

公契的摘要

Summary of deed of mutual covenant

Tower Number	Floor	Flat	No. of undivided shares
3	1/F	Flat A on 1/F with Flat Roof adjacent thereto	148/35,816
		Flat B on 1/F with Flat Roof adjacent thereto	150/35,816
	2/F – 21/F* (17 storeys)	Flat A	148/35,816
		Flat B	150/35,816
	22/F	Flat A on 22/F together with Roof immediately above	149/35,816
		Flat B on 22/F together with Roof immediately above	151/35,816
5	1/F	Flat A on 1/F with Flat Roof adjacent thereto	148/35,816
		Flat B on 1/F with Flat Roof adjacent thereto	151/35,816
	2/F – 21/F* (17 storeys)	Flat A	148/35,816
		Flat B	151/35,816
	22/F	Flat A on 22/F together with Roof immediately above	149/35,816
		Flat B on 22/F together with Roof immediately above	152/35,816
6	1/F	Flat A on 1/F with Flat Roof adjacent thereto	148/35,816
		Flat B on 1/F with Flat Roof adjacent thereto	151/35,816
	2/F – 21/F* (17 storeys)	Flat A	148/35,816
		Flat B	151/35,816
	22/F	Flat A on 22/F together with Roof immediately above	149/35,816
		Flat B on 22/F together with Roof immediately above	152/35,816
7	1/F	Flat A on 1/F with Flat Roof adjacent thereto	152/35,816
		Flat B on 1/F with Flat Roof adjacent thereto	148/35,816
	2/F – 21/F* (17 storeys)	Flat A	152/35,816
		Flat B	148/35,816
	22/F	Flat A on 22/F together with Roof immediately above	153/35,816
		Flat B on 22/F together with Roof immediately above	149/35,816

Note: (1) There is no designation of Tower 4.

(2) “*” = There are no designation of 4/F, 13/F and 14/F.

The number of management shares of a residential property is the same as the number of undivided shares allocated to that residential property. However, the total number of undivided shares in the Development is different from the total number of management shares in the Development. The total number of management shares of all residential properties in the Development is 34,212. The total number of management shares in the Development is 35,574.

3. The term of years for which the manager of the development is appointed

Subject to the provisions of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong), and sub-clauses (b) and (c) of clause 2 of sub-section A of section VI of the Deed of Mutual Covenant, the DMC Manager is appointed as the first manager to

manage the land and the development for the initial term of TWO years from the date of the Deed of Mutual Covenant and thereafter shall continue to manage the development until its appointment terminated in accordance with the provisions of the Deed of Mutual Covenant.

4. The basis on which the management expenses are shared among the owners of the residential properties in the development

The Manager shall determine the amount which each Owner shall contribute towards the management expenditure in accordance with the following principles:

- (a) Each Owner of a Unit of the development shall contribute to the amount assessed under Part A of the annual Management Budget in the proportion which the number of the Management Shares allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the development. Part A shall cover the estimated management expenditure which in the opinion of the Manager are attributable to the management and maintenance of the Estate Common Areas and the Estate Common Facilities or for the benefit of all the Owners (excluding those estimated management expenditure contained in Part B and Part C of the Management Budget);
- (b) Each Owner in addition to the amount payable under (a) above shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the development. Part B shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Residential Common Areas and the Residential Common Facilities or solely for the benefit of all the Owners of the Residential Units including but not limited to the expenditure for the operation, maintenance, repair, cleaning, lighting and security of the Recreational Facilities; and
- (c) Each Owner in addition to the amount payable under (a) above shall in respect of each Car Parking Space of which he is the owner contribute to the amount assessed under Part C of the annual Management Budget in the proportion which the number of Management Shares allocated to his Car Parking Space bears to the total number of Management Shares allocated to all Car Parking Spaces of and in the development. Part C shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Car Park Common Areas and the Car Park Common Facilities or solely for the benefit of all the Owners of the Car Parking Spaces.

Unless otherwise determined by the Manager each Owner shall on the first day of each and every calendar month (whether legally demanded or not) pay to the Manager a sum representing one-twelfth of such Owner’s liability to contribute to the management expenditure for that year.

5. The basis on which the management fee deposit is fixed

The first Owner of each Unit shall upon the assignment of the Unit from the Registered Owner deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the Deed of Mutual Covenant a sum equivalent to one month’s monthly contribution of the first year’s budgeted management expenses and such sum shall not be used to set off against monthly contribution of the management expenses or any other contributions to be made by him and such sum is non-refundable but transferable.

6. The area in the development retained by the vendor for its own use

Not applicable.

批地文件的摘要

Summary of land grant

1. 發展項目位於九龍內地段第11125號(「該地段」)。

2. 該地段的批租年期為50年，2010年8月17日開始生效。

3. 「批地文件」第(4)條批地特別條款訂明：

該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任何建築物部份，除作私人住宅用途外不可作任何其他用途。

4. 「批地文件」第(3)條批地特別條款訂明：

「買方」應全面遵照此等「批地條款」和香港現時或隨時生效的所有建築、衛生及規劃相關條例、附例和規例在該地段興建一座或多座建築物。上述建築物應在2016年3月31日(註：該日期已延至2016年6月30日)或之前建成並適宜居住。

5. 「批地文件」第14條批地一般條款訂明：

(a) 根據此等「批地條款」(釋義以本文第20條批地一般條款所訂為準)建造或重建(指如以下(b)款所述重新發展)的整個批租年期內，「買方」應：

(i) 按照核准的設計和分佈及任何核准建築圖則維修所有建築物，並且不作任何修改或改動；及

(ii) 維修現已或日後依照此等「批地條款」或嗣後任何修訂合約建造的所有建築物，以保持其維修充足及狀態良好，並於批租期屆滿或提前終止時以保養完好的狀況交回。

6. 「批地文件」第16條批地一般條款訂明：

此等「批地條款」訂明拓建的任何私家街、私家路及後巷，選址必須令「署長」滿意，並按照「署長」決定納入或不涵蓋於本文協定批授的該地段範圍。無論屬於任何情況，此等私家街、私家路及後巷必須在「政府」規定時免費交還「政府」。如向「政府」交還上述私家街、私家路及後巷，「政府」將進行該處的路面、路緣石、排水渠(包括污水及雨水渠)、渠道及路燈建設工程，費用則由「買方」支付，其後則以公帑維修。如上述私家街、私家路及後巷仍屬於本文協定批授的該地段一部份，「買方」應自費在該處提供照明、路面、路緣石、排水渠、渠道及進行維修工程，以全面令「署長」滿意。「署長」可基於公眾利益按需要在該處執行或達致執行路燈安裝及維修工程，「買方」須承擔路燈安裝工程的資本開支，並且允許工人和車輛自由進出該地段範圍，以便安裝及維修路燈。

7. 「批地文件」第(2)條批地特別條款訂明：

(a) 「買方」確認於本「協議」訂立日，該地段有某些現存建築物及構築物(以下統稱「該等建築物及構築物」)。茲毋損本文第10及11條批地一般條款之一般規定，「買方」將被視為已信納並接受該地段於本「協議」訂立日的情況及狀態，並遵從該等建築物及構築物現存於該處的條件，包括本批地特別條款(b)款界定的「侵佔構築物」，而「買方」不會就此或據此提出任何性質的反對或索償。「買方」將自費拆卸及拆除該地段上的該等建築物及構築物(本批地特別條款(b)款界定的「侵佔構築物」除外)。如因有該等建築物及構築物導致「買方」蒙受任何損害、滋擾、騷擾或損失，「政府」概不承擔任何責任或義務。如因該等建築物及構築物現時存在和其後拆卸及拆除而直接或間接引起任何責任、索償、費用、需索、訴訟或其他程序，「買方」現承諾向「政府」作出賠償並確保其免責。

(b) 茲毋損本批地特別條款(a)款之一般規定，「買方」確認現於土地註冊處註冊及稱為九龍內地段第7991號的毗鄰地段(以下簡稱「毗鄰土地」)上各電纜及水管(統稱「侵佔構築物」)正侵佔該地段內前臨亞皆老街的「粉紅色間黑斜線範圍」(釋義以本文第(6)(a)條批地特別條款所訂為準)一部份。

(c) 「買方」須獨自承擔全責並自費：

(i) 釐清是否需要拆卸或拆除「侵佔構築物」以履行此等「批地條款」訂明的「買方」責任，以及如需要者達致合法拆卸或拆除「侵佔構築物」；及

(ii) 在「侵佔構築物」拆卸或拆除之前達致或安排維修和修理，以保持其維修充足及狀態良好。

(d) 在不損害本批地特別條款(a)款的一般性的原則下，「政府」

對「買方」或任何其他人士就「侵佔構築物」之侵佔、存在、維護、維修、拆卸或移除或任何因侵佔物的侵佔、存在、維護、維修、移除或拆卸或而起或其所連帶的對「買方」或任何其他人士造成或其所蒙受的任何損害、滋擾、干擾或損失並無任何責任、義務或法律責任，亦無任何責任、義務或法律責任進行任何工程或就此對「毗鄰土地」的註冊業主或佔用人或任何其他人士採取任何步驟或法律程序或行動。「買方」不得就任何損害、滋擾、干擾或損失向「政府」或其官員索償。「買方」特此就因「侵佔構築物」的侵佔、存在、狀態、狀況、維護、維修、視察、移除或拆卸直接或間接而起的或與之有關連的所有法律責任、申索、費用、索求、行動或其他程序向「政府」彌償並使之獲得彌償。

8. 「批地文件」第(8)條批地特別條款訂明：

(c) 如康樂設施及該處的附屬設施任何部份(「設施」)豁免根據本批地特別條款(b)款規定計入樓面總面積(以下簡稱「豁免設施」)：

(i) 「買方」應自費維修「豁免設施」以保持其維修充足及狀態良好，並負責運作「豁免設施」以令「署長」滿意；及

(ii) 「豁免設施」只可供現已或日後建於該地段的一座或多座住宅大廈的居民及彼等的真正訪客使用，任何其他人士或人等一概不可使用。

9. 「批地文件」第(9)條批地特別條款訂明：

如非事前獲「署長」書面同意，而「署長」給予同意時可附加其視為恰當的移植、補償園景工程或再植條件，概不可移除或干預任何現於該地段或毗連土地生長的樹木(包括本文第(30)條批地特別條款所載的「綠色間黑斜線範圍」)。

10. 「批地文件」第(10)條批地特別條款訂明：

「買方」應自費在該地段及平台(如有者)的非建設部份進行園景綠化和種植樹木與灌木，其後則負責維修及保養以維持其安全、清潔、整齊和健康，全面令「署長」滿意。

11. 「批地文件」第(18)條批地特別條款訂明：

(a) (i) 該地段應設有令「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌而屬於現已或將會建於該地段各建築物內住宅單位的居民及彼等之真正訪客、來賓或賓客車輛(以下簡稱「住宅停車位」)。住宅停車位的比率按以下表格列明該地段已建或擬建的住宅單位的面積計算(除非署長同意採用不同於以下表格列明的住宅停車位數目之比率)：

每個住宅單位的面積	擬提供的住宅停車位數目
少於40平方米	每10個住宅單位或其中部分得一個停車位
不少於40平方米，但少於70平方米	每6個住宅單位或其中部分得一個停車位
不少於70平方米，但少於100平方米	每2.4個住宅單位或其中部分得一個停車位
不少於100平方米，但少於160平方米	每1.2個住宅單位或其中部分得一個停車位
不少於160平方米	每1個住宅單位得1.5個停車位

(iii) 如現已或將會建於該地段之任何一座住宅大廈有超過75個住宅單位，應額外設置車位供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌而屬於現已或將會建於該地段各建築物內住宅單位居民的彼等真正訪客、來賓或賓客車輛，分配比例為每座住宅單位大廈五(5)個車位或「署長」批准的其他數額。

(iv) 遵照本批地特別條款(a)(i)及(a)(iii)款提供的車位除作兩項條款分別訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途。

(b) (i) 在本特別條款第(a)款提供的車位中，「買方」須按下列比

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率或「署長」批准的其他比率保留與指定車位，供《道路交通條例》、其下的任何規例及任何修訂法例界定的殘疾人士停泊車輛：

- (I) 按本特別條款第(a)(i)分條每200個車位或其中部分，若該部分超過100個車位，設有不少於一個車位(惟至少保留與指定一個車位)；及
- (II) 按本特別條款第(a)(iii)分條，設有不少於一個車位(如有)。

(iii) 遵照本批地特別條款(b)(i)款提供的車位(即供傷殘人士停泊車輛的車位)除供符合《道路交通條例》、其任何相關附屬規例及任何修訂法例傷殘人士定義並且是現已或將會建於該地段各建築物的居民和彼等的真正訪客、來賓及賓客停泊車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛招售等用途。

(c) (i) 該地段範圍內應設立「署長」滿意的車位(以下簡稱「電單車車位」)，以供現已或將會建於該地段各建築物的居民和彼等的真正訪客、來賓及賓客停泊彼等擁有並依據《道路交通條例》、其任何相關附屬規例及任何修訂法例持牌的電單車。按本特別條款第(a)(i)分條規定須提供的住宅車位總數之百分之十(10%)。如果提供的車位數目是小數，須進至下一個整數。

(ii) 遵照本批地特別條款(c)(i)款提供的車位除作該款訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途。

12.「批地文件」第(19)條批地特別條款訂明：

(b) 每個根據本批地特別條款(a)款提供的車位(即供貨車裝卸的客貨上落車位)應闊3.5米，長11.0米，淨空高度最少4.7米。此等車位除用於裝卸與該款所載建築物相關的貨車外，概不可作任何其他用途。

13.「批地文件」第(22)條批地特別條款訂明：

(a) 「住宅車位」及「電單車車位」不可：

(i) 轉讓，除非：

- (I) 連同賦予專有權使用與佔用現已或將會建於該地段各建築物一個或多個住宅單位的不分割份數一併轉讓；或
- (II) 承讓人現時已擁有專有權使用及佔用現已或將會建於該地段各建築物一個或多個住宅單位的不分割份數；或

(ii) 分租(租予現已或將會建於該地段各建築物內住宅單位的居民除外)。

於任何情況下，現已或將會建於該地段各建築物內任何一個住宅單位的業主或居民概不可承讓或承租多於三(3)個「住宅車位」及「電單車車位」。

14.「批地文件」第(24)條批地特別條款訂明：

上述核准圖則註明的車位及客貨上落車位除作本文第(18)及(19)條批地特別條款分明訂明的用途外，不可作任何其他用途。「買方」應依照上述核准圖則維修各車位、客貨上落車位及其他車位，其中包括但不限於電梯、樓梯平台和運轉及通道區，如非事前獲「署長」發出書面同意不得更改佈局。除上述核准圖則註明的車位外，該地段任何部份或該處任何建築物及構築物一律不可作泊車用途。

15.「批地文件」第(27)條批地特別條款訂明：

(a) 如該地段或任何「政府」官地現時或以往曾經配合或因應該地段或其任何部份的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或任何建造或填土工程，或任何性質的斜坡處理工程，或此等「批地條款」規定「買方」執行的其他工程，不論事前是否獲「署長」書面同意，「買方」亦須於當時或嗣後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承或防護結構、排水或輔助工程或其他工程，以

保護和支撐該地段內的土地及任何毗連或毗鄰「政府」官地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。「買方」應在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承或防護結構、排水、輔助工程或其他工程，以保持其維修充足及狀態良好，令「署長」滿意。

(c) 無論何時，如因任何平整、水準測量、發展事宜或「買方」進行的其他工程或任何其他原因則導致或引致該地段範圍內任何土地或任何鄰連或毗鄰「政府」官地或批租土地滑土、山泥傾瀉或地陷，「買方」須自費還原及修復，以令「署長」滿意，並向「政府」、其代理和承辦商作出賠償由此土地滑土、山泥傾瀉或地陷而引起、招致或所蒙受的所有費用、收費、損害、索求及索償。

(d) 除了「批地條款」規定對違反任何該等條款的任何其他權利或濟助外，「署長」有權發出書面通知要求「買方」進行、修建及保養該土地、斜坡處理工程、護土牆或其他承托物、保護物及排水或輔助工程或其他工程或恢復原狀及修葺任何塌方、山泥傾瀉或地陷。如果「買方」不理會或未能在通知指定的時期內執行該通知要求，並使「署長」滿意，「署長」可立即執行與進行任何必要工程。「買方」須在要求時歸還「政府」因此產生的費用連同任何行政費或專業費用及開支。

16.「批地文件」第(29)條批地特別條款訂明：

若於發展或重新發展該地段或其任何部分時曾安裝預應力地錨，「買方」須自費在該預應力地錨的使用期限內定期保養及定期監測該預應力地錨至使「署長」滿意，並須向「署長」提供該等「署長」可不時按其絕對酌情權要求的有關該等監測工程報告及資料。若「買方」忽略或未能進行所要求的監測工程，「署長」可即時進行該等監測工程，且「買方」須應要求「政府」繳付該等工程的費用。

17.「批地文件」第(30)條批地特別條款訂明：

(a) 「買方」應依照「署長」全權酌情指定，自費在本文所夾附圖則以綠色間黑斜線顯示的範圍(以下簡稱「綠色間黑斜線範圍」)進行和完成令「署長」滿意的土力勘探工程及斜坡處理工程、山泥傾瀉預防、緩減及補救工程，並於本文所訂的整個批租期內自費維修「綠色間黑斜線範圍」，包括該處所有土地、斜坡處理工程、護土結構、排水及任何其他工程，以保持其維修充足及狀態良好，令「署長」滿意。如「綠色間黑斜線範圍」於本文所訂的整個批租期內發生山泥傾瀉、地陷或土地滑土，或「署長」認為(其決定將作終論並對「買方」約束)任何毗連或毗鄰土地因此受損，「買方」必須自費以「署長」滿意的方式修復還原。「買方」亦須向「政府」、其代理及承辦商賠償由此招致之所有索償、訴訟、費用、損害與開支，並確保彼等免責。再者，「買方」時刻均應確保「綠色間黑斜線範圍」無任何非法挖掘或傾倒工程。如事前獲「署長」發出書面批准，「買方」可架設圍欄或其他屏障防止此等非法活動。如有違反此等「批地條款」，「署長」除擁有本文訂明的其他權利或補償權外，並有權隨時發出書面通知，要求「買方」執行土力勘探工程、斜坡處理工程、山泥傾瀉預防、緩減及補救工程，以及維修或修復還原任何受山泥傾瀉、地陷或土地滑土影響的土地、結構或工程。如「買方」疏忽或未能以「署長」滿意的方式在通知書訂明的期限內履行通知的規定，「署長」可於期限屆滿後執行及進行所需工程，「買方」須於接獲通知時向「政府」償還有關的費用。

(b) 儘管本批地特別條款(a)款另有規定，本批地特別條款訂明「買方」就「綠色間黑斜線範圍」或其任何部分的責任及權利，將於「政府」向「買方」發出有關通知後絕對地終止。「買方」不得就其因上述終止所招致的任何損失、損害、滋擾或開支向「政府」或「署長」或其授權人員提出申索。但是，上述終止並不妨礙「政府」就任何先前違約、不履行或不遵守上述(a)款的行為而有的任何權利或濟助。

(c) 若「買方」就「綠色間黑斜線範圍」或其任何部分的責任及權利按本批地特別條款(b)款終止，「政府」、其官員、承辦商及任何其他獲其授權的人士有權免費自由進出穿越該地段或其任

批地文件的摘要

Summary of land grant

何部分，不論是否帶備工具、設備、機器或車輛，以於「綠色間黑斜線範圍」內或上進行「政府」要求或授權的視察及保養維修工程，包括但不限於斜坡處理工程及山泥傾瀉的預防、緩解及補救工程及任何其他工程(下稱「維修保養工程」)。在不損害上述條文的原則下，若及當「政府」已指定另一人(包括但不限於毗鄰土地的業主或佔用人)承擔「綠色間黑斜線範圍」維修及保養的責任，「買方」須在若或當「署長」不時於任何時間要求時於「署長」要求的時限內容許該另一人、其人員、承辦商及授權人士在向「買方」給予合理事先通知後有權免費自由進出穿越該地段或其任何部分，不論是否帶備工具、設備、機器或車輛，以進行「維修保養工程」。「政府」就因其於行使本(c)款賦予的權利或該另一人行使本(c)款訂明的權利而起的或其連帶的對「買方」或任何其他人士所造成的或其所蒙受的任何損失、損害、滋擾或干擾並無任何責任，「買方」亦不得就該等損失、損害、滋擾或干擾對「政府」、其官員、承辦商及任何其他獲授權人士索償。

- (d) 為免生疑問，即使本文有任何規定，「政府」、「署長」及其官員對「買方」或任何其他人士就因「綠色間黑斜線範圍」內的任何斜坡、其狀態或其維修保養之缺乏對「買方」或任何其他人士造成的或其所蒙受的任何損失、損害、滋擾或干擾並無任何義務、法律責任或責任，亦無義務、法律責任或責任進行或安排進行「維修保養工程」或就此對任何人採取任何步驟或法律程序或行動。

18.「批地文件」第(31)條批地特別條款訂明：

- (a) 倘若該土地或其他受開發該土地所影響的區域之泥土、廢土、瓦礫、建築廢料或建材(「該等廢料」)遭侵蝕、沖洗或傾倒到公共巷徑或道路上，或路旁暗渠、前濱或海牀、污水渠、雨水渠或溝渠或其他「政府」財產(「該等政府財產」)，「買方」須自費清理「該等廢料」並補救「該等廢料」對「該等政府財產」造成的損壞。「買方」須對上述侵蝕、沖洗或傾倒對私人財產造成的任何損壞或滋擾所引致的一切訴訟、申索及索求向「政府」作出彌償。
- (b) 儘管有本批地特別條款第(a)段，「署長」可以(惟沒有義務)應「買方」要求清理「該等廢料」並補救「該等廢料」對「該等政府財產」造成的損壞，而「買方」須應要求向「政府」支付有關費用。

19.「批地文件」第(32)條批地特別條款訂明：

「買方」須在任何時候，特別是在進行任何建築、保養、翻新或維修工程(以下簡稱「工程」)期間，採取或促使他人採取一切適當及足夠的謹慎、技巧及預防措施，以避免對在該地段、綠色間黑斜線範圍或上述各項中之全部或任何部分之任何組合之上、上面、之下或毗鄰的任何「政府」或其他現有排水渠、水路或水道、總水管、道路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務設施」)造成任何損壞、干擾或阻礙。「買方」須於進行任何「工程」前進行或安排進行所需的適當搜查及勘探，以確定「服務設施」之位置及水平高度，及須就如何處理任何或會受「工程」影響之「服務設施」向「署長」提交書面建議書供其就各方面批核，且不得於「署長」就「工程」及上述建議書發出書面批准前進行任何工程。「買方」須遵守及自費達成「署長」於發出上述批准時可就「服務設施」施加的要求，包括任何必要的改道、重鋪或復修的成本。「買方」須自費在一切方面維修、彌補及修復由「工程」不論以任何方式引起的對該地段、綠色間黑斜線範圍或上述各項中之全部或任何部分之任何組合或任何「服務設施」造成的任何損壞、干擾或阻礙(明渠、污水渠、雨水渠、排水渠或總水管除外，其須由「署長」負責修復(除非「署長」另作選擇)，且「買方」須應要求向「政府」支付該等工程的費用)，使「署長」滿意。倘「買方」未能進行任何該地段、綠色間黑斜線範圍或上述各項中之全部或任何部分之任何組合或任何「服務設施」之改道、重鋪、維修、補救及復原至使「署長」滿意，「署長」可進行其認為有需要的改道、重鋪、維修、補救及復原，且「買方」須應要求向「政府」支付有關工程之費用。

20.「批地文件」第(33)條批地特別條款訂明：

- (a) 「買方」應自費以「署長」滿意的方式在該地段邊界範圍內或「政府」官地建造和維修「署長」視為必要的排水渠及水渠，以截流和輸送所有落下或流進該地段的暴雨水或雨水，排放至附近的河溪、集水井、水道或「政府」雨水渠。如因上述暴雨水或雨水造成損害或滋擾以致引起任何訴訟、索償及索求，「買方」必須獨力承擔責任並向「政府」及其官員賠償。
- (b) 「署長」可進行將該地段任何排水渠及污水渠接駁至「政府」雨水渠及污水管(當已鋪設及啟用)，毋須就由此引致的損失或損害向「買方」承擔責任，且「買方」須應要求向「政府」支付上述接駁工程的費用。另一選擇是，「買方」可自費進行上述接駁工程，至使「署長」滿意，且在該情況下，「買方」須自費保養任何一段建於「政府」土地上的接駁工程，及應要求將其移交予「政府」供其日後保養(保養費用由「政府」支付)，且「買方」須應要求向「政府」支付上述接駁工程的技術審核費用。如「買方」未能保養上述接駁工程中建於「政府」土地上的任何一段，「署長」可進行其認為有需要的保養工程，且「買方」須應要求向「政府」支付有關工程的費用。

21.「批地文件」第(36)條批地特別條款訂明：

該地段不可搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，不論屬於陶泥金塔或骨灰盅等。

註：

本節中「買方」一詞指「批地文件」訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司「買方」則包括其繼承人及受讓人。

批地文件的摘要

Summary of land grant

1. The development is situated on Kowloon Inland Lot No.11125 (“the lot”).
2. The lot was granted for a term of 50 years commencing from 17th August 2010.
3. Special Condition No. (4) of the Land Grant stipulates that:-

The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.
4. Special Condition No.(3) of the Land Grant stipulates that:-

The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, byelaws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of March, 2016 (Note: that date has been extended to 30th June 2016).
5. General Condition No. 14 of the Land Grant provides that:-
 - (a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) below) in accordance with these Conditions (as defined in General Condition No. 20 hereof):-
 - (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
 - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
6. General Condition No. 16 of the Land Grant stipulates that:-

Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Purchaser and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Purchaser in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Purchaser shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.
7. Special Condition No.(2) of the Land Grant provides that:-
 - (a) The Purchaser acknowledges that as at the date of this Agreement, there are some buildings and structures existing on the lot (hereinafter collectively referred to as “the said buildings and structures”). Without prejudice to the generality of the provisions of General Condition Nos. 10 and 11 hereof, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing on the date of this Agreement subject to the existence of the said buildings and structures including the Encroaching Structures as defined in sub-clause (b) of this Special Condition and no objection or claim of whatever nature shall be made or raised by the Purchaser in respect or on account of the same. The Purchaser shall demolish and remove at his own expense the said buildings and structures (other than the Encroaching Structures as defined in sub-clause (b) of this Special Condition) from the lot. The Government shall be under no responsibility or liability for any damage, nuisance, disturbance or loss caused to or suffered by the Purchaser by reason of the presence of the said buildings and structures and the Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liability, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence and subsequent demolition and removal of the said buildings and structures.
- (b) Without prejudice to the generality of the provision of sub-clause (a) of this Special Condition, the Purchaser acknowledges that the cables and pipes of the adjoining lot now known and registered in the Land Registry as Kowloon Inland Lot No.7991 (hereinafter referred to as “the Adjoining Land”) encroach upon part of the lot within such part of the Pink Hatched Black Area (as defined in Special Condition No.(6)(a) hereof) fronting Argyle Street (hereinafter collectively referred to as “the Encroaching Structures”).
- (c) The Purchaser shall have the sole responsibility at his own cost and expense:
 - (i) to determine whether the demolition or removal of the Encroaching Structures is necessary for fulfilling the Purchaser’s obligations under these Conditions, and if necessary, to procure the lawful demolition or removal of the Encroaching Structures; and
 - (ii) to procure or make arrangement for the maintenance and repair of the Encroaching Structures in good repair and condition prior to their demolition or removal.
- (d) Without prejudice to the generality of the provision of sub-clause (a) of this Special Condition, the Government shall be under no responsibility, obligation or liability whatsoever to the Purchaser or any other persons in respect of the encroachment by or the presence, maintenance, repair, removal or demolition of the Encroaching Structures or any damage, nuisance, disturbance or loss whatsoever caused to or suffered by the Purchaser any other persons by reason of or arising out of or incidental to the encroachment by or the presence, maintenance, repair, removal or demolition of the Encroaching Structures or the carrying out of any works or the taking of any steps or legal proceedings or actions against the registered owners or occupiers of the Adjoining Land or any other persons in respect thereof. No claim for compensation shall be made against the Government or its officers by the Purchaser in respect of any such damage, nuisance, disturbance or loss. The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liability, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the encroachment by and the presence, state, condition, maintenance, repair, inspection, removal and demolition of the Encroaching Structures.
8. Special Condition No.(8) of the Land Grant provides that:-
 - (c) In the event that any part of the recreational facilities and facilities ancillary thereto (“the Facilities”) is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as “the Exempted Facilities”):
 - (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
 - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected within the lot and their bona fide visitors and by no other person or persons.
9. Special Condition No.(9) of the Land Grant stipulates that:-

No tree growing on the lot or adjacent thereto (including the Green Hatched Black Area referred to in Special Condition No. (30) hereof) 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.
10. Special Condition No.(10) of the Land Grant stipulates that:-

The Purchaser shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy

批地文件的摘要

Summary of land grant

- and healthy condition all to the satisfaction of the Director.
11. Special Condition No.(18) of the Land Grant provides that:-
- (a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erect or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as “the Residential Parking Spaces”) at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below (unless the Director consents to a rate for or to a number of the Residential Parking Spaces different from those set out in the table below)

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 10 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 6 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 2.4 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 1.2 residential units or part thereof
Not less than 160 square metres	1.5 spaces for every residential unit

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

(iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

(b) (i) Out of the spaces provided under sub-clauses (a) of this Special Condition, the Purchaser shall reserve and designate spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates or at such other rates as may be approved by the Director:

(I) not less than one space for every 200 spaces provided in accordance with sub-clause (a)(i) of this Special Condition or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated); and

(II) one space out of the spaces (if any) provided in accordance with sub-clause (a)(iii) of this Special Condition.

(iii) The spaces provided under sub-clause (b)(i) of this Special Condition shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or for the provision of car cleansing services or otherwise.
- (c) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as “the Motor Cycle Parking Spaces”) at a rate of 10 percent of the total number of spaces required to be provided under sub-clause (a)(i) of this Special Conditions unless the Director consents to another rate provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.

(ii) The spaces provided under sub-clause (c)(i) of this Special Condition shall not be used for any purpose other than for the purpose set out therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

12. Special Condition No.(19) of the Land Grant stipulates that:-

(b) Each of the spaces provided under sub-clause (a) of this Special Condition (i.e. spaces for the loading and unloading of goods vehicles) 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 buildings referred to therein.

13. Special Condition No.(22) of the Land Grant stipulates that:-

(a) The Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:

(i) assigned except

(I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the 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.

14. Special Condition No.(24) of the Land Grant stipulates that:-

The said parking and loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Condition Nos. (18) and (19) hereof. The Purchaser shall maintain the parking, loading and unloading spaces and other spaces, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the lot or any building or structure thereon shall be used for parking purposes.

15. Special Condition No.(27) of the Land Grant stipulates that:-

(a) Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as

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Summary of land grant

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.

- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

16. Special Condition No.(29) of the Land Grant stipulates that:-

Where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Purchaser shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Purchaser shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Purchaser shall on demand repay to the Government the cost thereof.

17. Special Condition No.(30) of the Land Grant stipulates that:-

- (a) The Purchaser shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed hereto (hereinafter referred to as “the Green Hatched Black Area”) as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Purchaser), have also been affected. The Purchaser hereby indemnifies and shall keep indemnified the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping.

In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing to call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof.

- (b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Purchaser in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the Purchaser in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of the said sub-clause (a).
 - (c) In the event the obligations and rights of the Purchaser in respect of the Green Hatched Black Area or any part thereof determine in accordance with sub-clause (b) of this Special Condition, the Government, its officers, contractors and any other persons authorized by it or them with or without tools, equipment, machinery or motor vehicles shall have the right of unrestricted ingress, egress and regress to, from and through the lot or any part thereof free of costs for the purposes of inspecting, and carrying out maintenance and repair works including but not limited to slope treatment, landslide preventive, mitigation and remedial works and any other works (hereinafter referred to as “the Maintenance and Repair Works”) which the Government may require or authorize in and on the Green Hatched Black Area. Without prejudice to the aforesaid provisions, if and when the Government has designated the maintenance and repair responsibility of the Green Hatched Black Area to another party, including but not limited to the owners or occupiers of any adjoining land, the Purchaser shall, if and when and for such period or periods as required by the Director at any time and from time to time permit such other party, his officers, contractors, and authorized persons with or without tools, equipment, machinery or motor vehicles upon reasonable prior notice being given to the Purchaser the right of unrestricted ingress, egress and regress to, from and through the lot or any part thereof free of costs for the purposes of carrying out the Maintenance and Repair Works. The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the exercise of the rights of the Government conferred under this sub-clause (c) or the exercise of the rights provided under this sub-clause (c) by such other party or otherwise, and no claim for compensation shall be made by the Purchaser against the Government, its officers, contractors and any other persons authorized by it or them in respect of any such loss, damage, nuisance or disturbance.
 - (d) For the avoidance of doubt, notwithstanding anything herein contained, the Government, the Director and his officers shall be under no obligation, liability or responsibility whatsoever towards the Purchaser or any other persons in respect of any damage, nuisance or disturbance caused to or suffered by the Purchaser or any other persons by reason of any slopes within the Green Hatched Black Area, its or their state and condition or any lack of maintenance or repair thereof or to carry out or cause to be carried out the Maintenance and Repair Works or to take any steps or legal proceedings or actions against any persons in respect thereof.
- #### 18. Special Condition No.(31) of the Land Grant stipulates that:-
- (a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as “the waste”) from the lot, or from other areas affected by any development of the lot

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Summary of land grant

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.

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

19. Special Condition No.(32) of the Land Grant stipulates 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, the Green Hatched Black Area or any combination of all or any part thereof (hereinafter collectively referred to as “the Services”). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot, the Green Hatched Black Area or any combination of all or any part thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot, the Green Hatched Black Area or any combination of all or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

20. Special Condition No.(33) of the Land Grant stipulates 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 and in such case any section of the said connection works which is constructed within Government land shall be maintained by

the Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

21. Special Condition No. (36) of the Land Grant stipulates that:-

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

Remarks : The “Purchaser” as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in case of a corporation its successors and assigns.

公共設施及公眾休憩用地的資料

Information on public facilities and public open space

不適用

Not applicable

對買方的警告

Warning to purchasers

1. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突—

(a) 該律師事務所可能不能夠保障買方的利益；及

(b) 買方可能要聘用一間獨立的律師事務所；及

(c) 如屬上述(b)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。

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-

(a) that firm may not be able to protect the purchaser’s interests; and

(b) the purchaser may have to instruct a separate firm of solicitors; and

(c) that in the case of paragraph (b) above, 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.

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發展項目中的建築物的橫截面圖

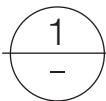
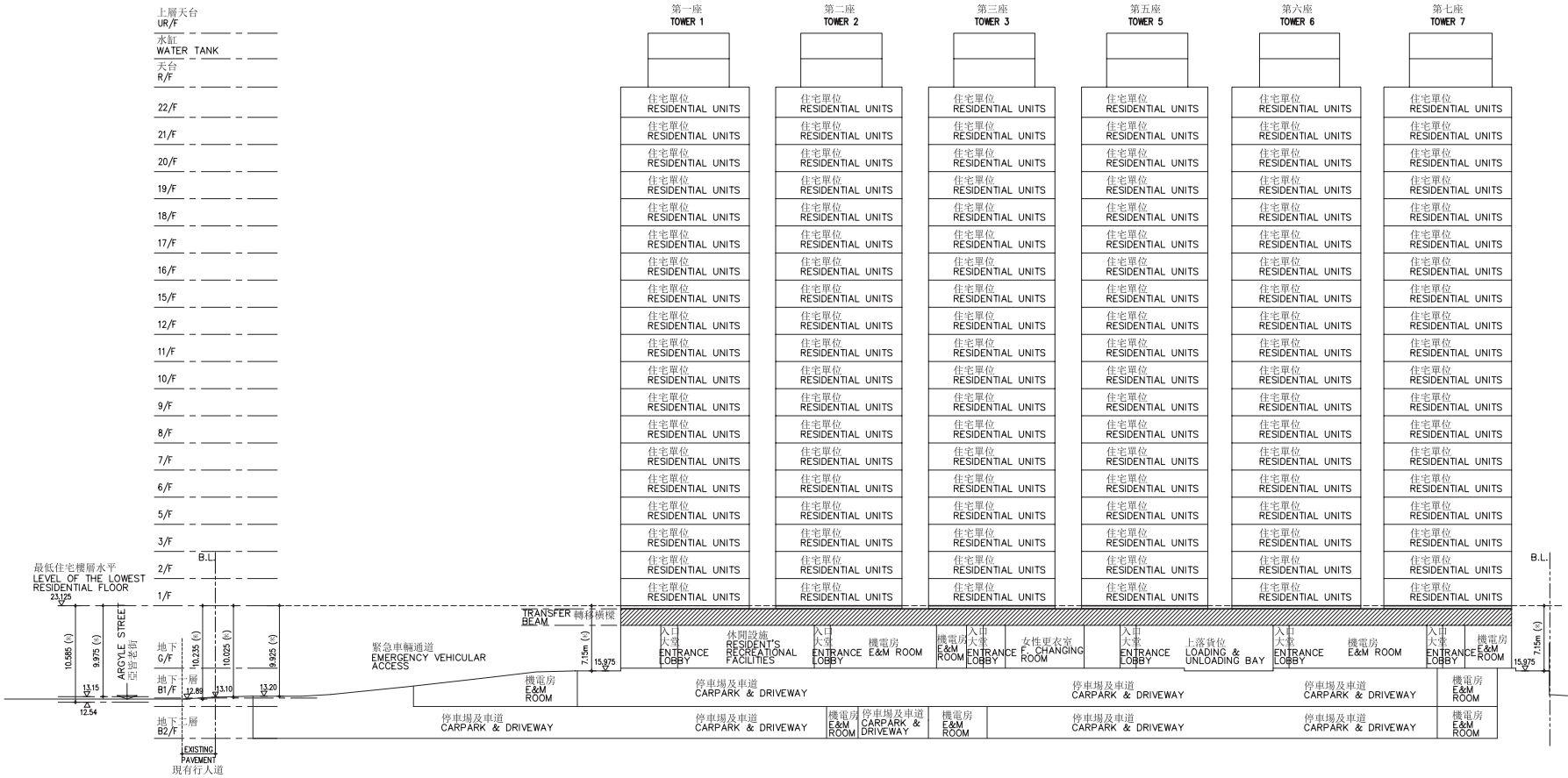
Cross-section plan of building in the development



索引圖 KEY PLAN

發展項目中的建築物的橫截面圖

Cross-section plan of building in the development



橫截面圖E-E

CROSS-SECTION PLAN E-E

毗連建築物(第一座)的一段亞皆老街為香港主水平基準以上12.54至13.15米。

The part of the Argyle Street adjacent to the building (Tower 1) is 12.54 to 13.15 metres above the Hong Kong Principal Datum.

毗連建築物(第一座)的一段緊急車輛通道為香港主水平基準以上13.10至15.975米。

The part of the Emergency Vehicular Access adjacent to the building (Tower 1) is 13.10 to 15.975 metres above the Hong Kong Principal Datum.

毗連建築物(第一座)的一段現有行人道為香港主水平基準以上12.89至13.10米。

The part of the Existing Pavement adjacent to the building (Tower 1) is 12.89 to 13.10 metres above the Hong Kong Principal Datum.

虛線為最低住宅樓層水平

--- Dotted line denotes the lowest residential floor

邊界線

B.L. = Boundary Line

香港主水平基準以上高度(米)

▽ height in metres above Hong Kong Principal Datum (HKPD)

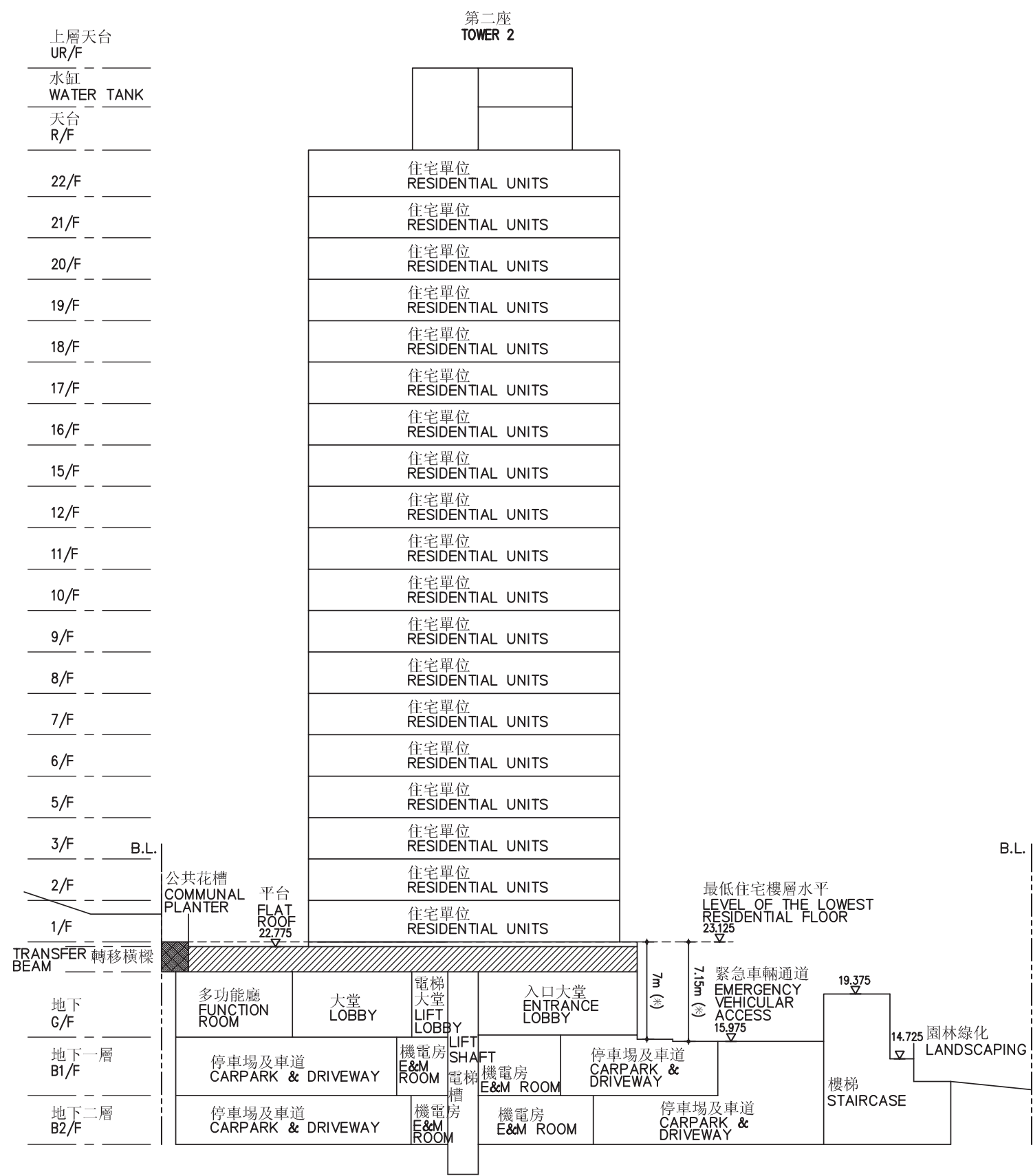
Cross-section plan of building in the development



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

發展項目中的建築物的橫截面圖

Cross-section plan of building in the development



1

橫截面圖G-G

CROSS-SECTION PLAN G-G

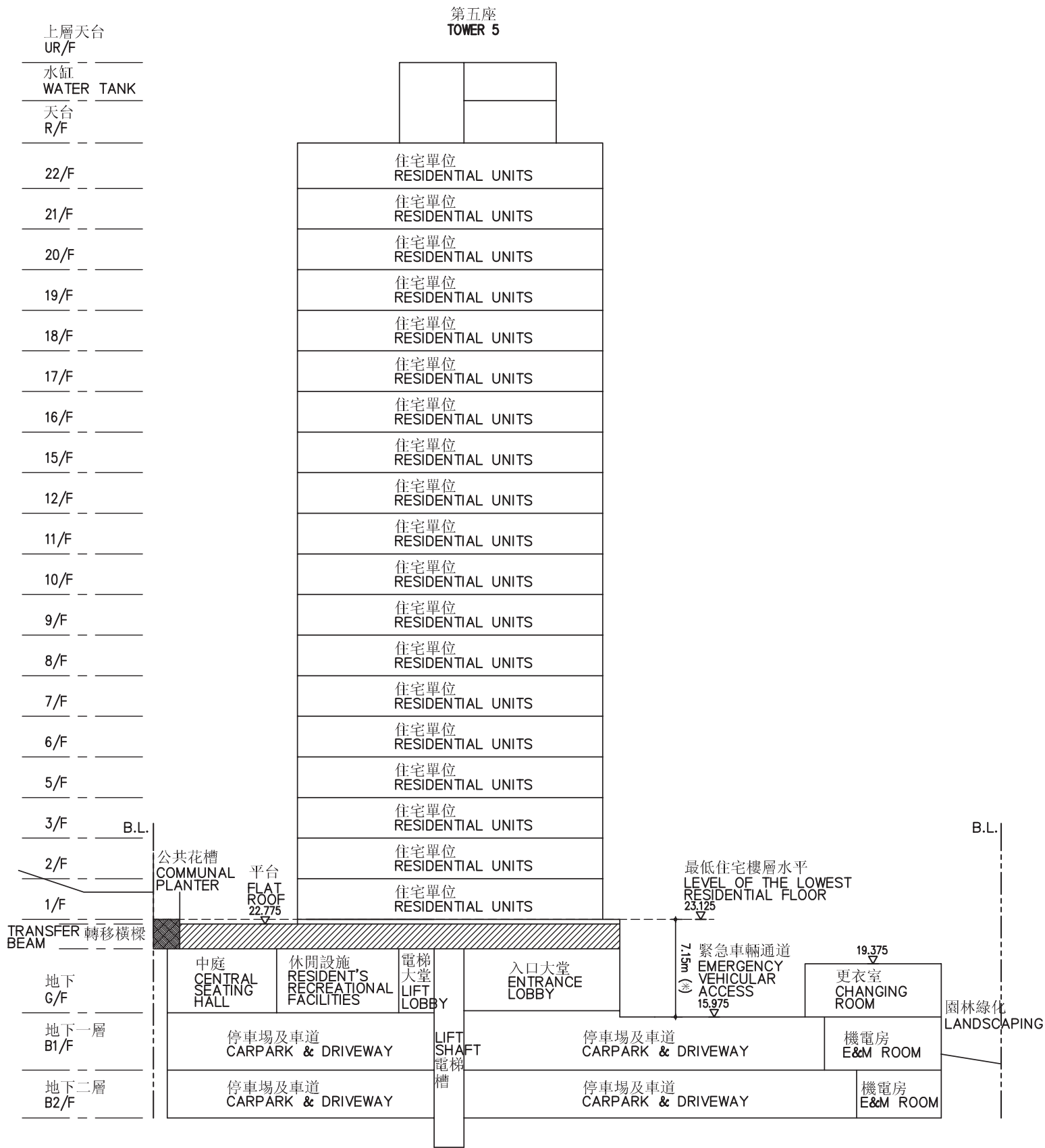
- 虛線為最低住宅樓層水平
- Dotted line denotes the lowest residential floor
- 邊界線
- B.L. = Boundary Line
- 香港主水平基準以上高度(米)
- height in metres above Hong Kong Principal Datum (HKPD)

Cross-section plan of building in the development



發展項目中的建築物的橫截面圖

Cross-section plan of building in the development



1

橫截面圖I-I

CROSS-SECTION PLAN I-I

- 虛線為最低住宅樓層水平
- Dotted line denotes the lowest residential floor
- B.L. = 邊界線
- B.L. = Boundary Line
- ▽
- 香港主水平基準以上高度(米)
- height in metres above Hong Kong Principal Datum (HKPD)

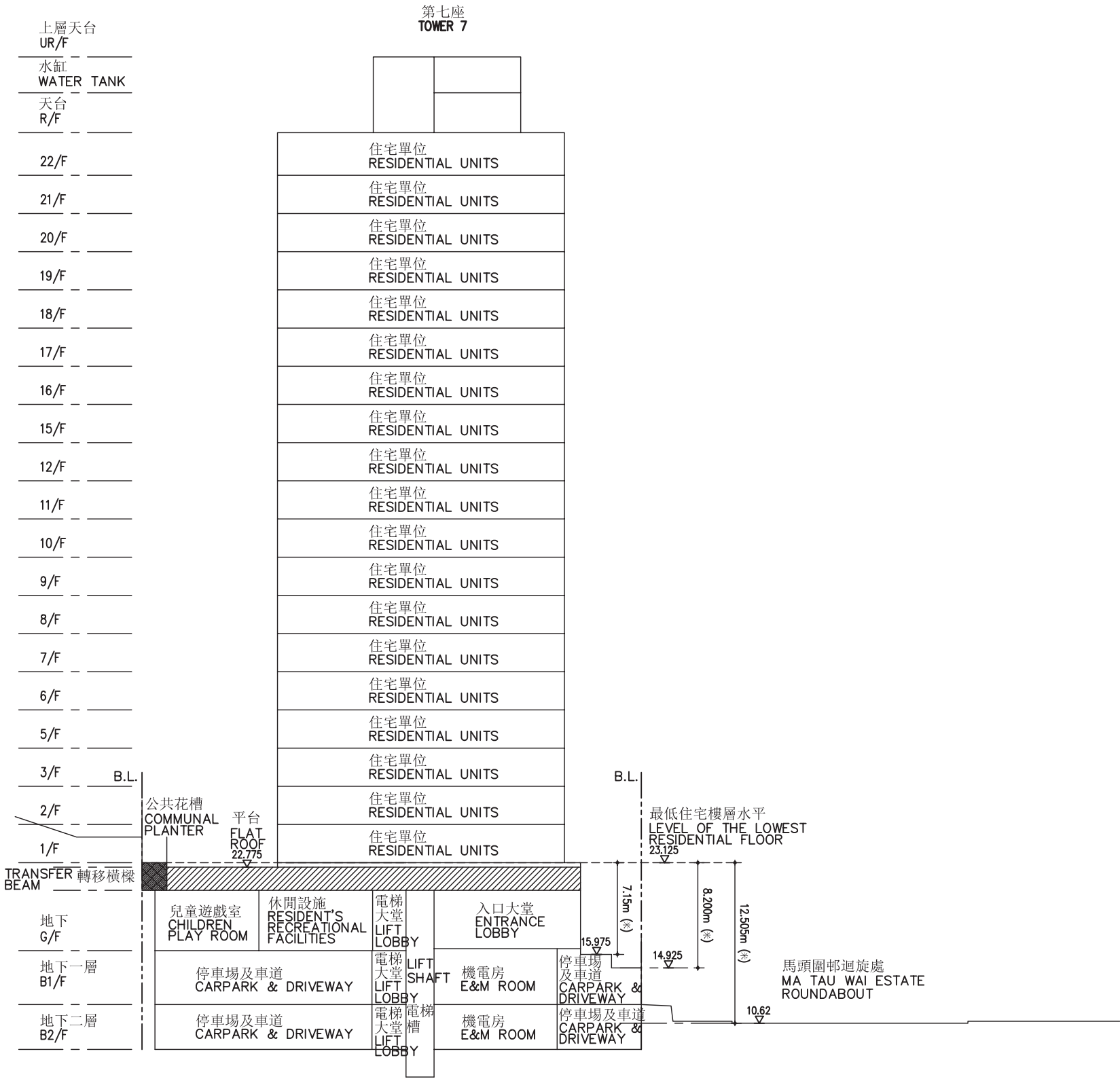
Cross-section plan of building in the development



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

發展項目中的建築物的橫截面圖

Cross-section plan of building in the development



1

橫截面圖K-K

CROSS-SECTION PLAN K-K

- 虛線為最低住宅樓層水平
- Dotted line denotes the lowest residential floor
- 邊界線
- B.L. = Boundary Line
- 香港主水平基準以上高度(米)
- ▽ height in metres above Hong Kong Principal Datum (HKPD)

立面圖
Elevation plan



索引圖 KEY PLAN

立面圖 Elevation plan



立面圖A
ELEVATION A

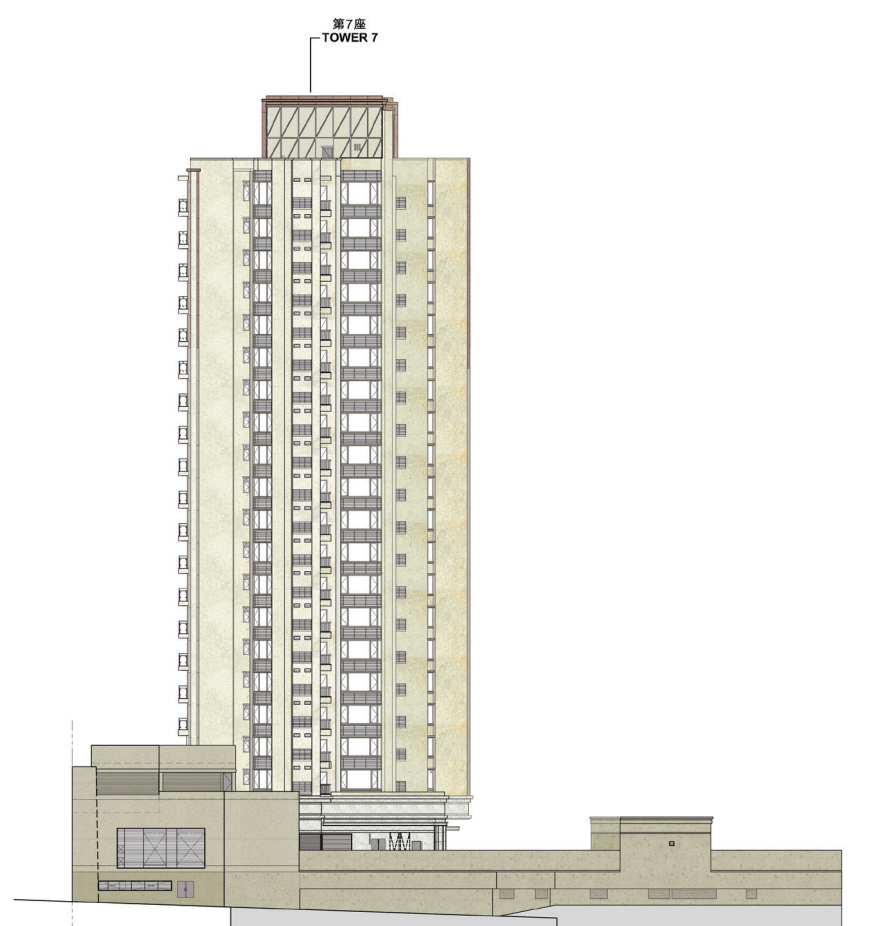
發展項目的認可人士已經證明該等立面：

- (a) 以2015年4月13日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

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

- (a) are prepared on the basis of the approved building plans for the Development as of 13th April 2015; and
- (b) are in general accordance with the outward appearance of the Development.

立面圖 Elevation plan



立面圖B
ELEVATION B

發展項目的認可人士已經證明該等立面：

- (a) 以2015年4月13日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

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

- (a) are prepared on the basis of the approved building plans for the Development as of 13th April 2015; and
- (b) are in general accordance with the outward appearance of the Development.

立面圖 Elevation plan



立面圖C
ELEVATION C

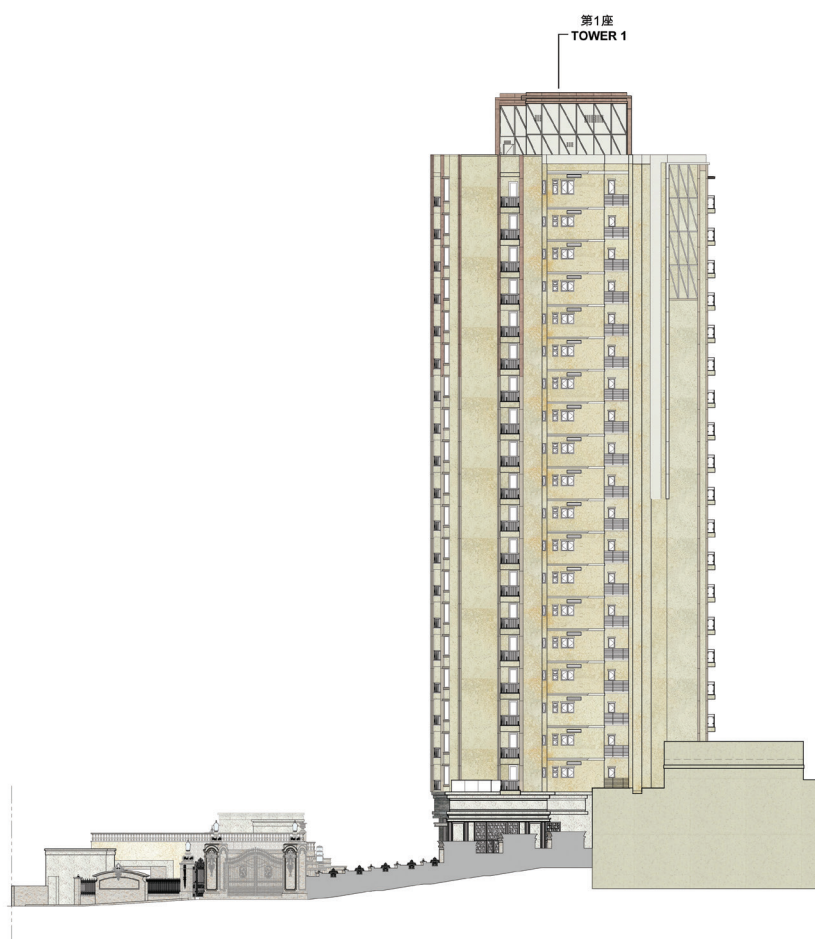
發展項目的認可人士已經證明該等立面：

- (a) 以2015年4月13日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

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

- (a) are prepared on the basis of the approved building plans for the Development as of 13th April 2015; and
- (b) are in general accordance with the outward appearance of the Development.

立面圖 Elevation plan



立面圖D
ELEVATION D

發展項目的認可人士已經證明該等立面：

- (a) 以2015年4月13日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

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

- (a) are prepared on the basis of the approved building plans for the Development as of 13th April 2015; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目中的公用設施的資料

Information on common facilities in the development

- (a) 住客會所(包括供住客使用的任何康樂設施)

a residents’ clubhouse (including any recreational facilities for residents’ use):

(該設施部分有上蓋遮蓋、部分無上蓋遮蓋)

(Part of such facilities are covered and part of such facilities are not covered)

1,831.396平方米m² (有上蓋遮蓋 Covered)

252.876平方米m² (沒有上蓋遮蓋 Not Covered)

2,084.272 平方米m² (總面積 Total Area)
- (b) 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)

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):

不適用 Not applicable
- (c) 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)

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):

不適用 Not applicable

附註：以平方呎顯示之面積均依據1平方米=10.7639平方呎換算，並四捨五入至0.001平方呎。

Remark: Areas in square feet are converted at a rate of 1 square metre to 10.7639 square feet and rounded to the nearest 0.001 square feet.

閱覽圖則及公契

Inspection of plans and deed of mutual covenant

1. 關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：www.ozp.tpb.gov.hk

2. 指明住宅物業的每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。無須為閱覽付費。
1. The address of the website on which a copy of the outline zoning plan relating to the development is available is: www.ozp.tpb.gov.hk.

2. A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified residential property is offered to be sold. The inspection is free of charge.

裝置、裝修物料及設備

Fittings, finishes and appliances

1. 外部裝修物料	
細項	描述
(a) 外牆	住宅大廈外牆裝修物料為外牆磚、瓷磚、外牆漆、鋁板裝飾及玻璃。大廈平台鋪砌天然石、瓷磚、外牆漆及鋁板裝飾。
(b) 窗	選用氟碳噴塗鋁質窗框。 所有客廳、飯廳及睡房窗選用透明玻璃。 所有浴室、廚房及儲物房窗選用半透明玻璃。
(c) 窗台	窗台的用料為鋼筋混凝土、氟碳噴塗鋁質窗框、透明玻璃、強化玻璃護欄及窗台板鋪砌天然石材。
(d) 花槽	不適用
(e) 陽台或露台	外牆： 鋪砌外牆磚、天然石、強化夾層玻璃、鋁金屬裝飾，裝設金屬及玻璃圍欄及石材扶手。 天花： 各座22樓單位：鋁質假天花。 其他單位：批盪後再髹外牆漆。 地台： 鋪砌天然石。 所有露台皆有蓋。 沒有陽台
(f) 乾衣設施	沒有
2. 室內裝修物料	
細項	描述
(a) 大堂	入口大堂牆身以天然石材、批盪後噴漆、裝飾牆紙、裝飾鏡及不銹鋼裝飾至見光處。地台鋪砌天然石材至見光處。假天花做石膏板至見光處。 各層住宅入口大堂牆身以天然石材、裝飾鏡及不銹鋼裝飾至見光處。地台鋪砌天然石材至見光處。假天花做石膏板，批盪後再髹乳膠漆至見光處。
(b) 內牆及天花板	<u>所有單位(第3座18樓A單位及第6座12樓A單位除外)</u> 牆身： 客廳、飯廳及睡房—見光處批盪後再髹乳膠漆。 天花： 客廳、飯廳及睡房—見光處批盪後再髹乳膠漆，石膏板假天花，批盪後再髹乳膠漆至見光處。 <u>第3座18樓A單位</u> 牆身： 客廳、飯廳牆身鋪貼牆紙、木飾面板、皮革面板及裝飾鏡作裝飾。 主人睡房牆身鋪貼牆紙、木飾面板、人造皮革面板及裝飾鏡作裝飾。 睡房1牆身鋪貼牆紙、木飾面板、捫布面板及裝飾鏡作裝飾。 睡房2牆身鋪貼牆紙及皮革面板作裝飾。 睡房3牆身鋪貼牆紙及捫布面板作裝飾。 天花： 客廳、飯廳及睡房天花見光處批盪後再髹乳膠漆，石膏板假天花，批盪後再髹乳膠漆至見光處。

	<u>第6座12樓A單位</u> 牆身： 客廳、飯廳牆身鋪貼牆紙、木飾面板、石材、不銹鋼條及裝飾鏡作裝飾。 主人睡房牆身鋪貼牆紙、木飾面板、捫布面板裝飾。 睡房1牆身鋪貼牆紙、木飾面板裝飾、捫布面板及裝飾鏡作裝飾。 睡房2牆身鋪貼牆紙及捫布面板作裝飾。 睡房3牆身鋪貼牆紙裝飾。 天花： 客廳、飯廳及睡房天花見光處批盪後再髹乳膠漆，石膏板假天花，批盪後再髹乳膠漆至見光處。
(c) 內部地板	<u>所有單位(第3座18樓A單位及第6座12樓A單位除外)</u> 客廳、飯廳及睡房見光處地台鋪砌木地板、木腳線及天然石材。 <u>第3座18樓A單位及第6座12樓A單位</u> 客廳、飯廳地台見光處鋪砌天然石材。 睡房地台見光處鋪砌木地板及金屬飾面腳線。
(d) 浴室	牆身： 主人浴室、浴室1及浴室2(第3座18樓A單位及第6座12樓A單位浴室2除外)： 鋪砌天然石材、水晶裝飾線、不銹鋼及鏡至假天花見光處。 第3座18樓A單位及第6座12樓A單位浴室2： 鋪貼天然石材及裝飾鏡至假天花見光處。 浴室3： 鋪砌瓷磚至假天花見光處。 天花： 主人浴室： 裝設鋁質假天花至見光處及石膏板天花批盪後再髹乳膠漆至見光處。 其他浴室： 裝設鋁質假天花至見光處。 地台： 主人浴室、浴室1及浴室2： 鋪砌天然石材至見光處。 浴室3： 鋪砌瓷磚至見光處。
(e) 廚房	牆身： 鋪砌天然石、不銹鋼及鏡至假天花見光處。 天花： 裝設鋁質假天花至見光處，天花見光處批盪後再髹乳膠漆，以及假天花裝石膏板，批盪後再髹乳膠漆至見光處。 地台： 鋪砌天然石材至見光處。 灶台面的用料為天然石材。

裝置、裝修物料及設備

Fittings, finishes and appliances

3. 室內裝置			
細項	描述		
(a) 門	大門	— 選用木板面實心木門配防盜眼、氣鼓、防盜欄、門鎖及按門鈴。	(b) 浴室
	走廊門	— 選用木板面空心木門，裝設手柄。	
	後門	— 選用木板面實心木門，並鑲有玻璃，裝設門鎖。	
	睡房門	— 選用木板面空心木門，裝設門鎖及手柄。(適用於所有單位，第3座18樓A單位及第6座12樓A單位除外)	
	廚房門	— 選用空心木門配以木皮飾面，配門鎖及手柄。(適用於第3座18樓A單位及第6座12樓A單位)	
		— 選用木板面空心木門並鑲有玻璃，裝設手柄。(適用於所有單位，第3座18樓A單位及第6座12樓A單位除外)	
		— 選用金屬框玻璃門配門鎖及手柄。(適用於第3座18樓A單位及第6座12樓A單位)	
	浴室門	— 選用設有百葉之木板面空心木門，裝設門鎖及手柄，下列浴室除外： 第3座18樓A單位主人浴室選用空心百葉木門配以木皮飾面，配門鎖及手柄、浴室2選用空心木門配以木皮飾面及木隔音面板，配門鎖及手柄； 第6座12樓A單位主人浴室及浴室1選用空心百葉木門配以木皮飾面，配門鎖及手柄、浴室2選用空心木門配以木皮飾面及木條子面板，配門鎖及手柄； 第7座所有B單位浴室3選用有百葉之鋁框玻璃門，裝設門鎖；第1至6座所有單位浴室3及第7座所有A單位浴室3，選用鋁質摺門，裝設門鎖及手柄。	
	儲物房門	— 選用設有木板面空心木門，裝設手柄。	
	露台門	— 選用鋁框玻璃趟門配門鎖及手柄。	
	1樓平台門	— 選用鋁框玻璃配門鎖及手柄。	(c) 廚房
	工作平台門	— 選用鋁框玻璃趟門配門鎖及手柄，下列單位之工作平台除外：第7座所有B單位工作平台選用鋁框玻璃門配門鎖及手柄。	
	分隔廚房及儲物房門(適用於第2、3、5及6座B單位)	— 選用設有木板面空心趟門，裝設手柄。	
	天台門	— 選用鋁板裝飾鋼門，鑲有玻璃、門鎖及手柄。	(d) 睡房
			(e) 電話
			(f) 天線
			(g) 電力裝置
			(h) 氣體供應

搪瓷面盆配天然石材檯面及丙烯酸飾面木面盆櫃。搪瓷抽水坐廁、鋼瓷釉浴缸(有關浴缸之尺寸，請參考載於第6細項“設備”後之列表)連鍍鉻浴簾掛桿配沐浴及淋浴裝置。浴室配件包括鍍鉻面盆水龍頭、鍍鉻浴缸龍頭、鍍鉻淋浴花灑套裝(適用於浴室1及2)、鏡(適用於浴室1及2)、鍍鉻毛巾架、鍍鉻廁紙架及鍍鉻掛衣鉤(適用於主人浴室、浴室1及2)。主人浴室設有鍍鉻按摩淋浴花灑套裝及玻璃淋浴間。以上不適用於第3座18樓A單位及第6座12樓A單位浴室2。

浴室3配置全套搪瓷抽水坐廁、搪瓷面盆連鍍鉻手握花灑及鏡。

第3座18樓A單位浴室2

玻璃面盆配天然石材檯面及木飾面木櫃。搪瓷抽水坐廁、鋼瓷釉浴缸(有關浴缸之尺寸，請參考載於第6細項“設備”後之列表)連鍍鉻沐浴及淋浴裝置。浴室配件包括鍍鉻面盆水龍頭、鍍鉻浴缸龍頭缸、鍍鉻淋浴花灑套裝、鏡、鍍鉻毛巾架、鍍鉻廁紙架及鍍鉻掛衣鉤。

第6座12樓A單位浴室2

搪瓷面盆配天然石材檯面及木飾面木櫃。搪瓷抽水坐廁、鋼瓷釉浴缸(有關浴缸之尺寸，請參考載於第6細項“設備”後之列表)連鍍鉻沐浴及淋浴裝置。浴室配件包括鍍鉻面盆水龍頭、鍍鉻浴缸龍頭缸、鍍鉻淋浴花灑套裝、鏡、鍍鉻毛巾架、鍍鉻廁紙架及鍍鉻掛衣鉤。

供水系統的類型及用料見下文「供水」一欄。

選用實木顆粒板廚櫃，配以膠板、不銹鋼門板及玻璃門板、天然石檯面、不銹鋼洗滌盆及鍍鉻冷熱水龍頭。廚櫃配不銹鋼板腳線、鋁質手柄。

供水系統的用料見下文「供水」一欄。

沒有裝置(適用於所有單位，第3座18樓A單位及第6座12樓A單位除外)。

第3座18樓A單位

主人睡房、睡房1及2裝設嵌入式木製衣櫃。

睡房3裝設嵌入式木製書櫃。

第6座12樓A單位

主人睡房、睡房1及2裝設嵌入式木製衣櫃及飾物櫃。

睡房3裝設嵌入式木製書櫃。

第7座5樓B單位

主人睡房、睡房1、2及3裝設布料製風琴窗簾。

電話插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。

電視/電台天線插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。

客廳、飯廳、睡房、廚房、主人浴室、浴室1及2、家庭室、儲物房1及2、平台及天台均裝有電插座。導管部分隱藏、部分外露。所有外露導管均隱藏於假天花、裝飾橫樑或廚櫃內。每戶均裝有總電掣箱及包括漏電保護器。有關電插座、接線電掣及空調機接駁點、抽氣扇開關掣之數目及位置，請參考「住宅單位機電裝置數量說明表」。

煤氣。氣體供應之系統及位置，請參考「住宅單位機電裝置數量說明表」。

裝置、裝修物料及設備

Fittings, finishes and appliances

(i) 洗衣機接駁點	洗衣機接駁點之位置及設計，請參考「住宅單位機電裝置數量說明表」。
(j) 供水	冷熱水喉管全部採用有膠層保護之銅喉。有熱水供應。浴室及廚房之熱水由煤氣熱水爐供應。水管部分隱藏、部分外露。所有外露喉管安裝於假天花、裝飾橫樑或廚櫃內。
4. 雜項	
細項	描述
(a) 升降機	其士“東芝”型號ELCOSMO(CV320)住客升降機如下： <u>第1、2、3、5、6及7座</u> 每座各2部：升降機到達地庫2樓、地庫1樓、地下、1樓至22樓各層。
(b) 信箱	信箱用料為金屬。
(c) 垃圾收集	1樓至22樓住宅樓層每層設有垃圾及物料回收室，由清潔工人收集垃圾。地庫2樓設有垃圾及物料回收房中央處理所收集的垃圾。
(d) 水錶、電錶	電錶間內均裝有每戶專用之獨立電錶。 第1座每戶專用之獨立水錶裝於1樓、5樓、7樓、9樓、11樓、15樓、17樓、19樓、21樓及22樓水錶房/櫃內。 第2、3、5、6及7座每戶專用之獨立水錶裝於每座地庫1樓及天台水錶房/櫃內。 除第7座B單位外，每戶廚房內均裝獨立煤氣錶。第7座B單位在工作平台上裝獨立煤氣錶。
5. 保安設施	入口大堂及所有電梯內均裝有閉路電視鏡頭，設有八達通卡開啟入口大堂大門。 發展項目設有車輛管控系統。

賣方承諾，如發展項目中沒有安裝分別於第4(a)及6細項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：住宅樓層不設4樓、13樓及14樓。

裝置、裝修物料及設備

Fittings, finishes and appliances

6. 設備

座				1				2				3			
樓層				1樓-21樓		22樓		1樓-21樓		22樓		1樓-21樓		22樓	
設備	品牌名稱	產品型號	單位	A	B	A	B	A	B	A	B	A	B	A	B
內置式雪櫃	Bauknecht	KGIN3183A++		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	博世	KUR15A50GB		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
煤氣煮食爐(單頭)	Gaggenau	VG231334HK		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
煤氣煮食爐(雙頭)	Gaggenau	VG232334SG		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
電磁爐	Gaggenau	VI230134		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
抽油煙機	Bauknecht	SPB 1200		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
微波爐	Gaggenau	BMP224110		-	-	-	-	✓	-	✓	-	✓	-	✓	-
		BMP225110		✓	✓	✓	✓	-	✓	-	✓	-	✓	-	✓
蒸爐	Gaggenau	BSP220110		-	-	-	-	✓	-	✓	-	✓	-	✓	-
		BSP221110		✓	✓	✓	✓	-	✓	-	✓	-	✓	-	✓
焗爐	Gaggenau	BOP210111		-	✓	-	✓	✓	-	✓	-	✓	-	✓	-
		BOP211111		✓	-	✓	-	-	✓	-	✓	-	✓	-	✓
酒櫃	Gaggenau	RW404261		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
洗衣/乾衣機	Bauknecht	BKWD6120		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
冷氣機	開利	42LFCR09Q / 38LFCR09Q		-	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓
		42LFCR12Q / 38LFCR12Q		✓	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓
		42LFCR18Q / 38LFCR18Q		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		42LFCR22Q1 / 38LFCR22Q1		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		42LFC09D / 38LFC09D		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		42LFC12D / 38LFC12D		-	-	-	-	-	-	-	-	-	-	-	-
煤氣熱水爐	TGC	TRJW221TFQL		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		RJW200SFL		-	-	-	-	-	-	-	-	-	-	-	-
抽氣扇	奧斯博格	REF140B		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Gelec	VV180		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		BPT12-34JN55		-	✓	-	✓	-	-	-	-	-	✓	-	✓
	奧斯博格	CK200B-r		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

賣方承諾，如發展項目中沒有安裝分別於第4(a)及6細項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：住宅樓層不設4樓、13樓及14樓。

裝置、裝修物料及設備

Fittings, finishes and appliances

6. 設備

座				5				6				7			
樓層				1樓-21樓		22樓		1樓-21樓		22樓		1樓-21樓		22樓	
設備	品牌名稱	產品型號	單位	A	B	A	B	A	B	A	B	A	B	A	B
內置式雪櫃	Bauknecht	KGIN3183A++		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	博世	KUR15A50GB		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
煤氣煮食爐(單頭)	Gaggenau	VG231334HK		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
煤氣煮食爐(雙頭)	Gaggenau	VG232334SG		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
電磁爐	Gaggenau	VI230134		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
抽油煙機	Bauknecht	SPB 1200		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
微波爐	Gaggenau	BMP224110		✓	-	✓	-	✓	-	✓	-	✓	-	✓	-
		BMP225110		-	✓	-	✓	-	✓	-	✓	-	✓	-	✓
蒸爐	Gaggenau	BSP220110		✓	-	✓	-	✓	-	✓	-	✓	-	✓	-
		BSP221110		-	✓	-	✓	-	✓	-	✓	-	✓	-	✓
焗爐	Gaggenau	BOP210111		✓	-	✓	-	✓	-	✓	-	✓	-	✓	-
		BOP211111		-	✓	-	✓	-	✓	-	✓	-	✓	-	✓
酒櫃	Gaggenau	RW404261		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
洗衣/乾衣機	Bauknecht	BKWD6120		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
冷氣機	開利	42LFCR09Q / 38LFCR09Q		✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-
		42LFCR12Q / 38LFCR12Q		✓	✓	-	✓	✓	✓	-	✓	✓	✓	✓	-
		42LFCR18Q / 38LFCR18Q		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		42LFCR22Q1 / 38LFCR22Q1		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		42LFC09D / 38LFC09D		✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	-
		42LFC12D / 38LFC12D		-	-	-	-	-	-	-	-	-	✓	-	✓
煤氣熱水爐	TGC	TRJW221TFQL		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		RJW200SFL		-	-	-	-	-	-	-	-	-	✓	-	✓
抽氣扇	奧斯博格	REF140B		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Gelec	VV180		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		BPT12-34JN55		-	✓	-	✓	-	✓	-	✓	-	✓	-	✓
	奧斯博格	CK200B-r		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

賣方承諾，如發展項目中沒有安裝分別於第4(a)及6細項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：住宅樓層不設4樓、13樓及14樓。

裝置、裝修物料及設備

Fittings, finishes and appliances

有關浴缸尺寸之列表

浴缸尺寸			1,800毫米(長) x 800毫米(闊) x 430毫米(深)	1,800毫米(長) x 750毫米(闊) x 430毫米(深)	1,500毫米(長) x 800毫米(闊) x 430毫米(深)
樓層			1樓-22樓		
座數	單位	浴室			
第1座	A	主人浴室	✓	-	-
		浴室1	✓	-	-
		浴室2	-	✓	-
	B	主人浴室	✓	-	-
		浴室1	✓	-	-
		浴室2	-	-	✓
第2座	A	主人浴室	✓	-	-
		浴室1	-	✓	-
		浴室2	-	-	✓
	B	主人浴室	✓	-	-
		浴室1	✓	-	-
		浴室2	-	-	✓
第3座	A	主人浴室	✓	-	-
		浴室1	-	✓	-
		浴室2	-	-	✓
	B	主人浴室	✓	-	-
		浴室1	✓	-	-
		浴室2	-	-	✓

浴缸尺寸			1,800毫米(長) x 800毫米(闊) x 430毫米(深)	1,800毫米(長) x 750毫米(闊) x 430毫米(深)	1,500毫米(長) x 800毫米(闊) x 430毫米(深)
樓層			1樓-22樓		
座數	單位	浴室			
第5座	A	主人浴室	✓	-	-
		浴室1	-	✓	-
		浴室2	-	-	✓
	B	主人浴室	✓	-	-
		浴室1	✓	-	-
		浴室2	-	-	✓
第6座	A	主人浴室	✓	-	-
		浴室1	-	✓	-
		浴室2	-	-	✓
	B	主人浴室	✓	-	-
		浴室1	✓	-	-
		浴室2	-	-	✓
第7座	A	主人浴室	✓	-	-
		浴室1	-	✓	-
		浴室2	-	-	✓
	B	主人浴室	✓	-	-
		浴室1	-	✓	-
		浴室2	✓	-	-

裝置、裝修物料及設備

Fittings, finishes and appliances

1. Exterior finishes	
Item	Description
(a) External wall	Residential towers finished with external wall tiles, porcelain tiles, external paint, aluminium cladding features and glass. Podium finished with natural stone, ceramic tiles, external paint and aluminium cladding features.
(b) Window	Windows are provided with aluminium frames and PVF2 coating. All windows of living rooms, dining rooms and bedrooms are provided with clear glass. Windows of bathrooms, kitchens and store rooms are provided with obscured glass.
(c) Bay window	Materials of bay windows are reinforced concrete, aluminium frames with PVF2 coating, clear glass, tempered glass balustrade and natural stone window sills.
(d) Planter	Not applicable.
(e) Verandah or Balcony	Walls: External wall tiles, natural stone, laminated tempered glass panel, aluminium cladding, glass and metal balustrade with stone top rail. Ceilings: Flats on 22/F of all Towers: Aluminium false ceiling. Other flats: External paint on plaster. Floors: Finished with natural stone. All balconies are covered. No verandah is provided.
(f) Drying facilities for clothing	Nil
2. Interior finishes	
Item	Description
(a) Lobby	Main Entrance Lobby: Walls finished with natural stone, paint on plaster, decorative wall coverings, decorative mirror and stainless steel to exposed surface. Floors finished with natural stone to exposed surface. Suspended false ceiling of gypsum board to exposed surface. Typical Entrance Hall: Each lobby's walls finished with natural stone, decorative mirror and stainless steel to exposed surface. Natural stone for floor to exposed surface. Suspended false ceiling of gypsum board with emulsion paint, emulsion paint on plaster to exposed surface.
(b) Internal wall and ceiling	<u>All units (except Flat A on 18/F, Tower 3 and Flat A on 12/F, Tower 6)</u> Walls: Living Room, Dining Room and Bedrooms - Plaster with emulsion paint to exposed surface. Ceilings: Living Room, Dining Room and Bedrooms - Emulsion paint on plaster to exposed surface. Suspended false ceiling of gypsum board with emulsion paint. <u>Flat A on 18/F, Tower 3</u> Walls: Walls of Living Room and Dining Room are finished with wallpaper, timber panels, leather panels and decorative mirror. Walls of Master Bedroom are finished with wallpaper, timber panels, vinyl panels and decorative mirror.
(c) Internal floor	<u>All units (except Flat A on 18/F, Tower 3 and Flat A on 12/F, Tower 6)</u> Living Room, Dining Room and Bedrooms - Timber flooring, timber skirting and natural stone floor finishes to exposed surface. <u>Flat A on 18/F, Tower 3 and Flat A on 12/F, Tower 6</u> Living Room and Dining Room are finished with natural stone to exposed floor to exposed surface. Bedrooms are finished with timber flooring to exposed floor with metal finished skirting to exposed surface.
(d) Bathroom	Walls: Master Bathroom, Bathroom 1 and Bathroom 2 (for all units except Bathroom 2 of Flat A on 18/F, Tower 3 and Flat A on 12/F, Tower 6): Natural stone, crystal trim, stainless steel and mirror on exposed surfaces up to false ceiling level. Bathroom 2 of Flat A on 18/F, Tower 3 and Flat A on 12/F, Tower 6: Walls are finished with natural stone and decorative mirror up to false ceiling level. Bathroom 3: Porcelain tiles on exposed surfaces up to false ceiling level. Ceilings: Master Bathroom: Aluminium false ceiling to exposed surface and suspended false ceiling of gypsum board with emulsion paint on plaster to exposed surface. Other Bathrooms: Aluminium false ceiling to exposed surface. Floors: Master Bathroom, Bathroom 1 and Bathroom 2: Natural stone to exposed surfaces. Bathroom 3 : Porcelain tiles to exposed surfaces.
(e) Kitchen	Walls: Natural stone, stainless steel and mirror on exposed surfaces up to false ceiling level.

裝置、裝修物料及設備

Fittings, finishes and appliances

	<p>Ceilings: Aluminium false ceiling to exposed surface, emulsion paint on plaster to exposed surface.</p> <p>Floors: Natural stone to exposed surfaces.</p> <p>Cooking bench top finished with natural stone.</p>		
3. Interior fittings			
Item	Description		
(a) Doors	<p>Entrance Door - Timber veneer finished timber solid core door fitted with door viewer, door closer, door guard, lockset and door bell button.</p> <p>Corridor Door - Timber veneer finished timber hollow core door fitted with handle.</p> <p>Back Door - Timber veneer finished timber solid core door fitted with glass panel, lockset and handle.</p> <p>Bedroom Doors - Timber veneer finished timber hollow core door with lockset and handle. (for all units except Flat A on 18/F, Tower 3 and Flat A on 12/F, Tower 6)</p> <p>- Timber veneered finished timber hollow core doors fitted with lockset & handle. (for Flat A on 18/F, Tower 3 and Flat A on 12/F, Tower 6)</p> <p>Kitchen Door - Timber veneer finished timber hollow core door and fitted with glass panel and handle. (for all units except Flat A on 18/F, Tower 3 and Flat A on 12/F, Tower 6)</p> <p>- Metal framed glass door fitted with lockset & handle. (for Flat A on 18/F, Tower 3 and Flat A on 12/F, Tower 6)</p> <p>Bathroom Doors - Timber veneer finished timber hollow core door with louvers and fitted with lockset and handle, except the following bathrooms:</p> <p>Timber veneered finished timber hollow core door with louvers and fitted with lockset & handle for Master Bathroom and timber veneered finished timber hollow core doors fitted with timber acoustic panel, lockset & handle for Bathroom 2 of Flat A on 18/F, Tower 3.</p> <p>Timber veneered finished timber hollow core door with louvers and fitted with lockset & handle for Master Bathroom and Bathroom 1 and timber veneered finished timber hollow core doors fitted with timber strip panel, lockset & handle for Bathroom 2 of Flat A on 12/F, Tower 6</p> <p>Aluminium framed glass door with lockset for Bathroom 3 of all Flats B of Tower 7. Aluminium folding door with lockset for Bathroom 3 of all flats of Towers 1 to 6 and Bathroom 3 of all Flats A of Tower 7.</p>		
	<p>Store Room Door- Timber veneer finished timber hollow core door with handle.</p> <p>Balcony Door - Aluminium framed glass sliding door fitted with lockset and handle.</p> <p>1/F Flat Roof Door - Aluminium framed glass folding door fitted with lockset and handle.</p> <p>Utility Platform Door - Aluminium framed glass sliding door fitted with handle and lock, except the Utility Platform Door of the following flats:</p> <p>Utility Platform of all Flats B of Tower 7 - aluminium framed glass door with handle and lock.</p> <p>Door separating kitchen and store room for Flats B of Tower 2, 3, 5 and 6 only</p> <p>Roof Door - Aluminium cladding steel door fitted with vision panel, lockset and handle.</p>		
(b) Bathroom	<p>Vitreous china wash basin with natural stone counter top and acrylic laminate finished timber basin cabinet. Flushing vitreous china water closet. Enamelled steel bathtub (Please refer to the table shown after item 6 “Appliances” for the size of bathtub) with chrome finished shower curtain rail, bath and shower fitting. Accessories including chrome finished basin mixer, chrome finished bath mixer, chrome finished shower set (for bathrooms 1 and 2), mirror (for bathrooms 1 and 2), chrome finished towel rack, chrome finished paper holder and chrome finished robe hook are provided (for bathrooms 1 and 2 and master bathroom). Chrome finished shower column and glass shower cubicle for master bathroom. The above are not applicable to Bathroom 2 of Flat A on 18/F, Tower 3 and Flat A on 12/F, Tower 6.</p> <p>Bathroom 3 are provided with flushing vitreous china water closet, vitreous china wash basin with chrome finished hand shower and mirror.</p> <p><u>Bathroom 2 of Flat A on 18/F, Tower 3</u></p> <p>Glass wash basin with natural stone counter top and veneered finished timber basin cabinet. Flushing vitreous china water closet. Enameled steel bathtub (Please refer to the table shown after item 6 “Appliances” for the size of bathtub) with chrome finished bath and shower fitting. Accessories including chrome finished basin mixer, chrome finished bath mixer, chrome finished shower set, mirror, chrome finished towel rack, chrome finished paper holder and chrome finished robe hook are provided.</p> <p><u>Bathroom 2 of Flat A on 12/F, Tower 6</u></p> <p>Vitreous china wash basin with natural stone counter top and veneered finished timber basin cabinet. Flushing vitreous china water closet. Enameled steel bathtub (Please refer to the table shown after item 6 “Appliances” for the size of bathtub) with chrome finished bath and shower fitting. Accessories including chrome finished basin mixer, chrome finished bath mixer, chrome finished shower set, mirror, chrome finished towel rack, chrome finished paper holder and chrome finished robe hook are provided.</p> <p>See “Water supply” below for type and material of water supply system.</p>		

裝置、裝修物料及設備

Fittings, finishes and appliances

(c) Kitchen	Wood particle board kitchen cabinet completed with plastic laminate, stainless steel panel and glass door panel, natural stone counter top and stainless steel sink with chrome finished hot and cold water faucet. Kitchen cabinet with stainless steel skirting. Completed with aluminum handle. See “Water supply” below for material of water supply system.
(d) Bedroom	No fittings (for all units except Flat A on 18/F, Tower 3 and Flat A on 12/F, Tower 6). <u>Flat A on 18/F, Tower 3</u> Master Bedroom, Bedroom 1 & 2 are installed with built-in wood wardrobe. Bedroom 3 is installed with built-in wood book cabinet. <u>Flat A on 12/F, Tower 6</u> Master Bedroom, Bedroom 1 & 2 are installed with built-in wood wardrobe and display cabinet. Bedroom 3 is installed with built-in wood book cabinet. <u>Flat B on 5/F, Tower 7</u> Master Bedroom, Bedroom 1, 2 & 3 are installed with fabric Honeycomb curtain shade.
(e) Telephone	For the number and the location of telephone outlets points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.
(f) Aerials	For the number and the location of TV/FM outlets, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.
(g) Electrical installations	Socket outlets are provided in all living rooms, dining rooms, bedrooms, kitchens, master bathroom, bathrooms 1 and 2, family rooms, store rooms 1 and 2, flat roofs and roofs. Conduits are concealed in part and exposed in part. All exposed conduits are enclosed in false ceilings, bulkheads or kitchen cabinets. MCB board complete with Residual Current Protection is provided for each unit. For the number and the location of socket outlets, fused connection unit, air conditioner points and switch for exhaust air fan, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.
(h) Gas supply	Town Gas. Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units” for the system and location of gas supply.
(i) Washing machine connection point	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units” for the location and design of the washing machine connection points.
(j) Water supply	PVC-coated copper pipes are provided for both hot and cold water. Hot water is available. Hot water supply to bathroom and kitchen is provided by gas water heater. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceilings, bulkhead or kitchen cabinets.
4. Miscellaneous	
Item	Description
(a) Lifts	Chevalier “Toshiba” model ELCOSMO (CV320) passenger lifts are provided as follows:- <u>Towers 1, 2, 3, 5, 6 and 7</u> - 2 Nos. of lifts for each tower serving Basement 2, Basement 1, G/F, 1/F to 22/F.
(b) Letter box	The material of the letter box is metal.

(c) Refuse collection	Refuse Storage and Material Recovery Room is provided at each of 1/F to 22/F residential floor for collection of refuse by cleaners. Collected refuse is centrally handled at the Refuse Storage and Material Recovery Chamber located on Basement 2.
(d) Water meter, electricity meter and gas meter	Separate meters for electricity are provided at electricity meter cabinets. For Tower 1, separate meters for potable water are provided at 1/F, 5/F, 7/F, 9/F, 11/F, 15/F, 17/F, 19/F, 21/F and 22/F Water Meter Room/ Cabinet. For Towers 2, 3, 5, 6 and 7, separate meters for potable water are provided at Basement 1 and Roof Water Meter Room/ Cabinet of each tower. Except Tower 7 Flats B, separate town gas meter is provided in the kitchen of each unit. For Tower 7 Flats B, separate town gas meter is provided in utility platform.
5. Security facilities	C.C.T.V. cameras are provided for main entrance lobby and all lifts. Octopus card for main entrance lobby access control. Vehicular control system is installed at the Development.

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the development, lifts or appliances of comparable quality will be installed.

Remark: Residential floors 4/F, 13/F and 14/F are omitted.

裝置、裝修物料及設備

Fittings, finishes and appliances

6. Appliances

Tower			1				2				3				
Floor			1/F - 21/F		22/F		1/F - 21/F		22/F		1/F - 21/F		22/F		
Appliance	Brand Name	Model number	Unit	A	B	A	B	A	B	A	B	A	B	A	B
Built-in refrigerator	Bauknecht	KGIN3183A++		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Bosch	KUR15A50GB		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas Hobs (Single Burner)	Gaggenau	VG231334HK		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas Hobs (Double Burner)	Gaggenau	VG232334SG		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric Induction Cooker	Gaggenau	VI230134		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cooker Hood	Bauknecht	SPB 1200		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Microwave Oven	Gaggenau	BMP224110		-	-	-	-	✓	-	✓	-	✓	-	✓	-
		BMP225110		✓	✓	✓	✓	-	✓	-	✓	-	✓	-	✓
Steam Oven	Gaggenau	BSP220110		-	-	-	-	✓	-	✓	-	✓	-	✓	-
		BSP221110		✓	✓	✓	✓	-	✓	-	✓	-	✓	-	✓
Electric Oven	Gaggenau	BOP210111		-	✓	-	✓	✓	-	✓	-	✓	-	✓	-
		BOP211111		✓	-	✓	-	-	✓	-	✓	-	✓	-	✓
Wine Cellar	Gaggenau	RW404261		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Washer/ Dryer	Bauknecht	BKWD6120		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
A/C Unit	Carrier	42LFCR09Q / 38LFCR09Q		-	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓
		42LFCR12Q / 38LFCR12Q		✓	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓
		42LFCR18Q / 38LFCR18Q		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		42LFCR22Q1 / 38LFCR22Q1		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		42LFC09D / 38LFC09D		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		42LFC12D / 38LFC12D		-	-	-	-	-	-	-	-	-	-	-	-
Gas Water Heater	TGC	TRJW221TFQL		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		RJW200SFL		-	-	-	-	-	-	-	-	-	-	-	-
Exhaust Fan	Ostberg	REF140B		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Gelec	VV180		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		BPT12-34JN55		-	✓	-	✓	-	-	-	-	-	✓	-	✓
	Ostberg	CK200B-r		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the development, lifts or appliances of comparable quality will be installed.

Remark: Residential floors 4/F, 13/F and 14/F are omitted.

裝置、裝修物料及設備

Fittings, finishes and appliances

6. Appliances

Tower				5				6				7			
Floor				1/F - 21/F		22/F		1/F - 21/F		22/F		1/F - 21/F		22/F	
Appliance	Brand Name	Model number	Unit	A	B	A	B	A	B	A	B	A	B	A	B
Built-in refrigerator	Bauknecht	KGIN3183A++		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Bosch	KUR15A50GB		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas Hobs (Single Burner)	Gaggenau	VG231334HK		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas Hobs (Double Burner)	Gaggenau	VG232334SG		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric Induction Cooker	Gaggenau	VI230134		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cooker Hood	Bauknecht	SPB 1200		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Microwave Oven	Gaggenau	BMP224110		✓	-	✓	-	✓	-	✓	-	✓	-	✓	-
		BMP225110		-	✓	-	✓	-	✓	-	✓	-	✓	-	✓
Steam Oven	Gaggenau	BSP220110		✓	-	✓	-	✓	-	✓	-	✓	-	✓	-
		BSP221110		-	✓	-	✓	-	✓	-	✓	-	✓	-	✓
Electric Oven	Gaggenau	BOP210111		✓	-	✓	-	✓	-	✓	-	✓	-	✓	-
		BOP211111		-	✓	-	✓	-	✓	-	✓	-	✓	-	✓
Wine Cellar	Gaggenau	RW404261		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Washer/ Dryer	Bauknecht	BKWD6120		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
A/C Unit	Carrier	42LFCR09Q / 38LFCR09Q		✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-
		42LFCR12Q / 38LFCR12Q		✓	✓	-	✓	✓	✓	-	✓	✓	✓	✓	-
		42LFCR18Q / 38LFCR18Q		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		42LFCR22Q1 / 38LFCR22Q1		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		42LFC09D / 38LFC09D		✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	-
		42LFC12D / 38LFC12D		-	-	-	-	-	-	-	-	-	✓	-	✓
Gas Water Heater	TGC	TRJW221TFQL		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		RJW200SFL		-	-	-	-	-	-	-	-	-	✓	-	✓
Exhaust Fan	Ostberg	REF140B		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Gelec	VV180		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		BPT12-34JN55		-	✓	-	✓	-	✓	-	✓	-	✓	-	✓
	Ostberg	CK200B-r		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the development, lifts or appliances of comparable quality will be installed.

Remark: Residential floors 4/F, 13/F and 14/F are omitted.

裝置、裝修物料及設備

Fittings, finishes and appliances

Table for the size of bathtub

Size of Bathtub			1,800mm (L) x 800mm (W) x 430mm (D)	1,800mm (L) x 750mm (W) x 430mm (D)	1,500mm (L) x 800mm (W) x 430mm (D)
Floor			1/F - 22/F		
Tower	Unit	Bathroom			
Tower 1	A	Master Bathroom	✓	-	-
		Bathroom 1	✓	-	-
		Bathroom 2	-	✓	-
	B	Master Bathroom	✓	-	-
		Bathroom 1	✓	-	-
		Bathroom 2	-	-	✓
Tower 2	A	Master Bathroom	✓	-	-
		Bathroom 1	-	✓	-
		Bathroom 2	-	-	✓
	B	Master Bathroom	✓	-	-
		Bathroom 1	✓	-	-
		Bathroom 2	-	-	✓
Tower 3	A	Master Bathroom	✓	-	-
		Bathroom 1	-	✓	-
		Bathroom 2	-	-	✓
	B	Master Bathroom	✓	-	-
		Bathroom 1	✓	-	-
		Bathroom 2	-	-	✓

Size of Bathtub			1,800mm (L) x 800mm (W) x 430mm (D)	1,800mm (L) x 750mm (W) x 430mm (D)	1,500mm (L) x 800mm (W) x 430mm (D)
Floor			1/F - 22/F		
Tower	Unit	Bathroom			
Tower 5	A	Master Bathroom	✓	-	-
		Bathroom 1	-	✓	-
		Bathroom 2	-	-	✓
	B	Master Bathroom	✓	-	-
		Bathroom 1	✓	-	-
		Bathroom 2	-	-	✓
Tower 6	A	Master Bathroom	✓	-	-
		Bathroom 1	-	✓	-
		Bathroom 2	-	-	✓
	B	Master Bathroom	✓	-	-
		Bathroom 1	✓	-	-
		Bathroom 2	-	-	✓
Tower 7	A	Master Bathroom	✓	-	-
		Bathroom 1	-	✓	-
		Bathroom 2	-	-	✓
	B	Master Bathroom	✓	-	-
		Bathroom 1	-	✓	-
		Bathroom 2	✓	-	-

裝置、裝修物料及設備

Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

	座 Tower	1		2		3		
	單位 Unit	A	B	A	B	A		B
	樓層 Floor	1樓-22樓 1/F-22/F		1樓-22樓 1/F-22/F		1樓-17樓， 19樓-22樓 1/F-17/F, 19/F-22/F		18樓 18/F
								1樓-22樓 1/F-22/F
入口大堂 Entrance Hall	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1
門廳 Foyer	(廚房)空調遙控掣 (Kitchen) A/C Remote Controller	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Air Fan	1	1	1	1	1	1	1
	燈掣 Lighting Switch	4	2	4	2	4	8	2
	燈位 Lighting Point	1	1	1	1	1	4	1
	升降機開放按鈕 Lift Access Button	1	1	1	1	1	1	1
	裝有熔斷器接線電掣 Fused Connection Unit	0	0	0	0	1	1	0
	13A單位電插座 13A Single Socket Outlet	0	0	0	0	0	1	0
客廳、飯廳 Living Room (LIV.), Dining Room (DIN.)	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	2	2	2	2	2	2	2
	13A單位電插座 13A Single Socket Outlet	0	0	0	0	0	5	0
	13A雙位電插座 13A Twin Socket Outlet	3	3	3	3	3	3	3
	電視/電台天線插座 TV/FM Outlet	2	2	2	2	2	2	2
	電話插座 Telephone Outlet	2	2	2	2	2	3	2
	抽氣扇開關掣 Switch for Exhaust Air Fan	0	0	0	0	0	0	0
	燈掣 Lighting Switch	2 (適用於 1樓 for 1/F) 1 (適用於 2樓-22樓 for 2/F-22/F)	4 (適用於 1樓 for 1/F) 3 (適用於 2樓-22樓 for 2/F-22/F)	2 (適用於 1樓 for 1/F) 1 (適用於 2樓-22樓 for 2/F-22/F)	4 (適用於 1樓 for 1/F) 3 (適用於 2樓-22樓 for 2/F-22/F)	2 (適用於 1樓 for 1/F) 1 (適用於 2樓-22樓 for 2/F-22/F)	7	4 (適用於 1樓 for 1/F) 3 (適用於 2樓-22樓 for 2/F-22/F)
	燈位 Lighting Point	2	2	2	2	2	17	2
家庭室 Family Room	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	不適用 N/A	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet		1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet		2	2	2	2	2	2
	電話插座 Telephone Outlet		2	2	2	2	2	2
	抽氣扇開關掣 Switch for Exhaust Air Fan		1	1	1	1	1	1
	燈掣 Lighting Switch		5	4	5	4	7	5
	燈位 Lighting Point		5	4	5	4	9	5
走廊 Corridor	抽氣扇開關掣 Switch for Exhaust Air Fan	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	0	不適用 N/A
	燈掣 Lighting Switch	3					6	
	燈位 Lighting Point	1					1	
主人睡房 Master Bedroom (M.B.R.)	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet	0	0	0	0	0	1	0
	13A雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	3	2
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Air Fan	1	1	1	1	1	1	1
	燈掣 Lighting Switch	3	3	3	3	3	10	3
	燈位 Lighting Point	1	1	1	1	1	14	1
睡房 1 Bedroom 1 (B.R. 1)	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	3	2
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1

備註：住宅樓層不設4樓、13樓及14樓。 Remark: Residential floors 4/F, 13/F and 14/F are omitted.

裝置、裝修物料及設備

Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

	座 Tower	1		2		3		
	單位 Unit	A	B	A	B	A		B
	樓層 Floor	1樓-22樓 1/F-22/F		1樓-22樓 1/F-22/F		1樓-17樓， 19樓-22樓 1/F-17/F, 19/F-22/F	18樓 18/F	1樓-22樓 1/F-22/F
睡房 1 Bedroom 1 (B.R. 1)	電話插座 Telephone Outlet	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Air Fan	1	1	1	1	1	1	1
	燈掣 Lighting Switch	4	3	3	3	3	8	2
	燈位 Lighting Point	2	1	1	1	1	12	1
睡房 2 Bedroom 2 (B.R. 2)	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	2
	13A單位電插座 13A Single Socket Outlet	0	0	0	0	0	1	0
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1
	燈掣 Lighting Switch	2	2	2	2	2	6	2
	燈位 Lighting Point	1	1	1	1	1	7	1
睡房 3 Bedroom 3 (B.R. 3)	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Air Fan	0	0	0	0	0	0	0
	燈掣 Lighting Switch	2	1	1	1	1	6	1
	燈位 Lighting Point	2	1	1	1	1	7	1
主人浴室 Master Bathroom (M. Bath)	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	1	1	1	1	1	1	1
	燈位 Lighting Point	4	4	4	4	4	4	4
	裝有熔斷器接線電掣 Fused Connection Unit	3	4	3	4	3	3	4
浴室 1 Bathroom 1 (Bath 1)	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1
	煤氣熱水爐 Town Gas Water Heater	0	1	1	1	1	1	1
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	1	1	1	1	1	1	1
	燈位 Lighting Point	4	4	4	4	4	4	4
	裝有熔斷器接線電掣 Fused Connection Unit	3	5	5	5	5	5	5
	接線電掣 Connection Unit	0	1	1	1	1	1	1
浴室 2 Bathroom 2 (Bath 2)	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1
	煤氣熱水爐 Town Gas Water Heater	0	1	1	1	1	1	1
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	1	1	1	1	1	1	1
	燈位 Lighting Point	4	4	4	4	4	2	4
	裝有熔斷器接線電掣 Fused Connection Unit	4	4	4	4	4	4	4
	接線電掣 Connection Unit	0	1	1	1	1	1	1
浴室 3 Bathroom 3 (Bath 3)	煤氣熱水爐 Town Gas Water Heater	2	0	0	0	0	0	0
	燈位 Lighting Point	1	1	1	1	1	1	1
	裝有熔斷器接線電掣 Fused Connection Unit	3	0	0	0	0	0	0
	接線電掣 Connection Unit	0	1	1	1	1	1	1
廚房 Kitchen (Kit.)	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Air Fan	0	0	0	0	0	0	0
	13A單位電插座 13A Single Socket Outlet	6	6	6	6	6	6	6
	13A雙位電插座 13A Twin Socket Outlet	3	3	3	3	3	3	3
	洗衣機來水位 (來水位, 設計為直徑22毫米) Washing Machine Connection Point (Water Inlet of a design of 22mm in diameter)	1	1	1	1	1	1	1

備註：住宅樓層不設4樓、13樓及14樓。 Remark: Residential floors 4/F, 13/F and 14/F are omitted.

裝置、裝修物料及設備

Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

	座 Tower	1		2		3		
	單位 Unit	A	B	A	B	A		B
	樓層 Floor	1樓-22樓 1/F-22/F		1樓-22樓 1/F-22/F		1樓-17樓， 19樓-22樓 1/F-17/F, 19/F-22/F	18樓 18/F	1樓-22樓 1/F-22/F
廚房 Kitchen (Kit.)	洗衣機去水位 (去水位, 設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40mm in diameter)	1	1	1	1	1	1	1
	門鈴 Door Bell	1	1	1	1	1	1	1
	燈掣 Lighting Switch	0	0	0	0	0	0	0
	燈位 Lighting Point	5	5	5	5	5	5	5
	裝有熔斷器接線電掣 Fused Connection Unit	5	5	5	4	4	4	5
	20A 雙極開關掣 20A Double Pole Switch	2	2	2	2	2	2	2
	總電掣箱 Miniature Circuit Breakers Board	0	0	0	0	0	0	0
儲物房 1 Store Room 1 (ST.1)	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1
	燈掣 Lighting Switch	1	1	1	1	1	0	1
	燈位 Lighting Point	1	1	1	1	1	3	1
儲物房 2 Store Room 2 (ST.2)	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Air Fan	2	2	2	2	2	2	2
	燈掣 Lighting Switch	2	2	2	2	2	2	2
	燈位 Lighting Point	1	1	1	1	1	1	1
	裝有熔斷器接線電掣 Fused Connection Unit	0	1	2	2	2	2	2
	接線電掣 Connection Unit	2	1	1	1	1	1	2
	總電掣箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1
工作平台 Utility Platform (U.P.)	燈位 Lighting Point	1	1	1	1	1	1	1
	裝有熔斷器接線電掣 Fused Connection Unit	0	0	0	0	0	0	0
	煤氣熱水爐 Town Gas Water Heater	0	0	0	0	0	0	0
露台 Balcony (BAL.)	燈位 Lighting Point	1 (不適用於1樓 N/A for 1/F)	1 (不適用於1樓 N/A for 1/F)	1 (不適用於1樓 N/A for 1/F)	1 (不適用於1樓 N/A for 1/F)	1 (不適用於1樓 N/A for 1/F)	1	1 (不適用於1樓 N/A for 1/F)
窗台頂 Top of Bay Window (B.W.) (主人睡房 Master Bedroom)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit	2	2	2	2	2	2	2
窗台頂 Top of Bay Window (B.W.) (睡房1 Bedroom 1)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit	1	1	1	1	1	1	1
窗台頂 Top of Bay Window (B.W.) (睡房2 Bedroom 2)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit	0	2	2	2	2	2	2
窗台頂 Top of Bay Window (B.W.) (睡房3 Bedroom 3)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit	2	1	1	1	1	1	1
冷氣機平台 (近廚房) A/C Platform (Near Kitchen)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit	2	1	1	1	1	1	1
冷氣機平台 (近工作平台) A/C Platform (Near Utility Platform)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit	0	1	1	1	1	1	1
冷氣機平台(近睡房3) A/C Platform (Near Bedroom 3)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit	0	0	0	0	0	0	0

備註：住宅樓層不設4樓、13樓及14樓。 Remark: Residential floors 4/F, 13/F and 14/F are omitted.

裝置、裝修物料及設備

Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

	座 Tower	1		2		3		
	單位 Unit	A	B	A	B	A		B
	樓層 Floor	1樓-22樓 1/F-22/F		1樓-22樓 1/F-22/F		1樓-17樓， 19樓-22樓 1/F-17/F, 19/F-22/F		18樓 18/F
平台/天台 Flat Roof / Roof	13A防水單位電插座 13A Weatherproof Single Socket Outlet	1 (適用於 1樓平台 及22樓 天台 For 1/F Flat Roof and 22/F Roof)	1 (適用於 1樓平台 及22樓 天台 For 1/F Flat Roof and 22/F Roof)	1 (適用於 1樓平台 及22樓 天台 For 1/F Flat Roof and 22/F Roof)	1 (適用於 1樓平台 及22樓 天台 For 1/F Flat Roof and 22/F Roof)	1 (適用於 1樓平台 For 1/F Flat Roof) 2 (適用於 22樓天台 For 22/F Roof)	不 適用 N/A	4 (適用於 1樓平台 For 1/F Flat Roof) 1 (適用於 22樓天台 For 22/F Roof)
	燈位 Lighting Point	4 (適用於 1樓平台 For 1/F Flat Roof) 1 (適用於 22樓天台 For 22/F Roof)	5 (適用於 1樓平台 For 1/F Flat Roof) 4 (適用於 22樓天台 For 22/F Roof)	5 (適用於 1樓平台 For 1/F Flat Roof) 3 (適用於 22樓天台 For 22/F Roof)	5 (適用於 1樓平台 For 1/F Flat Roof) 3 (適用於 22樓天台 For 22/F Roof)	5 (適用於1樓 平台 For 1/F Flat Roof) 3 (適用於 22樓天台 For 22/F Roof)	不 適用 N/A	5 (適用於 1樓平台 For 1/F Flat Roof) 3 (適用於 22樓天台 For 22/F Roof)
	燈掣 Lighting Switch	1 (適用於 22樓天台 For 22/F Roof)	1 (適用於 22樓天台 For 22/F Roof)	1 (適用於 22樓天台 For 22/F Roof)	1 (適用於 22樓天台 For 22/F Roof)	1 (適用於 22樓天台 For 22/F Roof)	不 適用 N/A	1 (適用於 22樓天台 For 22/F Roof)

備註：住宅樓層不設4樓、13樓及14樓。 Remark: Residential floors 4/F, 13/F and 14/F are omitted.

裝置、裝修物料及設備

Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

	座 Tower	5		6			7	
	單位 Unit	A	B	A	A	B	A	B
	樓層 Floor	1樓-22樓 1/F-22/F		1樓-11樓及 15樓-22樓 1/F-11/F & 15/F-22/F	12樓 12/F	1樓-22樓 1/F-22/F	1樓-22樓 1/F-22/F	
入口大堂 Entrance Hall	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1
門廳 Foyer	(廚房)空調遙控掣 (Kitchen) A/C Remote Controller	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Air Fan	1	1	1	1	1	1	1
	燈掣 Lighting Switch	4	2	4	10	2	4	2
	燈位 Lighting Point	1	1	1	6	1	1	1
	升降機開放按鈕 Lift Access Button	1	1	1	1	1	1	1
	裝有熔斷器接線電掣 Fused Connection Unit	1	0	1	1	0	1	0
	13A單位電插座 13A Single Socket Outlet	0	0	0	1	0	0	0
客廳、飯廳 Living Room (LIV.), Dining Room (DIN.)	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	2	2	2	2	2	2	2
	13A單位電插座 13A Single Socket Outlet	0	0	0	2	0	0	0
	13A雙位電插座 13A Twin Socket Outlet	3	3	3	3	3	3	3
	電視/電台天線插座 TV/FM Outlet	2	2	2	2	2	2	2
	電話插座 Telephone Outlet	2	2	2	2	2	2	2
	抽氣扇開關掣 Switch for Exhaust Air Fan	0	0	0	0	0	0	1
	燈掣 Lighting Switch	2 (適用於 1樓 for 1/F) 1 (適用於 2樓-22樓 for 2/F- 22/F)	4 (適用於 1樓 for 1/F) 3 (適用於 2樓-22樓 for 2/F- 22/F)	2 (適用於 1樓 for 1/F) 1 (適用於 2樓-11樓及 15樓-22樓 for 2/F-11/F & 15/F-22/F)	1	4 (適用於 1樓 for 1/F) 3 (適用於 2樓-22樓 for 2/F- 22/F)	2 (適用於 1樓 for 1/F) 1 (適用於 2樓-22樓 for 2/F- 22/F)	7 (適用於 1樓 for 1/F) 6 (適用於 2樓-22樓 for 2/F- 22/F)
	燈位 Lighting Point	2	2	2	17	2	2	3
家庭室 Family Room	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	不適用 N/A
	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	
	13A雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	
	電視/電台天線插座 TV/FM Outlet	2	2	2	2	2	2	
	電話插座 Telephone Outlet	2	2	2	2	2	2	
	抽氣扇開關掣 Switch for Exhaust Air Fan	1	1	1	1	1	1	
	燈掣 Lighting Switch	4	5	4	9	5	4	
	燈位 Lighting Point	4	5	4	10	5	4	
走廊 Corridor	抽氣扇開關掣 Switch for Exhaust Air Fan	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
	燈掣 Lighting Switch							
	燈位 Lighting Point							
主人睡房 Master Bedroom (M.B.R.)	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet	0	0	0	2	0	0	0
	13A雙位電插座 13A Twin Socket Outlet	2	2	2	1	2	2	2
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Air Fan	1	1	1	1	1	1	1
	燈掣 Lighting Switch	3	3	3	6	3	3	3
	燈位 Lighting Point	1	1	1	8	1	1	1

備註：住宅樓層不設4樓、13樓及14樓。 Remark: Residential floors 4/F, 13/F and 14/F are omitted.

裝置、裝修物料及設備

Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

	座 Tower	5		6			7	
	單位 Unit	A	B	A	A	B	A	B
	樓層 Floor	1樓-22樓 1/F-22/F		1樓-11樓及 15樓-22樓 1/F-11/F & 15/F-22/F	12樓 12/F	1樓-22樓 1/F-22/F	1樓-22樓 1/F-22/F	
睡房 1 Bedroom 1 (B.R. 1)	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet	0	0	0	1	0	0	0
	13A雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Air Fan	1	1	1	1	1	1	0
	燈掣 Lighting Switch	3	3	3	7	3	3	1
	燈位 Lighting Point	1	1	1	8	1	1	1
睡房 2 Bedroom 2 (B.R. 2)	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet	0	0	0	1	0	0	0
	13A雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1
	燈掣 Lighting Switch	2	2	2	6	2	2	1
	燈位 Lighting Point	1	1	1	6	1	1	1
睡房 3 Bedroom 3 (B.R. 3)	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	2	2
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Air Fan	0	0	0	0	0	0	1
	燈掣 Lighting Switch	1	1	1	5	1	1	5
	燈位 Lighting Point	1	1	1	7	1	1	3
主人浴室 Master Bathroom (M. Bath)	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	1	1	1	1	1	1	1
	燈位 Lighting Point	4	4	4	4	4	4	4
	裝有熔斷器接線電掣 Fused Connection Unit	3	4	3	3	4	3	4
浴室 1 Bathroom 1 (Bath 1)	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1
	煤氣熱水爐 Town Gas Water Heater	1	1	1	1	1	1	0
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	1	1	1	1	1	1	1
	燈位 Lighting Point	4	4	4	4	4	4	4
	裝有熔斷器接線電掣 Fused Connection Unit	5	5	5	5	5	5	3
	接線電掣 Connection Unit	1	1	1	1	1	1	1
浴室 2 Bathroom 2 (Bath 2)	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1
	煤氣熱水爐 Town Gas Water Heater	1	1	1	1	1	1	0
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	1	1	1	1	1	1	1
	燈位 Lighting Point	4	4	4	4	4	4	4
	裝有熔斷器接線電掣 Fused Connection Unit	4	4	4	4	4	4	2
	接線電掣 Connection Unit	1	1	1	1	1	1	0
浴室 3 Bathroom 3 (Bath 3)	煤氣熱水爐 Town Gas Water Heater	0	0	0	0	0	0	1
	燈位 Lighting Point	1	1	1	1	1	1	1
	裝有熔斷器接線電掣 Fused Connection Unit	0	0	0	0	0	0	2
	接線電掣 Connection Unit	1	1	1	1	1	1	1

備註：住宅樓層不設4樓、13樓及14樓。 Remark: Residential floors 4/F, 13/F and 14/F are omitted.

裝置、裝修物料及設備

Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

	座 Tower	5		6			7	
	單位 Unit	A	B	A	A	B	A	B
	樓層 Floor	1樓-22樓 1/F-22/F		1樓-11樓及 15樓-22樓 1/F-11/F & 15/F-22/F	12樓 12/F	1樓-22樓 1/F-22/F	1樓-22樓 1/F-22/F	
廚房 Kitchen (Kit.)	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Air Fan	0	0	0	0	0	0	1
	13A單位電插座 13A Single Socket Outlet	6	6	6	6	6	6	7
	13A雙位電插座 13A Twin Socket Outlet	3	3	3	3	3	3	3
	洗衣機來水位 (來水位, 設計為直徑22毫米) Washing Machine Connection Point (Water Inlet of a design of 22mm in diameter)	1	1	1	1	1	1	1
	洗衣機去水位 (去水位, 設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40mm in diameter)	1	1	1	1	1	1	1
	門鈴 Door Bell	1	1	1	1	1	1	1
	燈掣 Lighting Switch	0	0	0	0	0	0	3
	燈位 Lighting Point	5	5	5	5	5	5	6
	裝有熔斷器接線電掣 Fused Connection Unit	4	4	5	5	4	4	6
	20A 雙極開關掣 20A Double Pole Switch	2	2	2	2	2	2	2
	總電掣箱 Miniature Circuit Breakers Board	0	0	0	0	0	0	1
儲物房 1 Store Room 1 (ST.1)	13A單位電插座 13A Single Socket Outlet	1	1	1	2	1	1	1
	燈掣 Lighting Switch	1	1	1	2	1	1	1
	燈位 Lighting Point	1	1	1	4	1	1	1
儲物房 2 Store Room 2 (ST.2)	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	不適用 N/A
	抽氣扇開關掣 Switch for Exhaust Air Fan	2	2	2	2	2	2	
	燈掣 Lighting Switch	2	2	2	2	2	2	
	燈位 Lighting Point	1	1	1	1	1	1	
	裝有熔斷器接線電掣 Fused Connection Unit	2	2	2	2	2	2	
	接線電掣 Connection Unit	1	1	1	1	1	1	
	總電掣箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	
工作平台 Utility Platform (U.P.)	燈位 Lighting Point	1	1	1	1	1	1	1
	裝有熔斷器接線電掣 Fused Connection Unit	0	0	0	0	0	0	1
	煤氣熱水爐 Town Gas Water Heater	0	0	0	0	0	0	1
露台 Balcony (BAL.)	燈位 Lighting Point	1 (不適用於1樓 N/A for 1/F)	1 (不適用於1樓 N/A for 1/F)	1 (不適用於1樓 N/A for 1/F)	1	1 (不適用於1樓 N/A for 1/F)	1 (不適用於1樓 N/A for 1/F)	1 (不適用於1樓 N/A for 1/F)
窗台頂 Top of Bay Window (B.W.) (主人睡房 Master Bedroom)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit	2	2	2	2	2	2	1
窗台頂 Top of Bay Window (B.W.) (睡房1 Bedroom 1)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit	1	1	1	1	1	1	1
窗台頂 Top of Bay Window (B.W.) (睡房2 Bedroom 2)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit	2	2	2	2	2	1	2

備註：住宅樓層不設4樓、13樓及14樓。 Remark: Residential floors 4/F, 13/F and 14/F are omitted.

裝置、裝修物料及設備

Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

	座 Tower	5		6			7	
	單位 Unit	A	B	A	A	B	A	B
	樓層 Floor	1樓-22樓 1/F-22/F		1樓-11樓及 15樓-22樓 1/F-11/F & 15/F-22/F	12樓 12/F	1樓-22樓 1/F-22/F	1樓-22樓 1/F-22/F	
窗台頂 Top of Bay Window (B.W.) (睡房3 Bedroom 3)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit	1	1	1	1	1	1	2
冷氣機平台 (近廚房) A/C Platform (Near Kitchen)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit	1	1	1	1	1	1	1
冷氣機平台 (近工作平台) A/C Platform (Near Utility Platform)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit	1	1	1	1	1	1	0
冷氣機平台 (近睡房3) A/C Platform (Near Bedroom 3)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit	0	0	0	0	0	1	0
平台/天台 Flat Roof / Roof	13A防水單位電插座 13A Weatherproof Single Socket Outlet	1 (適用於 1樓平台 及22樓 天台 For 1/F Flat Roof and 22/F Roof)	1 (適用於 1樓平台 及22樓 天台 For 1/F Flat Roof and 22/F Roof)	1 (適用於 1樓平台 及22樓 天台 For 1/F Flat Roof and 22/F Roof)	不適用 N/A	1 (適用於 1樓平台 及22樓 天台 For 1/F Flat Roof and 22/F Roof)	1 (適用於 1樓平台 及22樓 天台 For 1/F Flat Roof and 22/F Roof)	1 (適用於 1樓平台 及22樓 天台 For 1/F Flat Roof and 22/F Roof)
	燈位 Lighting Point	5 (適用於 1樓平台 For 1/F Flat Roof) 3 (適用 於22樓 天台 For 22/F Roof)	5 (適用於 1樓平台 For 1/F Flat Roof) 3 (適用 於22樓 天台For 22/F Roof)	5 (適用於 1樓平台 For 1/F Flat Roof) 3 (適用 於22樓 天台 For 22/F Roof)	不適用 N/A	5 (適用於 1樓平台 For 1/F Flat Roof) 3 (適用 於22樓 天台 For 22/F Roof)	5 (適用於 1樓平台 For 1/F Flat Roof) 3 (適用 於22樓 天台 For 22/F Roof)	4 (適用於 1樓平台 For 1/F Flat Roof) 3 (適用 於22樓 天台 For 22/F Roof)
	燈掣 Lighting Switch	1 (適用 於22樓 天台 For 22/F Roof)	1 (適用 於22樓 天台 For 22/F Roof)	1 (適用於 22樓 天台 For 22/F Roof)	不適用 N/A	1 (適用 於22樓 天台 For 22/F Roof)	1 (適用 於22樓 天台 For 22/F Roof)	1 (適用 於22樓 天台 For 22/F Roof)

備註：住宅樓層不設4樓、13樓及14樓。 Remark: Residential floors 4/F, 13/F and 14/F are omitted.

服務協議

Service agreements

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

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

地稅

Government rent

擁有人有法律責任繳付該住宅物業直至該住宅物業買賣完成日(即該物業轉讓契日期)(包括該日)為止之地稅。

The owner is liable for the Government rent payable for the residential property up to and including the date of completion of the sale and purchase of that residential property (i.e. the date of the assignment of that property).

買方的雜項付款

Miscellaneous payments by purchaser

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；
在交付時，買方不須向擁有人支付清理廢料的費用。

註：在交付時，買方須根據公契向管理人(而非擁有人)支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

On the delivery of the vacant possession of a residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas;
On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Remark: On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

欠妥之處的保養責任期

Defect liability warranty period

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

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

修訂

Modification

發展項目現時並沒有向政府提出申請修訂批地文件。

No existing application to the Government for a modification of the land grant for the development.

斜坡維修

Maintenance of slopes

1. 批地文件規定本發展項目中的住宅物業的擁有人須自費維修斜坡。

2. 批地文件特別條款第(27)(a)條訂明：如為或有關奠基、平整或開發該地段或其任何部分或任何該等條款要求「買方」須進行的工程或任何其他用途而需要任何切割、移除或向後移任何土地或需要進行任何建設或填補或任何斜坡護理工程，不論有否「署長」事前書面同意及不論是否與該地段內或任何政府土地上，「買方」將須自資進行及興建當時需要或其後任何時間需要之該等斜坡護理工程、護土牆或其他支撐、保護、排水或附帶或任何工程，以保護及支撐於該地段內的該等土地及任何相鄰或鄰近之政府或出租土地，避免及防止其後發生任何傾斜、滑坡或下陷。「買方」亦須於批地文件批出的年期內任何時候維持上述土地、斜坡護理工程、護土牆或其他支撐、保護、排水或附帶或任何工程處於良好維修及狀況，以令「署長」滿意。

3. 批地文件特別條款第(30)(a)條訂明：「買方」應依照「署長」全權酌情指定，自費在本文所夾附圖則以綠色間黑斜線顯示的範圍(以下簡稱「綠色間黑斜線範圍」)進行和完成令「署長」滿意的土力勘探工程及斜坡處理工程、山泥傾瀉預防、緩減及補救工程，並於本文所訂的整個批租期內自費維修「綠色間黑斜線範圍」，包括該處所有土地、斜坡處理工程、護土結構、排水及任何其他工程，以保持其維修充足及狀態良好，令「署長」滿意。如「綠色間黑斜線範圍」於本文所訂的整個批租期內發生山泥傾瀉、地陷或土地滑土，或「署長」認為(其決定將作終論並對「買方」約束)任何毗連或毗鄰土地因此受損，「買方」必須自費以「署長」滿意的方式修復還原。「買方」亦須向政府、其代理及承辦商賠償由此招致之所有索償、訴訟、費用、損害與開支，並確保彼等免責。再者，「買方」時刻均應確保「綠色間黑斜線範圍」無任何非法挖掘或傾倒工程。如事前獲「署長」發出書面批准，「買方」可架設圍欄或其他屏障防止此等非法活動。如有違反此等批地條款，「署長」除擁有本文訂明的其他權利或補償權外，並有權隨時發出書面通知，要求「買方」執行土力勘探工程、斜坡處理工程、山泥傾瀉預防、緩減及補救工程，以及維修或修復還原任何受山泥傾瀉、地陷或土地滑土影響的土地、結構或工程。如「買方」疏忽或未能以「署長」滿意的方式在通知書訂明的期限內履行通知的規定，「署長」可於期限屆滿後執行及進行所需工程，「買方」須於接獲通知時向政府償還有關的費用。

4. 每名本發展項目中的住宅物業的擁有人均須分擔該等維修工程的費用。

5. 顯示該斜坡，已經或將會在本發展項目所位於的土地之內或之外建造的護土牆及有關構築物(以綠色及紅色顯示，僅供識別用途)的圖則已載於本節末頁。

6. 根據公契，本發展項目的管理人獲擁有人授權進行該等維修工程。

註：
本節中「買方」一詞指「批地文件」訂明的「買方」，如上下文意允許或指定則包括其遺產執行人、遺產管理人及受讓人；如屬公司「買方」則包括其繼承人及受讓人。

1. The Land Grant requires the owners of the residential properties in the Development maintain slopes at their own costs.

2. Special Condition No.(27)(a) of the Land Grant stipulates 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 theses 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.”

3. Special Condition No.(30)(a) of the Land Grant stipulates that “The Purchaser shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed hereto (hereinafter referred to as “the Green Hatched Black Area”) as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Purchaser), have also been affected. The Purchaser hereby indemnifies and shall keep indemnified the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof.”

4. Each of the owners of the residential properties in the Development is obliged to contribute towards the costs of such maintenance work.

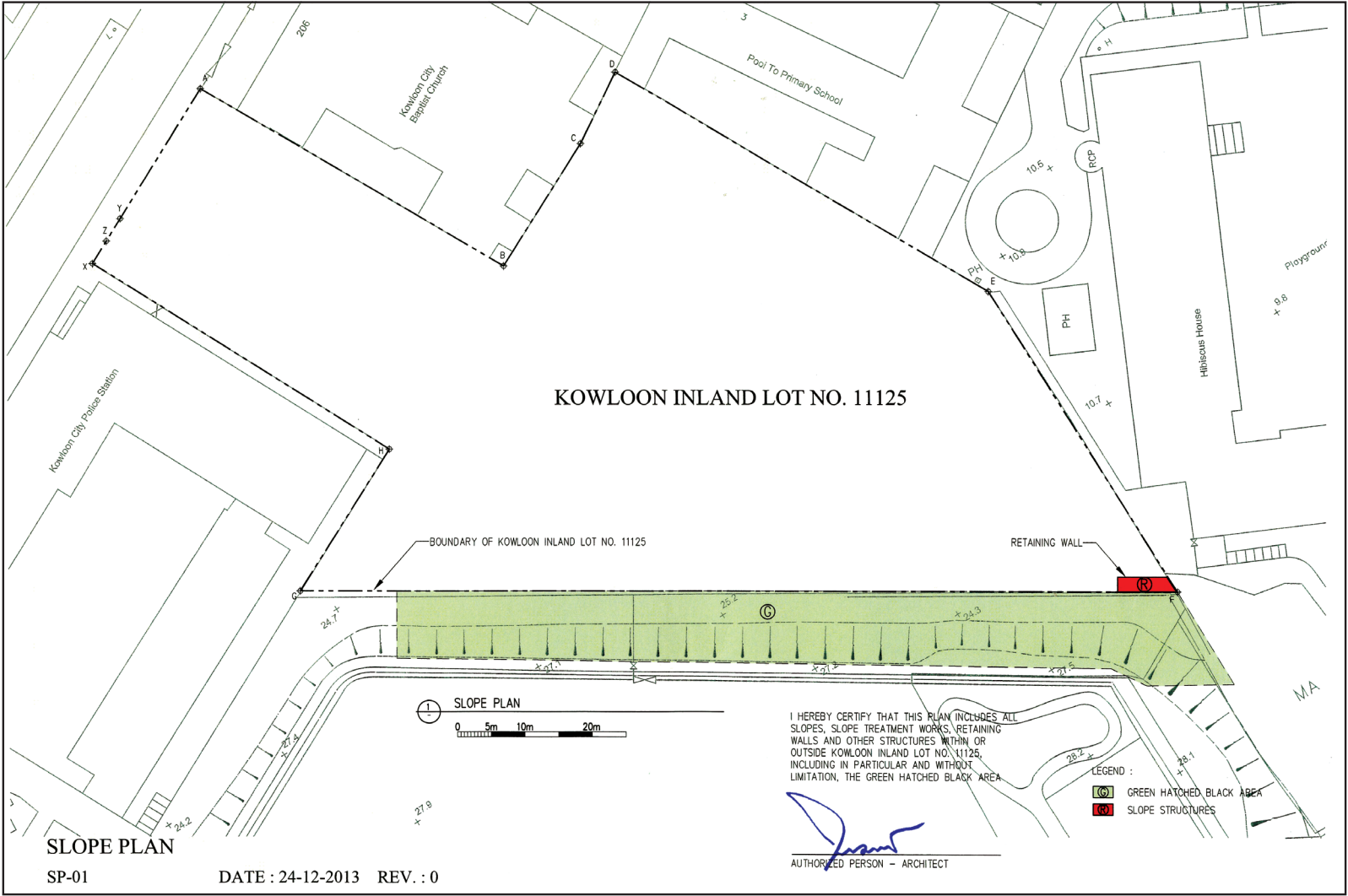
5. The plan for the slopes, retaining walls and related structures constructed or to be constructed within or outside the land on which the Development is situated (as shown coloured green and red for identification purposes only) is set out at the end of this section.

6. Under the deed of mutual covenant, the manager of the Development has the owners’ authority to carry out such maintenance work.

Remarks:
The “Purchaser” as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in case of a corporation its successors and assigns.

斜坡維修

Maintenance of slopes



圖例

LEGEND

G

批地文件提及之綠色間黑斜線範圍(屬斜坡結構一部分)

GREEN HATCHED BLACK AREA REFERRED TO IN THE LAND GRANT (PART OF THE SLOPE STRUCTURES)

R

其他斜坡結構

OTHER SLOPE STRUCTURES

KOWLOON INLAND LOT NO.11125 = 九龍內地段第11125號

BOUNDARY OF KOWLOON INLAND LOT NO.11125 = 九龍內地段第11125號邊界

Kowloon City Baptist Church = 九龍城浸信會

Pool To Primary School = 香港培道小學

Hibiscus House = 芙蓉樓

RETAINING WALL = 護土牆

備註：此圖僅作顯示斜坡、護土牆及有關構築物的位置，圖中所示之其他事項未必能反映其最新狀況。

Remark: this plan is for showing the locations of slopes, retaining walls and related structures only. Other matters shown in this plan may not reflect their latest conditions.

發展項目之互聯網網站
Website of the development

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址：
www.thezumurud.com.hk

The address of the website designated by the vendor for the development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: **www.thezumurud.com.hk**

申請建築物總樓面面積寬免的資料

Information in application for concession on gross floor area of building

獲寬免總樓面面積的設施分項 Breakdown of Gross Floor Area (GFA) Concessions Obtained for All Features

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

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

		面積 (平方米) Area (m²)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.	停車場及上落客貨地方(公共交通總站除外) Carpark and loading / unloading area excluding public transport terminus	9,829.925
2.	機房及相類設施 Plant rooms and similar services	
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及必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等 Mandatory feature or essential plant room, area of which is limited by respective PNAP or regulation such as lift machine room, TBE room, refuse storage and material recovery chamber, etc.	600.098
2.2	所佔面積不受相關《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及必要機房，例如僅由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 Mandatory feature and essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by FSI and equipment, meter room, transformer room, potable and flushing water tank, etc.	2,321.156
2.3	非強制性/非必要機房，例如空調機房、風櫃房等 Non-mandatory / non-essential plant room such as A/C plant room, AHU room, etc.	490.785
根據《建築物(規劃)規例》第23A(3)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23A(3)		
3.	供人離開或到達旅館時上落汽車的地方 Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	不適用 Not applicable
4.	旅館的輔助性設施 Supporting facilities for a hotel	
根據《聯合作業備考》第1號和第2號提供的環保設施 Green Features under Joint Practices Notes 1 and 2		
5.	住宅樓宇露台 Balcony for residential buildings	990.108
5a.	最低層露台下的有蓋面積 Covered areas underneath the lowest balcony	55.006
6.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	不適用 Not applicable
7.	公用空中花園 Communal sky garden	不適用 Not applicable
8	非住宅樓宇的公用平台花園 Communal podium garden for non-residential buildings	不適用 Not applicable
9.	隔聲鰭 Acoustic fin	不適用 Not applicable
10.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not applicable
11.	非結構性預製外牆 Non-structural prefabricated external wall	1,134.269
12.	工作平台 Utility platform	342.000
13.	隔音屏障 Noise barrier	不適用 Not applicable
適意設施 Amenity Features		
14.	供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室 Counter, office, store, guard room and lavatory for watchman and management staff, Owner’s Corporation Office	53.366
15.	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 Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	2,154.924
16.	有上蓋的園景區及遊樂場 Covered landscaped and play area	不適用 Not applicable
17.	橫向屏障/有蓋人行道、花棚 Horizontal screen / covered walkway, trellis	

申請建築物總樓面面積寬免的資料

Information in application for concession on gross floor area of building

		面積 (平方米) Area (m²)
18.	擴大升降機井道 Larger lift shaft	270.036
19.	煙囪管道 Chimney shaft	不適用 Not applicable
20.	其他非強制性或非必要機房，例如爐房、衛星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, SMATV room	不適用 Not applicable
21.	強制性設施或必要機房所需的管槽、氣槽 Pipe duct, air duct for mandatory feature or essential plant room	559.821
22.	非強制性設施或非必要機房所需的管槽、氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	不適用 Not applicable
23.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	不適用 Not applicable
24.	非住用發展項目中電影院、商場等的較高的淨高及前方中空 High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	不適用 Not applicable
25.	非住用發展項目的公用主要入口(尊貴入口)上方的中空 Void over main common entrance (Prestige entrance) in non-domestic development	不適用 Not applicable
26.	複式住宅單位及洋房的中空 Void in duplex domestic flat and house	不適用 Not applicable
27.	其他伸出物，如空調機箱或伸出外牆超過750毫米的空調機平台 Other projections such as air-conditioning box and platform with a projection of more than 750mm from the external walls	不適用 Not applicable
其他獲豁免的項目 Other Exempted Items		
28.	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	不適用 Not applicable
29.	其他伸出物 Other projections	不適用 Not applicable
30.	公共交通總站 Public transport terminus (PTT)	不適用 Not applicable
31.	共用構築物及樓梯 Party structure and common staircase	不適用 Not applicable
32.	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 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	901.150
33.	公眾通道 Public passage	不適用 Not applicable
34.	因樓宇後移導致的覆蓋面積 Covered set back area	不適用 Not applicable
額外總樓面面積 Bonus GFA		
35.	額外總樓面面積 Bonus GFA	不適用 Not applicable

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

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

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

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。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。

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 the 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 the Development were not required to submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

本售樓說明書的印製日期
The date on which this sales brochure is printed

2016年2月3日

3rd February 2016

改變
Changes

發展項目及其周邊地區日後可能出現改變。

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

