 單位(不包括露台及工作平台)	Balcony 露台	Utility Platform 工作平台	
6/F-10/F 六樓至十樓	A	180	125, 200	-	3325
	B	180	125, 200	125, 200	3325
	C	125, 180	125, 200	125, 200	3325
	D	125, 180, 200	125, 200	125	3325
	E	200	125, 200	125, 200	3325
	F	180	125, 200	125, 200	3325
	G	180	125	125, 200	3325
	H	180	125	125, 200	3325
	J	180	125	125, 200	3325
12/F 十二樓	A	2000^	125, 200	-	5500
	B	2000^	125, 200	125, 200	5500
	C	2000^	125, 200	125, 200	5500
	D	2000^	125, 200	125	5500
	E	2000^	125, 200	125, 200	5500
	F	2000^	125, 200	125, 200	5500
	G	2000^	125	125, 200	5500
	H	2000^	125	125, 200	5500
	J	2000^	125	125, 200	5500

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. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development).

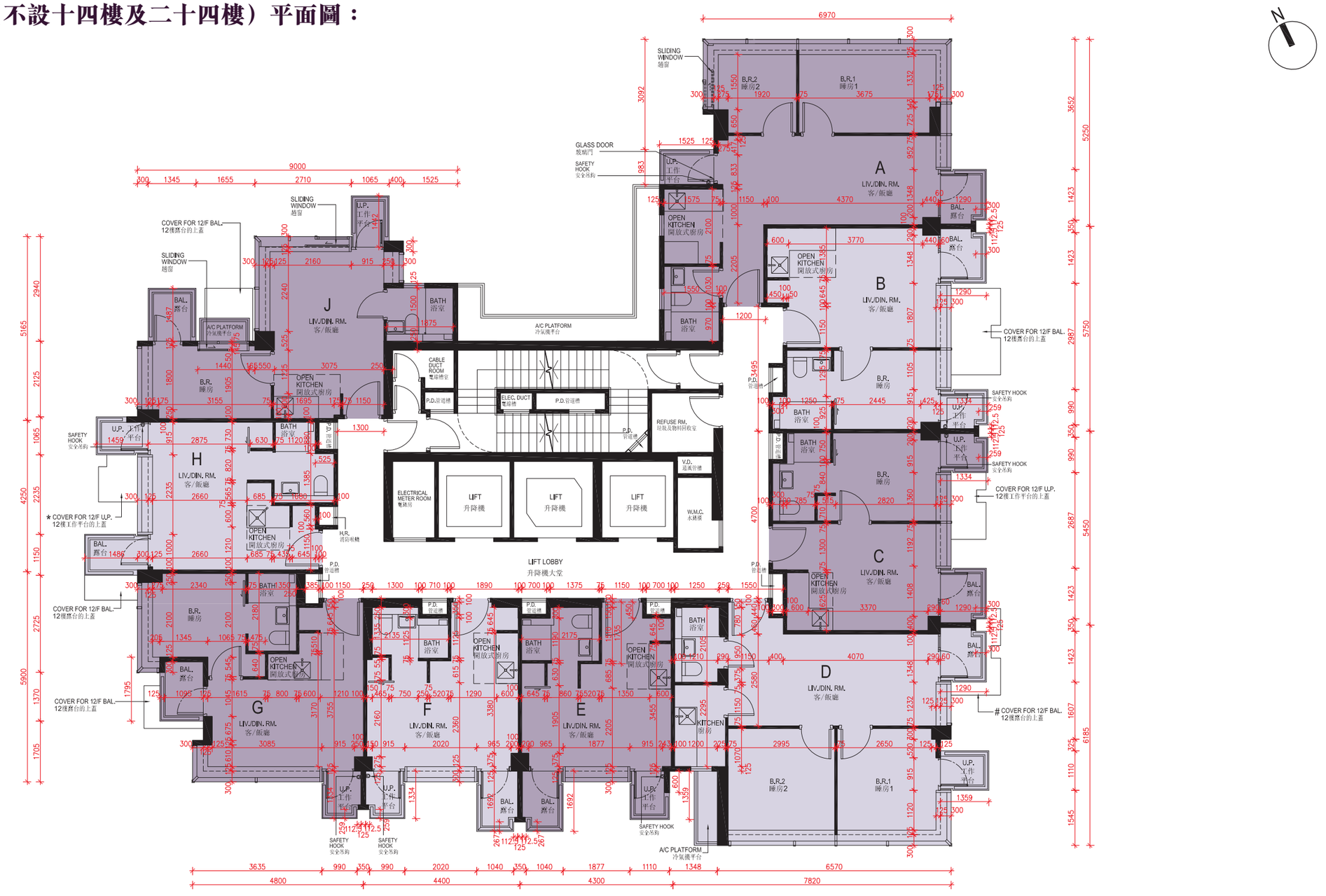
Remarks :
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. ^ Denotes that the thickness of transfer plate includes 500mm thick concrete fill.
3. There is no verandah in the residential properties of the Development.

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(註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目)。

備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. ^ 標示該轉換層的厚度包括500毫米的混凝土填料。
3. 發展項目的住宅物業並無陽台。

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

13/F to 26/F (14/F and 24/F omitted) Floor Plan:
十三樓至二十六樓（不設十四樓及二十四樓）平面圖：



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

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans (mm) 按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)			The floor-to-floor height of each residential property as provided in the approved building plans of the Development (mm) 按發展項目的經批准的建築圖則所規定，每個住宅物業的層與層之間的高度 (毫米)
		Flat (excluding balcony and utility platform) 單位(不包括露台及工作平台)	Balcony 露台	Utility Platform 工作平台	
13/F,15/F-25/F (24/F Omitted) 十三樓、十五樓 至 二十五樓 (不設二十四樓)	A	125, 200	125, 200	125	3325
	B	200	125, 200	125, 200	3325
	C	200	125, 200	125, 200	3325
	D	180, 200	125, 200	125	3325
	E	180	125, 200	125, 200	3325
	F	180	125, 200	125, 200	3325
	G	125, 150	125	125, 200	3325
	H	200	125	125	3325
	J	125, 150	125	125	3325
26/F 二十六樓	A	125, 150, 200	125, 200	125	3200, 3500
	B	200	250^, 325^	125, 200	3500
	C	200	125, 200	250^, 325^	3500
	D	180,200	250^, 325^	125	3200, 3500
	E	200	125, 200, 250^	125, 200	3500
	F	180	125, 200, 250^	125, 200	3500
	G	125,150	125	125, 200	3500
	H	225	125	125	3500
	J	125,150	125	125	3200, 3500

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. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development).

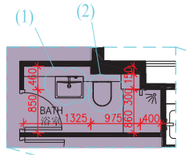
Remarks :
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. ^ Denotes that the slab thickness includes 125mm thick concrete fill.
3. (*) This part of the Floor Plan was annotated as “COVER FOR 12/F BAL.” in the latest approved building plans.
4. (#) This Part of the Floor Plan was annotated as “COVER FOR 12/F U.P.” in the latest approved building plans.
5. There is no verandah in the residential properties of the Development.

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(註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目)。

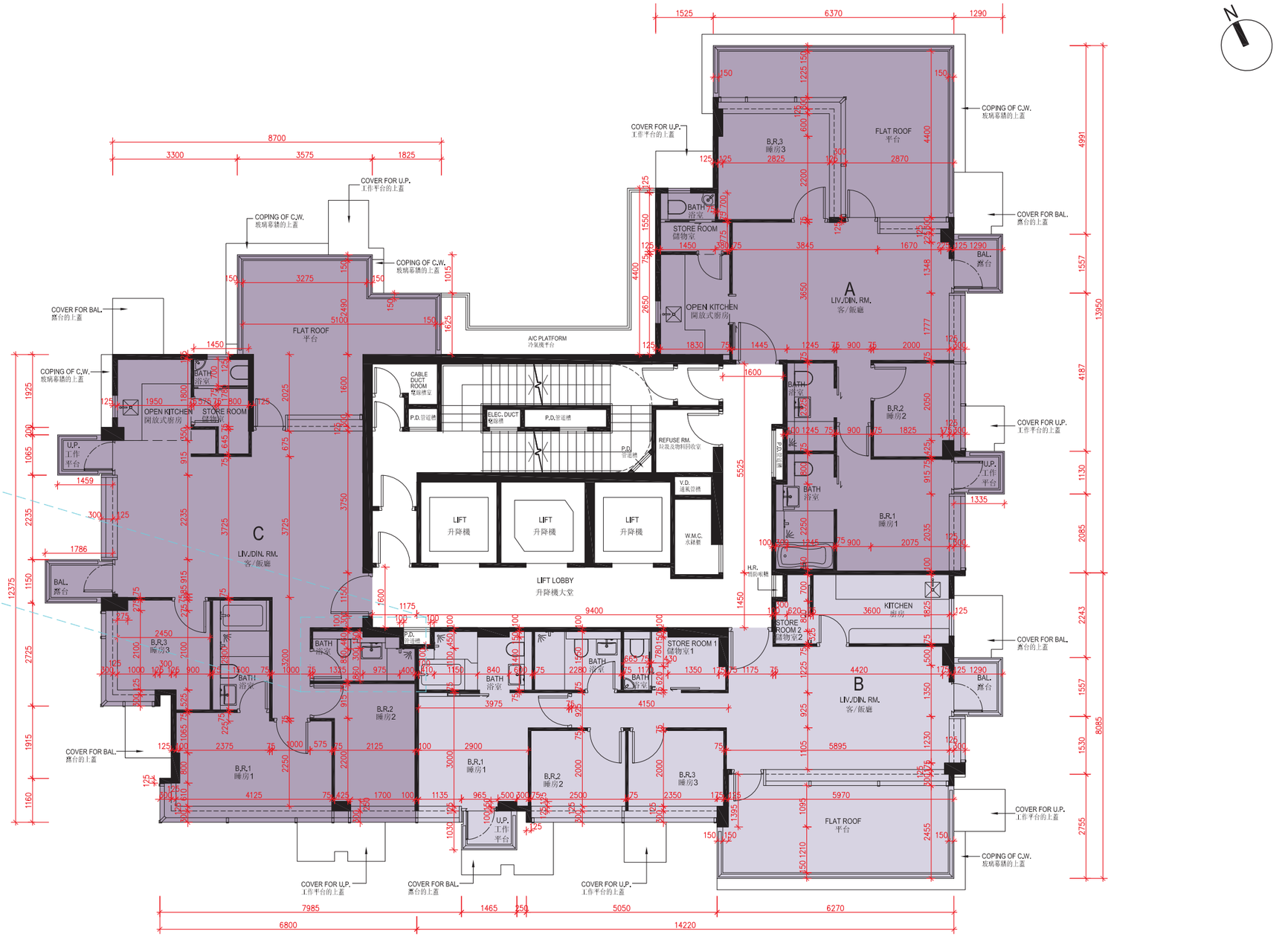
備註：
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. ^ 標示該樓板的厚度包括125毫米的混凝土填料。
3. (*) 平面圖此部分在最後批准圖則中被標示為「12樓露台的上蓋」。
4. (#) 平面圖此部分在最後批准圖則中被標示為「12樓工作平台的上蓋」。
5. 發展項目的住宅物業並無陽台。

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

27/F Floor Plan:
二十七樓平面圖：



As-built Part Plan
for 27/F Unit C
27樓C單位實際建造部分平面圖



SCALE 比例
0 5 M/米

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

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans (mm) 按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)			The floor-to-floor height of each residential property as provided in the approved building plans of the Development (mm) 按發展項目的經批准的建築圖則所規定，每個住宅物業的層與層之間的高度 (毫米)
		Flat (excluding balcony and utility platform) 單位(不包括露台及工作平台)	Balcony 露台	Utility Platform 工作平台	
27/F 二十七樓	A	125, 150	125	125, 200	3200, 3500
	B	125, 150, 305^	125, 200	125, 200	3000, 3200, 3300, 3500
	C	125, 150, 180	125, 200	125, 200	3200, 3500

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. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development).

Remarks :

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. ^ Denotes that the slab thickness includes a floor slab of 125mm thick and a floor slab of 180mm thick. There is a 50mm gap between two floor slabs.
3. The alteration works done to the Unit C of 27/F are shown on the As-built Part Plan above. The alteration works have been done either by way of exempted works or minor works under the Buildings Ordinance:
   (1) The wash basin cabinet has been relocated to the location as indicated on the As-built Part Plan.
   (2) The water closet has been relocated to the location as indicated on the As-built Part Plan.
4. There is no verandah in the residential properties of the Development.

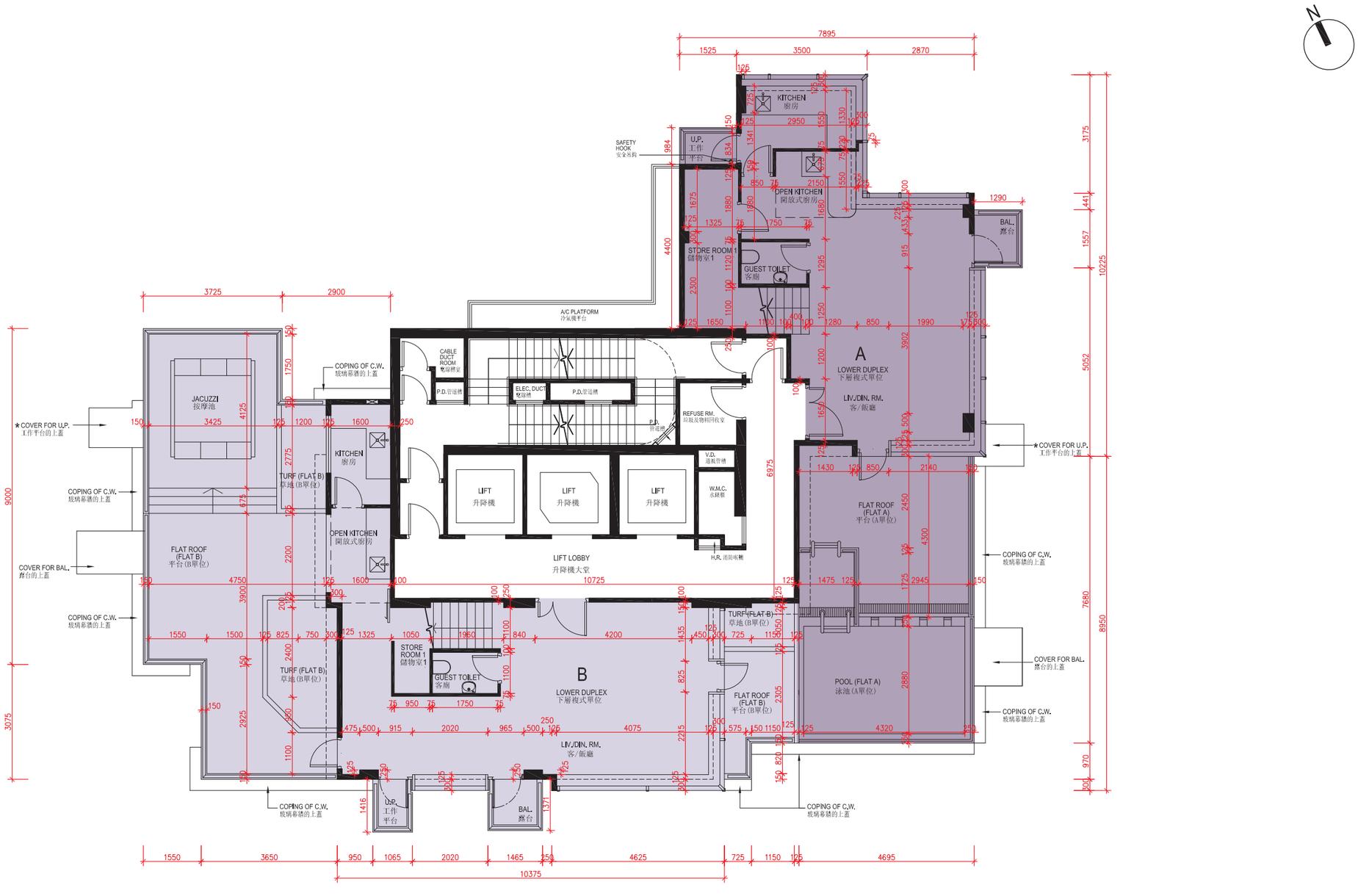
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目)。

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. ^ 標示該樓板的厚度包括一塊125毫米厚的樓板及一塊180米厚的樓板。兩塊樓板之間有50毫米縫隙。
3. 27樓C單位的改動工程顯示於上述的實際建造部分平面圖。改動工程均為建築物條例下的獲豁免的工程或小型工程：
   (1) 洗手盆櫃已移至標示於實際建造部分平面圖位置。
   (2) 座廁已移至標示於實際建造部分平面圖位置。
4. 發展項目的住宅物業並無陽台。

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

28/F Floor Plan:
二十八樓平面圖：



SCALE 比例
0 5 M/米

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

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans (mm) 按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)			The floor-to-floor height of each residential property as provided in the approved building plans of the Development (mm) 按發展項目的經批准的建築圖則所規定，每個住宅物業的層與層之間的高度 (毫米)
		Flat (excluding balcony and utility platform) 單位(不包括露台及工作平台)	Balcony 露台	Utility Platform 工作平台	
28/F 二十八樓	A	125, 150	125, 200	150	3200, 3500
	B	125	125, 200	125, 200	3200, 3500

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. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development).

Remarks :

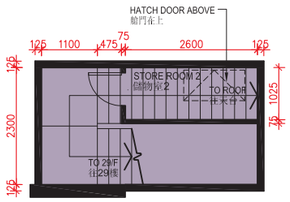
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. (*) This part of the Floor Plan was annotated as “COVER FOR BAL.” in the latest approved building plans.
3. There is no verandah in the residential properties of the Development.

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(註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目)。

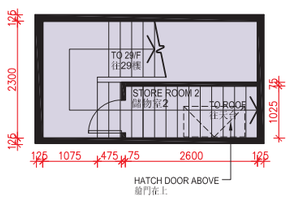
備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. (*) 平面圖此部分在最後批准圖則中被標示為「露台的上蓋」。
3. 發展項目的住宅物業並無陽台。

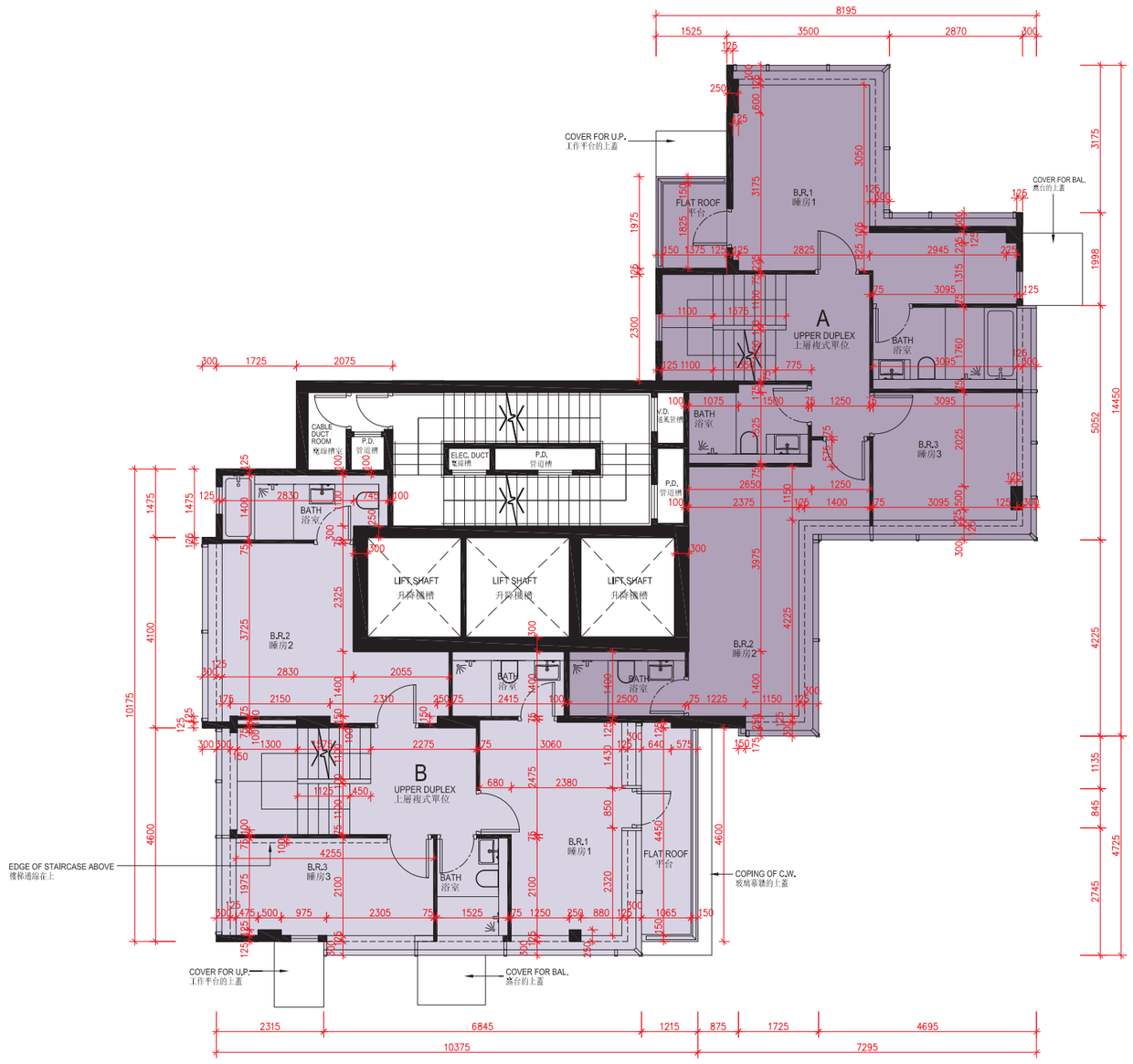
29/F Floor Plan:
二十九樓平面圖：



Part Plan for 29/F Duplex Flat A
29樓A複式單位部分平面圖



Part Plan for 29/F Duplex Flat B
29樓B複式單位部分平面圖



SCALE 比例
0 5 M/米

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

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans (mm) 按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)			The floor-to-floor height of each residential property as provided in the approved building plans of the Development (mm) 按發展項目的經批准的建築圖則所規定，每個住宅物業的層與層之間的高度 (毫米)
		Flat (excluding balcony and utility platform) 單位(不包括露台及工作平台)	Balcony 露台	Utility Platform 工作平台	
29/F 二十九樓	A	125, 150	-	-	3500, 3800, 3950
	B	125, 150	-	-	3500, 3800, 3950

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. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development).

Remarks :

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. There is no verandah in the residential properties of the Development.

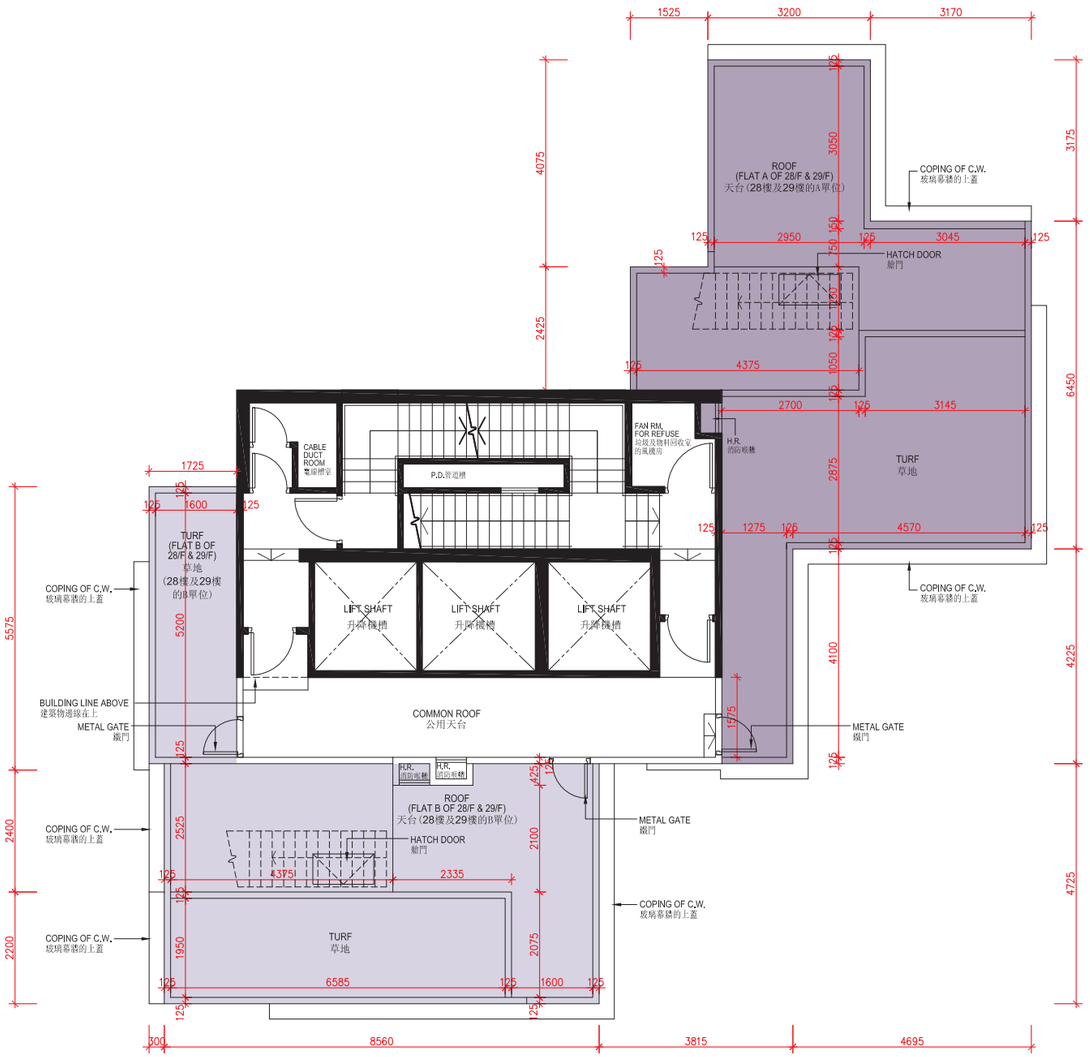
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目)。

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 發展項目的住宅物業並無陽台。

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

Roof Floor Plan:
天台平面圖：



SCALE 比例
0 5 M/米

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

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans (mm) 按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)			The floor-to-floor height of each residential property as provided in the approved building plans of the Development (mm) 按發展項目的經批准的建築圖則所規定，每個住宅物業的層與層之間的高度 (毫米)
		Flat (excluding balcony and utility platform) 單位(不包括露台及工作平台)	Balcony 露台	Utility Platform 工作平台	
R/F 天台	-	-	-	-	-

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. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development).

Remarks :

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. There is no verandah in the residential properties of the Development.

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(註：此乃根據《一手住宅物業銷售條例》第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目)。

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 發展項目的住宅物業並無陽台。

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)									
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
5/F 5樓	A	20.757 (223) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	7.097 (76)	-	-	-	-	-	-
	B	20.495 (221) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	6.629 (71)	-	-	-	-	-	-
	C	20.757 (223) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	6.298 (68)	-	-	-	-	-	-
	D	43.896 (472) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	10.511 (113)	-	-	-	-	-	-
	E	26.015 (280) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	8.481 (91)	-	-	-	-	-	-
	F	37.179 (400) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	20.219 (218)	-	-	-	-	-	-
	G	22.470 (242) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	8.397 (90)	-	-	-	-	-	-
	H	22.426 (241) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	16.292 (175)	-	-	-	-	-	-
6/F - 10/F,12/F (Total 6 Storeys) 6樓 - 10樓，12樓（總共6層）	A	22.757 (245) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-	-	-	-	-	-	-	-	-
	B	23.995 (258) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	24.256 (261) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	47.395 (510) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.499 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

1. The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer square feet, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Development.

實用面積以及露台及工作平台的樓面面積，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：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764 平方呎換算並四捨五入至平方呎整數之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。

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)									
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
6/F - 10/F,12/F (Total 6 Storeys) 6樓 - 10樓，12樓（總共6層）	E	24.261 (261) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.499 (16)	-	-	-	-	-	-	-	-	-	-
	F	24.809 (267) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	25.555 (275) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	H	25.970 (280) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	J	25.926 (279) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
13/F - 26/F (14/F & 24/F omitted) (Total 12 Storeys) 13樓 - 26樓（不設14樓與24樓）（總共12層）	A	49.342 (531) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.499 (16)	-	-	-	-	-	-	-	-	-	-
	B	31.406 (338) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	30.481 (328) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	49.795 (536) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.499 (16)	-	-	-	-	-	-	-	-	-	-
	E	24.261 (261) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.499 (16)	-	-	-	-	-	-	-	-	-	-
	F	24.816 (267) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	33.935 (365) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

1. The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer square feet, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Development.

實用面積以及露台及工作平台的樓面面積，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：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764 平方呎換算並四捨五入至平方呎整數之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。

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)									
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
13/F - 26/F (14/F & 24/F omitted) (Total 12 Storeys) 13樓 - 26樓 (不設14樓與24樓) (總共12層)	H	25.775 (277) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	J	34.213 (368) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
27/F 27樓	A	74.014 (797) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	15.551 (167)	-	-	-	-	-	-
	B	77.313 (832) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	13.471 (145)	-	-	-	-	-	-
	C	86.303 (929) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	15.291 (165)	-	-	-	-	-	-
28/F & 29/F (Duplex Flats) 28樓與29樓 (複式單位)	A	144.118 (1551) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	36.972 (398)	-	-	54.616 (588)	-	-	-
	B	139.182 (1498) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.499 (16)	-	-	-	60.590 (652)	-	-	44.875 (483)	-	-	-

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

1. The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer square feet, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Development.

實用面積以及露台及工作平台的樓面面積，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：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764 平方呎換算並四捨五入至平方呎整數之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。

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

FLOOR PLAN OF PARKING SPACES ON BASEMENT 2
地庫二樓的停車位的樓面平面圖

Category of Parking Space 車位類別		Number 數目	Dimensions (Length x Width) (m) 尺寸(長x寬) (米)	Area of each parking space (sq.m.) 每個車位面積 (平方米)
C1, C2, C4 – C14	Residential Car Parking Space 住宅車位	13	5.0 x 2.5	12.5
C3	Residential (Disabled) Car Parking Space 住宅 (傷健人士) 車位	1	5.0 x 3.5	17.5
V2	Visitors' Car Parking Space 訪客車位	1	5.0 x 2.5	12.5
N2 – N5	Commercial Car Parking Space 商業車位	4	5.0 x 2.5	12.5

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

FLOOR PLAN OF PARKING SPACES ON BASEMENT 1
地庫一樓的停車位的樓面平面圖

Category of Parking Space 車位類別		Number 數目	Dimensions (Length x Width) (m) 尺寸(長x寬) (米)	Area of each parking space (sq.m.) 每個車位面積 (平方米)
C15 – C17	Residential Car Parking Space 住宅車位	3	5.0 x 2.5	12.5
M1	Commercial Motorcycle Parking Space 商業電單車車位	1	2.4 x 1.0	2.4
M2	Residential Motorcycle Parking Space 住宅電單車車位	1	2.4 x 1.0	2.4
V1	Visitors' (Disabled) Car Parking Space 訪客 (傷健人士) 車位	1	5.0 x 3.5	17.5
N1	Commercial (Disabled) Car Parking Space 商業 (傷健人士) 車位	1	5.0 x 3.5	17.5
L1 – L3	Loading and Unloading Space 上落貨車位	3	7.0 x 3.5	24.5

SUMMARY OF 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 for sale and purchase.

2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner (i.e. Urban Renewal Authority), 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 that preliminary agreement –

   (i) that 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(即市區重建局)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。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A. Common Parts of the Development

According to the latest draft Deed of Mutual Covenant Incorporating Management Agreement ("the DMC") :-

1. "Common Areas" means the Carpark Common Areas, the Commercial Common Areas, the Residential Common Areas and the Development Common Areas and all those parts of the Development designated as common areas in any Sub-Deed.

2. "Common Facilities" means the Carpark Common Facilities, the Commercial Common Facilities, the Residential Common Facilities and the Development Common Facilities and such of the facilities of the Development designated as common facilities in any Sub-Deed.

3. "Carpark Common Areas" means the whole of the Carpark except all the Car Parking Spaces and Motorcycle Parking Spaces and which, for the purposes of identification only, are shown on the plans (certified as to their accuracy by or on behalf of the Authorised Person) annexed to the DMC and coloured pink and includes (but not limited to) the circulation and manoeuvring spaces, smoke vents, hose reel, pipe duct, vent duct, electrical meter room, fan room, stairways, staircases and landings of the Carpark and such other areas of and in the Development as are now or may from time to time be designated by the Manager in accordance with Clause (1)(am) of Subsection B of Section V of the DMC or by the Registered Owner (i.e. the Urban Renewal Authority) in accordance with the provisions of Clause (9)(a)(vii) of Section I of the DMC as Carpark Common Areas PROVIDED THAT, where appropriate, if (a) any parts of the Carpark covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in the 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), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Carpark Common Areas but shall exclude the Development Common Areas, the Residential Common Areas and the Commercial Accommodation including the loading and unloading spaces thereof.

4. "Carpark Common Facilities" means the pipes, drains, wires, cables, trenches, air-ducts, ducts, manholes, petrol interceptors and lighting in the Carpark, fire services installation and equipment, and any other apparatus, devices, systems and facilities installed for the exclusive use and benefit of the Car Parking Spaces and the Motorcycle Parking Spaces including all other facilities to be designated by the Registered Owner (i.e. the Urban Renewal Authority) in accordance with Clause 9(a)(vii) of Section I of the DMC to be Carpark Common Facilities but shall not include the Development Common Facilities, the Commercial Common Facilities and the Residential Common Facilities.

5. "Commercial Common Areas" means those areas as shown and coloured Orange on the plans certified as to their accuracy by or on behalf of the Authorised Person and annexed to the DMC which include the loading and unloading spaces serving the Commercial Accommodation provided pursuant to Special Condition (24)(a)(iii) of Conditions of Grant and any other area to be designated by the Registered Owner (i.e. the Urban Renewal Authority) in accordance with Clause (9)(a)(vii) of Section I of the DMC and any other area to be designated in accordance with Clause (25) of Section IX of the DMC, but not further or otherwise, to be Commercial Common Areas but shall not include the Carpark Common Areas, the Residential Common Areas and the Development Common Areas.

6. "Commercial Common Facilities" means the facilities serving the Commercial Common Areas and the Commercial Accommodation and not intended to be exclusively used by any one of the Owners of the Shops, Signage Areas or any part of the Commercial Accommodation including (but not limited to) all facilities serving only the loading and unloading spaces provided pursuant to Special Condition (24)(a)(iii) of Conditions of Grant and any other facilities to be designated by the Registered Owner (i.e. the Urban Renewal Authority) in accordance with Clause (9)(a)(vii) of Section I of the DMC and any other facilities to be designated in accordance with Clause (25) of Section IX of the DMC, but not further or otherwise, to be Commercial Common Facilities but excluding the Carpark Common Facilities, the Residential Common Facilities and the Development Common Facilities.

7. "Residential Common Areas" means those areas as shown and coloured Yellow and Yellow hatched Black on the plans certified as to their accuracy by or on behalf of the Authorised Person and annexed to the DMC which include (but not limited to) the lifts, lift lobbies and lift pits, lift shafts, stairways, staircases and landings, corridors, one loading and unloading space serving the Residential Accommodation provided pursuant to Special Condition (24)(a)(i) of Conditions of Grant, the Visitors' Parking Spaces, residential entrance lobby, farm and flat roof(s) on 2nd Floor, female changing room, male changing room, gym room, disabled lavatory and function rooms on 3rd Floor, filtration plant room, planters, pools, maintenance void underneath pool shown on the 2nd Floor Plan of the said plans, the Club House, mail box area, telecommunications and broadcasting room, A.H.U. room, podium garden on 4th Floor (including the covered landscaped area), disabled lift platform, top of disabled lift platform, electrical room, hose reels, refuse rooms, cable duct rooms, electrical meter rooms, water meter cabinets, pipe ducts, vent ducts, cable ducts, the refuge floor (i.e. 11th Floor), drencher pump room, A/C platforms, fan room for refuse rooms, upper part of fan room, covers of balconies and utility platforms, lift machine room, roofs, architectural features and flat roofs of the Residential Accommodation, those parts of the External Walls at and above the transfer plate level of the Development and also portions of the External Walls below the transfer plate level which portions are for the purpose of identification shown and coloured Yellow on the elevation plans annexed to the DMC and any other area serving the Residential Accommodation and not intended to be exclusively used by any one of the Owners of the Flats, and any area designated by the Manager in accordance with Clause (1)(am) of Subsection B of Section V of the DMC or by the Registered Owner (i.e. the Urban Renewal Authority) in accordance with Clause (9)(a)(vii) of Section I of the DMC, but not further or otherwise, to be Residential Common Areas, PROVIDED THAT, where appropriate, if (a) any parts of the Residential Accommodation covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in the 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), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas but shall not include the Carpark Common Areas, the Commercial Common Areas, the Development Common Areas and those areas held or intended to be held with a Flat.

8. "Residential Common Facilities" means the facilities serving the Residential Accommodation and not intended to be exclusively used by any one of the Owners of the Flats including (but not limited to) :-

   (a) the sewers, drains, water courses, pipes, gutters, wires, cables, water tanks and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Development through which water, sewage, gas, fire services installation, electricity and any other services are supplied to the Residential Accommodation or any part or parts thereof;

   (b) the gondola and all the facilities in the refuge floor, pump rooms, Club House, lift shaft, filtration plant room and lift machine rooms and lift pits, T.B.E. room (domestic), A.H.U. room and fan rooms in the Residential Accommodation;

   (c) all facilities serving only the Visitors' Parking Spaces, loading and unloading space pursuant to Special Condition No.(24)(a)(i) of Conditions of Grant;

   (d) all other facilities and systems designated by the Manager in accordance with Clause (1)(am) of Subsection B of Section V of the DMC, but not further or otherwise, to be Residential Common Facilities; and

   (e) all other facilities to be designated by the Registered Owner (i.e. the Urban Renewal Authority) in accordance with Clause (9)(a)(vii) of Section I of the DMC to be Residential Common Facilities.

   but excluding the Carpark Common Facilities, the Commercial Common Facilities and the Development Common Facilities.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

9. "Development Common Areas" means the whole of the Land and the Development which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for the common use and benefit of all Owners, which for the purpose of identification only are shown and coloured Green on the plans certified as to their accuracy by or on behalf of the Authorised Person and annexed to the DMC including but not limited to staircases, landings, corridors, stairways, entrances, roof (if any) and flat roofs (if any) not forming part of the Residential Accommodation, the Commercial Accommodation or the Carpark and have not been assigned to any individual Owner, refuse storage & material recovery chamber(s), the emergency generator room, cable duct under, check meter cabinet, hose reel, transformer room, sprinkler pump room, sprinkler water tank, elec. room, potable & flushing up feed pump room, fire services control room, fan room for refuse storage and material recovery chamber, cable duct rooms, transformer hoisting platform, gas chamber, water meter cabinet, store for care-taker, guard room, owners' corporation office, lift lobbies, transformer hoist wells, F.S. water tank, switch room, F.S. & Drencher pump room, pump room, F.S. inlets, sprinkler inlets, drencher inlet, pipe ducts, electrical ducts, plinths for FM/TV antenna, lightning terminal and SMTV antenna, manholes in the basement floors, portions of the External Walls which portions are for the purpose of identification shown and coloured Green on the elevation plans annexed to the DMC (but excluding any portions forming part of the Residential Common Areas or the Commercial Accommodation) and areas for installation or use of aerial broadcast distribution or telecommunications network facilities and any other space, which are intended for the common use and enjoyment of the Owners or residents or occupiers for the time being of the Development and any other area designated by the Manager in accordance with Clause (1)(am) of Subsection B of Section V of the DMC or by the Registered Owner (i.e. the Urban Renewal Authority) in accordance with Clause (9)(a)(vii) of Section I of the DMC, but not further or otherwise, to be Development Common Areas, PROVIDED THAT, where appropriate, if (a) 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 (b) any parts specified in the 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), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas but shall not include the Carpark Common Areas, the Commercial Common Areas and the Residential Common Areas.

10. "Development Common Facilities" means the facilities and systems for the common use and enjoyment of the Owners or residents or both for the time being of the Development not being part of the Residential Common Facilities or the Commercial Common Facilities or Carpark Common Facilities and shall include (but not limited to) lighting along or in the Development Common Areas and the drain pipes from balconies and utility platforms running along the top of the flat roof party wall of Flats on the 5th Floor and all other facilities to be designated by the Registered Owner (i.e. the Urban Renewal Authority) in accordance with Clause (9)(a)(vii) of Section I of the DMC to be Development Common Facilities.

11. Clause (9)(a)(vii) of Section I of the DMC states that subject to the approval of a resolution of Owners at an Owners' meeting convened under the DMC and the relevant Government authorities (if necessary), there are reserved unto the Registered Owner (i.e. the Urban Renewal Authority) (not including its successors and assigns) for so long as it remains the beneficial owner of any Undivided Shares the full right and power to designate and declare by deed or in writing, any area or part or parts of the Land or the Development owned by the Registered Owner (i.e. the Urban Renewal Authority) to be additional Commercial Common Areas or Commercial Common Facilities or Residential Common Areas or Residential Common Facilities or Development Common Areas or Development Common Facilities or Carpark Common Areas or Carpark Common Facilities if and only if such area or part or parts shall be for the beneficial use of all the relevant Owners, but not further or otherwise, whereupon, with effect from such designation or declaration, such area or part or parts shall form part of the Commercial Common Areas or Commercial Common Facilities or Residential Common Areas or Residential Common Facilities or Development Common Areas or Development Common Facilities or Carpark Common Areas or Carpark Common Facilities (as the case may be) and the relevant Owners shall contribute to the maintenance and upkeep of such area or part or parts which form part of the Commercial Common Areas or Commercial Common Facilities or Residential Common Areas or Residential Common Facilities or Development Common Areas or Development Common Facilities or Carpark Common Areas or Carpark Common Facilities (as the case may be) aforesaid as if they were part of the Commercial Common Areas or Commercial Common Facilities or Residential Common Areas or Residential Common Facilities or Development Common Areas or Development Common Facilities or Carpark Common Areas or Carpark Common Facilities (as the case may be) provided always that the aforesaid designation or declaration should not interfere with the Owners' right to hold use occupy and enjoy their Units and provided that any designation made shall be irrevocable and permanent and there shall be no redesignation and PROVIDED FURTHER THAT notwithstanding contained in the DMC, no such approval by a resolution of Owners shall be required for the designation of any part of the Commercial Accommodation to be additional or part of the Commercial Common Areas and Commercial Common Facilities for the purpose of a Sub-Deed as to the Commercial Accommodation and allocation, reallocation or sub-allocation of Undivided Shares to the Common Areas and Common Facilities by the Registered Owner (i.e. the Urban Renewal Authority) pursuant to Clause (9)(a)(viii) of Section I of the DMC.

12. Clause (25) of Section IX of the DMC states that in entering into the sub-deed of mutual covenant referred to and mentioned in Clause (24) of Section IX of the DMC, a party who immediately before the Commercial Accommodation (excluding the Commercial Common Areas and Commercial Common Facilities) first falling into multi-ownership and the entering of such sub-deed of mutual covenant is the owner of the whole of the Commercial Accommodation (excluding the Commercial Common Areas and Commercial Common Facilities) may subject to the prior approval of the Director of Lands unless he shall have, in his absolute discretion, waived the requirement of such approval by such sub-deed of mutual covenant designate and declare any area or part or parts of the Commercial Accommodation excluding the Commercial Common Areas and Commercial Common Facilities to be additional Commercial Common Areas and Commercial Common Facilities whereupon, with effect from such designation or declaration, such area or part or parts shall form part of the Commercial Common Areas and the Commercial Common Facilities respectively and the relevant Owners shall contribute to the maintenance and upkeep of such area or part or parts which by virtue of such sub-deed of mutual covenant form part of the Commercial Common Areas and Commercial Common Facilities provided always that any designation made shall be irrevocable and permanent and there shall be no redesignation.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

B. Number Of Undivided Shares Assigned To Each Residential Property In The Development

	Flat								
Floor	A	B	C	D	E	F	G	H	J
5/F	21	21	21	45	27	39	23	24	-
6/F	22	23	24	47	24	24	25	25	25
7/F									
8/F									
9/F									
10/F									
12/F									
13/F	49	31	30	49	24	24	33	25	34
15/F									
16/F									
17/F									
18/F									
19/F									
20/F									
21/F									
22/F									
23/F									
25/F									
26/F									
27/F	75	78	88	-	-	-	-	-	-
28/F-29/F (Duplex Flats)	154	150	-	-	-	-	-	-	-

Notes:
(a) Refuge Floor is located on 11th Floor.
(b) There are no designation of 14th Floor and 24th Floor.

C. Term Of Years For Which The Manager Of The Development Is Appointed

The management of the Development shall be undertaken by the Manager initially for the term of two years from the date of the DMC and thereafter the Manager shall continue to manage the Development until its appointment is terminated under Clause (A)(1) of Section V of the DMC.

D. Basis On Which The Management Expenses Are Shared Among The Owners Of The Residential Properties In The Development

The Management Expenses shall be apportioned between the Owners of the residential properties in the Development in the following manner:-

(a) Each Owner of a Unit shall contribute to the amount assessed under Part A of the annual budget of Management Expenses (i.e. the estimated expenditure in respect of the Development Common Areas and the Development Common Facilities and any expenditure which does not fall under other parts of the annual budget) at the rate at which the number of Management Shares of the Unit held by the Owner bears to the total number of the Management Shares of the Development.

(b) Each Owner of a Flat shall further contribute to the amount assessed under Part B of the annual budget of Management Expenses (i.e. the estimated expenditure in respect of the Residential Common Areas and the Residential Common Facilities and a fair portion of the estimated expenditure of the Carpark Common Areas and Carpark Common Facilities attributable to the use of the Visitors' Parking Space(s) by the bona fide guests, visitors or invitees of the residents of the Flats which portion shall be decided by the Manager in whose opinion is attributable to such use) at the rate at which the number of Management Shares of the Flat held by him bears to the total number of Management Shares allocated to the Residential Accommodation.

The number of Management Shares allocated to a Unit or Flat is the same as the number of Undivided Shares allocated to that Unit or Flat.

E. Basis On Which The Management Fee Deposit Is Fixed

The management fee deposit payable in respect of each Unit shall be equivalent to three times of the monthly contributions in respect of such Unit to the first year's budgeted Management Expenses.

F. Area In The Development Retained By The Owner For The Owner's Own Use

Nil

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

Remark:
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.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A. 發展項目的公用部分

根據最新擬稿之大廈公契及管理協議（「公契」）:-

1. 「公用地方」指「停車場公用地方」、「商業公用地方」、「住宅公用地方」及「發展項目公用地方」，以及任何「副公契」指定為公用地方的「發展項目」部分。

2. 「公用設施」指「停車場公用設施」、「商業公用設施」、「住宅公用設施」及「發展項目公用設施」，以及任何「副公契」指定為公用設施的「發展項目」設施。

3. 「停車場公用地方」指所有「車位」和「電單車位」以外的「停車場」整個範圍，於公契所夾附(經「認可人士」或其代表核證準確)的圖則以粉紅色顯示，以資識別，並且包括(但不限於)「停車場」之通道及運轉區、排煙管道、喉轆、水管槽、通風管道、電錶房、風機房、樓梯、階梯及樓梯平台，以及「管理人」現時或不時按照公契V節B次節第(1)(am)條劃為「停車場公用地方」或「註冊業主」現時或不時按照公契I節第(9)(a)(vii)條劃為「停車場公用地方」的「發展項目」其他地方。於適當情況下，如(a)「停車場」任何部分符合《建築物管理條例》(香港法例第344章)第2條中「公用部分」第(a)段的釋義及/或(b)「停車場」任何部分乃《建築物管理條例》(香港法例第344章)附表1訂明而符合《建築物管理條例》(香港法例第344章)第2條中「公用部分」第(b)段的釋義，此等部分將受制於前述之條文規定，並且視作屬於「停車場公用地方」一部分。但「停車場公用地方」並不包括「發展項目公用地方」、「住宅公用地方」和「商業部分」(包括該處之上落貨車位)。

4. 「停車場公用設施」指「停車場」的水管、排水渠、電線、電纜、坑、通風口、管道、沙井、隔油池及照明裝置、滅火裝置與設備，以及安裝供「車位」和「電單車位」專用與專享的任何其他器具、裝置、系統及設施，包括「註冊業主」按照公契I節第9(a)(vii)條劃為「停車場公用設施」的所有其他設施，但不包括「發展項目公用設施」、「商業公用設施」及「住宅公用設施」。

5. 「商業公用地方」指於公契所夾附經「認可人士」或其代表核證準確的圖則以橙色顯示的地方，包括根據「批地條件」特別條件第(24)(a)(iii)條設置供「商業部分」使用的上落貨車位，以及「註冊業主」按照公契I節第(9)(a)(vii)條指定或根據公契IX節第(25)條指定(但僅以此為限)為「商業公用地方」的任何其他地方。但「商業公用地方」並不包括「停車場公用地方」、「住宅公用地方」和「發展項目公用地方」。

6. 「商業公用設施」指供「商業公用地方」及「商業部分」使用而並非擬供個別「商舖」、「招牌範圍」或「商業部分」任何部分的「業主」專用之設施，包括(但不限於)根據「批地條件」特別條件第(24)(a)(iii)條所提供上落貨車位專用的所有設施、「註冊業主」按照公契I節第(9)(a)(vii)條指定及根據公契IX節第(25)條指定(但僅以此為限)為「商業公用設施」的任何其他設施，但並不包括「停車場公用設施」、「住宅公用設施」和「發展項目公用設施」。

7. 「住宅公用地方」指於公契所夾附經「認可人士」或其代表核證準確的圖則以黃色及黃色加黑斜線顯示的地方，包括(但不限於)升降機、升降機大堂及升降機井底坑、升降機槽、梯間、樓梯及樓梯平台、走廊、根據「批地條件」特別條件第(24)(a)(i)條提供予「住宅部分」專用的一個上落貨車位、「訪客車位」、住宅入口大堂、位於2樓的農莊及平台、女更衣室、男更衣室、健身室、位於3樓的傷殘人士廁所及宴會廳、濾水裝置機房、花槽、水池、上述圖則中2樓平面圖所示游泳池底的維修井、「會所」、信箱區、電訊及廣播室、風櫃房、4樓平台花園(包括有蓋園景美化地方)、傷殘人士升降機平台、傷殘人士升降機平台頂、電氣房、喉轆、垃圾房、電纜槽房、電錶房、水錶櫃、水管槽、通風管道、電纜管、庇護層(即11樓)、水簾泵房、冷氣機平台、垃圾房風機、風機房上部、露台及工作平台蓋頂、升降機機房、天台、建築裝飾及「住宅部分」平台、公契所夾附立面圖以黃色顯示以資識別的「發展項目」轉換層和以上的「外牆」部分，以及轉換層以下的「外牆」部分，以及為「住宅部分」而設而非供任何個別「住宅單位」「業主」專用的其他地方，以及「管理人」按照公契V節B次節第(1)(am)條指定或「註冊業主」按照公契I節第(9)(a)(vii)條指定(但僅以此為限)為「住宅公用地方」的任何地方。然而，於適當情況下，如(a)「住宅部分」任何部分符合《建築物管理條例》(香港法例第344章)第2條中「公用部分」第(a)段的釋義及/或(b)「住宅部分」任何部分乃《建築物管理條例》(香港法例第344章)附表1訂明而符合《建築物管理條例》(香港法例第344章)第2條中「公用部分」第(b)段的釋義，此等地方將受制於前述之條文規定，並且視作屬於「住宅公用地方」一部分。但「住宅公用地方」並不包括「停車場公用地方」、「商業公用地方」、「發展項目公用地方」和擬與個別「住宅單位」一併持有的地方。

8. 「住宅公用設施」指供「住宅部分」使用而非供任何個別「住宅單位」「業主」專用的設施，包括(但不限於)：

   (a) 污水管、排水渠、水道、水管、溝渠、電線、電纜、水箱和現時或於任何時間位於「發展項目」或在其下、其上或跨越其上而為「住宅部分」或其任何一個或多個部分供應食水、污水排放、氣體、消防設施、電力及任何其他服務的鋪管或非鋪管服務設施；
   (b) 吊船及庇護層所有設施、泵房、「會所」、「住宅部分」之升降機槽、濾水裝置機房及升降機機房和升降機井底坑、電訊及廣播器材室(本地)、風櫃房及風機房；
   (c) 只供「訪客車位」專用的所有設施、根據「批地條件」特別條件第(24)(a)(i)條提供的上落貨車位；
   (d) 「管理人」按照公契V節B次節第(1)(am)條指定(但僅以此為限)為「住宅公用設施」的任何其他設施和系統；及
   (e) 「註冊業主」按照公契I節第9(a)(vii)條指定為「住宅公用設施」的所有其他設施，

   但「住宅公用設施」並不包括「停車場公用設施」、「商業公用設施」和「發展項目公用設施」。

9. 「發展項目公用地方」指尚未轉讓予或供個別「業主」專用而乃設計或擬供全體「業主」公用與共享的「該土地」及「發展項目」所有範圍，於公契所夾附經「認可人士」或其代表核證準確的圖則以綠色顯示，以資識別，包括但不限於樓梯、樓梯平台、走廊、梯間、入口、不屬於「住宅部分」、「商業部分」或「停車場」範圍且尚未轉讓予任何個別「業主」的天台(如有者)及平台(如有者)、垃圾及物料回收房、緊急發電機房、地下電纜管道、校對錶櫃、喉轆、變壓器房、消防花灑泵房、消防花灑水箱、電氣房、食水及沖廁水供水泵房、消防控制室、垃圾及物料回收房風機房、電纜管房、變壓器起重平台、氣體房、水錶櫃、管理員儲物室、保安護衛室、業主立案法團辦事處、升降機大堂、變壓器起重井、消防水箱、電掣房、消防及水簾泵房、泵房、消防入水掣、花灑入水掣、水簾入水掣、水管槽、電線槽、FM電台/電視天線、避雷裝置及衛星電視主天線基座、地庫各層沙井及公契所夾附立面圖以綠色顯示以資識別的「外牆」某些範圍(但不包括屬於任何「住宅公用地方」或「商業部分」的範圍)，以及安裝或使用天線廣播分導系統或電訊網絡設施的地方，以及任何其他擬供「發展項目」現任「業主」、居民或佔用人公用與共享的空間，以及「管理人」按照公契V節B次節第(1)(am)條指定或「註冊業主」按照公契I節第(9)(a)(vii)條指定(但僅以此為限)為「發展項目公用地方」的任何其他地方。然而，於適當情況下，如(a)「發展項目」任何部分符合《建築物管理條例》(香港法例第344章)第2條中「公用部分」第(a)段的釋義及/或(b)「發展項目」任何部分乃《建築物管理條例》(香港法例第344章)附表1訂明而符合《建築物管理條例》(香港法例第344章)第2條中「公用部分」第(b)段的釋義，此等部分將受制於前述之條文規定，並且視作屬於「發展項目公用地方」一部分。但「發展項目公用地方」並不包括「停車場公用地方」、「商業公用地方」和「住宅公用地方」。

10. 「發展項目公用設施」指供「發展項目」現任「業主」或居民或兩者公用與共享而不屬於「住宅公用設施」、「商業公用設施」或「停車場公用設施」一部分的設施和系統，其中包括(但不限於)沿「發展項目公用地方」安裝或位於該處的照明裝置、由各露台及工作平台引出沿五樓各「住宅單位」平台共用牆頂部伸延的排水管，以及「註冊業主」按照公契I節第9(a)(vii)條指定為「發展項目公用設施」的所有其他設施。

11. 根據公契I節第9(a)(vii)條，只要「註冊業主」(於本條中並不包括其繼承人及受讓人)仍實益擁有任何「不分割份數」，如事前經由「業主」於根據公契召開的「業主」會議通過決議案批准，並獲相關「政府」主管當局批准(如需要者)，「註冊業主」擁有全面權利和權力訂立契約或文據指定及宣布其當時擁有之「該土地」或「發展項目」任何地方或任何一個或多個部分為附加「商業公用地方」、「商業公用設施」、「住宅公用地方」、「住宅公用設施」、「發展項目公用地方」、「發展項目公用設施」、「停車場公用地方」或「停車場公用設施」，惟有關地方或一個或多個部分必須是供所有相關「業主」作有利用途，但僅以此為限。上述地方或一個或多個部分指定或宣布後，即成為「商業公用地方」、「商業公用設施」、「住宅公用地方」、「住宅公用設施」、「發展項目公用地方」、「發展項目公用設施」、「停車場公用地方」或「停車場公用設施」(視乎情況而定)的一部分，各相關「業主」應攤付該處的「維修」及保養費用，就猶如此等地方或一個或多個部分乃「商業公用地方」、「商業公用設施」、「住宅公用地方」、「住宅公用設施」、「發展項目公用地方」、「發展項目公用設施」、「停車場公用地方」或「停車場公用設施」(視乎情況而定)的一部分。然而，「註冊業主」如上作出指定或宣布概不可干預「業主」持有、使用、佔用與享用其「單位」之權利，而一經指定，即不可撤回並永久生效，不得再行指定。此外，儘管公契另有任何規定，若「註冊業主」因應「商業部分」的「副公契」或遵照本節第9(a)(viii)條規定分配、再分配或細分「不分割份數」予「公用

地方」及「公用設施」而指定「商業部分」任何部分為「商業公用地方」及「商業公用設施」附加或附屬部分，則毋須「業主」議決批准。

12. 公契IX節第25條列明，訂立IX節第24條所載的副公契時，於「商業部分」(不包括「商業公用地方」及「商業公用設施」)首次成為多個「業主」擁有並訂立副公契之前乃「商業部分」整體 (不包括「商業公用地方」及「商業公用設施」)唯一業主的一方，可在事前徵取地政總署署批准後(除非地政總署署長全權酌情豁免批准)於副公契指定及宣布「商業部分」(不包括「商業公用地方」及「商業公用設施」)任何地方或一個或多個部分為附加「商業公用地方」及「商業公用設施」。此等地方或一個或多個部分一旦指定或宣布，將分別構成「商業公用地方」及「商業公用設施」一部分，相關「業主」須攤付此等地方或一個或多個部分的「維修」和保養開支，皆因根據副公契此等地方或一個或多個部分乃「商業公用地方」及「商業公用設施」一部分。然而，上述地方或一個或多個部分一經指定便不可撤回並永久生效，不得重新再作指定。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

	住宅單位								
樓層	A	B	C	D	E	F	G	H	J
5樓	21	21	21	45	27	39	23	24	-
6樓	22	23	24	47	24	24	25	25	25
7樓									
8樓									
9樓									
10樓									
12樓									
13樓	49	31	30	49	24	24	33	25	34
15樓									
16樓									
17樓									
18樓									
19樓									
20樓									
21樓									
22樓									
23樓									
25樓									
26樓									
27樓	75	78	88	-	-	-	-	-	-
28樓-29樓 (複式單位)	154	150	-	-	-	-	-	-	-

註：
(a) 庇護層位於11樓
(b) 不設14樓和24樓

C. 有關發展項目的管理人的委任年期

發展項目的管理將由管理人負責，其委任年期由公契日期起計兩年，其後將繼續管理發展項目直至其任命依公契內第V節第(A)(1)條終止為止。

D. 發展項目中的住宅物業的擁有人之間分擔管理開支之基準

發展項目住宅物業的擁有人應如下攤付管理開支：

(a) 各單位業主須就按照年度管理開支預算A部分(即發展項目公用地方及發展項目公用設施預計開支和並不納入年度預算內其他部分的任何開支)評估之金額按其持有單位的管理份數佔發展項目管理份數總額的比例分擔。

(b) 各住宅單位業主須再就按照年度管理開支預算B部分(即住宅公用地方及住宅公用設施預計開支，與及因應住宅單位之住客的真正客人、訪客或邀請者使用訪客停車位而須負責的停車場公用地方及停車場公用設施預計開支的一公平部分，該部分由管理人之意見決定)評估之金額按其持有住宅單位的管理份數佔住宅部分管理份數總額的比例分擔。

分配給每個單位或住宅單位的管理份數數目與該單位或住宅單位的不分割份數的數目相同。

E. 計算管理按金的基準：

每個單位應付之管理費按金將相等於首年預算管理開支該單位每月應負擔部分之三倍。

F. 擁有人在發展項目中保留作自用的範圍

無

除非本售樓說明書另有界定，本公契的摘要內術語具有在公契內界定該等術語的相同意義。

備註：
請查閱公契以了解全部詳情。完整公契文本可免費於售樓處在開放時間內應要求提供查閱，並可在支付所需影印費後取得公契之副本。

SUMMARY OF LAND GRANT
批地文件的摘要

1. Lot number of the land on which the Development is situated

The Development is situated at Kowloon Inland Lot No.11210 ("the Land" or "the lot") which is held under Conditions of Grant No.20163 (as varied or modified by a Modification Letter dated 4th December 2014 and registered in the Land Registry by Memorial No.14121001120129) (the "Land Grant").

2. Term of years under the Land Grant

The term of years of the Land under the Land Grant is 50 years commencing from the 18th day of May 2012.

3. User restrictions applicable to the Land as set out in the General Conditions ("GC") and Special Conditions ("SC") (collectively the "Conditions") of the Land Grant:-

SC(9) (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 including any basement level(s), for non-industrial (excluding godown, hotel and petrol filling station) purposes;

(ii) in respect of the remaining floors (excluding any basement level above the lowest three floors in the event that there are more than 3 basement levels), for private residential purposes; and

(iii) in respect of any basement level, 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 or basement level to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Condition Nos.(23), (24) and (25) 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 of Lands ("the Director") as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause shall be final and binding on the Grantee.

(d) For the purpose of this Special Condition, the decision of the Director as to what constitutes a floor or floors shall be final and binding on the Grantee. 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 restricted as provided in sub-clause (b)(iii) of this Special Condition.

SC(36) No grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

4. Facilities that are required to be constructed and provided for the Government, or for public use; the obligations of the Grantee under the Land Grant to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land; and the lease conditions that are onerous to a purchaser (as stated in the Conditions of the Land Grant)

GC4. The Grantee indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising from any breach of the Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director (whose opinion shall be final and binding upon the Grantee), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Grantee whether or not such use, development or redevelopment, activities or works are in compliance with the Conditions or in breach thereof.

GC6. (a) The Grantee shall throughout the tenancy having built or rebuilt in accordance with the Conditions:-

(i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto;

(ii) maintain all buildings erected or which may thereafter be erected in accordance with the Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

GC8. Any private streets, roads and lanes which by the Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Grantee and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Grantee shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.

SC(4) (a) The Grantee shall:

(i) within 60 calendar months from the date of the Land Grant (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 those portions of future public roads shown coloured green on the plan annexed thereto (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) within 60 calendar months from the date of the Land Grant (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, services, street lights, traffic signs, street furniture, road markings and plant 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 in accordance with Special Condition No.(5).

(b) In the event of the non-fulfilment of the Grantee'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 Grantee 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 Grantee.

(c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee'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 shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

SC(5) For the purpose only of carrying out the necessary works specified in Special Condition No.(4), the Grantee shall on the date of the Land Grant 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 Grantee on the date of a letter from the Director indicating that the Conditions have been complied with to his satisfaction. The Grantee 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.(4) or otherwise.

SC(6) The Grantee 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 carrying out of the works specified in Special Condition No.(4).

SC(7) (a) The Grantee shall at all reasonable times while he is in the possession of the Green Area:

(i) permit the Government and the Director, his officers, contractors and agents and any other persons authorized by the Director, the right of free 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.(4)(a) and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(4)(b) 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 free 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, wires, 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 neighboring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly 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 free 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 other persons or public utility companies duly 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 Grantee or any other 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 other persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.

SC(8) The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with the 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 30th day of June, 2017.

SC(10) No trees 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.

SC(11) The Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

SC(12) Subject to the Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No.6) of the lot or any part thereof:

(a) any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(b) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in the Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in the Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;

(c) (i) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 5,027 square metres and shall not exceed 8,379 square metres;

(ii) of the total gross floor area stipulated in sub-clause (c)(i) of this Special Condition, the total gross floor area of any building or buildings erected or to be erected on the lot designed and intended to be used for private residential purposes shall not exceed 6,983 square metres; and

(iii) the Grantee expressly agrees and accepts that there is no guarantee from the Government that the respective maximum gross floor areas stipulated in sub-clauses (c)(i) and (c)(ii) of this Special Condition can be attained upon development or redevelopment of the lot and that no refund of premium or compensation whatsoever shall be claimed against the Government in the event that the said maximum gross floor areas cannot be attained;

(d) no part of any building or other structure erected or to be erected on the lot together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 120 metres above the Hong Kong Principal Datum or such other height as may be approved by the Director, provided that:

(i) with the prior written approval of the Director, machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above height limit or such other height as may be approved by the Director; and

(ii) the Director at his sole discretion may in calculating the height of a building or structure exclude any structure or floor space referred to in Special Condition No.(38)(b)(i)(II); and

(e) the design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than demolition and removal works referred to in Special Condition No.(1) and site formation works) shall be commenced on the lot until such approval shall have been obtained. For the purpose of the Conditions "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

SC(14) (a) The Grantee 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 areas stipulated in Special Condition No.(12)(c), subject to

Special Condition No.(38)(d), 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 all 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 calculations 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);

(ii) the Grantee 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 residents of the residential block or blocks erected or to be erected within the lot and their bona fide visitors and by no other person or persons.

SC(15) (a) In the event of the lot or any part thereof being used for residential purposes, office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:-

(i) that such accommodation is in the opinion of the Director essential to the safety, security and good management of the residential building or buildings erected or to be erected on the lot;

(ii) that such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and

(iii) that the location of any such accommodation shall first be approved in writing by the Director.

(c) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No.(20)(a)(v).

SC(16) (a) In the event of the lot or any part thereof being used for residential purposes, quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:-

(i) that such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director; and

(ii) that such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

(c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No.(20)(a)(v).

SC(17) (a) In the event of the lot or any part thereof being used for residential purposes, one office for the use of the Owners' Corporation or the Owners' Committee may be provided within the lot provided that:-

(i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or Owners' Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and

(ii) the location of any such office shall first be approved in writing by the Director.

(c) An office provided in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in sub-clause (a)(v) of Special Condition No.(20).

SC(23) (a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate for or to a number of the Residential Parking Spaces different from those set out in the table below:

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 15 residential units or part thereof
Not less than 40 square metres but less than 70 squares metres	One space for every 9 residential units or part thereof
Not less than 70 square metres but less than 100 squares metres	One space for every 3.6 residential units or part thereof
Not less than 100 square metres but less than 160 squares metres	One space for every 1.8 residential units or part thereof
Not less than 160 square metres	One space for each residential unit

(ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a)(i) of this Special Condition. For the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below :

(I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of gross floor area stipulated in Special Condition No.(12)(c); and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit. In so calculating, the total gross floor area of residential common area, which is for common use and benefit of all residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of total gross floor area stipulated in Special Condition No.(12)(c) (which residential common area is referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula :

$$\text{The total gross floor area of the Residential Common Area} \times \frac{\text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition}}{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition}}$$

(iii) If more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the lot shall be provided at a rate of 1 to 5 spaces for every such block of residential units or at such other rates as may be approved by the Director subject to a minimum of one space being provided.

(iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of Special Condition No.(23) (as may be varied under Special Condition No.(25)) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation at the following rates unless the Director consents to another rate:

(I) one space for every 150 square metres or part thereof of the first 15,000 square metres of the gross floor area of the building or buildings erected or to be erected on the lot to be used for office purpose and one space for every 200 square metres or part thereof of the remaining gross floor area to be used for such purpose; and

(II) one space for every 300 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes.

(ii) For the purpose of calculating the number of spaces to be provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded.

(iii) The spaces provided under sub-clauses (b)(i)(I) and (b)(i)(II) of Special Condition No.(23) (as may be varied under Special Condition No.(25)) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (i) Out of the spaces provided under sub-clauses (a) and (b) of Special Condition No.(23), the Grantee shall reserve and designate spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates or at such other rates as may be approved by the Director :

(I) not less than one space for every 200 spaces provided in accordance with sub-clause (a)(i) of Special Condition No.(23)(as may be varied under Special Condition No.(25)) or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated);

(II) not less than one space for every 200 spaces provided in accordance with sub-clause (b)(i)(I) of Special Condition No.(23)(as may be varied under Special Condition No.(25)) or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated);

(III) not less than one space for every 200 spaces provided in accordance with sub-clause (b)(i)(II) of Special Condition No.(23)(as may be varied under Special Condition No.(25)) or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated); and

(IV) one space out of the spaces provided in accordance with sub-clause (a)(iii) of Special Condition No.(23)(as may be varied under Special Condition No.(25)).

(ii) The spaces to be provided under sub-clause (c)(i) of Special Condition No.(23) shall be located at such position and level as shall be approved in writing by the Director.

(iii) The spaces provided under sub-clause (c)(i) of Special Condition No.(23) shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors and invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(d) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates unless the Director consents to another rate:

(I) 5 percent of the total number of the Residential Parking Spaces required to be provided under sub-clause (a)(i) of Special Condition No.(23)(as may be varied under Special Condition No.(25))(hereinafter referred to as "the Residential Motor Cycle Parking Spaces");

(II) 5 percent of the total number of spaces required to be provided under sub-clause (b)(i)(I) of Special Condition No.(23)(as may be varied under Special Condition No.(25)); and

(III) 5 percent of the total number of spaces required to be provided under sub-clause (b)(i)(II) of Special Condition No.(23)(as may be varied under Special Condition No.(25));

provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.

(ii) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(iii) The spaces provided under sub-clause (d)(i)(II) and (d)(i)(III) of Special Condition No.(23) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in sub-clauses (b)(i)(I) and (b)(i)(II) of Special Condition No.(23) and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

SC(24) (a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the following rates :

(i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential unit;

(ii) one space for every 2,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for office purposes; and

(iii) one space for every 1,200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes;

(b) Out of the total spaces provided under sub-clause (a) of Special Condition No.(24), the first sixty five percent shall measure 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres and the remaining spaces shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres (or in such other percentage as may be approved by the Director) provided that if the number of spaces to be provided is a decimal number, it shall be rounded up to the next whole number. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.

SUMMARY OF LAND GRANT
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SC(27) (a) Notwithstanding that the 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.

(b) Notwithstanding sub-clause (a) of this Special Condition, the Grantee 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 Grantee.

(c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.

SC(31) (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-up 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 Grantee under the Conditions, or for any other purpose, the Grantee 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 Grantee shall at all times during the term agreed to be granted under the Land Grant 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 the Conditions, in particular Special Condition No.(30).

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee 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 Grantee 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 provided in the Land Grant for breach of any of the Conditions, the Director shall be entitled by notice in writing to call upon the Grantee 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 Grantee 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 Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

SC(32) (a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

(b) Notwithstanding sub-clause (a) of this Special Condition the Director may (but is not obliged to), at the request of the Grantee remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

SC(33) The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out demolition, removal, construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area (hereinafter collectively referred to as "the Services"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expenses meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

SC(34) (a) The Grantee 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 Grantee 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.

(b) 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 Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee 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 Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee 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 Grantee 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 Grantee shall pay to the Government on demand the cost of such works.

SC(35) (a) Prior to the commencement of any works whatsoever on the lot including but not limited to site investigation works, piling or other foundation works and other civil engineering and building works, the Grantee shall consult the MTR Corporation Limited (hereinafter referred to as "the Corporation") so as to ensure that any such works do not and will not damage, interfere with or endanger any railway works, structures, facilities or installations or the safe operation of the railway as defined under Section 2 of the Mass Transit Railway Ordinance, Chapter 556 (hereinafter referred to as "the MTR Ordinance") and any extension thereto (hereinafter referred to as "the Railway") (as to which the decision of the Director shall be conclusive) and if required by the Director the Grantee shall, at his own expense, take such precautions as may be required by the Corporation to ensure the safety of any railway works, structures, facilities or installations and the operation of the Railway.

(b) The Grantee shall comply with all Ordinance, by-laws and regulations relating to the Railway.

(c) The Grantee shall at his own expense comply with all special requirements of the Building Authority, the Director of Fire Services and all other relevant Government and statutory authorities in connection with the construction (including the materials to be used) repair and maintenance of any part or parts of the building or buildings connected or in close proximity to the Railway.

(d) The Grantee shall, permit the Director, the Corporation and their duly authorized officers, servants and contractors the right of free and unrestricted ingress, egress and regress to, from and through the lot and any building or buildings erected thereon at all times with or without tools, vehicles, machinery or equipment to carry out works, and for the purposes of any survey, inspection, examination, maintenance, improvement or development in connection with the Railway. The Director and his duly authorized officers, servants and contractors shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise of the rights conferred under this sub-clause and no claim or objection shall be made against the Director, the Corporation and their duly authorized officers, servants and contractors by the Grantee.

(e) In the event the Corporation ceases to operate the Railway or any part of the Railway affecting the lot upon the expiry of the franchise (including any extension thereto) granted under Section 4 of the MTR Ordinance or otherwise, any reference to the Corporation in this Special Condition shall where appropriate mean the Government, its nominee or a third party designated by the Government.

SC(37) Wherever in the Conditions it is provided that:

(a) the Government or its duly authorized officers shall or may carry out works of any description on the lot or any part thereof or outside the lot (whether on behalf of the Grantee or on the failure of the Grantee to carry out such works or otherwise) at the cost of the Grantee or that the Grantee shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or

(b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

Remarks :

According to GC12, the expression "Grantee" shall in the Conditions include the person entering into and executing the Land Grant and where the context so admits or requires his executors, administrators and assigns and in the case of a corporation its successors and assigns. Where the context so admits or requires, words importing the masculine gender shall be deemed to include females and corporations, and words in the singular shall be deemed to include the plural.

Unless otherwise defined in this part, capitalized terms used in the above shall have the same meaning of such terms in the Land Grant.

SUMMARY OF LAND GRANT
批地文件的摘要

1. 發展項目所位於的土地的地段編號

發展項目所座落之地段編號為九龍內地段編號11210號(“該土地”或“該地段”)依據批地條件第20163號並經一份日期為2014年12月4日及於土地註冊處以註冊摘要第14121001120129號註冊的修訂函修改或修訂(“批地文件”)持有。

2. 有關租契規定的年期

根據批地文件該土地之批地年期為50年由2012年5月18日開始計算。

3. 批地文件中一般條款(“GC”)及/或特別條款(“SC”)(合稱 “批地條款”)列明適用於該土地的用途限制 :-

SC第(9)條

(a) 在不抵觸此特別條款(b)分條的情況下，該地段或其任何部份或其上之任何已建或擬建的建築物不可用作非工業(不包括貨倉、酒店及加油站)以外之任何用途。

(b) 該地段任何已建或擬建的建築物或其任何部份不得用作下列用途以外之任何用途：

(i) 最低三層包括任何地庫層，作非工業(不包括貨倉、酒店及加油站)之用途；

(ii) 所有其餘樓層(如有超過三層地庫層，不包括任何最底三層以上之地庫層)，作私人住宅用途；及

(iii) 任何地庫層，不論為最底三層之一或最底三層上之地庫層，作非工業(不包括住宅、貨倉、酒店及加油站)之用途。

(c) 任何只用作安放按照批地文件特別條款第(23)，(24)及(25)條供用作提供泊車位及上落貨位或機房或兩者之樓層或地庫層，將不會在此特別條款(b)分條所述樓層中視作一層計算。至於任何樓層擬作用途是否本條款所准許之用途，地政總署署長(“署長”)之決定將為最終決定及對承批人有約束力。

(d) 為此特別條款，署長決定什麼構成一樓層或多層樓層，其決定將為最終決定及對承批人有約束力。為免疑問，一層地庫層(如建有)，不論該樓層大小或面積多少，為此特別條款將被算作一層計及任何地庫層的用途須受制於此特別條款(b)(iii)分條。

SC第(36)條 在該地段內不得興建或製造任何墳墓或骨灰龕安置所，亦不可埋葬或放置任何人類遺體或動物遺體，不論放於土製瓶中、骨灰龕中或其他。

4. 批地文件的批地般條款列明，按規定須興建並提供予政府或供公眾使用的設施;有關承批人在該地段內外鋪設、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；及對買方造成負擔的租用條件 :-

GC第4條 承批人謹此彌償及須彌償政府因任何違反批地條款或任何署長認為(其意見為最終意見及對承批人有約束力)承批人在使用該地段或在作出地段或其任何部份的發展或重建或在該地段進行任何活動或承批人在該地段進行任何其他工程(不論上述使用、發展或重建、活動或工程乃依照或違反批地條款文件)而導致毗鄰或毗連土地或該地段遭受破壞或土壤及地下水污染所招致的一切各種訴訟、法律程序、責任、要求、費用、開支及損失(無論是財政上或是其他)。

GC第6條

(a) 承批人須在建築或重建完成後在批地年期內，根據批地條款:

(i) 維持所有建築物遵照已批准的設計方式及排列及任何核准建築圖則，不得更改或修改;

(ii) 維持所有按批地條款或其任何其後合約式修訂興建的建築物或未來興建的建築物於良好狀況及作出實質的維修，並在租約完結時或提前終止時以同樣的良好狀況交回。

GC第8條 所有批地條款要求鋪設的私家街道、道路及小徑須處於署長滿意的位置，並由他決定納入或不納入批租範圍以內，並須在不論上述何種情形下應要求免費交回政府。若上述街道、道路及小徑交回政府，其路面鋪築、路邊石、排水渠(污水渠及雨水渠)、管道敷設及道路照明的工程將由政府進行，承批人須支付其費用，而其後的保養成本則由公帑支付。如上述私家街道、道路及小徑保留為批租的範圍的部份，則須由承批人自費加以照明、鋪設路面及路邊石、排水渠、管道及保養，致使署長在各方面滿意。以公眾利益為由，署長可進行或安排進行所須的道路照明的安裝及保養維修。承批人須負擔安裝道路照明的建設資本成本，並須准許工作人員及車輛自由進出出租範圍以安裝及保養道路照明。

SC第(4)條

(a) 承批人須:

(i) 於批地文件日期起計60個月(或其他署長核准的延長期限)內自費以署長批准的方式、物料、標準、水平、排列及設計及使署長各方面滿意:

(I) 鋪設及平整批地文件附圖上以綠色顯示的未來公眾道路部份(下稱“綠色範圍”)；及

(II) 依照署長可獨自決定要求，提供及興建橋樑、隧道、上跨道、下跨道、下水道、高架道、天橋、行人道、道路或其他構築物(下稱“該等構築物”)

致使於綠色範圍上可以容納構築物，車輛及行人之交通；

(ii) 於批地文件日期起計60個月(或其他署長核准的延長期限)內自費及於署長各方面滿意，將綠色範圍鋪設路面、做路邊石和渠道及依署長要求於其提供溝渠、排水道、下水道、接駁至總水管之消防龍頭及水管、服務設施、街燈、交通標誌、街道設施、路標及植物；及

(iii) 自費保養綠色範圍連同該等構築物及其上或其中興建、安裝及提供的一切構築物、路面、溝渠、排水道、下水道、消防龍頭、服務設施、街燈、交通標誌、街道設施、路標及植物達到署長滿意直至按特別條款第(5)條將綠色範圍的管有權交還政府為止。

(b) 如承批人未能依照指定期限完成此特別條款(a)分條的責任，政府可以進行所須工程，費用由承批人支付，承批人須按要求向政府支付與有關費用相等之金額，該金額由署長決定並為最終決定及對承批人具約束力。

(c) 對於承批人或任何人士，無論是否因或由於承批人完成於此特別條款(a)分條的責任或政府行使其於特別條款(b)分條的權力或其他，所受到或引致的任何損失、損害、妨害或騷擾，政府並無責任，承批人亦不可就任何損失、損害、妨害或騷擾向政府追討。

SC第(5)條 為履行特別條款第(4)條的所須工程，承批人將於批地文件日期該日被給予綠色範圍的管有權。綠色範圍須按要求交回政府及無論如何署長去信表示此批地條款的執行已獲其滿意的信件日期，將視作已交回政府綠色範圍。當承批人管有綠色範圍時，承批人須於所有合理時間容許所有政府和公眾車輛及行人交通自由通過及行經綠色範圍，此等通路不可受特別條款第(4)條或其他的工程影響或阻礙。

SC第(6)條 除用作進行特別條款第(4)條所指明之工程外，承批人不得於未有署長事先書面同意之情況下，使用綠色範圍作為儲物或豎立任何臨時構築物之用途或作任何其他用途。

SC第(7)條

(a) 當承批人管有綠色範圍時，承批人須於所有合理時間：

(i) 准許政府及署長及其官員、承辦商及代理人或任何署長授權的人士有權自由進出及再進出和行經及通過該地段及綠色範圍，以對依據特別條款第(4)(a)條將進行的工程作檢視、檢查及監督，及進行、檢視、檢查及監督特別條款第(4)(b)條的工程及或任何其他署長認為於綠色範圍必須的工程。

(ii) 准許政府及政府授權有關的公共服務公司有權依政府及政府授權有關的公共服務公司所須進出及再進出和行經及通過該地段及綠色範圍，以於綠色範圍或毗連土地之內、上或下進行任何工程，包括但並不限於安放及其後保養所有為擬向該地段或其毗連或相鄰土地或置所提供電話、電力、氣體(如有者)及其他服務的必須管道、電線、導管、線管或其他傳導體及附屬裝置器，承批人須要於上述於綠色範圍內進行的工程的所有事宜與政府及政府授權有關的公共服務公司充分合作；及

(iii) 准許水務監督的官員及他們授權的其他人士有權自由進出及再進出和行經及通過該地段及綠色範圍，就水務監督或該等授權人士所須，以於綠色範圍進行有關操作、保養、維修、更換及更改任何其他水務裝設的工程。

(b) 政府、署長及其官員、承辦商及代理人及其他依本特別條款(a)分條獲政府授權的公共服務公司對於因或由於政府、署長及其官員、承辦商及代理人及其他依本特別條款(a)分條獲政府授權的公共服務公司或其他人士行使其權力而引致的任何損失、損害、妨害或騷擾一切並無責任。

SC第(8)條 承批人須開發該地段，在其上興建一項或多項建築物，一切方面符合批地條款和香港當時有效之有關建築、衛生及規劃的一切法則、附例及規例，該建築物須於2017年6月30日或之前完成和可供佔用。

SC第(10)條 未經署長事先書面同意，不得移除或干擾生長於該地段或毗連範圍內的樹木，署長在發出書面同意時，可以對移植、補償性景觀美化工程或再植加入其認為合適的條件。

SC第(11)條 承批人須自資在該地段和平台(如有者)未有興建建築物之任何部份佈置園林及種植樹木及灌木，並其後將其保持於安全、清潔、整齊、井然及健康的狀態，全達至署長滿意程度。

SC第(12)條 受制於批地條款之規定, 發展或重建(重建一詞只指一般條款第6條所擬定之重建)該地段或其部份時：

(a) 任何於該地段上已建或擬建的建築物均須在所有方面符合《建築物條例》，其下的任何規例及所有修訂法例的要求；

(b) 任何在該地段或其任何部份，或批地條款所指該地段外的任何範圍上已建或擬建的建築物，及其所有的發展或使用或其任何部份，均不可在任何方面不符合《城市規劃條例》，其下的規例及所有修訂法例的要求；

(c) (i) 在該地段上已建或擬建的任何建築物的總建築樓面面積必不可少於5,027平方米及不可多於8,379平方米；

(ii) 在本特別條款(c)(i)分條所定之總建築樓面面積中，在該地段上已建或擬建設計或擬用作私人住宅用途的任何建築物的總建築樓面面積不可多於6,983平方米；及

(iii) 承批人明確同意及接受，政府沒有擔保發展或重建該地段時可以達至此特別條款(c)(i)及(c)(ii)分條所分別訂明的最大建築樓面面積，若果該等最大建築樓面面積不能達至，不可以向政府追討退回地價或任何賠償；

(d) 在該地段上已建或擬建的任何建築物或其他構築物之任何部份連同該建築物或構築物的任何附加物或裝配(如有者)，不可合共超過香港主水平基準以上120 米或其他署長可核准之高度，但是：

(i) 在獲得署長事先書面核准時，可於建築物天台建立或放置機器房、空調組件、水箱、梯屋及類似天台構築物而超過上述高度限制或署長可核准的其他高度；及

(ii) 署長可以在計算一建築物或構築物高度時，以其獨有酌情權豁免任何特別條款第(38)條(b)(i)(II)分條所提及之構築物或樓面空間；及

(e) 在該地段上興建或擬建之任何建築物的設計形式及佈局須經署長書面核准，在取得上述核准前，不得展開任何建築工程(特別條款第(1)條提及之拆卸和移除工程及工地平整工程除外)。就批地條款而言"建築工程"及"工地平整工程"的定義須依據《建築物條例》、其附例及任何修訂法例。

SC第(14)條 (a) 承批人可於該地段內豎立、興建及提供須由署長書面批准之休憩設施及其附屬設施(下稱"設施")。設施的類型、大小、設計、高度和布局亦須事先得到署長的書面核准。

(b) 為計算特別條款第(12)(c)條所指的總建築樓面面積，受制於特別條款第(38)(d)條，任何依據此特別條款第(a)分條在該地段內提供之設施的部份其為在該地段上已建或擬建的住宅大樓的所有住戶及其真正訪客共同享用及利益者，不會納入計算之列。其餘部份的設施，在署長意見下不是上述用途者則會列入計算之列。

(c) 如果設施任何部份依據此特別條款(b)分條獲豁免於計算建築樓面面積(下稱"豁免設施")：

(i) 豁免設施須被指定為及構成特別條款第(20)(a)(v)條內所指的公共地方；

(ii) 承批人須自費保養豁免設施於良好及充份維修及狀況與及運作豁免設施以達至署長滿意程度; 及

(iii) 特別條款第(14)條提供的豁免設施，只能供在該地段上已建或擬建的一座或多座住宅大廈的住戶及其真正訪客使用，其他人士無權使用。

SC第(15)條 (a) 倘若該地段或其任何部分用作住宅用途，依據下列條件可以提供看守員或管理員或兩者的辦公設施:-

(i) 該等設施在署長之意見中為該地段上已建或擬建的住宅大樓的安全、保安及良好管理所必要的；

(ii) 該等設施不可用作全職及必須聘用於該地段的看守員或管理員或兩者的辦公設施以外之任何用途；及

(iii) 該等設施所在位置須首先由署長書面核准。

(c) 依據此特別條款(a)分條於該地段內提供之辦公設施須指定及成為特別條款第(20)(a)(v)條所指的公用地方的部份。

SC第(16)條 (a) 倘若該地段或其任何部分用作住宅用途，依據下列條件可以提供看守員或管理員或兩者的宿舍:-

(i) 該等宿舍應設置於地段上建成的其中一座住宅單位大樓內或於署長書面核准的其他位置；及

(ii) 該等宿舍不可用作全職及必須聘用於該地段的看守員或管理員或兩者的住用設施以外之任何用途。

(c) 依據此特別條款(a)分條於該地段內提供的看守員或管理員或兩者的宿舍須指定及成為特別條款第(20)(a)(v)條所指的公用地方的部份。

SC第(17)條 (a) 倘若該地段或其任何部分用作住宅用途，可以在地段內提供一個辦公室給業主立案法團或業主委員會使用但是:-

(i) 該辦公室不可用作有關該地段及其上已建或擬建的建築物的已成立或將成立的業主立案法團或業主委員會的會議及行政工作以外之任何用途；及

(ii) 該辦公室的所在位置須首先由署長書面核准。

(c) 依據此特別條款(a)分條提供之辦公室須指定及成為特別條款第(20)條內(a)(v)分條所指的公用地方的部份。

SC第(23)條 (a) (i) 該地段內須提供達至署長滿意度的車位作停泊根據道路交通條例及其下的規例或任何修訂法例領有牌照而又屬於該地段已建或擬建的建築物之住宅單位住客及其真正賓客、訪客或被邀請人之汽車(下稱"住宅停車位")，其數目比率須參考該地段上已建或擬建的住宅單位的不同尺寸按照下列列表計算，除非署長同意一個不同於下列列表的住宅停車位比率或數目：

每一住宅單位尺寸	須提供之住宅停車位數目
少於40平方米	每15住宅單位或其部份1車位
不少於40平方米但少於70平方米	每9住宅單位或其部份1車位
不少於70平方米但少於100平方米	每3.6住宅單位或其部份1車位
不少於100平方米但少於160平方米	每1.8住宅單位或其部份1車位
不少於160平方米	每住宅單位或其部份1車位

(ii) 為此特別條款的(a)(i)分條目的，須提供的住宅停車位的總數目須為依據此特別條款(a)(i)分條列表內每一住宅單位相關大小，計算出來的相關住宅停車位的總數。為此些條款目的「每一住宅單位大小」一詞，在建築樓面面積而言須為下開(I)及(II)之共數 ：

(I) 一個住宅單位之建築樓面面積，由該單位的住戶單獨使用及享用，須從該單位的圍封牆的外部開始量度，除如該圍封牆乃分隔兩個毗鄰的單位則須從該牆壁的中間開始量度，並應包括單位內部的間隔及柱，但為免疑問，不包括依特別條款第(12)(c)條而無須在計算單位建築樓面面積時包含在內的所有該單位的樓面面積；及

(II) 該單位依比例所佔的住宅公用地方(如下定義)之建築樓面面積。在計算此時，為該地段上擬建或已建之發展項目住宅部份所有住戶公用及利益並位於住宅單位圍封牆以外的住宅公用地方的總建築樓面面積須以下列方程式分配給一住宅單位，但為免疑問，不包括依特別條款第(12)(c)條而無須在計算建築樓面面積時包含在內的所有樓面面積(該住宅公用地方下稱 “住宅公用地方”) :

$$\text{住宅公用地方總建築樓面面積} \times \frac{\text{依此特別條款(a)(ii)(I)分條所計算得出之一個住宅單位建築樓面面積}}{\text{依此特別條款 (a)(ii)(I)分條所計算得出之所有住宅單位總建築樓面面積}}$$

(iii) 若任何該地段上已建或擬建的一幢住宅單位大樓提供多於75個住宅單位，須提供額外的車位作停泊根據道路交通條例及其下的規例或任何修訂法例領有牌照而又屬於該地段已建或擬建的建築物之住宅單位住客及其真正賓客、訪客或被邀請人之汽車，其數目比率為每幢住宅單位大樓提供1至5個車位或署長批核之其他比率但最少提供一個。

(iv) 依照特別條款第(23)條(a)(i)及(a)(iii)分條(可能依特別條款第(25)條改動)提供的車位，不可用作該些條款所分別指定的用途以外之任何用途，及尤其是該些車位不可用作儲存、展示或展覽汽車作銷售或其他用途或作提供汽車清潔和美容服務。

(b) (i) 該地段內須除非署長同意其他比率依照以下比率提供達至署長滿意度的車位作停泊根據道路交通條例及其下的規例或任何修訂法例領有牌照之汽車：

(I) 該地段上已建或擬建將用作辦公室用途的建築物的首15,000平方米建築樓面面積每150平方米或其部份提供一個車位，其餘該用途之建築樓面面積每200平方米或其部份提供一個車位；及

(II) 該地段上已建或擬建將用作非工業用途(不包括住宅、辦公室、貨倉、酒店及加油站)的建築物的建築樓面面積每300平方米或其部份提供一個車位。

(ii) 為計算根據此特別條款內(b)(i)(I)及(b)(i)(II)分條提供的車位數目，任何用作泊車及上落貨用途的樓面面積不須計算在內。

(iii) 依照特別條款第(23)條(b)(i)(I)及(b)(i)(II)分條(可依特別條款第(25)條變更)提供的車位，不可用作停泊根據道路交通條例及其下的規例或任何修訂法例領有牌照而又屬於該地段已建或擬建作該些條款所分別指定的用途的建築物的佔用人及其真正賓客、訪客或被邀請人之汽車以外之任何用途，及尤其是該些車位不可用作儲存、展示或展覽汽車作銷售或其他用途或作提供汽車清潔和美容服務。

(c) (i) 從依照特別條款第(23)條(a)及(b)分條提供的車位中，承批人須以以下比率或署長可批核的其他比率，保留及指定車位供根據《道路交通條例》及其下的規例或任何修訂法例所定義之傷殘人士停泊汽車：

(I) 依照特別條款第(23)條(a)(i)分條(可依特別條款第(25)條變更)提供的每200個車位或其超過100個的部份不少於一個車位(但最少保留及指定一個車位)；

(II) 依照特別條款第(23)條(b)(i)(I)分條(可依特別條款第(25)條變更)提供的每200個車位或其超過100個的部份不少於一個車位(但最少保留及指定一個車位)；

(III) 依照特別條款第(23)條(b)(i)(II)分條(可依特別條款第(25)條變更)提供的每200個車位或其超過100個的部份不少於一個車位(但最少保留及指定一個車位)；及

(IV) 依照特別條款第(23)條(a)(iii)分條(可依特別條款第(25)條變更)提供的車位中的一個車位。

(ii) 依照特別條款第(23)條(c)(i)分條提供的車位須位於署長書面批核的位置及水平。

(iii) 依照特別條款第(23)條(c)(i)分條提供的車位，不可用作供根據道路交通條例及其下的規例或任何修訂法例所定義的傷殘人士停泊屬於該地段已建或擬建的建築物的住客或佔用人及其真正賓客、訪客或被邀請人之汽車以外之任何用途，及尤其是該些車位不可用作儲存、展示或展覽汽車作銷售或其他用途或作提供汽車清潔和美容服務。

(d) (i) 該地段內須除非署長同意其他比率依照以下比率提供達至署長滿意度的車位作停泊根據道路交通條例及其下的規例或任何修訂法例領有牌照之電單車：

(I) 依照特別條款第(23)條(a)(i)分條(可依特別條款第(25)條變更)提供的住宅停車位總數的百分之五(下稱“住宅電單車位”)；

(II) 依照特別條款第(23)條(b)(i)(I)分條(可依特別條款第(25)條變更)提供的車位總數的百分之五；

(III) 依照特別條款第(23)條(b)(i)(II)分條(可依特別條款第(25)條變更)提供的車位總數的百分之五；

(ii) 住宅電單車位不可用作停泊根據道路交通條例及其下的規例或任何修訂法例領有牌照而又屬於該地段已建或擬建的建築物之住宅單位的住客及其真正賓客、訪客或被邀請人之電單車以外之任何用途，及尤其是該些車位不可用作儲存、展示或展覽汽車作銷售或其他用途或作提供汽車清潔和美容服務。

(iii) 依照特別條款第(23)條(d)(i)(II)及(d)(i)(III)分條提供的車位，不可用作停泊根據道路交通條例及其下的規例或任何修訂法例所定義而又屬於該地段已建或擬建分別用作該特別條款第(23)條(b)(i)(I)及(b)(i)(II)分條指定用途的建築物的佔用人及其真正賓客、訪客或被邀請人之電單車以外之任何用途，及尤其是該些車位不可用作儲存、展示或展覽汽車作銷售或其他用途或作提供汽車清潔和美容服務。

SC第(24)條 (a) 該地段內須依照以下比率提供達至署長滿意度的車位作貨車上落貨之用：

(i) 該地段上已建或擬建的建築物中每800個住宅單位或其部份提供一個車位或署長可批核的比率，但每一幢住宅單位大樓最少一個上落貨車位，該上落貨車位須毗鄰或位於每一幢住宅單位大樓內；

(ii) 該地段上已建或擬建將用作辦公室的建築物的建築樓面面積每2,000平方米或其部份提供一個車位；及

(iii) 該地段上已建或擬建將用作非工業用途(不包括住宅、辦公室、貨倉、酒店及加油站)的建築物的建築樓面面積每1,200平方米或其部份提供一個車位;

(b) 依照特別條款第(24)條(a)分條提供的總車位當中之百分之六十五須闊3.5米及長7.0米及最少有3.6米淨空高度，其餘車位須闊3.5米及長11.0米及最少有4.7米淨空高度(或於其他經署長核准之百分比)，但如提供之車位數目為小數點數目，其將向上撥入至下一整數。該些車位不可用作與提及的有關建築物有關連之貨車上落貨用途以外之任何用途。

SC第(27)條 (a) 縱使批地條款經已遵守及執行達至署長滿意，住宅停車位及住宅電單車位不可以：

(i) 轉讓，除非

(I) 連同賦予該地段已建或擬建的建築物中之住宅單位獨有享用及管有權之該地段不可分割業權份數；或

(II) 該承讓人已經是賦予該地段已建或擬建的建築物中之住宅單位獨有享用及管有權之該地段不可分割業權份數的擁有人；或

(ii) 租賃，除非租予該地段已建或擬建的建築物中之住宅單位的住客。

但無論如何轉讓給或租賃予任何該地段已建或擬建的建築物中之一個住宅單位的業主或住戶之住宅停車位及住宅電單車位總數不得超過三個。

(b) 縱使此特別條款(a)分條，承批人可以在署長事先書面同意下，整體一起轉讓全部住宅停車位及住宅電單車位，但亦只可以給予一間承批人全部擁有的附屬公司。

(c) 此特別條款(a)分條不適用於該地段整體一起的轉讓、租賃、按揭或押記。

SUMMARY OF LAND GRANT
批地文件的摘要

SC第(31)條 (a) 如由於為了或有關於該地段或其任何部份之形成、平整或發展或根據該批地條款承批人所須完成的工程，或因任何其他目的，於該地段或任何政府土地中有任何挖除、移除或移後任何土地、或任何築起或填補或任何形式之斜坡處理工程，不論有否獲得署長事先書面同意，承批人須自資進行及興建須為當時或日後於任何時間保護及支撐該地段內土地及任何毗連或鄰接政府土地或已租出土地之斜坡處理工程、護土牆或其他支撐、保護、排水或附帶或其他工程，及排除及防止其後之任何崩塌、山崩或下陷。承批人須於批地年期內所有時間自資保養該些土地、斜坡處理工程、護土牆或其他支撐、保護、排水或附帶或其他工程，以保持其良好及充份維修及狀態以達至署長滿意程度。

(b) 此特別條款(a)分條所訂不會損害政府於批地條款中的權力，特別是特別條款第(30)條。

(c) 倘若因承批人作出之形成、平整、發展或其他工程或因其他原因，導致或引致在任何時間有任何崩塌、山崩或下陷，不論在或由任何土地、在該地段中或任何毗連或鄰接政府土地或已租出土地，承批人須自資使其回復原狀及將其修復以達至署長滿意及須彌償政府及其代理人及承建商因該崩塌、山崩或下陷而導致、經受或招致之全部一切費用、收費、損害賠償、需索及申索。

(d) 在批地條款中所定違反任何批地條款而有之任何其他權利及補救之上，署長有權以書面通知要求承批人進行、建造及保養該些土地、斜坡處理工程、護土牆或其他支撐、保護及排水或附帶或其他工程，或恢復及修復任何崩塌、山崩或下陷，又如承批人在該通知指定期限內忽視或未能遵守該通知以達至署長滿意，署長可立即執行及進行任何所須工程而承批人須應要求付還政府有關費用，連帶行政及專業收費和費用。

SC第(32)條 (a) 倘若有土壤、廢土、廢料、建築廢物或建築物料(下稱為“廢物”)從該地段或開發該地段所影響的其他區域侵蝕、沖流或傾倒到公共路徑或道路或路渠、前灘或海床、污水渠、雨水渠或溝渠或其他政府物業(下稱為“政府物業”)，承批人須自費清理廢物和修復對政府物業的損害。承批人須就上述侵蝕，沖流或傾倒對私人物業造成的任何損壞或干擾所引致的一切訴訟、索償及要求彌償政府。

(b) 儘管此特別條款(a)分條有所規定，署長可以(但沒有責任)應承批人的要求清理於政府物業之廢物並修復對政府物業的損害而承批人須應政府要求支付其費用。

SC第(33)條 承批人須在任何時候，特別是在進行任何拆卸、移除、建築、保養、翻新或維修工程(以下簡稱“工程”)時，採取或促使他人採取一切適當及合適的謹慎、技巧及預防措施、以避免對政府或其他存在或行經於該地段或其任何部份或綠色範圍，或該地段或其任何部份及綠色範圍以上、上面、下面的現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱“服務”)造成任何損壞、干擾或阻礙。承批人在進行任何上述工程之前須進行或促使他人進行必須的適當調查及查詢，以確定服務的現時位置和所處水平，並就如何處理可能受工程影響之服務向署長提交書面建議，供他全面審批，及必須在取得署長對工程及建議作出的書面批准後才能進行任何工程。承批人須履行及自費達成署長在批准建議時加入對服務的任何要求，包括任何需要的改道、重鋪或修復的費用。承批人必須自資在一切方面維修、彌補及修復至署長滿意因工程以任何方式引致該地段或其任何部份或綠色範圍，或該地段或其任何部份及綠色範圍，或任何服務的任何損壞、干擾或阻礙(除明渠、污水渠、雨水渠或總水喉須由署長展開修復外，除非署長另作選擇，而承批人須在被要求時向政府支付該等工程的費用)。如果承批人未能對該地段或其任何部份或綠色範圍，或該地段或其任何部份及綠色範圍，或任何服務進行上述必要的改道、重鋪、維修、彌補或修復工程以使署長滿意，署長可進行他認為需要的上述改道、重鋪、維修、修復或彌補工程，承批人須在要求時向政府支付該等工程的費用。

SC第(34)條 (a) 承批人須自資建築及保養該等署長認為有需要用作攔截所有落入或流入該地段的雨水及運送該等雨水至最近之河道、引水道，水道或雨水渠管的水渠及水道，無論是位於該地段界內或政府地段，以達至署長滿意，承批人又須單獨負責及彌償政府及其官員免於因該等雨水造成的任何損害或滋擾而引起的一切訴訟、申索及索求。

(b) 連接任何由該地段至政府雨水渠及污水管的排水管及污水管之工程，當被鋪設或委託鋪設時，可由署長履行，惟因而引致的任何損失或損害署長不須向承批人負責，而承批人須於政府提出索求時繳付予政府該等連接工程之費用。或者，該等連接工程可由承批人自資履行至署長滿意及在此情況時，任何建築於政府土地之連接工程部份須由承批人自資保養，並須於政府提出索求時由承批人交予政府由政府日後出資保養，而承批人須於政府提出索求時繳付予政府有關該等連接工程之技術審核費用。署長可於承批人未有履行該等建築於政府土地連接工程的任何部份之保養時，履行其認為有需要之保養工程，而承批人須於政府提出索求時繳付予政府該等工程之費用。

SC第(35)條 (a) 在開始於該地段進行任何工程前，包括但不限於地盤勘測工程、打樁工程或其他地基工程及其他土木工程和建築工程，承批人須諮詢香港鐵路有限公司(下稱“該公司”)以確定任何該等工程不會及將不會損壞、騷擾或危害任何鐵路工程、構築物、設施或裝設或鐵路(根據香港法例第556章《香港鐵路條例》(下稱“港鐵條例”)第2條定義)及其任何伸延部分(下稱“鐵路”)的安全運作(為此而言署長的決定將為最終者)及若署長要求，承批人須自費採取該公司可能要求的預防措施以確保任何鐵路工程、構築物、設施或裝設或鐵路運作的安全。

(b) 承批人須遵守所有有關鐵路的法例、附例及規例。

(c) 承批人須自費遵守所有建築事務監督、消防處處長及所有其他有關之政府及法定當局有關建造(包括所使用之物料)、維修及保養接連或鄰近鐵路的建築物任何部份之特別要求。

(d) 承批人須准許署長、該公司及他們授權的人員、工人和承辦商有權於所有時間自由和無阻礙進出及再進出和行經及通過該地段及已建於其上的任何建築物，無論是否帶同工具、車輛、機械或裝備，以進行工程，及為進行鐵路相關之測量、檢視、檢查、保養、改良或發展。署長及其授權的官員、工人及承辦商對於依本分條行使其權力而導致或引致的任何損失、損害、妨害或騷擾並無責任，承批人亦不可以向署長、該公司及他們授權的人員、工人及承辦商進行追討或反對。

(e) 若果該公司在依港鐵條例第4條或其他批出之專營權屆滿時(包括其任何延長期)停止運作鐵路或影響該地段的任何部份鐵路，此特別條款中所指的該公司將當合適時指政府、其提名人或政府指定之第三方。

SC第(37)條 當批地條款內於任何地方有所提及：

(a) 政府或其授權官員須或可於該地段或其任何部份或該地段以外以承批人之使費進行任何形式的工程(無論是否代承批人進行或於承批人不履行該些工程或其他)，或承批人須依要求支付或還付給政府或其授權官員該些工程使費，則該使費將包括政府或其授權官員所訂定之監督及管理收費；或

(b) 須獲得政府或其授權官員的事先核准或同意，他們可以以他們認為合適的條件給予核准或同意或以他們絕對的酌情權拒絕核准或同意。

備註：

根據一般條款第12條，批地條款中「承批人」一詞包括訂立及簽署批地條款的人及如語意容許或需要，亦包括其遺囑執行人、遺囑管理人及受讓人，如屬公司包括其繼承人或受讓人。如語意容許或需要，使用男性的詞性字眼應視作包括女性及法團，使用單數的字眼應視作包括複數。

除非本售樓說明書另設定義，否則上述名詞具有批地文件中該等名詞的相同定義。

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

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 the "Structures" as referred to in Special Condition (4)(a) of the Land Grant.

2. The general public has the right to use the facilities in accordance with the land grant.

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

1. Description:
   The "Green Area" and the "Structures" as referred to in Special Condition (4)(a) of the Land Grant.

2. The facilities are required to be managed, operated or maintained at the expenses of the owners of the residential properties in the Development, and those owners 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.

3. The general public has the right to use the facilities in accordance with the land grant.

C. Size of 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:

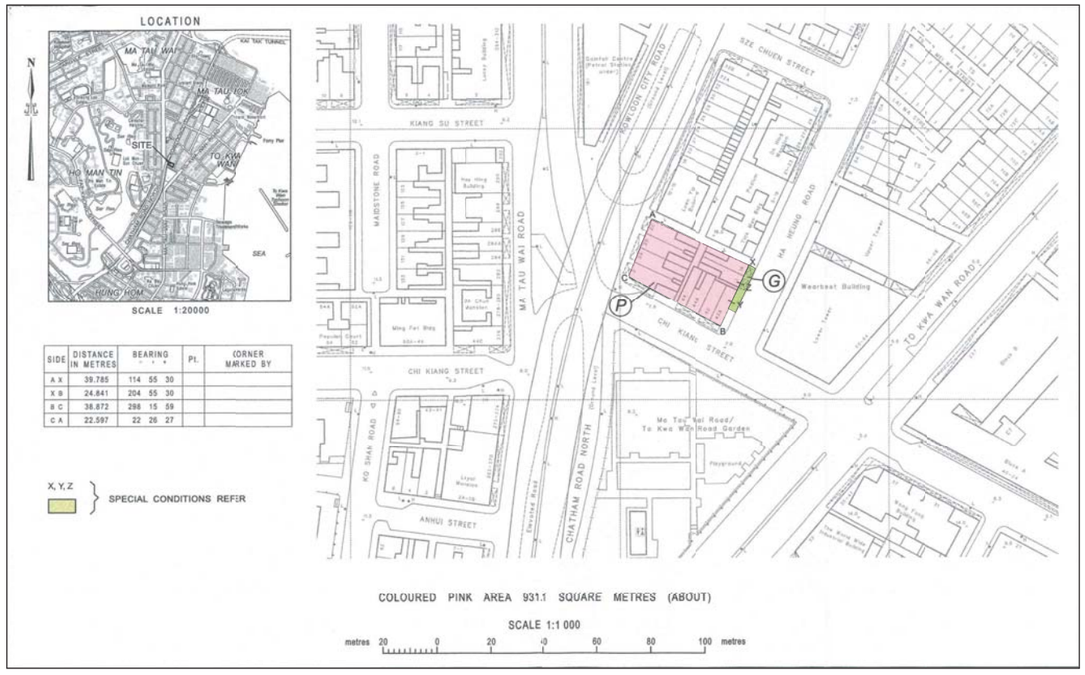
Not Applicable

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

Not Applicable

E. A plan that shows the location of those facilities and open space, and those part of the land:

Plan annexed to the Land Grant



This plan is extracted and reproduced from Plan No.KL6104-D annexed to the Land Grant.

F. Provisions of the land grant that concern those facilities and those parts of the land mentioned in A to D above

SC(4) (a) The Grantee shall:

(i) within 60 calendar months from the date of the Land Grant (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 those portions of future public roads shown coloured green on the plan annexed thereto (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) within 60 calendar months from the date of the Land Grant (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, services, street lights, traffic signs, street furniture, road markings and plant 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 in accordance with Special Condition No.(5).

(b) In the event of the non-fulfilment of the Grantee'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 Grantee 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 Grantee.

(c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee'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 shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

SC(5) For the purpose only of carrying out the necessary works Specified in Special Condition No.(4), the Grantee shall on the date of the Land Grant 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 Grantee on the date of a letter from the Director indicating that the Conditions have been complied with to his satisfaction. The Grantee 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.(4) or otherwise.

SC(6) The Grantee 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 carrying out of the works specified in Special Condition No.(4).

SC(7) (a) The Grantee shall at all reasonable times while he is in the possession of the Green Area:

(i) permit the Government and the Director, his officers, contractors and agents and any other persons authorized by the Director, the right of free 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.(4)(a) and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(4)(b) 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 free 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, wires, 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 neighboring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly 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 free 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 other persons or public utility companies duly 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 Grantee or any other 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 other persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.

G. Provisions of every deed of mutual covenant inrespect of the specified residential property that concern those facilities and those parts of the land mentioned in A to D above

Clause (B)(1)(o) of Section V of the Deed of Mutual Covenant stipulates that:-
"(B) Powers and Duties of Manager

(1) Subject as provided in this Deed and the provisions of the Building Management Ordinance (Cap.344), the Manager shall be responsible for and shall have full and unrestricted authority to do all such acts and things as may be necessary or requisite for the proper Management of the Development and the Slopes and Retaining Walls (if any) and in particular the following :-

...

(o) if and for so long as may be required by the Conditions, to carry out such maintenance and/or repairing works referred to in the Conditions including but not limited to the maintenance of the Green Area (as defined in the Conditions) together with the Structures (as defined in the Conditions) 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 until such time as possession of the Green Area has been re-delivered to the Government in accordance with the Conditions PROVIDED THAT the Manager shall not be made personally liable for carrying out any such requirements under the Conditions which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all the Owners pursuant to the terms of this Deed.

..."

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

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任何設施：

1. 描述：
   批地文件特別條款第(4)(a)條所載的「綠色範圍」及「該等構築物」。

2. 公眾有權按照批地文件使用該等設施。

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任何設施：

1. 描述：
   批地文件特別條款第(4)(a)條所載的「綠色範圍」及「該等構築物」。

2. 該等設施須由發展項目中的住宅物業擁有人出資管理、營運或維持，及該等擁有人按規定須以由有關住宅物業分攤的之管理開支，應付管理、營運或維持該等設施的部分開支。

3. 公眾有權按照批地文件使用該等設施。

C. 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任何休憩用地的大小：

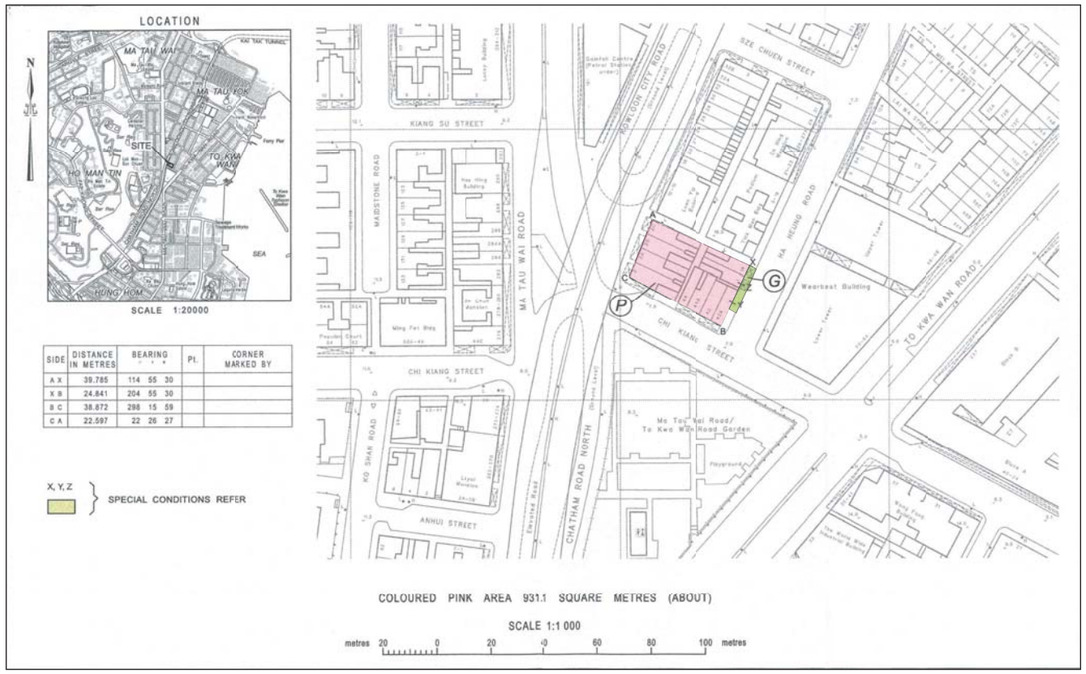
不適用

D. 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. 顯示該等設施、休憩用地及土地中的該等部分位置圖則：

附於批地文件的圖則



此圖乃撮自及複製自附於批地文件的圖則編號KL6104-D。

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

F. 批地文件中關於上述A至D提及的該等設施、休憩用地及土地中的該等部分的條文：

SC第(4)條 (a) 承批人須:

(i) 於批地文件日期起計60個月(或其他署長核准的延長期限)內自費以署長批准的方式、物料、標準、水平、排列及設計及使署長各方面滿意:

(I) 鋪設及平整批地文件附圖上以綠色顯示的未來公眾道路部份(下稱"綠色範圍") ；及

(II) 依照署長可獨自決定要求，提供及興建橋樑、隧道、上跨道、下跨道、下水道、高架道、天橋、行人道、道路或其他構築物(下稱"該等構築物")

致使於綠色範圍上可以容納構築物，車輛及行人之交通；

(ii) 於批地文件日期起計60個月(或其他署長核准的延長期限)內自費及於署長各方面滿意，將綠色範圍鋪設路面、做路邊石和渠道及依署長要求於其提供溝渠、排水道、下水道、接駁至總水管之消防龍頭及水管、服務設施、街燈、交通標誌、街道設施、路標及植物；及

(iii) 自費保養綠色範圍連同該等構築物及其上或其中興建、安裝及提供的一切構築物、路面、溝渠、排水道、下水道、消防龍頭、服務設施、街燈、交通標誌、街道設施、路標及植物達到署長滿意直至按特別條款第(5)條將綠色範圍的管有權交還政府為止。

(b) 如承批人未能依照指定期限完成此特別條款(a)分條的責任，政府可以進行所須工程，費用由承批人支付，承批人須按要求向政府支付與有關費用相等之金額，該金額由署長決定並為最終決定及對承批人具約束力。

(c) 對於承批人或任何人士，無論是否因或由於承批人完成於此特別條款(a)分條的責任或政府行使其於特別條款(b)分條的權力或其他，所受到或引致的任何損失、損害、妨害或騷擾，政府並無責任，承批人亦不可就任何損失、損害、妨害或騷擾向政府追討。

SC第(5)條 為履行特別條款第(4)條的所須工程，承批人將於批地文件日期該日被給予綠色範圍的管有權。綠色範圍須按要求交回政府及無論如何署長去信表示此批地條款的執行已獲其滿意的信件日期，將視作已交回政府綠色範圍。當承批人管有綠色範圍時，承批人須於所有合理時間容許所有政府和公眾車輛及行人交通自由通過及行經綠色範圍，此等通路不可受特別條款第(4)條或其他的工程影響或阻礙。

SC第(6)條 除用作進行特別條款第(4)條所指明之工程外，承批人不得於未有署長事先書面同意之情況下，使用綠色範圍作為儲物或豎立任何臨時構築物之用途或作任何其他用途。

SC第(7)條 (a) 當承批人管有綠色範圍時，承批人須於所有合理時間：

(i) 准許政府及署長及其官員、承辦商及代理人或任何署長授權的人仕有權自由進出及再進出和行經及通過該地段及綠色範圍，以對依據特別條款第(4)(a)條將進行的工程作檢視、檢查及監督，及進行、檢視、檢查及監督特別條款第(4)(b)條的工程及或任何其他署長認為於綠色範圍必須的工程。

(ii) 准許政府及政府授權有關的公共服務公司有權依政府及政府授權有關的公共服務公司所須進出及再進出和行經及通過該地段及綠色範圍，以於綠色範圍或毗連土地之內、上或下進行任何工程，包括但並不限於安放及其後保養所有為擬向該地段或其毗連或相鄰土地或置所提供電話、電力、氣體(如有者)及其他服務的必須管道、電線、導管、線管或其他傳導體及附屬裝置器，承批人須要於上述於綠色範圍內進行的工程的所有事宜與政府及政府授權有關的公共服務公司充分合作；及

(iii) 准許水務監督的官員及他們授權的其他人仕有權自由進出及再進出和行經及通過該地段及綠色範圍，就水務監督或該等授權人仕所須，以於綠色範圍進行有關操作、保養、維修、更換及更改任何其他水務裝設的工程。

(b) 政府、署長及其官員、承辦商及代理人及其他依本特別條款(a)分條獲政府授權的公共服務公司對於因或由於政府、署長及其官員、承辦商及代理人及其他依本特別條款(a)分條獲政府授權的公共服務公司或其他人仕行使其權力而引致的任何損失、損害、妨害或騷擾一切並無責任。

G. 指明住宅物業的每一公契中關於上述A至D提及的該等設施、休憩用地及土地中的該等部分的條文：

公契的第V部份第(B)(1)(o)條訂明：
「(B)「管理人」的權力及職責

(1) 遵從「本契約」及《建築物管理條例》(香港法例第344章)之條文規定，「管理人」擁有責任及全權和不受限制之權力作出必要或必須的行動和事項，以完善「管理」「發展項目」及「斜坡及護土牆」(如有者)。「管理人」的責任特別包括以下：

...

(o) 只要「批地條件」訂明，「管理人」便應按規定執行「批地條件」列明的「維修」及/或修理工程，其中包括但不限於「維修」「綠色範圍」(釋義以「批地條件」所訂為準)連同「構築物」(釋義以「批地條件」所訂為準)，以及在該處內或上建造、安裝及提供之所有構築物、表面、溝渠、污水管、排水渠、消防栓、服務裝置、街燈、交通標誌、街道設施、道路標記及機器，直至「綠色範圍」的佔管權按照「批地條件」交還「政府」為止。然而，「管理人」毋須就履行「批地條件」的規定承擔個人責任，如「管理人」已盡力惟未能向所有「業主」收取根據「本契約」條款所執行工程的費用，有關責任將歸於「業主」。

...」

WARNING TO PURCHASERS
對買方的警告

1. 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.

2. 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.

3. 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.

   (iii) In the case of paragraph 3(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.

1. 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。

2. 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。

3. 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：-

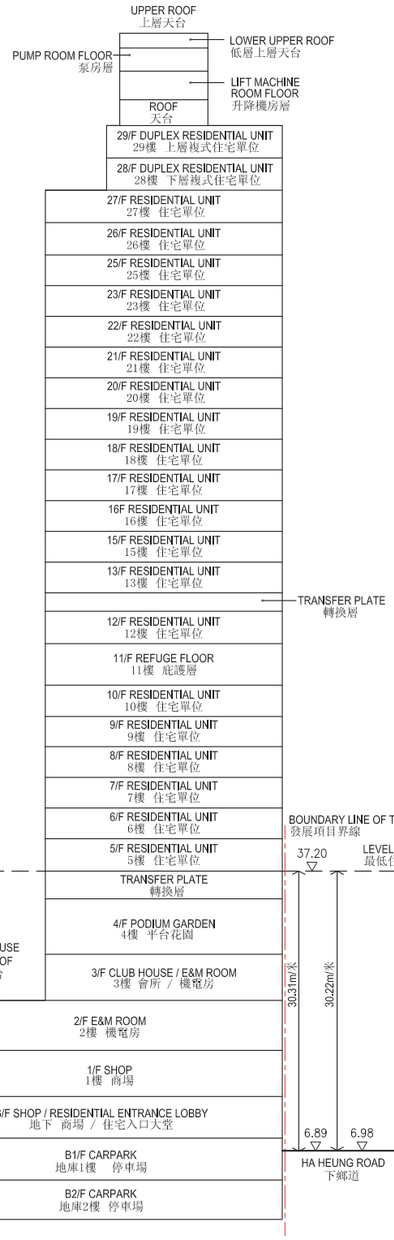
   (i) 該律師事務所可能不能夠保障買方的利益；及

   (ii) 買方可能要聘用一間獨立的律師事務所；及

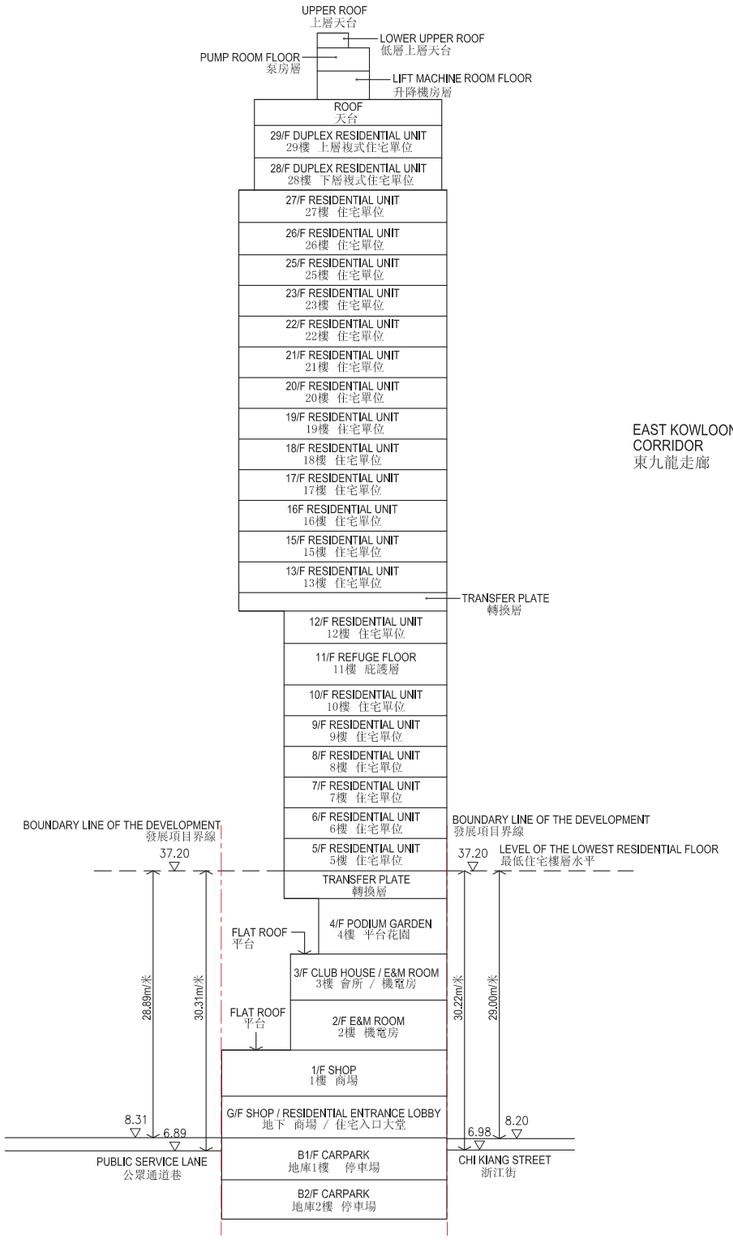
   (iii) 如屬3(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

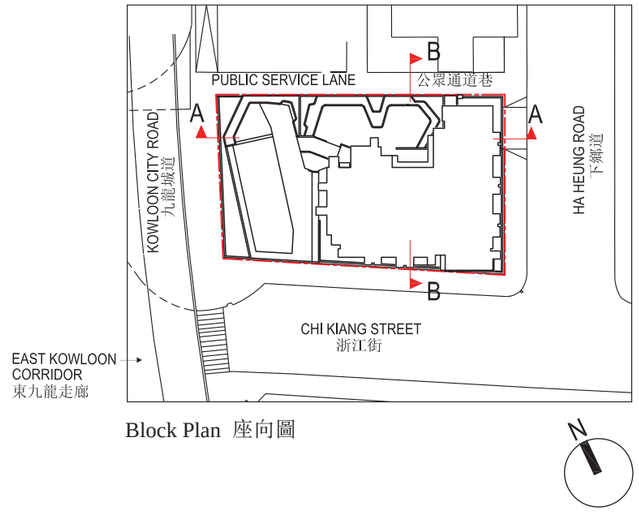
Cross Section Plan A-A & B-B
橫截面圖A-A及B-B



CROSS-SECTION A-A 橫截面 A-A



CROSS-SECTION B-B 橫截面 B-B



Block Plan 座向圖

N

▽ Height in meters above the Hong Kong Principal Datum (HKPD)
香港主水平基準以上高度(米)

– – – – – – Dotted Line denotes the level of the lowest residential floor of the building
虛線為該建築物最低住宅樓層水平

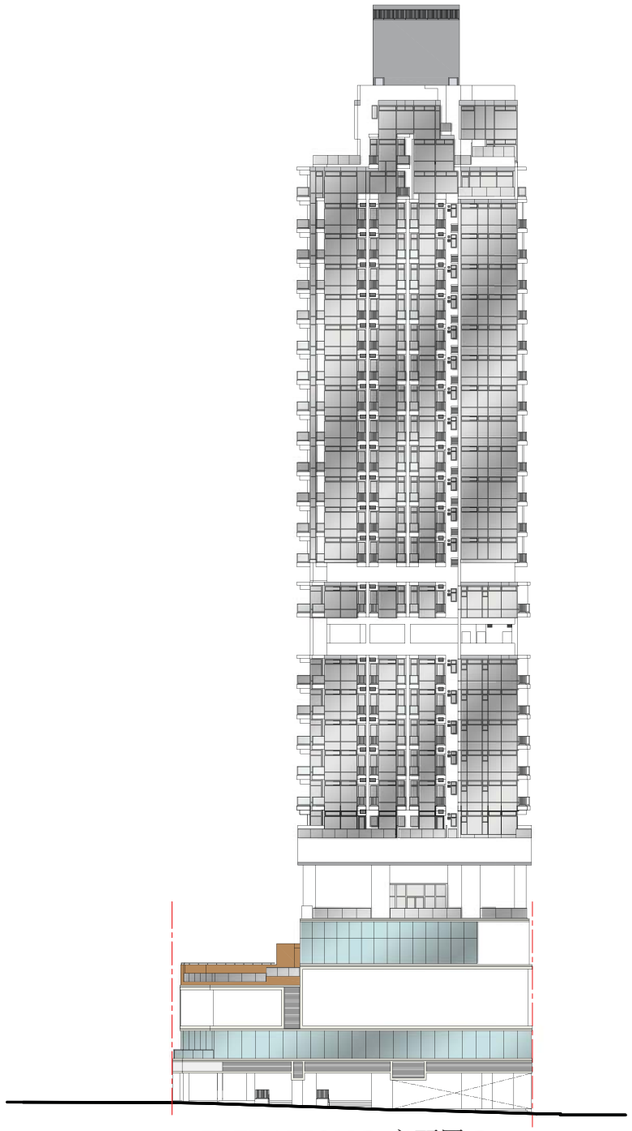
– – —·— – – Boundary Line of Development
發展項目界線

1. The part of Kowloon City Road adjacent to the building is 8.20 to 8.31 meters above the Hong Kong Principal Datum.
2. The part of Ha Heung Road adjacent to the building is 6.89 to 6.98 meters above the Hong Kong Principal Datum.
3. The part of Public Service Lane adjacent to the building is 6.89 to 8.31 meters above the Hong Kong Principal Datum.
4. The part of Chi Kiang Street adjacent to the building is 6.98 to 8.20 meters above the Hong Kong Principal Datum.
5. The part of East Kowloon Corridor adjacent to the building is 16.96 to 17.05 metres above the Hong Kong Principal Datum.

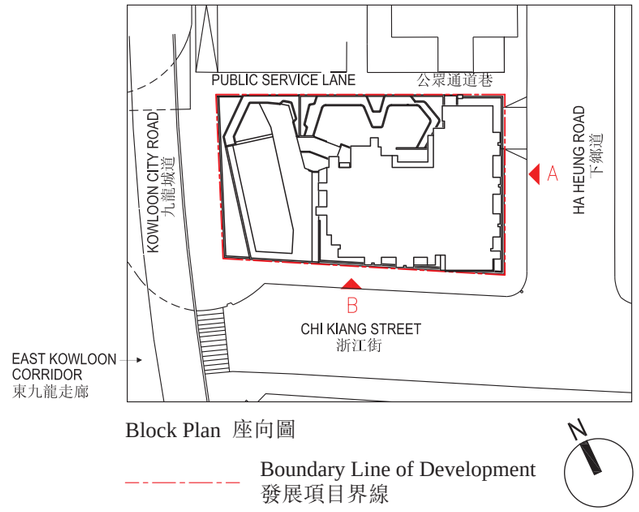
1. 毗連建築物的一段九龍城道為香港水平基準以上8.20至8.31米。
2. 毗連建築物的一段下鄉道為香港水平基準以上6.89至6.98米。
3. 毗連建築物的一段公眾通道巷為香港水平基準以上6.89至8.31米。
4. 毗連建築物的一段浙江街為香港水平基準以上6.98至8.20米。
5. 毗連建築物的一段東九龍走廊為香港水平基準以上16.96 至17.05米。

ELEVATION PLAN
立面圖

ELEVATION A 立面圖 A



ELEVATION B 立面圖 B



Block Plan 座向圖

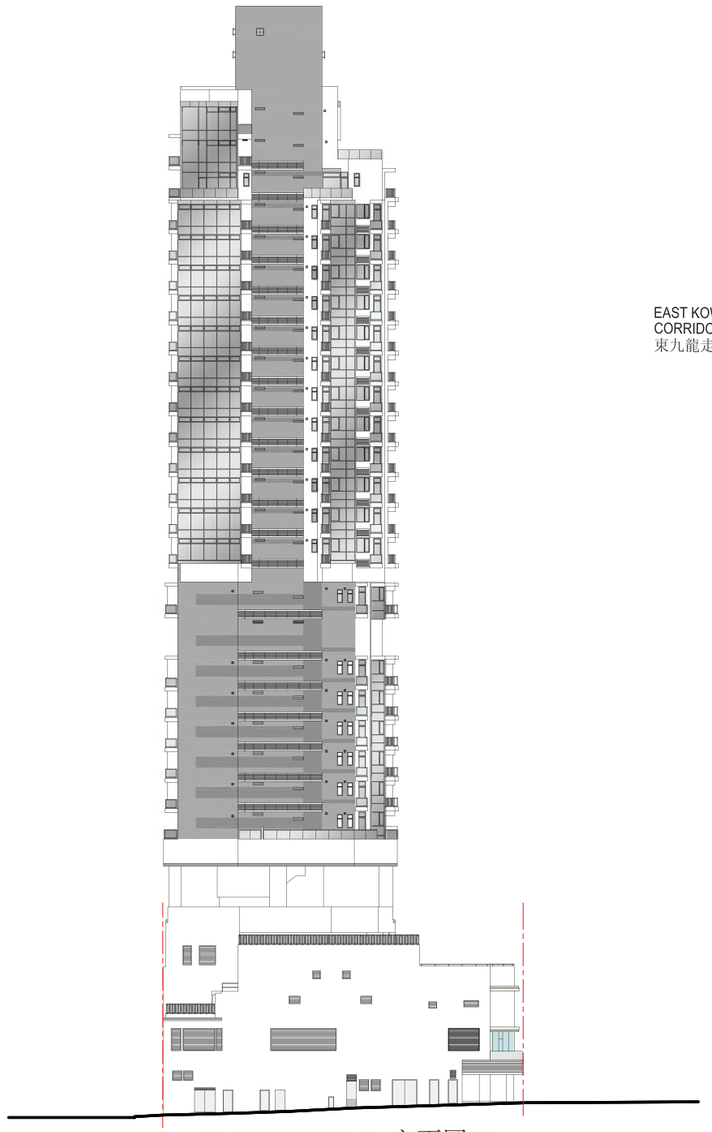
Boundary Line of Development
發展項目界線

It has been certified by the Authorized Person for the Development that:
(a) the elevations A, B and C are prepared on the basis of the approved building plans for the Development as of 18 April 2017; and
(b) the elevation D is prepared on the basis of the approved building plans for the Development as of 8 February 2017.
(c) the elevations A, B, C and D are in general accordance with the outward appearance of the Development.

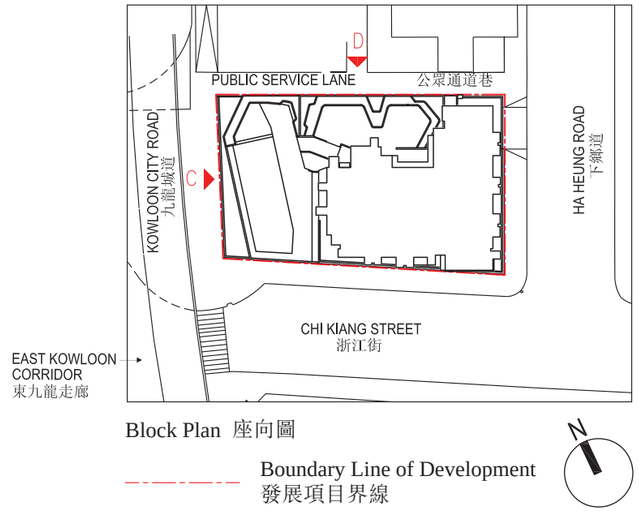
發展項目的認可人士已經證明:
(a) 立面圖A、B及C以2017年4月18日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 立面圖D以2017年2月8日的情況為準的發展項目的經批准的建築圖則為基礎擬備。
(c) 立面圖A、B、C及D大致上與發展項目外觀一致。

ELEVATION PLAN
立面圖

ELEVATION C 立面圖 C



ELEVATION D 立面圖 D



Block Plan 座向圖

Boundary Line of Development
發展項目界線

It has been certified by the Authorized Person for the Development that:
(a) the elevations A, B and C are prepared on the basis of the approved building plans for the Development as of 18 April 2017; and
(b) the elevation D is prepared on the basis of the approved building plans for the Development as of 8 February 2017.
(c) the elevations A, B, C and D are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明:
(a) 立面圖A、B及C以2017年4月18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) 立面圖D以2017年2月8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。
(c) 立面圖A、B、C及D大致上與發展項目外觀一致。

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

Category of Common Facilities 公用設施的類別	Covered 有蓋 sq.m. (sq.ft.) 平方米 (平方呎)	Uncovered 無蓋 sq.m. (sq.ft.) 平方米 (平方呎)	Total Area 總面積 sq.m. (sq.ft.) 平方米 (平方呎)
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)	202.875 (2184)	470.478 (5064)	673.353 (7248)
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)	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
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)	322.837 (3475)	Not applicable 不適用	322.837 (3475)

Remark:
The area specified above in square feet is converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer square feet, which may be slightly different from the area presented in square metres.

備註：
上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764平方呎換算並四捨五入至平方呎整數之方法計算得出，與以平方米表述之面積可能有些微差異。

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

1. Copies of the outline zoning plans relating to the Development is available at: http://www.ozp.tpb.gov.hk.
2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection free of charge at the place at which the specified residential property is offered to be sold.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為http://www.ozp.tpb.gov.hk。
2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿文本存放在指明住宅物業的售樓處，以供免費閱覽。

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

Exterior finishes

(a) External wall

External Wall of Tower is finished with ceramic tiles (where exposed) and curtain wall.

External Wall of Podium is finished with ceramic tiles, texture spray paint, glass walls and aluminum louvers. Signboard areas are finished with ceramic tiles.

(b) Window

Save for the acoustic windows below, all windows are fitted with fluorocarbon coated aluminium frame and tinted glass.

For flats as listed below:

Living/Dining Room at Flat J of 6/F to 26/F.

Bedroom 2 at Flat A of 13/F to 26/F.

Bedroom at Flat J of 13/F to 26/F.

Acoustic window is provided, and finished with fluorocarbon coated aluminium frame and tinted glass.

(c) Bay window

Not applicable.

(d) Planter

Turfs at **28/F** and **R/F** are finished with homogenous tiles.

Planter of Podium is finished with natural stone, ceramic tiles and texture spray paint.

(e) Verandah or Balcony

Balcony is fitted with laminated glass balustrade with fluorocarbon coated aluminium handrail.

Wall is finished with ceramic tiles.

Floor is finished with homogeneous tiles.

Ceiling is finished with external paint where exposed and fitted with aluminium suspended false ceiling.

All Balconies are covered.

There is no verandah.

(f) Drying facilities for clothing

A movable plastic and metal drying rack is provided for each residential property.

外部裝修物料

(a) 外牆

住宅大樓外牆外露部分鋪砌瓷磚及玻璃幕牆。

平台外牆鋪砌瓷磚、紋理噴塗油漆、玻璃牆及鋁質百葉。在廣告牌位置鋪砌瓷磚。

(b) 窗

除了以下隔音玻璃窗，所有窗戶均採用氟碳噴塗鋁質窗框鑲有色玻璃。

以下單位:

6樓至26樓J單位客/飯廳。

13樓至26樓A單位睡房2。

13樓至26樓J單位睡房。

裝設隔音玻璃窗及採用氟碳噴塗鋁質窗框鑲有色玻璃。

(c) 窗台

不適用。

(d) 花槽

28樓及**天台**草地位置鋪砌均質磚。

平台花槽鋪砌天然石、瓷磚及紋理噴塗油漆。

(e) 陽台或露台

露台裝設疊層玻璃欄杆及氟碳噴塗鋁質扶手。

牆身鋪砌瓷磚。

地台鋪砌均質磚。

天花外露部分髹上外部油漆，及鋪設鋁質假天花。

所有露台設有上蓋。

本發展項目沒有陽台。

(f) 乾衣設施

每個住宅物業配備流動塑膠及金屬晾衫架。

Remark:
11/F is the refuge floor, 14/F and 24/F are omitted.

備註：
11樓為庇護層，不設14樓及24樓。

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

Interior finishes

(a) Lobby

Entrance Lift Lobby

Wall is finished with natural stone panels and glass walls.

Floor is finished with natural stone.

Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint.

5/F to 26/F Lift Lobby

Wall is finished with ceramic tiles, glass panels and wood veneer panels.

Floor is finished with unglazed porcelain tiles.

Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint.

27/F to 28/F Lift Lobby

Wall is finished with natural stone, glass panels and wood veneer panels.

Floor is finished with natural stone.

Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint.

(b) Internal Wall and ceiling

For living/dining rooms of Flats of 5/F to 26/F (except Flat A, E, F, H and J of 25/F)

Wall is finished with wood veneer panels/high glossy lacquer finish medium-density fiberboard panels and emulsion paint where exposed.

Ceiling is finished with emulsion paint. Some areas are fitted with gypsum board false ceiling and bulkhead with emulsion paint.

For living/ dining rooms of Flat A of 25/F

Wall is finished with emulsion paint with polyurethane moulding where exposed.

Ceiling is finished with emulsion paint. Some areas are fitted with polyurethane moulding. Some areas are fitted gypsum board false ceiling and bulkhead with emulsion paint and aluminium diffuser.

For living/dining rooms of Flat E, F and H of 25/F

Wall is finished with ceramic tiles, wood veneer panels, high glossy lacquer finish medium-density fiberboard panels, emulsion paint and wallpaper where exposed.

Ceiling is finished with emulsion paint. Some areas are fitted with gypsum board false ceiling and bulkhead with emulsion paint.

For living/dining rooms of Flat J of 25/F

Wall is finished with painted wood panel with stainless steel edge and wall paper where exposed.

Ceiling is fitted with wooden ceiling finished with emulsion paint and stainless steel edge.

For bedrooms of Flats of 5/F to 26/F (except Flat A and J of 25/F)

Wall is finished with emulsion paint where exposed.

Ceiling is finished with emulsion paint. Some areas are fitted with gypsum board false ceiling and bulkhead with emulsion paint.

For bedrooms of Flat A of 25/F

Wall is finished with emulsion paint with polyurethane moulding where exposed.

Ceiling is finished with emulsion paint. Some areas are fitted with polyurethane moulding. Some areas are fitted with gypsum board false ceiling and bulkhead with emulsion paint.

For bedroom of Flat J of 25/F

Wall is finished with wall paper and veneer timber strip where exposed.

Ceiling is fitted with wooden ceiling finished with emulsion paint and stainless steel edge.

For living/dining rooms and bedrooms of Flats of 27/F to 29/F

Wall is finished with emulsion paint.

Ceiling is finished with emulsion paint. Some areas are fitted with gypsum board false ceiling and bulkhead with emulsion paint.

Remark:
11/F is the refuge floor, 14/F and 24/F are omitted.

室內裝修物料

(a) 大堂

大廈入口大堂

牆身鋪砌天然石面板及玻璃牆。

地台鋪砌天然石。

天花裝設石膏板假天花及髹上乳膠漆。

5樓至26樓電梯大堂

牆身鋪砌瓷磚、玻璃面板及木紋面板。

地台鋪砌無釉高溫瓷質磚。

天花裝設石膏板假天花及髹上乳膠漆。

27樓至28樓電梯大堂

牆身鋪砌天然石、玻璃面板及木紋面板。

地台鋪砌天然石。

天花裝設石膏板假天花及髹上乳膠漆。

(b) 內牆及天花板

5樓至26樓單位客/飯廳 (25樓A, E, F, H及J單位除外)

牆身外露部分鋪砌木紋面板/高亮漆中密度纖維板面板及髹上乳膠漆。

天花髹上乳膠漆，部分地方裝設石膏板假天花及假陣並髹上乳膠漆。

25樓A單位客/飯廳

牆身外露部分髹上乳膠漆及部分鋪砌聚氨酯裝飾線。

天花髹上乳膠漆，部分鋪砌聚氨酯裝飾線。部分地方裝設石膏板假天花及假陣並髹上乳膠漆及裝設鋁質百葉風咀。

25樓E, F及H單位客/飯廳

牆身外露部分鋪砌瓷磚、木紋面板、高亮漆中密度纖維板面板，髹上乳膠漆及部分貼牆紙。

天花髹上乳膠漆，部分地方裝設石膏板假天花及假陣並髹上乳膠漆。

25樓J單位客/飯廳

牆身外露部分鋪砌焗油木板連不銹鋼飾邊及貼牆紙。

裝設木板假天花，髹上乳膠漆及裝設不銹鋼飾邊。

5樓至26樓單位睡房 (25樓A及J單位除外)

牆身外露部分髹上乳膠漆。

天花髹上乳膠漆，部分地方裝設石膏板假天花及假陣並髹上乳膠漆。

25樓A單位睡房

牆身外露部分髹上乳膠漆及部分鋪砌聚氨酯裝飾線。

天花髹上乳膠漆，部分鋪砌聚氨酯裝飾線。部分地方裝設石膏板假天花及假陣並髹上乳膠漆。

25樓J單位睡房

牆身外露部分貼牆紙及木皮條子。

裝設木板假天花，髹上乳膠漆及裝設不銹鋼飾邊。

27樓至29樓單位客/飯廳及睡房

牆身髹上乳膠漆。

天花髹上乳膠漆。部分地方裝設石膏板假天花及假陣並髹上乳膠漆。

備註：
11樓為庇護層，不設14樓及24樓。

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

Interior finishes

(c) Internal floor

For living/dining rooms of all flats (except Flat D of 5/F to 12/F, Flat A and D of 13/F to 26/F, Flats of 27/F to 29/F)

Floor is finished with unglazed porcelain tiles and porcelain skirting.

For living/dining rooms for Flat D at 5/F to 12/F, Flat A and D at 13/F to 26/F

Floor is finished with engineered timber floor and timber skirting.

For bedrooms at Flat E and F at 5/F, Flat D at 5/F to 12/F, Flat A, B, C, D, G and J at 13/F to 26/F

Floor is finished with engineered timber floor and timber skirting.

For living/dining rooms and bedrooms of Flats of 27/F to 29/F

Floor is finished with engineered timber floor and timber skirting.

(d) Bathroom

For bathrooms at all flats of 5/F to 26/F:

Wall is finished with ceramic tiles where exposed up to false ceiling.

Floor is finished with unglazed porcelain tiles where exposed.

Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint.

For toilets/ bathrooms as listed below:

Bathroom inside Store Room at all flats at 27/F

Guest Toilet at Duplex Flat A of 28/F-29/F

Guest Toilet at Duplex Flat B of 28/F-29/F

Wall is finished with ceramic tiles where exposed up to false ceiling.

Floor is finished with unglazed porcelain tiles where exposed.

Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint.

For bathrooms as listed below:

Bathroom (access from corridor) at Flat A of 27/F

Bathroom (access from corridor) at Flat B of 27/F

Bathroom (access from corridor) at Flat C of 27/F

Bathroom for Bedroom 2 at Duplex Flat A of 28/F-29/F

Bathroom (access from corridor) at Duplex Flat A of 28/F-29/F

Bathroom for Bedroom 1 at Duplex Flat B of 28/F-29/F

Bathroom (access from internal staircase landing) at Duplex Flat B of 28/F-29/F

Wall is finished with ceramic tiles and mosaic tile where exposed up to false ceiling.

Floor is finished with unglazed porcelain tiles where exposed.

Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint.

Remark:
11/F is the refuge floor, 14/F and 24/F are omitted.

室內裝修物料

(c) 內部地板

所有單位客/飯廳(除5樓至12樓D單位、13樓至26樓A及D單位、27樓至29樓單位以外)

地板鋪砌無釉高溫瓷質磚及瓷質腳線。

5樓至12樓D單位、13樓至26樓A及D單位客/飯廳

地板鋪砌複合木地板及木腳線。

5樓E及F單位、5樓至12樓D單位、13樓至26樓A、B、C、D、G及J單位睡房

地板鋪砌複合木地板及木腳線。

27樓至29樓單位客/飯廳及睡房

地板鋪砌複合木地板及木腳線。

(d) 浴室

5樓至26樓所有單位的浴室:

牆身外露部分鋪砌瓷磚至假天花。

地台外露部分鋪砌無釉高溫瓷質磚。

天花裝設石膏板假天花及髹上乳膠漆。

以下單位廁所/浴室:

27樓所有單位儲物室內的浴室

28至29樓A複式單位客廁

28至29樓B複式單位客廁

牆身外露部分鋪砌瓷磚至假天花。

地台外露部分鋪砌無釉高溫瓷質磚。

天花裝設石膏板假天花及髹上乳膠漆。

以下單位浴室:

27樓A單位浴室 (由走廊進入)

27樓B單位浴室 (由走廊進入)

27樓C單位浴室 (由走廊進入)

28至29樓A複式單位睡房2的浴室

28至29樓A複式單位浴室 (由走廊進入)

28至29樓B複式單位睡房1的浴室

28至29樓B複式單位浴室 (由室內樓梯通道進入)

牆身外露部分鋪砌瓷磚及馬賽克瓷磚至假天花。

地台外露部分鋪砌無釉高溫瓷質磚。

天花裝設石膏板假天花及髹上乳膠漆。

備註：
11樓為庇護層，不設14樓及24樓。

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

Interior finishes

(d) Bathroom

For bathrooms as listed below:

Bathroom for Bedroom 1 at Flat A of 27/F

Bathroom for Bedroom 1 at Flat B of 27/F

Bathroom for Bedroom 1 at Flat C of 27/F

Bathroom for Bedroom 1 at Duplex Flat A of 28/F-29/F

Bathroom for Bedroom 2 at Duplex Flat B of 28/F-29/F

Wall is finished with natural stone and mosaic tile where exposed up to false ceiling.

Floor is finished with natural stone where exposed.

Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint.

(e) Kitchen

For flats as listed below:

Kitchen at Flat D of 5/F to 26/F

Wall is finished with glazed ceramic tile where exposed up to false ceiling. Wall between hanging cabinet and lower cabinet is finished with stainless steel panels .

Floor is finished with unglazed porcelain tiles where exposed.

Ceiling is fitted with suspended aluminium false ceiling.

Cooking bench is finished with reconstituted stone.

Open Kitchen at all flats (except Flat D) of 5/F to 26/F

Wall is finished with glazed ceramic tile where exposed up to false ceiling. Wall between hanging cabinet and lower cabinet is finished with stainless steel panels.

Floor is finished with unglazed porcelain tiles where exposed.

Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint.

Cooking bench is finished with reconstituted stone.

For flats as listed below:

Kitchen at Flat B of 27/F

Open kitchen at Flat A and C of 27/F

Kitchen and Open Kitchen at Duplex Flat A & B at 28/F-29/F

Wall is finished with glazed ceramic tile where exposed up to false ceiling. Wall between hanging cabinet and lower cabinet is finished with back-painted glass.

Floor is finished with unglazed porcelain tiles tiles where exposed.

Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint.

Cooking bench is finished with natural stone.

Remark:
11/F is the refuge floor, 14/F and 24/F are omitted.

室內裝修物料

(d) 浴室

以下單位浴室:

27樓A單位睡房1的浴室

27樓B單位睡房1的浴室

27樓C單位睡房1的浴室

28至29樓A複式單位睡房1的浴室

28至29樓B複式單位睡房2的浴室

牆身外露部分鋪砌天然石及馬賽克瓷磚至假天花。

地台外露部分鋪砌天然石。

天花裝設石膏板假天花及髹上乳膠漆。

(e) 廚房

以下單位:-

5樓至26樓D單位廚房

牆身外露部分鋪砌瓷磚至假天花。吊櫃及地櫃中間牆身外露部分鋪砌不銹鋼面板。

地台外露部分鋪砌無釉高溫瓷質磚。

天花裝設鋁質假天花。

灶台選用人造石檯面。

5樓至26樓所有單位 (D單位除外) 開放式廚房

牆身外露部分鋪砌瓷磚至假天花。吊櫃及地櫃中間牆身外露部分鋪砌不銹鋼面板。

地台外露部分鋪砌無釉高溫瓷質磚。

天花裝設石膏板假天花及髹上乳膠漆。

灶台選用人造石檯面。

以下單位:-

27樓B單位廚房

27樓A及C單位開放式廚房

28至29樓A及B複式單位廚房及開放式廚房

牆身外露部分鋪砌瓷磚至假天花。吊櫃及地櫃中間牆身外露部分鋪砌背面噴漆玻璃。

地台外露部分鋪砌無釉高溫瓷質磚。

天花裝設石膏板假天花及髹上乳膠漆。

灶台選用天然石檯面。

備註：
11樓為庇護層，不設14樓及24樓。

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

Interior fittings

(a) Doors

Entrance Door

Solid core timber door finished with veneered timber and fitted with smart door lock, eye viewer, concealed door closer, door stopper and security door chain.

Bedroom Door

Hollow core timber door finished with veneered timber and fitted with lever handle, lockset and door stopper.

Bathroom Door

For bathrooms/toilets in flats as listed below:

Flat D and H of 5/F,

Flat D and J at 6/F to 12/F

Flat A, D, and J of 13/F to 26/F (except Flat J of 25/F)

Bathroom (access from corridor) at Flat B at 27/F

Bathroom (access from corridor) and Bathroom for Bedroom 1 at Flat C at 27/F

Guest Toilet at Duplex Flat A and B at 28/F-29/F

Bathroom (access from corridor), Bathrooms for Bedroom 1 and Bedroom 2 at Duplex Flat A at 28/F-29/F

Bathroom (access from internal staircase landing), Bathrooms for Bedroom 1 and Bedroom 2 at Duplex Flat B at 28/F-29/F

Hollow core timber door finished with veneer timber with louver and fitted with lever handle, lockset and door stopper.

For bathrooms in flats as listed below:

Flat A, B, C, E, F and G of 5/F,

Flat A, B, C, E, F, G and H at 6/F to 12/F

Flat B, C, E, F, G and H at 13/F to 26/F

Bathroom (access from corridor) and Bathroom for Bedroom 1 at Flat A at 27/F

Bathroom for Bedroom 1 at Flat B at 27/F

Hollow core timber sliding door finished with veneered timber with louver and fitted with sliding door hook lock, sliding door track set and flush pull.

For Bathroom in Flat J of 25/F

Hollow core timber door finished with paint with louver and fitted with lever handle, lockset and door stopper.

Bathroom inside Store Room at all flats at 27/F

Clear glass sliding door with aluminium frame.

Kitchen Door

For Kitchen at Flat D of 5/F to 26/F

Solid core timber door finished with veneered timber with vision panel, stainless steel panel, and fitted with lever handle and concealed door closer.

For Kitchen at Flat B of 27/F and Duplex Flat A and B of 28/F-29/F

Solid core timber door finished with veneered timber with vision panel, and fitted with lever handle, concealed door closer and door stopper.

For Open Kitchen at Flat A of 27/F

Hollow core timber sliding door finished with veneered timber and fitted with sliding door hook lock, sliding door track set and flush pull.

Remark:
11/F is the refuge floor, 14/F and 24/F are omitted.

室內裝置

(a) 門

大門

選用木皮飾面實心木門配置智慧型門鎖、防盜眼、嵌入式氣鼓、門擋及防盜扣。

睡房門

選用木皮飾面空心木門配置拉手、門鎖及門擋。

浴室門

以下單位浴室/廁所:

5樓D及H單位

6樓至12樓D及J單位

13樓至26樓A、D及J單位(25樓J單位除外)

27樓B單位浴室 (由走廊進入)

27樓C單位浴室 (由走廊進入) 及睡房1的浴室

28至29樓A及B複式單位客廁

28至29樓A複式單位浴室 (由走廊進入)、睡房1及睡房2的浴室

28至29樓B複式單位浴室 (由室內樓梯通道進入)、睡房1及睡房2的浴室

選用木皮飾面空心木門連百葉，配置手柄、門鎖及門擋。

以下單位浴室:

5樓A、B、C、E、F 及 G單位

6樓至12樓A、B、C、E、F、G 及 H單位

13樓至26樓 B、C、E、F、G 及 H單位

27樓A單位浴室 (由走廊進入) 及睡房1的浴室

27樓B單位睡房1的浴室

選用木皮飾面空心木趟門連百葉，配置趟門鉤鎖、趟門門軌及拉手。

25樓J單位浴室

選用油漆飾面空心木門連百葉，配置手柄、門鎖及門擋。

27樓所有單位儲物室內的浴室

選用鋁框透明玻璃趟門。

廚房門

5樓至26樓D單位廚房

選用木皮飾面實心木門連玻璃小窗配不銹鋼面板，配置手柄及暗藏氣鼓。

27樓B單位及28至29樓A及B複式單位廚房

選用木皮飾面實心木門連玻璃小窗，配置手柄、暗藏氣鼓及門擋。

27樓A單位開放式廚房

選用木皮飾面空心木趟門，配置趟門鉤鎖、趟門門軌及拉手。

備註：
11樓為庇護層，不設14樓及24樓。

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

Interior fittings

(a) Doors

Store Room Door

For store rooms at Flat A and C of 27/F and Duplex Flat A of 28/F-29/F

Hollow core timber door finished with veneered timber and fitted with lever handle, lockset and door stopper.

For store rooms at Flat B of 27/F and Duplex Flat B of 28/F-29/F

Hollow core timber sliding door finished with veneered timber and fitted with sliding door hook lock, sliding door track set and flush pull.

For store rooms at Duplex Flat A and B of 28/F-29/F (at internal staircase to Roof)

Plywood board door with door hinges.

Balcony Door

Tinted glass door with fluorocarbon coated aluminium frame, is fitted with lever handle and lockset.

Utility Platform Door

Tinted glass door with fluorocarbon coated aluminium frame, is fitted with lever handle and lockset.

Roof Door

Tinted glass door with fluorocarbon coated aluminium frame, is fitted with lever handle and lockset.

Hatch Door

Duplex Flat A and B of 28/F-29/F at R/F

Galvanised Mild Steel hatch door with side hinges.

(b) Bathroom

For all flats at 5/F to 26/F

Bathroom is fitted with wooden mirror cabinet, vanity counter of medium-density fiberboard with high glossy lacquer finish, reconstituted stone counter top, sanitary wares and fittings, including glass shower cubicle, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer, chrome plated shower mixer with hand shower, chrome plated rain shower, chrome plated hook, and chrome plated paper roll holder.

For flats at 27/F to 29/F (except Bathroom inside Store Room at all flats at 27/F, Guest Toilet of Duplex Flat A and B of 28/F-29/F)

Bathroom is fitted with wooden mirror cabinet, basin cabinet of medium-density fiberboard with high glossy lacquer finish, natural stone counter top, sanitary wares and fittings, including enamelled cast iron massage bathtub. The dimensions of the bathtubs are listed as following:-

1500mm (L) x 750mm (W) x 390mm (H) for Bathroom for Bedroom 1 at Flat A of 27/F,

1200mm (L) x 700mm (W) x 375mm (H) for Bathroom for Bedroom 1 at Flat B of 27/F,

1200mm (L) x 700mm (W) x 375mm (H) for Bathroom for Bedroom 1 at Flat C of 27/F,

1500mm (L) x 750mm (W) x 390mm (H) for Bathroom for Bedroom 1 at Duplex Flat A of 28/F-29/F,

1200mm (L) x 700mm (W) x 375mm (H) for Bathroom for Bedroom 2 at Duplex Flat B of 28/F-29/F,

Glass shower cubicle, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer, chrome plated shower mixer with hand shower, chrome plated rain shower, chrome plated hook, and chrome plated paper roll holder.

For Guest Toilet of Duplex Flat A and B of 28/F-29/F

Fitted with sanitary wares and fittings, including vitreous china water closet, vitreous china wash basin, chrome plated basin mixer and chrome plated paper roll holder.

Remark:
11/F is the refuge floor, 14/F and 24/F are omitted.

室內裝置

(a) 門

儲物室門

27樓A及C單位及28至29樓A複式單位儲物室

選用木皮飾面空心木門，配置手柄、門鎖及門擋。

27樓B單位及28至29樓B複式單位儲物室

選用木皮飾面空心木趟門，配置趟門鉤鎖、趟門門軌及拉手。

28至29樓A及B複式單位 (於室內樓梯通往天台處)

夾板門並裝設門鉸。

露台門

選用氟碳噴塗鋁框有色玻璃門，配置手柄及門鎖。

工作平台門

選用氟碳噴塗鋁框有色玻璃門，配置手柄及門鎖。

平台門

選用氟碳噴塗鋁框有色玻璃門，配置手柄及門鎖。

艙門

28至29樓A及B複式單位天台

鍍鋅軟鋼艙門並裝設門鉸。

(b) 浴室

所有5樓至26樓單位

裝設木鏡櫃、高亮漆中密度纖維板面板面盆櫃，配人造石檯面及潔具，包括玻璃淋浴間、陶瓷坐廁、陶瓷面盆、鍍鉻面盆水龍頭、鍍鉻淋浴間花灑龍頭及手提花灑、鍍鉻淋浴花灑、鍍鉻掛鉤及鍍鉻廁紙架。

所有27樓至29樓單位 (27樓所有單位儲物室內的浴室，28至29樓A及B複式單位客廁除外)

裝設木鏡櫃、高亮漆中密度纖維板面板面盆櫃，配天然石檯面及潔具，包括括瓷釉鑄鐵按摩浴缸。 浴缸尺寸如下:-

27樓A單位睡房1的浴室，1500 毫米 (長) x 750 毫米 (闊) x 390毫米 (高)、

27樓B單位睡房1的浴室，1200 毫米 (長) x 700 毫米 (闊) x 375毫米 (高)、

27樓C單位睡房1的浴室，1200 毫米 (長) x 700 毫米 (闊) x 375毫米 (高)、

28至29樓A複式單位睡房1的浴室，1500 毫米 (長) x 750 毫米 (闊) x 390毫米 (高)、

28至29樓B複式單位睡房2的浴室，1200 毫米 (長) x 700 毫米 (闊) x 375毫米 (高)

玻璃淋浴間、陶瓷坐廁、陶瓷面盆、鍍鉻面盆水龍頭、鍍鉻淋浴間花灑及手提花灑、鍍鉻淋浴花灑、鍍鉻掛鉤及鍍鉻廁紙架。

28至29樓A及B複式單位客廁

裝設潔具，包括陶瓷坐廁、陶瓷面盆、鍍鉻面盆水龍頭及鍍鉻廁紙架。

備註：
11樓為庇護層，不設14樓及24樓。

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

Interior fittings

(b) Bathroom

For Bathroom inside Store Room at all flats at 27/F

Bathroom is fitted with sanitary wares and fittings, including glass shower cubicle, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer, chrome plated shower mixer with hand shower, and chrome plated paper roll holder.

For details of type and materials of water supply system, please refer to item (j) Water Supply.

(c) Kitchen

For all flats at 5/F to 26/F

Fitted with cabinet of medium-density fiberboard with high glossy lacquer finish, reconstituted stone countertop, and fittings, including stainless steel sink and chrome plated sink mixer with flow regulator.

For flats at 27/F to 29/F

Fitted with cabinet of MFC with plastic laminate finish, natural stone countertop, and fittings, including stainless steel sink and chrome plated sink mixer.

For details of materials of water supply system, please refer to item (j) Water Supply.

(d) Bedroom

For Bedroom 1 of Flat A of 25/F

Plywood wardrobe with veneered timber finish. Plywood bed with veneered timber finish.

For Bedroom 2 of Flat A of 25/F

Plywood wardrobe with veneered timber finish. Plywood bed with veneered timber finish. Plywood desk with veneered timber and metal finish. Suspended clear mirror with acrylic panel and stainless steel frame coated with paint.

For Flat J of 25/F

Plywood Wardrobe with veneered timber finish.

(e) Telephone

Telephone connections points are provided. For location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Flats”.

(f) Aerials

Communal TV/FM points are provided. For location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Flats”.

(g) Electrical Installations

Single-phase electricity supply with miniature circuit breaker distribution board is provided for all flats at 5/F to 26/F

Three-phase electricity supply with miniature circuit breaker distribution board is provided for all flats at 27/F to 29/F.

Conduits are partly concealed and partly exposed. Other than those part of the conduits concealed within concrete, the rest of them are exposed. The exposed conduit may be covered or hidden by false ceiling, bulkheads, cabinets, non-concrete partition walls or other materials.

For the location and number of power points and air-conditioner points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Flats”.

Remark:
11/F is the refuge floor, 14/F and 24/F are omitted.

室內裝置

(b) 浴室

27樓所有單位儲物室內的浴室

浴室裝設潔具，包括玻璃淋浴間、陶瓷坐廁、陶瓷面盆、鍍鉻面盆水龍頭、鍍鉻淋浴間花灑龍頭及手提花灑、及鍍鉻廁紙架。

供水系統的類型及用料，請參考 (j)「供水」一欄。

(c) 廚房

所有5樓至26樓單位

裝設高亮漆中密度纖維板面板面廚櫃配人造石檯面，連不銹鋼洗滌盆及裝設有水流控制器的鍍鉻冷熱水龍頭。

所有27樓至29樓單位

裝設高壓美耐板配膠板面廚櫃配天然石檯面，連不銹鋼洗滌盆及鍍鉻冷熱水龍頭。

供水系統的用料，請參考 (j)「供水」一欄。

(d) 睡房

25樓A單位睡房 1

木皮飾面夾板衣櫃，木皮飾面夾板睡床。

25樓A單位睡房 2

木皮飾面夾板衣櫃，木皮飾面夾板睡床，木皮及金屬飾面夾板書枱，不銹鋼框噴漆飾面連丙烯酸樹脂透光片吊掛清鏡。

25樓J單位

木皮飾面夾板衣櫃。

(e) 電話

設有電話插座，接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。

(f) 天線

設有公共電視 / 電台接收插座，接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。

(g) 電力裝置

所有5樓至26樓單位均附有單相電力並裝妥微型斷路器。

所有27樓至29樓單位均附有三相電力並裝妥微型斷路器。

導管是部分隱藏及部分外露。

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、非混凝土間牆或其他物料遮蓋。

電插座及空調機接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。

備註：
11樓為庇護層，不設14樓及24樓。

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

Interior fittings

(h) Gas Supply

For flats as listed below:

All flats (except Flat D at 5/F to 26/F, Flat A at 13/F to 26/F, all flats at 27/F to 29/F)

Town gas point is provided in open kitchen and connected to circulating type gas water heater. Separate gas meter is provided.

For Flat D at 5/F to 26/F, Flat A at 13/F to 26/F, all flats at 27/F to 29/F

Town gas point is provided in kitchen / open kitchen and connected to gas hobs and circulating type gas water heater. Separate gas meter is provided.

(i) Washing Machine Connection Point

Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided at kitchens or open kitchens for washing machine connection.

(j) Water Supply

PVC-coated copper pipes are provided for both hot and cold water.Water pipes are partly concealed and partly exposed. The exposed pipeworks may be covered or hidden by false ceiling, bulkheads, cabinets, non-concrete partition walls or other materials.

Hot water supply to bathroom and kitchen is provided by circulating type gas water heater installed for all flats.

Miscellaneous

(a) Lifts

Two “Toshiba” passengers lifts (Model no. ELCOSMO (CV320)) serving G/F, 3/F to 28/F and one of the passengers lifts also serves B2/F, B1/F, 1/F and 2/F.

One “Toshiba” passengers lift (Model no. ELCOSMO (CV320)) serving 3/F to 28/F.

One “Toshiba” passengers lift (Model no. SPACEL-UNI (CV300)) serving B2/F to 1/F.

(b) Letter box

Stainless steel mail box is provided on 3/F.

(c) Refuse collection

Refuse Storage and Material Recovery Room is provided on 5/F to 28/F. Domestic refuse will be collected by cleaners and centrally handled Refuse Storage and Material Recovery Chamber on Basement 1.

Remark:
11/F is the refuge floor, 14/F and 24/F are omitted.

室內裝置

(h) 氣體供應

以下單位:

所有單位 (除5樓至26樓D單位、13樓至26樓A單位、所有27樓至29樓單位以外)

開放式廚房內均裝設煤氣喉位並接駁循環式煤氣熱水爐，及裝有獨立煤氣錶。

5樓至26樓D單位、13樓至26樓A單位、所有27樓至29樓單位

廚房 / 開放式廚房內均裝設煤氣喉位並接駁煤氣煮食爐及循環式煤氣熱水爐，並裝有獨立煤氣錶。

(i) 洗衣機接駁點

設洗衣機來水接駁點 (其設計為直徑22毫米) 及去水接駁點 (其設計為直徑40毫米) 於廚房或開放式廚房內。

(j) 供水

冷熱水喉管全部採用有膠層保護之銅喉。水管部分隱藏，部分外露。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、非混凝土間牆或其他物料遮蓋。

所有單位均裝有循環式煤氣熱水爐供應熱水予廚房及浴室之用。

雜項

(a) 升降機

裝置兩部 “東芝” 客用升降機 (型號： ELCOSMO (CV320)) ，每部客用升降機均來往地下、3樓至28樓，其中一部客用升降機可到達地庫2樓、地庫1樓、1樓及2樓。

裝置一部“東芝”客用升降機 (型號：ELCOSMO (CV320)) 可來往3樓至28樓。

裝置一部“東芝”客用升降機 (型號：SPACEL-UNI (CV300)) 可來往地庫2樓至1樓。

(b) 信箱

3樓設置不銹鋼信箱。

(c) 垃圾收集

5樓至28樓設有垃圾及物料回收室。家居垃圾會由清潔工人收集至地庫一層之垃圾及物料回收房作中央處理。

備註：
11樓為庇護層，不設14樓及24樓。

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

Miscellaneous

(d) Water Meter. Electricity Meter and Gas Meter

Separate water and electricity meters for residential properties on 5/F to 26/F are provided in common Water Meter Cabinet and Electrical Meter Room on each floor.

Separate water meters for Flat A, B and C of 27/F are provided in common Water Meter Cabinet at 27/F.

Separate electricity meters for Flat A, B and C of 27/F are provided in common Cable Duct Room at 27/F.

Separate water meters for Duplex Flat A and B of 28/F-29/F are provided in common Water Meter Cabinet at 28/F.

Separate electricity meter for Duplex Flat A of 28/F-29/F is provided in common Cable Duct Room at 29/F.

Separate electricity meter for Duplex Flat B of 28/F-29/F is provided in common Cable Duct Room at 28/F.

Separate meters for Town Gas are provided in the kitchen of each residential flat as listed below:

Flat D at 5/F to 26/F

Flat B at 27/F

Duplex Flat B at 28/F-29/F

Separate meters for Town Gas are provided in the bathroom of each residential flat as listed below:

Flat A and H at 5/F

Flat A and J at 6/F to 12/F

Flat J at 13/F to 26/F

Separate meters for Town Gas are provided inside the false ceiling of utility platform of each residential flat as listed below:

Flat B, C, E, F, G and H at 6/F to 12/F

Flat A, B, C, E, F, G and H at 13/F to 26/F

Duplex Flat A at 28/F-29/F

Separate meters for Town Gas are provided at the flat roof (inside the false ceiling underneath the utility platform of 6/F) as listed below:

Flat B, C, E, F and G at 5/F

Separate meters for Town Gas are provided in the open kitchen of each residential flat as listed below:

Flat A and C at 27/F

Security Facilities

CCTV system connected to Caretaker's counter at G/F lobby and Guard Room are installed at main entrance, lift lobbies, clubhouse, lifts and carpark.

Octopus card access control system is provided at main entrances, carpark and clubhouse.

Video Doorphone System with panic alarm button is provided in the Living/Dining Room of each residential flat.

Vehicular control system is installed at the carpark main entrance at G/F.

Watchman Tour System is provided for entire building.

Security Alarm system is provided at B2/F to 4/F staircase and exit door.

Appliances

For brand names and model numbers of appliances, please refer to "Appliances Schedule".

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.

Remark:
11/F is the refuge floor, 14/F and 24/F are omitted.

雜項

(d) 水錶、電錶及氣體錶

5樓至26樓每層之公用水錶櫃及電錶房均裝有該層每戶專用之獨立水錶及電錶。

27樓之公用水錶櫃裝有27樓A、B及C單位之獨立水錶。

27樓之公用電線槽室裝有27樓A、B及C單位之獨立電錶。

28樓之公用水錶櫃裝有28至29樓A及B複式單位之獨立水錶。

29樓之公用電線槽室裝有28至29樓A複式單位之獨立電錶。

28樓之公用電線槽室裝有28至29樓B複式單位之獨立電錶。

以下單位的獨立煤氣錶設於廚房內:-

5樓至26樓D單位

27樓B單位

28至29樓B複式單位

以下單位的獨立煤氣錶設於浴室內:-

5樓A及H單位

6樓至12樓A及J單位

13樓至26樓J單位

以下單位的獨立煤氣錶設於工作平台假天花內:-

6樓至12樓B、C、E、F、G及H單位

13樓至26樓A、B、C、E、F、G及H單位

28至29樓A複式單位

以下單位的獨立煤氣錶設於平台 (於6樓工作平台下方的假天花內):-

5樓B、C、E、F及G單位

以下單位的獨立煤氣錶設於開放式廚房內:-

27樓A及C單位

保安設施

大廈主要入口、大廈大堂、會所、升降機及停車場均設有閉路電視系統並連接到地下大堂管理處及大廈保安室。

八達通進出管制系統設於大廈主要出入口、停車場及會所。

每個住宅單位的客/飯廳備有視像對講機連警報按鈕。

地下停車場入口裝置車輛監察系統。

大廈設入護衛監察系統。

地庫2樓至4樓樓梯及出口設有防盜警鐘系統。

設備

有關設備品牌名稱及產品型號，見「設備說明表」。

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。

備註：
11樓為庇護層，不設14樓及24樓。

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

Appliances Schedule **設備說明表**

Item 項目	Appliances 設備	Brand 品牌	Model 型號	5/F 五樓							
				Flat A A 單位	Flat B B 單位	Flat C C 單位	Flat D D 單位	Flat E E 單位	Flat F F 單位	Flat G G 單位	Flat H H 單位
	Kitchen Appliances 廚房設備										
1	Induction Hob 電磁爐	Gorenje	IT332CSC	1	1	1	-	1	1	1	1
2	Gas Hob 煤氣煮食爐	Gorenje	GC341UC	-	-	-	1	-	-	-	-
3	Cooker Hood 抽油煙機	Gorenje	DF6405X	1	1	1	1	1	1	1	1
4	Refrigerator 雪櫃	Gorenje	RFI4121AW	1	1	1	-	-	-	1	1
5	Refrigerator 雪櫃	Gorenje	NRKI4181CW	-	-	-	1	1	1	-	-
6	Microwave 微波爐	Gorenje	BM171E2X	1	1	1	1	1	1	1	1
7	2-in-1 Washer & Dryer 二合一洗衣乾衣機	Gorenje	WDI73120	1	1	1	1	1	1	1	1
	Bathroom Appliances 浴室設備										
8	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	CK200A-r	-	1	1	1	1	1	1	-
		Xpelair	GX6	1	-	-	1	-	-	-	1
	Water Heater Appliances 熱水爐設備										
9	Gas Water Heater 煤氣熱水爐	TGC	TGW168L	1	-	-	-	-	-	-	-
			TNJW221TFQL	-	1	-	-	1	-	1	-
			TNJW221TFL	-	-	1	1	-	1	-	1
	Air-conditioning Appliances 冷氣設備										
10	1hp Split Type Air Conditioner 1匹分體冷氣機	YORK 約克	YJHMXH009	-	-	-	2	1	1	-	-
11	2hp Split Type Air Conditioner 兩匹分體冷氣機	YORK 約克	Y9HJXH018	1	1	1	-	-	-	1	1
12	2.5hp Split Type Air Conditioner 兩匹半分體冷氣機	YORK 約克	YJHMXH024	-	-	-	1	1	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.

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。

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

Appliances Schedule **設備說明表**

Item 項目	Appliances 設備	Brand 品牌	Model 型號	6/F-12/F 六至十二樓								
				Flat A A 單位	Flat B B 單位	Flat C C 單位	Flat D D 單位	Flat E E 單位	Flat F F 單位	Flat G G 單位	Flat H H 單位	Flat J J 單位
	Kitchen Appliances 廚房設備											
1	Induction Hob 電磁爐	Gorenje	IT332CSC	1	1	1	-	1	1	1	1	1
2	Gas Hob 煤氣煮食爐	Gorenje	GC341UC	-	-	-	1	-	-	-	-	-
3	Cooker Hood 抽油煙機	Gorenje	DF6405X	1	1	1	1	1	1	1	1	1
4	Refrigerator 雪櫃	Gorenje	RFI4121AW	1	1	1	-	1	1	1	1	1
5	Refrigerator 雪櫃	Gorenje	NRKI4181CW	-	-	-	1	-	-	-	-	-
6	Microwave 微波爐	Gorenje	BM171E2X	1	1	1	1	1	1	1	1	1
7	2-in-1 Washer & Dryer 二合一洗衣乾衣機	Gorenje	WDI73120	1	1	1	1	1	1	1	1	1
	Bathroom Appliances 浴室設備											
8	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	CK200A-r	-	1	1	1	1	1	-	1	-
		Xpelair	GX6	1	-	-	1	-	-	1	-	1
	Water Heater Appliances 熱水爐設備											
9	Gas Water Heater 煤氣熱水爐	TGC	TGW168L	1	-	-	-	-	-	-	-	-
			TNJW221TFQL	-	1	-	-	-	1	-	1	-
			TNJW221TFL	-	-	1	1	1	-	1	-	1
	Air-conditioning Appliances 冷氣設備											
10	1hp Split Type Air Conditioner 1匹分體冷氣機	YORK 約克	YJHMXH009	-	-	-	2	-	-	-	-	-
11	2hp Split Type Air Conditioner 兩匹分體冷氣機	YORK 約克	Y9HJXH018	1	1	1	-	1	1	1	1	1
12	2.5hp Split Type Air Conditioner 兩匹半分體冷氣機	YORK 約克	YJHMXH024	-	-	-	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.

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。

Remark:
11/F is the refuge floor.

備註：
11樓為庇護層。

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

Appliances Schedule **設備說明表**

Item 項目	Appliances 設備	Brand 品牌	Model 型號	13/F – 26/F 十三至二十六樓								
				Flat A A 單位	Flat B B 單位	Flat C C 單位	Flat D D 單位	Flat E E 單位	Flat F F 單位	Flat G G 單位	Flat H H 單位	Flat J J 單位
	Kitchen Appliances 廚房設備											
1	Induction Hob 電磁爐	Gorenje	IT332CSC	-	1	1	-	1	1	1	1	1
2	Gas Hob 煤氣煮食爐	Gorenje	GC341UC	1	-	-	1	-	-	-	-	-
3	Cooker Hood 抽油煙機	Gorenje	DF6405X	1	1	1	1	1	1	1	1	1
4	Refrigerator 雪櫃	Gorenje	RFI4121AW	-	-	-	-	1	1	-	1	-
5	Refrigerator 雪櫃	Gorenje	NRKI4181CW	1	1	1	1	-	-	1	-	1
6	Microwave 微波爐	Gorenje	BM171E2X	1	1	1	1	1	1	1	1	1
7	2-in-1 Washer & Dryer 二合一洗衣乾衣機	Gorenje	WDI73120	1	1	1	1	1	1	1	1	1
	Bathroom Appliances 浴室設備											
8	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	CK200A-r	-	1	1	1	1	1	1	1	-
		Xpelair	GX6	1	-	-	1	-	-	-	-	1
	Water Heater Appliances 熱水爐設備											
9	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	1	1	-	-	-	1	-	-
			TNJW221TFL	1	-	-	1	1	1	-	1	1
	Air-conditioning Appliances 冷氣設備											
10	1hp Split Type Air Conditioner 1匹分體冷氣機	YORK 約克	YJHMXH009	2	1	1	2	-	-	1	-	1
11	2hp Split Type Air Conditioner 兩匹分體冷氣機	YORK 約克	Y9HJXH018	-	-	-	-	1	1	-	1	-
12	2.5hp Split Type Air Conditioner 兩匹半分體冷氣機	YORK 約克	YJHMXH024	1	1	1	1	-	-	1	-	1
	Living/Dining Room Appliances 客/飯廳設備											
13	40" Television 40吋電視機	Sharp聲寶	LC-40M3H	-	-	-	-	-	-	-	-	1 (25/F only 只適用於25樓)
14	32" Television 32吋電視機	LG	32LJ570B	-	-	-	-	-	1 (25/F only 只適用於25樓)	-	1 (25/F only 只適用於25樓)	-
15	28" Television 28吋電視機	LG	28MT48DF	-	-	-	-	1 (25/F only 只適用於25樓)	-	-	-	-

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.

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。

Remark:
14/F and 24/F are omitted.

備註：
不設14樓及24樓。

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

Appliances Schedule **設備說明表**

Item 項目	Appliances 設備	Brand 品牌	Model 型號	27/F 二十七樓			28/F – 29/F (Duplex) 二十八至二十九樓 (複式)	
				Flat A A 單位	Flat B B 單位	Flat C C 單位	Flat A A 單位	Flat B B 單位
	Kitchen Appliances 廚房設備							
1	Gas Hob 煤氣煮食爐	Miele	CS 1013-1	1	1	1	1	1
2	Induction Hob 電磁爐	Miele	CS 1212-1i	1	1	1	1	1
3	Cooker Hood 抽油煙機	Miele	DA 6690 D	-	-	-	1	1
4	Cooker Hood (Wall-mounted) 抽油煙機 (掛牆式)	Miele	DA429-6 C	1	1	1	-	-
5	Microwave 微波爐	Miele	H 6200BM	1	1	1	1	1
6	Steam Oven 蒸焗爐	Miele	DG 6200	-	1	-	1	1
7	Wine Cellar 酒櫃	Miele	KWT 6321 UG	-	1	-	1	1
8	Dishwasher 洗碗碟機	Miele	G 6260 SCVi	-	-	-	-	1
9	2-in-1 Washer & Dryer 二合一洗衣乾衣機	Miele	WT 2798 i WPM	1	1	1	1	1
10	Refrigerator 雪櫃	Miele	KFNS 37232 iD	1	1	1	1	1
11	Coffee Machine 咖啡機	Miele	CVA 6401	-	-	-	-	1
	Bathroom Appliances 浴室設備							
12	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	CK200A-r	2	3	2	4	3
		Xpelair	GX6	2	1	1	-	2
		Ostberg 奧斯博格	LPK200B	-	-	-	1	-
	Water Heater Appliances 熱水爐設備							
13	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	1	1	1	2	2

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.

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。

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

Appliances Schedule **設備說明表**

Item 項目	Appliances 設備	Brand 品牌	Model 型號	27/F 二十七樓			28/F – 29/F (Duplex) 二十八至二十九樓 (複式)	
				Flat A A 單位	Flat B B 單位	Flat C C 單位	Flat A A 單位	Flat B B 單位
	Air-conditioning Appliances 冷氣設備							
14	3/4 hp Split Type Air Conditioner 3/4 匹分體冷氣機	Daikin 大金	FTXS25EVMA	-	-	-	1	1
15	1 hp Split Type Air Conditioner 1 匹分體冷氣機	Daikin 大金	FTKS25EVMA	4	4	4	1	1
16	2 hp Split Type Air Conditioner 2 匹分體冷氣機	Daikin 大金	FTXS50EVMA	-	-	-	1	-
17	2 hp Split Type Air Conditioner 2 匹分體冷氣機	Daikin 大金	FTKS50FVMA	-	-	-	1	2
18	2 hp Split Type Air Conditioner 2 匹分體冷氣機	Daikin 大金	FTKS60FVMA	-	-	2	2	2
19	2.5 hp Split Type Air Conditioner 2.5 匹分體冷氣機	Daikin 大金	FTKS71FVMA	1	1	-	-	-
	Flat Roof Appliances 平台設備							
20	Jacuzzi 按摩浴缸	Teuco	Seaside 640	-	-	-	-	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.

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。

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

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

Location 位置	Provisions 裝置	5/F 五樓							
		Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位
Living Room and Dining Room 客廳及飯廳	Single Socket Outlet 單位電插座	2	1	2	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	2	3	2	2	2	2	3	2
	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	2	-	2	-	1	1	-	-
	2 Gang 2 Way Lighting Switch 雙位雙路燈掣	-	2	-	-	-	-	2	2
	3 Gang 1 Way Lighting Switch 三位單路燈掣	-	-	-	1	-	-	-	-
	Fused Spur Unit for A/C 冷氣機保險絲電源接線位	1	1	1	1	1	1	1	1
	Videophone 視頻電話	1	1	1	1	1	1	1	1
	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1
Flat Roof 平台	1 Way Lighting Switch 單路燈掣	2*	2^	1^	3~*	1*	1*	1*	1*
	1 Gang On/Off Switch 單位開關掣	-	1	1	-	1	1	1	-
Bedroom/Bedroom 1 睡房/睡房1	Single Socket Outlet 單位電插座	-	-	-	2	2	2	-	-
	TV/FM Outlet 電視/電台天線插座	-	-	-	1	1	1	-	-
	Telephone Outlet 電話插座	-	-	-	1	1	1	-	-
	1 Way Lighting Switch 單路燈掣	-	-	-	1	1	1	-	-
	Fused Spur Unit for A/C 冷氣機保險絲電源接線位	-	-	-	1	1	1	-	-

Remarks:
* The lighting on/off is provided by 1 gang lighting switch of Living Room and Dining Room
^ The lighting on/off is provided by 2 gang lighting switch of Living Room and Dining Room
~ The lighting on/off is provided by 2 gang lighting switch of Bedroom 1/ Bedroom 2
# The lighting on/off of the Open Kitchen/Kitchen is provided by 1 gang lighting switch of Living Room and Dining Room
@ The lighting on/off of the Open Kitchen/Kitchen is provided by 2 gang lighting switch of Living Room and Dining Room
\+ The lighting on/off is provided by 1 gang lighting switch of Open Kitchen/Kitchen
\- Denotes not applicable
“ The lighting on/off is provided by 1 gang lighting switch of Store Room 2

備註：
* 此開關配備於客廳及飯廳的單位燈掣
^ 此開關配備於客廳及飯廳的雙位燈掣
~ 此開關配備於睡房1/睡房2的雙位燈掣
# 開放式廚房/廚房的開關配備於客廳及飯廳的單位燈掣
@ 開放式廚房/廚房的開關配備於客廳及飯廳的雙位燈掣
\+ 此開關配備於開放式廚房/廚房的單位燈掣
\- 代表不適用
“ 此開關配備於儲物室2的單位燈掣

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

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

Location 位置	Provisions 裝置	5/F 五樓							
		Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座	-	-	-	1	-	-	-	-
	TV/FM Outlet 電視/電台天線插座	-	-	-	1	-	-	-	-
	Telephone Outlet 電話插座	-	-	-	1	-	-	-	-
	1 Way Lighting Switch 單路燈掣	-	-	-	1	-	-	-	-
	Fused Spur Unit for A/C 冷氣機保險絲電源接線位	-	-	-	1	-	-	-	-
Bathroom 浴室	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	1^	1^	1^	1^	1~	1~	1^	1^
	1 Gang On/Off Switch 單位開關掣	2	1	1	1	1	1	1	1
	Fused Spur Unit 保險絲電源接線位	2	1	1	1	1	1	1	2
	Gas Water Heater Remote Thermostat 煤氣熱水爐恆溫掣	1	1	1	1	1	1	1	1
Open Kitchen/Kitchen 開放式廚房/廚房	Single Socket Outlet 單位電插座	5	4	4	5	5	5	4	5
	Twin Socket Outlet 雙位電插座	1	-	1	1	1	1	-	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	1@	2@	1@	1@	1@	1@	1@	1@
	1 Gang On/Off Switch 單位開關掣	-	-	-	1	-	-	-	-

Remarks:
* The lighting on/off is provided by 1 gang lighting switch of Living Room and Dining Room
^ The lighting on/off is provided by 2 gang lighting switch of Living Room and Dining Room
~ The lighting on/off is provided by 2 gang lighting switch of Bedroom 1/ Bedroom 2
# The lighting on/off of the Open Kitchen/Kitchen is provided by 1 gang lighting switch of Living Room and Dining Room
@ The lighting on/off of the Open Kitchen/Kitchen is provided by 2 gang lighting switch of Living Room and Dining Room
\+ The lighting on/off is provided by 1 gang lighting switch of Open Kitchen/Kitchen
\- Denotes not applicable
“ The lighting on/off is provided by 1 gang lighting switch of Store Room 2

備註：
* 此開關配備於客廳及飯廳的單位燈掣
^ 此開關配備於客廳及飯廳的雙位燈掣
~ 此開關配備於睡房1/睡房2的雙位燈掣
# 開放式廚房/廚房的開關配備於客廳及飯廳的單位燈掣
@ 開放式廚房/廚房的開關配備於客廳及飯廳的雙位燈掣
\+ 此開關配備於開放式廚房/廚房的單位燈掣
\- 代表不適用
“ 此開關配備於儲物室2的單位燈掣

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

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

Location 位置	Provisions 裝置	6/F-10/F, 12/F 六至十樓、十二樓								
		Flat A A 單位	Flat B B 單位	Flat C C 單位	Flat D D 單位	Flat E E 單位	Flat F F 單位	Flat G G 單位	Flat H H 單位	Flat J J 單位
Living Room and Dining Room 客廳及飯廳	Single Socket Outlet 單位電插座	2	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
	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2
	2 Gang 2 Way Lighting Switch 雙位雙路燈掣	2	-	-	-	-	-	-	-	-
	3 Gang 2 Way Lighting Switch 三位雙路燈掣	-	2	2	2	2	2	2	2	2
	Fused Spur Unit for A/C 冷氣機保險絲電源接線位	1	1	1	1	1	1	1	1	1
	Videophone 視頻電話	1	1	1	1	1	1	1	1	1
	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	1 Way Lighting Switch 單路燈掣	-	1*	1*	1#	1*	1*	1*	1*	1*
	Fused Spur Unit 保險絲電源接線位	-	1*	1*	-	1*	1*	1*	1*	-
	1 Gang On/Off Switch 單位開關掣	-	1	1	-	1	1	1	1	-
Balcony 露台	2 Gang 1 Way Lighting Switch 雙位單路燈掣	1^	1^	1^	1~	1^	1^	1^	1^	1^
Bedroom 1 睡房 1	Single Socket Outlet 單位電插座	-	-	-	2	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座	-	-	-	1	-	-	-	-	-
	Telephone Outlet 電話插座	-	-	-	1	-	-	-	-	-
	1 Way Lighting Switch 單路燈掣	-	-	-	1	-	-	-	-	-
	Fused Spur Unit for A/C 冷氣機保險絲電源接線位	-	-	-	1	-	-	-	-	-

Remarks:
* The lighting on/off is provided by 1 gang lighting switch of Living Room and Dining Room
^ The lighting on/off is provided by 2 gang lighting switch of Living Room and Dining Room
~ The lighting on/off is provided by 2 gang lighting switch of Bedroom 1/ Bedroom 2
# The lighting on/off of the Open Kitchen/Kitchen is provided by 1 gang lighting switch of Living Room and Dining Room
@ The lighting on/off of the Open Kitchen/Kitchen is provided by 2 gang lighting switch of Living Room and Dining Room
+ The lighting on/off is provided by 1 gang lighting switch of Open Kitchen/Kitchen
- Denotes not applicable
“ The lighting on/off is provided by 1 gang lighting switch of Store Room 2
11/F is the refuge floor.

備註：
* 此開關配備於客廳及飯廳的單位燈掣
^ 此開關配備於客廳及飯廳的雙位燈掣
~ 此開關配備於睡房1/睡房2的雙位燈掣
# 開放式廚房/廚房的開關配備於客廳及飯廳的單位燈掣
@ 開放式廚房/廚房的開關配備於客廳及飯廳的雙位燈掣
+ 此開關配備於開放式廚房/廚房的單位燈掣
- 代表不適用
“ 此開關配備於儲物室2的單位燈掣
11樓為庇護層。

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

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

Location 位置	Provisions 裝置	6/F-10/F, 12/F 六至十樓、十二樓								
		Flat A A 單位	Flat B B 單位	Flat C C 單位	Flat D D 單位	Flat E E 單位	Flat F F 單位	Flat G G 單位	Flat H H 單位	Flat J J 單位
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座	-	-	-	1	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座	-	-	-	1	-	-	-	-	-
	Telephone Outlet 電話插座	-	-	-	1	-	-	-	-	-
	1 Way Lighting Switch 單路燈掣	-	-	-	1	-	-	-	-	-
	Fused Spur Unit for A/C 冷氣機保險絲電源接線位	-	-	-	1	-	-	-	-	-
Bathroom 浴室	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	1	1	1	1	1	1	1	1	1
	1 Gang On/Off Switch 單位開關掣	2	1	1	2	1	1	1	1	2
	Fused Spur Unit 保險絲電源接線位	2	1	1	-	1	1	1	1	2
	Gas Water Heater Remote Thermostat 煤氣熱水爐恆溫掣	1	1	1	1	1	1	1	1	1
Open Kitchen/Kitchen 開放式廚房/廚房	Single Socket Outlet 單位電插座	5	4	4	5	5	5	5	5	5
	Twin Socket Outlet 雙位電插座	1	1	2	1	1	-	1	1	1
	1 Way Lighting Switch 單路燈掣	1#	1#	1#	1	1#	1#	1#	1#	1#
	1 Gang On/Off Switch 單位開關掣	-	-	-	1	-	-	-	-	-
	Fused Spur Unit 保險絲電源接線位	-	-	-	3	-	-	-	-	-

Remarks:
* The lighting on/off is provided by 1 gang lighting switch of Living Room and Dining Room
^ The lighting on/off is provided by 2 gang lighting switch of Living Room and Dining Room
~ The lighting on/off is provided by 2 gang lighting switch of Bedroom 1/ Bedroom 2
# The lighting on/off of the Open Kitchen/Kitchen is provided by 1 gang lighting switch of Living Room and Dining Room
@ The lighting on/off of the Open Kitchen/Kitchen is provided by 2 gang lighting switch of Living Room and Dining Room
\+ The lighting on/off is provided by 1 gang lighting switch of Open Kitchen/Kitchen
\- Denotes not applicable
“ The lighting on/off is provided by 1 gang lighting switch of Store Room 2
11/F is the refuge floor.

備註：
* 此開關配備於客廳及飯廳的單位燈掣
^ 此開關配備於客廳及飯廳的雙位燈掣
~ 此開關配備於睡房1/睡房2的雙位燈掣
# 開放式廚房/廚房的開關配備於客廳及飯廳的單位燈掣
@ 開放式廚房/廚房的開關配備於客廳及飯廳的雙位燈掣
\+ 此開關配備於開放式廚房/廚房的單位燈掣
\- 代表不適用
“ 此開關配備於儲物室2的單位燈掣
11樓為庇護層。

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

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

Location 位置	Provisions 裝置	13/F – 26/F 十三至二十六樓								
		Flat A A 單位	Flat B B 單位	Flat C C 單位	Flat D D 單位	Flat E E 單位	Flat F F 單位	Flat G G 單位	Flat H H 單位	Flat J J 單位
Living Room and Dining Room 客廳及飯廳	Single Socket Outlet 單位電插座	-	3	2	1	1	1	1	1	-
	Twin Socket Outlet 雙位電插座	2	2	2	2	3	2	2	2	2
	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2
	2 Gang 2 Way Lighting Switch 雙位雙路燈掣	-	2	2	-	-	-	-	-	-
	3 Gang 2 Way Lighting Switch 三位雙路燈掣	2	-	-	2	2	2	2	2	2
	Fused Spur Unit for A/C 冷氣機保險絲電源接線位	1	1	1	1	1	1	1	1	1
	Videophone 視頻電話	1	1	1	1	1	1	1	1	1
	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	1 Way Lighting Switch 單路燈掣	1*	1~	1~	1~	1*	1*	1*	1*	-
	1 Gang On/Off Switch 單位開關掣	-	1	1	-	1	1	1	1	-
Balcony 露台	2 Gang 1 Way Lighting Switch 雙位單路燈掣	1^	1^	1^	1^	-	-	1^	1^	1^
Bedroom/Bedroom 1 睡房/睡房 1	Single Socket Outlet 單位電插座	2	2	2	1	-	-	1	-	1
	Twin Socket Outlet 雙位電插座	-	-	-	1	-	-	1	-	1
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	-	-	1	-	1
	Telephone Outlet 電話插座	1	1	1	1	-	-	1	-	1
	1 Way Lighting Switch 單路燈掣	1	1	1	1	-	-	1	-	1
	Fused Spur Unit for A/C 冷氣機保險絲電源接線位	1	1	1	1	-	-	1	-	1

Remarks:
* The lighting on/off is provided by 1 gang lighting switch of Living Room and Dining Room
^ The lighting on/off is provided by 2 gang lighting switch of Living Room and Dining Room
~ The lighting on/off is provided by 2 gang lighting switch of Bedroom 1/ Bedroom 2
# The lighting on/off of the Open Kitchen/Kitchen is provided by 1 gang lighting switch of Living Room and Dining Room
@ The lighting on/off of the Open Kitchen/Kitchen is provided by 2 gang lighting switch of Living Room and Dining Room
+ The lighting on/off is provided by 1 gang lighting switch of Open Kitchen/Kitchen
- Denotes not applicable
“ The lighting on/off is provided by 1 gang lighting switch of Store Room 2
14/F and 24/F are omitted.

備註：
* 此開關配備於客廳及飯廳的單位燈掣
^ 此開關配備於客廳及飯廳的雙位燈掣
~ 此開關配備於睡房1/睡房2的雙位燈掣
# 開放式廚房/廚房的開關配備於客廳及飯廳的單位燈掣
@ 開放式廚房/廚房的開關配備於客廳及飯廳的雙位燈掣
+ 此開關配備於開放式廚房/廚房的單位燈掣
- 代表不適用
“ 此開關配備於儲物室2的單位燈掣
不設14樓及24樓。

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

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

Location 位置	Provisions 裝置	13/F – 26/F 十三至二十六樓								
		Flat A A 單位		Flat B B 單位	Flat C C 單位	Flat D D 單位	Flat E E 單位	Flat F F 單位	Flat G G 單位	Flat H H 單位	Flat J J 單位
Bedroom 2 睡房 2	Single Socket Outlet 單位電插座	1		-	-	1	-	-	-	-	-
	Twin Socket Outlet 雙位電插座	-		-	-	1	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座	1		-	-	1	-	-	-	-	-
	Telephone Outlet 電話插座	1		-	-	1	-	-	-	-	-
	1 Way Lighting Switch 單路燈掣	1 (Except 25/F 25樓除外)	2 (25/F only 只適用於25樓)	-	-	1	-	-	-	-	-
	Fused Spur Unit for A/C 冷氣機保險絲電源接線位	1		-	-	1	-	-	-	-	-
Bathroom 浴室	Single Socket Outlet 單位電插座	1		1	1	1	1	1	1	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	1		1	1	1	1	1	1	1	1
	1 Gang On/Off Switch 單位開關掣	2		1	1	-	1	1	1	1	2
	Fused Spur Unit 保險絲電源接線位	2		1	1	1	1	2	1	1	1
	Gas Water Heater Remote Thermostat 煤氣熱水爐恆溫掣	1		1	1	1	1	1	1	1	1
Open Kitchen/Kitchen 開放式廚房/廚房	Single Socket Outlet 單位電插座	5		5	5	5	5	5	5	5	5
	Twin Socket Outlet 雙位電插座	1		1	1	1	-	1	1	1	1
	1 Way Lighting Switch 單路燈掣	1#		1#	1#	1	1#	1#	1#	1#	1#
	1 Gang On/Off Switch 單位開關掣	1		-	-	3	-	-	-	-	-
	Fused Spur Unit 保險絲電源接線位	1		-	-	1	-	-	-	-	-

Remarks:
* The lighting on/off is provided by 1 gang lighting switch of Living Room and Dining Room
^ The lighting on/off is provided by 2 gang lighting switch of Living Room and Dining Room
~ The lighting on/off is provided by 2 gang lighting switch of Bedroom 1/ Bedroom 2
# The lighting on/off of the Open Kitchen/Kitchen is provided by 1 gang lighting switch of Living Room and Dining Room
@ The lighting on/off of the Open Kitchen/Kitchen is provided by 2 gang lighting switch of Living Room and Dining Room
\+ The lighting on/off is provided by 1 gang lighting switch of Open Kitchen/Kitchen
\- Denotes not applicable
“ The lighting on/off is provided by 1 gang lighting switch of Store Room 2
14/F and 24/F are omitted.

備註：
* 此開關配備於客廳及飯廳的單位燈掣
^ 此開關配備於客廳及飯廳的雙位燈掣
~ 此開關配備於睡房1/睡房2的雙位燈掣
# 開放式廚房/廚房的開關配備於客廳及飯廳的單位燈掣
@ 開放式廚房/廚房的開關配備於客廳及飯廳的雙位燈掣
\+ 此開關配備於開放式廚房/廚房的單位燈掣
\- 代表不適用
“ 此開關配備於儲物室2的單位燈掣
不設14樓及24樓。

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

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

Location 位置	Provisions 裝置	27/F 二十七樓			28/F – 29/F (Duplex) 二十八至二十九樓 (複式)	
		Flat A A 單位	Flat B B 單位	Flat C C 單位	Flat A A 單位	Flat B B 單位
Living Room and Dining Room 客廳及飯廳	Single Socket Outlet 單位電插座	1	-	1	3	3
	Twin Socket Outlet 雙位電插座	3	4	3	5	5
	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2
	1 Way Lighting Switch 單路燈掣	1	-	-	2	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	1	-	1	1	1
	1 Gang 2 Way Lighting Switch 單位雙路燈掣	-	-	-	1	1
	2 Gang 2 Way Lighting Switch 雙位雙路燈掣	-	2	2	-	-
	3 Gang 1 Way Lighting Switch 三位單路燈掣	-	1	-	-	-
	Fused Spur Unit for A/C 冷氣機保險絲電源接線位	1	1	2	2	2
	Videophone 視頻電話	1	1	1	1	1
	Door Bell Push Button 門鈴按鈕	1	1	1	1	1
	1 Gang On/Off Switch 單位開關掣	-	-	-	1	1
	Fused Spur Unit 保險絲電源接線位	-	-	-	1	2
Utility Platform 工作平台	1 Way Lighting Switch 單路燈掣	1~	1~	1*	1+	1*
	Fused Spur Unit 保險絲電源接線位	-	-	-	2	-
	1 Gang On/Off Switch 單位開關掣	-	-	-	2	-
Balcony 露台	2 Way Lighting Switch 雙路燈掣	1^	1^	1^	1^	1^

Remarks:
* The lighting on/off is provided by 1 gang lighting switch of Living Room and Dining Room
^ The lighting on/off is provided by 2 gang lighting switch of Living Room and Dining Room
~ The lighting on/off is provided by 2 gang lighting switch of Bedroom 1/ Bedroom 2
# The lighting on/off of the Open Kitchen/Kitchen is provided by 1 gang lighting switch of Living Room and Dining Room
@ The lighting on/off of the Open Kitchen/Kitchen is provided by 2 gang lighting switch of Living Room and Dining Room
\+ The lighting on/off is provided by 1 gang lighting switch of Open Kitchen/Kitchen
\- Denotes not applicable
“ The lighting on/off is provided by 1 gang lighting switch of Store Room 2

備註：
* 此開關配備於客廳及飯廳的單位燈掣
^ 此開關配備於客廳及飯廳的雙位燈掣
~ 此開關配備於睡房1/睡房2的雙位燈掣
# 開放式廚房/廚房的開關配備於客廳及飯廳的單位燈掣
@ 開放式廚房/廚房的開關配備於客廳及飯廳的雙位燈掣
\+ 此開關配備於開放式廚房/廚房的單位燈掣
\- 代表不適用
“ 此開關配備於儲物室2的單位燈掣

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

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

Location 位置	Provisions 裝置	27/F 二十七樓			28/F – 29/F (Duplex) 二十八至二十九樓 (複式)	
		Flat A A 單位	Flat B B 單位	Flat C C 單位	Flat A A 單位	Flat B B 單位
Bedroom 1 睡房 1	Single Socket Outlet 單位電插座	2	2	1	3	2
	Twin Socket Outlet 雙位電插座	1	1	1	-	-
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	1 Way Lighting Switch 單路燈掣	1	1	1	-	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	-	-	-	1	-
	Fused Spur Unit for A/C 冷氣機保險絲電源接線位	1	1	1	1	1
Bathroom for Bedroom 1 睡房1的浴室	Single Socket Outlet 單位電插座	1	1	1	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	1	1	1	1	1
	1 Gang On/Off Switch 單位開關掣	1	1	1	1	1
	Fused Spur Unit 保險絲電源接線位	1	1	1	1	1
	Gas Water Heater Remote Thermostat 煤氣熱水爐恆温掣	1	1	1	1	1
Bedroom 2 睡房 2	Single Socket Outlet 單位電插座	2	2	1	3	2
	Twin Socket Outlet 雙位電插座	-	-	1	-	-
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	1 Way Lighting Switch 單路燈掣	1	1	1	-	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	-	-	-	1	-
	Fused Spur Unit for A/C 冷氣機保險絲電源接線位	1	1	1	1	1

Remarks:
* The lighting on/off is provided by 1 gang lighting switch of Living Room and Dining Room
^ The lighting on/off is provided by 2 gang lighting switch of Living Room and Dining Room
~ The lighting on/off is provided by 2 gang lighting switch of Bedroom 1/ Bedroom 2
# The lighting on/off of the Open Kitchen/Kitchen is provided by 1 gang lighting switch of Living Room and Dining Room
@ The lighting on/off of the Open Kitchen/Kitchen is provided by 2 gang lighting switch of Living Room and Dining Room
+ The lighting on/off is provided by 1 gang lighting switch of Open Kitchen/Kitchen
- Denotes not applicable
“ The lighting on/off is provided by 1 gang lighting switch of Store Room 2

備註：
* 此開關配備於客廳及飯廳的單位燈掣
^ 此開關配備於客廳及飯廳的雙位燈掣
~ 此開關配備於睡房1/睡房2的雙位燈掣
# 開放式廚房/廚房的開關配備於客廳及飯廳的單位燈掣
@ 開放式廚房/廚房的開關配備於客廳及飯廳的雙位燈掣
+ 此開關配備於開放式廚房/廚房的單位燈掣
- 代表不適用
“ 此開關配備於儲物室2的單位燈掣

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

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

Location 位置	Provisions 裝置	27/F 二十七樓			28/F – 29/F (Duplex) 二十八至二十九樓 (複式)	
		Flat A A 單位	Flat B B 單位	Flat C C 單位	Flat A A 單位	Flat B B 單位
Bathroom for Bedroom 2 睡房2的浴室	Single Socket Outlet 單位電插座	-	-	-	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	-	-	-	1	1
	1 Gang On/Off Switch 單位開關掣	-	-	-	1	2
	Fused Spur Unit 保險絲電源接線位	-	-	-	1	2
	Gas Water Heater Remote Thermostat 煤氣熱水爐恆溫掣	-	-	-	1	1
Bedroom 3 睡房 3	Single Socket Outlet 單位電插座	2	2	2	2	3
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	1 Way Lighting Switch 單路燈掣	1	1	1	1	1
	Fused Spur Unit for A/C 冷氣機保險絲電源接線位	1	1	1	1	1
Bathroom (access from corridor) 浴室 (由走廊進入)	Single Socket Outlet 單位電插座	1	1	1	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	1	1	1	1	1
	1 Gang On/Off Switch 單位開關掣	1	1	1	1	2
	Fused Spur Unit 保險絲電源接線位	1	1	1	1	2
	Gas Water Heater Remote Thermostat 煤氣熱水爐恆溫掣	1	1	1	1	1
Bathroom inside Store Room 儲物室內的浴室	1 Way Lighting Switch 單路燈掣	1	1	1	-	-
	1 Gang On/Off Switch 單位開關掣	1	1	1	-	-
	Fused Spur Unit 保險絲電源接線位	1	1	1	-	-
	Gas Water Heater Remote Thermostat 煤氣熱水爐恆溫掣	1	1	1	-	-

Remarks:
* The lighting on/off is provided by 1 gang lighting switch of Living Room and Dining Room
^ The lighting on/off is provided by 2 gang lighting switch of Living Room and Dining Room
~ The lighting on/off is provided by 2 gang lighting switch of Bedroom 1/ Bedroom 2
# The lighting on/off of the Open Kitchen/Kitchen is provided by 1 gang lighting switch of Living Room and Dining Room
@ The lighting on/off of the Open Kitchen/Kitchen is provided by 2 gang lighting switch of Living Room and Dining Room
+ The lighting on/off is provided by 1 gang lighting switch of Open Kitchen/Kitchen
- Denotes not applicable
“ The lighting on/off is provided by 1 gang lighting switch of Store Room 2

備註：
* 此開關配備於客廳及飯廳的單位燈掣
^ 此開關配備於客廳及飯廳的雙位燈掣
~ 此開關配備於睡房1/睡房2的雙位燈掣
# 開放式廚房/廚房的開關配備於客廳及飯廳的單位燈掣
@ 開放式廚房/廚房的開關配備於客廳及飯廳的雙位燈掣
+ 此開關配備於開放式廚房/廚房的單位燈掣
- 代表不適用
“ 此開關配備於儲物室2的單位燈掣

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

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

Location 位置	Provisions 裝置	27/F 二十七樓			28/F – 29/F (Duplex) 二十八至二十九樓 (複式)	
		Flat A A 單位	Flat B B 單位	Flat C C 單位	Flat A A 單位	Flat B B 單位
Open Kitchen/Kitchen 開放式廚房/廚房	Single Socket Outlet 單位電插座	5	7	5	8	8
	Twin Socket Outlet 雙位電插座	2	2	2	1	2
	1 Way Lighting Switch 單路燈掣	1	-	1	2	2
	2 Way Lighting Switch 雙路燈掣	-	-	-	1	-
	1 Gang On/Off Switch 單位開關掣	2	2	1	1	1
	Fused Spur Unit 保險絲電源接線位	2	2	2	3	4
Store Room 1 儲物室 1	Single Socket Outlet 單位電插座	1	1	1	-	-
	Twin Socket Outlet 雙位電插座	-	-	-	1	1
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1
	1 Way Lighting Switch 單路燈掣	1+	1	1	1	1*
	Fused Spur Unit for A/C 冷氣機保險絲電源接線位	1	1	1	1	1
	2 Way Lighting Switch 雙路燈掣	-	1^	-	-	-
Store Room 2 儲物室 2	Twin Socket Outlet 雙位電插座	-	1	-	-	-
	TV/FM Outlet 電視/電台天線插座	-	1	-	-	-
	Telephone Outlet 電話插座	-	1	-	-	-
	1 Way Lighting Switch 單路燈掣	-	1	-	-	-
Flat Roof 平台	1 Way Lighting Switch 單路燈掣	1	1	1	2	3
	Single Socket Outlet 單位電插座	-	-	-	2	4
Roof 天台	1 Way Lighting Switch 單路燈掣	-	-	-	1“	1“
	Single Socket Outlet 單位電插座	-	-	-	2	1
Guest Toilet 客廁	2 Way Lighting Switch 雙路燈掣	-	-	-	1	1
	1 Gang On/Off Switch 單位開關掣	-	-	-	1	1
	Fused Spur Unit 保險絲電源接線位	-	-	-	1	1

Remarks:
* The lighting on/off is provided by 1 gang lighting switch of Living Room and Dining Room
^ The lighting on/off is provided by 2 gang lighting switch of Living Room and Dining Room
~ The lighting on/off is provided by 2 gang lighting switch of Bedroom 1/ Bedroom 2
# The lighting on/off of the Open Kitchen/Kitchen is provided by 1 gang lighting switch of Living Room and Dining Room
@ The lighting on/off of the Open Kitchen/Kitchen is provided by 2 gang lighting switch of Living Room and Dining Room
+ The lighting on/off is provided by 1 gang lighting switch of Open Kitchen/Kitchen
- Denotes not applicable
“ The lighting on/off is provided by 1 gang lighting switch of Store Room 2

備註：
* 此開關配備於客廳及飯廳的單位燈掣
^ 此開關配備於客廳及飯廳的雙位燈掣
~ 此開關配備於睡房1/睡房2的雙位燈掣
# 開放式廚房/廚房的開關配備於客廳及飯廳的單位燈掣
@ 開放式廚房/廚房的開關配備於客廳及飯廳的雙位燈掣
+ 此開關配備於開放式廚房/廚房的單位燈掣
- 代表不適用
“ 此開關配備於儲物室2的單位燈掣

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
- Towngas is supplied by The Hong Kong and China Gas Company 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。
- 煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT
地税

The Owner will pay/has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is erected up to and including the completion date of the sale and purchase of the residential property.

擁有人將會支付/已經支付(視情況而定)就發展項目所處地段的地税直至及包括住宅物業之買賣成交日期。

MISCELLANEOUS PAYMENTS BY PURCHASER
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.

Remark:
Pursuant to the draft deed of mutual covenant of the Development, the purchaser should reimburse and pay to the manager of the Development (not the Owner) the deposits for water, electricity and gas and debris removal fee.

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

2. 在交付時，買方毋須向擁有人支付清理廢料的費用。

備註:
根據發展項目之公契擬稿，買方須向發展項目的管理人(而非擁有人)補還水、電力及氣體的按金及支付清理廢料的費用。

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

The defects liability warranty period for the residential properties 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 of the residential property.

按買賣合約的規定，住宅物業及買賣合約所列出的裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業買賣成交日期起計六(6)個月內。

MAINTENANCE OF SLOPES
斜坡維修

Not applicable.

不適用。

MODIFICATION
修訂

There is no existing application to the Government for modification of the Land Grant for this Development.

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. The owners of the following Flats shall at their own costs and expenses keep, repair and maintain the safety hook(s) or similar device(s) installed at or affixed to the external wall of the Flats in accordance with the provisions in the deed of mutual covenant in respect of the Development ("DMC"). For details, please refer to the DMC.

   - Flats B, C, E, F and G on 5th Floor
   - Flats B, C, E, F, G and H on 6th to 10th Floors and 12th Floor
   - Flats A, B, C, E, F, G and H on 13th to 26th Floors (14th and 24th Floors omitted)
   - Flat A on 28th Floor

   以下單位之業主須自費按發展項目的公契條款維持、維修及保養安裝於或固定在單位外牆的安全掛鉤或相似裝置。有關詳情，請參閱公契。

   - 5樓B、C、E、F及G單位
   - 6樓至10樓及12樓B、C、E、F、G及H單位
   - 13樓至26樓(14樓至24樓除外)A、B、C、E、F、G及H單位
   - 28樓A單位

2. During necessary maintenance of external walls of the Development by the manager of the Development, the gondola will be operating in the airspace outside windows and above the flatroofs and/or roofs (if any) of residential properties.

   在發展項目外牆進行由發展項目的管理人安排的必需保養期間，吊船會在住宅物業之窗外、平台及/或天台(如有)對上的上空操作。

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

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.

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。

		Area(m^2) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	1722.302
2.	**Plant rooms and similar services** 機房及相類設施	
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. 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	91.229
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. 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	969.191
2.3	Non-mandatory or non-essential plant room such as conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	55.242
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	167.000
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	不適用 Not Applicable
8.	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9.	Utility platform 工作平台	120.750

		Area(m^2) 面積 (平方米)
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
10.	Noise barrier 隔音屏障	Not Applicable 不適用
Amenity Features 適意設施		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 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	31.314
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 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	224.071
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	323.388
14.	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	Not Applicable 不適用
15.	Larger lift shaft 擴大升降機井道	145.802
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room. 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	Not Applicable 不適用
18.	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	154.633
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	1.760
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature. 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall. 伸出物，如空調機箱及伸出外牆超過 750 毫米的平台	Not Applicable 不適用

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

		Area(m^2) 面積 (平方米)
Other Exempted Items 其他項目		
23.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	181.988
24.	Other projections 其他伸出物	Not Applicable 不適用
25.	Public transport terminus 公共交通總站	Not Applicable 不適用
26.	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA. 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	323.104
28.	Public passage 公眾通道	Not Applicable 不適用
29.	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
30.	Bonus GFA 額外總樓面面積	Not Applicable 不適用

Remark:
The above table is based on the requirements as stipulated in 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.

備註：
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。

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

The Environmental Assessment of the Building

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. Single Split Type A/C Units (Grade 1 or Grade 2) 2. Solar Hot Water System

Part II : The predicted annual energy use of the proposed building / part of building (Note 1)					
Location	Internal Floor Area Served (m^2)	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh/m^2/annum	Town Gas / LPG unit/m^2/annum	Electricity kWh/m^2/annum	Town Gas / LPG unit/m^2/annum
Area served by central building services installation (Note 3)	4278	171	0.15	170.4	0.15

Part III: The following installation(s) is/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		✔	

Remarks:

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/m^2/annum) and town gas/LPG consumption (unit/m^2/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).

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

有關建築物的環境評估

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. 分體式冷氣機(等級1或2) 2. 太陽能熱水系統

第II部分: 擬興建樓宇/部分樓宇預計每年能源消耗量 (註腳1):-					
位置	使用有關裝置的內部樓面面積(平方米)	基線樓宇(註腳2) 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
有使用中央屋宇裝置(註腳3)的部份	4278	171	0.15	170.4	0.15

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		✔	

備註：

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度 愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中:- (a)“每年能源消耗量”與新建樓宇BEAM Plus標準 (現行版本) 第4節及附錄8中的「年能源消耗」具有相同涵義；及(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

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

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

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。

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 (Cap 621)

賣方為施行《一手住宅物業銷售條例》(第621章)第2部而就發展項目指定的互聯網網站的網址

www.cityhub.com.hk

Date on which the sales brochure is printed: 16 January, 2018
售樓説明書的印製日期：2018年1月16日

EXAMINATION RECORD
檢視記錄

Examination/Revision Date 檢視/修訂日期	Revision Made (If no revision is required, please state “No revision made”) 修訂內容 (如沒有修訂，請註明“沒有修訂內容”)	
	Page Number 頁數	Revision Made 修訂內容
16th April 2018 2018年4月16日	12	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	13	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
	15	Outline Zoning Plan Relating of the Development is updated. 關乎發展項目的分區計劃大綱圖已更新。
	26	Floor Plans of Residential Properties in the Development is updated. 發展項目的住宅物業的樓面平面圖已更新。