



SALES BROCHURE  
售樓說明書





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# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### For all first-hand residential properties

#### 1. Important information

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

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

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

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

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

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

#### 4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property – (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property – air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

#### 5. Sales brochure

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

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

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

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

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

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

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

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

### 8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

### 9. Agreement for sale and purchase

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

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

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

### 11. Appointment of estate agent

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

### 12. Appointment of solicitor

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

### For first-hand uncompleted residential properties

#### 13. Pre-sale Consent

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

#### 14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

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- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

### **For first-hand uncompleted residential properties and completed residential properties pending compliance**

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

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/ a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor's control;
    - war; or
    - inclement weather.

- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

### **For first-hand completed residential properties**

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

- Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intended 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](http://www.srpa.gov.hk)  
 Telephone : 2817 3313  
 Email : [enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)  
 Fax : 2219 2220

#### **Other useful contacts:**

	Website	Telephone	Email	Fax
Consumer Council	<a href="http://www.consumer.org.hk">www.consumer.org.hk</a>	2929 2222	<a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>	2856 3611
Estate Agents Authority	<a href="http://www.eaa.org.hk">www.eaa.org.hk</a>	2111 2777	<a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>	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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<sup>3</sup> Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.



# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網(下稱「銷售資訊網」)(網址：www.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<sup>1</sup>。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

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

#### 4. 物業的面積及四周環境

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

#### 5. 售樓說明書

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

<sup>2</sup> 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項--  
(i) 每個住宅物業的外部尺寸；  
(ii) 每個住宅物業的內部尺寸；  
(iii) 每個住宅物業的內部間隔的厚度；  
(iv) 每個住宅物業內個別分隔室的外部尺寸。  
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 6. 政府批地文件和公契

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

### 7. 售樓處內有關可供揀選住宅物業的資料

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

### 8. 成交紀錄冊

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

### 9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

### 10. 表達購樓意向

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

### 11. 委託地產代理

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

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15. 預計關鍵日期及收樓日期

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

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

### 適用於一手已落成住宅物業

#### 16. 賣方資料表格

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

#### 17. 參觀物業

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

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

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

#### 其他相關聯絡資料：

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

#### 運輸及房屋局

#### 一手住宅物業銷售監管局

2017年8月

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

# INFORMATION ON THE DEVELOPMENT

## 發展項目的資料

**Name of the Development**

The Golden Gate

**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**

1 Plover Cove Road

**Total number of storeys of each multi-unit building**

Block 1 : 19 storeys (excluding Roof)

Block 2 : 19 storeys (excluding Roof)

**The floor numbering in each multi-unit building as provided in the Approved Building Plans for the Development**

B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-19/F and Roof

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

4/F, 13/F and 14/F

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

Not applicable

**Remarks:**

This Development is a completed development  
Date of Occupation Permit: 30 September 2013

**發展項目名稱**

富·盈門

**發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數**

寶湖道1號

**每幢多單位的建築物的樓層的總數**

第1座：19層（不包括天台）

第2座：19層（不包括天台）

**發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數**

地庫2樓、地庫1樓、地下、1樓至3樓、5樓至12樓、15樓至19樓及天台

**每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數**

4樓、13樓及14樓

**每幢多單位建築物內的底護層(如有的話)**

不適用

**備註：**

本發展項目屬已落成發展項目  
入伙紙日期：2013年9月30日



# 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**

Sunny Foundation Limited

**Holding Company of the Vendor**

Chime Corporation Limited

**Authorized Person**

Mr. Li Chi Ming, Eric

**The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity**

CASA Design International Limited

**Building Contractor**

Chevalier (Construction) Company Limited

**Firms of solicitors acting for the owner in relation to the sale of residential properties in the Development**

Vincent T.K. Cheung, Yap & Co.

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

Nil

**Other person who has made a loan for the construction of the Development**

Chinachem Agencies Limited

**賣方**

鵬亮有限公司

**賣方控權公司**

參明有限公司

**認可人士**

李梓明先生

**認可人士以其專業身分擔任經營人、董事或僱員的商號或法團**

木天國際建築師事務所有限公司

**承建商**

其士（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**

張葉司徒陳律師事務所

**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**

無

**已為發展項目的建造提供貸款的任何其他人**

華懋代理有限公司

# 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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor; 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；	Not applicable 不適用

(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor; 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；	Not applicable 不適用
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor; 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；	Not applicable 不適用
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor; 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	Not applicable 不適用
(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. 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。	Not applicable 不適用

## INFORMATION ON DESIGN OF THE DEVELOPMENT

### 發展項目的設計的資料

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There is no non-structural prefabricated external wall forming part of the enclosing walls.

沒有構成圍封牆的一部份的非結構的預製外牆。

There is no curtain wall forming part of the enclosing walls.

沒有構成圍封牆的一部份的幕牆。

## INFORMATION ON PROPERTY MANAGEMENT

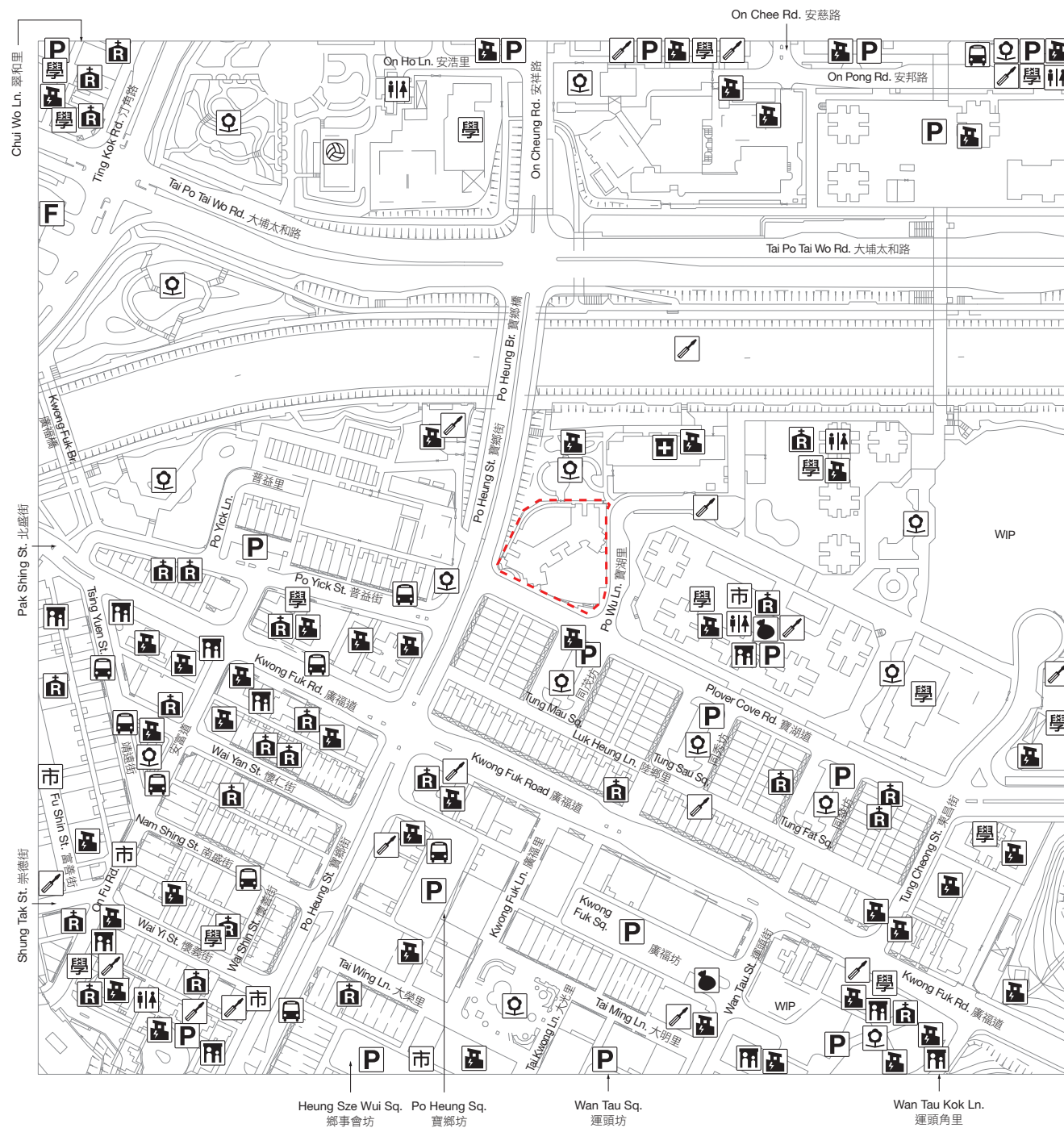
### 物業管理的資料

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Together Management Company Limited has been appointed as manager of the Development under the Deed of Mutual Covenant that has been executed.

合眾物業管理有限公司根據已簽立的公契已獲委任為發展項目的管理人。

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



The above Location Plan is prepared by the owner with reference to the extract of Survey Sheet Nos. T7-NW-9A dated 2018-03-14, T7-NW-9C and T7-NW-9D dated 2018-04-26 and T7-NW-9B dated 2018-05-17.

上述位置圖是參考修訂於2018年3月14日之數碼地圖編號T7-NW-9A，修訂於2018年4月26日之數碼地圖編號T7-NW-9C及T7-NW-9D及修訂於2018年5月17日之數碼地圖編號T7-NW-9B，並由擁有人擬備。

## NOTATION 圖例

- 
  -  a power plant (including electricity sub-stations)  
發電廠 (包括電力分站)
  -  a refuse collection point  
垃圾收集站
  -  a clinic  
診療所
  -  a fire station  
消防局
  -  a market (including a wet market and a wholesale market)  
市場 (包括濕貨市場及批發市場)
  -  a public carpark (including a lorry park)  
公眾停車場 (包括貨車停泊處)
  -  a public convenience  
公廁
  -  a public transport terminal (including a rail station)  
公共交通總站 (包括鐵路車站)
  -  a public utility installation  
公用事業設施裝置
  -  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 school (including a kindergarten)  
學校 (包括幼稚園)
  -  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

### Abbreviation 縮寫

Br. = Bridge 橋  
Ln. = Lane 里  
Rd. = Road 路  
Sq. = Square 坊  
St. = Street 街  
WIP = Work in progress 施工中

 **Location of the Development**  
發展項目位置

Remarks:

1. The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR, Licence No. 7/2014.
2. Due to technical reason, the location plan shows areas beyond 250 metres from the boundary of the Development.

備註:

1. 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7/2014。
2. 因技術性問題的限制，所在位置圖顯示超越距離發展項目的界線250米的範圍。



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



 **Location of the Development**  
發展項目位置

**Source of information:**

Adopted from part of the aerial photo taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E033315C, dated 3/1/2018.

**資料來源：**

摘錄自地政總署測繪處在6,900呎飛行高度拍攝之鳥瞰照片，照片編號為E033315C，飛行日期為2018年1月3日。

香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。  
Survey and Mapping Office, Lands Department, The Government of HKSAR  
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**Remarks:**

Due to technical reason, the aerial photograph shows areas beyond 250 metres from the boundary of the Development.

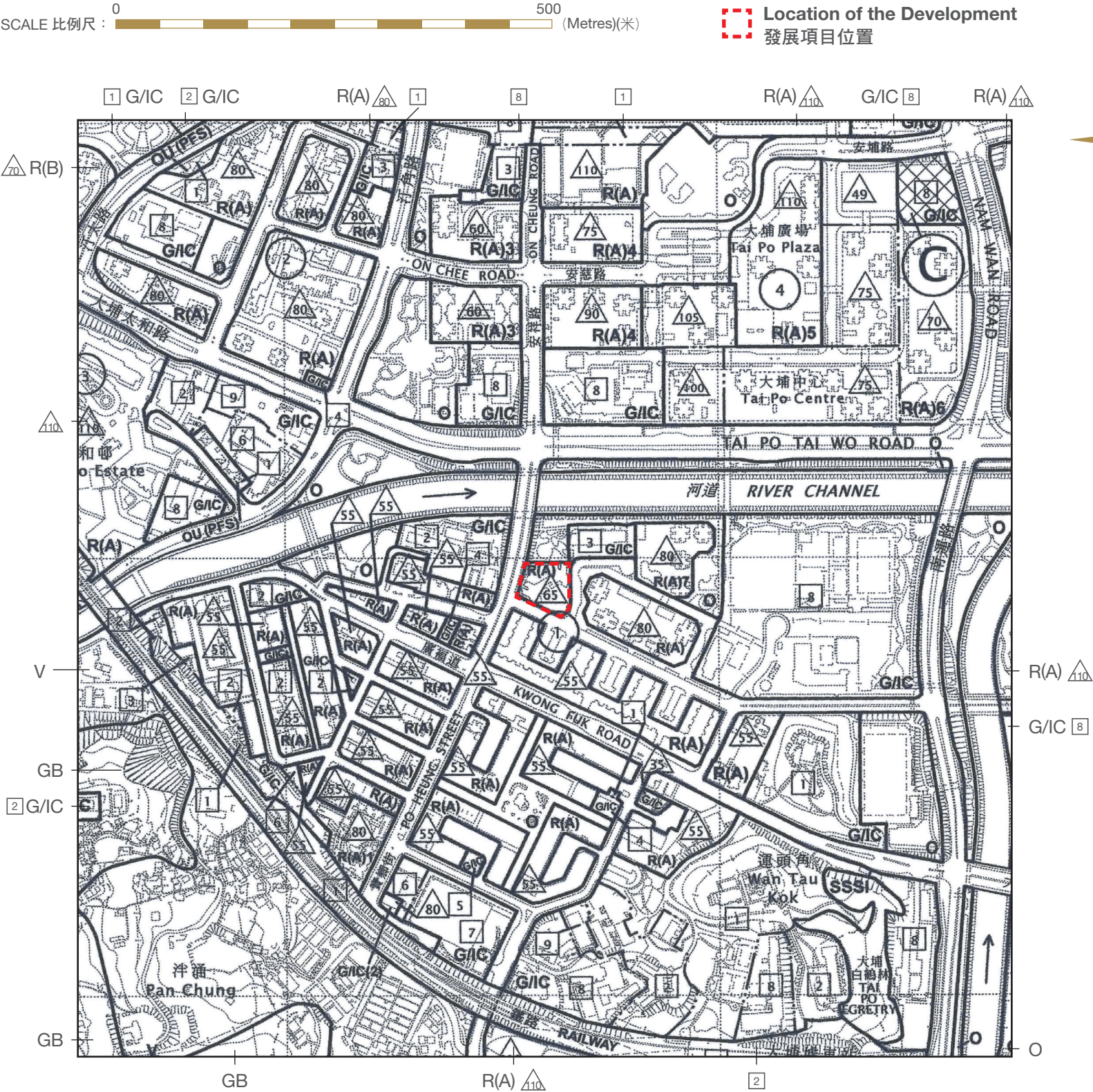
**備註：**

因技術性問題的限制，鳥瞰照片顯示超越距離發展項目的界線250米的範圍。



# OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖等



### NOTATION 圖例

Zones 地帶		
Residential (Group A) 住宅 (甲類)		R(A)
Residential (Group B) 住宅 (乙類)		R(B)
Village Type Development 鄉村式發展		V
Government, Institution or Community 政府、機構或社區		G/IC
Open Space 休憩用地		O
Green Belt 綠化地帶		GB
Other Specified Uses 其他指定用途		OU
Site of Special Scientific Interest 具特殊科學價值地點		SSSI
Communications 交通		
Major Road and Junction 主要道路及路口		
Elevated Road 高架道路		
Miscellaneous 其他		
Planning Area Number 規劃區編號		1 2 3 4
Building Height Control Zone Boundary 建築物高度管制區界線		
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)		80
Maximum Building Height (In Number Of Storeys) 最高建築物高度 (樓層數目)		8
Petrol Filling Station 加油站		PFS
Amendments 修訂		
Amendment Item C 修訂項目C項		

Remarks:

1. The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.

2. Due to technical reason, the Outline Zoning Plan shows areas beyond 500 metres from the boundary of the Development.

備註:

1. 地圖版權屬香港特區政府，經地政總署准許複印。

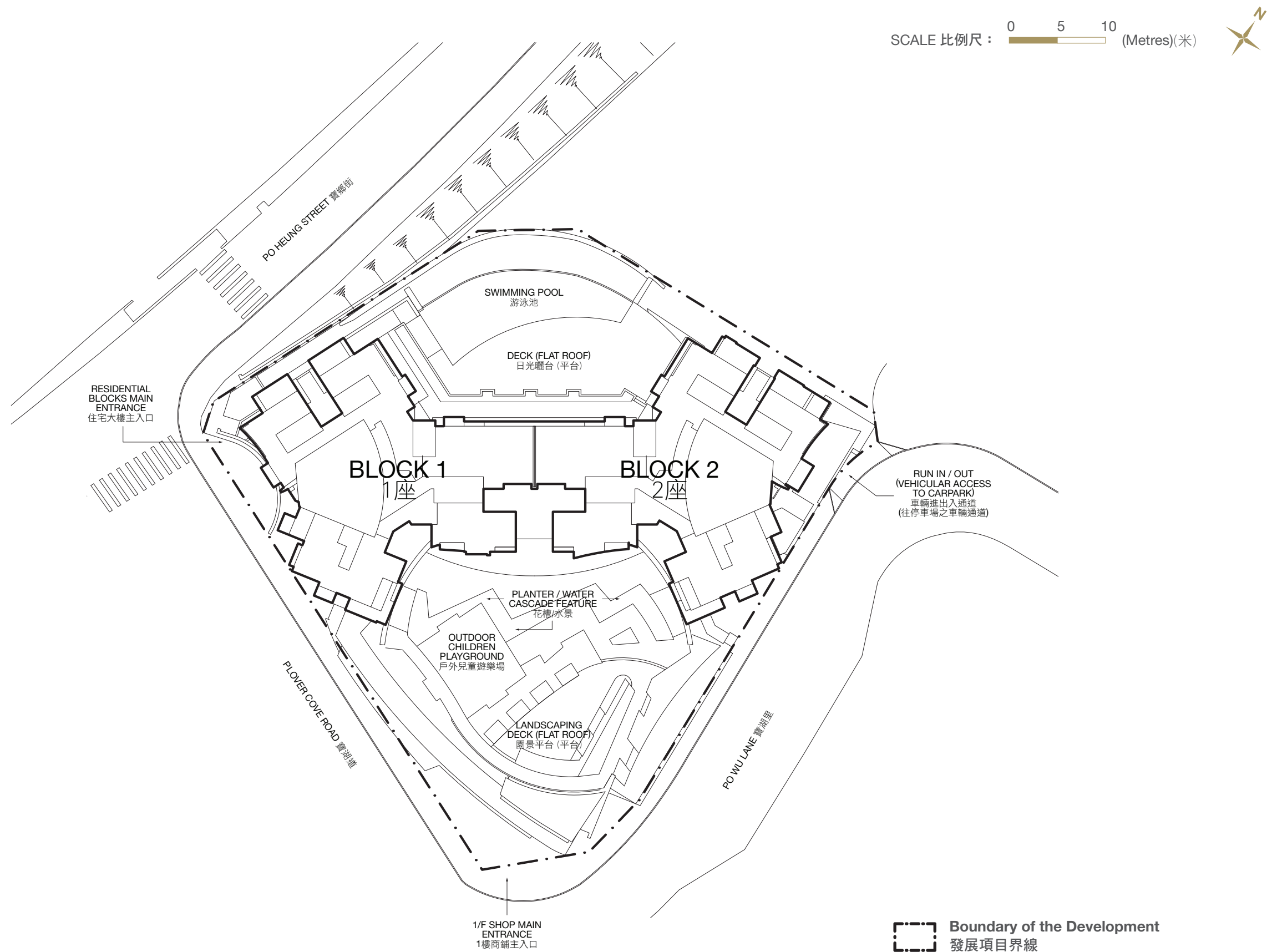
2. 因技術性問題的限制，分區計劃大綱圖顯示超越距離發展項目的界線500米的範圍。

Part of the Draft Tai Po Outline Zoning Plan with plan No. S/TP/27 gazetted on 4 August 2017.  
摘錄自2017年8月4日刊憲之大埔分區計劃大綱草圖，圖則編號為S/TP/27。



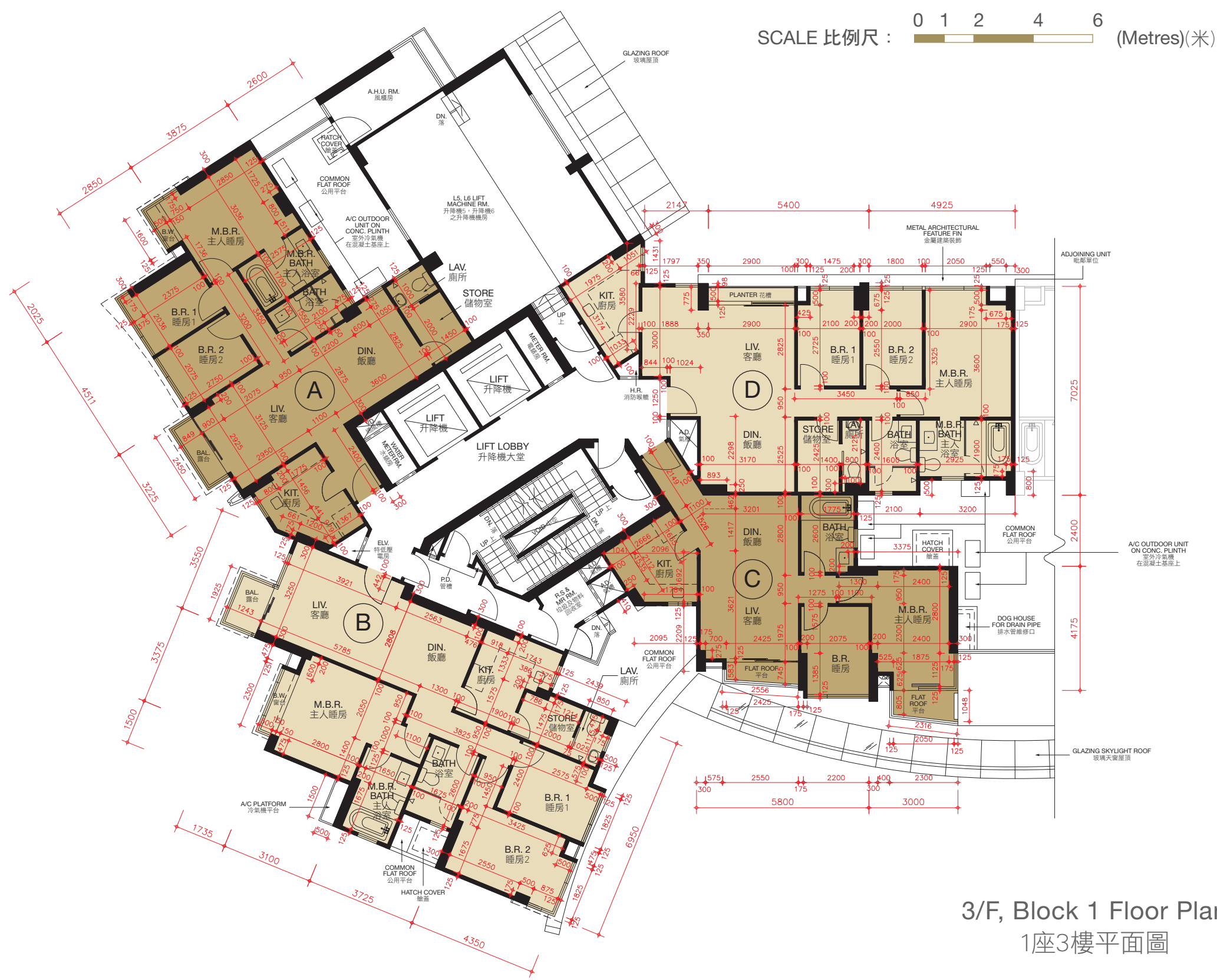
# LAYOUT PLAN OF THE DEVELOPMENT

## 發展項目的布局圖



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖





# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) of each residential property on 3/F of Block 1 is 125mm, 150mm, 170mm and 200mm.  
The floor-to-floor height of each residential property on 3/F of Block 1 is 3.15m.  
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.

第1座3樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米、150毫米、170毫米及200毫米。  
第1座3樓每個住宅物業的層與層之間的高度為3.15米。  
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。

### Abbreviation 縮寫

A/C PLATFORM = Air-conditioner Platform 冷氣機平台  
A.D. = Air Duct 氣槽  
A.H.U. RM. = Air Handling Unit Room 風櫃房  
BAL. = Balcony 露台  
BATH = Bathroom 浴室  
B.R. = Bedroom 睡房  
B.W. = Bay Window 窗台  
DIN. = Dining Room 飯廳  
DN. = Down 落  
ELV. = Extra Low Voltage Room 特低壓電房  
H.R. = Hose Reel 消防喉轆  
KIT. = Kitchen 廚房  
LAV. = Lavatory 廁所  
LIV. = Living Room 客廳

L5, L6 LIFT MACHINE RM. = L5, L6 Lift Machine Room  
升降機5，升降機6之升降機機房  
M.B.R. = Master Bedroom 主人睡房  
M.B.R. BATH = Master Bathroom 主人浴室  
METER RM. = Meter Room 電錶房  
A/C OUTDOOR UNIT ON CONC. PLINTH = Air-conditioner  
Outdoor unit on Concrete Plinth 室外冷氣機在混凝土基座上  
P.D. = Pipe Duct 管槽  
RS & MR RM. = Refuse Storage and Material Recovery Room  
垃圾及物料回收室  
STORE = Store Room 儲物室  
V.D. = Ventilation Duct 通風槽  
WATER METER RM. = Water Meter Room 水錶房

Remarks:  
The dimensions in floor plans are all structural dimensions in millimetre.  
  
備註：  
平面圖所列之數字為以毫米標示之建築結構呎吋。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) of each residential property on 5/F-7/F of Block 1 is 125mm, 150mm, 170mm and 200mm.  
The floor-to-floor height of each residential property on 5/F-7/F of Block 1 is 3.00m.  
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.

第1座5樓至7樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米、150毫米、170毫米及200毫米。  
第1座5樓至7樓每個住宅物業的層與層之間的高度為3.00米。  
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。

### Abbreviation 縮寫

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B.R. = Bedroom 睡房  
B.W. = Bay Window 窗台  
DIN. = Dining Room 飯廳  
DN. = Down 落  
ELV. = Extra Low Voltage Room 特低壓電房  
H.R. = Hose Reel 消防喉轆  
KIT. = Kitchen 廚房  
LAV. = Lavatory 廁所  
LIV. = Living Room 客廳  
M.B.R. = Master Bedroom 主人睡房

M.B.R. BATH = Master Bathroom 主人浴室  
METER RM. = Meter Room 電錶房  
P.D. = Pipe Duct 管槽  
RS & MR RM. = Refuse Storage and Material Recovery Room  
垃圾及物料回收室  
STORE = Store Room 儲物室  
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Remarks:  
The dimensions in floor plans are all structural dimensions in millimetre.  
  
備註：  
平面圖所列之數字為以毫米標示之建築結構呎吋。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) of each residential property on 8/F-9/F of Block 1 is 125mm, 150mm, 170mm and 200mm.  
The floor-to-floor height of each residential property on 8/F-9/F of Block 1 is 3.00m.  
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.

第1座8樓至9樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米、150毫米、170毫米及200毫米。  
第1座8樓至9樓每個住宅物業的層與層之間的高度為3.00米。  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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H.R. = Hose Reel 消防喉轆  
KIT. = Kitchen 廚房  
LAV. = Lavatory 廁所  
LIV. = Living Room 客廳  
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METER RM. = Meter Room 電錶房  
P.D. = Pipe Duct 管槽  
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Remarks:  
The dimensions in floor plans are all structural dimensions in millimetre.  
  
備註：  
平面圖所列之數字為以毫米標示之建築結構呎吋。



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) of each residential property on 10/F-17/F of Block 1 is 125mm, 150mm, 170mm and 200mm.

The floor-to-floor height of each residential property on 10/F-12/F & 15/F-16/F of Block 1 is 3.00m. The floor-to-floor height of Flat A, B, D and E on 17/F of Block 1 is 3.15m; the floor-to-floor height of Flat C on 17/F of Block 1 is 2.875m and 3.15m.

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.

第1座10樓至17樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米、150毫米、170毫米及200毫米。

第1座10樓至12樓及15樓至16樓每個住宅物業的層與層之間的高度為3.00米。第1座17樓A, B, D 及E室的層與層之間的高度為3.15米；第1座17樓C室的層與層之間的高度為2.875米及3.15米。

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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KIT. = Kitchen 廚房

LAV. = Lavatory 廁所

LIV. = Living Room 客廳

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M.B.R. BATH = Master Bathroom 主人浴室

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STORE = Store Room 儲物室

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WATER METER RM. = Water Meter Room 水錶房

Remarks:

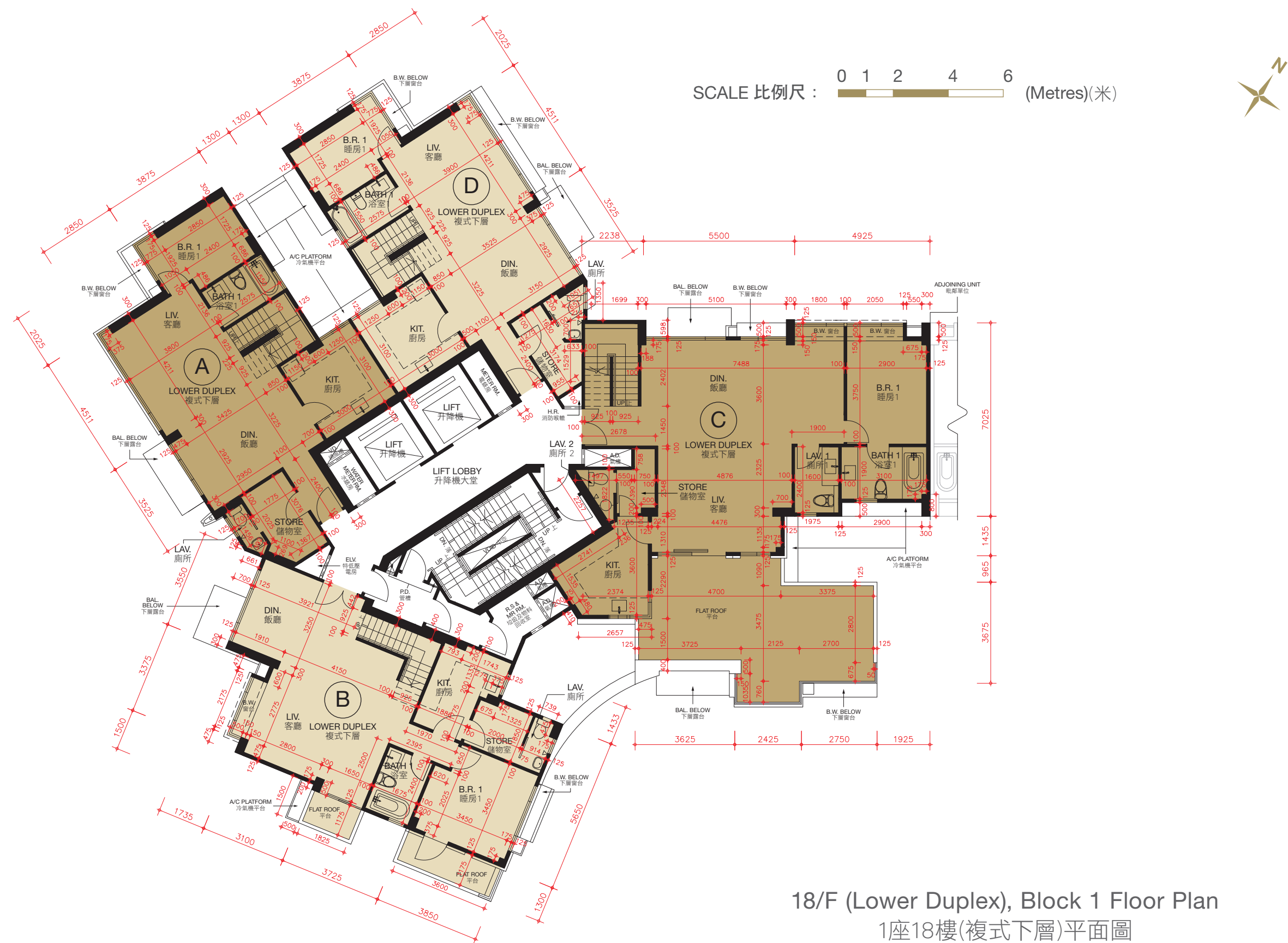
The dimensions in floor plans are all structural dimensions in millimetre.

備註：

平面圖所列之數字為以毫米標示之建築結構呎吋。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖





# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) of each residential property on 18/F of Block 1 is 125mm, 150mm and 170mm.  
The floor-to-floor height of each residential property on 18/F of Block 1 is 2.875m and 3.15m.  
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.

第1座18樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米、150毫米及170毫米。  
第1座18樓每個住宅物業的層與層之間的高度為2.875米及3.15米。  
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。

### Abbreviation 縮寫

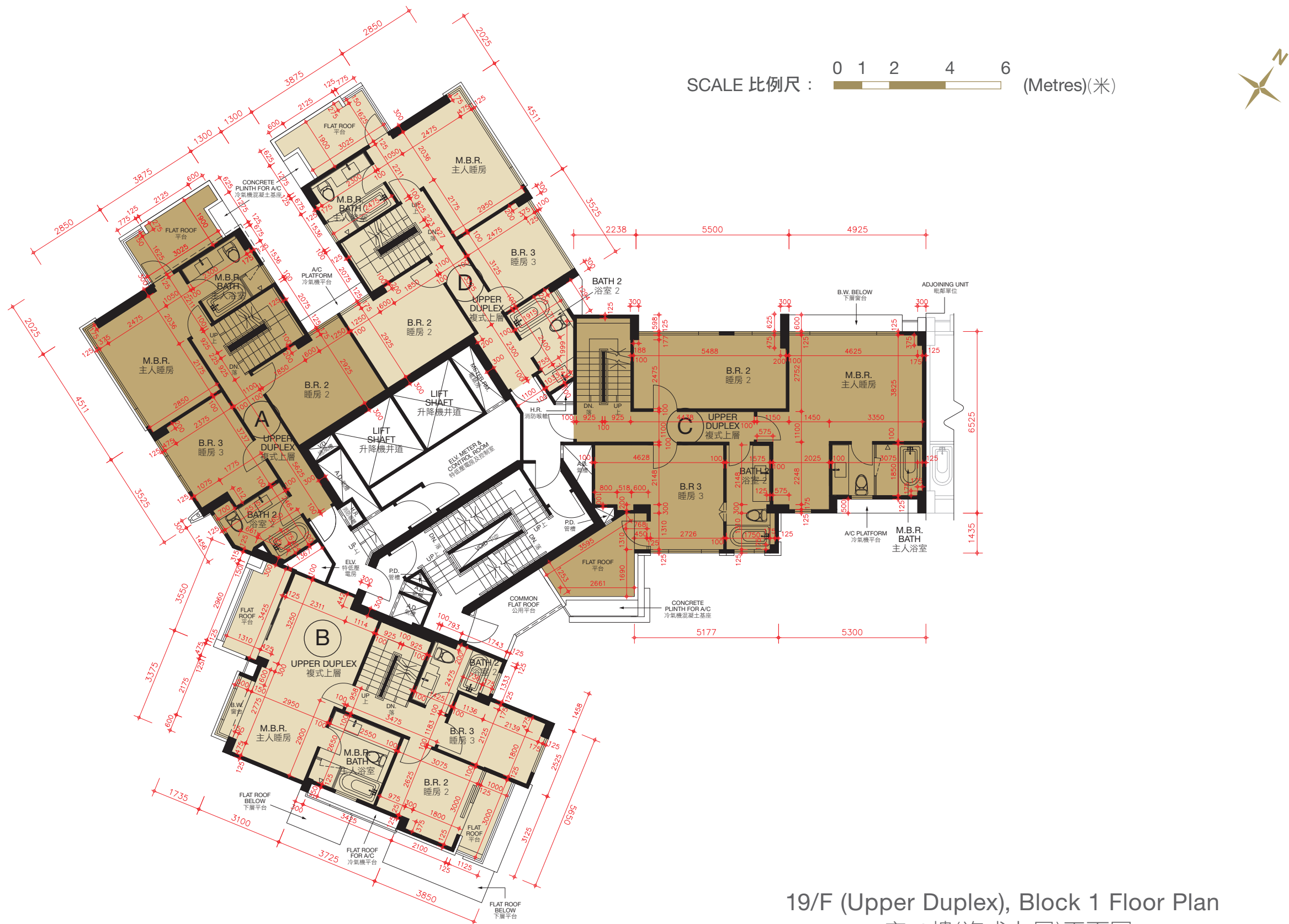
A/C PLATFORM = Air-conditioner Platform 冷氣機平台  
A.D. = Air Duct 氣槽  
BAL. = Balcony 露台  
BATH = Bathroom 浴室  
B.R. = Bedroom 睡房  
B.W. = Bay Window 窗台  
DIN. = Dining Room 飯廳  
DN. = Down 落  
ELV. = Extra Low Voltage Room 特低壓電房  
H.R. = Hose Reel 消防喉轆  
KIT. = Kitchen 廚房  
LAV. = Lavatory 廁所  
LIV. = Living Room 客廳  
M.B.R. = Master Bedroom 主人睡房

M.B.R. BATH = Master Bathroom 主人浴室  
METER RM. = Meter Room 電錶房  
P.D. = Pipe Duct 管槽  
RS & MR RM. = Refuse Storage and Material Recovery Room  
垃圾及物料回收室  
STORE = Store Room 儲物室  
V.D. = Ventilation Duct 通風槽  
WATER METER RM. = Water Meter Room 水錶房

Remarks:  
The dimensions in floor plans are all structural dimensions in millimetre.  
  
備註：  
平面圖所列之數字為以毫米標示之建築結構呎吋。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) of each residential property on 19/F of Block 1 is 150mm, 170mm and 175mm.  
The floor-to-floor height of each residential property on 19/F of Block 1 is 3.15m.  
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.

第1座19樓每個住宅物業的樓板(不包括灰泥)的厚度為150毫米、170毫米及175毫米。  
第1座19樓每個住宅物業的層與層之間的高度為3.15米。  
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。

### Abbreviation 縮寫

A/C PLATFORM = Air-conditioner Platform 冷氣機平台  
A/C = Air-conditioner 冷氣機  
A.D. = Air Duct 氣槽  
BAL. = Balcony 露台  
BATH = Bathroom 浴室  
B.R. = Bedroom 睡房  
B.W. = Bay Window 窗台  
DIN. = Dining Room 飯廳  
DN. = Down 落  
ELV. = Extra Low Voltage Room 特低壓電房  
ELV. METER & CONTROL R.M. = Extra Low Voltage Meter and Control Room  
特低壓電房及控制室  
H.R. = Hose Reel 消防喉轆

KIT. = Kitchen 廚房  
LAV. = Lavatory 廁所  
LIV. = Living Room 客廳  
M.B.R. = Master Bedroom 主人睡房  
M.B.R. BATH = Master Bathroom 主人浴室  
METER RM. = Meter Room 電錶房  
P.D. = Pipe Duct 管槽  
RS & MR RM. = Refuse Storage and Material Recovery Room  
垃圾及物料回收室  
STORE = Store Room 儲物室  
V.D. = Ventilation Duct 通風槽  
WATER METER RM. = Water Meter Room 水錶房

Remarks:  
The dimensions in floor plans are all structural dimensions in millimetre.  
  
備註：  
平面圖所列之數字為以毫米標示之建築結構呎吋。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖



Roof, Block 1 Floor Plan  
1座天台平面圖

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) of each residential property on Roof Floor of Block 1: Not applicable.  
The floor-to-floor height of each residential property on Roof Floor of Block 1: Not applicable.  
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.

第1座天台每個住宅物業的樓板(不包括灰泥)的厚度：不適用。  
第1座天台每個住宅物業的層與層之間的高度：不適用。  
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。

### Abbreviation 縮寫

A/C = Air-conditioner 冷氣機  
A.D. = Air Duct 氣槽  
DN. = Down 落  
P.D. = Pipe Duct 管槽  
POTABLE WATER TANK & PUMP RM. = Potable Water Tank and Pump Room 食水缸及泵房

Remarks:  
The dimensions in floor plans are all structural dimensions in millimetre.  
  
備註：  
平面圖所列之數字為以毫米標示之建築結構呎吋。



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

SCALE 比例尺 : 0 1 2 4 6 (Metres)(米)



3/F, Block 2 Floor Plan  
2座3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

The thickness of the floor slabs (excluding plaster) of each residential property on 3/F of Block 2 is 125mm, 150mm, 170mm and 200mm.  
The floor-to-floor height of each residential property on 3/F of Block 2 is 3.15m.  
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.

第2座3樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米、150毫米、170毫米及200毫米。  
第2座3樓每個住宅物業的層與層之間的高度為3.15米。  
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。

### Abbreviation 縮寫

A/C PLATFORM = Air-conditioner Platform 冷氣機平台  
A.D. = Air Duct 氣槽  
A.H.U. RM.= Air Handling Unit Room 風櫃房  
BAL. = Balcony 露台  
BATH = Bathroom 浴室  
B.R. = Bedroom 睡房  
B.W. = Bay Window 窗台  
DIN. = Dining Room 飯廳  
DN. = Down 落  
ELV. = Extra Low Voltage Room 特低壓電房  
H.R. = Hose Reel 消防喉轆  
KIT. = Kitchen 廚房  
LAV. = Lavatory 廁所  
LIV. = Living Room 客廳

L5, L6 LIFT MACHINE RM. = L5, L6 Lift Machine Room  
升降機5，升降機6之升降機機房  
M.B.R. = Master Bedroom 主人睡房  
M.B.R. BATH = Master Bathroom 主人浴室  
METER RM. = Meter Room 電錶房  
A/C OUTDOOR UNIT ON CONC. PLINTH = Air-conditioner  
Outdoor unit on Concrete Plinth 室外冷氣機在混凝土基座上  
P.D. = Pipe Duct 管槽  
RS & MR RM. = Refuse Storage and Material Recovery Room  
垃圾及物料回收室  
STORE = Store Room 儲物室  
V.D. = Ventilation Duct 通風槽  
WATER METER RM. = Water Meter Room 水錶房

Remarks:  
The dimensions in floor plans are all structural dimensions in millimetre.  
  
備註：  
平面圖所列之數字為以毫米標示之建築結構呎吋。

# 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, Block 2 Floor Plan  
2座5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

The thickness of the floor slabs (excluding plaster) of each residential property on 5/F of Block 2 is 125mm, 150mm, 170mm and 200mm.  
The floor-to-floor height of each residential property on 5/F of Block 2 is 3.00m.  
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.

第2座5樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米、150毫米、170毫米及200毫米。  
第2座5樓每個住宅物業的層與層之間的高度為3.00米。  
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。

### Abbreviation 縮寫

A/C PLATFORM = Air-conditioner Platform 冷氣機平台  
A.D. = Air Duct 氣槽  
BAL. = Balcony 露台  
BATH = Bathroom 浴室  
B.R. = Bedroom 睡房  
B.W. = Bay Window 窗台  
DIN. = Dining Room 飯廳  
DN. = Down 落  
ELV. = Extra Low Voltage Room 特低壓電房  
H.R. = Hose Reel 消防喉轆  
KIT. = Kitchen 廚房  
LAV. = Lavatory 廁所  
LIV. = Living Room 客廳  
M.B.R. = Master Bedroom 主人睡房

M.B.R. BATH = Master Bathroom 主人浴室  
METER RM. = Meter Room 電錶房  
P.D. = Pipe Duct 管槽  
RS & MR RM. = Refuse Storage and Material Recovery Room  
垃圾及物料回收室  
STORE = Store Room 儲物室  
V.D. = Ventilation Duct 通風槽  
WATER METER RM. = Water Meter Room 水錶房

Remarks:  
The dimensions in floor plans are all structural dimensions in millimetre.  
  
備註：  
平面圖所列之數字為以毫米標示之建築結構呎吋。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

SCALE 比例尺： 0 1 2 4 6 (Metres)(米)



6/F-7/F, Block 2 Floor Plan  
2座6樓至7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

The thickness of the floor slabs (excluding plaster) of each residential property on 6/F-7/F of Block 2 is 125mm, 150mm, 170mm and 200mm.  
The floor-to-floor height of each residential property on 6/F-7/F of Block 2 is 3.00m.  
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.

第2座6樓至7樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米、150毫米、170毫米及200毫米。  
第2座6樓至7樓每個住宅物業的層與層之間的高度為3.00米。  
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。

### Abbreviation 縮寫

A/C PLATFORM = Air-conditioner Platform 冷氣機平台  
A.D. = Air Duct 氣槽  
BAL. = Balcony 露台  
BATH = Bathroom 浴室  
B.R. = Bedroom 睡房  
B.W. = Bay Window 窗台  
DIN. = Dining Room 飯廳  
DN. = Down 落  
ELV. = Extra Low Voltage Room 特低壓電房  
H.R. = Hose Reel 消防喉轆  
KIT. = Kitchen 廚房  
LAV. = Lavatory 廁所  
LIV. = Living Room 客廳  
M.B.R. = Master Bedroom 主人睡房

M.B.R. BATH = Master Bathroom 主人浴室  
METER RM. = Meter Room 電錶房  
P.D. = Pipe Duct 管槽  
RS & MR RM. = Refuse Storage and Material Recovery Room  
垃圾及物料回收室  
STORE = Store Room 儲物室  
V.D. = Ventilation Duct 通風槽  
WATER METER RM. = Water Meter Room 水錶房

Remarks:  
The dimensions in floor plans are all structural dimensions in millimetre.

備註：  
平面圖所列之數字為以毫米標示之建築結構呎吋。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

SCALE 比例尺： 0 1 2 4 6 (Metres)(米)



Remarks:  
\* The thickness of this column on 8/F is 300mm.  
備註：  
\* 8樓此柱身的厚度為300毫米。

8/F-9/F, Block 2 Floor Plan  
2座8樓至9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

The thickness of the floor slabs (excluding plaster) of each residential property on 8/F-9/F of Block 2 is 125mm, 150mm, 170mm and 200mm.  
The floor-to-floor height of each residential property on 8/F-9/F of Block 2 is 3.00m.  
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.

第2座8樓至9樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米、150毫米、170毫米及200毫米。  
第2座8樓至9樓每個住宅物業的層與層之間的高度為3.00米。  
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。

### Abbreviation 縮寫

A/C PLATFORM = Air-conditioner Platform 冷氣機平台  
A.D. = Air Duct 氣槽  
BAL. = Balcony 露台  
BATH = Bathroom 浴室  
B.R. = Bedroom 睡房  
B.W. = Bay Window 窗台  
DIN. = Dining Room 飯廳  
DN. = Down 落  
ELV. = Extra Low Voltage Room 特低壓電房  
H.R. = Hose Reel 消防喉轆  
KIT. = Kitchen 廚房  
LAV. = Lavatory 廁所  
LIV. = Living Room 客廳  
M.B.R. = Master Bedroom 主人睡房

M.B.R. BATH = Master Bathroom 主人浴室  
METER RM. = Meter Room 電錶房  
P.D. = Pipe Duct 管槽  
RS & MR RM. = Refuse Storage and Material Recovery Room  
垃圾及物料回收室  
STORE = Store Room 儲物室  
V.D. = Ventilation Duct 通風槽  
WATER METER RM. = Water Meter Room 水錶房

Remarks:  
The dimensions in floor plans are all structural dimensions in millimetre.  
  
備註：  
平面圖所列之數字為以毫米標示之建築結構呎吋。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

SCALE 比例尺： 0 1 2 4 6 (Metres)(米)



10/F-17/F, Block 2 Floor Plan  
2座10樓至17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

The thickness of the floor slabs (excluding plaster) of each residential property on 10/F-17/F of Block 2 is 125mm, 150mm, 170mm and 200mm.

The floor-to-floor height of each residential property on 10/F-12F and 15/F-16/F of Block 2 is 3.00m. The floor-to-floor height of Flat A, B, D and E on 17/F of Block 2 is 3.15; the floor-to-floor height of Flat C on 17/F of Block 2 is 2.875m and 3.15m.

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.

第2座10樓至17樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米、150毫米、170毫米及200毫米。

第2座10樓至12樓及15樓至16樓每個住宅物業的層與層之間的高度為3.00米。第2座17樓A, B, D 及E室的層與層之間的高度為3.15米；第2座17樓C室的層與層之間的高度為2.875米及3.15米。

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。

### Abbreviation 縮寫

A/C PLATFORM = Air-conditioner Platform 冷氣機平台

A.D. = Air Duct 氣槽

BAL. = Balcony 露台

BATH = Bathroom 浴室

B.R. = Bedroom 睡房

B.W. = Bay Window 窗台

DIN. = Dining Room 飯廳

DN. = Down 落

ELV. = Extra Low Voltage Room 特低壓電房

H.R. = Hose Reel 消防喉轆

KIT. = Kitchen 廚房

LAV. = Lavatory 廁所

LIV. = Living Room 客廳

M.B.R. = Master Bedroom 主人睡房

M.B.R. BATH = Master Bathroom 主人浴室

METER RM. = Meter Room 電錶房

P.D. = Pipe Duct 管槽

RS & MR RM. = Refuse Storage and Material Recovery Room  
垃圾及物料回收室

STORE = Store Room 儲物室

V.D. = Ventilation Duct 通風槽

WATER METER RM. = Water Meter Room 水錶房

Remarks:

The dimensions in floor plans are all structural dimensions in millimetre.

備註：

平面圖所列之數字為以毫米標示之建築結構呎吋。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

SCALE 比例尺： 0 1 2 4 6 (Metres)(米)



18/F (Lower Duplex), Block 2 Floor Plan  
2座18樓(複式下層)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

The thickness of the floor slabs (excluding plaster) of each residential property on 18/F of Block 2 is 125mm, 150mm and 170mm.  
The floor-to-floor height of each residential property on 18/F of Block 2 is 2.875m and 3.15m.  
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.

第2座18樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米、150毫米及170毫米。  
第2座18樓每個住宅物業的層與層之間的高度為2.875米及3.15米。  
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。

### Abbreviation 縮寫

A/C PLATFORM = Air-conditioner Platform 冷氣機平台  
A.D. = Air Duct 氣槽  
BAL. = Balcony 露台  
BATH = Bathroom 浴室  
B.R. = Bedroom 睡房  
B.W. = Bay Window 窗台  
DIN. = Dining Room 飯廳  
DN. = Down 落  
ELV. = Extra Low Voltage Room 特低壓電房  
H.R. = Hose Reel 消防喉轆  
KIT. = Kitchen 廚房  
LAV. = Lavatory 廁所  
LIV. = Living Room 客廳  
M.B.R. = Master Bedroom 主人睡房

M.B.R. BATH = Master Bathroom 主人浴室  
METER RM. = Meter Room 電錶房  
P.D. = Pipe Duct 管槽  
RS & MR RM. = Refuse Storage and Material Recovery Room  
垃圾及物料回收室  
STORE = Store Room 儲物室  
V.D. = Ventilation Duct 通風槽  
WATER METER RM. = Water Meter Room 水錶房

Remarks:  
The dimensions in floor plans are all structural dimensions in millimetre.  
  
備註：  
平面圖所列之數字為以毫米標示之建築結構呎吋。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

SCALE 比例尺 : 0 1 2 4 6 (Metres)(米)



19/F (Upper Duplex), Block 2 Floor Plan  
2座19樓(複式上層)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

The thickness of the floor slabs (excluding plaster) of each residential property on 19/F of Block 2 is 150mm, 170mm and 175mm.  
The floor-to-floor height of each residential property on 19/F of Block 2 is 3.15m.  
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.

第2座19樓每個住宅物業的樓板(不包括灰泥)的厚度為150毫米、170毫米及175毫米。  
第2座19樓每個住宅物業的層與層之間的高度為3.15米。  
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。

### Abbreviation 縮寫

A/C PLATFORM = Air-conditioner Platform 冷氣機平台  
A/C = Air-conditioner 冷氣機  
A.D. = Air Duct 氣槽  
BAL. = Balcony 露台  
BATH = Bathroom 浴室  
B.R. = Bedroom 睡房  
B.W. = Bay Window 窗台  
DIN. = Dining Room 飯廳  
DN. = Down 落  
ELV. METER & CONTROL R.M. = Extra Low Voltage Meter and Control Room 特低壓電房及控制室  
H.R. = Hose Reel 消防喉轆  
KIT. = Kitchen 廚房  
LAV. = Lavatory 廁所

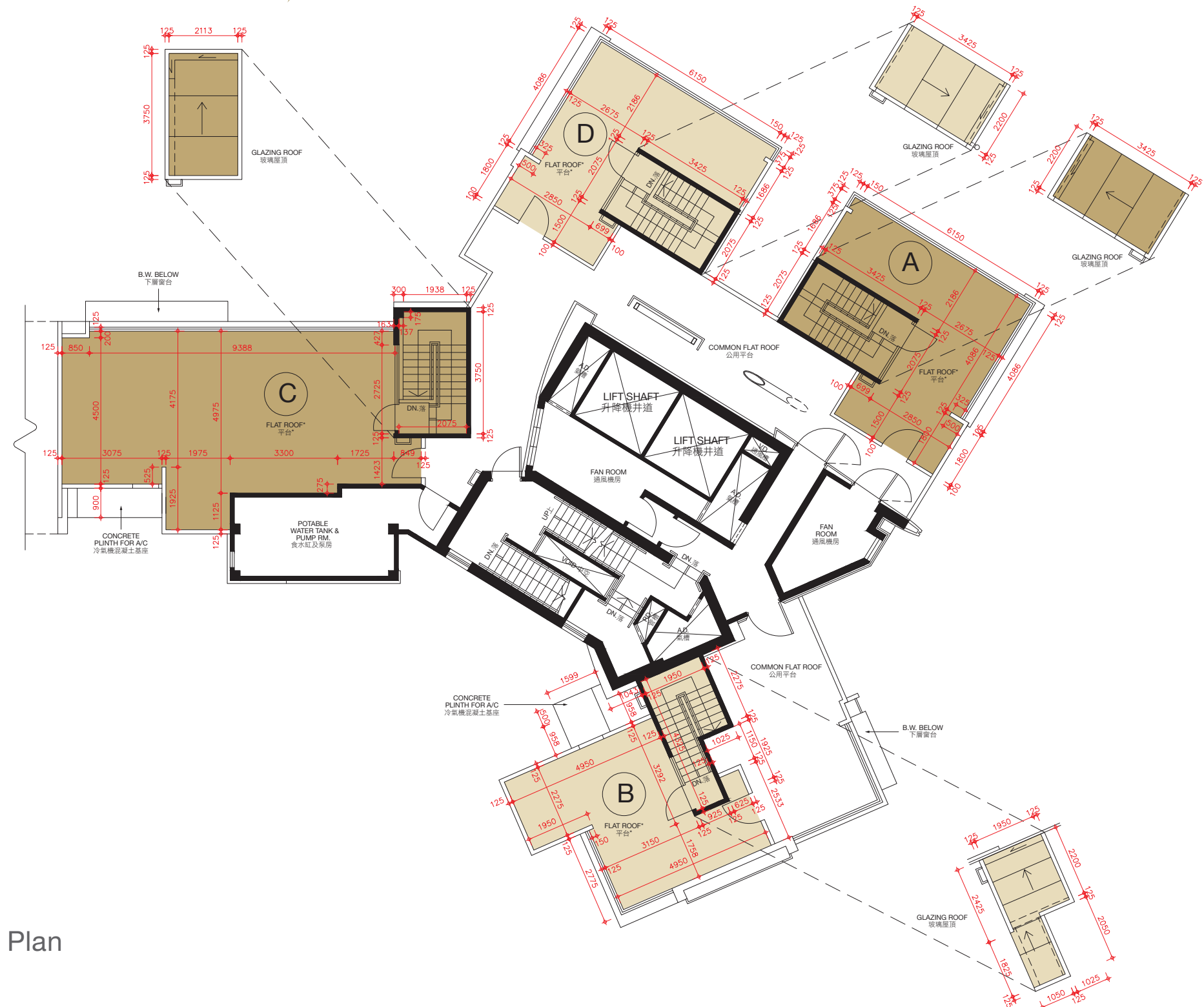
LIV. = Living Room 客廳  
M.B.R. = Master Bedroom 主人睡房  
M.B.R. BATH = Master Bathroom 主人浴室  
METER RM. = Meter Room 電錶房  
P.D. = Pipe Duct 管槽  
RS & MR RM. = Refuse Storage and Material Recovery Room 垃圾及物料回收室  
STORE = Store Room 儲物室  
V.D. = Ventilation Duct 通風槽  
WATER METER RM. = Water Meter Room 水錶房

Remarks:  
The dimensions in floor plans are all structural dimensions in millimetre.  
  
備註：  
平面圖所列之數字為以毫米標示之建築結構呎吋。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

SCALE 比例尺 : 0 1 2 4 6 (Metres)(米)



\* This "Flat Roof" means the uppermost roof slab of the Development.

\* 這個「平台」指發展項目最高的天台樓板。

Roof, Block 2 Floor Plan  
2座天台平面圖



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster of each residential property on Roof Floor of Block 2: Not applicable.  
The floor-to-floor height of each residential property on Roof Floor of Block 2: Not applicable.  
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.

第2座天台每個住宅物業的樓板(不包括灰泥)的厚度：不適用。  
第2座天台每個住宅物業的層與層之間的高度：不適用。  
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。

### Abbreviation 縮寫

A/C = Air-conditioner 冷氣機  
A.D. = Air Duct 氣槽  
DN. = Down 落  
P.D. = Pipe Duct 管槽  
POTABLE WATER TANK & PUMP RM. = Potable Water Tank and Pump Room 食水缸及泵房

Remarks:  
The dimensions in floor plans are all structural dimensions in millimetre.  
  
備註：  
平面圖所列之數字為以毫米標示之建築結構呎吋。

# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 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
Block 1 1座	3/F 3樓	A	83.959 (904) Balcony 露台 : 2.08 (22) Utility Platform 工作平台 : ---	---	0.8625 (9)	---	---	---	---	---	---	---	---
		B	90.231 (971) Balcony 露台 : 2.393 (26) Utility Platform 工作平台 : ---	---	1.2125 (13)	---	---	---	---	---	---	---	---
		C	59.153 (637) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	---	---	3.509 (38)	---	---	---	---	---	---
		D	86.7481 (934) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	---	---	---	---	---	---	---	---	---
	5/F-12/F & 15/F-17/F 5樓至12樓及 15樓至17樓	A	79.024 (851) Balcony 露台 : 2.08 (22) Utility Platform 工作平台 : ---	---	0.8625 (9)	---	---	---	---	---	---	---	---
		B	88.156 (949) Balcony 露台 : 2.393 (26) Utility Platform 工作平台 : ---	---	2.25 (24)	---	---	---	---	---	---	---	---
		C	59.9405 (645) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : ---	---	1.15 (12)	---	---	---	---	---	---	---	---
		D	78.1775 (842) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : ---	---	2.9375 (32)	---	---	---	---	---	---	---	---
		E	78.755 (848) Balcony 露台 : 2.009 (22) Utility Platform 工作平台 : ---	---	3.0305 (33)	---	---	---	---	---	---	---	---
	18/F-19/F (Lower Duplex and Upper Duplex) 18樓至19樓 (複式下層及複式上層)	A	146.221 (1574) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	---	---	5.991 (64)	---	---	25.306 (272)	7.108 (77)	---	---
		B	144.008 (1550) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	2.425 (26)	---	13.354 (144)	---	---	23.632 (254)	6.335 (68)	---	---
		C	189.013 (2035) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	2.0375 (22)	---	39.902 (430)	---	---	52.506 (565)	7.757 (83)	---	---
		D	144.985 (1561) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	---	---	5.991 (64)	---	---	25.306 (272)	7.108 (77)	---	---

# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 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
Block 2 2座	3/F 3樓	A	82.6785 (890) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	---	---	28.893 (311)	---	---	---	---	---	---
		B	88.8984 (957) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	---	---	8.19 (88)	---	---	---	---	---	---
		C	59.186 (637) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	---	---	3.509 (38)	---	---	---	---	---	---
		D	79.103 (851) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	---	---	---	---	---	---	---	---	---
		E	76.564 (824) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	0.8625 (9)	---	5.358 (58)	---	---	---	---	---	---
	5/F 5樓	A	76.944 (828) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	0.8625 (9)	---	1.595 (17)	---	---	---	---	---	---
		B	85.763 (923) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	2.25 (24)	---	---	---	---	---	---	---	---
		C	59.9805 (646) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : ---	---	1.15 (12)	---	---	---	---	---	---	---	---
		D	78.2345 (842) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : ---	---	2.9375 (32)	---	---	---	---	---	---	---	---
		E	78.56 (846) Balcony 露台 : 2.009 (22) Utility Platform 工作平台 : ---	---	3.0305 (33)	---	---	---	---	---	---	---	---
	6/F-12/F & 15/F-17/F 6樓至12樓及 15樓至17樓	A	79.024 (851) Balcony 露台 : 2.08 (22) Utility Platform 工作平台 : ---	---	0.8625 (9)	---	---	---	---	---	---	---	---
		B	88.156 (949) Balcony 露台 : 2.393 (26) Utility Platform 工作平台 : ---	---	2.25 (24)	---	---	---	---	---	---	---	---
		C	59.9805 (646) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : ---	---	1.15 (12)	---	---	---	---	---	---	---	---
		D	78.2345 (842) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : ---	---	2.9375 (32)	---	---	---	---	---	---	---	---
		E	78.56 (846) Balcony 露台 : 2.009 (22) Utility Platform 工作平台 : ---	---	3.0305 (33)	---	---	---	---	---	---	---	---



# AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 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
Block 2 2座	18/F-19/F (Lower Duplex and Upper Duplex) 18樓至19樓 (複式下層及複式上層)	A	146.221 (1574) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	---	---	5.991 (64)	---	---	25.306 (272)	7.108 (77)	---	---
		B	144.008 (1550) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	2.425 (26)	---	13.354 (144)	---	---	23.632 (254)	6.335 (68)	---	---
		C	189.131 (2036) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	2.0375 (22)	---	39.865 (429)	---	---	52.585 (566)	7.757 (83)	---	---
		D	144.493 (1555) Balcony 露台 : --- Utility Platform 工作平台 : ---	---	---	---	5.991 (64)	---	---	25.306 (272)	7.108 (77)	---	---

1. The saleable area of the residential property and the floor area of a balcony, a utility platform or a verandah to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

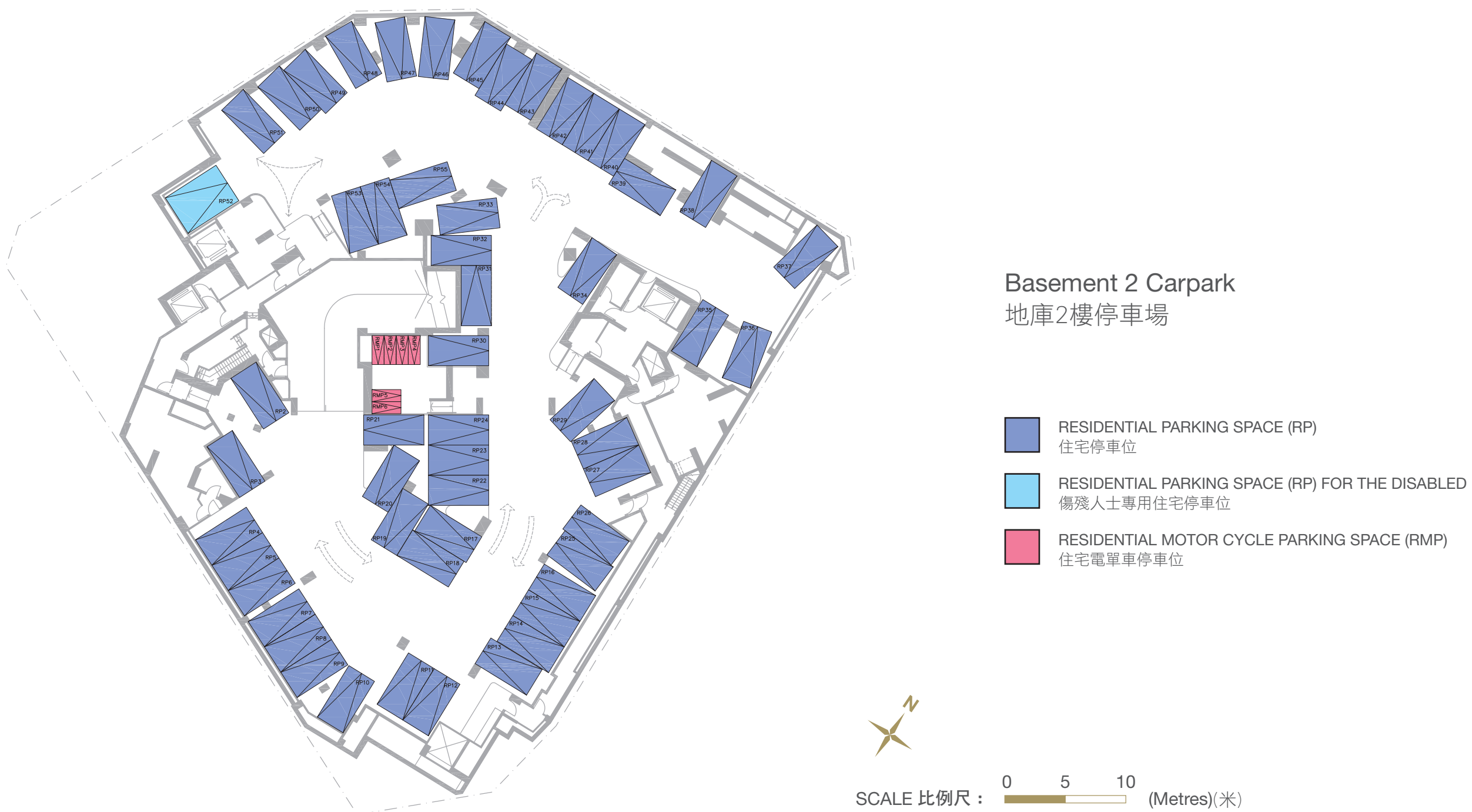
Remarks:  
The areas in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

1. 住宅物業的實用面積及構成住宅物業的一部分的範圍內的露台、工作平台及陽台的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
2. 構成住宅物業的一部分的範圍內的其他指明項目的面積，是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：  
以平方米列出的面積以1平方米=10.764平方呎換算至平方呎並以四捨五入至整數。

# FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖



Number and Area of Parking Spaces in the Development 發展項目停車位數目及面積

Category of Parking Space 停車位類別	Floor 樓層	Number 數目	Dimensions of each of the parking spaces (L x W)(m) 每個停車位的尺寸 (長 x 闊)(米)	Area of each parking spaces (sq.m.) 每個停車位的面積 (平方米)
Residential Parking Space (RP) 住宅停車位	B2/F 地庫2樓	53	5.0 x 2.5	12.5
Residential Parking Space (RP) for the Disabled 傷殘人士專用住宅停車位		1	5.0 x 3.5	17.5
Residential Motor Cycle Parking Space (RMP) 住宅電單車停車位		6	2.4 x 1.0	2.4

# FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖



Number and Area of Parking Spaces in the Development 發展項目停車位數目及面積

Category of Parking Space 停車位類別	Floor 樓層	Number 數目	Dimensions of each of the parking spaces (L x W)(m) 每個停車位的尺寸 (長 x 闊)(米)	Area of each parking spaces (sq.m.) 每個停車位的面積 (平方米)
Non-industrial Use Parking Space (CP) 非工業用停車位	B1/F 地庫1樓	35	5.0 x 2.5	12.5
Non-industrial Use Parking Space (CP) for the Disabled 傷殘人士非工業用停車位		1	5.0 x 3.5	17.5
Non-industrial Use Motor Cycle Parking Space (CMP) 非工業用電單車停車位		5	2.4 x 1.0	2.4



# FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖



Ground Floor Plan  
地下平面圖

- RESIDENTIAL PARKING SPACE (RP)  
住宅停車位
- NON-INDUSTRIAL USE PARKING SPACE (CP)  
非工業用停車位
- VISITOR'S PARKING SPACE (RVP)  
住宅訪客停車位
- VISITOR'S PARKING SPACE (RVP) FOR THE DISABLED  
傷殘人士專用訪客停車位
- LOADING & UNLOADING BAY (L)  
上落客貨處

Number and Area of Parking Spaces in the Development 發展項目停車位數目及面積

Category of Parking Space 停車位類別	Floor 樓層	Number 數目	Dimensions of each of the parking spaces (L x W)(m) 每個停車位的尺寸 (長 x 闊)(米)	Area of each parking spaces (sq.m.) 每個停車位的面積 (平方米)
Residential Parking Space (RP) 住宅停車位	G/F 地下	1	5.0 x 2.5	12.5
Non-industrial Use Parking Space (CP) 非工業用停車位		7	5.0 x 2.5	12.5
Visitor's Parking Space (RVP) 住宅訪客停車位		1	5.0 x 2.5	12.5
Visitor's Parking Space (RVP) for the Disabled 傷殘人士專用訪客停車位		1	5.0 x 3.5	17.5
Loading & Unloading Bay (L) 上落客貨處		5	11.0 x 3.5	38.5

# SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

## 臨時買賣合約的摘要

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1. A preliminary deposit of 5% is payable on the signing of that 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, 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 -
    - (a) that preliminary agreement is terminated;
    - (b) the preliminary deposit is forfeited; and
    - (c) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署該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—
    - (a) 該臨時合約即告終止；
    - (b) 有關的臨時訂金即予沒收；及
    - (c) 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) The common parts of the Development :**

“Communal Areas and Facilities” means collectively the Common Areas and the Common Facilities.

“Common Areas” means collectively the Estate Common Areas, the Residential Common Areas, the Carpark Common Areas and the Commercial Common Areas.

“Common Facilities” means collectively the Estate Common Services Facilities, the Residential Common Services Facilities, the Carpark Common Services Facilities and the Commercial Common Services Facilities.

“Estate Common Areas” means those areas or parts of the Land and the Development which are for the common use and benefit of the Owners of the Units and not given or reserved by the DMC or otherwise to the Vendor or the Owner of any individual Unit (as shown coloured Orange on the plans annexed thereto) which include but not limited to the driveway, refuse collection vehicle parking spaces, staircases, flat roof(s) (not forming part of a Residential Unit), yards, landscaping plaza, “common parts” as defined in the Building Management Ordinance (Cap.344) and all other areas within the Development not used for the sole benefit of any Owner or group of Owners excluding the Carpark Common Areas, the Commercial Common Areas and the Residential Common Areas.

“Estate Common Services Facilities” means those facilities in or on or under the Development and which serve the Development as a whole including but not limited to portable water tank & pump room, fire services water pump room, water pipe duct(s), sump pump room(s), master water meter room, flushing water tank & pump room, telecommunications and broadcasting room(s), refuse storage & material recovery chamber room, fire services control room, water meter room, transformer access room, water pipe by-pass duct(s), yard(s), meter/extra-low voltage room, turn-table, loading/unloading area, telecommunications and broadcasting pipe duct, emergency generator room, electrical by-pass duct(s), fuel tank room, transformer room, water pipe by-pass duct room, switch room, electrical room, potable & flushing water pump room, lightning post(s), sewers, gutters drains, pipes and ducts, pumps, tanks and sanitary fittings, wires, cables, electrical installations, fittings, lightning conductors equipment and apparatus, fire protection and fire-fighting system, lifts, communal television aerial, telecommunication equipment, transformer, switch room, telephone broadcasting equipment room, meter room, emergency generator room, transfer water tank and pump room, transformer room, fire services and plumbing and drainage pipe duct, water plumbing and drainage room, gas pipe duct, fan room, telephone broadcasting equipment, cable riser ducts, outdoor air-conditioning unit equipment, and other installations, system, plant, equipment, apparatus, fittings,

services and facilities used or installed in or for the benefit of the Development as part of the amenities thereof and not for the sole benefit of any Owner or group of Owners excluding anything contained in the Carpark Common Services Facilities, the Commercial Common Services Facilities and the Residential Common Services Facilities.

“Residential Common Areas” means those areas or parts of the Land and the Development which are for the common use and benefit of the Owners of Residential Portion and are not given or reserved by the DMC or otherwise to the Vendor or any individual Owner (as shown coloured Pink on the plans annexed thereto) which include but do not limit to the 2 Visitor Car Parking Units (defined in the DMC) provided in accordance with Special Condition No.23(a)(iii) of the Land Grant as marked RVP1 and RVP2 on the Ground Floor Plan annexed to the DMC of which RVP2 is also provided in accordance with Special Condition No.23(c) of the Land Grant for parking of motor vehicles by disabled persons, Disabled Car Parking Unit as marked RP52 on the Basement 2 Floor Plan annexed to the DMC, loading and unloading bay as marked L1 and L5 on the Ground Floor Plan annexed to the DMC, staircases, lift lobbies (including the wider common corridors & lift lobbies which form part of the Green and Innovative Features), lift shafts, lift machine rooms, passages, filtration plant room of the Building, entrance halls, caretaker’s office, open areas on the upper roof of the Building, the architectural metal and glass work erected on the external wall of the Residential Portion but excluding the Estate Common Areas, Carpark Common Areas and Commercial Common Areas.

“Residential Common Services Facilities” means those facilities in or on or under the Development and which serve the Residential Portion as a whole which do not belong to any individual Owner including but not limited to the Recreational Facilities, lift lobby, L6 lift pit, residential entrance hall, G/F lift lobby, filtration plant room (low headroom), L5 & L6 lift shaft, flat roof(s) (not forming part of a Residential Unit), lift hall, Block 1 lift hall, electrical meter room, water meter room, utility store, corridor, pump room & exhaust air duct room, water pipe duct, electrical pipe duct, Block 2 lift hall, lift machine room(s), air handling units room, wider common corridor(s) & lift lobby(ies), fan room(s), potable water tank & pump room(s), flushing water tank & pump room(s), the lift(s) serving the Residential Portion, metal canopy on the First Floor of the Building, meter room, electrical low voltage meter room, filtration plant room, potable and flushing water pump room, artificial lighting, architectural feature on the Upper Roof Floor of the Building but excluding anything contained within the Estate Common Services Facilities, the Commercial Common Services Facilities and Carpark Common Services Facilities.

“Carpark Common Areas” means all those areas or parts of the Land and the Development which are for the common use

and benefit of the Owners of the Carpark Units (defined in the DMC) and not given or reserved by this Deed or otherwise to the Vendor or any individual Owner (as shown coloured Yellow on the Basement 2 Floor Plan, the Basement 1 Floor Plan and the Ground Floor Plan annexed to the DMC) which include the whole of the Carpark except those areas designated as Carpark Units, the ramps, driveways and excluding the Estate Common Areas, the Commercial Common Areas and the Residential Common Areas.

“Carpark Common Services Facilities” means those facilities in or on or under the Development and which serve the Carpark as a whole and do not belong to any individual Owner including but not limited to exhaust and duct shaft, meter room(s), fan room(s), lift lobby(ies), ventilation air shaft(s), light box(es) but excluding anything contained in the Estate Common Services Facilities, the Commercial Common Services Facilities and the Residential Common Services Facilities.

**(b) The number of undivided shares assigned to each residential property in the Development:**

Unit(s) of BLOCK 1	Undivided Shares
Flat A (with Private Balcony) on Third Floor of Block 1	861/140,495
Flat B (with Private Balcony) on Third Floor of Block 1	928/140,495
Flat C (with Flat Roofs) on Third Floor of Block 1	604/140,495
Flat D on Third Floor of Block 1	888/140,495
Flat A (with Private Balcony) on Fifth Floor to Seventeenth Floor* of Block 1 (total: 11 storeys)	818/140,495 each
Flat B (with Private Balcony) on Fifth Floor to Seventeenth Floor* of Block 1 (total: 11 storeys)	917/140,495 each
Flat C (with Private Balcony) on Fifth Floor to Seventeenth Floor* of Block 1 (total: 11 storeys)	621/140,495 each
Flat D (with Private Balcony) on Fifth Floor to Seventeenth Floor* of Block 1 (total: 11 storeys)	817/140,495 each
Flat E (with Private Balcony) on Fifth Floor to Seventeenth Floor* of Block 1 (total: 11 storeys)	837/140,495 each

# SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

Unit(s) of BLOCK 1	Undivided Shares
Duplex A (comprising Lower Duplex A on Eighteenth Floor and Upper Duplex A on Nineteenth Floor together with Flat Roof, Roof and Stairhood Roof thereabove) of Block 1	1,606/140,495
Duplex B (comprising Lower Duplex B on Eighteenth Floor and Upper Duplex B on Nineteenth Floor together with Flat Roofs, Roof and Stairhood Roof thereabove) of Block 1	1,602/140,495
Duplex C (comprising Lower Duplex C on Eighteenth Floor and Upper Duplex C on Nineteenth Floor together with Flat Roofs, Roof and Stairhood Roof thereabove) of Block 1	2,144/140,495
Duplex D (comprising Lower Duplex D on Eighteenth Floor and Upper Duplex D on Nineteenth Floor together with Flat Roof, Roof and Stairhood Roof thereabove) of Block 1	1,593/140,495

Unit(s) of BLOCK 2	Undivided Shares
Flat A (with Flat Roofs) on Third Floor of Block 2	869/140,495
Flat B (with Flat Roof) on Third Floor of Block 2	910/140,495
Flat C (with Flat Roofs) on Third Floor of Block 2	605/140,495
Flat D on Third Floor of Block 2	811/140,495
Flat E (with Flat Roofs) on Third Floor of Block 2	789/140,495
Flat A (with Flat Roof) on Fifth Floor of Block 2	799/140,495
Flat B on Fifth Floor of Block 2	893/140,495
Flat C (with Private Balcony) on Fifth Floor of Block 2	621/140,495
Flat D (with Private Balcony) on Fifth Floor of Block 2	818/140,495
Flat E (with Private Balcony) on Fifth Floor of Block 2	835/140,495
Flat A (with Private Balcony) on Sixth Floor to Seventeenth Floor* of Block 2 (total: 10 storeys)	818/140,495 each

Flat B (with Private Balcony) on Sixth Floor to Seventeenth Floor* of Block 2 (total: 10 storeys)	917/140,495 each
Flat C (with Private Balcony) on Sixth Floor to Seventeenth Floor* of Block 2 (total: 10 storeys)	621/140,495 each
Flat D (with Private Balcony) on Sixth Floor to Seventeenth Floor* of Block 2 (total: 10 storeys)	818/140,495 each
Flat E (with Private Balcony) on Sixth Floor to Seventeenth Floor* of Block 2 (total: 10 storeys)	835/140,495 each
Duplex A (comprising Lower Duplex A on Eighteenth Floor and Upper Duplex A on Nineteenth Floor together with Flat Roof, Roof and Stairhood Roof thereabove) of Block 2	1,606/140,495
Duplex B (comprising Lower Duplex B on Eighteenth Floor and Upper Duplex B on Nineteenth Floor together with Flat Roofs, Roof and Stairhood Roof thereabove) of Block 2	1,602/140,495
Duplex C (comprising Lower Duplex C on Eighteenth Floor and Upper Duplex C on Nineteenth Floor together with Flat Roofs, Roof and Stairhood Roof thereabove) of Block 2	2,145/140,495
Duplex D (comprising Lower Duplex D on Eighteenth Floor and Upper Duplex D on Nineteenth Floor together with Flat Roof, Roof and Stairhood Roof thereabove) of Block 2	1,588/140,495

\*Fourth Floor, Thirteenth Floor and Fourteenth Floor are omitted.

### (c) The term of years for which the manager of the Development is appointed :

The Manager is to be appointed for an initial term of two years from the date of the DMC and to be continued thereafter until termination of the Manager's appointment in accordance with the provisions thereof.

### (d) The basis on which the management expenses are shared among the owners of the residential properties in the Development :

The Owners of the Development are required to contribute to the Management Expenses attributable to the Development pro rata according to the respective basis set out in the following manners:-

All Owners shall contribute towards the Estate Management Expenses in accordance with the Estate Management Budget pro rata according to the number of Management Shares allocated to the Units owned by them respectively.

The Owners of the Residential Portion shall bear and pay the Residential Management Expenses in accordance with the Residential Management Budget and shall contribute towards the Residential Management Expenses pro rata according to the number of Management Shares allocated to the Residential Units owned by them respectively.

The Owners of the Carpark shall bear and pay the Carpark Management Expenses in accordance with the Carpark Management Budget and shall contribute towards the Carpark Management Expenses pro rata according to the number of Management Shares allocated to the Carpark Units owned by them respectively.

### (e) The basis on which the management fee deposit is fixed :

Each Owner before taking possession of his Unit is required to pay to the Manager a deposit (non-refundable but transferable) equivalent to three times the Monthly Payment based on the first year's budgeted Management Expenses in respect of the Unit payable by him.

### (f) The area (if any) in the Development retained by the owner for that owner's own use :

Not Applicable.

Remarks:

For full details, please refer to the DMC which is free for inspection at the sales office.



# SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

(a) 發展項目的公用部分：

「公用地方及設施」指公用地方及公用設施的統稱。

「公用地方」指屋苑公用地方、住宅公用地方、停車場公用地方及商業公用地方的統稱。

「公用設施」指屋苑公用服務及設施、住宅公用服務及設施、停車場公用服務及設施及商業公用服務及設施的統稱。

「屋苑公用地方」指該等土地及發展項目作公用及為各單位業主利益（於公契定義）的地方或部分，而並非根據公契或以其他方式給予或保留給賣方或任何個別業主的該等地方或部份(於公契附件平面圖以橙色標示)，包括但不限於行車通道、垃圾收集車停車位、樓梯、平台(並非住宅單位的一部份)、庭院、園景廣場、《建築物管理條例》(第344章)界定的「公用部分」及發展項目內所有並非單獨作為任何業主或業主群組的使用利益的其他地方，惟不包括停車場公用地方、商業公用地方及住宅公用地方。

「屋苑公用服務及設施」指該等發展項目之內、之上或之下，而且是為整體發展項目提供服務的設施，包括但不限於食水水缸及泵房、消防水泵房、水喉管槽、地坑泵房、總水錶房、沖廁水水缸及泵房、電訊及廣播設備室、垃圾及物料回收房、消防控制室、水錶房、電力變壓房、水喉旁通管道、庭院、電錶/特低壓電房、轉車台、上落客貨區、電訊及廣播設備管槽、緊急發電機機房、電力旁通槽、燃料缸房、電力變壓器房、水喉旁通管槽房、電掣房、電力房、食水及沖廁水泵房、避雷針、污水渠、排水溝、喉管及管道、泵、水缸及衛生裝置、電線、電纜、電力裝置、裝置、閃電傳導器設備及器具、防火及滅火系統、升降機、公共電視天線、電訊設備、變壓器、電掣房、電話廣播設備室、電錶房、緊急發電機機房、轉運水缸及泵房、變壓器房、消防與水喉及排水管道、水泵及排水房、氣體管槽、通風機房、電話廣播設備、電纜豎槽、戶外冷氣機組設備及其他裝置、系統、機械、設備、器具、裝置、服務及設施用於或安裝於發展項目或為了發展項目利益作為其舒適便利設施，並非單獨為任何業主或業主群組的使用利益而設，但不包括停車場公用服務及設施、商業公用服務及設施、及住宅公用服務及設施範圍內的任何事物。

「住宅公用地方」指土地及發展項目作公用及為住宅部份的業主利益，而並非根據公契或以其他方式給予或保留給賣方或任何個別業主的該等地方或部份(即公契附件平面圖以粉紅色標示的部份)，包括但不限於依據政府批地文件特別條件第23(a)(iii)條提供的兩個訪客泊車位（於公契定義），於公契附件地面層平面圖標明為RVP1及RVP2，而RVP2亦是依據政府批地文件特別條件第23(c)條提供予傷殘人士汽車的停車位、公契附件地庫2樓平面圖標明為RP52的傷殘人士停車位，公契附件地面層平面圖標明為L1及L5的上落客貨處、樓梯、升降機大堂(包括形成環保及創新設施的較闊公用走廊及升降機大堂)、升降機井道、升降機機房、通道、建築物的濾水機房、入口大堂、管理員辦公室、建築物上層天台的露天地方、於住宅部份外牆豎立的建築金屬及玻璃構件，但不包括屋苑公用地方、停車場公用地方及商業公用地方。

「住宅公用服務及設施」指該等在發展項目之內、之上或之下的

設施，而且是為整體住宅部份而設，並不屬於任何個別業主，包括但不限於康樂設施、升降機等候處、L6升降機井底坑、住宅入口大堂、地面層升降機等候處、濾水機房(低淨空高度)、L5及L6升降機井道、平台(並非形成住宅單位的一部份)、升降機大堂、第1座升降機大堂、電錶房、水錶房、雜物儲存室、走廊、泵房及排氣管房、水喉管槽、電力管槽、第2座升降機大堂、升降機機房、冷氣機房、加闊公用走廊及升降機等候處、通風機房、食水缸及泵房、沖廁水水缸及泵房、為住宅部份提供服務的升降機、建築物1樓金屬簷篷、電錶房、電力低壓電錶房、濾水機房、食水及沖廁水泵房、人工照明、建築裝飾於建築物上層天台，但不包括屋苑公用服務及設施、商業公用服務及設施及停車場公用服務及設施範圍內的任何事物。

「停車場公用地方」指有關土地及發展項目作為公用及為各停車位業主利益（於公契定義），而並非根據公契或以其他方式給予或保留給賣方或任何個別業主的所有該等地方或部份(即公契附件以黃色標示地庫2樓平面圖、地庫1樓平面圖、及地面層平面圖的部份)，其中包括除標明為停車位、斜路及行車通道以外的停車場所有地方，且不包括屋苑公用地方、商業公用地方及住宅公用地方。

「停車場公用服務設施」指發展項目之內、之上或之下的該等設施，而且是為整體停車場而設，並不屬於任何個別業主，包括但不限於抽氣及通風槽豎井、電錶房、通風機房、升降機等候處、通風氣槽及燈箱，但不包括屋苑公用服務及設施、商業公用服務及設施及住宅公用服務及設施範圍內的任何事物。

(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：

第1座單位	不分割份數
第1座3樓A室(連私人露台)	861/140,495
第1座3樓B室(連私人露台)	928/140,495
第1座3樓C室(連平台)	604/140,495
第1座3樓D室	888/140,495
第1座5樓至17樓*A室(連私人露台)(合共11層)	每個 818/140,495
第1座5樓至17樓*B室(連私人露台)(合共11層)	每個 917/140,495
第1座5樓至17樓*C室(連私人露台)(合共11層)	每個 621/140,495
第1座5樓至17樓*D室(連私人露台)(合共11層)	每個 817/140,495
第1座5樓至17樓*E室(連私人露台)(合共11層)	每個 837/140,495
第1座複式單位A(包括18樓的複式單位A下層及19樓的複式單位A上層連同平台、天台及其上的梯屋屋頂)	1,606/140,495
第1座複式單位B(包括18樓的複式單位B下層及19樓的複式單位B上層連同平台、天台及其上的梯屋屋頂)	1,602/140,495

第1座單位	不分割份數
第1座複式單位C(包括18樓的複式單位C下層及19樓的複式單位C上層連同平台、天台及其上的梯屋屋頂)	2,144/140,495
第1座複式單位D(包括18樓的複式單位D下層及19樓的複式單位D上層連同平台、天台及其上的梯屋屋頂)	1,593/140,495

第2座單位	不分割份數
第2座3樓A室(連平台)	869/140,495
第2座3樓B室(連平台)	910/140,495
第2座3樓C室(連平台)	605/140,495
第2座3樓D室	811/140,495
第2座3樓E室(連平台)	789/140,495
第2座5樓A室(連平台)	799/140,495
第2座5樓B室	893/140,495
第2座5樓C室(連私人露台)	621/140,495
第2座5樓D室(連私人露台)	818/140,495
第2座5樓E室(連私人露台)	835/140,495
第2座6樓至17樓*A室(連私人露台)(合共10層)	每個 818/140,495
第2座6樓至17樓*B室(連私人露台)(合共10層)	每個 917/140,495
第2座6樓至17樓*C室(連私人露台)(合共10層)	每個 621/140,495
第2座6樓至17樓*D室(連私人露台)(合共10層)	每個 818/140,495
第2座6樓至17樓*E室(連私人露台)(合共10層)	每個 835/140,495
第2座複式單位A(包括18樓的複式單位A下層及19樓的複式單位A上層連同平台、天台及其上的梯屋屋頂)	1,606/140,495
第2座複式單位B(包括18樓的複式單位B下層及19樓的複式單位B上層連同平台、天台及其上的梯屋屋頂)	1,602/140,495
第2座複式單位C(包括18樓的複式單位C下層及19樓的複式單位C上層連同平台、天台及其上的梯屋屋頂)	2,145/140,495
第2座複式單位D(包括18樓的複式單位D下層及19樓的複式單位D上層連同平台、天台及其上的梯屋屋頂)	1,588/140,495

\*不設4樓、13樓及14樓；

# SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

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**(c) 發展項目管理人的委任年期：**

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止為止。

**(d) 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準：**

發展項目的業主須按下列方式按比例繳交管理開支：

所有業主須根據分配予彼等各自單位之管理份數數目，依照屋苑管理預算，按比例分攤屋苑管理開支。

住宅部份之業主須根據住宅管理預算承擔及支付住宅管理開支，且須根據分配予彼等各自住宅單位之管理份數數目，按比例分攤住宅管理開支。

停車場之業主須根據停車場管理預算承擔及支付停車場管理開支，且須根據分配予彼等各自泊位之管理份數數目，按比例分攤停車場管理開支。

**(e) 計算管理費按金的基準：**

每位業主須於取得其單位管有權之前向管理人繳交管理費按金（不可退還但可轉讓）相等於業主就其單位按首年預算管理開支計算而須繳付的三個月月費。

**(f) 賣方在發展項目中保留作自用的範圍(如有)：**

不適用。

備註：

請於售樓處免費參閱公契以了解全部詳情。

# SUMMARY OF LAND GRANT

## 批地文件的摘要

**(a) The lot number of the Land on which the Development is situated :**

Tai Po Town Lot No.195 (“the lot”).

**(b) The term of years under the Lease :**

50 years commencing from 13th March 2007.

**(c) The user restrictions applicable to that Land :**

Special Condition No.7 provides that the lot or any part thereof or any building or or part of any building erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown and petrol filling station) purposes.

Special Condition No.12 provides that:-

- (a) the Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “the Facilities”) as may be approved in writing by the Director of Lands (hereinafter referred to as “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) The Facilities provided in accordance with sub-clause (a) of this Special Condition shall only be used by any one or more residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons whatsoever.
- (c) For the purpose of calculating the total gross floor area, the plot ratio and the site coverage under Special Condition No.10, 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 are not for such use shall be taken into account for such calculations.
- (d) In the event that any part of the Facilities is exempted from the calculation of the gross floor area, plot ratio or site coverage pursuant to sub-clause (c) of this Special Condition :
  - (i) such part of the Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No.20(a)(v); and
  - (ii) the Purchaser shall at his own expense maintain such part of the Facilities in good and substantial repair and condition and shall operate such part of the Facilities to the satisfaction of the Director.

Special Condition No.23(a) provides that the Residential Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the residents of the residential

units on the lot and their bona fide guests visitors or invitees; the Visitor’s parking spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the bona fide guests visitors or invitees of the residents of the residential units on the lot; and in particular the aforesaid parking spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

Special Condition No.23(b) provides that the Parking Spaces For Office Purpose and Parking Spaces for Non-Industrial Purpose shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the occupiers of the buildings erected on the lot; and in particular the aforesaid parking spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

Special Condition No.23(c) provides that the Parking Spaces for vehicles of disabled persons 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 and belonging to the residents or occupiers of the buildings 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.

Special Condition No.23(d)(ii) provides that 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 and belonging to the residents of the buildings 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.

Special Condition No.23(d)(iii) provides that the Motor Cycle Parking Spaces for Office Purpose and Motor Cycle Parking Spaces for Non-Industrial Purpose shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance and belonging to the residents or occupiers of the buildings erected on the lot; and in particular the aforesaid parking spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

Special Condition No.23(e) provides that spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the buildings erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 15 units or part thereof for those residential units, size of each residential unit is less than 70 square metres or at such other rates as may be approved by the Director.

Special Condition No.24(b) provides that each of the spaces provided under sub-clause (a) of Special Condition No.24 shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. 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 building referred to therein.

**(d) The facilities that are required to be constructed and provided for the Government, or for public use :**

Not applicable.

**(e) The Grantee’s obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that Land :**

Special Condition No.2(a) provides that the Purchaser shall:

- (i) within 66 calendar months from the date of the Land Grant [13th March 2007] (or within such other extended period or 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 to the Land Grant (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 66 calendar months from the date of the Land Grant [13th March 2007] or within such other extended period or periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
- (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No.3.



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Special Condition No.3 provides that for the purpose only of carrying out the necessary works specified in Special Condition No.2, the Purchaser shall on the date of the said Memorandum of Agreement [13th March 2007] be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that the General and Special Conditions of the Land Grant (hereinafter referred to as “these Conditions”) have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.2 or otherwise.

Special Condition No.4 provides that the Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of a temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.2.

Special Condition No.5 provides that:-

- (a) the Purchaser shall at all reasonable times while he is in the possession of the Green Area :
  - (i) permit the Director, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.2(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 ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighboring land or premises. The Purchaser 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 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 shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person arising out of or incidental to the exercise of the rights by the Government, its officers, agents, contractors, the Water Authority and any other person or public utility companies duly authorized under sub-clause (a) of this Special Condition.

Special Condition No.6 provides that the Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of September, 2012. (Remarks: Such day was extended until 30th September 2013.)

Special Condition No.8 provides that no tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

Special Condition No.9 provides that the Purchaser shall at their own expenses 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.

Special Condition No.11 provides that notwithstanding the restrictions on plot ratio and site coverage under Special Condition No.10, the Purchaser may erect on a part or parts of the lot a separate temporary structure for the purposes of a sales office and show flats and related marketing activities to facilitate the sale of the building or buildings or any part or parts thereof erected or to be erected on the lot in accordance with these Conditions, provided that the scale and period of operation of such sales office and show flats and related marketing activities shall be subject to the prior written approval of the Director.

Special Condition No.36 provides that the Purchaser shall take or cause to be taken all proper and adequate care, skill and

precautions at all times, and particularly when carrying out 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 Purchaser shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services.

Special Condition No.37 provides that:

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

### (f) The lease conditions that are onerous to a purchaser :

Special Condition No.28 provides that:-

- (a) 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 on the lot Provided that in any event not more than three (3) of the Residential Parking Spaces and the



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Residential Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit.

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 Purchaser may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Purchaser.

Special Condition No.32 provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

Special Condition No.(35)(a) provides that 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 Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser 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.

Special Condition No.39 provides that:

- (a) The Purchaser hereby acknowledges on behalf of himself and his successors and assigns that the lot may be affected by traffic noise from roads and streets outside the lot and confirms that he has purchased the lot based upon his own evaluation and investigation of the lot and any other relevant information whether obtained from Government sources or otherwise and has satisfied himself as to the state (including without limitation the exposure to the traffic noise) and condition of the lot and its suitability for the purposes for which the lot is to be used or developed. The Purchaser or any of his successors or assigns may decide at his or their own option whether or not, to provide or maintain at his or their own expenses, any measure to mitigate or alleviate the potential effect and impact of any traffic noise on the part or parts of the lot or building erected or to be erected on the lot and owned by him or them. The Purchaser hereby further acknowledges on behalf of himself and his successors and assigns that the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatever caused to or suffered by the Purchaser, his successors and assigns and any other persons arising out of or incidental to the traffic noise. The Purchaser hereby undertakes on behalf of himself and his successors and assigns throughout the term hereby agreed to be granted and any extension or renewal of it not to make any claim against the Government for any loss, damage, nuisance or disturbance or for any compensation whatever which he, the successors or assigns or any other persons might suffer arising out of or incidental to the traffic noise.
- (b) The Purchaser (including his successors and assigns) indemnifies and agrees to keep indemnified the Government against all actions, proceedings liabilities, demands, costs, expenses, and claims whatever and however arising from any person for any loss, damage, nuisance, or disturbance suffered on the lot or any building on it arising out of or incidental to the traffic noise or the provision of maintenance of any measure to mitigate or alleviate the potential effect and impact of the traffic noise on the lot or any building on the lot or any part thereof.

Remarks:  
For full details, please refer to the Land Grant which is free for inspection at the sales office.

**(a) 發展項目所位於的土地的地段編號:**

大埔市地段第195號(「本地段」)。

**(b) 有關租契規定的年期:**

由2007年3月13日起計50年。

**(c) 適用於該土地的用途限制:**

特別條件第7條規定，本地段或其任何部份或現已或將會建於該處的任何建築物或建築物的部份，除用作非工業用途外（不包括貨倉及加油站），不可作任何其他用途。

特別條件第12條規定：-

- (a) 買方可在本地段內豎立、建造和提供經地政總署署長（以下簡稱為「署長」）書面批准的康樂設施及其附屬設施（以下簡稱為「康樂設施」）。該康樂設施的類型、規模、設計、高度和規劃也應得到署長的事先書面批准。
- (b) 本特別條件第（a）分條的康樂設施只可供本地段內的住宅的居民及其真正訪客使用。
- (c) 根據特別條件第10條計算的總樓面面積、地積比率及上蓋面積，本特別條件第（a）分條任何只供本地段內的住宅的居民及其真正訪客共同使用的康樂設施將不會被計算在內。而康樂設施不作上述用途的其餘部分將會被計算在內。
- (d) 若康樂設施任何部份根據本特別條件第（c）分條，被豁免計算在總樓面面積、地積比率或上蓋面積外：
- (i) 該部分康樂設施將必須指定為公用地方(特別條件第20(a)(v)條)的一部份; 及
- (ii) 買方須自費保養該部分康樂設施於修葺良好堅固狀況，並運營該部分康樂設施以達致署長滿意。

特別條件第23（a）條規定，住宅停車位除用作停泊屬於本地段住宅單位的住戶及其真正賓客、訪客或被邀者、並根據道路交通條例獲發牌的車輛外，不得用作其他用途；及住宅訪客停車位除用作停泊屬於本地段住宅單位住戶的真正賓客、訪客或被邀者，並根據道路交通條例獲發牌的車輛外，不得用作其他用途；及上述停車位尤其不得用作存放、展示或展覽車輛作出售或其他用途。

特別條件第23（b）條規定，作辦公室用途的停車位以及非工業用途的停車位除用作停泊屬於本地段上的建築物的用戶、並根據道路交通條例獲發牌的車輛外，不得用作其他用途，尤其不得用作存放、展示或展覽車輛作出售或其他用途。

特別條件第23（c）條規定，傷殘人士停車位除用作停泊屬於本地段上的建築物的住戶或用戶或其真正賓客、訪客或被邀者、並供傷殘人士(定義見道路交通條例)使用的車輛外，不得用作其

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他用途，尤其不得用作存放、展示或展覽車輛作出售或其他用途。

特別條件第23（d）（ii）條規定，住宅電單車停車位除用作停泊屬於本地段上的建築物的住戶及其真正賓客、訪客或被邀者、並根據道路交通條例獲發牌的電單車外，不得用作其他用途，尤其不得用作存放、展示或展覽車輛作出售或其他用途。

特別條件第23（d）（iii）條規定，作辦公室用途的電單車停車位以及非工業用途的電單車停車位除用作停泊屬於本地段上的建築物的住戶或用戶、並根據道路交通條例獲發牌的電單車外，不得用作其他用途，尤其不得用作存放、展示或展覽車輛作出售或其他用途。

特別條件第23（e）條規定，以達致署長滿意，本地段內應以每15個住宅單位（住宅單位每個面積小於70平方米）1個單車停車位的比率，或根據署長訂立的其他比率，提供空間用作停泊屬於本地段上的建築物的住戶及其真正賓客、訪客或被邀者的單車。

特別條件第24（b）條規定，每個於特別條件第24（a）條提供的空間，測量的最小淨空高度為4.7米、寬3.5米和長度11.0米。除用作建築物或於當中提及的建築物相關貨車的上落客貨用途外，該空間不得用於任何其他用途。

**(d) 按規定須興建並提供予政府或供公眾使用的設施：**  
不適用。

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

特別條件第2(a)條規定，買方應：

- (i) 由批地文件的日期〔2007年3月13日〕起計的66個月內（或其他由署長批准之其他延長期限內），自費以署長批准的方式及物料、標準、樓層、定線和設計進行下列工程，以全面令署長滿意：
  - (I) 在批地文件所夾附圖則以綠色顯示的日後興建公共道路範圍（以下簡稱「綠色範圍」）進行鋪設及塑造工程；及
  - (II) 提供和興建署長自行酌情為需要的橋、隧道、上跨路、下通道、地下通道、高架道路、天橋、行人路、道路或其他構築物（以下統稱「構築物」）以致可在綠色範圍建造建築物及可供車輛和行人往來。
- (ii) 由批地文件的日期〔2007年3月13日〕起計的66個月內（或其他由署長批准之其他延長期限內），自費以署長滿意的方式在綠色範圍表面整飾、建造路及渠道，以及按署長要求為此等設施提供溝渠、污水渠、排水渠、消防栓連喉管接駁總水管、街燈、交通燈、街道設施及道路標記；及
- (iii) 自費維持綠色範圍和構築物及在該處興建、安裝及提供之所

有構築物、路面、溝渠、污水渠、排水渠、消防栓連喉管接駁總水管、街燈、交通燈、街道設施、道路標記及機器，以令署長滿意，直至綠色範圍按照批地文件特別條件第3條交回政府為止。

特別條件第3條規定，基於進行特別條件第2條中指定必要工程的目的下，買方將於協議備忘錄的日期[2007年3月13日]被授予綠色範圍的管有權。綠色範圍應在政府要求時交回政府，而於任何情況下，倘若署長發信表示其滿意接受買方完滿履行批地文件中的一般及特別條件（以下簡稱「條件」），綠色範圍即被視作已交回政府。買方管有綠色範圍期間，必須在所有合理時間允許所有政府及公共車輛和行人自由通行及經越綠色範圍，並需確保任何根據特別條件第2條進行或任何其他工程不會干預或妨礙有關通行。

特別條件第4條規定，在未經署長事先書面同意下，買方不得將綠色範圍用作貯存用途，或搭建任何臨時建築物，或任何進行特別條件第2條中指定工程以外的目的。

特別條件第5條規定：

(a) 買方在管有綠色範圍期間，於所有合理時間均要：

- (i) 允許署長、其官員、承辦商及任何其他獲其授權的人士有權進出及再進出和行經本地段及綠色範圍，以便檢查、檢驗及監督遵照特別條件第2(b)條中指定進行的工程，以及署長視為綠色範圍內必要的其他工程；
  - (ii) 允許政府及政府授權的相關公用事業公司有權按需要進出及再進出和行經本地段及綠色範圍，以便於綠色範圍內部、以上或以下或任何毗連土地進行任何工程，包括但不限於鋪設及其後維修所有必要水管、電線、管道、電線槽及其他導體和輔助設備，藉此提供擬供本地段或任何毗連或毗鄰土地或樓宇使用的電話、電力、氣體（如有者）及其他服務。買方應與政府及其正式授權的相關公用事業公司充分合作，以處理關乎上述擬於綠色範圍進行的工程之所有事宜；及
  - (iii) 允許水務署官員及其授權之其他人士有權按需要進出及再進出和行經本地段及綠色範圍，以便執行任何關於運作、維修、修理、更換及更改綠色範圍內任何其他水務裝置的工程。
- (b) 倘因政府、其官員、代理、承辦商、水務署及根據特別條件第5(a)條獲授權的任何其他人士或公用事業公司行使權利而導致或引致買方或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，政府概無須就此承擔責任。

特別條件第6條規定，買方應在本地段建造一幢或多幢建築物以作發展，有關工程必須全面遵從批地文件條款及香港現時或於任何時間生效的所有關乎建築、衛生及規劃之條例、附例及附屬法例。此等建築物必須在2012年9月30日或之前建成並適宜居住。(註: 該日期已獲延長至2013年9月30日)

特別條件第8條規定，在沒有署長的事先書面同意下，不得擅自去除或干擾在本地段或與其相鄰的地方生長的樹木。署長在給予同意的同時，可以施加署長認為對於移植、補償美化或重植所立下適當的條件。

特別條件第9條規定，買方須自費美化任何本地段沒有建築物的空間或平台（如有）及於該些空間種植樹木及灌木，並應保持其於安全、清潔、整潔、整齊及健康的狀況，以達致署長滿意。

特別條件第11條規定，儘管特別條件第10條對地積比率及上蓋面積有所限制，在得到署長對於其規模和週期的事先書面同意下，買方可於本地段或其中的任何部分興建獨立的臨時建築物作為售樓處、示範單位及市場推廣用途，以便銷售建於本地段或其中的任何部分，或任何根據條件已興建或即將興建的建築物或建築物的任何部分。

特別條件第36條規定，買方於所有時間應親自或安排採取一切適當及充足的關注、技能和預防措施，特別是當進行建築、維修、翻新或修復工程（簡稱為「工程」），以避免造成任何損害、干擾或阻礙任何政府(或其他)現有的排水渠、水道或河道、水管、道路、行人路、街道設施、污水渠、溝渠、喉管、電纜、電線、公用服務或其他任何在本地段或綠色範圍或本地段連同綠色範圍上、下或相鄰地方運行或通過的工程或裝置（以上統稱為「工程服務」）。買方應當遵守並自費去符合署長對工程服務可能施加的任何要求。

特別條件第37條規定：

- (a) 買方需自費建造及維修署長認為需要的排水渠及渠道(無論是否位於本地段範圍內或政府土地上)，以將落在本地段上的雨水收集並排去至就近的水道、水井、渠道或政府排水渠，達致署長滿意。買方將自行承擔並彌償政府及其官員，任何因雨水造成的損失或滋擾而引致的一切訴訟、索償和要求。
- (b) 連接本地段之任何排水渠及污水渠與政府排水渠及污水渠的工程可由署長進行，對工程引致之任何損失或損害署長將不承擔任何責任，而買方需按要求向政府支付該工程之費用。另外，上述連接工程也可由買方自費進行，以達致署長滿意。

**(f) 對買方造成負擔的租用條件：**

特別條件第28條規定：

(a) 住宅停車位及住宅電單車停車位

(i) 不可轉讓除非

- (I) 連同本地段不分割份數給予現已或將會建於本地段的任何建築物內的住宅單位之獨有使用或管有權轉讓；或
- (II) 轉讓給一位人士，其已是擁有本地段不分割份數的業主，並擁有現已或將會建於本地段的任何建築物內的住宅單位之獨有使用或管有權；或



# SUMMARY OF LAND GRANT

## 批地文件的摘要

- (ii) 不可分租，除非分租給本地段住宅單位的住戶。但在任何情況下，不得將多於三個住宅停車位及住宅電單車停車位轉讓或分租予任何一個住宅單位的業主或住戶。
- (b) 儘管本特別條件（a）分條，買方在得到署長的事先書面同意下，可以將所有住宅停車位及住宅電單車停車位一次性轉讓予買方的全資附屬公司。

特別條件第32條規定，凡有任何對土地的切割、去除或移後，或任何建築或灌注或其他任何形式的斜坡處理工程，不論是否得到署長的事先書面同意，不論在本地段內或在任何政府土地上，不論進行該項目的是關於本地段的組成、土地平整或發展，或其任何部分或任何其他買方根據條件需要進行的工程，或基於任何其他目的，買方需自費進行及建造該斜坡處理工程、擋土牆或其他支撐、保護、排水或附屬工程，或其他於及後任何時間有必要對本地段內的土地、相鄰或相連的政府土地或租地作保護和支撐的工程，以避免和防止任何此後發生的墜落、山泥傾瀉或下陷。買方在同意批出的年期期間內任何時候需自費維護上述土地、斜坡處理工程、擋土牆或其他支撐、保護、排水、附屬或其他工程，作出重大維修維持良好狀況以達致署長滿意。

特別條件第(35)(a)條規定，由本地段或由其他受發展本地段影響的區域，因侵蝕、沖刷或傾倒至公共車道或道路上、或進入到道路涵洞、海濱或海床、污水渠、雨水渠、明渠或其他政府物業（以下簡稱「政府物業」）的泥土、棄土、廢物、建築雜物垃圾或建築材料（以下簡稱為「廢置物」），買方須自費將廢置物從政府物業移除及修好任何對政府物業的損害。買方應賠償政府因該等侵蝕、沖刷或傾倒而對政府物業造成損害或對私有財產造成滋擾所導致的一切訴訟、索賠和要求。

特別條件第39條規定：

- (a) 買方代表自己和他的繼承人和受讓人，在此確認本地段可能會受到本地段以外道路和街道的交通噪音影響，買方亦確認購買本地段是根據自己對本地段的評估和調查以及其他從政府消息來源或以其他方式獲得的相關資料，並對本地段的狀態（包括但不限於暴露於交通噪音）和條件、及以本地段作為使用或開發用途的適合性達致滿意。買方或其繼承人或受讓人可以自行選擇及決定，是否自費提供任何措施以減輕或緩解，對本地段任何部分或建於本地段內的其擁有的建築物，由交通噪音引致的影響或潛在影響。買方進而代表自己和他的繼任人和受讓人，就交通噪音所引致或導致買方或其繼承人或受讓人或任何其他人士的任何損失、損害、滋擾或干擾，在此確認政府將不會承擔任何責任。買方亦代表自己和他的繼任人和受讓人，在同意批出的年期及其延期或續期的期間內，就交通噪音所引致或導致買方或其繼承人或受讓人或任何其他人士的任何損失、損害、滋擾或干擾或任何賠償，在此承諾不會對政府作出任何索償。
- (b) 就交通噪音本身，或就維持相關措施去減輕或緩解對本地段或建於本地段內的建築物或其任何部分由交通噪音引致的影響或潛在影響，從而引致任何人士在本地段內或本地段內任

何建築物遭受了任何損失、損害、滋擾或干擾，買方（包括他的繼承人和受讓人）同意彌償政府所有相關訴訟、法律程序、法律責任，要求，成本費用，以及索償。

備註：  
請於售樓處免費參閱批地文件以了解全部詳情。

# INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

(a) Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use; 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；	Not applicable 不適用
(b) Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development; 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；	Not applicable 不適用
(c) Any 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; 根據批地文件規定須由本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；	Not applicable 不適用
(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). 本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。	Not applicable 不適用

# 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; and

(iii) that 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. 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

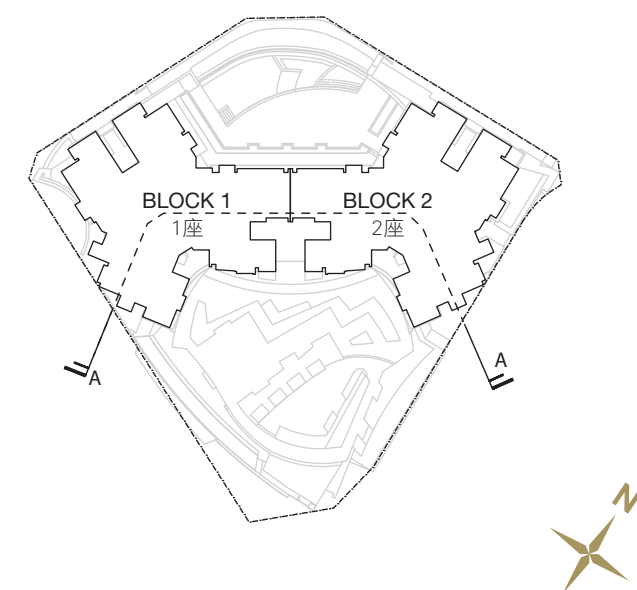
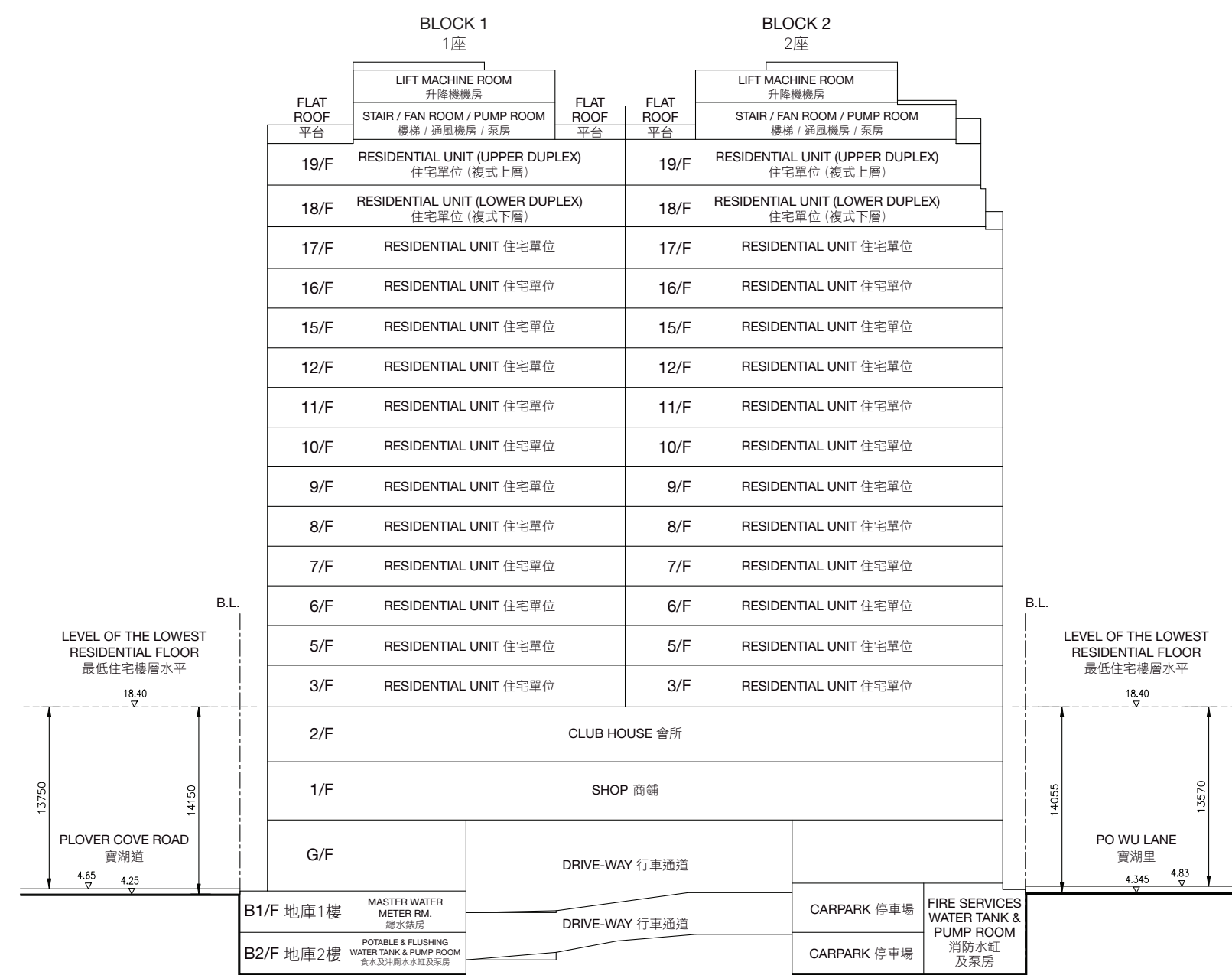
(ii) 買方可能要聘用一間獨立的律師事務所；及

(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



**LEGEND 圖例**

mPD - Metres (Above the Hong Kong Principal Datum)  
米 (香港主水平基準以上)

B.L. - Boundary Line 地界

---- - Level of the Lowest Residential Floor 最低住宅樓層水平

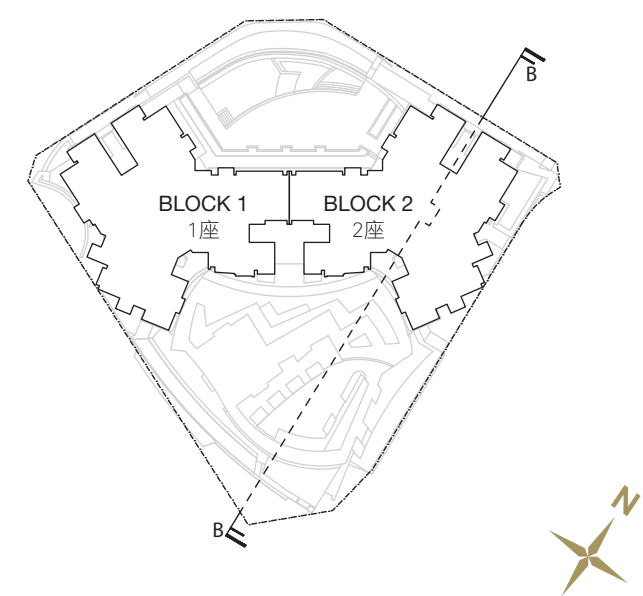
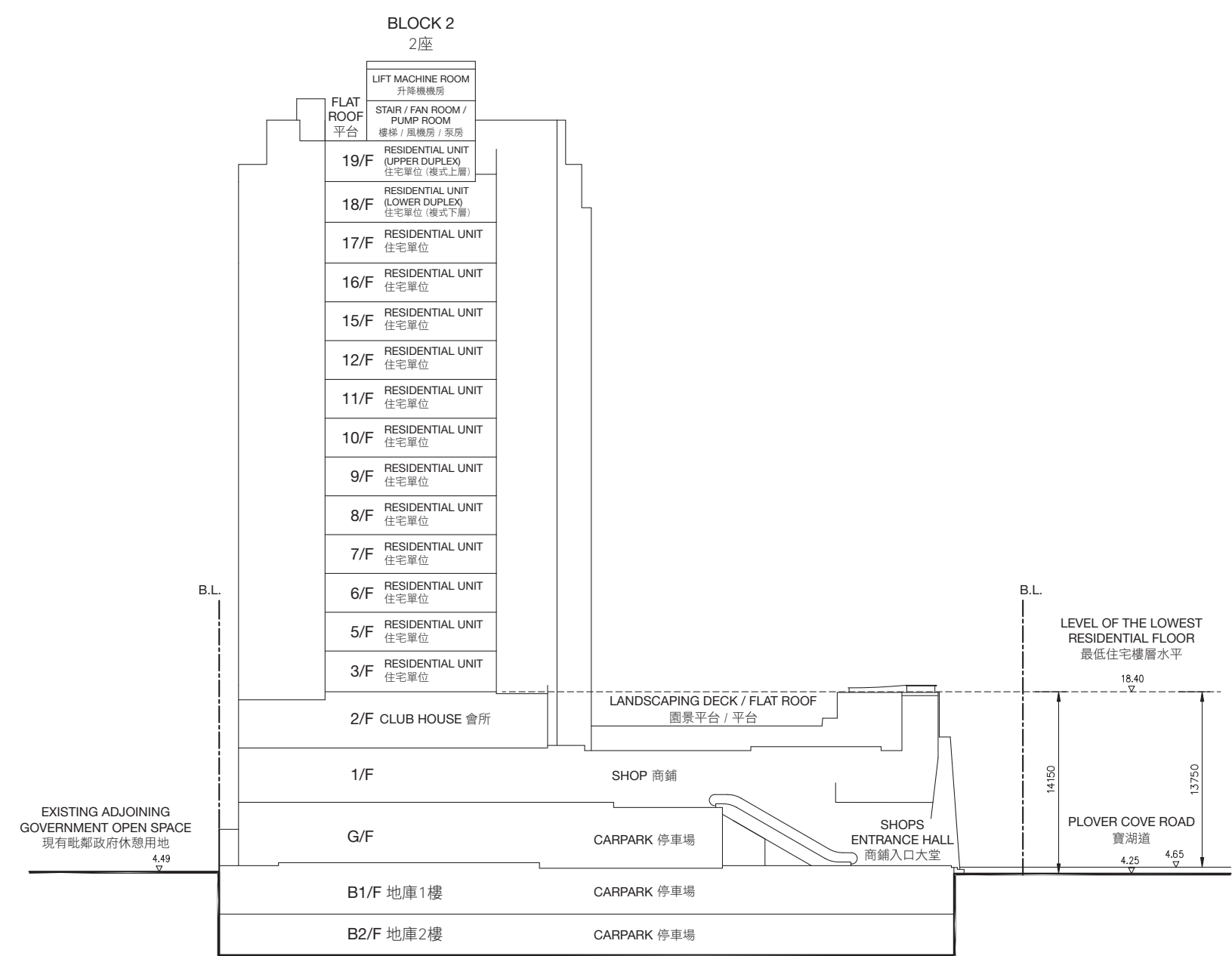
- (1) The part of Plover Cove Road adjacent to the building is 4.25 to 4.65 metres above the Hong Kong Principal Datum.
- (2) The part of Po Wu Lane adjacent to the building is 4.345 to 4.83 metres above the Hong Kong Principal Datum.

Cross-Section Plan A  
橫截面圖 A

- (1) 毗連建築物的一段寶湖道為香港主水平基準以上4.25至4.65米。
- (2) 毗連建築物的一段寶湖里為香港主水平基準以上4.345至4.83米。

# CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖



- LEGEND 圖例**
- mPD - Metres (Above the Hong Kong Principal Datum)  
米 (香港主水平基準以上)
- B.L. - Boundary Line 地界
- - Level of the Lowest Residential Floor 最低住宅樓層水平

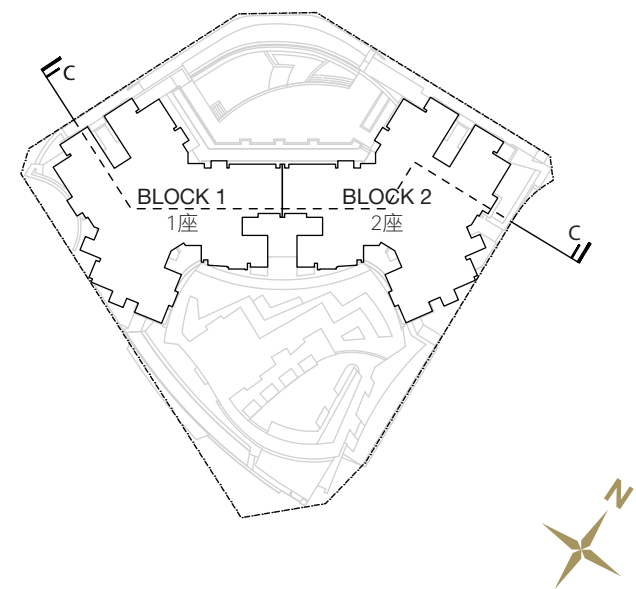
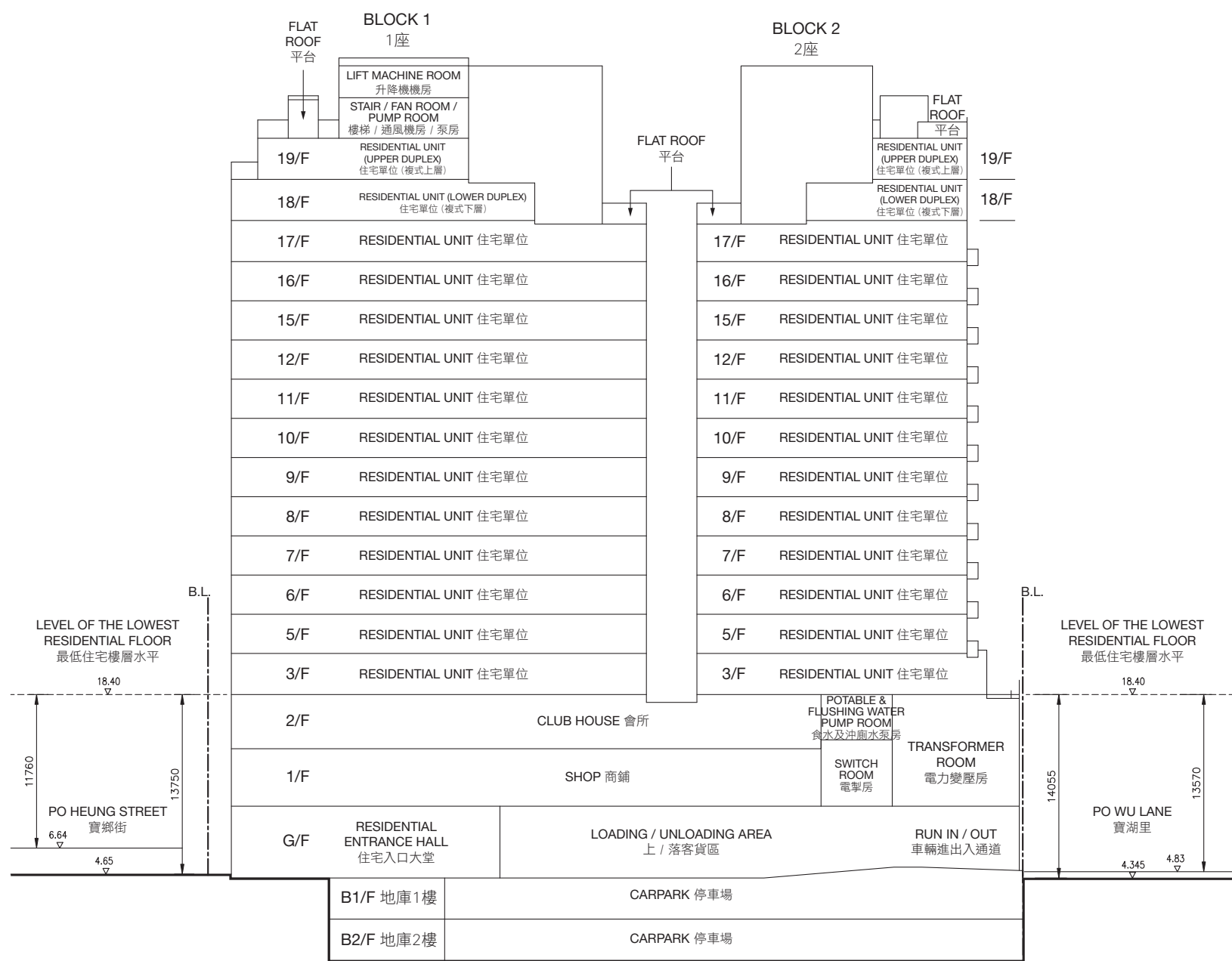
- (1) The part of existing adjoining Government open space adjacent to the building is 4.49 metres above the Hong Kong Principal Datum.
- (2) The part of Plover Cove Road adjacent to the building is 4.25 to 4.65 metres above the Hong Kong Principal Datum.

- (1) 毗連建築物的一段現有毗鄰政府休憩用地為香港主水平基準以上4.49米。
- (2) 毗連建築物的一段寶湖道為香港主水平基準以上4.25至4.65米。

Cross-Section Plan B  
橫截面圖 B

# CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖



- LEGEND 圖例**
- mPD - Metres (Above the Hong Kong Principal Datum)  
米 (香港主水平基準以上)
  - B.L. - Boundary Line 地界
  - - Level of the Lowest Residential Floor 最低住宅樓層水平

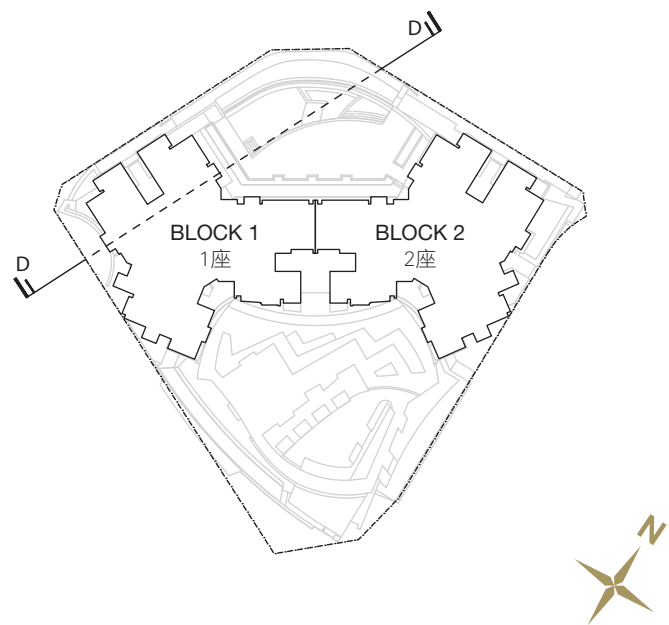
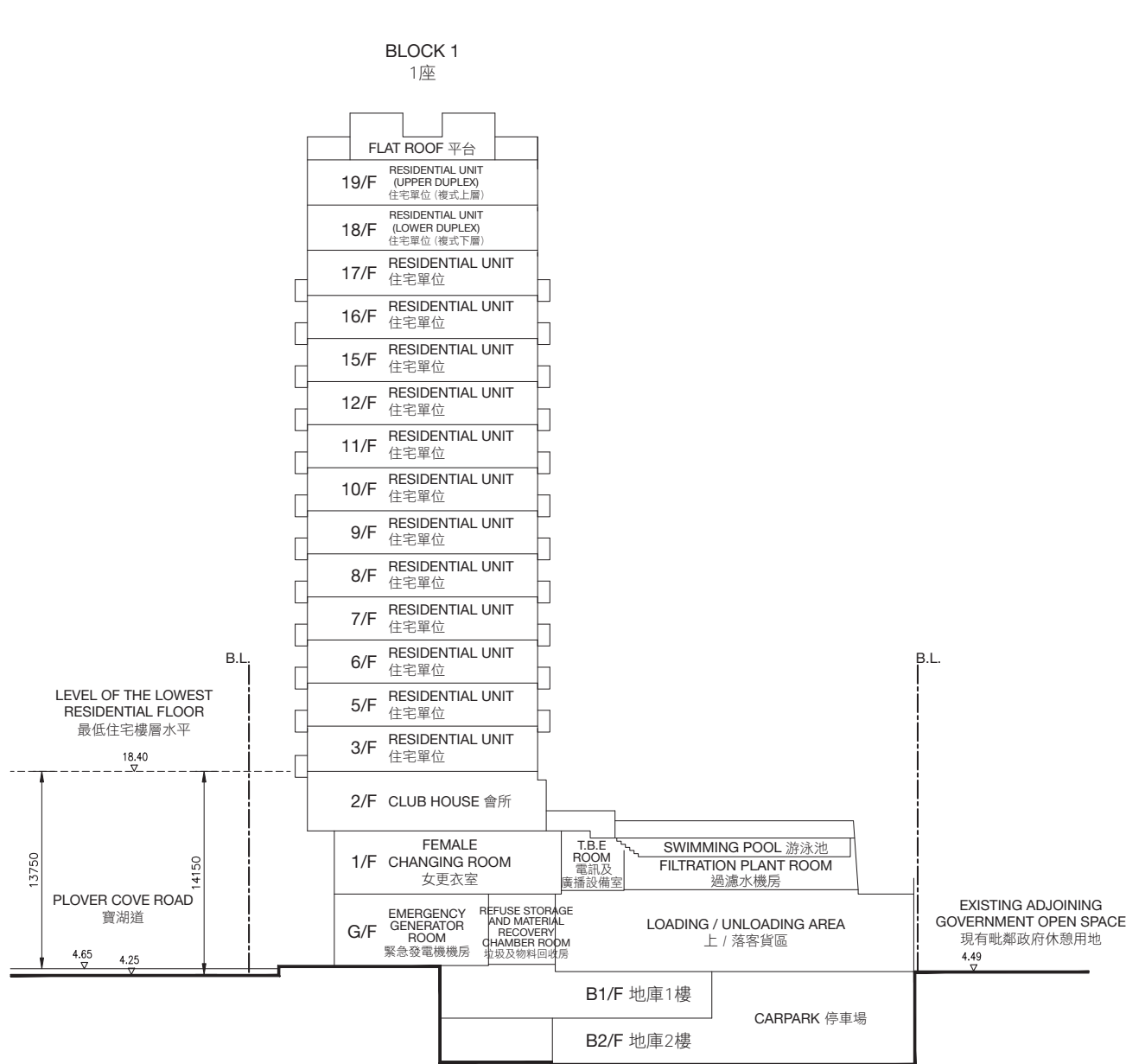
- (1) The part of Po Heung Street adjacent to the building is 4.65 to 6.64 metres above the Hong Kong Principal Datum.
- (2) The part of Po Wu Lane adjacent to the building is 4.345 to 4.83 metres above the Hong Kong Principal Datum.

Cross-Section Plan C  
橫截面圖 C

- (1) 毗連建築物的一段寶鄉街為香港主水平基準以上4.65至6.64米。
- (2) 毗連建築物的一段寶湖里為香港主水平基準以上4.345至4.83米。

# CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖



- LEGEND 圖例**
- mPD - Metres (Above the Hong Kong Principal Datum)  
米 (香港主水平基準以上)
  - B.L. - Boundary Line 地界
  - - Level of the Lowest Residential Floor 最低住宅樓層水平
  - T.B.E - Telecommunication and Broadcasting Equipment Room  
電訊及廣播設備室

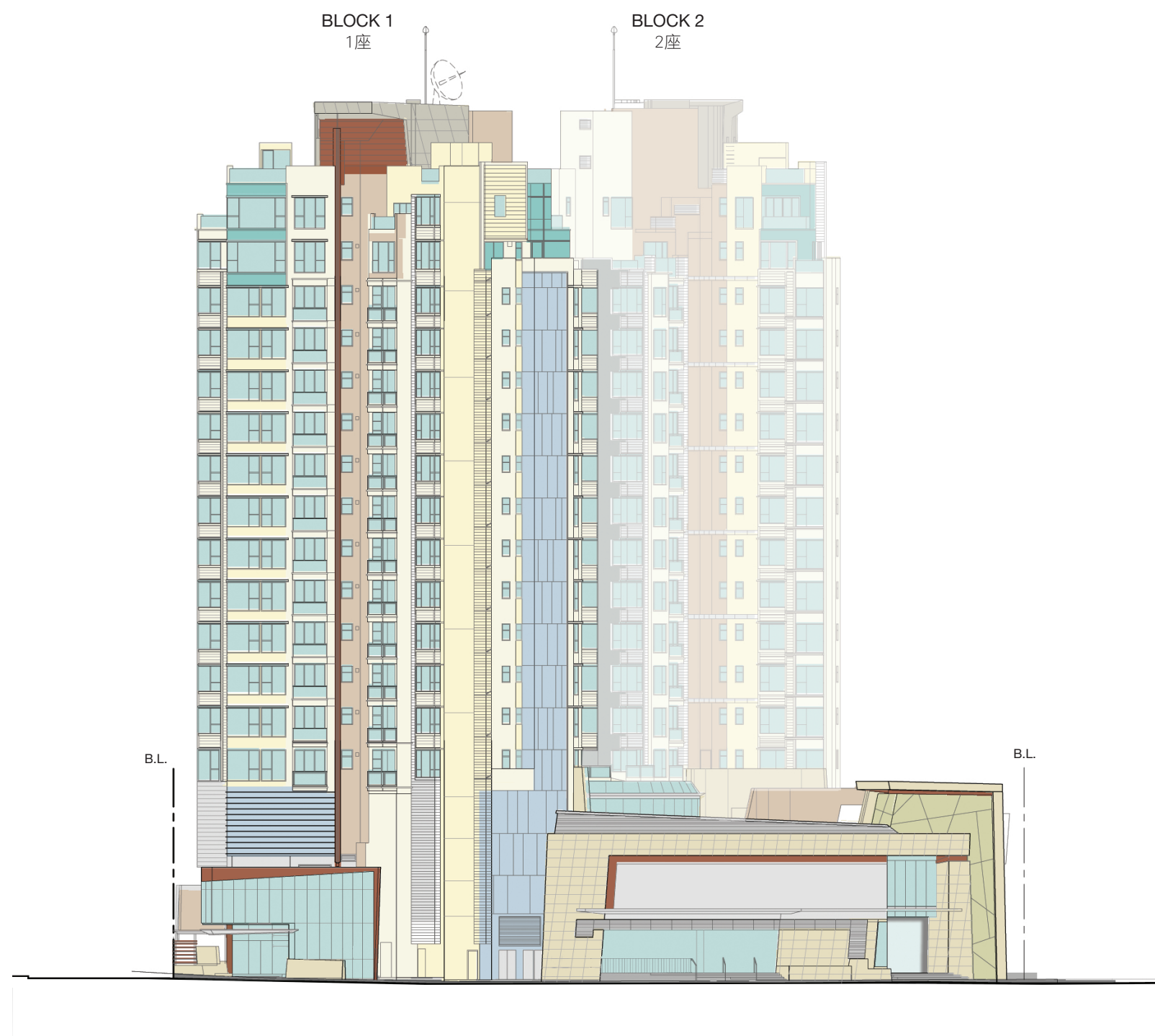
- (1) The part of Plover Cove Road adjacent to the building is 4.25 to 4.65 metres above the Hong Kong Principal Datum.
- (2) The part of existing adjoining Government open space adjacent to the building is 4.49 metres above the Hong Kong Principal Datum.

- (1) 毗連建築物的一段寶湖道為香港主水平基準以上4.25至4.65米。
- (2) 毗連建築物的一段現有毗鄰政府休憩用地為香港主水平基準以上4.49米。

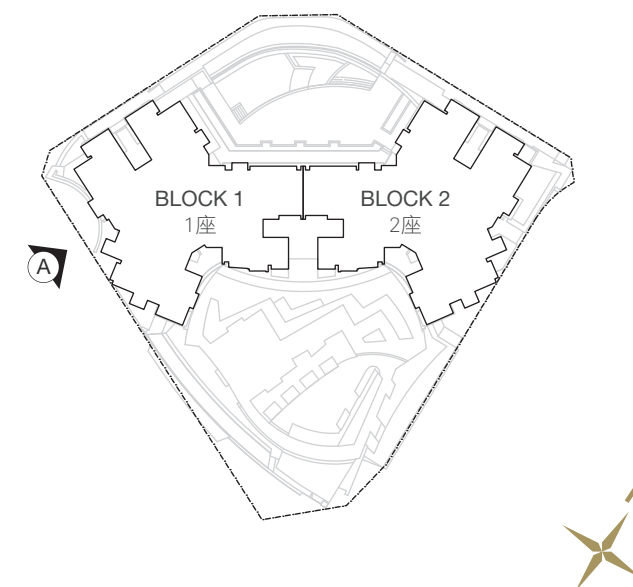
Cross-Section Plan D  
橫截面圖 D



# ELEVATION PLAN 立面圖



Elevation A (Facing Plover Cove Road)  
立面圖 A (面向寶湖道)



## LEGEND 圖例

B.L. - Boundary Line 地界

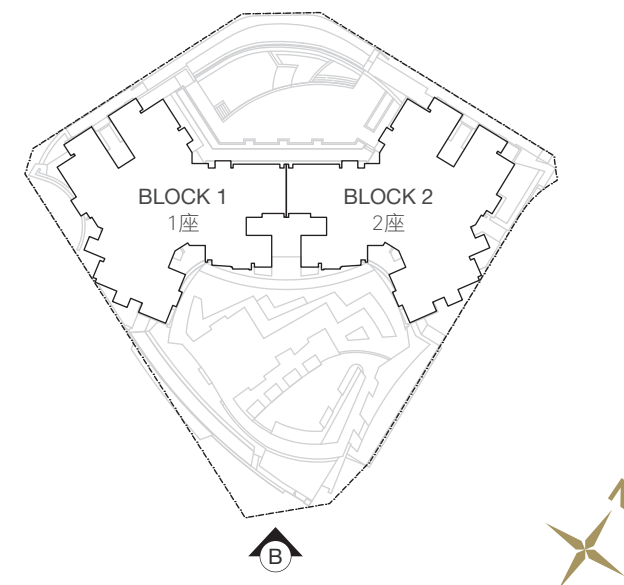
It has been certified by the Authorized Person for the Development that the elevations:

- (1) are prepared on the basis of the approved building plans for the Development as of 30 September 2013; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：

- (1) 以2013年9月30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
- (2) 大致上與發展項目的外觀一致。

# ELEVATION PLAN 立面圖



## LEGEND 圖例

B.L. - Boundary Line 地界

It has been certified by the Authorized Person for the Development that the elevations:

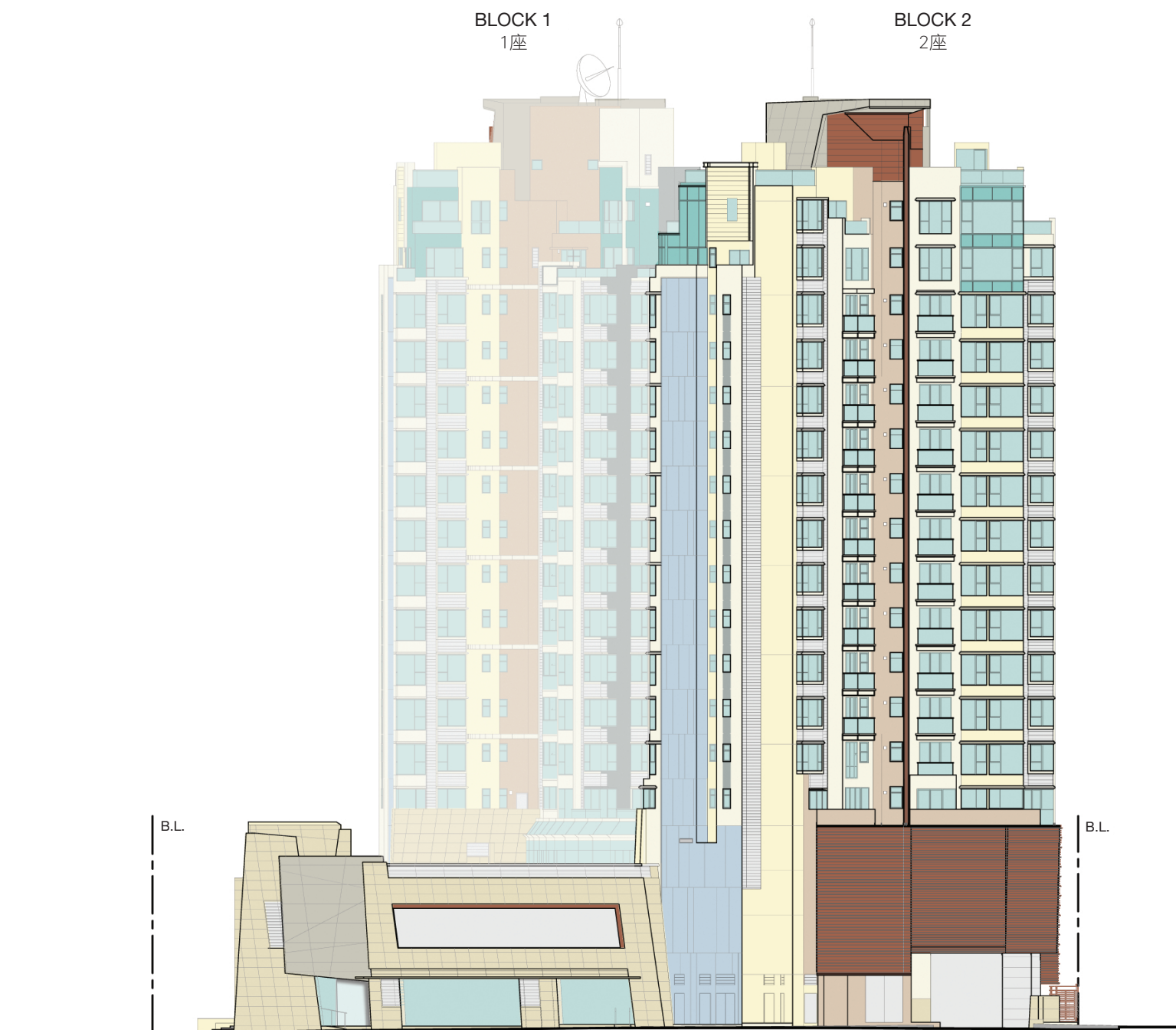
- (1) are prepared on the basis of the approved building plans for the Development as of 30 September 2013; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：

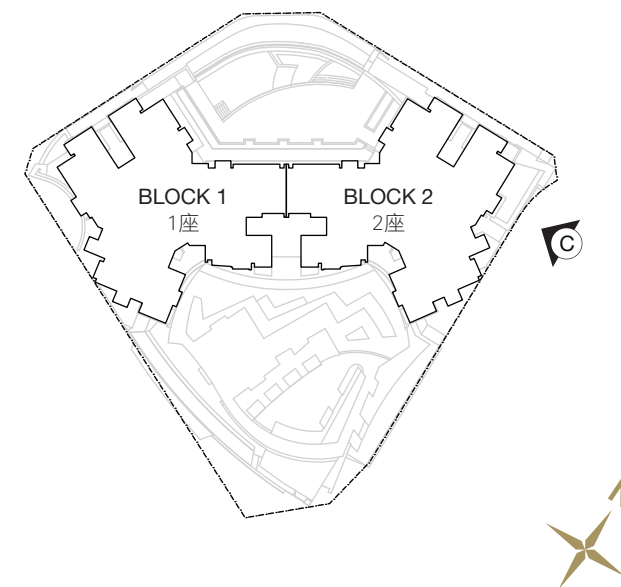
- (1) 以2013年9月30日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

Elevation B (Facing Junction Between Plover Cove Road & Po Wu Lane)  
立面圖 B (面向寶湖道及寶湖里交界處)

# ELEVATION PLAN 立面圖



Elevation C (Facing Po Wu Lane)  
立面圖 C (面向寶湖里)



## LEGEND 圖例

B.L. - Boundary Line 地界

It has been certified by the Authorized Person for the Development that the elevations:

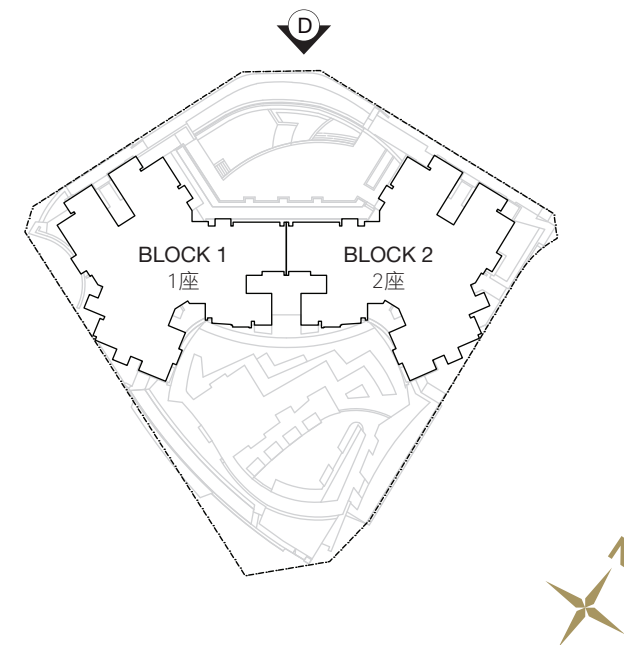
- (1) are prepared on the basis of the approved building plans for the Development as of 30 September 2013; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：

- (1) 以2013年9月30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
- (2) 大致上與發展項目的外觀一致。



# ELEVATION PLAN 立面圖



## LEGEND 圖例

B.L. - Boundary Line 地界

It has been certified by the Authorized Person for the Development that the elevations:

- (1) are prepared on the basis of the approved building plans for the Development as of 30 September 2013; and
- (2) are in general accordance with the outward appearance of the Development.

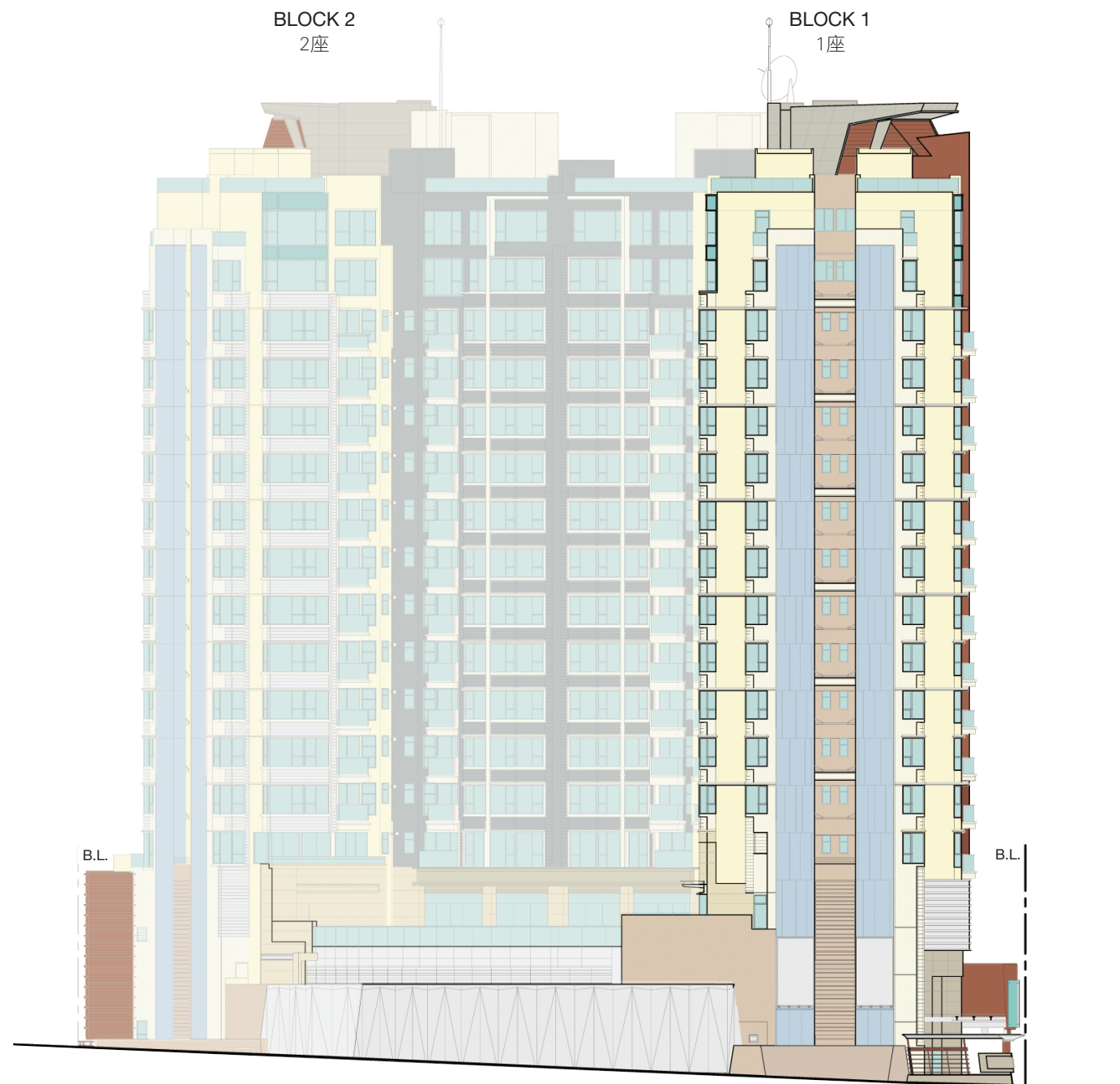
發展項目的認可人士已經證明該等立面：

- (1) 以2013年9月30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
- (2) 大致上與發展項目的外觀一致。

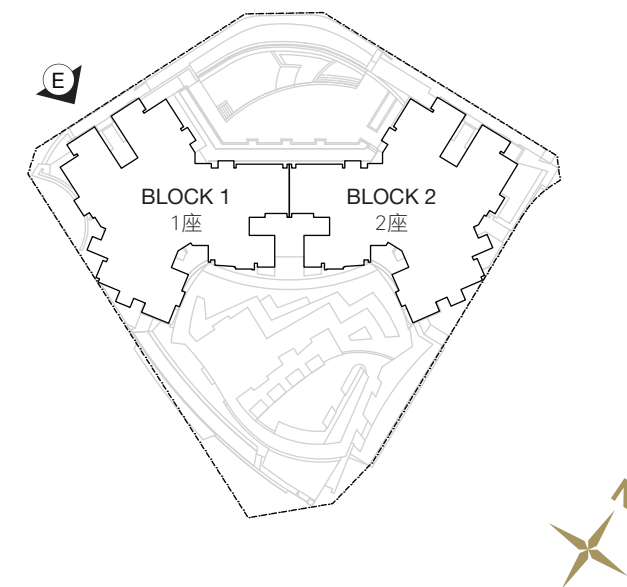
Elevation D (Facing Existing Adjoining Government Open Space)  
立面圖 D (面向現有毗鄰政府休憩用地)



# ELEVATION PLAN 立面圖



Elevation E (Facing Po Heung Street)  
立面圖 E (面向寶鄉街)



## LEGEND 圖例

B.L. - Boundary Line 地界

It has been certified by the Authorized Person for the Development that the elevations:

- (1) are prepared on the basis of the approved building plans for the Development as of 30 September 2013; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：

- (1) 以2013年9月30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
- (2) 大致上與發展項目的外觀一致。

# INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

## 發展項目中的公用設施的資料

Category of Common Facilities 公用設施的類別		Covered Area 有上蓋遮蓋範圍	Uncovered Area 無上蓋遮蓋範圍
A residents' clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	sq. ft. 平方呎	6,657	Not applicable 不適用
	sq. m. 平方米	618.419	Not applicable 不適用
A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	sq. ft. 平方呎	Not applicable 不適用	Not applicable 不適用
	sq. m. 平方米	Not applicable 不適用	Not applicable 不適用
A communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	sq. ft. 平方呎	Not applicable 不適用	10,616
	sq. m. 平方米	Not applicable 不適用	986.260

Remarks:  
The areas in square metres as specified in the above are based on the latest approved building plans. The areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.

備註：  
上述所列以平方米顯示之面積乃依據最新的批准建築圖則。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並以四捨五入至整數。

# INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

## 閱覽圖則及公契

1. A copy of Outline Zoning Plan relating to the Development is available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)

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

3. The inspection is free of charge.
1. 關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)。

2. 本發展項目的每一公契在將住宅物業出售的日期的最新擬稿文本存放在住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

1. Exterior Finishes		
	Item	Description
(a)	External Wall	Finished with ceramic tiles, aluminium cladding, glass, aluminium louvers, natural stone and spray paint.
(b)	Window	All windows in living and dining room and bedrooms are fitted with aluminium frame with champagne grey fluorocarbon coating and clear tempered glass. Kitchen is fitted with aluminium frame with clear tempered glass. Bathroom and lavatory inside store room are fitted with aluminium frame with obscured glass.
(c)	Bay Window	The material of bay windows is reinforced concrete. Windows sills are finished with natural stone.
(d)	Planter	Planters are finished with ceramics tiles.
(e)	Verandah or Balcony	Floor is finished with ceramics tiles. Wall is finished with ceramic tiles. Ceiling is finished with spray paint. Balustrades for balcony are fitted with stainless steel handrail and tempered glass. Balcony is covered. There is no verandah.
(f)	Drying Facilities for Clothing	Not applicable.
2. Interior Finishes		
	Item	Description
(a)	Lobby	
	Residential Entrance Hall	Floor finished with natural stone to exposed surface. Wall finished with natural stone and stainless steel panel to exposed surface. Gypsum board false ceiling to exposed surface. Entrance fitted with tempered glass.
	Residential Floor Lift Lobby	Floor finished with natural stone to exposed surface. Wall finished with natural stone to exposed surface. Gypsum board false ceiling to exposed surface.
(b)	Internal wall and ceiling	Internal Wall (except Flats A and B on 12/F and Flat D on 17/F, Block 1) Living and dining room and bedrooms are finished with emulsion paint where exposed. Internal Wall (Flats A and B on 12/F, Block 1 only) Living and dining room and Master bedroom are finished with emulsion paint where exposed. Some areas are finished with wall paper where exposed. Bedroom 1 and Bedroom 2 are finished with emulsion paint where exposed. Internal Wall (Flat D on 17/F, Block 1 only) Living and dining room are finished with wall paper, mirror, wood panel and aluminum panel where exposed. Master bedroom is finished with wall paper, mirror, fabric panel and aluminum panel where exposed. Bedroom 1 and Bedroom 2 are finished with wall paper and mirror where exposed. Ceiling Living and dining room and bedrooms are finished with emulsion paint. Some areas are installed with gypsum board false ceiling and bulkhead.

(c)	Internal Floor	Internal Floor (except Flat D on 17/F, Block 1) Living and dining room and bedrooms are finished with engineered oak timber flooring and timber skirting. Internal Floor (Flat D on 17/F, Block 1 only) Living and dining room and Bedroom 2 are finished with natural stone. Master Bedroom is finished with engineered oak timber flooring. Bedroom 1 is finished with carpet.
(d)	Bathroom	
	Bathroom	Wall finished with ceramic tiles to exposed surface and up to false ceiling level. Floor finished with natural stone to exposed surface. Aluminium false ceiling to exposed surface.
	Master Bathroom	Wall finished with natural stone to exposed surface and up to false ceiling level. Floor finished with natural stone to exposed surface. Aluminium false ceiling to exposed surface.
(e)	Kitchen	Wall (except wall above and behind gas cooker) finished with ceramic tiles to exposed surface and up to false ceiling level. Wall above and behind gas cooker finished with stainless steel panel where exposed. Floor finished with ceramic tiles to exposed surface. Aluminium false ceiling to exposed surface. Cooking bench finished with solid surfacing material.
3. Interior Fittings		
	Item	Description
(a)	Doors	
	Unit Main Entrance Door	Solid core timber door with oak wood veneer finish, fitted with metal lockset, concealed overhead door closer, metal door viewer and metal door stopper.
	Bedroom Door	Hollow core timber door with oak wood veneer finish fitted with metal lockset and door stopper.
	Kitchen Door	Solid core timber door with oak wood veneer finish, fitted with fire-rated glass panel, metal door closer, metal lockset and metal door stopper.
	Bathroom Door	Hollow core timber door with oak wood veneer finish, fitted with metal lockset and door stopper.
	Store Room Door	Hollow core timber door with metal door lockset.
	Door of Lavatory inside Store Room	Sliding door with oak wood veneer finish, fitted with metal door lockset.
	Balcony Door	Aluminium framed tempered glass door with metal door lockset.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

(b)	Bathroom	
	Flats A, B and D on 3/F, Block 1 and Flats A, B, D and E on 3/F, Block 2	
	Bathroom	Fitted with natural stone countertop and sanitary wares and fittings include shower cubicle, wall mounted wooden mirror cabinet, vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer, chrome plated shower set, chrome plated paper roll holder, chrome plated towel holder, exhaust fan and gas water heater controller. See “Water Supply” below for type and material of water supply system.
	Master Bathroom	Fitted with natural stone countertop and sanitary wares and fittings include enameled cast iron bathtub (1500mm(L) x 700mm(W) x 500mm(H)), wall mounted wooden mirror cabinet, vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer, chrome plated bath mixer, chrome plated shower set, chrome plated paper roll holder, chrome plated towel holder, exhaust fan, LCD TV and gas water heater controller. See “Water Supply” below for type and material of water supply system.
	Lavatory inside Store Room	Fitted with sanitary wares and fittings include vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer and hand held mixer. See “Water Supply” below for type and material of water supply system.
	Flat C, 3/F, Block 1 and Block 2	
	Bathroom	Fitted with natural stone countertop and sanitary wares and fittings include enameled cast iron bathtub (1500mm(L) x 700mm(W) x 500mm(H)), wall mounted wooden mirror cabinet, vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer, chrome plated bath mixer, chrome plated shower set, chrome plated paper roll holder, chrome plated towel holder, exhaust fan and gas water heater controller. See “Water Supply” below for type and material of water supply system.
	Flats A, B, D and E on 5/F to 12/F, 15/F to 17/F, Block 1 and Block 2	
	Bathroom	Fitted with natural stone countertop and sanitary wares and fittings include shower cubicle, wall mounted wooden mirror cabinet, vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer, chrome plated shower set, chrome plated paper roll holder, chrome plated towel holder, exhaust fan and gas water heater controller. See “Water Supply” below for type and material of water supply system.
	Master Bathroom	Fitted with natural stone countertop and sanitary wares and fittings include enameled cast iron bathtub (1500mm(L) x 700mm(W) x 500mm(H)), wall mounted wooden mirror cabinet, vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer, chrome plated bath mixer, chrome plated shower set, chrome plated paper roll holder, chrome plated towel holder, exhaust fan, LCD TV and gas water heater controller. See “Water Supply” below for type and material of water supply system.
	Lavatory inside Store Room	Fitted with sanitary wares and fittings include vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer and hand held mixer. See “Water Supply” below for type and material of water supply system.

(b)	Flat C on 5/F to 12/F, 15/F to 17/F, Block 1 and Block 2	
	Bathroom	Fitted with natural stone countertop and sanitary wares and fittings include enameled cast iron bathtub (1500mm(L) x 700mm(W) x 500mm(H)), wall mounted wooden mirror cabinet, vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer, chrome plated bath mixer, chrome plated shower set, chrome plated paper roll holder, chrome plated towel holder, exhaust fan and gas water heater controller. See “Water Supply” below for type and material of water supply system.
	Duplex A, B and D on 18/F and 19/F, Block 1 and Block 2	
	Bathroom 1 (18/F)	Fitted with natural stone countertop and sanitary wares and fittings include enameled cast iron bathtub (1500mm(L) x 700mm(W) x 500mm(H)), wall mounted wooden mirror cabinet, vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer, chrome plated bath mixer, chrome plated shower set, chrome plated paper roll holder, chrome plated towel holder, exhaust fan and gas water heater controller. See “Water Supply” below for type and material of water supply system.
	Lavatory inside Store Room (18/F)	Fitted with sanitary wares and fittings include vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer and hand held mixer. See “Water Supply” below for type and material of water supply system.
	Bathroom 2 (19/F)	Fitted with natural stone countertop and sanitary wares and fittings include enameled cast iron bathtub (1500mm(L) x 700mm(W) x 500mm(H)), wall mounted wooden mirror cabinet, vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer, chrome plated bath mixer, chrome plated shower set, chrome plated paper roll holder, chrome plated towel holder, exhaust fan and gas water heater controller. See “Water Supply” below for type and material of water supply system.
	Master Bathroom (19/F)	Fitted with natural stone countertop and sanitary wares and fittings include shower cubicle, enameled cast iron bathtub (1500mm(L) x 700mm(W) x 500mm(H)), wall mounted wooden mirror cabinet, vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer, chrome plated bath mixer, chrome plated shower set, chrome plated paper roll holder, chrome plated towel holder, exhaust fan, LCD TV and gas water heater controller. See “Water Supply” below for type and material of water supply system.
	Duplex C on 18/F and 19/F, Block 1 and Block 2	
	Bathroom 1 (18/F)	Fitted with natural stone countertop and sanitary wares and fittings include enameled cast steel bathtub (1500mm(L) x 700mm(W) x 500mm(H)), wall mounted wooden mirror cabinet, vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer, chrome plated bath mixer, chrome plated shower set, chrome plated paper roll holder, chrome plated towel holder, exhaust fan and gas water heater controller. See “Water Supply” below for type and material of water supply system.
	Lavatory 1 (18/F)	Fitted with natural stone countertop and sanitary wares and fittings include wall mounted wooden mirror cabinet, vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer, chrome plated paper roll holder, chrome plated towel holder, exhaust fan and gas water heater controller. See “Water Supply” below for type and material of water supply system.



# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

(b)	Lavatory 2 inside Store Room (18/F)	Fitted with sanitary wares and fittings include vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer and hand held mixer. See “Water Supply” below for type and material of water supply system.
	Bathroom 2 (19/F)	Fitted with natural stone countertop and sanitary wares and fittings include enameled cast iron bathtub (1500mm(L) x 700mm(W) x 500mm(H)), wall mounted wooden mirror cabinet, vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer, chrome plated bath mixer, chrome plated shower set, chrome plated paper roll holder, chrome plated towel holder, exhaust fan and gas water heater controller. See “Water Supply” below for type and material of water supply system.
	Master Bathroom (19/F)	Fitted with natural stone countertop and sanitary wares and fittings include enameled cast iron bathtub (1500mm(L) x 700mm(W) x 500mm(H)), wall mounted wooden mirror cabinet, vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer, chrome plated bath mixer, chrome plated shower set, chrome plated paper roll holder, chrome plated towel holder, exhaust fan, LCD TV and gas water heater controller. See “Water Supply” below for type and material of water supply system.
(c)	Kitchen	
	Kitchen (3/F, 5/F to 12/F and 15/F to 17/F, Block 1 and Block 2)	Fitted with wooden kitchen cabinet of wood décor laminate and high gloss lacquer panel, solid surfacing material countertop, stainless steel sink and chrome plated sink mixer, built-in exhaust hood, built-in gas cooker, built-in 2-in-1 washer and dryer, built-in refrigerator, built-in microwave oven, gas water heater, exhaust fan and electric water heater . For kitchen appliances, their brand names and model numbers, please refer to “Appliances Schedule”. See “Water Supply” below for material of water supply system.
	Kitchen (18/F and 19/F, Block 1 and Block 2)	Fitted with wooden kitchen cabinet of wood décor laminate and high gloss lacquer panel, solid surfacing material countertop, stainless steel sink and chrome plated sink mixer, built-in exhaust hood, built-in gas cooker, built-in induction hob, built-in 2-in-1 washer and dryer, built-in refrigerator, built-in electric oven, built-in microwave oven, built-in gas water heater, exhaust fan and electric water heater . Except Duplex B in which the gas water heater is provided in kitchen and lavatory inside store room, the gas water heater of other units is provided in kitchen. For kitchen appliances, their brand names and model numbers, please refer to “Appliances Schedule”. See “Water Supply” below for material of water supply system.
(d)	Bedroom	No fittings.
(e)	Telephone	Telephone outlets and provision for data outlets are provided in living/dining room and bedrooms. For the location and number of connection points, please refer to the “Mechanical and Electrical Provisions Plan” and the “Schedule of Mechanical & Electrical Provisions of Residential Units”.
(f)	Aerials	Living/dining room and bedrooms are installed with TV/FM points. For the location and number of connection points, please refer to the “Mechanical and Electrical Provisions Plan” and the “Schedule of Mechanical & Electrical Provisions of Residential Units”.

(g)	Electrical Installations	Three-phase 60 Amp electricity supply with miniature board circuit breaker (MCB) distribution board is provided. Except conduits running inside false ceiling, concealed conduit wiring for lighting and power points are provided. For the location and number of power points and air-conditioner points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Units”.
(h)	Gas Supply	Individual gas meter is provided for each unit. Gas supply pipes are installed inside each unit for connection to gas cooker and gas water heater. For the locations, please refer to the “Mechanical & Electrical Provisions Plan”.
(i)	Washing Machine Connection Point	2-in-1 washer and dryer with water point and drain point is located in kitchen. For the location of connection points, please refer to the “Mechanical & Electrical Provisions Plan”.
(j)	Water Supply	Except inside false ceiling and bulkhead, concealed copper pipes are used for both cold and hot supply in respective residential unit. Hot water supply for bathroom is provided by gas water heater. Hot water supply for kitchen is provided by electric water heater.
4. Miscellaneous		
	Item	Description
(a)	Lifts	Two number of “Toshiba CV320” passenger lifts serving 2/F, 3/F, 5/F to 12/F, 15/F to 18/F (except Roof Floor) in Block 1 and Block 2. Two number of “Toshiba CV320” passenger lifts serving Basement 2, Ground Floor and 2/F (except B1/F and 1/F).
(b)	Letter Box	The material of the letter box is stainless steel.
(c)	Refuse Collection	Refuse storage and material recovery room is provided at each residential floor. Refuse storage and material recovery chamber room is provided on Ground Floor for collection of refuse by cleaners on regular basis.
(d)	Water Meter, Electricity Meter and Gas Meter	Separate electricity meter and water meter for each unit are provided in public meter room and water meter room at the respective residential floor. Separate gas meter of each unit is provided in the kitchen.
5. Security Facilities		
Video door phone system connecting to all residential units is provided in the residential entrance hall. Octopus card reader and password security door lock access control are provided. CCTV system is provided at major passages and inside lift cars, and linked to the central security console under round-the-clock monitoring.		

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

6. Appliances Schedule for Flats on 3/F, 5/F to 12/F and 15/F to 17/F of Block 1 and Block 2					
Location	Appliances	Applicable Units	Brand	Model No.	
Living and Dining Room	Split-type Air-conditioner	All Flats	Carrier	Indoor Unit	Outdoor Unit
				42KCE022R	38KCE022R
Bedroom	Split-type Air-conditioner	All Flats	Carrier	42KCE009R	38KCE009R
Master Bedroom	Split-type Air-conditioner	Flats A, B, D & E	Carrier	42KCE012R	38KCE012R
		Flat C	Carrier	42KCE009R	38KCE009R
Kitchen	Built-in Exhaust Hood	All Flats	Gorenje	DF6405X	
	Built-in Gas Cooker	All Flats	Gorenje	GCW340AC (single burner) and GC340AC (double burner)	
	Built-in 2-in-1 Washer and Dryer	All Flats	Gorenje	WDI63113	
	Built-in Refrigerator	All Flats	Gorenje	NRKI4181LW	
	Built-in Microwave Oven	All Flats	Gorenje	MT07-0000	
	Exhaust Fan	All Flats	Welaire	RW150E10	
	Electric Water Heater	All Flats	German Pool	GPI-M5	
		Flats A, B, D & E	TGC	TGCNJW220TFQL	
		Flat C	TGC	TGCJW160TFQL	
Bathroom	Exhaust Fan	All Flats	Welaire	RW150E10	
Master Bathroom	Exhaust Fan	Flats A, B, D & E	Welaire	RW150E10	
	LCD TV	Flats A, B, D & E	JSA	B104	
Lavatory inside Store Room	Exhaust Fan	Flats A, B, & E	Welaire	RW150E10	
		Flat D	Wolter	RF150-4	

7. Appliances Schedule for Duplex Units on 18/F and 19/F of Block 1 and Block 2					
Location	Appliances	Applicable Units	Brand	Model No.	
Living and Dining Room	Split-type Air-Conditioner	All Units	Carrier	Indoor Unit	Outdoor Unit
				42KCE018R	38KCE018R
Bedroom 1	Split-type Air-Conditioner	All Units	Carrier	42KCE012R	38KCE012R
Bedroom 2	Split-type Air-Conditioner	Units A & D	Carrier	42KCE009R	38KCE009R
		Units B & C	Carrier	42KCE012R	38KCE012R
Bedroom 3	Split-type Air-Conditioner	Units A, B & D	Carrier	42KCE009R	38KCE009R
		Unit C	Carrier	42KCE012R	38KCE012R
Master Bedroom	Split-type Air-Conditioner	Units A & D	Carrier	42KCE018R	38KCE018R
		Units B & C	Carrier	42KCE022R	38KCE022R
Bathroom 1 (18/F)	Exhaust Fan	All Units	Welaire	RW150E10	
Bathroom 2 (19/F)	Exhaust Fan	All Units	Welaire	RW150E10	
Master Bathroom	Exhaust Fan	All Units	Welaire	RW150E10	
	LCD TV	All Units	JSA	B104	
Lavatory 1 (18/F)	Exhaust Fan	Unit C	Welaire	RW150E10	
Lavatory 2 inside Store Room (18/F)	Exhaust Fan	Unit C	Wolter	RF150-4	
Lavatory inside Store Room (18/F)	Exhaust Fan	Units A, B & D	Welaire	RW150E10	
	Gas Water Heater	Unit B	TGC	TGCNJW160TFQL	

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

Kitchen	Built-in Exhaust Hood	All Units	Siemens	LI46930
	Built-in Gas Cooker	All Units	Siemens	ER326AB92X (single burner) and ER326AB90X (double burner)
	Built-in Induction Hob	All Units	Siemens	EH375ME11E (2 zones)
	Built-in 2-in-1 Washer and Dryer	All Units	Siemens	WI14S440GB
	Built-in Refrigerator	All Units	Siemens	KI39FP60
	Built-in Electric Oven	All Units	Siemens	HB23AB520W
	Built-in Microwave Oven	All Units	Siemens	HF25G5L2
	Electric Water Heater	All Units	German Pool	GPI-M5
	Exhaust Fan	All Units	Welaire	RW150E10
	Gas Water Heater	Units A, C & D	TGC	TGCJW160TFQL and TGCNJW220TFQL
Unit B		TGC	TGCNJW220TFQL	

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

1. 外部裝修物料		
	細項	描述
(a)	外牆	鋪砌瓷磚、鋁板、玻璃、鋁質百葉、天然石和噴漆。
(b)	窗	客廳及飯廳及睡房採用鋁質窗框採用氟化塗層香檳灰色噴塗，配清強化玻璃。廚房採用鋁質窗框配以清強化玻璃。浴室及儲物室內廁所採用鋁質窗框配以磨砂玻璃。
(c)	窗台	窗台用料為鋼筋混凝土。窗台板裝修物料鋪砌天然石。
(d)	花槽	花槽鋪砌瓷磚。
(e)	陽台或露台	露台地台、牆身鋪砌瓷磚。天花為噴漆。露台裝置不銹鋼及強化玻璃欄杆。露台為有蓋。沒有陽台。
(f)	乾衣設施	不適用
2. 室內裝修物料		
	細項	描述
(a)	大堂	
	住宅入口大堂	地台鋪砌天然石至外露部份，牆身鋪砌天然石及不銹鋼板至外露部份。天花裝設石膏板假天花至外露部份。大門入口採用強化玻璃。
	住宅樓層升降機大堂	地台鋪砌天然石至外露部份。牆身鋪砌天然石至外露部份。天花裝設石膏板假天花至外露部份。
(b)	內牆及天花板	內牆(第1座12樓A及B室及17樓D室除外)：客廳及飯廳及睡房牆身外露位置均髹乳膠漆。內牆(僅供第1座12樓A室及B室)：客廳及飯廳及主人睡房牆身外露位置均髹乳膠漆，部份外露位置為牆紙。睡房1及睡房2牆身外露位置均髹乳膠漆。內牆(僅供第1座17樓D室)：客廳及飯廳牆身外露位置為牆紙、鏡、木板及鋁板。主人睡房外露位置為牆紙、鏡、布織面板及鋁板。睡房1及睡房2外露位置為牆紙及鏡。天花板：客廳及飯廳及睡房髹乳膠漆。部份位置裝設石膏板假天花及裝飾橫樑。
(c)	內部地板	內部地板(第1座17樓D室除外)：客廳及飯廳及睡房鋪砌橡木複合木地板配木牆腳線。內部地板(僅供第1座17樓D室)：客廳及飯廳及睡房鋪砌天然石。主人睡房鋪砌橡木複合木地板。睡房1鋪砌地毯。
(d)	浴室	牆身外露部份鋪砌瓷磚至假天花。地台外露部份鋪砌天然石。天花外露部份裝設鋁質假天花。
	主人浴室	牆身外露部份鋪砌天然石至假天花。地台外露部份鋪砌天然石。天花外露部份裝設鋁質假天花。
(e)	廚房	牆身(煤氣爐背及其上除外)外露部份鋪砌瓷磚至假天花。煤氣爐背及其上之外露牆身裝配不銹鋼板。地台所有外露位置鋪砌瓷磚。天花外露部份裝設有鋁質假天花。灶台鋪砌實心面料。



# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

3. 室內裝置		
	細項	描述
(a)	門	
	住宅單位大門	實心木門配以橡木飾面，裝設金屬門鎖、內置式金屬氣鼓、金屬防盜眼及金屬門腳頂。
	睡房門	空心木門配以橡木飾面，裝設金屬門鎖及門腳頂。
	廚房門	實心木門配以橡木飾面，裝設防火玻璃、金屬氣鼓、金屬門鎖及金屬門腳頂。
	浴室門	空心木門配以橡木飾面，裝設金屬門鎖及門腳頂。
	儲物室門	空心木門配以金屬門鎖。
	儲物室內廁所門	趟木門配以橡木飾面，裝設金屬門鎖。
	露台門	鋁框強化玻璃門配以金屬門鎖。
(b)	浴室	
	第1座3樓A、B及D室及第2座3樓A、B、D及E室	
	浴室	選用天然石檯面，配以浴室潔具及配件，包括淋浴間、掛牆木製鏡櫃、搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭、鍍鉻花灑套裝、鍍鉻廁紙架、鍍鉻毛巾架、抽氣扇及煤氣熱水爐控制器。 供水系統的類型及用料見下文「供水」一欄。
	主人浴室	選用天然石檯面，配以浴室潔具及配件，包括搪瓷鑄鐵浴缸(1500毫米長 x 700毫米闊 x 500毫米高)、掛牆木製鏡櫃、搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭、鍍鉻浴缸水龍頭、鍍鉻花灑套裝、鍍鉻廁紙架、鍍鉻毛巾架、抽氣扇、液晶體電視機及煤氣熱水爐控制器。 供水系統的類型及用料見下文「供水」一欄。
	儲物室內廁所	浴室潔具及配件包括搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭及手持花灑頭。 供水系統的類型及用料見下文「供水」一欄。
	第1座及第2座3樓C室	
	浴室	選用天然石檯面，配以浴室潔具及配件，包括搪瓷鑄鐵浴缸(1500毫米長 x 700毫米闊 x 500毫米高)、掛牆木製鏡櫃、搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭、鍍鉻浴缸水龍頭、鍍鉻花灑套裝、鍍鉻廁紙架、鍍鉻毛巾架、抽氣扇及煤氣熱水爐控制器。 供水系統的類型及用料見下文「供水」一欄。
	第1座及第2座5樓至12樓、15樓至17樓A、B、D及E室	
	浴室	選用天然石檯面，配以浴室潔具及配件，包括淋浴間、掛牆木製鏡櫃、搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭、鍍鉻花灑套裝、鍍鉻廁紙架、鍍鉻毛巾架、抽氣扇及煤氣熱水爐控制器。 供水系統的類型及用料見下文「供水」一欄。
	主人浴室	選用天然石檯面，配以浴室潔具及配件，包括搪瓷鑄鐵浴缸(1500毫米長 x 700毫米闊 x 500毫米高)、掛牆木製鏡櫃、搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭、鍍鉻浴缸水龍頭、鍍鉻花灑套裝、鍍鉻廁紙架、鍍鉻毛巾架、抽氣扇、液晶體電視機及煤氣熱水爐控制器。 供水系統的類型及用料見下文「供水」一欄。
	儲物室內廁所	浴室潔具及配件包括搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭及手持花灑頭。 供水系統的類型及用料見下文「供水」一欄。

(b)	第1座及第2座5樓至12樓、15樓至17樓C室	
	浴室	選用天然石檯面，配以浴室潔具及配件，包括搪瓷鑄鐵浴缸(1500毫米長 x 700毫米闊 x 500毫米高)、掛牆木製鏡櫃、搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭、鍍鉻浴缸水龍頭、鍍鉻花灑套裝、鍍鉻廁紙架、鍍鉻毛巾架、抽氣扇及煤氣熱水爐控制器。 供水系統的類型及用料見下文「供水」一欄。
	第1座及第2座18樓及19樓複式單位A、B及D	
	浴室 1 (18樓)	選用天然石檯面，配以浴室潔具及配件，包括搪瓷鑄鐵浴缸(1500毫米長 x 700毫米闊 x 500毫米高)、掛牆木製鏡櫃、搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭、鍍鉻浴缸水龍頭、鍍鉻花灑套裝、鍍鉻廁紙架、鍍鉻毛巾架、抽氣扇及煤氣熱水爐控制器。 供水系統的類型及用料見下文「供水」一欄。
	儲物室內廁所 (18樓)	浴室潔具及配件包括搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭及手持花灑頭。 供水系統的類型及用料見下文「供水」一欄。
	浴室 2 (19樓)	選用天然石檯面，配以浴室潔具及配件，包括搪瓷鑄鐵浴缸(1500毫米長 x 700毫米闊 x 500毫米高)、掛牆木製鏡櫃、搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭、鍍鉻浴缸水龍頭、鍍鉻花灑套裝、鍍鉻廁紙架、鍍鉻毛巾架、抽氣扇及煤氣熱水爐控制器。 供水系統的類型及用料見下文「供水」一欄。
	主人浴室 (19樓)	選用天然石檯面，配以浴室潔具及配件，包括淋浴間和搪瓷鑄鐵浴缸(1500毫米長 x 700毫米闊 x 500毫米高)、掛牆木製鏡櫃、搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭、鍍鉻浴缸水龍頭、鍍鉻花灑套裝、鍍鉻廁紙架、鍍鉻毛巾架、抽氣扇、液晶體電視機及煤氣熱水爐控制器。 供水系統的類型及用料見下文「供水」一欄。
	第1座及第2座18樓及19樓複式單位C	
	浴室 1 (18樓)	選用天然石檯面，配以浴室潔具及配件，包括搪瓷鑄鐵浴缸(1500毫米長 x 700毫米闊 x 500毫米高)、掛牆木製鏡櫃、搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭、鍍鉻浴缸水龍頭、鍍鉻花灑套裝、鍍鉻廁紙架、鍍鉻毛巾架、抽氣扇及煤氣熱水爐控制器。 供水系統的類型及用料見下文「供水」一欄。
	廁所 1 (18樓)	選用天然石檯面，配以浴室潔具及配件，包括掛牆木製鏡櫃、搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭、鍍鉻廁紙架、鍍鉻毛巾架、抽氣扇及煤氣熱水爐控制器。 供水系統的類型及用料見下文「供水」一欄。
	儲物室內廁所 2 (18樓)	浴室潔具及配件包括搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭及手持花灑頭。 供水系統的類型及用料見下文「供水」一欄。
	浴室 2 (19樓)	選用天然石檯面，配以浴室潔具及配件，包括搪瓷鑄鐵浴缸(1500毫米長 x 700毫米闊 x 500毫米高)、掛牆木製鏡櫃、搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭、鍍鉻浴缸水龍頭、鍍鉻花灑套裝、鍍鉻廁紙架、鍍鉻毛巾架、抽氣扇及煤氣熱水爐控制器。 供水系統的類型及用料見下文「供水」一欄。
	主人浴室 (19樓)	選用天然石檯面，配以浴室潔具及配件，包括淋浴間和搪瓷鑄鐵浴缸(1500毫米長 x 700毫米闊 x 500毫米高)、掛牆木製鏡櫃、搪瓷坐廁、搪瓷洗手面盆、鍍鉻面盆水龍頭、鍍鉻浴缸水龍頭、鍍鉻花灑套裝、鍍鉻廁紙架、鍍鉻毛巾架、抽氣扇、液晶體電視機及煤氣熱水爐控制器。 供水系統的類型及用料見下文「供水」一欄。



# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

(c)	廚房	
	廚房 (第1座及第2座3樓、5樓至12樓及15樓至17樓)	裝設仿木飾面及光亮焗漆面板木製廚櫃、實心面料檯面、不銹鋼洗滌盆連鍍鉻水龍頭、嵌入式抽油煙機、嵌入式煤氣煮食爐、嵌入式二合一洗衣乾衣機、嵌入式雪櫃、嵌入式微波爐、煤氣熱水爐、抽氣扇及電熱水爐。 隨樓附送之廚房設備及其品牌和型號，請參考「設備說明」。 供水系統的用料見下文「供水」一欄。
	廚房 (第1座及第2座18樓及19樓)	裝設仿木飾面及光亮焗漆面板木製廚櫃、實心面料檯面、不銹鋼洗滌盆連鍍鉻水龍頭、嵌入式抽油煙機、嵌入式煤氣煮食爐、嵌入式電磁爐、嵌入式二合一洗衣乾衣機、嵌入式雪櫃、嵌入式焗爐、嵌入式微波爐、煤氣熱水爐、抽氣扇及電熱水爐。除複式單位B的煤氣熱水爐設在廚房及儲物室內廁所，其他單位的煤氣熱水爐設置在廚房。 隨樓附送之廚房設備及其品牌和型號，請參考「設備說明」。 供水系統的用料見下文「供水」一欄。
(d)	睡房	沒有裝置。
(e)	電話	客廳及飯廳及睡房均裝有電話插座及預留數據插座。有關接駁點的位置及數目，請參考「機電裝置平面圖」及「住宅單位機電裝置數量說明表」。
(f)	天線	客廳及飯廳及睡房裝設公眾電視/電台天線插座。有關接駁點的位置及數目，請參考「機電裝置平面圖」及「住宅單位機電裝置數量說明表」。
(g)	電力裝置	微型斷路器配電箱接連三相六十安培電源。 除置於假天花內，燈掣及電插座均採用暗喉鋪砌。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置平面圖」及「住宅單位機電裝置數量說明表」。
(h)	氣體供應	每單位裝有獨立煤氣錶及煤氣喉接駁煤氣煮食爐及煤氣熱水爐。 位置請參考「機電裝置平面圖」。
(i)	洗衣機接駁點	廚房設置二合一洗衣乾衣機連來去水接駁點。有關接駁點之位置，請參考「機電裝置平面圖」。
(j)	供水	除假天花內及裝飾橫樑內，各住宅單位的冷熱水喉管全部採用隱藏式銅喉。浴室熱水由煤氣熱水爐供應。廚房熱水由電熱水爐供應。
4. 雜項		
	細項	描述
(a)	升降機	第1座及第2座各設兩部「東芝CV320」客用升降機服務2樓、3樓、5樓至12樓及15樓至18樓(天台除外)。 另設兩部「東芝CV320」客用升降機服務地庫2樓、地下及2樓(地庫1樓及1樓除外)。
(b)	信箱	信箱用料為不銹鋼。
(c)	垃圾收集	每層設有垃圾及物料回收室，另設垃圾及物料回收房於地下，由清潔工人定時收集垃圾。
(d)	水錶、電錶及氣體錶	各單位的獨立電錶及獨立水錶設於該住宅樓層之公用電錶房及水錶房內。各單位的獨立氣體錶均設於廚房內。

5. 保安設施					
大廈住宅入口大堂裝設有視像通話系統連接每住戶單位，各住戶採用八達通及密碼控制系統進出。此外，於升降機內及主要通道亦裝設閉路電視，由大廈保安控制系統作24小時監察。					
6. 第1座及第2座3樓、5樓至12樓及15樓至17樓單位設備說明					
位置	設備	適用單位	品牌	型號	
客廳及飯廳	分體式冷氣機	所有單位	開利	室內機	室外機
				42KCE022R	38KCE022R
睡房	分體式冷氣機	所有單位	開利	42KCE009R	38KCE009R
主人睡房	分體式冷氣機	A、B、D及E室	開利	42KCE012R	38KCE012R
		C室	開利	42KCE009R	38KCE009R
廚房	嵌入式抽油煙機	所有單位	歌爾	DF6405X	
	嵌入式煤氣煮食爐	所有單位	歌爾	GCW340AC (單爐頭) 及 GC340AC (雙爐頭)	
	嵌入式二合一洗衣乾衣機	所有單位	歌爾	WDI63113	
	嵌入式雪櫃	所有單位	歌爾	NRKI4181LW	
	嵌入式微波爐	所有單位	歌爾	MT07-0000	
	抽氣扇	所有單位	Welaire	RW150E10	
	電熱水爐	所有單位	德國寶	GPI-M5	
	煤氣熱水爐	A、B、D及E室	TGC	TGCNJW220TFQL	
		C室	TGC	TGCJW160TFQL	
浴室	抽氣扇	所有單位	Welaire	RW150E10	
主人浴室	抽氣扇	A、B、D及E室	Welaire	RW150E10	
	液晶體電視	A、B、D及E室	JSA	B104	
儲物室內廁所	抽氣扇	A、B及E室	Welaire	RW150E10	
		D室	Wolter	RF150-4	

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

7. 第1座及第2座18樓及19樓複式單位設備說明					
位置	設備	適用單位	品牌	型號	
客廳及飯廳	分體式冷氣機	所有單位	開利	室內機	室外機
				42KCE018R	38KCE018R
睡房 1	分體式冷氣機	所有單位	開利	42KCE012R	38KCE012R
睡房 2	分體式冷氣機	A及D單位	開利	42KCE009R	38KCE009R
		B及C單位	開利	42KCE012R	38KCE012R
睡房 3	分體式冷氣機	A、B及D單位	開利	42KCE009R	38KCE009R
		C單位	開利	42KCE012R	38KCE012R
主人睡房	分體式冷氣機	A及D單位	開利	42KCE018R	38KCE018R
		B及C單位	開利	42KCE022R	38KCE022R
浴室 1 (18樓)	抽氣扇	所有單位	Welaire	RW150E10	
浴室 2 (19樓)	抽氣扇	所有單位	Welaire	RW150E10	
主人浴室	抽氣扇	所有單位	Welaire	RW150E10	
	液晶體電視	所有單位	JSA	B104	
廁所 1 (18樓)	抽氣扇	C單位	Welaire	RW150E10	
儲物室內廁所 2 (18樓)	抽氣扇	C單位	Volter	RF150-4	
儲物室內廁所 (18樓)	抽氣扇	A、B及D單位	Welaire	RW150E10	
	煤氣熱水爐	B單位	TGC	TGCJW160TFQL	
廚房	嵌入式抽油煙機	所有單位	西門子	LI46930	
	嵌入式煤氣煮食爐	所有單位	西門子	ER326AB92X (單爐頭)及 ER326BB90X (雙爐頭)	
	嵌入式電磁爐	所有單位	西門子	EH375ME11E (2個煮食區)	
	嵌入式二合一洗衣乾衣機	所有單位	西門子	WI14S440GB	
	嵌入式雪櫃	所有單位	西門子	KI39FP60	
	嵌入式焗爐	所有單位	西門子	HB23AB520W	
	嵌入式微波爐	所有單位	西門子	HF25G5L2	
	電熱水爐	所有單位	德國寶	GPI-M5	
	抽氣扇	所有單位	Welaire	RW150E10	
	煤氣熱水爐	A、C及D單位	TGC	TGCJW160TFQL及 TGCNJW220TFQL	
		B單位	TGC	TGCNJW220TFQL	

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

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### Mechanical & Electrical Provisions Plan

#### 機電裝置平面圖



# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### Mechanical & Electrical Provisions Plan

#### 機電裝置平面圖



5/F-7/F, Block 1 Floor Plan  
1座5樓至7樓平面圖



# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### Mechanical & Electrical Provisions Plan

#### 機電裝置平面圖



8/F-9/F, Block 1 Floor Plan  
1座8樓至9樓平面圖

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### Mechanical & Electrical Provisions Plan

#### 機電裝置平面圖



10/F-17/F, Block 1 Floor Plan  
1座10樓至17樓平面圖

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### Mechanical & Electrical Provisions Plan

#### 機電裝置平面圖



18/F (Lower Duplex), Block 1 Floor Plan  
1座18樓(複式下層)平面圖

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### Mechanical & Electrical Provisions Plan

#### 機電裝置平面圖



19/F (Upper Duplex), Block 1 Floor Plan  
1座19樓(複式上層)平面圖

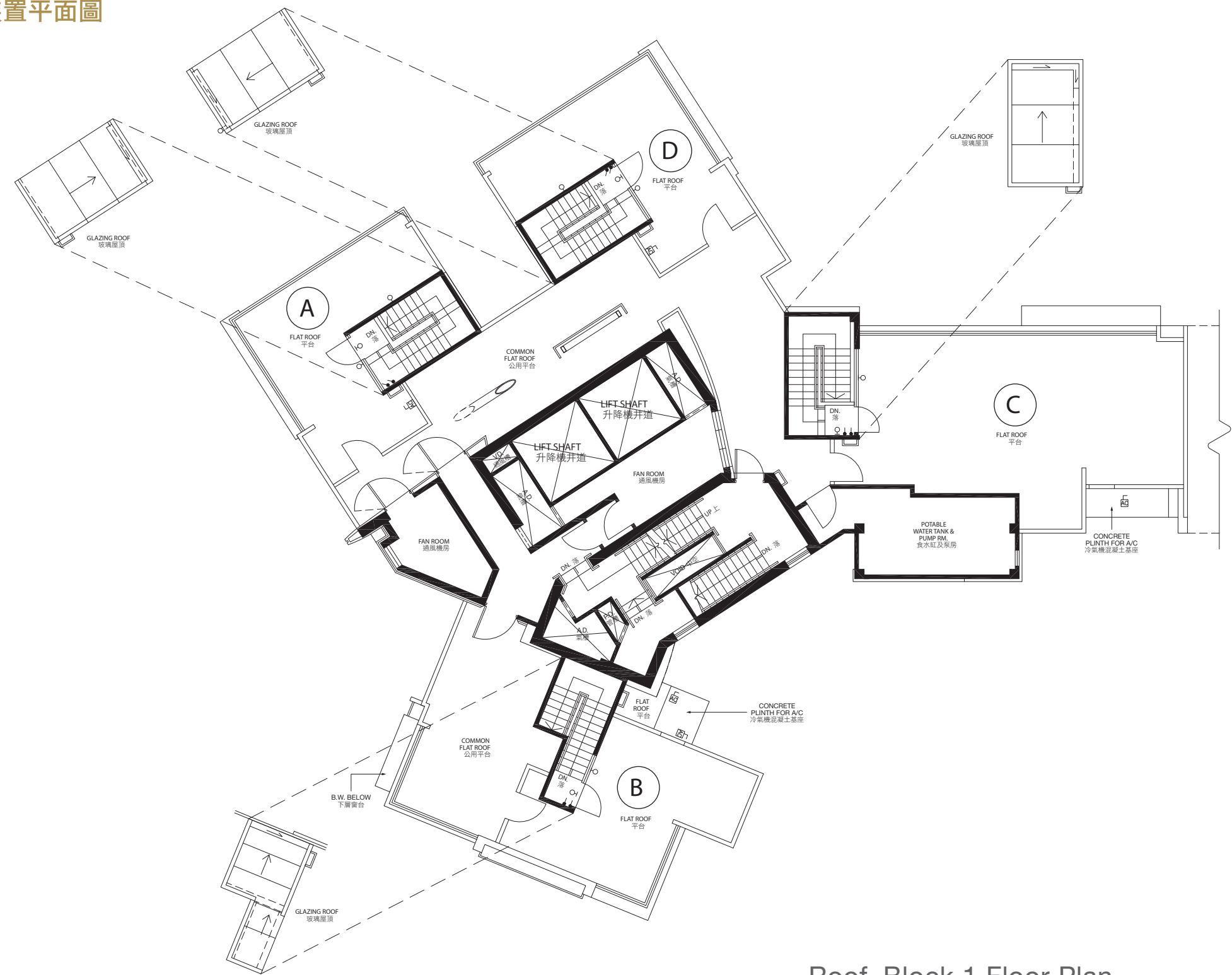


# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### Mechanical & Electrical Provisions Plan

#### 機電裝置平面圖



Roof, Block 1 Floor Plan  
1座天台平面圖

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### Mechanical & Electrical Provisions Plan

#### 機電裝置平面圖



3/F, Block 2 Floor Plan  
2座3樓平面圖

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### Mechanical & Electrical Provisions Plan

#### 機電裝置平面圖



5/F, Block 2 Floor Plan  
2座5樓平面圖

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### Mechanical & Electrical Provisions Plan

#### 機電裝置平面圖



6/F-7/F, Block 2 Floor Plan  
2座6樓至7樓平面圖



# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### Mechanical & Electrical Provisions Plan

#### 機電裝置平面圖



8/F-9/F, Block 2 Floor Plan  
2座8樓至9樓平面圖

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### Mechanical & Electrical Provisions Plan

#### 機電裝置平面圖



10/F-17/F, Block 2 Floor Plan  
2座10樓至17樓平面圖

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

## Mechanical & Electrical Provisions Plan

## 機電裝置平面圖



18/F (Lower Duplex), Block 2 Floor Plan  
2座18樓(複式下層)平面圖

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### Mechanical & Electrical Provisions Plan

#### 機電裝置平面圖



19/F (Upper Duplex), Block 2 Floor Plan  
2座19樓(複式上層)平面圖

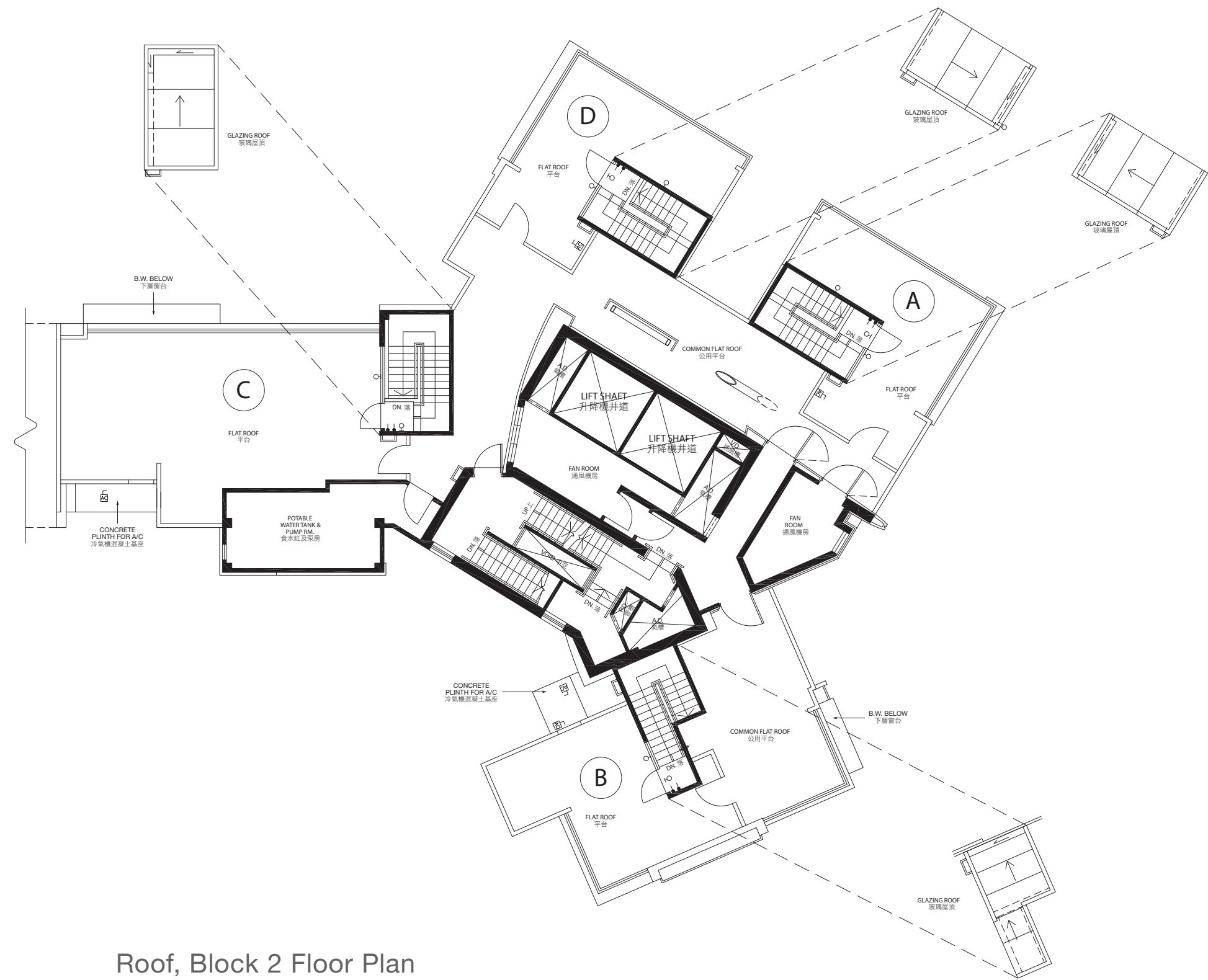


# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### Mechanical & Electrical Provisions Plan

#### 機電裝置平面圖





















Roof, Block 2 Floor Plan  
2座天台平面圖

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

Symbol 圖例	Description 說明
	TV/FM Outlet 電視/電台天線插座
	Telephone Outlet 電話插座
	Door Bell 門鈴
	Door Bell Push Button 門鈴按鈕
	Video Doorphone 視像對講機
	Provision for Data Outlet 預留數據插座
	MCB Distribution Board 微型斷路器配電箱
	Gas Meter 煤氣錶
	Water Point for 2-In-1 Washer and Dryer 二合一洗衣乾衣機入水位
	Drain Point for 2-In-1 Washer and Dryer 二合一洗衣乾衣機去水位
	Connection Unit 接線器
	Connection Unit for Electric Water Heater 接線器供電熱水爐

Symbol 圖例	Description 說明
	Fused Spur Unit for Air-Conditioner 電源接線器供冷氣機
	Isolator for Air-Conditioner Outdoor Unit 冷氣機室外機隔離器
	Lighting Switch 單位燈掣
	Lighting Switch (2 Gangs) 雙位燈掣
	Lighting Switch (3 Gangs) 三位燈掣
	Double Pole Switch 開關掣
	13A Socket Outlet 13A 單位電源插座
	13A Twin Socket Outlet 13A 雙位電源插座
	Lamp Holder 燈位
	Recessed Down Light 嵌入式天花燈
	Fused Spur Unit for Exhaust Fan (Mounted Inside False Ceiling) 電源接線器供抽氣扇(置於假天花內)
	Spot Lighting Point For Kitchen 廚房射燈

Symbol 圖例	Description 說明
	Wall Mount Light 牆身燈
	Fused Spur Unit for Gas Water Heater 電源接線器供煤氣熱水爐
	Fused Spur Unit for Cabinet Lighting 電源接線器供櫃燈
	Panic Alarm Push Button 警報按鈕
	Gas Water Heater Controller 煤氣熱水爐控制器
	Provision for Gas Meter Installation 預留位置安裝煤氣錶

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF  
3/F, 5/F-12/F AND 15/F-17/F RESIDENTIAL UNITS  
3樓、5樓至12樓及15樓至17樓住宅單位機電裝置數量說明表

Floor 樓層							
Unit 單位			A	B	C	D	E
Living Room and Dining Room 客廳及飯廳 (LIV./DIN.)	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
	13A Single Socket Outlet 13A單位電源插座		6	6	6	6	6
	Fused Spur Unit for Air-Conditioner 電源接線器供冷氣機		1	1	1	1	1
	Video Doorphone 視像對講機		1	1	1	1	1
	Provision for Data Outlet 預留數據插座		1	1	1	1	1
Master Bedroom 主人睡房 (M.B.R.)	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
	13A Single Socket Outlet 13A單位電源插座		2	2	2	2	2
	Fused Spur Unit for Air-Conditioner 電源接線器供冷氣機		1	1	1	1	1
	Provision for Data Outlet 預留數據插座		1	1	1	1	1
Bedroom 1 睡房1 (B.R. 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
	13A Single Socket Outlet 13A單位電源插座		2	2	2	2	2
	Fused Spur Unit for Air-Conditioner 電源接線器供冷氣機		1	1	1	1	1
	Provision for Data Outlet 預留數據插座		1	1	1	1	1
Bedroom 2 睡房2 (B.R. 2)	TV/FM Outlet 電視/電台天線插座		1	1	N/A 不適用	1	1
	Telephone Outlet 電話插座		1	1		1	1
	13A Single Socket Outlet 13A單位電源插座		2	2		2	2
	Fused Spur Unit for Air-Conditioner 電源接線器供冷氣機		1	1		1	1
	Provision for Data Outlet 預留數據插座		1	1		1	1
Master Bathroom 主人浴室 (M.B.R. BATH)	13A Single Socket Outlet 13A單位電源插座	For LCD TV 供液晶體電視	1	1	N/A 不適用	1	1
	13A Single Socket Outlet 13A單位電源插座		1	1		1	1
	Fused Spur Unit 電源接線器	For Exhaust Fan 供抽氣扇	1	1		1	1
		For Cabinet Lighting 供櫃燈	1	1		1	1
	TV/FM Outlet 電視/電台天線插座		1	1		1	1
	Gas Water Heater Controller 煤氣熱水爐控制器		1	1		1	1

Floor 樓層							
Unit 單位			A	B	C	D	E
Bathroom 浴室 (BATH)	13A Single Socket Outlet 13A單位電源插座		1	1	1	1	1
	Fused Spur Unit 電源接線器	For Exhaust Fan 供抽氣扇	1	1	1	1	1
		For Cabinet Lighting 供櫃燈	1	1	1	1	1
	Gas Water Heater Controller 煤氣熱水爐控制器		1	1	1	1	1
Kitchen 廚房 (KIT.)	13A Single Socket Outlet 13A單位電源插座		2	2	2	2	2
	Fused Spur Unit 電源接線器	For Exhaust Fan 供抽氣扇	1	1	1	1	1
		For Gas Water Heater 供煤氣熱水爐	1	1	1	1	1
		For Cabinet Lighting 供櫃燈	1	1	1	1	1
	Connection Unit 接連器	For Electric Water Heater 供電熱水爐	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電源插座	For Gas Cooker 供煤氣煮食爐	1	1	1	1	1
	13A Single Socket Outlet 13A單位電源插座	For Exhaust Hood 供抽油煙機	1	1	1	1	1
		For Microwave Oven 供微波爐	1	1	1	1	1
		For Refrigerator 供雪櫃	1	1	1	1	1
		For 2-in-1 Washer and Dryer 供二合一洗衣乾衣機	1	1	1	1	1
	Drain Point 去水位	For 2-in-1 Washer and Dryer 供二合一洗衣乾衣機	1	1	1	1	1
	Water Point 入水位	For 2-in-1 Washer and Dryer 供二合一洗衣乾衣機	1	1	1	1	1
Store Room / Lavatory inside Store Room 儲物室/ 儲物室內廁所 (STORE/LAV.)	Fused Spur Unit 電源接線器	For Exhaust Fan 供抽氣扇	1	1	N/A 不適用	1	1
	Connection Unit 接連器	Provision for Electric Water Heater 預留供電熱水爐	1	1		1	1
	13A Single Socket Outlet 13A單位電源插座		1	1		1	1

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF  
18/F RESIDENTIAL UNITS (LOWER DUPLEX)  
18樓住宅單位機電裝置數量說明表 (複式下層)

Floor 樓層						
Unit 單位			A	B	C	D
Living Room and Dining Room 客廳及飯廳 (LIV./DIN.)	TV/FM Outlet 電視/電台天線插座		2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2
	13A Single Socket Outlet 13A單位電源插座		6	6	6	6
	Fused Spur Unit for Air-Conditioner 電源接線器供冷氣機		2	2	3	2
	Video Doorphone 視像對講機		1	1	1	1
	Provision for Data Outlet 預留數據插座		1	1	1	1
Store Room / Lavatory inside Store Room/ Lavatory 2 inside Store Room 儲物室/ 儲物室內廁所/ 儲物室內廁所2 (STORE/LAV./ LAV. 2)	Fused Spur Unit 電源接線器	For Exhaust Fan 供抽氣扇	1	1	1	1
		For Gas Water Heater 供煤氣熱水爐	-	1	-	-
	Connection Unit 接連器	Provision for Electric Water Heater 預留供電熱水爐	1	1	1	1
	13A Single Socket Outlet 13A單位電源插座		1	1	1	1
Lavatory 1 廁所 1 (LAV. 1)	Fused Spur Unit 電源接線器	For Exhaust Fan 供抽氣扇	N/A 不適用		1	N/A 不適用
		For Cabinet Lighting 供櫃燈			1	
	13A Single Socket Outlet 13A單位電源插座				1	
	Gas Water Heater Controller 煤氣熱水爐控制器				1	
Bathroom 1 浴室1 (BATH 1)	Fused Spur Unit 電源接線器	For Exhaust Fan 供抽氣扇	1	1	1	1
		For Cabinet Lighting 供櫃燈	1	1	1	1
	13A Single Socket Outlet 13A單位電源插座		1	1	1	1
	Gas Water Heater Controller 煤氣熱水爐控制器		1	1	1	1

Floor 樓層					
Unit 單位					
		A	B	C	D
Kitchen 廚房 (KIT.)	13A Single Socket Outlet 13A單位電源插座		1	1	1
	Fused Spur Unit 電源接線器	For Exhaust Fan 供抽氣扇	1	1	1
		For Gas Water Heater 供煤氣熱水爐	2	1	2
		For Cabinet Lighting 供櫃燈	1	1	-
	Connection Unit 接連器	For Electric Water Heater 供電熱水爐	1	1	1
	13A Twin Socket Outlet 13A雙位電源插座	For Gas Cooker 供煤氣煮食爐	1	1	1
	13A Single Socket Outlet 13A單位電源插座	For Refrigerator 供雪櫃	1	1	1
		For 2-in-1 Washer and Dryer 供二合一洗衣乾衣機	1	1	1
		For Exhaust Hood 供抽油煙機	1	1	1
		For Gas Cooker 供煤氣煮食爐	1	1	1
		For Microwave Oven 供微波爐	1	1	1
		For Electirc Oven 供電焗爐	1	1	1
	Connection Unit 接線器	For Induction Hob 供電磁爐	1	1	1
	Drain Point 去水位	For 2-in-1 Washer and Dryer 供二合一洗衣乾衣機	1	1	1
	Water Point 入水位	For 2-in-1 Washer and Dryer 供二合一洗衣乾衣機	1	1	1
Bedroom 1 睡房1 (B.R. 1)	TV/FM Outlet 電視/電台天線插座		1	1	1
	Telephone Outlet 電話插座		1	1	1
	13A Single Socket Outlet 13A單位電源插座		2	2	2
	Fused Spur Unit for Air-Conditioner 電源接線器供冷氣機		1	1	1
	Provision for Data Outlet 預留數據插座		1	1	1



# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

**SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF 19/F RESIDENTIAL UNITS (UPPER DUPLEX)**  
**19樓住宅單位機電裝置數量說明表 (複式上層)**

樓層 Floor						
單位 Unit			A	B	C	D
Master Bedroom 主人睡房 (M.B.R.)	TV/FM Outlet 電視/電台天線插座		1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1
	13A Single Socket Outlet 13A單位電源插座		2	2	2	2
	Fused Spur Unit for Air-Conditioner 電源接線器供冷氣機		1	1	1	1
	Provision for Data Outlet 預留數據插座		1	1	1	1
Bedroom 2 睡房2 (B.R. 2)	TV/FM Outlet 電視/電台天線插座		1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1
	13A Single Socket Outlet 13A單位電源插座		2	2	2	2
	Fused Spur Unit for Air-Conditioner 電源接線器供冷氣機		1	1	1	1
	Provision for Data Outlet 預留數據插座		1	1	1	1
Bedroom 3 睡房3 (B.R. 3)	TV/FM Outlet 電視/電台天線插座		1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1
	13A Single Socket Outlet 13A單位電源插座		2	2	2	2
	Fused Spur Unit for Air-Conditioner 電源接線器供冷氣機		1	1	1	1
	Provision for Data Outlet 預留數據插座		1	1	1	1
Master Bathroom 主人浴室 (M.B.R. BATH)	TV/FM Outlet 電視/電台天線插座		1	1	1	1
	13A Single Socket Outlet 13A單位電源插座	For LCD TV 供液晶體電視	1	1	1	1
	Fused Spur Unit 電源接線器	For Exhaust Fan 供抽氣扇	1	1	1	1
		For Cabinet Lighting 供櫃燈	1	1	1	1
	13A Single Socket Outlet 13A單位電源插座		1	1	1	1
	Gas Water Heater Controller 煤氣熱水爐控制器		1	1	1	1
Bathroom 2 浴室2 (BATH 2)	Fused Spur Unit 電源接線器	For Exhaust Fan 供抽氣扇	1	1	1	1
		For Cabinet Lighting 供櫃燈	1	1	1	1
	13A Single Socket Outlet 13A單位電源插座		1	1	1	1
	Gas Water Heater Controller 煤氣熱水爐控制器		1	1	1	1
Corridor 走廊	13A Single Socket Outlet 13A單位電源插座		1	1	1	1

## SERVICE AGREEMENTS

### 服務協議

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1. Potable and flushing water is supplied by Water Supplies Department.
2. Electricity is supplied by CLP Power Hong Kong Limited.
3. Towngas is supplied by The Hong Kong and China Gas Company Limited.

1. 食水及沖廁水由水務署供應。
2. 電力由中華電力有限公司供應。
3. 煤氣由香港中華煤氣有限公司供應。

## GOVERNMENT RENT

### 地稅

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The Vendor has paid/will pay the Government rent in respect of the residential property up to and including the date of the respective Assignments of the residential property.

賣方已繳付／將繳付有關住宅物業之地稅，直至及包括有關住宅物業之成交日期為止。

# MISCELLANEOUS PAYMENTS BY PURCHASER

## 買方的雜項付款

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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 the delivery of the vacant possession of the residential property to the purchaser, the purchaser is also liable to pay a debris removal fee.

Remarks:

It may be the case that the debris removal fee is payable to the Manager of the Development instead of the owner.

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. 在向買方交付住宅物業在空置情況下的管有權時，買方須支付清理廢料的費用。

備註：

清理廢料的費用可能須向發展項目的管理人而非擁有人支付。

# DEFECT LIABILITY WARRANTY PERIOD

## 欠妥之處的保養責任期

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

按買賣合約的規定，買賣成交日期後起計六(6)個月內為住宅物業和買賣合約所列出的裝置、裝修物料及設備的欠妥之處的保養責任期。

# MAINTENANCE OF SLOPES

## 斜坡維修

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Not applicable

不適用

# MODIFICATION

## 修訂

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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

### BREAKDOWN OF GFA CONCESSIONS OBTAINED FOR ALL FEATURES

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

		Area(m²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.	Carpark and loading/unloading area excluding public transport terminus	4,555.218
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	495.652
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	1,177.407
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	84.316
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	230.692
4.	Wider common corridor and lift lobby	72.270
5.	Communal sky garden	NIL
6.	Acoustic fin	NIL
7.	Wing wall, wind catcher and funnel	NIL
8.	Non-structural prefabricated external wall	NIL
9.	Utility platform	NIL
10.	Noise barrier	NIL
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	10.000
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	72.242
13.	Covered landscaped and play area	NIL
14.	Horizontal screens/covered walkways, trellis	NIL
15.	Larger lift shaft	46.260

16.	Chimney shaft	NIL
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	NIL
18.	Pipe duct, air duct for mandatory feature or essential plant room	81.116
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	121.754
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	NIL
21.	Void in duplex domestic flat and house	NIL
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	NIL
Other Exempted Items		
23.	Refuge floor including refuge floor cum sky garden	NIL
24.	Other projections	NIL
25.	Public transport terminus	NIL
26.	Party structure and common staircase	NIL
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	1,042.705
28.	Public passage	121.546
29.	Covered set back area	NIL
Bonus GFA		
30.	Bonus GFA	NIL

Note:  
The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2(May 2011 version) issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

### ENVIRONMENTAL ASSESSMENT OF THE BUILDING AND INFORMATION ON THE ESTIMATED ENERGY PERFORMANCE OR CONSUMPTION FOR THE COMMON PARTS OF THE DEVELOPMENT

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

# 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

### 獲寬免總樓面面積的設施分項

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

		面積 (平方米)
根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		
1.	停車場及上落客貨地方（公共交通總站除外）	4,555.218
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	495.652
2.2	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	1,177.407
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	84.316
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	230.692
4.	加闊的公用走廊及升降機大堂	72.270
5.	公用空中花園	沒有
6.	隔聲牆	沒有
7.	翼牆、捕風器及風斗	沒有
8.	非結構預製外牆	沒有
9.	工作平台	沒有
10.	隔音屏障	沒有
適意設施		
11.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	10.000
12.	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	72.242
13.	有上蓋的園景區及遊樂場	沒有
14.	橫向屏障／有蓋人行道、花棚	沒有
15.	擴大升降機井道	46.260
16.	煙囪管道	沒有
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	沒有
18.	強制性設施或必要機房所需的管槽、氣槽	81.116
19.	非強制性設施或非必要機房所需的管槽、氣槽	121.754
20.	環保系統及設施所需的機房、管槽及氣槽	沒有

21.	複式住宅單位及洋房的中空	沒有
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	沒有
其他項目		
23.	庇護層，包括庇護層兼空中花園	沒有
24.	其他伸出物	沒有
25.	公共交通總站	沒有
26.	共用構築物及樓梯	沒有
27.	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	1,042.705
28.	公眾通道	121.546
29.	因建築物後移導致的覆蓋面積	沒有
額外總樓面面積		
30.	額外總樓面面積	沒有

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(2011年5月版本)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。

### 有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

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

# EXAMINATION RECORD

## 檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
15 April 2014 2014年4月15日	12	Location plan is updated. 更新位置圖。
	13	Aerial photograph is updated. 更新鳥瞰照片。
	28, 44	“Flat Roof” means the uppermost roof slab of the Development is added. 新增「平台」指發展項目最高的天台樓板。
	46, 48	Areas of “Roof” under area of other specified items are updated. 更新其他指明項目的面積中「天台」的面積。
	75	English text of item 3(j) in schedule of fittings, finishes and appliances is updated. 更新裝置、裝修物料及設備列表第3(j)細項英文文本。
	79	Chinese text of item 3(j) in schedule of fittings, finishes and appliances is updated. 更新裝置、裝修物料及設備列表第3(j)細項中文文本。
15 July 2014 2014年7月15日	4, 5, 6, 7	“Notes to Purchasers of First-hand Residential Properties” is updated. 更新「一手住宅物業買家須知」。
	12	Location plan is updated. 更新位置圖。
	13A, 13B	Aerial photograph is added. 新增鳥瞰照片。
	14	Outline zoning plan is updated. 更新分區計劃大綱圖。
14 October 2014 2014年10月14日	9	“Holding company of the vendor” is updated. 更新「賣方控權公司」。
	12	Location plan is updated. 更新位置圖。
	13	Aerial photograph is updated. 更新鳥瞰照片。
	13C	Aerial photograph is added. 新增鳥瞰照片。
	76, 79	Model number of built-in Refrigerator in Kitchen of item 6 in schedule of fittings, finishes and appliances is updated. 更新裝置、裝修物料及設備列表第6細項廚房之嵌入式雪櫃型號。

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
12 January 2015 2015年1月12日	12	Location plan is updated. 更新位置圖。
	13C	Aerial photograph is updated. 更新鳥瞰照片。
	81, 87, 95	Mechanical & Electrical Provisions Plan is updated. 更新機電裝置平面圖。
10 April 2015 2015年4月10日	12	Location plan is updated. 更新位置圖。
	13, 13A, 13B, 13C	Aerial photograph is updated. 更新鳥瞰照片。
7 July 2015 2015年7月7日	11	Information on property management is updated. 更新物業管理的資料。
	12	Location plan is updated. 更新位置圖。
	13	Aerial photograph is updated. 更新鳥瞰照片。
	13B, 13C	Page of aerial photograph is deleted. 刪除鳥瞰照片頁次。
2 October 2015 2015年10月2日	12	Location plan is updated. 更新位置圖。
	13, 13A	Aerial photograph is updated. 更新鳥瞰照片。
30 December 2015 2015年12月30日	12	Location plan is updated. 更新位置圖。
	13, 13A	Aerial photograph is updated. 更新鳥瞰照片。
17 March 2016 2016年3月17日	12	Location plan is updated. 更新位置圖。
	13B	Aerial photograph is updated. 更新鳥瞰照片。
	14	Outline zoning plan is updated. 更新分區計劃大綱圖。

# EXAMINATION RECORD

## 檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
3 June 2016 2016年6月3日	9	Information on Vendor and other involved in the Development is updated. 更新賣方及有參與發展項目的其他人的資料。
	12	Location plan is updated. 更新位置圖。
	13B	Aerial photograph is updated. 更新鳥瞰照片。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
2 September 2016 2016年9月2日	12	Location plan is updated. 更新位置圖。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
1 December 2016 2016年12月1日	12	Location plan is updated. 更新位置圖。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
28 February 2017 2017年2月28日	12	Location plan is updated. 更新位置圖。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
5 April 2017 2017年4月5日	73, 77	Items 2(b) and (c) in schedule of fittings, finishes and appliances are updated. 更新裝置、裝修物料及設備列表第2(b)及(c)細項。

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number 頁次	Revision Made 所作修改	
14 June 2017 2017年6月14日	9	Information on Vendor and other involved in the Development is updated. 更新賣方及有參與發展項目的其他人的資料。	
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 14 June 2017 2017年6月14日 檢視之版本之 頁次	Page Number in revised version with examination date on 14 September 2017 2017年9月14日 檢視之版本之 頁次	Revision Made 所作修改
14 September 2017 2017年9月14日	4, 5, 6, 7	4, 5, 6, 7	“Notes to Purchasers of First-hand Residential Properties” is updated. 更新「一手住宅物業買家須知」。
	-	7A, 7B	Content is extended to additional page. 順延排版。
	12	12	Location plan is updated. 更新位置圖。
	14	14	Outline zoning plan is updated. 更新分區計劃大綱圖。



# EXAMINATION RECORD

## 檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 14 September 2017  2017年9月 14日檢視之 版本之頁次	Page Number in revised version with examination date on 13 December 2017  2017年12月 13日檢視之 版本之頁次	Revision Made 所作修改
13 December 2017 2017年12月13日	12	12	Location plan is updated. 更新位置圖。
	13	13	Aerial photograph is updated. 更新鳥瞰照片。
	13A, 13B	-	Aerial photograph is deleted. 刪除鳥瞰照片。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number 頁次	Revision Made 所作修改	
9 March 2018 2018年3月9日	12	Location plan is updated. 更新位置圖。	
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number 頁次	Revision Made 所作修改	
8 June 2018 2018年6月8日	12	Location plan is updated. 更新位置圖。	
	13	Aerial photograph is updated. 更新鳥瞰照片。	

**ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR  
FOR THE DEVELOPMENT:**

賣方就本發展項目指定的互聯網網站的網址：

**[www.thegoldengate.com.hk](http://www.thegoldengate.com.hk)**

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

2. Date of printing of this Sales Brochure: 17 January 2014.

1. 發展項目及其周邊地區日後可能出現改變。

2. 本售樓說明書印製日期：二零一四年一月十七日。

