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Sales Brochure 售樓說明書





Notes to Purchasers of First-hand Residential Properties

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

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

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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

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

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

Notes to Purchasers of First-hand Residential Properties

一手住宅物業買家須知

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts :

Consumer Council
Website : www.consumer.org.hk
Telephone : 2929 2222
Email : cc@consumer.org.hk
Fax : 2856 3611

Estate Agents Authority
Website : www.eaa.org.hk
Telephone : 2111 2777
Email : enquiry@eaa.org.hk
Fax : 2598 9596

Real Estate Developers Association of Hong Kong
Telephone : 2826 0111
Fax : 2845 2521

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

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

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

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

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

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6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會	
網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611

地產代理監管局	
網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596

香港地產建設商會	
電話	: 2826 0111
傳真	: 2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

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

Information on the Development 發展項目的資料

Name of the Development : Regent Hill

Name of Street and Street Number : 1 Lun Hing Street

Total Number of Storeys : 28 storeys (excluding Roof)

Floor Numbering : G/F, 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 31/F & Roof

Omitted Floor Numbers : 4/F, 13/F, 14/F & 24/F

Refuge Floor : At Roof

發展項目名稱 : 壹鑾

街道名稱及門牌號數 : 聯興街1號

樓層總數 : 28層(不包括天台)

樓層號數 : 地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至31樓及天台

被略去的樓層號數 : 4樓、13樓、14樓及24樓

庇護層 : 位於天台

Information on Vendor and Others Involved in the Development 賣方及有參與發展項目的其他人的資料

Vendor : Wintop Properties Limited

Holding Companies of the Vendor : Circle Property Development Limited, Pofield Holdings Limited, Chun Mou Estate Agency Co. Ltd.

Authorized Person : Yu Lin Keung

Firm or corporation of which the Authorized Person is a proprietor, director or employee in his professional capacity: T. K. Tsui – Gabriel Yu Limited

Building Contractor : To's Universe Construction Co. Ltd.

Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development : Li, Wong, Lam & W. I. Cheung

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development : Not applicable

Any other person who has made a loan for the construction of the Development : Not applicable

Note: The loan for the construction of the Development from The Bank of East Asia Limited has been settled.

賣方 : 凱成置業有限公司

賣方控股公司 : 永光地產發展有限公司、寶輝控股集團有限公司、津懋地產有限公司

認可人士 : 余鍊強先生

認可人士以其專業身分擔任某商號或法團的經營人、董事或僱員的商號或法團 : 崔德剛 — 余鍊強建築工程師樓有限公司

承建商 : 國宇建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的名稱 : 張永賢·李黃林律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱 : 不適用

已為發展項目的建造提供貸款的任何其他人的姓名或名稱 : 不適用

附註：由東亞銀行有限公司為發展項目的建造提供的貸款已清還。

Relationship Between Parties Involved in the Development 有參與發展項目的各方的關係

(a) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	Not Applicable
(b) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;	Not Applicable
(c) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person;	Not Applicable
(d) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(e) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(f) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(g) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(h) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(i) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	Not Applicable
(j) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(k) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable

(l) The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(m) The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor;	Not Applicable
(n) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(o) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(p) The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(q) The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not Applicable
(r) The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(s) The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	Not Applicable

Relationship Between Parties Involved in the Development

有參與發展項目的各方的關係

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

(m) 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	不適用
(n) 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	不適用
(o) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	不適用
(p) 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	不適用
(q) 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用
(r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	不適用
(s) 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	不適用

There are non-structural prefabricated external walls forming part of the enclosing walls.
有非結構的預製外牆構成圍封牆的一部份。

The thickness of the non-structural prefabricated external walls : 150mm
非結構的預製外牆的厚度：150毫米

TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH RESIDENTIAL PROPERTY
每個住宅物業的非結構的預製外牆的總面積

Floor 樓層	Unit 單位	Total Area (sq. m.) 總面積 (平方米)
3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F & 22/F	A	0.887
	B	-
	C	-
	D	0.887
23/F, 25/F, 26/F, 27/F, 28/F & 29/F	A	0.887
	B	0.887
30/F	A	-
	B	-
31/F	A	-
	B	-

There are curtain walls forming part of the enclosing walls.
有幕牆構成圍封牆的一部份。

The thickness of the curtain walls : 300mm
幕牆的厚度：300毫米

TOTAL AREA OF THE CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY
每個住宅物業的幕牆的總面積

Floor 樓層	Unit 單位	Total Area (sq. m.) 總面積 (平方米)
3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F & 22/F	A	1.794
	B	0.756
	C	0.756
	D	1.794
23/F, 25/F, 26/F, 27/F, 28/F & 29/F	A	4.159
	B	4.159
30/F	A	3.056
	B	3.056
31/F	A	4.575
	B	4.575

The manager appointed under the Deed of Mutual Covenant that has been executed:
Hong Yip Service Company Limited

根據已簽立的公契的獲委任管理人：
康業服務有限公司

Location Plan of the Development 發展項目的所在位置圖



Notation 圖例

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

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

於發展項目的所在位置圖未能顯示之街道全名：

Tsoi Tak Street	載德街	Tsap Tseung Street	集祥街	Ventris Road	雲地利道
Yuen Yuen Street	源遠街	Kwai Sing Lane	桂成里	Tai Hang Road	大坑道
Min Fat Street	綿發街	Kwai Fong Street	桂芳街		
Cheong Ming Street	昌明街	Chun Shing Street	春勝街		
Shing Ping Street	昇平街	Mui Hing Street	梅馨街		
Lun Hing Street	聯興街	Green Lane	箕璉坊		
Tsun Yuen Street	晉源街	Wong Nai Chung Road	黃泥涌道		

The above Location Plan is made with reference to the Survey Sheet No. 11-SW-D and the Survey Sheet No. 11-SE-C.

上述發展項目位置圖參考測繪圖編號11-SW-D及測繪圖編號11-SE-C。

Notes : 1. The Government of the Hong Kong SAR has the copyright of the above plan. The map is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 64/2016.


2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

附註：1. 地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號64/2016。

2. 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

Aerial Photograph of the Development 發展項目的鳥瞰照片



 Location of the Development
發展項目的位置

Adopted from part of the aerial photo taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No. E034403C dated 10 March 2018.

摘錄自於地政總署測繪處於2018年3月10日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E034403C。

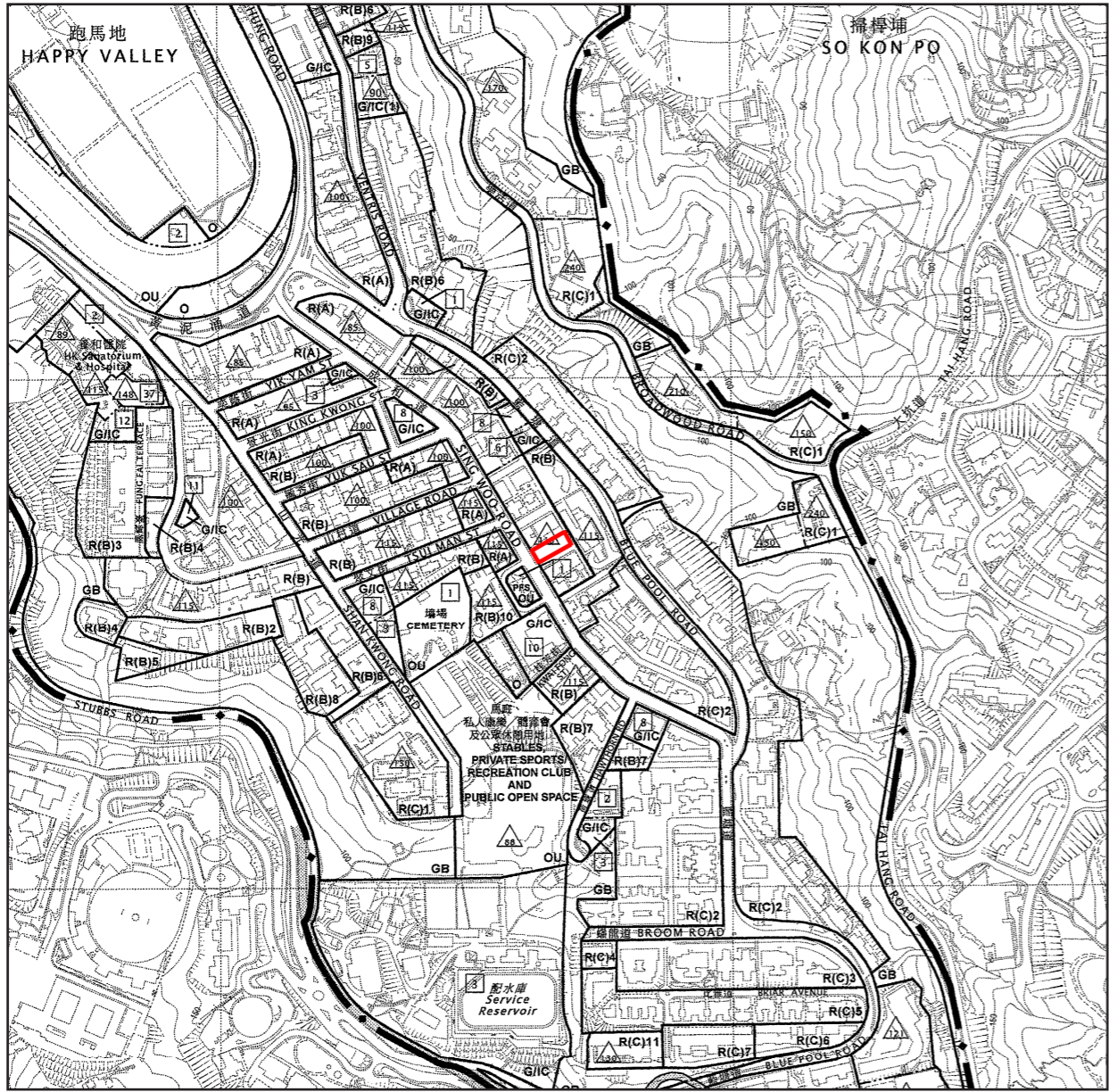
Notes :

1. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved-reproduction by permission only.

附註：

1. 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

Outline Zoning Plan relating to the Development 關於發展項目的分區計劃大綱圖



Location of the Development
 發展項目的位置

SCALE: 0 500M(米)
 比例尺

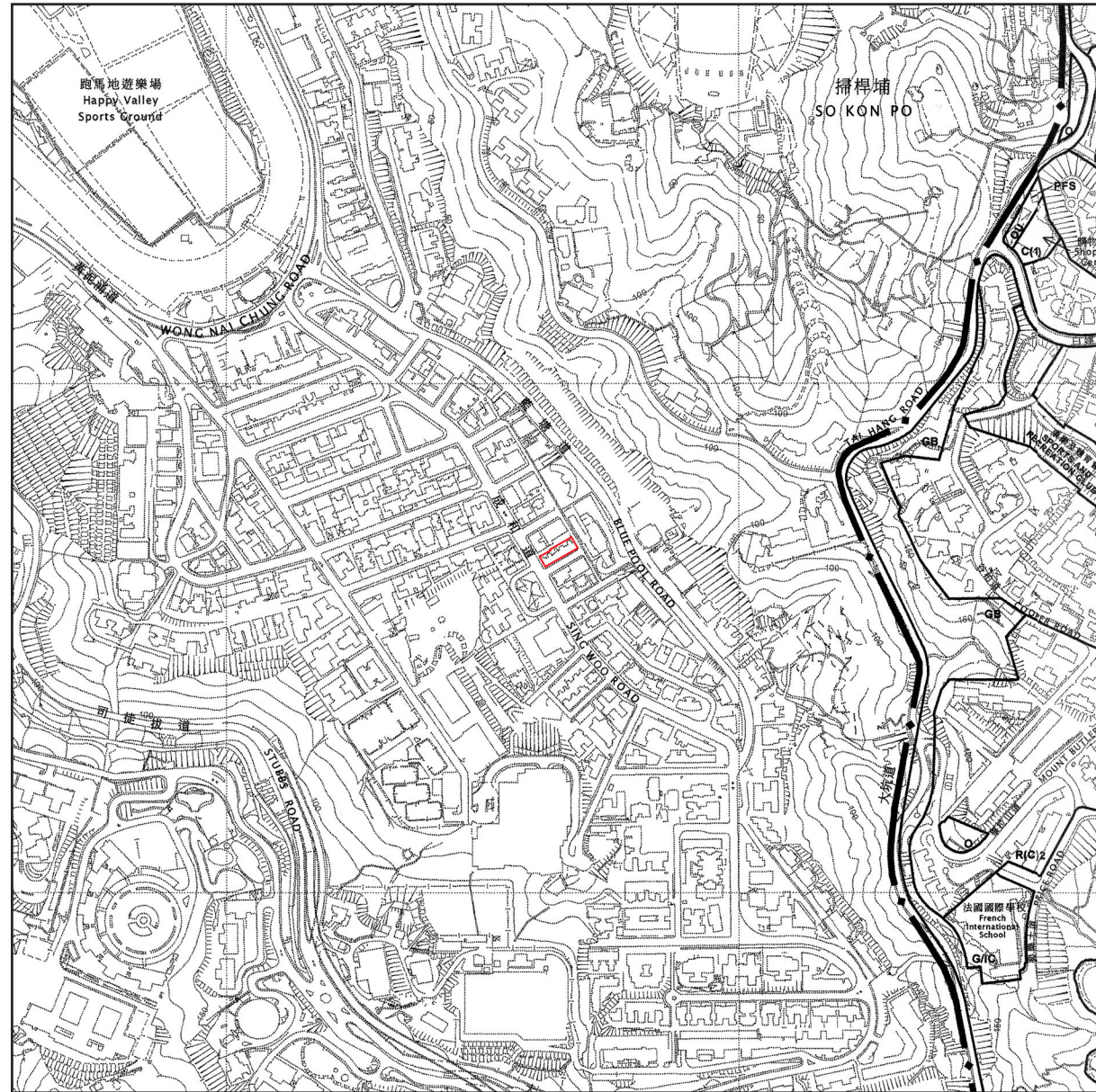
Excerpt from the approved Wong Nai Chung Outline Zoning Plan No. S/H7/19 gazetted on 26 August 2016.
 摘錄自憲報公佈日期為2016年8月26日的黃泥涌分區計劃大綱核准圖，圖則編號S/H7/19。

Notation 圖例

Zones 地帶		Miscellaneous 其他	
C	Commercial 商業		Boundary of Planning Scheme 規劃範圍界線
R(A)	Residential (Group A) 住宅 (甲類)		Building Height Control Zone Boundary 建築物高度管制區界線
R(B)	Residential (Group B) 住宅 (乙類)		Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
R(C)	Residential (Group C) 住宅 (丙類)	2	Maximum Building Height (In Number Of Storeys) 最高建築物高度 (樓層數目)
G/IC	Government, Institution or Community 政府、機構或社區	P F S	Petrol Filling Station 加油站
O	Open Space 休憩用地	NBA	Non-Building Area 非建築用地
OU	Other Specified Uses 其他指定用途		
GB	Green Belt 綠化地帶		
Communications 交通			
	Railway and Station (Underground) 鐵路及車站 (地下)		
	Major Road and Junction 主要道路及路口		
	Elevated Road 高架道路		

- Notes :
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
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- 附註：
- 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
 - 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

Outline Zoning Plan relating to the Development 關乎發展項目的分區計劃大綱圖



Excerpt from the approved Jardine's Lookout & Wong Nai Chung Gap Outline Zoning Plan No. S/H13/12 gazetted on 18 October 2007.

摘錄自憲報公佈日期為2007年10月18日的渣甸山及黃泥涌峽分區計劃大綱核准圖，圖則編號S/H13/12。

Notation 圖例

Zones 地帶		Communications 交通	
	Commercial 商業		Major Road and Junction 主要道路及路口
	Residential (Group B) 住宅 (乙類)		Miscellaneous 其他
	Residential (Group C) 住宅 (丙類)		Boundary of Planning Scheme 規劃範圍界線
	Government, Institution or Community 政府、機構或社區		Petrol Filling Station 加油站
	Open Space 休憩用地		
	Other Specified Uses 其他指定用途		
	Green Belt 綠化地帶		
	Country Park 郊野公園		

Location of the Development
 發展項目的位置

SCALE: 0 500M(米)
 比例尺

Notes :

1. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
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附註：

1. 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。



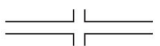

This blank area falls outside the coverage of the relevant Outline Zoning Plan
 當區分區計劃大綱圖並不覆蓋本空白範圍

Location of the Development
 發展項目的位置

SCALE: 0 500M(米)
 比例尺

Excerpt from the approved Mid-levels East Outline Zoning Plan No. S/H12/12 gazetted on 17 September 2010.
 摘錄自憲報公佈日期為2010年9月17日的半山區東部分區計劃大綱核准圖，圖則編號S/H12/12。

Notation 圖例

Zones 地帶		Communications 交通
CDA	Comprehensive Development Area 綜合發展區	 Major Road and Junction 主要道路及路口
R(B)	Residential (Group B) 住宅 (乙類)	 Boundary of Planning Scheme 規劃範圍界線
R(C)	Residential (Group C) 住宅 (丙類)	
G/IC	Government, Institution or Community 政府、機構或社區	
O	Open Space 休憩用地	
GB	Green Belt 綠化地帶	

Notes :

- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
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附註：

- 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
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Outline Zoning Plan relating to the Development 關於發展項目的分區計劃大綱圖



Location of the Development 發展項目位置
SCALE: 0 500M(米)
比例尺

Excerpt from the draft Causeway Bay Outline Zoning Plan No. S/H6/16 gazetted on 26 January 2018.
摘錄自憲報公佈日期為2018年1月26日的銅鑼灣分區計劃大綱草圖，圖則編號S/H6/16。

Notation 圖例

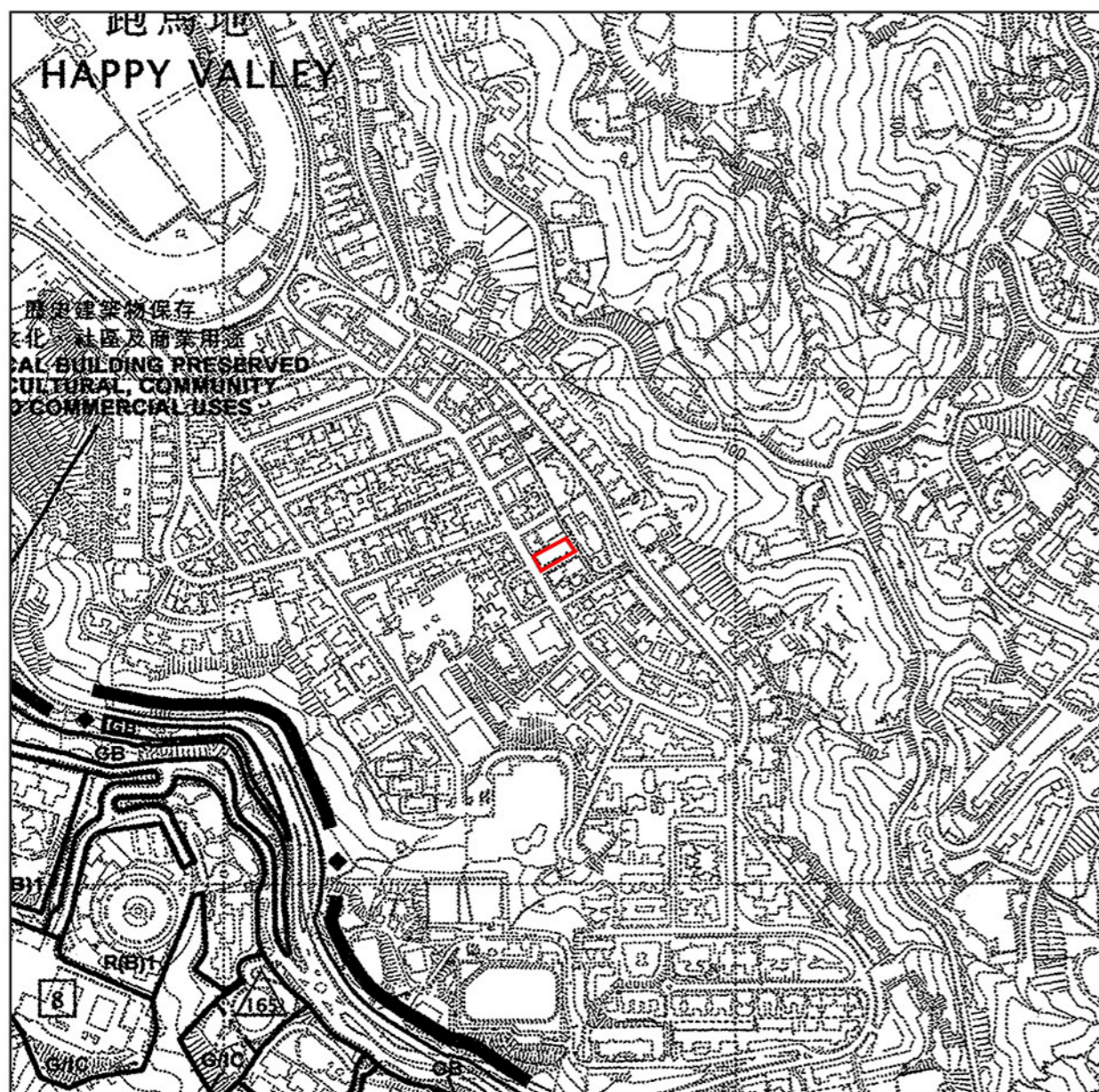
Zones 地帶		Miscellaneous 其他	
	Commercial 商業		Boundary of Planning Scheme 規劃範圍界線
	Residential (Group A) 住宅 (甲類)		Building Height Control Zone Boundary 建築物高度管制區界線
	Residential (Group B) 住宅 (乙類)		Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
	Residential (Group C) 住宅 (丙類)		Building Gap Restriction as Stipulated on the Notes <註釋> 內訂明建築物之間的空隙限制
	Government, Institution or Community 政府、機構或社區		Maximum Building Height (In Number Of Storeys) 最高建築物高度 (樓層數目)
	Open Space 休憩用地		Non-Building Area 非建築用地
	Other Specified Uses 其他指定用途		
	Green Belt 綠化地帶		
Communications 交通			
	Railway and Station (Underground) 鐵路及車站 (地下)		
	Major Road and Junction 主要道路及路口		
	Elevated Road 高架道路		

Notes :

- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
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附註 :

- 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
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Location of the Development
 發展項目的位置

SCALE: 0 500M(米)
 比例尺



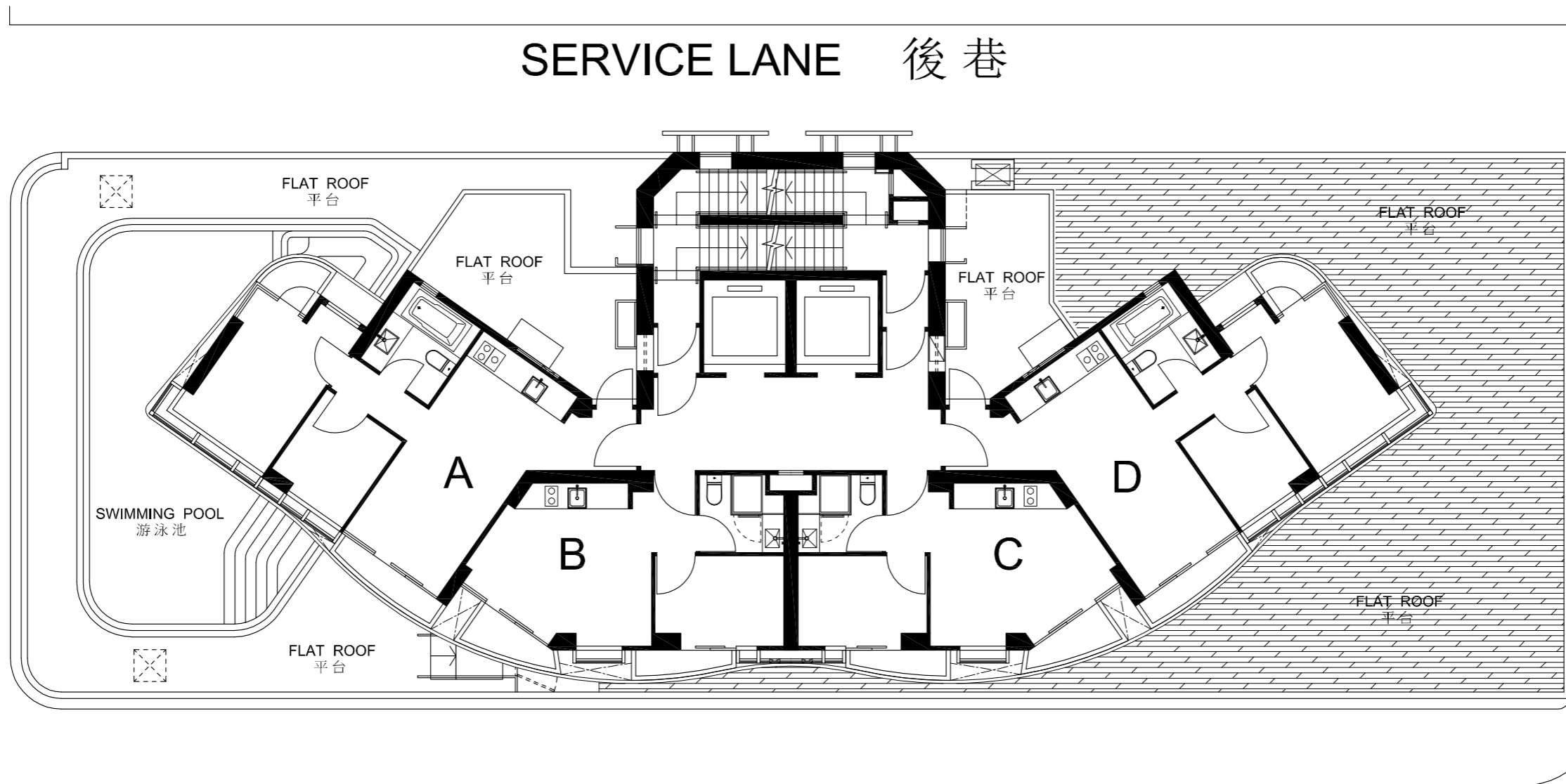
Excerpt from the approved The Peak Area Outline Zoning Plan No. S/H14/13 gazetted on 6 April 2018.
 摘錄自憲報公佈日期為2018年4月6日的山頂區分區計劃大綱核准圖，圖則編號S/H14/13。

Notation 圖例

Zones 地帶		Miscellaneous 其他	
C	Commercial 商業	—♦—	Boundary of Planning Scheme 規劃範圍界線
R(B)	Residential (Group B) 住宅 (乙類)	- - - -	Boundary of Country Park 郊野公園界線
R(C)	Residential (Group C) 住宅 (丙類)	- · - · -	Building Height Control Zone Boundary 建築物高度管制區界線
G/IC	Government, Institution or Community 政府、機構或社區	△165	Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
O	Open Space 休憩用地	□2	Maximum Building Height (In Number Of Storeys) 最高建築物高度 (樓層數目)
OU	Other Specified Uses 其他指定用途	P F S	Petrol Filling Station 加油站
GB	Green Belt 綠化地帶	- - - -	Non-Building Area 非建築用地
CP	Country Park 郊野公園		
Communications 交通			
=+ =	Major Road and Junction 主要道路及路口		

- Notes :
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.
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- 附註：
- 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
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SING WOO ROAD 成和道

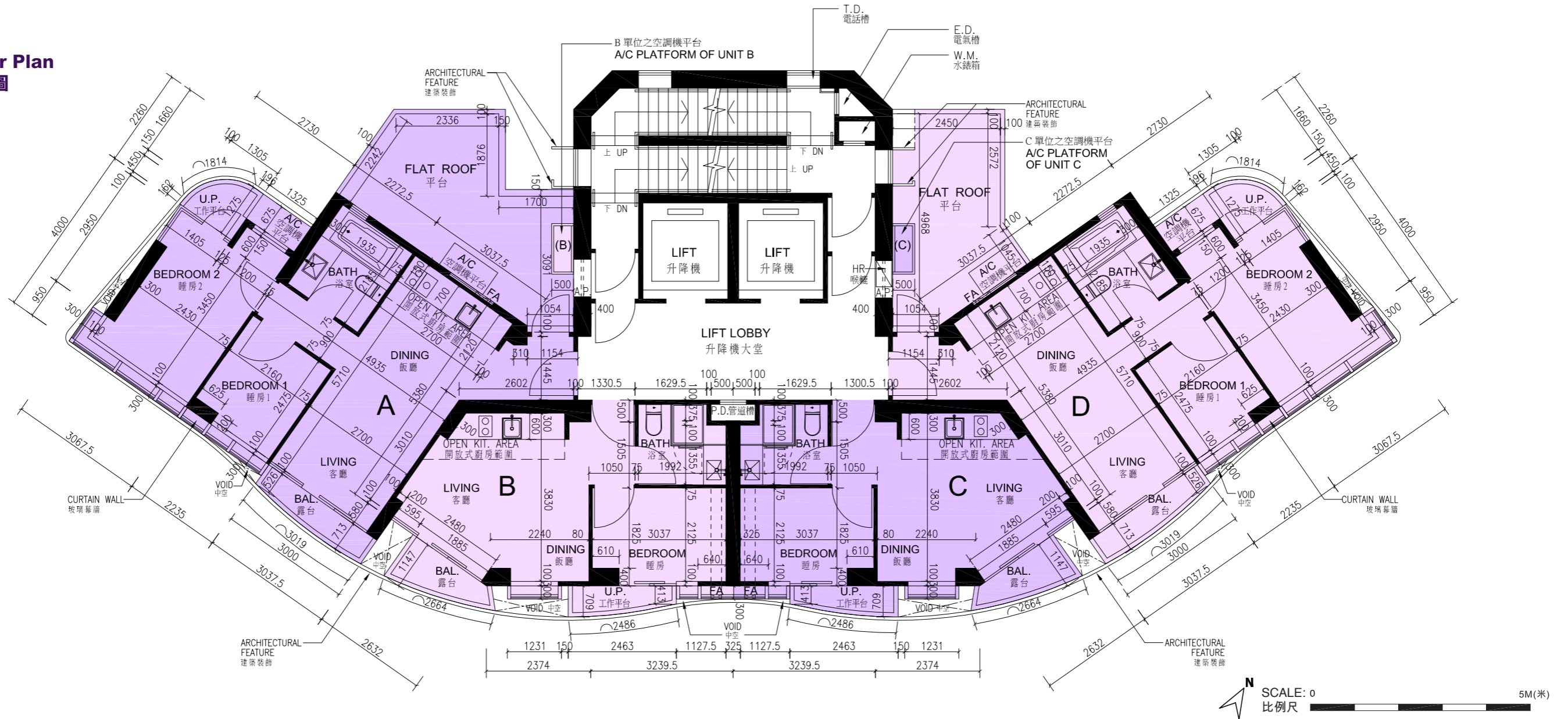


HIP WO LANE 協和里

LUN HING STREET 聯興街

SCALE: 0 5M(米)
比例尺

3/F Floor Plan
3樓平面圖



Living = Living Room 客廳
Dining = Dining Room 飯廳
A/C = Air Conditioner Platform 空調機平台
E.D. = Electrical Duct 電氣槽

BAL. = Balcony 露台
H.R./HR = Hose Reel 消防喉轆
OPEN KIT. AREA = Open Kitchen Area 開放式廚房範圍
P.D. = Pipe Duct 管道槽

T.D. = Telephone Duct 電話槽
U.P. = Utility Platform 工作平台
W.M. = Water Meter Room 水錶箱
LAV. = Lavatory 洗手間

A.P. = Access Panel 檢修門
FA = Flue Apertures 通風孔
DN = Down 下

The thickness of the floor slabs (excluding plaster) of each residential property is 125mm, 150mm and 200mm.

The floor-to-floor height of the 3/F residential units is 3.12m.

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Note : 1. The dimensions in the floor plans are all structural dimensions in millimetre.

每個住宅物業的樓板 (不包括灰泥) 的厚度為125毫米、150毫米及200毫米。

3樓住宅物業的層與層之間的高度為3.12米。

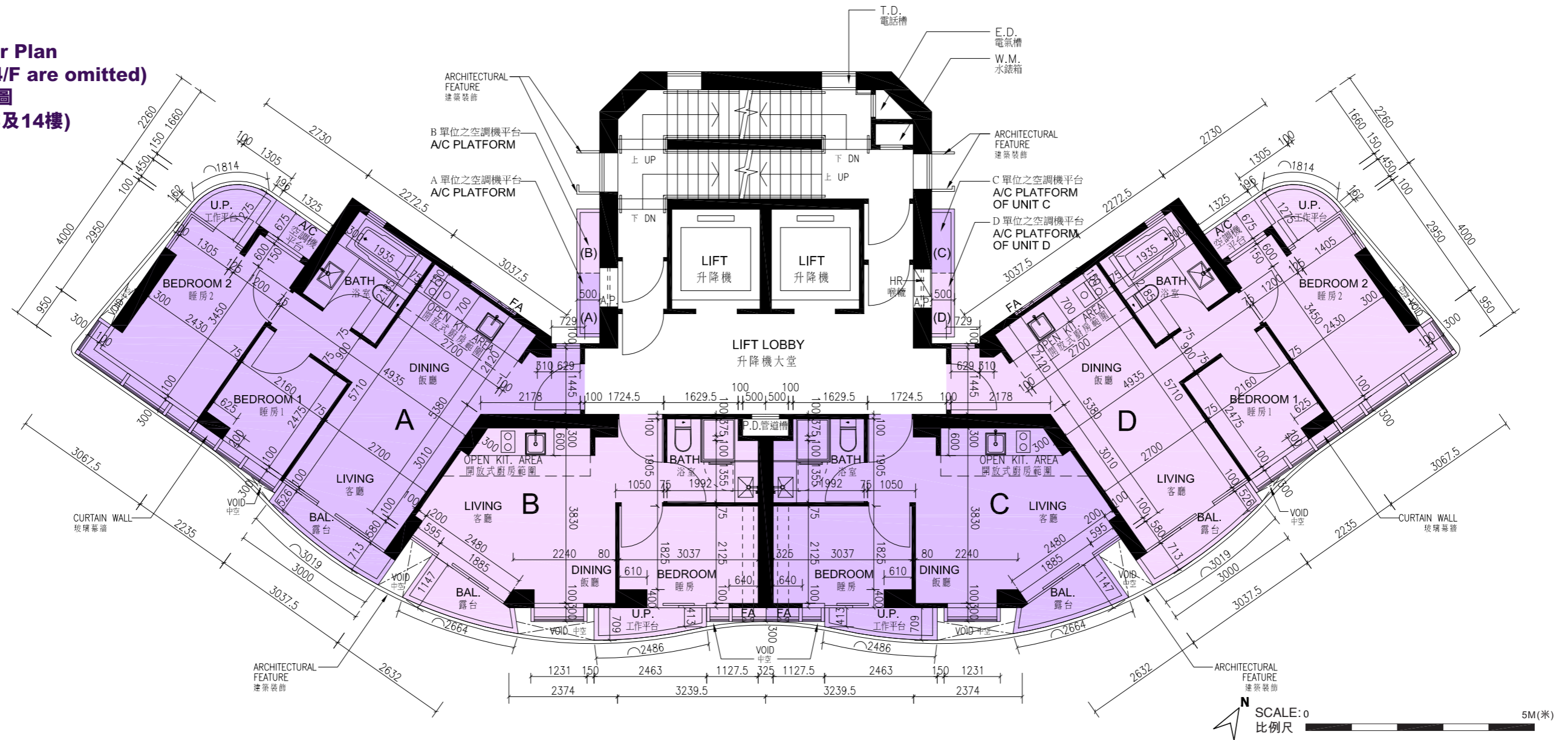
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

附註：1. 平面圖所列之呎吋為以毫米標示之建築結構呎吋。

Floor Plans of Residential Properties in the Development

發展項目的住宅物業的樓面平面圖

5/F - 22/F Floor Plan
(4/F, 13/F & 14/F are omitted)
5樓至22樓平面圖
(不設4樓、13樓及14樓)



Living = Living Room 客廳
 Dining = Dining Room 飯廳
 A/C = Air Conditioner Platform 空調機平台
 E.D. = Electrical Duct 電氣槽

BAL. = Balcony 露台
 H.R./HR = Hose Reel 消防喉轆
 OPEN KIT. AREA = Open Kitchen Area 開放式廚房範圍
 P.D. = Pipe Duct 管道槽

T.D. = Telephone Duct 電話槽
 U.P. = Utility Platform 工作平台
 W.M. = Water Meter Room 水錶箱
 LAV. = Lavatory 洗手間

A.P. = Access Panel 檢修門
 FA = Flue Apertures 通風孔
 DN = Down 下

The thickness of the floor slabs (excluding plaster) of each residential property is 125mm, 150mm and 200mm.

The floor-to-floor height of the 5/F - 12/F & 15/F - 22/F residential units is 3.12m.

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Note: 1. The dimensions in the floor plans are all structural dimensions in millimetre.

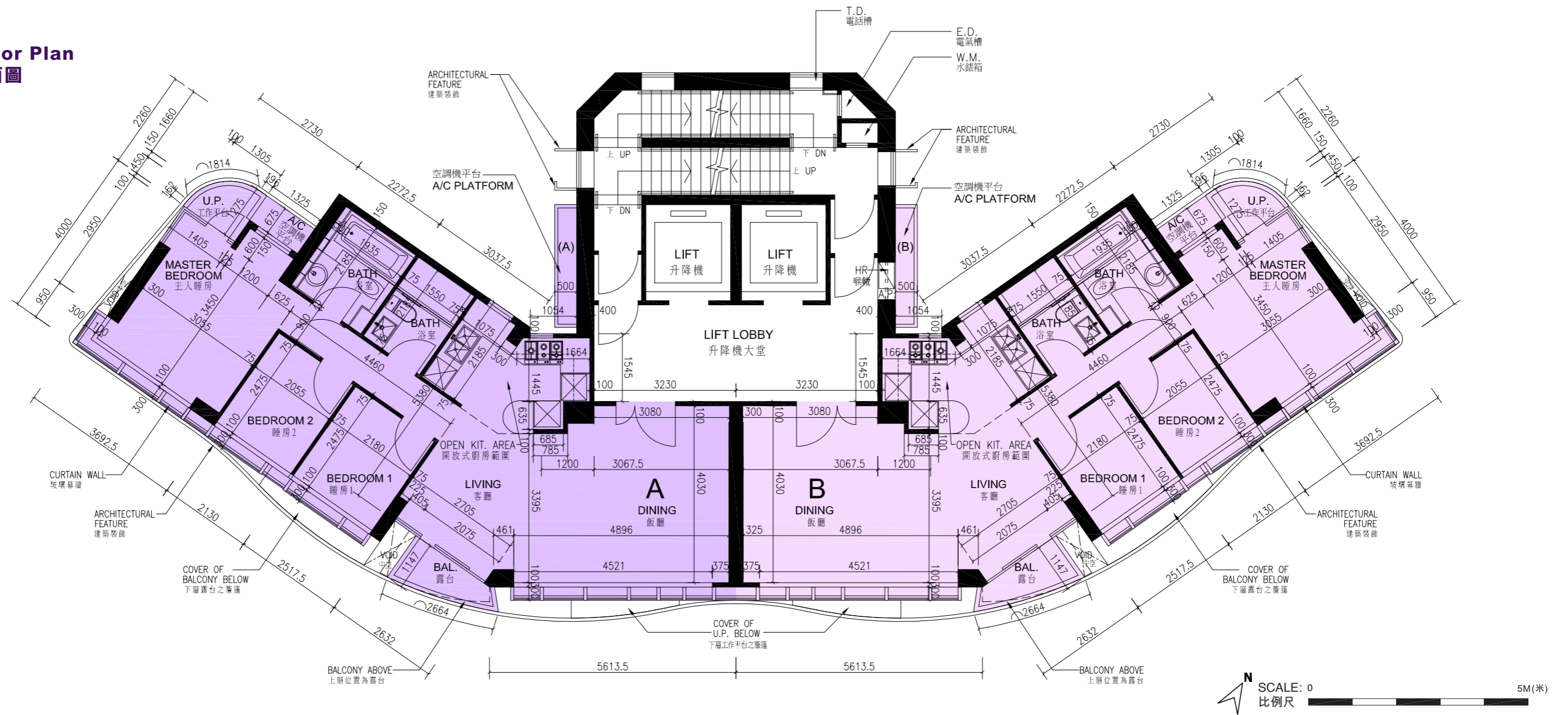
每個住宅物業的樓板 (不包括灰泥) 的厚度為125毫米、150毫米及200毫米。

5樓至12樓及15樓至22樓住宅物業的層與層之間的高度為3.12米。

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

附註： 1. 平面圖所列之呎吋為以毫米標示之建築結構呎吋。

**23/F Floor Plan
23樓平面圖**



Living = Living Room 客廳
 Dining = Dining Room 飯廳
 A/C = Air Conditioner Platform 空調機平台
 E.D. = Electrical Duct 電氣槽

BAL. = Balcony 露台
 H.R./HR = Hose Reel 消防喉轆
 OPEN KIT. AREA = Open Kitchen Area 開放式廚房範圍
 P.D. = Pipe Duct 管道槽

T.D. = Telephone Duct 電話槽
 U.P. = Utility Platform 工作平台
 W.M. = Water Meter Room 水錶箱
 LAV. = Lavatory 洗手間

A.P. = Access Panel 檢修門
 FA = Flue Apertures 通風孔
 DN = Down 下

The thickness of the floor slabs (excluding plaster) of each residential property is 125mm, 150mm and 200mm.

The floor-to-floor height of the 23/F residential units is 3.12m.

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Note: 1. The dimensions in the floor plans are all structural dimensions in millimetre.

每個住宅物業的樓板 (不包括灰泥) 的厚度為125毫米、150毫米及200毫米。

23樓住宅物業的層與層之間的高度為3.12米。

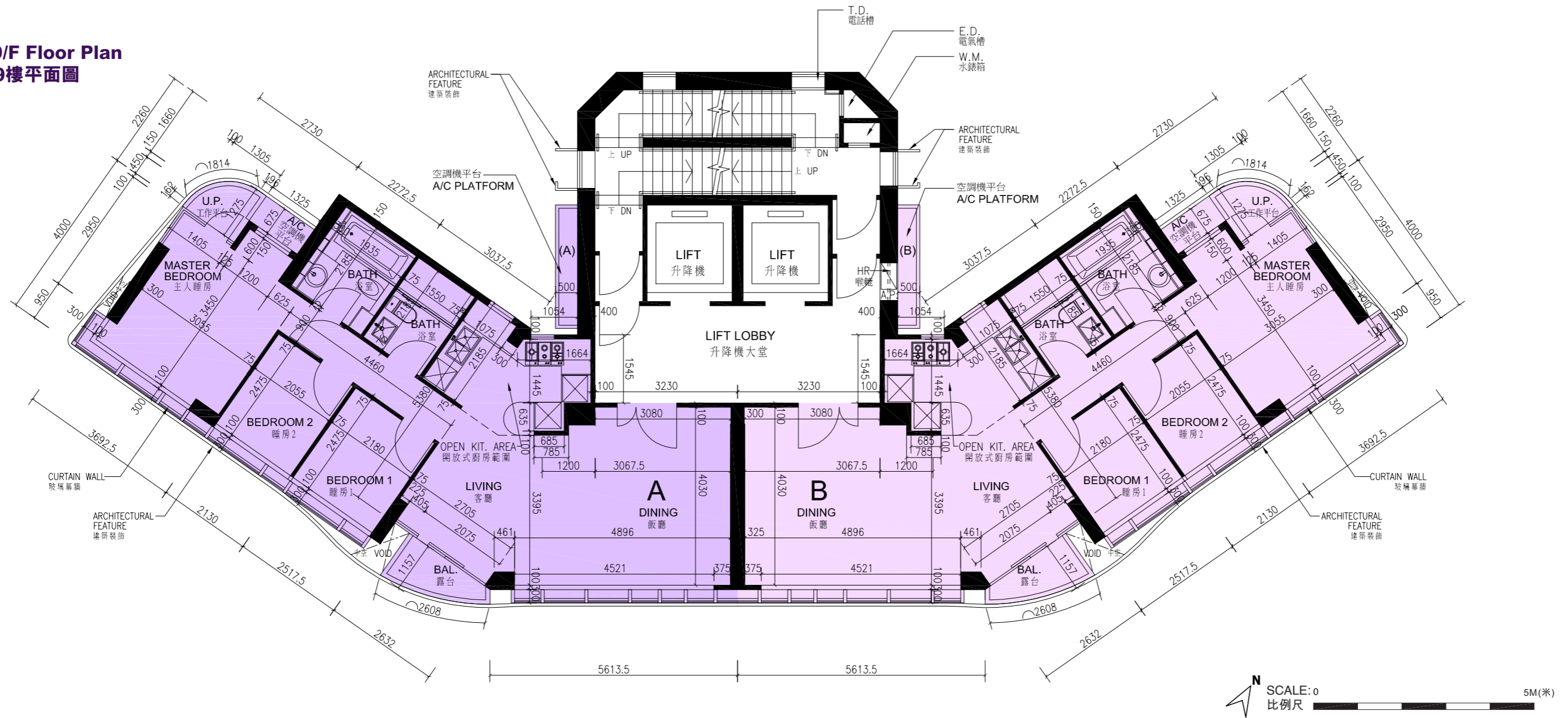
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

附註： 1. 平面圖所列之呎吋為以毫米標示之建築結構呎吋。

Floor Plans of Residential Properties in the Development

發展項目的住宅物業的樓面平面圖

25/F - 29/F Floor Plan
25樓至29樓平面圖



Living = Living Room 客廳
Dining = Dining Room 飯廳
A/C = Air Conditioner Platform 空調機平台
E.D. = Electrical Duct 電氣槽

BAL. = Balcony 露台
H.R./HR = Hose Reel 消防喉轆
OPEN KIT. AREA = Open Kitchen Area 開放式廚房範圍
P.D. = Pipe Duct 管道槽

T.D. = Telephone Duct 電話槽
U.P. = Utility Platform 工作平台
W.M. = Water Meter Room 水錶箱
LAV. = Lavatory 洗手間

A.P. = Access Panel 檢修門
FA = Flue Apertures 通風孔
DN = Down 下

The thickness of the floor slabs (excluding plaster) of each residential property is 125mm, 150mm and 200mm.

The floor-to-floor height of the 25/F-28/F residential units is 3.12m.

The floor-to-floor height of the 29/F residential units is 2.82m and 3.12m.

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Note : 1. The dimensions in the floor plans are all structural dimensions in millimetre.

每個住宅物業的樓板 (不包括灰泥) 的厚度為125毫米、150毫米及200毫米。

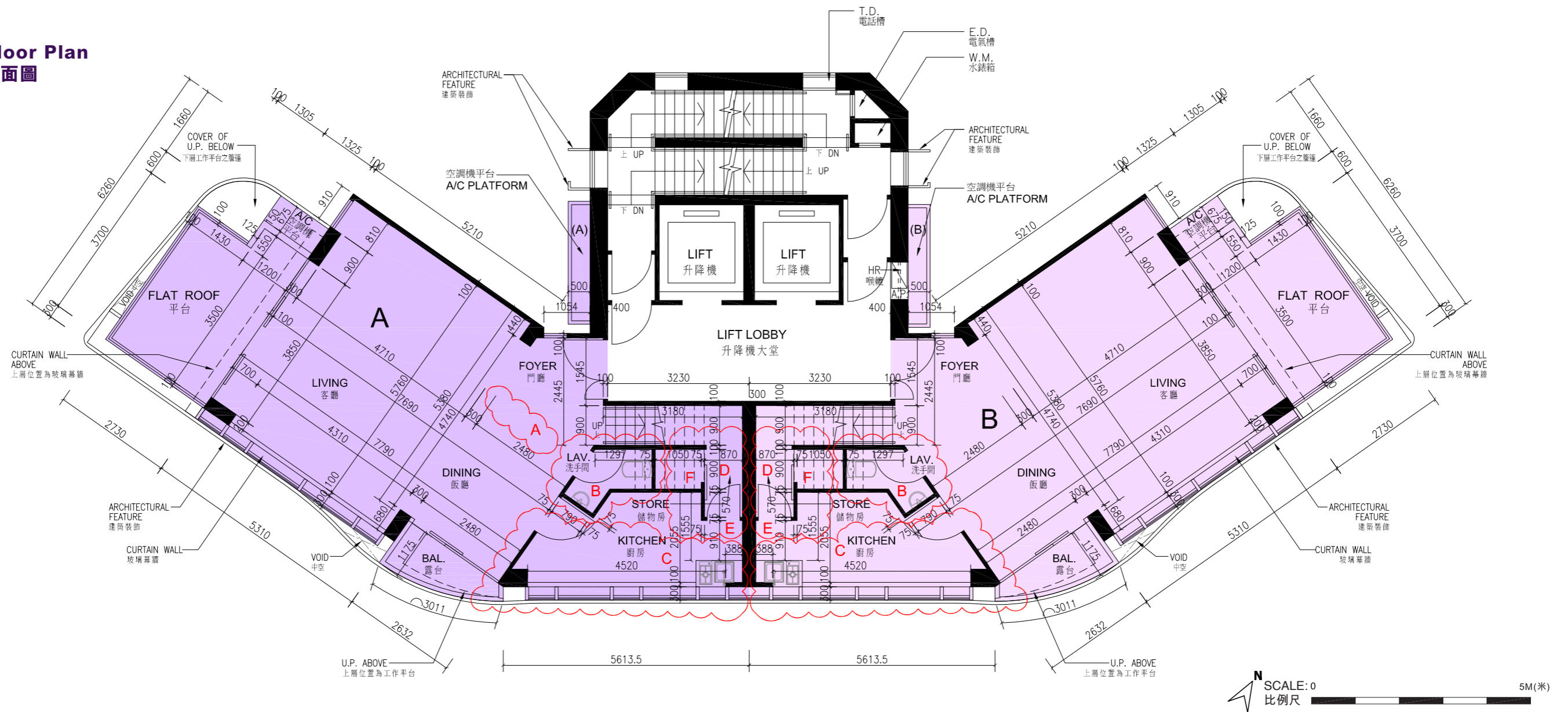
25樓至28樓住宅物業的層與層之間的高度為3.12米。

29樓住宅物業的層與層之間的高度為2.82米和3.12米。

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

附註： 1. 平面圖所列之呎吋為以毫米標示之建築結構呎吋。

30/F Floor Plan
30樓平面圖



Living = Living Room 客廳 Dining = Dining Room 飯廳 A/C = Air Conditioner Platform 空調機平台 E.D. = Electrical Duct 電氣槽 BAL. = Balcony 露台 H.R./HR = Hose Reel 消防喉轆
 OPEN KIT. AREA = Open Kitchen Area 開放式廚房範圍 P.D. = Pipe Duct 管道槽 T.D. = Telephone Duct 電話槽 U.P. = Utility Platform 工作平台 W.M. = Water Meter Room 水錶箱 LAV. = Lavatory 洗手間
 A.P. = Access Panel 檢修門 FA = Flue Apertures 通風孔 DN = Down 下

(A) Additional block wall. (B) Original walls and fittings of lavatory are demolished, replaced with walls of different dimension and fitted with different fittings. (C) Original walls and fittings of kitchen are demolished, replaced with walls of different dimension and fitted with different fittings. (D) Door removed and replaced by a door at a different location or different design. (E) Add store room. (F) Original walls removed, replaced with walls of different dimension.

Duplex Unit A on 30/F & 31/F has been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. The approximate location of the alterations are indicated in this floor plan.

The thickness of the floor slabs (excluding plaster) of each residential property is 125mm, 150mm, 175mm and 200mm.

The floor-to-floor height of the 30/F residential units is 2.85m and 3.15m.

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Note : 1. The dimensions in the floor plans are all structural dimensions in millimetre.

(A) 加設牆身。 (B) 洗手間原本的牆及裝置移除，並以不同尺寸的牆及不同的裝置取代。 (C) 廚房原本的牆及裝置移除，並以不同尺寸的牆及不同的裝置取代。 (D) 門拆除，並以不同位置或不同設計之門取代。 (E) 加設儲物房。 (F) 內牆拆除，並以不同尺寸的牆取代。

30樓及31樓A之複式單位在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。該等改動大概位置於本平面圖中標出。

每個住宅物業的樓板 (不包括灰泥) 的厚度為125毫米、150毫米、175毫米及200毫米。

30樓住宅物業的層與層之間的高度為2.85米和3.15米。

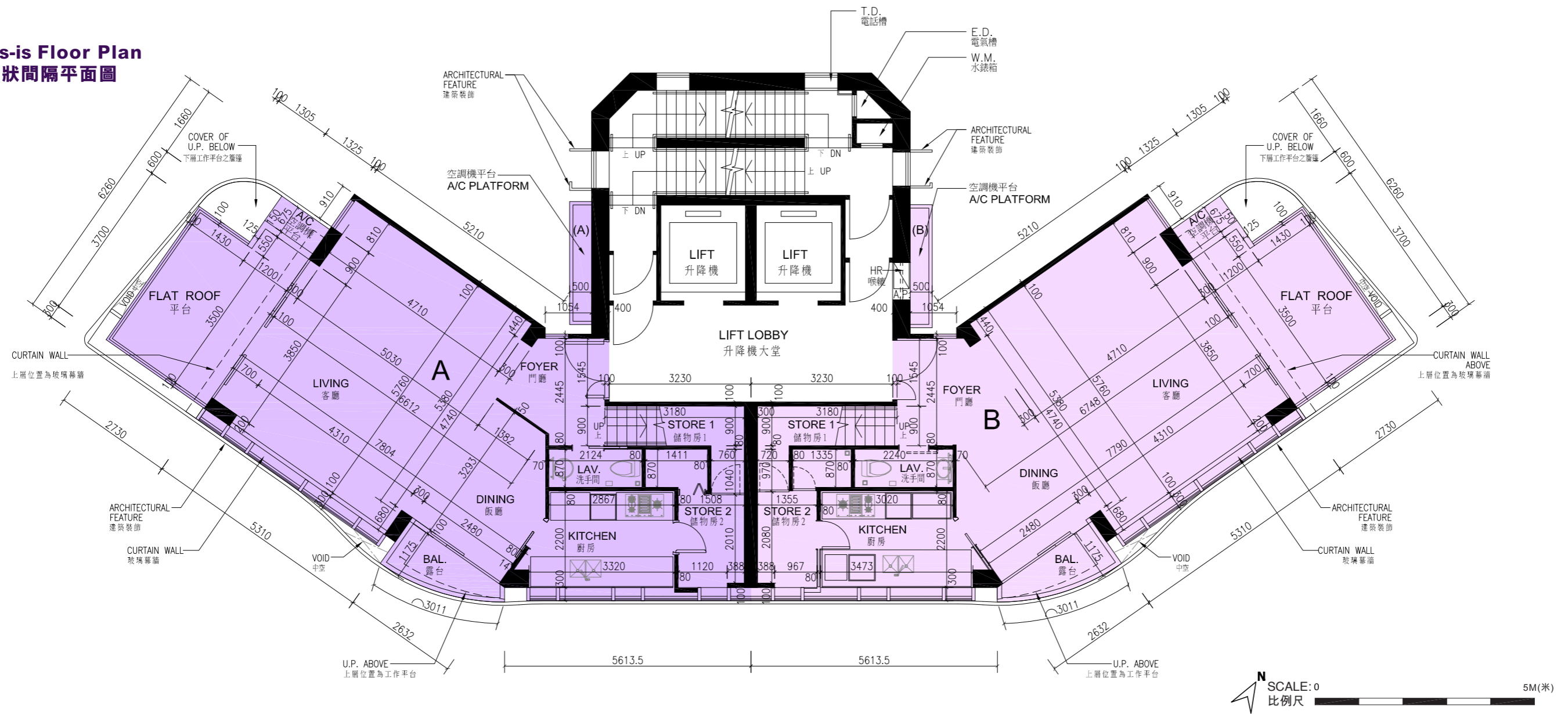
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

附註： 1. 平面圖所列之呎吋為以毫米標示之建築結構呎吋。

Floor Plans of Residential Properties in the Development

發展項目的住宅物業的樓面平面圖

30/F As-is Floor Plan
30樓現狀間隔平面圖



Living = Living Room 客廳
Dining = Dining Room 飯廳
A/C = Air Conditioner Platform 空調機平台
E.D. = Electrical Duct 電氣槽

BAL. = Balcony 露台
H.R./HR = Hose Reel 消防喉轆
OPEN KIT. AREA = Open Kitchen Area 開放式廚房範圍
P.D. = Pipe Duct 管道槽

T.D. = Telephone Duct 電話槽
U.P. = Utility Platform 工作平台
W.M. = Water Meter Room 水錶箱
LAV. = Lavatory 洗手間

A.P. = Access Panel 檢修門
FA = Flue Apertures 通風孔
DN = Down 下

The thickness of the floor slabs (excluding plaster) of each residential property is 125mm, 150mm, 175mm and 200mm.

The floor-to-floor height of the 30/F residential units is 2.85m and 3.15m.

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Note: 1. The dimensions in the floor plans are all structural dimensions in millimetre.

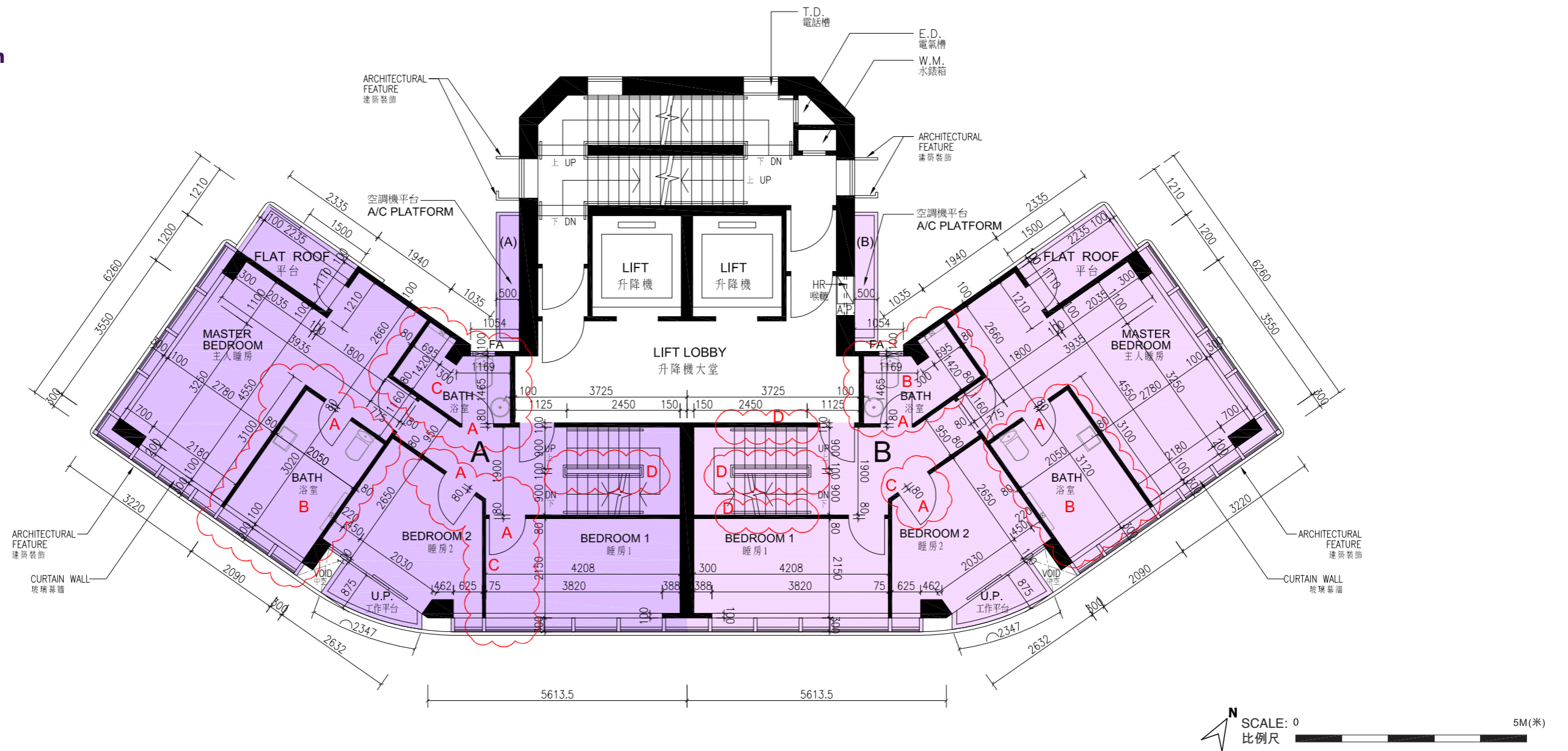
每個住宅物業的樓板 (不包括灰泥) 的厚度為125毫米、150毫米、175毫米及200毫米。

30樓住宅物業的層與層之間的高度為2.85米和3.15米。

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

附註： 1. 平面圖所列之呎吋為以毫米標示之建築結構呎吋。

**31/F Floor Plan
31樓平面圖**



Living = Living Room 客廳 Dining = Dining Room 飯廳 A/C = Air Conditioner Platform 空調機平台 E.D. = Electrical Duct 電氣槽 BAL. = Balcony 露台 H.R./HR = Hose Reel 消防喉轆
 OPEN KIT. AREA = Open Kitchen Area 開放式廚房範圍 P.D. = Pipe Duct 管道槽 T.D. = Telephone Duct 電話槽 U.P. = Utility Platform 工作平台 W.M. = Water Meter Room 水錶箱 LAV. = Lavatory 洗手間
 A.P. = Access Panel 檢修門 FA = Flue Apertures 通風孔 DN = Down 下

(A) Door removed and replaced by a door at a different location or different design. (B) Original walls and fittings of bath are demolished, replaced with walls of different dimension and fitted with different fittings. (C) Original walls removed, replaced with walls of different dimension. (D) Staircase railing alteration.

Duplex Unit A on 30/F & 31/F has been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. The approximate location of the alterations are indicated in this floor plan.

The thickness of the floor slabs (excluding plaster) of each residential property is 125mm, 150mm, 175mm and 200mm.

The floor-to-floor height of the 31/F residential units is 3.025m.

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Note : 1. The dimensions in the floor plans are all structural dimensions in millimetre.

(A) 門拆除，並以不同位置或不同設計之門取代。(B) 浴室原本的牆及裝置移除，並以不同尺寸的牆及不同的裝置取代。(C) 內牆拆除，並以不同尺寸的牆取代。(D) 樓梯欄河改動。

30樓及31樓A之複式單位在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。該等改動大概位置於本平面圖中標出。

每個住宅物業的樓板(不包括灰泥)的厚度為125毫米、150毫米、175毫米及200毫米。

31樓住宅物業的層與層之間的高度為3.025米。

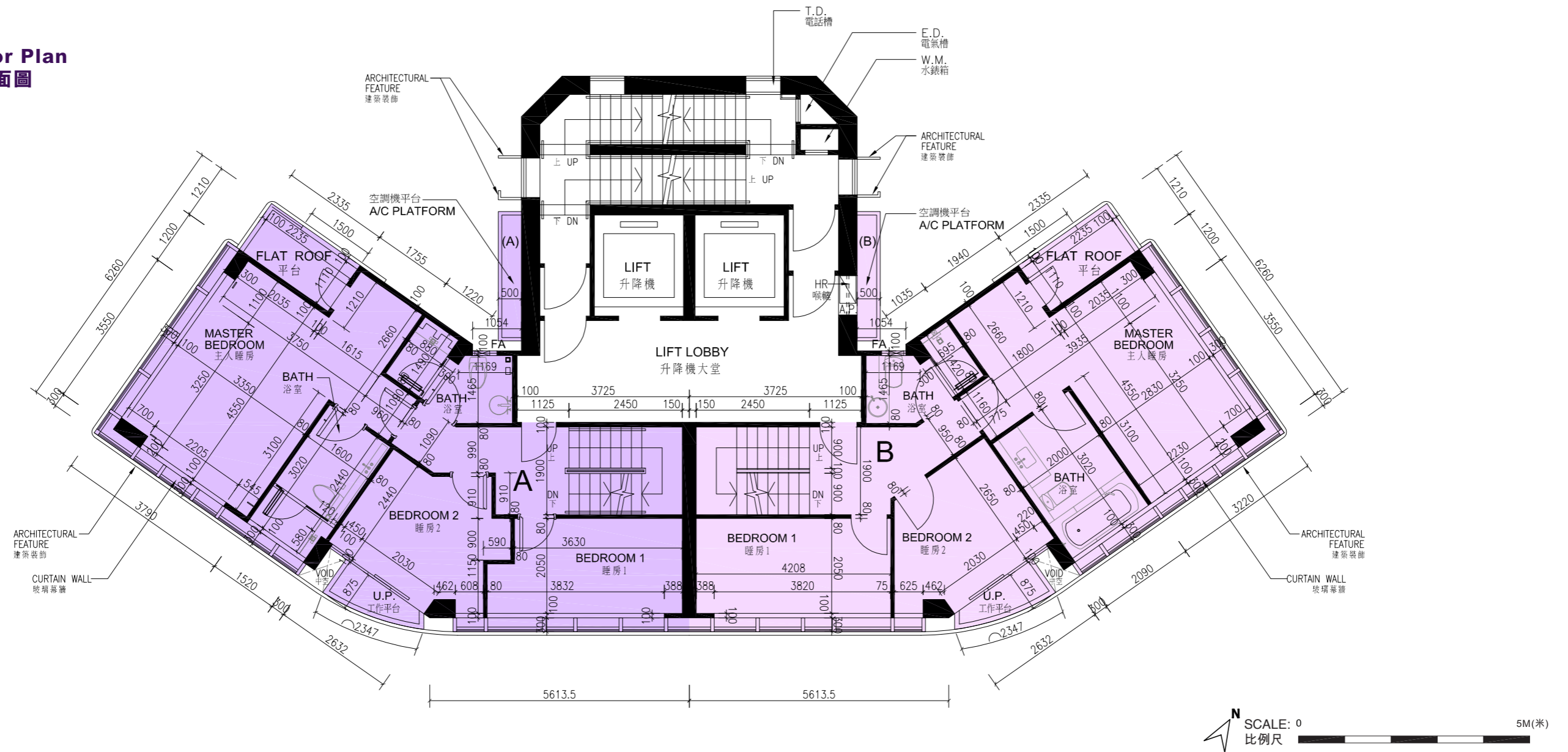
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

附註：1. 平面圖所列之呎吋為以毫米標示之建築結構呎吋。

Floor Plans of Residential Properties in the Development

發展項目的住宅物業的樓面平面圖

31/F As-is Floor Plan
31樓現狀間隔平面圖



Living = Living Room 客廳
Dining = Dining Room 飯廳
A/C = Air Conditioner Platform 空調機平台
E.D. = Electrical Duct 電氣槽

BAL. = Balcony 露台
H.R./HR = Hose Reel 消防喉轆
OPEN KIT. AREA = Open Kitchen Area 開放式廚房範圍
P.D. = Pipe Duct 管道槽

T.D. = Telephone Duct 電話槽
U.P. = Utility Platform 工作平台
W.M. = Water Meter Room 水錶箱
LAV. = Lavatory 洗手間

A.P. = Access Panel 檢修門
FA = Flue Apertures 通風孔
DN = Down 下

The thickness of the floor slabs (excluding plaster) of each residential property is 125mm, 150mm, 175mm and 200mm.

The floor-to-floor height of the 31/F residential units is 3.025m.

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Note : 1. The dimensions in the floor plans are all structural dimensions in millimetre.

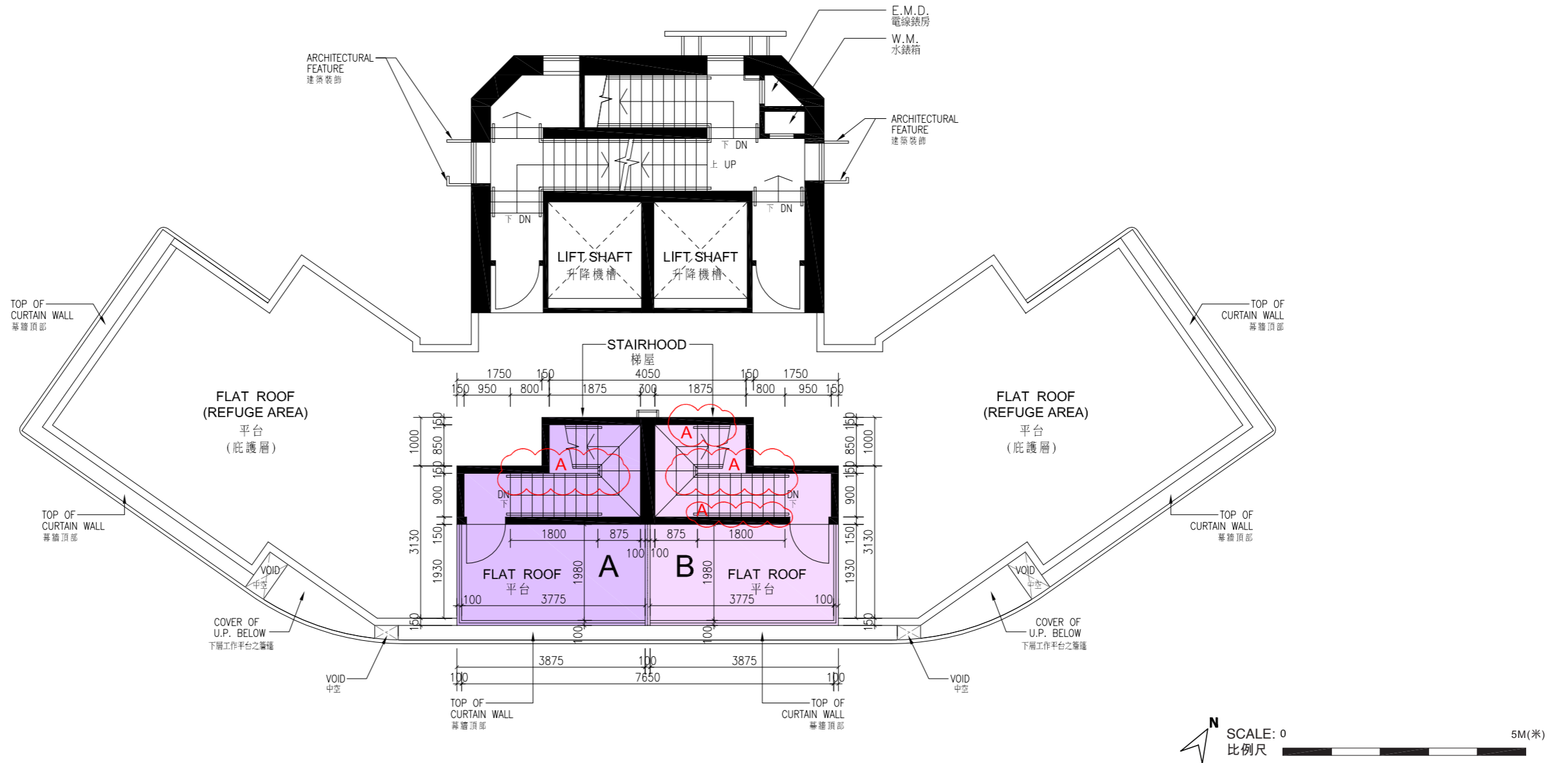
每個住宅物業的樓板 (不包括灰泥) 的厚度為125毫米、150毫米、175毫米及200毫米。

31樓住宅物業的層與層之間的高度為3.025米。

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

附註： 1. 平面圖所列之呎吋為以毫米標示之建築結構呎吋。

Roof Floor Plan
天台平面圖



Living = Living Room 客廳 Dining = Dining Room 飯廳 A/C = Air Conditioner Platform 空調機平台 E.D. = Electrical Duct 電氣槽 BAL. = Balcony 露台 H.R./HR = Hose Reel 消防喉轆
 OPEN KIT. AREA = Open Kitchen Area 開放式廚房範圍 P.D. = Pipe Duct 管道槽 T.D. = Telephone Duct 電話槽 U.P. = Utility Platform 工作平台 W.M. = Water Meter Room 水錶箱 LAV. = Lavatory 洗手間
 A.P. = Access Panel 檢修門 FA = Flue Apertures 通風孔 DN = Down 下

(A) Staircase railing alteration.

Duplex Unit A on 30/F & 31/F has been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. The approximate location of the alterations are indicated in this floor plan.

The thickness of the floor slabs (excluding plaster) of each residential property is 125mm, 150mm and 200mm.

The floor-to-floor height of the residential units: Not applicable.

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Note : 1. The dimensions in the floor plans are all structural dimensions in millimetre.
 2. The "FLAT ROOF" on the roof plan means the uppermost roof slab of the development.

(A) 樓梯欄河改動。

30樓及31樓A之複式單位在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。該等改動大概位置於本平面圖中標出。

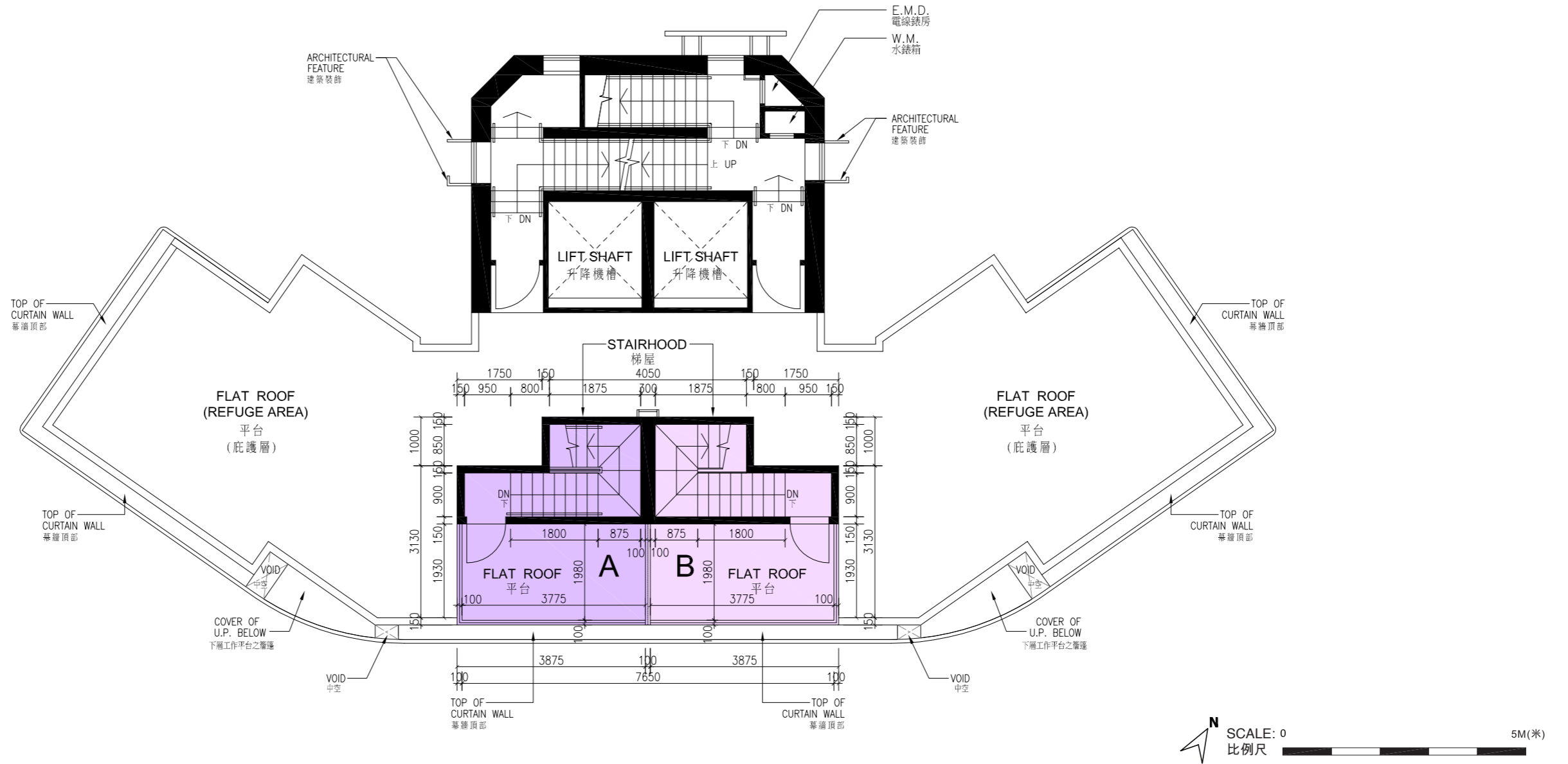
每個住宅物業的樓板 (不包括灰泥) 的厚度為125毫米、150毫米及200毫米。

住宅物業的層與層之間的高度：不適用。

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

附註： 1. 平面圖所列之呎吋為以毫米標示之建築結構呎吋。
 2. 此天台平面圖上的「平台」是指此發展項目的最高天台樓板。

Roof As-is Floor Plan
天台現狀間隔平面圖



Living = Living Room 客廳
Dining = Dining Room 飯廳
A/C = Air Conditioner Platform 空調機平台
E.D. = Electrical Duct 電氣槽

BAL. = Balcony 露台
H.R./HR = Hose Reel 消防喉轆
OPEN KIT. AREA = Open Kitchen Area 開放式廚房範圍
P.D. = Pipe Duct 管道槽

T.D. = Telephone Duct 電話槽
U.P. = Utility Platform 工作平台
W.M. = Water Meter Room 水錶箱
LAV. = Lavatory 洗手間

A.P. = Access Panel 檢修門
FA = Flue Apertures 通風孔
DN = Down 下

The thickness of the floor slabs (excluding plaster) of each residential property is 125mm, 150mm and 200mm.

The floor-to-floor height of the residential units: Not applicable.

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Note : 1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The "FLAT ROOF" on the roof plan means the uppermost roof slab of the development.

每個住宅物業的樓板 (不包括灰泥) 的厚度為125毫米、150毫米及200毫米。

住宅物業的層與層之間的高度：不適用。

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

附註： 1. 平面圖所列之呎吋為以毫米標示之建築結構呎吋。
2. 此天台平面圖上的「平台」是指此發展項目的最高天台樓板。

Area of Residential Properties in the Development

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Regent Hill 壹鑾	3/F	A	50.333 (542) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.492 (16)	—	—	—	14.503 (156)	—	—	—	—	—	—
		B	32.946 (355) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.498 (16)	—	—	—	—	—	—	—	—	—	—
		C	32.946 (355) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.498 (16)	—	—	—	—	—	—	—	—	—	—
		D	50.333 (542) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.492 (16)	—	—	—	10.661 (115)	—	—	—	—	—	—

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

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

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

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及 陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米 (平方呎)										
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
Regent Hill 壹鑾	5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F & 22/F	A	49.616 (534) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.492 (16)	—	—	—	—	—	—	—	—	—	—	
		B	33.009 (355) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.498 (16)	—	—	—	—	—	—	—	—	—	—	—
		C	33.009 (355) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.498 (16)	—	—	—	—	—	—	—	—	—	—	—
		D	49.616 (534) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.492 (16)	—	—	—	—	—	—	—	—	—	—	—

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

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

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

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

Area of Residential Properties in the Development

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Regent Hill 壹鑾	23/F, 25/F, 26/F, 27/F, 28/F & 29/F	A	82.090 (884) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.492 (16)	—	—	—	—	—	—	—	—	—	
		B	82.090 (884) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.492 (16)	—	—	—	—	—	—	—	—	—	
	30/F & 31/F (Duplex Unit) (複式單位)	A	135.067 (1,454) Balcony 露台 : 2.472 (27) Utility Platform 工作平台 : 1.476 (16)	—	—	—	19.821 (213)	—	—	—	5.138 (55)	—	—
		B	135.067 (1,454) Balcony 露台 : 2.472 (27) Utility Platform 工作平台 : 1.476 (16)	—	—	—	19.821 (213)	—	—	—	5.138 (55)	—	—

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

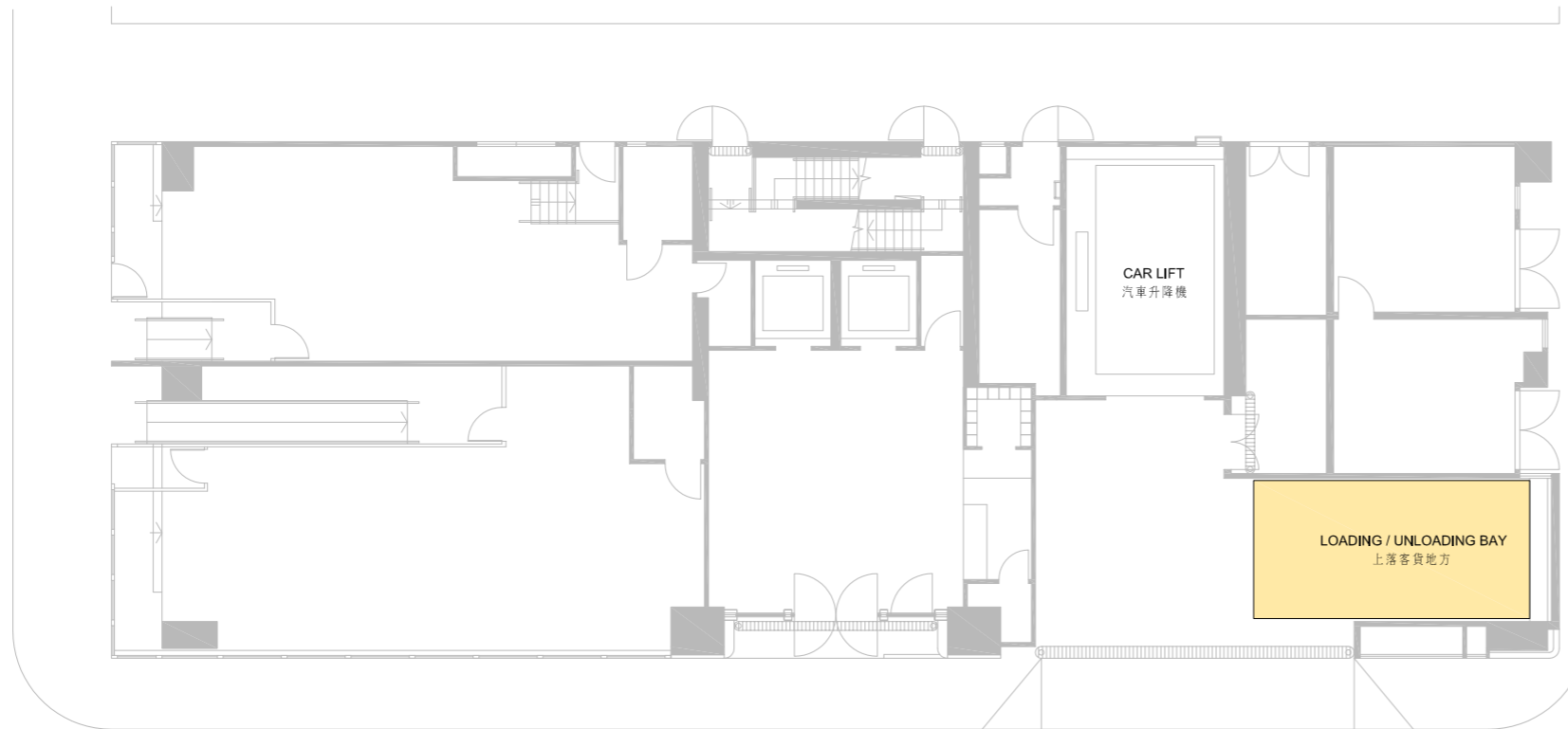
Note : 1. The areas in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest square foot.
2. Part of the flat roof of 8.36 sq. metre (90 sq. ft.) of residential property Duplex Unit A and part of the flat roof of 8.36 sq. metre (90 sq. ft.) of residential property Duplex Unit B as specified in the section "Area of Residential Properties in the Development" mean the flat roofs of these two residential properties located on the uppermost roof slab of the Development.

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

附註： 1. 以平方米列出的面積以1平方米=10.764平方呎換算至平方呎並以四捨五入至整數。
2. 「發展項目中的住宅物業的面積」一節所列出的複式單位A之部份平台(8.36平方米(90平方呎))及複式單位B之部份平台(8.36平方米(90平方呎))是指該兩個住宅物業位於發展項目的最高天台樓板平台。

Floor Plans of Parking Spaces in the Development 發展項目中的停車位的樓面平面圖

**Ground Floor Plan
地下平面圖**



- Residential Parking 住客車位
- Accessible Parking 暢通易達車位
- Motorcycle Parking 電單車車位
- Loading and Unloading Bay 上落客貨地方

**1st Floor Plan
1樓平面圖**



Number and Area of Carparking Spaces 車位數目及面積					
Category of Carparking Space 車位類別	G/F 地下	1/F 一樓	Total No. 總數	Dimension (W x L) (m.) 尺寸 (寬 x 長) (米)	Area per Each Space (sq. m.) 每個車位面積 (平方米)
Residential Parking 住客車位	—	6	6	2.5 x 5	12.5
Accessible Parking 暢通易達車位	—	1	1	3.5 x 5	17.5
Motorcycle Parking 電單車車位	—	1	1	1 x 2.5	2.5
Loading and Unloading Bay 上落客貨地方	1	—	1	3.5 x 7	24.5

Summary of Preliminary Agreement for Sale and Purchase 臨時買賣合約的摘要

- a. A preliminary deposit of 5% is payable on the signing of the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”).
- b. The preliminary deposit paid by the Purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the Vendor, as stakeholders.
- c. If the Purchaser fails to execute the Formal Agreement for Sale and Purchase within 5 working days after the date on which the Purchaser enters into the Preliminary Agreement:-
 - (i) the Preliminary Agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the Vendor does not have any further claim against the Purchaser for the failure.

- a. 在簽署臨時買賣合約（“該臨時合約”）時須支付款額為5%的臨時訂金。
- b. 買方在簽署該臨時合約時支付的臨時訂金，會由代表賣方行事的律師事務所以保證金保存人的身份持有。
- c. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立正式買賣合約:-
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 賣方不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

1. (a) Common Areas means the Car Park Common Areas, the Residential Common Areas and the Development Common Areas and those lands or parts designed or intended for common use and benefit of the Owner(s), Occupier(s), etc.
- (i) Car Park Common Areas mean the driveway, car-lift, planter, accessory areas, circulation passages, void spaces, entrance and exit to the Car Park and shall include exit to any other area designated by the Manager.
- (ii) Residential Common Areas mean the Recreational Areas, corridors, staircases, planters, entrance lobby, lift lobbies and those parts not otherwise specifically assigned to or for the exclusive use of an Owner and those parts designed or intended for the common use and benefit of the Owners of the Flats.
- (iii) Development Common Areas mean those areas of the Development not otherwise specified assigned to or for the exclusive use of an Owner and means those parts designed or intended for the common use and benefit of the Owners.
- (b) Common Facilities means the Car Park Common Facilities, the Residential Common Facilities and the Development Common Facilities.
- (i) Car Park Common Facilities mean pipes, drains, wires, cables trenches, air-ducts, car-lift and lighting in the Car Park, fire fighting installation and equipment, and any other facilities installed for the exclusive use and benefit of the Car Park.
- (ii) Residential Common Facilities mean those facilities and ancillary equipment for the use and benefit of the Residential Units and not for the use and benefit of a particular Residential Unit exclusively and shall include the Recreational Facilities.
- (iii) Development Common Facilities mean those facilities and equipment for the use and benefit of the Units but not other parts of the Development and not for the use and benefit of a particular Units exclusively.
- (c) Those Areas and Facilities which will fall within the definition of “common parts” in section 2 of the Building Management Ordinance (Cap.344).

2. Number of undivided shares assigned to each residential property in the Development:-

Floor	Flat	Undivided Shares
3 rd Floor	Unit A and Flat Roof	1,460/148,800
	Unit B	830/148,800
	Unit C	830/148,800
	Unit D and Flat Roof	1,410/148,800
5 th Floor	Unit A	1,290/148,800
	Unit B	840/148,800
	Unit C	840/148,800
	Unit D	1,270/148,800
6 th Floor	Unit A	1,310/148,800
	Unit B	850/148,800
	Unit C	850/148,800
	Unit D	1,280/148,800
7 th Floor	Unit A	1,320/148,800
	Unit B	860/148,800
	Unit C	860/148,800
	Unit D	1,300/148,800

8 th Floor	Unit A	1,340/148,800
	Unit B	860/148,800
	Unit C	870/148,800
	Unit D	1,320/148,800
9 th Floor	Unit A	1,350/148,800
	Unit B	880/148,800
	Unit C	890/148,800
	Unit D	1,350/148,800
10 th Floor	Unit A	1,370/148,800
	Unit B	900/148,800
	Unit C	910/148,800
	Unit D	1,380/148,800
11 th Floor	Unit A	1,400/148,800
	Unit B	920/148,800
	Unit C	930/148,800
	Unit D	1,410/148,800
12 th Floor	Unit A	1,430/148,800
	Unit B	940/148,800
	Unit C	950/148,800
	Unit D	1,440/148,800
15 th Floor	Unit A	1,460/148,800
	Unit B	960/148,800
	Unit C	970/148,800
	Unit D	1,460/148,800
16 th Floor	Unit A	1,490/148,800
	Unit B	980/148,800
	Unit C	990/148,800
	Unit D	1,500/148,800
17 th Floor	Unit A	1,530/148,800
	Unit B	900/148,800
	Unit C	1,000/148,800
	Unit D	1,550/148,800
18 th Floor	Unit A	1,580/148,800
	Unit B	1,010/148,800
	Unit C	1,020/148,800
	Unit D	1,590/148,800

Summary of Deed of Mutual Covenant (“DMC”)

公契的摘要

19 th Floor	Unit A	1,610/148,800
	Unit B	1,020/148,800
	Unit C	1,030/148,800
	Unit D	1,620/148,800
20 th Floor	Unit A	1,650/148,800
	Unit B	1,040/148,800
	Unit C	1,050/148,800
	Unit D	1,660/148,800
21 st Floor	Unit A	1,670/148,800
	Unit B	1,060/148,800
	Unit C	1,070/148,800
	Unit D	1,700/148,800
22 nd Floor	Unit A	1,720/148,800
	Unit B	1,080/148,800
	Unit C	1,090/148,800
	Unit D	1,730/148,800
23 rd Floor	Unit A	2,670/148,800
	Unit B	2,680/148,800
25 th Floor	Unit A	2,700/148,800
	Unit B	2,720/148,800
26 th Floor	Unit A	2,740/148,800
	Unit B	2,760/148,800
27 th Floor	Unit A	2,780/148,800
	Unit B	2,810/148,800
28 th Floor	Unit A	2,830/148,800
	Unit B	2,860/148,800
29 th Floor	Unit A	2,880/148,800
	Unit B	2,910/148,800
30 th & 31 st Floors and Roof	Unit A, Flat Roof and Stairhood	6,500/148,800
	Unit B, Flat Roof and Stairhood	6,500/148,800

- The first manager of the Development will be appointed for an initial period of two(2) years from the date of the DMC.
- (i) Each Owner shall pay to the Manager on the due date his due proportion of the Management Expenses attributable to his Unit in such proportion as the number of Management Shares allocated to such Unit bears to the total number of the Management Shares of all the Units in the Development.
(ii) Number of management shares assigned to each residential property in the Development:-

Floor	Flat	Management Shares
3 rd Floor	Unit A and Flat Roof	698/47,785
	Unit B	355/47,785
	Unit C	355/47,785
	Unit D and Flat Roof	657/47,785
5 th to 12 th and 15 th to 22 nd Floors	Unit A*	534/47,785
	Unit B*	355/47,785
	Unit C*	355/47,785
	Unit D*	534/47,785
23 rd and 25 th to 29 th Floors	Unit A*	884/47,785
	Unit B*	884/47,785
30 th & 31 st Floors and Roof	Unit A, Flat Roof and Stairhood	1,750/47,785
	Unit B, Flat Roof and Stairhood	1,750/47,785

* denote the shares per Residential Unit.

- Each Owner of a Residential Unit shall contribute his due proportion of the budgeted Management Expenses in respect of the Residential Common Areas and Residential Common Facilities which proportion shall be equal to the Management Shares of his Residential Unit divided by the total Management Shares of all the Residential Units in the Development.
- The amount of Management Fees Deposit is 3 months' monthly contribution to the first year's budgeted Management Expenses.
- The “Reserved Areas” means such portion of Level 24.34, such portion of the 1st Floor and the Top Roof of the Development reserved for advertising and other lawful purposes as shown and coloured red on the plan(s) annexed to the Deed of Mutual Covenant.

Note:

For full details, please refer to the DMC. Copies of the DMC are available for inspection at the sales office upon request free of charge.

1. (a) 公用地方指停車場公用地方、住宅公用地方及發展項目公用地方及發展項目內擬供不同業主、佔用人等共同使用或使其共同受益的土地或部分。
- (i) 停車場公用地方指行車道、汽車升降機、花架、輔助地區、流通範圍、空間、停車場入口及出口、及包括由管理人訂明通往任何其他地方的出口。
- (ii) 住宅公用地方指康樂地方、走廊、樓梯、花架、入口大堂、升降機大堂及其他沒有特別獲分配給業主單獨使用的部份及其他設計或擬作住宅業主公用的部份。
- (iii) 發展項目公用地方指位於發展項目的部份而沒有特別獲分配給業主單獨使用的部份及其他設計或擬作業主公用的部分。
- (b) 公用設施指停車場公用設施、住宅公用設施及發展項目公用設施。
- (i) 停車場公用設施指水管、排水渠、電線、電纜槽、氣槽、停車場內的照明及汽車升降機、滅火設備及裝置、及任何其他供停車場單獨使用及享用而安裝的設施。
- (ii) 住宅公用設施指供住宅單位使用及享用而不是供單一住宅單位單獨使用及享用的設施及輔助設備及包括康樂設施。
- (iii) 發展項目公用設施指供單位使用及享用而不是供單一單位單獨使用的設施及設備但不指發展項目的其他部份。
- (c) 其他符合建築物管理條例(第344章)第2條中“公用部分”的定義的地方及設施。

2. 發展項目各住宅單位不可分割份數的分配:-

樓層	單位	不可分割份數
3樓	A單位及平台	1,460/148,800
	B單位	830/148,800
	C單位	830/148,800
	D單位及平台	1,410/148,800
5樓	A單位	1,290/148,800
	B單位	840/148,800
	C單位	840/148,800
	D單位	1,270/148,800
6樓	A單位	1,310/148,800
	B單位	850/148,800
	C單位	850/148,800
	D單位	1,280/148,800
7樓	A單位	1,320/148,800
	B單位	860/148,800
	C單位	860/148,800
	D單位	1,300/148,800
8樓	A單位	1,340/148,800
	B單位	860/148,800
	C單位	870/148,800
	D單位	1,320/148,800

9樓	A單位	1,350/148,800
	B單位	880/148,800
	C單位	890/148,800
	D單位	1,350/148,800
10樓	A單位	1,370/148,800
	B單位	900/148,800
	C單位	910/148,800
	D單位	1,380/148,800
11樓	A單位	1,400/148,800
	B單位	920/148,800
	C單位	930/148,800
	D單位	1,410/148,800
12樓	A單位	1,430/148,800
	B單位	940/148,800
	C單位	950/148,800
	D單位	1,440/148,800
15樓	A單位	1,460/148,800
	B單位	960/148,800
	C單位	970/148,800
	D單位	1,460/148,800
16樓	A單位	1,490/148,800
	B單位	980/148,800
	C單位	990/148,800
	D單位	1,500/148,800
17樓	A單位	1,530/148,800
	B單位	900/148,800
	C單位	1,000/148,800
	D單位	1,550/148,800
18樓	A單位	1,580/148,800
	B單位	1,010/148,800
	C單位	1,020/148,800
	D單位	1,590/148,800
19樓	A單位	1,610/148,800
	B單位	1,020/148,800
	C單位	1,030/148,800
	D單位	1,620/148,800

Summary of Deed of Mutual Covenant (“DMC”) 公契的摘要

20樓	A單位	1,650/148,800
	B單位	1,040/148,800
	C單位	1,050/148,800
	D單位	1,660/148,800
21樓	A單位	1,670/148,800
	B單位	1,060/148,800
	C單位	1,070/148,800
	D單位	1,700/148,800
22樓	A單位	1,720/148,800
	B單位	1,080/148,800
	C單位	1,090/148,800
	D單位	1,730/148,800
23樓	A單位	2,670/148,800
	B單位	2,680/148,800
25樓	A單位	2,700/148,800
	B單位	2,720/148,800
26樓	A單位	2,740/148,800
	B單位	2,760/148,800
27樓	A單位	2,780/148,800
	B單位	2,810/148,800
28樓	A單位	2,830/148,800
	B單位	2,860/148,800
29樓	A單位	2,880/148,800
	B單位	2,910/148,800
30及31樓及天台	A單位、平台及梯屋	6,500/148,800
	B單位、平台及梯屋	6,500/148,800

3. 第一任管理人首屆任期為由公契簽署日期起計二(2)年。

4. (i) 各業主應於到期日向管理人繳付按分配予其單位的管理份數佔所有單位的總管理份數的比例計算的管理支出。
(ii) 發展項目各住宅單位管理份數的分配:-

樓層	單位	管理份數
3樓	A單位及平台	698/47,785
	B單位	355/47,785
	C單位	355/47,785
	D單位及平台	657/47,785
5至12及15至22樓	A單位*	534/47,785
	B單位*	355/47,785
	C單位*	355/47,785
	D單位*	534/47,785
23及25至29樓	A單位*	884/47,785
	B單位*	884/47,785
30及31樓及天台	A單位、平台及梯屋	1,750/47,785
	B單位、平台及梯屋	1,750/47,785

* 顯示每個單位之份數

5. 住宅單位每位業主均須就有關住宅的管理支出預算按其適當比例計算之部分作出供款，有關比例應相等於有關業主住宅單位之管理份數除以發展項目所有住宅單位之管理份數。
6. 管理費按金相等於三個月之第一年預算管理費支出的每月供款。
7. “保留地區”指發展項目24.34層的部份、1樓的部份及頂層天台被保留作廣告及其他合法用途，並且在附錄於公契的圖上以紅色顯示。

註：

詳情請參閱公契。公契副本於售樓處應要求供其免費查閱。

1. The lot numbers of the land on which the Development is situated (collectively “the Lots”):
 - (a) The Remaining Portion of Inland Lot No.2636
 - (b) The Remaining Portion of Inland Lot No.2637
 - (c) The Remaining Portion of Inland Lot No.2638
 - (d) Inland Lot No.2639
 - (e) Inland Lot No.2640
 - (f) Inland Lot No.2641
 - (g) Inland Lot No.2642
 - (h) Inland Lot No.2643
 2. The Lots are granted under respective Government Leases all for a term of 75 years from 1 August 1928 renewed for a further term of 75 years.
 3. The grantee/lessee of the Lots and their successors and assigns, or any other person or persons, shall not use the Lots or any part thereof, the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Tavern-keeper, Blacksmith, Nightman, Scavenger, or any other noisy, noisome or offensive trade or business whatever, without the previous written licence of the relevant Government departments.
 4. The grantee/lessee of the Lots and their successors and assigns shall, from time to time, and at all times, when, where, and as often as need or occasion shall be and require, at his/her/their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the Lots, and all the Walls, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in anywise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the relevant Government departments.
 5. Government Lease(s) conditions that are onerous to a Purchaser:
 - The Owners shall during the terms of the Government Lease(s) pay the Government Rent(s) to the Government.
 - The Owners shall and will during all the term granted bear pay and discharge all taxes rates charges and assessments whatsoever which now are or shall be hereafter assessed or charged upon or in respect of the Lots.
 - The Owners shall pay to Government on demand the costs of making building repairing and amending roads, pavements, channels, fences, party-walls, draughts, private or public sewers and drains requisite for the building or any part thereof in common with other buildings near or adjoining thereto.
1. 發展項目所位於的土地的地段編號 (統稱“該地段”) :
 - (a) 內地段2636號餘段
 - (b) 內地段2637號餘段
 - (c) 內地段2638號餘段
 - (d) 內地段2639號
 - (e) 內地段2640號
 - (f) 內地段2641號
 - (g) 內地段2642號
 - (h) 內地段2643號
 2. 該地段各政府租契規定的年期是從1928年8月1日起計75年並已再續75年。
 3. 除非預先取得有關政府部門的有關書面執照，否則該地段的承批人/承租人及其業權繼承人和受讓人或任何其他人士不得在該地段或其任何部分上或內從事銅工、屠宰、肥皂製造、製糖、皮革、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾處理等行業或生意，或任何其他產生噪音、有惡臭的或厭惡性之貿易或行業。
 4. 該地段的承批人/承租人及其業權繼承人和受讓人應不時，並且在任何時候，當有需要時、無論何時、何地自費充分及妥善地修復、維持、支持、保養、鋪設、清洗、洗滌、打掃、排污、改善及保持現在或將來任何時候位於該地段的房屋、宅院、物業及所有其他豎設物及建築物，以及所有附屬及與其有關的牆、柵、燈、路面、廁所、水槽、排水管和水道，用必需及必須的方式修理、洗滌及修補以達至有關政府部門滿意程度。
 5. 政府租契內對買方造成負擔的租用條件：
 - 業主須於租契的年期內向政府繳付地租。
 - 業主須及將要於租契的年期內承擔、繳付及清償所有現在或將來評估或徵收的有關於該地段的稅務、差餉、費用及估價。
 - 業主須應政府要求向政府繳付製造、建造、修復和修訂大廈或與其他附近或與之毗鄰的建築物或其部分所需的道路、路徑、路段、圍欄、共用的牆壁、食水道、私人或公用污水渠及雨水渠等的維修費用。

Note: For full details, please refer to the Government Leases. Copies of the Government Leases are available for inspection at the sales office upon request free of charge.

註：詳情請參閱政府租契文件。政府租契文件副本於售樓處應要求供其免費查閱。

Information on Public Facilities and Public Open Spaces 公共設施及公眾休憩用地的資料

(a) Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use;	Not Applicable
(b) Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development;	Not Applicable
(c) Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development;	Not Applicable
(d) Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F).	Not Applicable

(a) 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施；	不適用
(b) 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施；	不適用
(c) 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地；	不適用
(d) 該項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分。	不適用

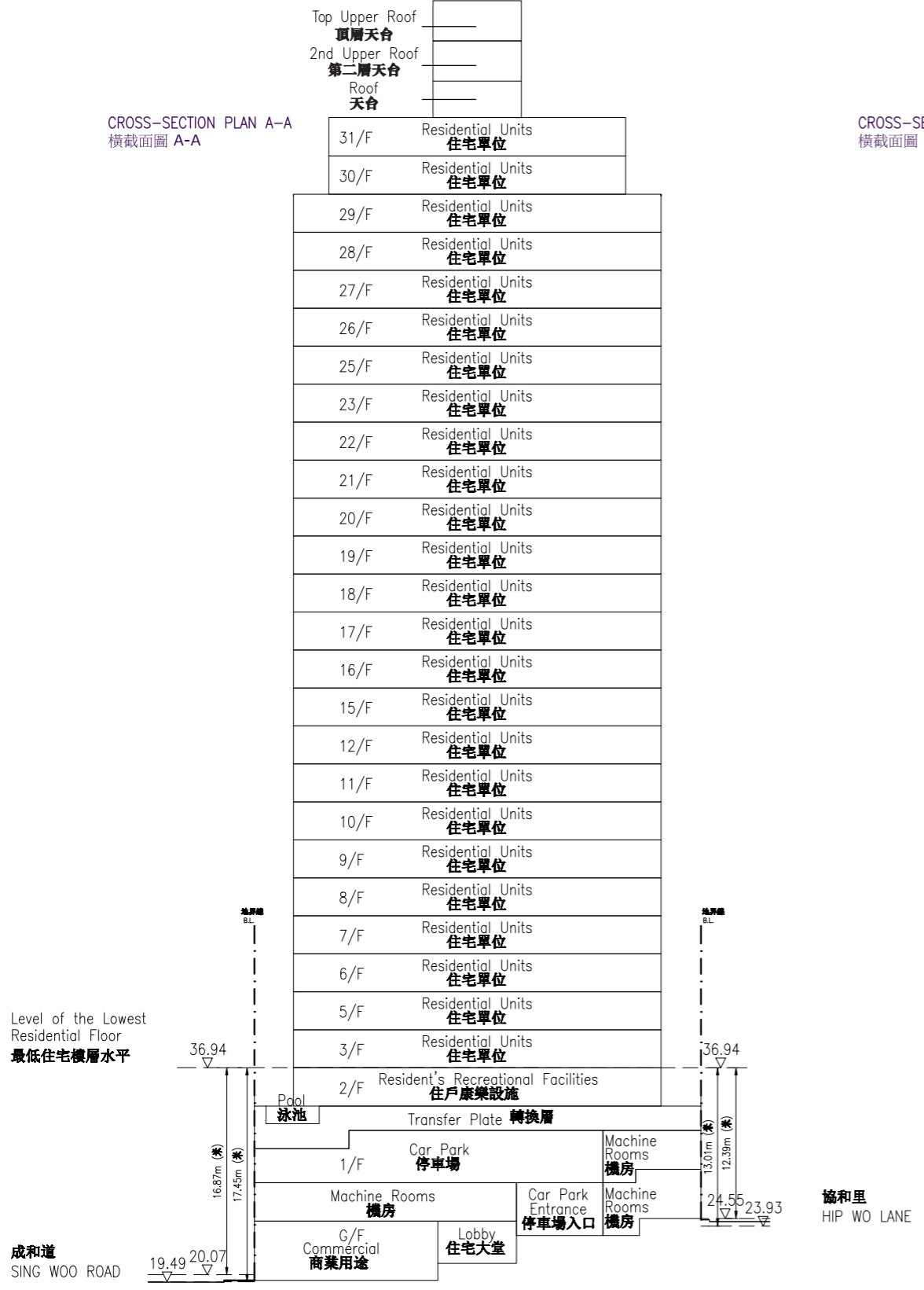
Warning to Purchasers 對買方的警告

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

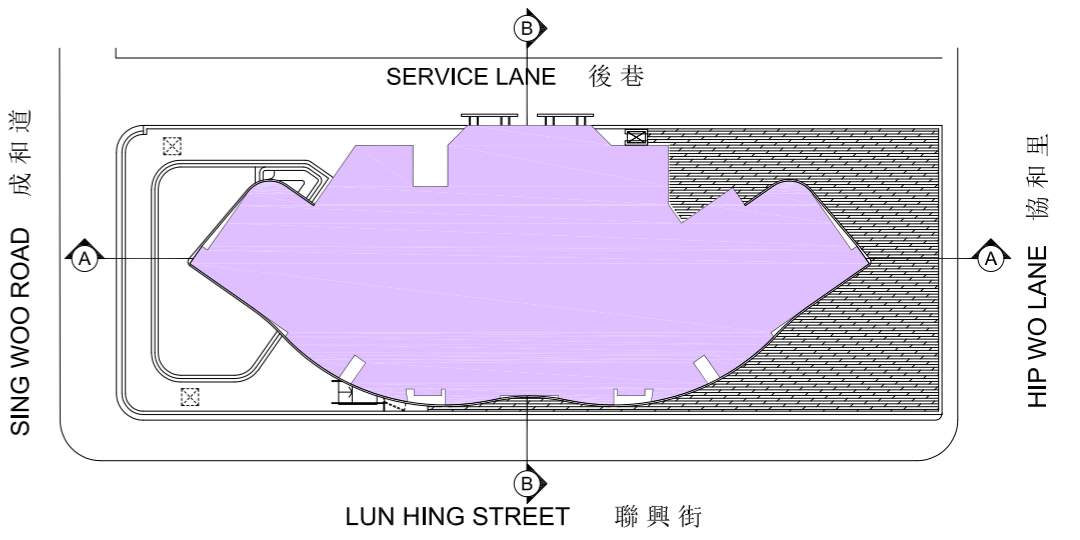
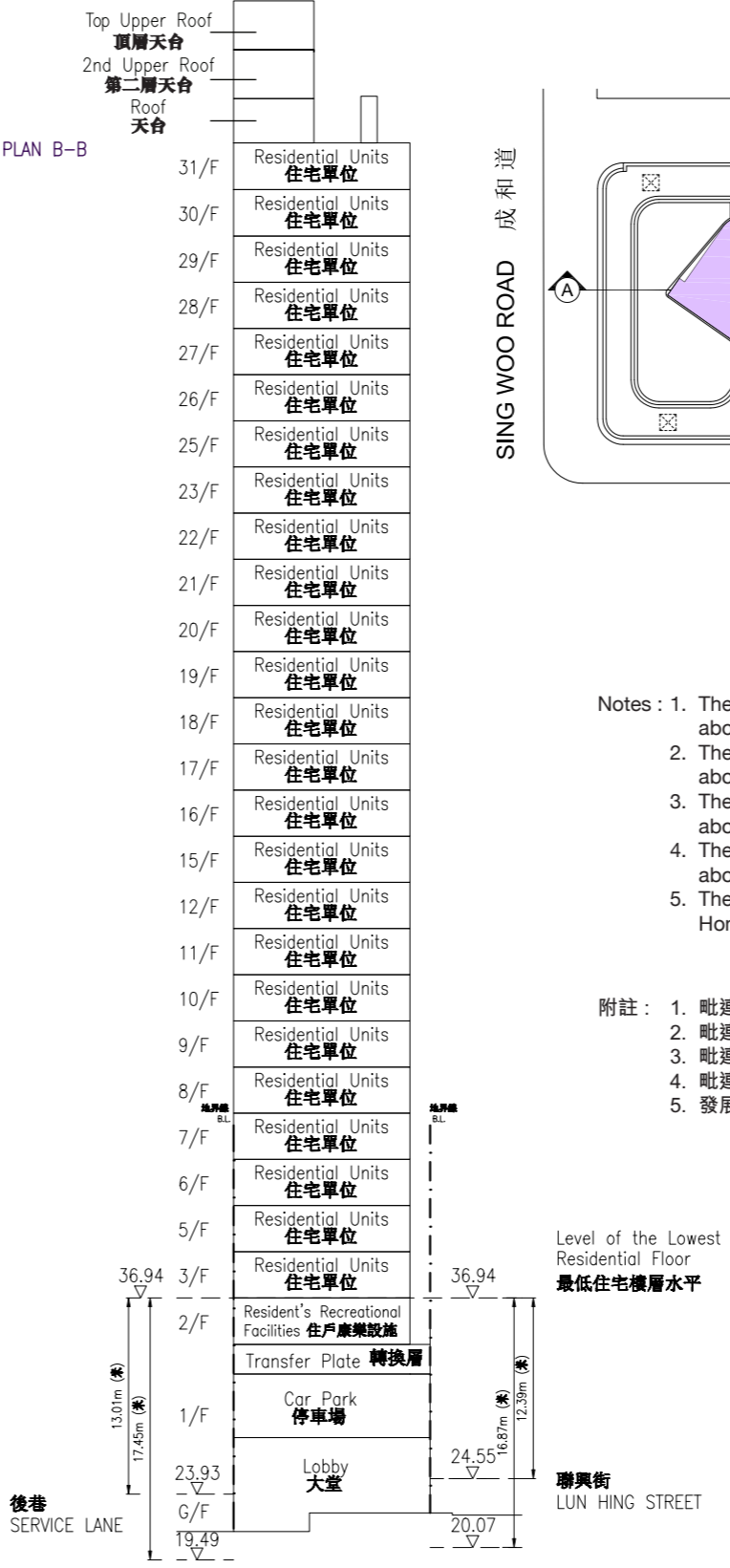
- a. 現建議買方聘用一間獨立的律師事務所(代表賣方行事者除外)，以在交易中代表買方行事。
- b. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
- c. 如買方聘用代表賣方行事的律師事務所同時代表買方行事，而賣方與買方之間出現利益衝突 -
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所須支付的費用。

Cross-Section Plan of Building in the Development 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN A-A
橫截面圖 A-A



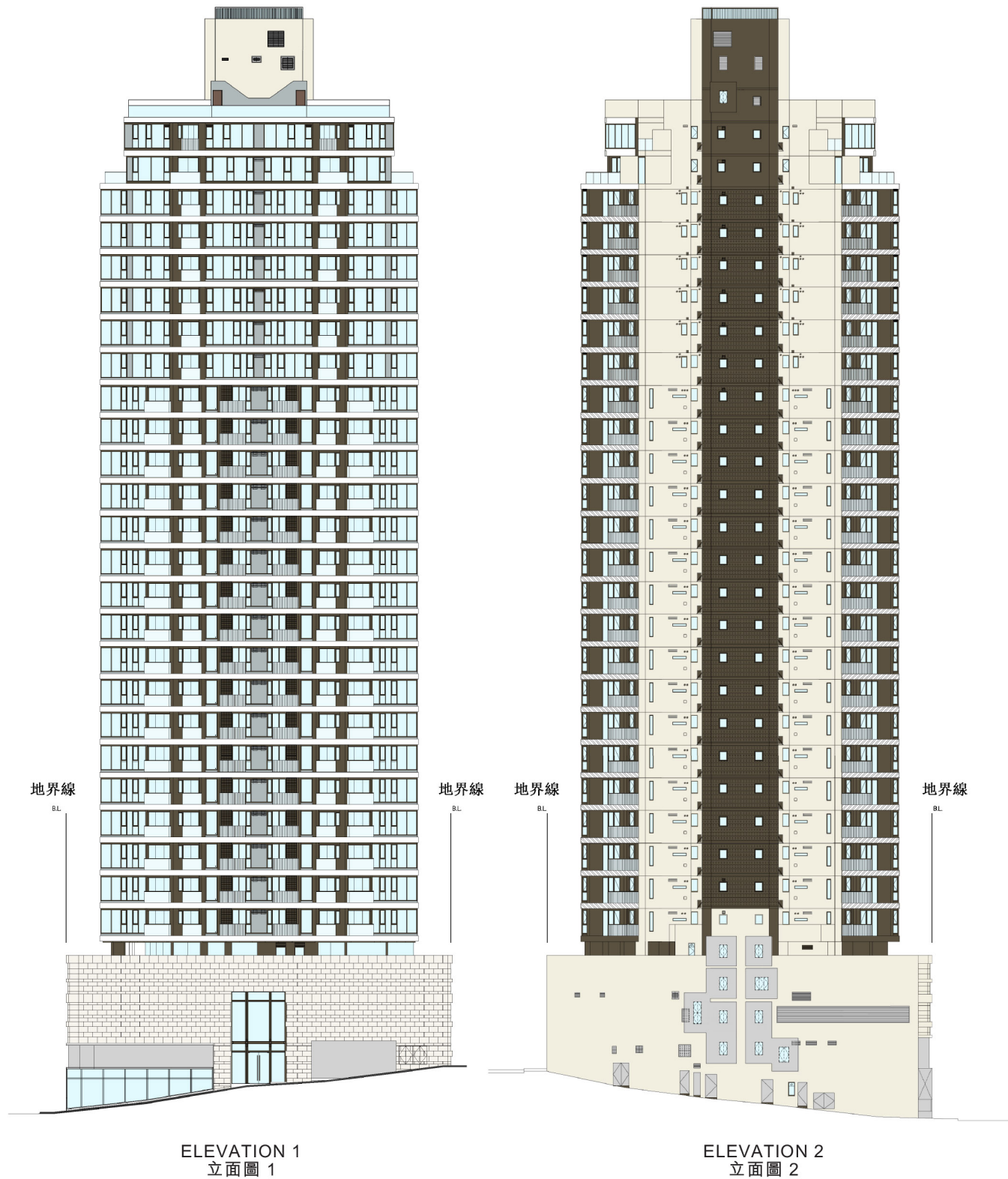
CROSS-SECTION PLAN B-B
橫截面圖 B-B



- Notes :
1. The part of Sing Woo Road adjacent to the Development is from 19.49 to 20.07 metres above the Hong Kong Principal Datum.
 2. The part of Lun Hing Street adjacent to the Development is from 20.07 to 24.55 metres above the Hong Kong Principal Datum.
 3. The part of Hip Wo Lane adjacent to the Development is from 23.93 to 24.55 metres above the Hong Kong Principal Datum.
 4. The part of Service Lane adjacent to the Development is from 19.49 to 23.93 metres above the Hong Kong Principal Datum.
 5. The level of the lowest residential floor of the Development is 36.94 metres above the Hong Kong Principal Datum.

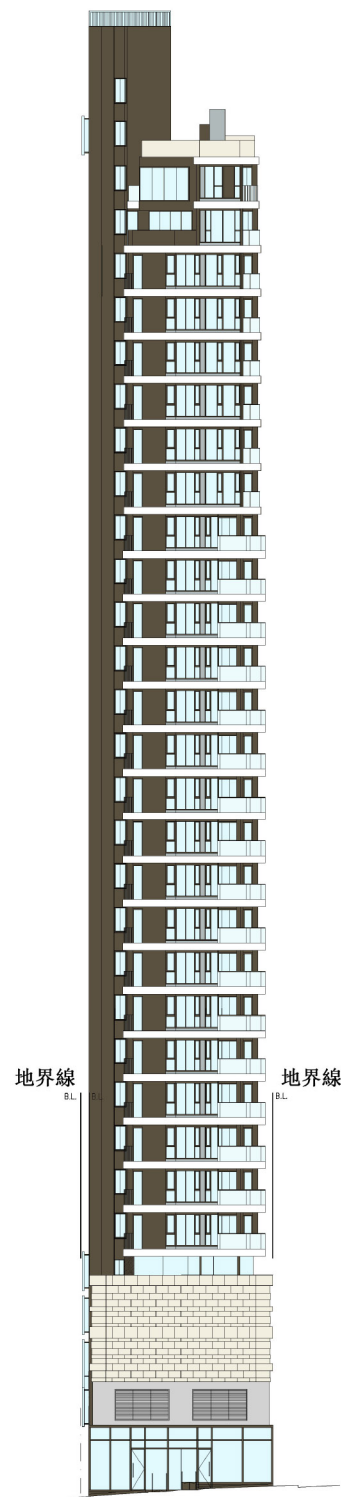
- 附註 :
1. 毗連建築物的一段成和道為香港主水平基準以上約由19.49米至20.07米。
 2. 毗連建築物的一段聯興街為香港主水平基準以上約由20.07米至24.55米。
 3. 毗連建築物的一段協和里為香港主水平基準以上約由23.93米至24.55米。
 4. 毗連建築物的一段現有後巷為香港主水平基準以上約由19.49米至23.93米。
 5. 發展項目之最低住宅樓層為香港主水平基準以上36.94米。

Elevation Plan 立面圖

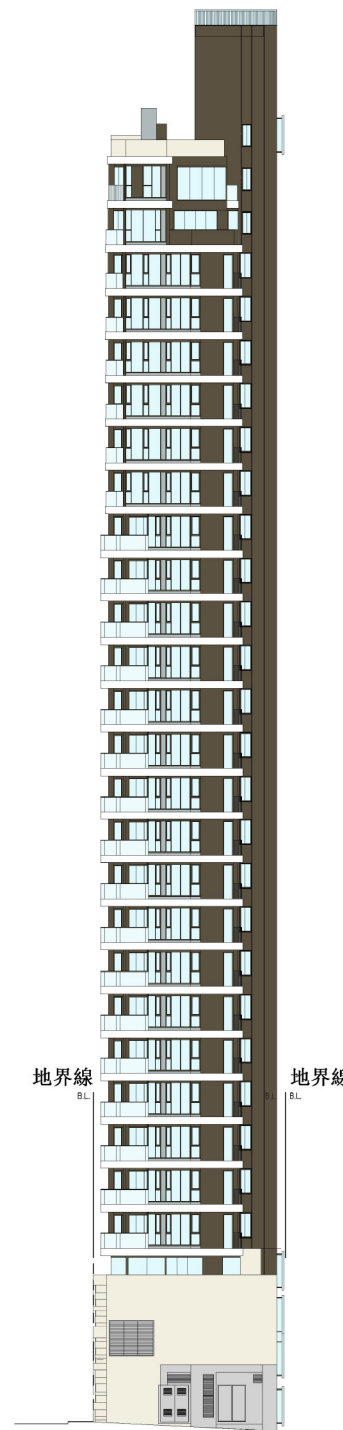


Authorized Person for the Development certified that the elevations shown on this plan :
 (1) are prepared on the basis of the approved building plans for the Development as at 26 July 2016 and 20 September 2016; and
 (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
 (1) 以2016年7月26日及2016年9月20日此發展項目的經批准的建築圖則為基礎擬備；及
 (2) 大致上與該項目的外觀一致。



ELEVATION 3
立面圖 3



ELEVATION 4
立面圖 4



Authorized Person for the Development certified that the elevations shown on this plan :
 (1) are prepared on the basis of the approved building plans for the Development as at 26 July 2016; and
 (2) are in general accordance with the outward appearance of the Development.
 發展項目的認可人士證明本圖所顯示的立面：
 (1) 以2016年7月26日此發展項目的經批准的建築圖則為基礎擬備；及
 (2) 大致上與該項目的外觀一致。

Information on Common Facilities in the Development 發展項目中的公共設施的資料

		Covered 有蓋	Uncovered 露天	Total Area 總面積
Residents' Clubhouse 住客會所	sq. ft. 平方呎	2,495	2,676	5,171
	sq. m. 平方米	231.805	248.587	480.392
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 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、供住客使用的公用花園或遊樂地方	sq. ft. 平方呎	—	—	—
	sq. m. 平方米	—	—	—
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development 位於發展項目中建築物的最低一層住宅樓層以下、供住客使用的公用花園或遊樂地方	sq. ft. 平方呎	—	—	—
	sq. m. 平方米	—	—	—

Note : Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square foot.

附註：以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Inspection of Plans and Deed of Mutual Covenant 閱覽圖則及公契

(1) A copy of the outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk

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

(b) The inspection is free of charge.

(1) 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk

(2) (a) 住宅物業的每一公契在將住宅物業提供出售的日期的最新擬稿的文本存放在住宅物業的售樓處，以供閱覽。
(b) 無須為閱覽付款。

Item	細項	Description	描述
1. Exterior Finishes	外部裝修物料		
a. External wall	外牆	External wall of podium is finished with natural stone and ceramic tiles. External wall of ground floor is finished with glazed wall, natural stone and ceramic tiles. External wall of tower is finished with aluminum cladding, external paint and ceramic tiles.	平台外牆為天然石及瓷磚。地下外牆以玻璃、天然石及瓷磚鋪砌。大樓外牆為鋁質飾面、外牆漆及瓷磚。
b. Window	窗	Aluminum window frame fitted with tempered glass. Curtain wall window frame fitted with double glazed glass.	鋁質窗框配以強化玻璃。幕牆窗框配以雙層中空玻璃。
c. Bay Window	窗台	Nil.	沒有。
d. Planter	花槽	Nil.	沒有。
e. Verandah or balcony	陽台或露台	Each of the balconies is fully covered by the slab of the balcony at the floor level immediately above, except Units A&D on 22/F, Units A&B on 23/F & Units A&B on 30/F. At Units A&D on 22/F & Units A&B on 23/F, the balconies are partially covered by the slab of the balcony at the floor level immediately above. At Units A&B on 30/F, the balconies are partially covered by the slab of the utility platform at the floor level immediately above. Balcony is fitted with tempered glass balustrade with aluminum handrail. Floor is finished with ceramic tiles.	每個露台完全被上一樓層之露台地台覆蓋。22樓A及D單位、23樓A及B單位及30樓A及B單位除外，22樓A及D單位及23樓A及B單位露台部分被上一樓層之露台地台覆蓋。30樓A及B單位露台部分被上一樓層之工作平台地台覆蓋。露台裝有透明強化玻璃及鋁扶手。地台裝有瓷磚。
f. Drying facilities for clothing	乾衣設施	Nil.	沒有。
2. Interior Finishes	室內裝修物料		
a. Lobby	大堂	<p>Main Entrance Lift Lobby Floor is finished with natural stone. False ceiling is finished with gypsum board. Walls are finished with natural stone and stainless steel panel.</p> <p>Typical Lift Lobby Floor is finished with natural stone and reconstitute stone. False ceiling is finished with gypsum board. Walls are finished with natural stone, engineered timber veneer, laminated glass panel and stainless steel panel.</p> <p>30/F & 31/F Lift Lobby Floor is finished with natural stone. False ceiling is finished with gypsum board. Walls are finished with colored glass panel and mirror panel.</p>	<p>住宅入口升降機大堂 地板以天然石鋪砌。假天花以石膏板鋪砌。牆身以天然石及不銹鋼飾板鋪砌。</p> <p>標準升降機大堂 地板以天然石及人造石鋪砌。假天花以石膏板鋪砌。牆身以天然石、複合木皮、膠合玻璃及不銹鋼飾板鋪砌。</p> <p>30樓及31樓升降機大堂 地板以天然石鋪砌。假天花以石膏板鋪砌。牆身以有色玻璃及鏡身鋪砌。</p>

Fittings, Finishes and Appliances

裝置、裝修物料及設備

Item	細項	Description	描述
b. Internal wall and ceiling	內牆及天花板	<p>3/F, 5/F - 12/F & 15/F - 22/F Internal walls of living/dining rooms are finished with emulsion paint, with ceiling is partially finished with gypsum board and emulsion paint. Bedrooms are finished with emulsion paint.</p> <p>23/F & 25/F - 29/F Internal walls of living/dining rooms are finished with emulsion paint, with ceiling is partially finished with gypsum board and emulsion paint. Master bedroom and bedroom are finished with emulsion paint.</p> <p>Duplex Unit A on 30/F & 31/F Internal walls of living/ dining rooms are finished with wallpaper and metal panel, with ceiling is finished with gypsum board and emulsion paint. Internal walls of master bedroom are finished with wallpaper and wood veneer, with ceiling is finished with gypsum board and emulsion paint. Internal walls of bedroom are finished with artificial leather, cloth and wood veneer, with ceiling is finished with gypsum board and emulsion paint.</p> <p>Duplex Unit B on 30/F & 31/F Internal walls of living/ dining rooms are finished with wallpaper and wood veneer, with ceiling is finished with gypsum board and emulsion paint. Internal walls of master bedroom are finished with wallpaper and wood veneer, with ceiling is finished with gypsum board and emulsion paint. Internal walls of bedroom are finished with wallpaper and wood veneer, with ceiling is finished with gypsum board and emulsion paint.</p>	<p>3樓、5樓至12樓及15樓至22樓 客/飯廳之內牆髹上乳膠漆，而天花板部分以石膏板鋪砌及髹上乳膠漆。睡房之內牆髹上乳膠漆。</p> <p>23樓及25樓至29樓 客/飯廳之內牆髹上乳膠漆，而天花板部分以石膏板鋪砌及髹上乳膠漆。主人睡房及睡房之內牆髹上乳膠漆。</p> <p>30樓及31樓A之複式單位 客/飯廳之內牆以牆紙裱貼及金屬飾面鋪砌，而天花板以石膏板鋪砌及髹上乳膠漆。主人睡房之內牆以牆紙及木皮裱貼，而天花板以石膏板鋪砌及髹上乳膠漆。睡房之內牆以仿皮、布料及木皮裱貼，而天花板以石膏板鋪砌及髹上乳膠漆。</p> <p>30樓及31樓B之複式單位 客/飯廳之內牆以牆紙及木皮裱貼，而天花板以石膏板鋪砌及髹上乳膠漆。主人睡房之內牆以牆紙及木皮裱貼，而天花板以石膏板鋪砌及髹上乳膠漆。睡房之內牆以牆紙及木皮裱貼，而天花板以石膏板鋪砌及髹上乳膠漆。</p>
c. Internal floor	內部地板	<p>Units A, B, C & D on 3/F, 5/F - 12/F & 15/F - 22/F Living/dining rooms are finished with reconstituted marble floor tile and timber skirting. Bedroom are finished with timber plank flooring and timber skirting.</p> <p>Units A & B on 23/F & 25/F - 29/F Living/dining rooms, master bedroom and bedroom are finished with timber plank flooring and timber skirting.</p> <p>Duplex Unit A on 30/F & 31/F Living/dining rooms are finished with natural stone, natural stone skirting and metal skirting. Master bedroom and bedroom are finished with timber plank flooring, timber skirting and metal skirting.</p> <p>Duplex Unit B on 30/F & 31/F Living/ dining rooms are finished with timber plank and natural stone flooring and finished with timber skirting. Master bedroom and bedroom 2 are finished with timber plank and natural stone flooring and finished with timber skirting. Bedroom 1 is finished with timber plank flooring and timber skirting.</p>	<p>3樓、5樓至12樓及15樓至22樓A, B, C及D單位 客/飯廳地板以人造合成石及木板牆腳線鋪砌。睡房地板以木地板及木板牆腳線鋪砌。</p> <p>23樓及25樓至29樓A及B單位 客/飯廳、主人睡房及睡房地板以木地板及木板牆腳線鋪砌。</p> <p>30樓及31樓A之複式單位 客/飯廳地板以天然石、天然石腳線及金屬牆腳線鋪砌。 主人睡房及睡房地板以木地板、木板腳線及金屬牆腳線鋪砌。</p> <p>30樓及31樓B之複式單位 客/飯廳地板以木地板及天然石鋪砌，牆腳線以木板牆腳線鋪砌。 主人睡房及睡房2地板以木地板及天然石鋪砌，牆腳線以木板牆腳線鋪砌。 睡房1地板以木地板及木板牆腳線鋪砌。</p>

Item	細項	Description	描述
d. Bathroom	浴室	<p>3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 29/F Walls (except those areas covered by vanity cabinet, mirror cabinet and above the false ceiling level) are finished with natural stone up to the line of false ceiling. Floor (except the bottom part of bathtub) is finished with natural stone. False ceiling is finished with gypsum board and emulsion paint.</p> <p>Duplex Unit A on 30/F & 31/F Walls (except those areas covered by vanity cabinet, mirror cabinet and above the false ceiling level) are finished with natural stone up to the line of false ceiling. Floor is finished with natural stone. False ceiling is finished with gypsum board and emulsion paint.</p> <p>Duplex Unit B on 30/F & 31/F Walls (except those areas covered by vanity cabinet, mirror cabinet and above the false ceiling level) are finished with natural stone up to the line of false ceiling. Floor is finished with natural stone. False ceiling is finished with gypsum board and emulsion paint.</p>	<p>3樓、5樓至12樓、15樓至23樓及25樓至29樓 牆身以天然石鋪砌至假天花底(面盆櫃及鏡櫃背牆身及假天花以上除外)。 地板以天然石鋪砌(浴缸底除外)。 假天花為石膏板鋪砌及髹上乳膠漆。</p> <p>30樓及31樓A之複式單位 牆身以天然石鋪砌至假天花底(面盆櫃及鏡櫃背牆身及假天花以上除外)。 地台以天然石鋪砌。 假天花以石膏板鋪砌及髹上乳膠漆。</p> <p>30樓及31樓B之複式單位 牆身以天然石鋪砌至假天花底(面盆櫃及鏡櫃背牆身及假天花以上除外)。 地台以天然石鋪砌。 假天花以石膏板鋪砌及髹上乳膠漆。</p>
e. Kitchen	廚房	<p>Open Kitchen on 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 29/F Internal walls (except those areas covered by the kitchen cabinet and above the false ceiling level) are finished with stainless steel panel to the line of false ceiling. Floor (except those areas covered by the kitchen cabinet) is finished with natural stone and stainless skirting (Units on 23/F & 25/F - 29/F). Floor (except those areas covered by the kitchen cabinet) is finished with reconstituted stone and stainless skirting (Units on 3/F, 5/F - 12/F & 15/F - 22/F). False ceiling is finished with gypsum board and emulsion paint. Cooking bench is finished with artificial stone.</p> <p>Kitchen on 30/F & 31/F (Duplex Unit A) Internal walls (except those areas covered by the kitchen cabinet and above the false ceiling level) are finished with colored black glass panel to the line of false ceiling. Floor (except those areas covered by the kitchen cabinet) is finished with natural stone. False ceiling is finished with gypsum board and emulsion paint. Cooking bench is finished with artificial stone.</p> <p>Kitchen on 30/F & 31/F (Duplex Unit B) Internal walls (except those areas covered by the kitchen cabinet and above the false ceiling level) are finished with coloured black glass panel and stainless steel sheet up to the line of false ceiling. Floor (except those areas covered by the kitchen cabinet) is finished with natural stone. False ceiling is finished with gypsum board and emulsion paint. Cooking bench is finished with natural stone.</p>	<p>3樓、5樓至12樓、15樓至23樓及25樓至29樓之開放式廚房 牆身以不銹鋼飾板鋪砌至假天花底(廚櫃背牆身及假天花以上除外)。 地板以天然石及不銹鋼牆腳線鋪砌(廚櫃底除外)(23樓及25樓至29樓單位)。 地板以人造石及不銹鋼牆腳線鋪砌(廚櫃底除外)(3樓、5樓至12樓及15樓至22樓單位)。 假天花為石膏板鋪砌及髹上乳膠漆。 灶台以人造石鋪砌。</p> <p>30樓及31樓之廚房(複式單位A) 牆身以有色黑玻璃鋪砌至假天花底(廚櫃背牆身及假天花以上除外)。 地台以天然石鋪砌(廚櫃底除外)。 假天花以石膏板鋪砌及髹上乳膠漆。 灶台以人造石鋪砌。</p> <p>30樓及31樓之廚房(複式單位B) 牆身以有色黑玻璃及不銹鋼片鋪砌至假天花底(廚櫃背牆身及假天花以上除外)。 地台以天然石鋪砌(廚櫃底除外)。 假天花以石膏板鋪砌及髹上乳膠漆。 灶台以天然石鋪砌。</p>

Fittings, Finishes and Appliances

裝置、裝修物料及設備

Item	細項	Description	描述
3. Interior Fittings	室內裝置		
a. Doors	門	<p>All Units (except Duplex Units A and B of 30/F & 31/F)</p> <p>Living/dining rooms: Entrance door is made of solid core timber and finished with timber veneer, fitted with eye viewer, concealed door closer and lockset.</p> <p>Bedroom and store: Doors are made of hollow core timber and finished with engineered timber veneer, fitted with metal door handle and lockset.</p> <p>Bath: Doors are made of hollow core timber louvre door and finished with engineered timber veneer, fitted with metal door handle and lockset.</p> <p>Lavatory: Timber sliding door.</p> <p>Entrance door on 31/F: Timber swing door with lockset.</p> <p>Kitchen: Door is made of solid core timber and finished with engineered timber veneer and fire-rated clear glass panel, fitted with lockset.</p> <p>Balcony/Utility Platform/Flat Roof on 3/F, 30/F & 31/F: Aluminum framed balcony sliding door, aluminum framed utility platform swing door and aluminum framed flat roof swing door are fitted with laminated glass. For Duplex Unit B on 30/F & 31/F only, utility platform is fitted with aluminum framed sliding door.</p> <p>Stairhood: Timber fire-rated swing door.</p> <p>Duplex Unit A of 30/F & 31/F</p> <p>Living/dining rooms: Entrance door on 30/F is made of solid core timber and finished with timber veneer, fitted with eye viewer, concealed door closer and lockset.</p> <p>Entrance door on 31/F: Entrance door on 31/F is made of solid core timber and finished with timber veneer, fitted with concealed door closer and lockset.</p> <p>Bedroom and bath: Doors are made of solid core timber and finished with timber veneer, fitted with metal door handle and lockset.</p> <p>Lavatory: Sliding door is made of solid core timber and finished with timber veneer and lockset.</p> <p>Kitchen: Sliding door is made of solid core timber and finished with metal panel.</p> <p>Store room 1: Door is made of solid core timber and finished with emulsion paint.</p> <p>Store room 2: One door is made of solid core timber and finished with colored black glass panel and lockset, and one door is aluminum folding and sliding.</p>	<p>所有單位（30樓及31樓A及B之複式單位除外）</p> <p>客/飯廳： 大門採用木皮飾面實心木門，配以防盜眼、隱藏式氣鼓及門鎖。</p> <p>睡房及儲物房： 門採用複合木皮飾面中空木門，配以金屬手柄及門鎖。</p> <p>浴室： 門採用複合木皮飾面中空百葉門，配以金屬手柄及門鎖。</p> <p>洗手間： 木趟門。</p> <p>31樓大門： 木質推拉門配以門鎖。</p> <p>廚房： 門採用複合木皮飾面實心木門及防火透明玻璃鑲板，配以門鎖。</p> <p>露台/工作平台/3樓、30樓及31樓之平台： 露台鋁質趟門、工作平台鋁質推拉門及平台鋁質推拉門配以夾層玻璃。只限30樓及31樓B之複式單位，工作平台配以鋁質趟門。</p> <p>梯屋： 木質防火推拉門。</p> <p>30樓及31樓A之複式單位</p> <p>客/飯廳： 30樓大門採用木皮飾面實心木門，配以防盜眼、隱藏式氣鼓及門鎖。</p> <p>31樓大門： 31樓大門採用木皮飾面實心木門，配以隱藏式氣鼓及門鎖。</p> <p>睡房及浴室： 門採用木皮飾面實心木門，配以金屬手柄及門鎖。</p> <p>洗手間： 門採用木皮飾面實心木趟門，配以門鎖。</p> <p>廚房： 門採用金屬飾面實心木趟門。</p> <p>儲物房1: 門採用乳膠漆飾面實心木門。</p> <p>儲物房2： 一扇門採用黑色玻璃飾面實心木門，配以門鎖，一扇門採用鋁趟摺門。</p>

Item	細項	Description	描述
3. Interior Fittings	室內裝置		
a. Doors	門	<p>Balcony/Utility Platform/Flat Roof on 30 & 31/F: Door is made of tempered glass with aluminum frame and fitted with metal door handle and lockset.</p> <p>Stairhood: Door is made of solid core timber and finished with plastic laminated, fitted with metal door handle and lockset.</p> <p>Duplex Unit B of 30/F & 31/F</p> <p>Living/dining rooms: Entrance door on 30/F is made of solid core timber and finished with timber veneer, fitted with eye viewer, concealed door closer and lockset.</p> <p>Entrance door on 31/F: Entrance door on 31/F is made of solid core timber and finished with timber veneer, fitted with lockset.</p> <p>Bedroom and bath: Doors are made of solid core timber and finished with timber veneer, fitted with metal door handle and lockset.</p> <p>Lavatory: Sliding door is made of solid core timber and finished with timber veneer and lockset.</p> <p>Kitchen: Sliding door is made of solid core timber and finished with metal panel.</p> <p>Store room 1: Door is made of solid core timber finished with emulsion paint.</p> <p>Store room 2: One door is made of solid core timber and finished with colored black glass panel, one door is made of solid core timber and finished with emulsion paint.</p> <p>Balcony/Utility Platform/Flat Roof on 30 & 31/F: Door is made of tempered glass with aluminum frame and fitted with metal door handle and lockset.</p> <p>Stairhood: Door is made of solid core timber and finished with plastic laminated, fitted with metal door handle with door closer and lockset.</p>	<p>露台/工作平台/30樓及31樓之平台： 門採用鋁框強化玻璃配以金屬扶手及門鎖。</p> <p>梯屋： 門採用防火膠板飾面實心木門，配以金屬扶手及門鎖。</p> <p>30樓及31樓B之複式單位</p> <p>客/飯廳： 30樓大門採用木皮飾面實心木門，配以防盜眼、隱藏式氣鼓及門鎖。</p> <p>31樓大門： 31樓大門採用木皮飾面實心木門，配以門鎖。</p> <p>睡房及浴室： 門採用木皮飾面實心木門，配以金屬手柄及門鎖。</p> <p>洗手間： 門採用木皮飾面實心木趟門，配以門鎖。</p> <p>廚房： 門採用金屬飾面實心木趟門。</p> <p>儲物房 1： 門採用乳膠漆飾面實心木門。</p> <p>儲物房 2： 一扇門採用黑色玻璃飾面實心木門，一扇門採用乳膠漆飾面實心木門。</p> <p>露台/工作平台/30樓及31樓之平台： 門採用鋁框強化玻璃配以金屬扶手及門鎖。</p> <p>梯屋： 門採用防火膠板飾面實心木門，配以金屬扶手及門鎖及門鎖。</p>
b. Bathroom	浴室	<p>Units A & D on 3/F, 5/F – 12/F & 15/F – 22/F</p> <p>Bath: Fitted with natural stone countertop. Fittings and equipments include ceramic wash basin, chrome plated basin mixer, chrome plated hand shower set, ceramic water closet, chrome plated toilet paper holder, chrome plated tower rail, enameled cast iron bathtub (1494mmL x 694mmW x 449mmH). Fitted with plastic laminated board vanity cabinet and mirror cabinet.</p> <p>Copper pipes are provided for both hot and cold water supply.</p> <p>For appliances provision and brand name, please refer to the "Appliances Schedule".</p>	<p>3樓、5樓至12樓及15樓至22樓A及D單位</p> <p>浴室： 檯面以天然石鋪砌。裝置及設備包括陶瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻花灑水龍頭、陶瓷坐廁、鍍鉻廁紙架、鍍鉻手巾桿、搪瓷鑄鐵浴缸(1494毫米長×694毫米闊×449毫米高)。另配膠板飾面面盆櫃及鏡櫃。</p> <p>冷熱水供應均採用銅喉。</p> <p>隨樓附送設備及品牌，請參考「設備說明表」。</p>

Item	細項	Description	描述
b. Bathroom	浴室	<p>Units B & C on 3/F, 5/F – 12/F & 15/F – 22/F Bath: Fitted with natural stone countertop. Fittings and equipments include ceramic wash basin, chrome plated basin mixer, chrome plated shower set, ceramic water closet, chrome plated toilet paper holder, chrome plated tower rail and electric water heater. Shower cubicle with tempered glass door and panel and grab bar. Fitted with plastic laminated board vanity cabinet and mirror cabinet. Copper pipes are provided for both hot and cold water supply. For appliances provision and brand name, please refer to “Appliances Schedule”.</p> <p>Units A & B on 23/F & 25/F – 29/F Bath in Master Bedroom: Fitted with natural stone countertop. Fittings and equipments include ceramic wash basin, chrome plated basin mixer, chrome plated hand shower set, ceramic water closet, chrome plated toilet paper holder, chrome plated tower rail and enameled cast iron bathtub (1700mmL x 800mmW x 465mmH). Fitted with plastic laminated board vanity cabinet and mirror cabinet. Copper pipes are provided for both hot and cold water supply. For appliances provision and brand name, please refer to “Appliances Schedule”.</p> <p>Bath: Fitted with natural stone countertop. Fittings and equipments include ceramic wash basin, chrome plated basin mixer, chrome plated hand shower set, chrome plated rain shower head, ceramic water closet, chrome plated toilet paper holder and chrome plated tower rail. Shower cubicle with tempered glass door and panel and grab bar. Fitted with plastic laminated board vanity cabinet and mirror cabinet. Copper pipes are provided for both hot and cold water supply. For appliances provision and brand name, please refer to the “Appliances Schedule”.</p> <p>Duplex Unit A on 30/F & 31/F Bath & Bath in Master Bedroom: Fitted with natural stone countertop. Fittings and equipment include ceramic wash basin, chrome plated basin mixer, chrome plated shower set, chrome plated rain shower head, ceramic water closet with electrical seat plate and chrome plated toilet paper holder. Shower cubicle with tempered glass door and panel. Fitted with timber veneer vanity cabinet and mirror cabinet. Copper pipes are provided for both hot and cold water supply. For appliances provision and brand name, please refer to the “Appliances Schedule”.</p> <p>Duplex Unit B on 30/F & 31/F Bath in Master Bedroom: Fitted with natural stone countertop. Fittings and equipment include ceramic wash basin, chrome plated basin mixer, chrome plated shower set, chrome plated shower head, enameled cast iron bathtub (1600mmL x 750mmW x 500mmH), ceramic water closet and chrome plated toilet paper holder. Fitted with timber veneer vanity cabinet and mirror cabinet. Copper pipes are provided for both hot and cold water supply. For appliances provision and brand name, please refer to the “Appliances Schedule”.</p>	<p>3樓、5樓至12樓及15樓至22樓B及C單位 浴室： 檯面以天然石鋪砌。裝置及設備包括陶瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻花灑水龍頭、陶瓷坐廁、鍍鉻廁紙架、鍍鉻手巾桿及電熱水爐。淋浴間設強化玻璃門及間隔，配以金屬扶手。另配膠板飾面面盆櫃及鏡櫃。 冷熱水供應均採用銅喉。 隨樓附送設備及品牌，請參考「設備說明表」。</p> <p>23樓及25樓至29樓A及B單位 主人房浴室： 檯面以天然石鋪砌。裝置及設備包括陶瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻花灑水龍頭、陶瓷坐廁、鍍鉻廁紙架、鍍鉻手巾桿及搪瓷鑄鐵浴缸(1700毫米長×800毫米闊×465毫米高)。另配膠板飾面面盆櫃及鏡櫃。 冷熱水供應均採用銅喉。 隨樓附送設備及品牌，請參考「設備說明表」。</p> <p>浴室： 檯面以天然石鋪砌。裝置及設備包括陶瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻花灑水龍頭、鍍鉻頂噴式花灑、陶瓷坐廁、鍍鉻廁紙架及鍍鉻手巾桿。淋浴間設強化玻璃門及間隔，配以金屬扶手。另配膠板飾面面盆櫃及鏡櫃。 冷熱水供應均採用銅喉。 隨樓附送設備及品牌，請參考「設備說明表」。</p> <p>30樓及31樓A之複式單位 浴室及主人房浴室： 檯面以天然石鋪砌。裝置及設備包括陶瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻花灑水龍頭、鍍鉻頂噴式花灑、陶瓷坐廁配以電動廁所座板及鍍鉻廁紙架。淋浴間設強化玻璃門及間隔。另配以木皮飾面面盆櫃及鏡櫃。 冷熱水供應均採用銅喉。 隨樓附送設備及品牌，請參考「設備說明表」。</p> <p>30樓及31樓B之複式單位 主人房浴室： 檯面以天然石鋪砌。裝置及設備包括陶瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻花灑水龍頭、鍍鉻花灑、搪瓷鑄鐵浴缸(1600毫米長x750毫米闊x500毫米高)、陶瓷坐廁及鍍鉻廁紙架。配以木皮飾面面盆櫃及鏡櫃。 冷熱水供應均採用銅喉。 隨樓附送設備及品牌，請參考「設備說明表」。</p>

Item	細項	Description	描述
b. Bathroom	浴室	<p>Bath: Fitted with natural stone countertop. Fittings and equipment include ceramic wash basin, chrome plated basin mixer, chrome plated shower set, chrome plated shower head, ceramic water closet and chrome plated toilet paper holder. Shower cubicle with tempered glass door and panel. Fitted with timber veneer vanity cabinet and mirror cabinet. Copper pipes are provided for both hot and cold water supply. For appliances provision and brand name, please refer to the "Appliances Schedule".</p>	<p>浴室： 檯面以天然石鋪砌。裝置及設備包括陶瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻花灑水龍頭、鍍鉻花灑、陶瓷坐廁及鍍鉻廁紙架。淋浴間設強化玻璃門及間隔。另配以木皮飾面面盆櫃及鏡櫃。 冷熱水供應均採用銅喉。 隨樓附送設備及品牌，請參考「設備說明表」。</p>
c. Kitchen	廚房	<p>Open Kitchen on 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 29/F Fitted with MDF board cabinet in high gloss lacquer, wood grain pattern finish and artificial stone countertop, chrome plated semi-pro single level kitchen mixer (Units on 3/F, 5/F - 12/F & 15/F - 22/F), chrome plated single level kitchen mixer (Units A & B on 23/F - 29/F), stainless steel water basin and concealed copper pipes. For appliances provision and brand name, please refer to the "Appliances Schedule".</p> <p>Duplex Unit A on 30/F & 31/F Fitted with MDF board cabinet in wood grain pattern finish and artificial stone countertop, chrome plated semi-pro single level kitchen mixer, stainless steel water basin and concealed copper pipes. For appliances provision and brand name, please refer to the "Appliances Schedule".</p> <p>Duplex Unit B on 30/F & 31/F Fitted with MDF board cabinet in wood grain pattern finish and natural stone countertop, chrome plated semi-pro single level kitchen mixer, stainless steel water basin and concealed copper pipes. For appliances provision and brand name, please refer to the "Appliances Schedule".</p>	<p>3樓、5樓至12樓、15樓至23樓及25樓至29樓之開放式廚房 裝有高亮漆及木紋飾面MDF板廚櫃及以人造石鋪砌灶台，伸縮式鍍鉻水龍頭（3樓、5樓至12樓及15樓至22樓單位）、鍍鉻水龍頭（23樓至29樓A及B單位）、不銹鋼洗手盆及隱藏式銅喉。 隨樓附送設備及品牌，請參考「設備說明表」。</p> <p>30樓及31樓A之複式單位 裝有木紋飾面MDF板廚櫃及以人造石鋪砌灶台，伸縮鍍鉻水龍頭，不銹鋼洗手盆及隱藏式銅喉。 隨樓附送設備及品牌，請參考「設備說明表」。</p> <p>30樓及31樓B之複式單位 裝有木紋飾面MDF板廚櫃及以天然石鋪砌灶台，伸縮鍍鉻水龍頭，不銹鋼洗手盆及隱藏式銅喉。 隨樓附送設備及品牌，請參考「設備說明表」。</p>
d. Bedroom	睡房	Nil	沒有。
e. Telephone	電話	Telephone connection points are provided for living/dining rooms and bedroom. For the number and the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	客/飯廳及睡房均裝有電話接駁點。 有關接駁點之數目及位置，請參考「機電裝置數量說明表」。
f. Aerials	天線	TV and FM outlets for local TV and FM programmes are provided in living / dining rooms and bedroom (all units except Duplex Units A and B of 30/F & 31/F). TV and FM outlets for local TV and FM programmes are provided in living/dining rooms, bath in master bedroom and master bedroom (Duplex Unit A on 30/F & 31/F). TV and FM outlets for local TV and FM programmes are provided in living/dining rooms, master bedroom and bedroom (Duplex Unit B on 30/F & 31/F). For the number and the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	客/飯廳及睡房均裝有電視及電台接收插座，可接收本地電視及電台節目（所有單位，30樓及31樓A及B之複式單位除外）。 客/飯廳、主人睡房浴室及主人睡房均裝有電視及電台接收插座，可接收本地電視及電台節目（30樓及31樓A之複式單位）。 客/飯廳、主人睡房及睡房均裝有電視及電台接收插座，可接收本地電視及電台節目（30樓及31樓B之複式單位）。 有關接駁點之數目及位置，請參考「機電裝置數量說明表」。

Fittings, Finishes and Appliances

裝置、裝修物料及設備

Item	細項	Description	描述
g. Electrical installations	電力裝置	<p>Concealed conduits are provided. Single phase electricity supply with miniature circuit breaker distribution board is provided at Units A and D on 3/F, 5/F - 12/F and 15/F - 22/F.</p> <p>Three phase electricity supply with miniature circuit breaker distribution board is provided at Units B and C on 3/F, 5/F - 12/F and 15/F - 22/F, Units A and B on 23/F - 29/F and Duplex Units A and B on 30/F and 31/F.</p> <p>Lighting switches, air-conditioning switches and socket outlets with concealed conduits are provided in living/dining rooms, bedroom, bath, kitchen and store (all units except Duplex Units A and B of 30/F & 31/F).</p> <p>Lighting switches and socket outlets with concealed conduits are provided in living/ dining rooms, bedroom, bathroom, kitchen and store 2. Air-conditioning switches with concealed conduits are provided in living/ dining rooms and bedroom (Duplex Unit A on 30/F & 31/F).</p> <p>Lighting switches and socket outlets with concealed conduits are provided in living/ dining rooms, bedroom, bathroom, lavatory, kitchen and store 2. Air-conditioning switches and socket outlets with concealed conduits are provided in living/ dining rooms and bedroom (Duplex Unit B on 30/F & 31/F).</p> <p>For the number and the location of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions".</p>	<p>裝有隱藏式導管。提供配有微型斷路器配電箱的單相電源於3樓、5樓至12樓及15樓至22樓A及D單位。</p> <p>提供配有微型斷路器配電箱的三相電源於3樓、5樓至12樓及15樓至22樓B及C單位，23樓至29樓A及B單位和30樓至31樓A及B複式單位。</p> <p>客/飯廳、睡房、浴室、廚房及儲物房裝有暗藏鋪砌的燈掣、空調機掣及電插座(所有單位，30樓及31樓A及B之複式單位除外)。</p> <p>客/飯廳、睡房、浴室、廚房及儲物房2裝有暗藏鋪砌的燈掣及電插座。客/飯廳及睡房均設有暗藏鋪砌的空調機掣(30樓及31樓A之複式單位)。</p> <p>客/飯廳、睡房、浴室、洗手間、廚房及儲物房2裝有暗藏鋪砌的燈掣及電插座。客/飯廳及睡房均設有暗藏鋪砌的空調機掣(30樓及31樓B之複式單位)。</p> <p>有關電插座及空調機接駁點之數目及位置，請參考「機電裝置數量說明表」。</p>
h. Gas supply	氣體供應	Gas supply pipes are provided and connected to gas burner and gas water heater. A gas connection point is provided at open kitchen of Units A and D on 3/F, 5/F - 12/F, 15/F - 22/F and Units A and B on 23/F - 29/F. A gas connection point is provided at kitchen of Units A and B on 30/F & 31/F and bath of Unit B on 30/F & 31/F.	裝妥煤氣喉位接駁煤氣爐及煤氣熱水爐。煤氣接駁點設於3樓、5樓至12樓、15樓至22樓A及D單位及23樓至29樓A及B單位之開放式廚房內。煤氣接駁點設於30樓及31樓A及B單位之廚房內及30樓及31樓B單位之浴室。
i. Washing machine connection point	洗衣機接駁點	Drain point and water point are provided for washing machine. The connection point is provided at open kitchen of Units A, B, C, D on 3/F, 5/F - 12/F, 15/F - 22/F and Units A and B on 23/F - 29/F. The connection point is provided at store 2 of Unit A on 30/F & 31/F. The connection point is provided at kitchen of Unit B on 30/F & 31/F.	洗衣機配備來去水接駁點。接駁點設於3樓、5樓至12樓、15樓至22樓A、B、C、D單位及23樓至29樓A及B單位之開放式廚房內。接駁點設於30樓及31樓A單位之儲物房2內。接駁點設於30樓及31樓B單位之廚房內。
j. Water supply	供水	Concealed copper pipes are provided for both hot and cold water supply.	冷熱水供應均採用隱藏式銅喉。
4. Miscellaneous	雜項		
a. Lifts	升降機	Two "OTIS OH 5000" passenger lifts serving all the floors from G/F to 31/F are provided. One "ANLEV AT Standard 2000" car lift serving G/F to 1/F is provided.	大廈設有兩部「奧的斯 OH 5000」客用升降機直達地下至31樓各樓層。大廈設有一部「安力 AT Standard 2000」車輛升降機直達地下至1樓。
b. Letter box	信箱	Stainless steel letter box.	不銹鋼信箱。
c. Refuse collection	垃圾收集	Refuse Storage and Material Recovery Chamber is provided on G/F for collection of refuse by cleaners.	垃圾及物料回收房設於地下，由清潔工人定時收集。
d. Water meter, electricity meter and gas meter	水錶、電錶及氣體錶	Separate gas meter is provided in each unit. Separate meters of water and electricity for all individual units are provided in common meter rooms. (Separate gas meter is not provided in Units B and C on 3/F, 5/F - 12/F & 15/F - 22/F)	每個單位裝有獨立氣體錶。公用電錶房及水錶房分別裝有所有單位的獨立電錶及水錶(3樓、5樓至12樓及15至22樓B及C單位沒有安裝獨立氣體錶。)
5. Security Facilities	保安設施	<p>CCTV cameras are installed at main entrances, main lobbies, clubhouse and recreational facilities floors, residential lifts, carpark lifts and carpark and are connected to the security control office.</p> <p>Video doorphone and panic alarm button are provided for each residential unit.</p> <p>Smart card access control system is provided at main entrances, residential lifts, carpark lifts and clubhouse and recreational facilities floors.</p>	<p>大廈出入口、大廈大堂、會所及康樂設施層、住客升降機、停車場升降機及停車場，均設有閉路電視系統並連接到保安室。</p> <p>每個住宅單位設有視像對講機及警報按鈕。</p> <p>智能卡識別系統設於大廈出入口、住客升降機、停車場升降機及會所及康樂設施層。</p>
6. Appliances	設備	For brand name and model number of appliances, please refer to the "Appliances Schedule".	有關設備的品牌名稱及型號，請參考「設備說明表」。

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

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

Appliances Schedule 設備說明表

Living Room, Dining Room, Bedroom 1 & Bedroom 2 of Units A & D on 3/F - 22/F (4/F, 13/F & 14/F are omitted)
3樓至22樓A及D單位之客廳、飯廳、睡房1及睡房2 (不設4樓、13樓及14樓)

Appliances 設備	Location 位置	Brand 品牌	Model No 型號	
			Indoor Unit 室內機	Outdoor Unit 室外機
Air-conditioner 空調機	Living Room & Dining Room 客廳及飯廳	Panasonic	CS-YS24MKA	CU-YS24MKA
Air-conditioner 空調機	Bedroom 2 睡房2	Panasonic	CS-S12PKZW	CU-3S27MKZ
Air-conditioner 空調機	Bedroom 1 睡房1	Panasonic	CS-S9PKZW	CU-3S27MKZ

Living Room, Dining Room & Bedroom of Units B & C on 3/F - 22/F (4/F, 13/F & 14/F are omitted)
3樓至22樓B及C單位之客廳、飯廳及睡房 (不設4樓、13樓及14樓)

Appliances 設備	Location 位置	Brand 品牌	Model No 型號	
			Indoor Unit 室內機	Outdoor Unit 室外機
Air-conditioner 空調機	Living Room & Dining Room 客廳及飯廳	Panasonic	CS-S18PKZW	CU-3S27MKZ
Air-conditioner 空調機	Bedroom 睡房	Panasonic	CS-S9PKZW	CU-3S27MKZ

Living Room, Dining Room, Master Bedroom & Bedrooms 1 & 2 of Units A & B on 23/F - 29/F (24/F is omitted)
23樓至29樓A及B單位之客廳、飯廳、主人睡房及睡房1及2 (不設24樓)

Appliances 設備	Location 位置	Brand 品牌	Model No 型號	
			Indoor Unit 室內機	Outdoor Unit 室外機
Air-conditioner 空調機	Living Room & Dining Room 客廳及飯廳	Panasonic	CS-YS24MKA	CU-YS24MKA
Air-conditioner 空調機	Master Bedroom 主人睡房	Panasonic	CS-YS12MKA	CU-YS12MKA
Air-conditioner 空調機	Bedroom 1 睡房1	Panasonic	CS-S9PKZW	CU-2S18KKZ
Air-conditioner 空調機	Bedroom 2 睡房2	Panasonic	CS-S9PKZW	CU-2S18KKZ

Living Room, Dining Room, Master Bedroom, Bedroom 1 & 2 & Store Room 2 of Unit A on 30/F & 31/F
30樓及31樓A單位之客廳、飯廳、主人睡房、睡房1及2及儲物房2

Appliances 設備	Location 位置	Brand 品牌	Model No 型號	
			Indoor Unit 室內機	Outdoor Unit 室外機
Air-conditioner 空調機	Living Room & Dining Room 客廳及飯廳	Panasonic	CS-YS24MKA	CU-YS24MKA
Air-conditioner 空調機	Master Bedroom 主人睡房	Panasonic	CS-YS25MKA	CU-YS25MKA
Air-conditioner 空調機	Bedroom 1 睡房1	Panasonic	CS-YS9MKA	CU-YS9MKA
Air-conditioner 空調機	Bedroom 2 睡房2	Panasonic	CS-S12PKZW	CU-3S27MKZ
Air-conditioner 空調機	Store Room 2 儲物房2	Daikin 大金	FTWN25	RWN25JVI

Fittings, Finishes and Appliances 裝置、裝修物料及設備

Appliances Schedule 設備說明表

Living Room, Dining Room, Master Bedroom & Bedrooms 1 & 2 of Unit B on 30/F & 31/F 30及31樓B單位之客廳、飯廳、主人睡房及睡房1及2

Appliances 設備	Location 位置	Brand 品牌	Model No 型號	
			Indoor Unit 室內機	Outdoor Unit 室外機
Air-conditioner 空調機	Living Room & Dining Room 客廳及飯廳	Panasonic	CS-YS24MKA	CU-YS24MKA
Air-conditioner 空調機	Master Bedroom 主人睡房	Panasonic	CS-YS25MKA	CU-YS25MKA
Air-conditioner 空調機	Bedroom 1 睡房1	Panasonic	CS-YS9MKA	CU-YS9MKA
Air-conditioner 空調機	Bedroom 2 睡房2	Panasonic	CS-S12PKZW	CU-3S27MKZ

Living Room & Dining Room of Unit A on 30/F & 31/F 30樓及31樓A單位之客廳及飯廳

Appliances 設備	Location 位置	Brand 品牌	Model No 型號
Fire Place	Living Room & Dining Room 客廳及飯廳	GlammFire	Burner V

Appliances Schedule 設備說明表

Bath of Units A & D on 3/F - 22/F (4/F, 13/F & 14/F are omitted) 3樓至22樓A及D單位之浴室 (不設4樓、13樓及14樓)

Appliances 設備	Brand 品牌	Model No 型號
LCD TV 液晶電視	JSA	JSA-B104
Thermo Ventilator 浴室換氣暖風機	Panasonic	FV-30BG2H

Bath of Units B & C on 3/F - 22/F (4/F, 13/F & 14/F are omitted) 3樓至22樓B及C單位之浴室 (不設4樓、13樓及14樓)

Appliances 設備	Brand 品牌	Model No 型號
LCD TV 液晶電視	JSA	JSA-B104
Thermo Ventilator 浴室換氣暖風機	Panasonic	FV-30BG2H
Electrical Water Heater 電熱水爐	Vaillant	VED E27/7E INT

Bath in Master Bedroom of Units A & B on 23/F - 29/F (24/F is omitted) 23樓至29樓A及B單位之主人睡房浴室 (不設24樓)

Appliances 設備	Brand 品牌	Model No 型號
LCD TV 液晶電視	JSA	JSA-B104
Thermo Ventilator 浴室換氣暖風機	Panasonic	FV-30BG2H

Bath of Units A & B on 23/F - 29/F (24/F is omitted) 23樓至29樓A及B單位之浴室 (不設24樓)

Appliances 設備	Brand 品牌	Model No 型號
LCD TV 液晶電視	JSA	JSA-B104
Thermo Ventilator 浴室換氣暖風機	Panasonic	FV-30BG2H

Bath in Master Bedroom of Unit A on 30/F & 31/F 30樓及31樓A單位之主人睡房浴室

Appliances 設備	Brand 品牌	Model No 型號
TV 電視	Oolaa	15.6" waterproof LED iDTV #BTV 16
Thermo Ventilator 浴室換氣暖風機	Panasonic	FV-30BG2H

Bath in Master Bedroom of Unit B on 30/F & 31/F 30樓及31樓B單位之主人睡房浴室

Appliances 設備	Brand 品牌	Model No 型號
Thermo Ventilator 浴室換氣暖風機	Panasonic	FV-30BG2H

Bath of Unit A on 30/F & 31/F 30及31樓A單位之浴室

Appliances 設備	Brand 品牌	Model No 型號
Gas Water Heater with remote controller 配遙控器之煤氣熱水爐	TGC	RS16TM
Thermo Ventilator 浴室換氣暖風機	Panasonic	FV-30BG2H

Bath of Unit B on 30/F & 31/F 30及31樓B單位之浴室

Appliances 設備	Brand 品牌	Model No 型號
Gas Water Heater with remote controller 配遙控器之煤氣熱水爐	TGC	RS16TM
Thermo Ventilator 浴室換氣暖風機	Panasonic	FV-30BG2H

Fittings, Finishes and Appliances

裝置、裝修物料及設備

Lavatory of Unit A on 30/F & 31/F 30樓及31樓A單位之洗手間

Appliances 設備	Brand 品牌	Model No 型號
Electrical Water Heater 電熱水爐	HOTPOOL	HPI-6

Lavatory of Unit B on 30/F & 31/F 30樓及31樓B單位之洗手間

Appliances 設備	Brand 品牌	Model No 型號
Electrical Water Heater 電熱水爐	HOTPOOL	HPI-6

Open Kitchen of Units A, B, C & D on 3/F - 22/F (4/F, 13/F & 14/F are omitted) 3樓至22樓A, B, C及D單位之開放式廚房 (不設4樓、13樓及14樓)

Appliances 設備	Brand 品牌	Model No 型號
Microwave Combination Oven 組合微波爐	MIELE	A6400BU
Steam Oven 蒸爐	MIELE	DG 6401
Cooker Hood 抽油煙機	MIELE	DA 3460
Electrical Water Heater 電熱水爐 (for Units B&C 限於B及C單位)	HOTPOOL	HPI-6
Gas Hob (Single Burner) 單頭煤氣爐 (for Units A&D 限於A及D單位)	MIELE	CS 1018
Gas Hob (Double Burner) 雙頭煤氣爐 (for Units A&D 限於A及D單位)	MIELE	CS 1013-1
Built-in Fridge 嵌入式冷藏櫃 (for Units A&D 限於A及D單位)	SIEMENS 西門子	KU15RA65
Built-in Freezer 嵌入式冷凍櫃 (for Units A&D 限於A及D單位)	SIEMENS 西門子	GU15DA55
Induction Hob 電磁爐 (for Units B&C 限於B及C單位)	MIELE	CS 1212-1i
Built-in Refrigerator 嵌入式雪櫃 (for Units B&C 限於B及C單位)	SIEMENS 西門子	KU15LA65
Semi Integrated Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D540HK
Gas Water Heater 煤氣熱水爐 (for Units A&D 限於A及D單位)	TGC	RJW150SFLM

Open Kitchen of Units A & B on 23/F - 29/F (24/F is omitted) 23樓至29樓A及B單位之開放式廚房 (不設24樓)

Appliances 設備	Brand 品牌	Model No 型號
Cooker Hood 抽油煙機	MIELE	DA 3490
Microwave Combination Oven 組合微波爐	MIELE	H 6400 BM
Steam Oven 蒸爐	MIELE	DG 6401
Gas Hob (Single Burner) 單頭煤氣爐	MIELE	CS 1018
Gas Hob (Double Burner) 雙頭煤氣爐	MIELE	CS 1013-1
Induction Hob 電磁爐	MIELE	CS 1212-1i
Built - Under Wine Conditioning Unit 酒櫃	MIELE	KWT 6321UG
Fridge-Freezer 雪櫃	MIELE	KFNS 37232ID
Semi Integrated Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D540HK
Electrical Water Heater 電熱水爐	HOTPOOL	HPI-6
LCD TV 液晶電視	JSA	JSA-B1502
Gas Water Heater 煤氣熱水爐	TGC	NJW220TFL

Kitchen of Unit A on 30/F & 31/F 30樓及31樓A單位之廚房

Appliances 設備	Brand 品牌	Model No 型號
Induction Hob 電磁爐	MIELE	CS 1212-1
Gas Hob (Single Burner) 單頭煤氣爐	MIELE	CS 1018
Gas Hob (Double Burner) 雙頭煤氣爐	MIELE	CS 1013-1
Cooker Hood 抽油煙機	MIELE	DA 5320 W
Built-in Coffee Machine 嵌入式咖啡機	MIELE	CVA 6800
Built-in Microwave Combination Oven 嵌入式組合微波爐	MIELE	H 6800 BM
Built-in Steam Combination Oven 嵌入式組合蒸爐	MIELE	DG 6800
Dishwasher 洗碗碟機	MIELE	G 6990 SCVi K20
Wine Conditioning Unit 酒櫃	MIELE	KWT 6322 UG
Built-in 3 Door Refrigerator 嵌入式三門雪櫃	Siemens 西門子	C 136BP 01

Kitchen of Unit B on 30/F & 31/F
30樓及31樓B單位之廚房

Appliances 設備	Brand 品牌	Model No 型號
Induction Hob 電磁爐	MIELE	CS 1212-1
Gas Hob (Single Burner) 單頭煤氣爐	MIELE	CS 1018
Gas Hob (Double Burner) 雙頭煤氣爐	MIELE	CS 1013-1
Cooker Hood 抽油煙機	MIELE	DA 6690 W
Oven 焗爐	MIELE	H 6260B
Steam Oven 蒸爐	MIELE	DG 6401
Built-in Washer Dryer 嵌入式洗衣乾衣機	Siemens 西門子	WK14D321HK
Wine Conditioning Unit 酒櫃	VINTEC	V40SG2EBK
Built-in 3 Door Refrigerator 嵌入式三門雪櫃	Siemens 西門子	C 136BP 01

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

Floor 樓層		3/F 3樓			
Unit 單位		A	B	C	D
Living / Dining Room 客/飯廳	Air conditioning indoor unit 室內空調機	1	1	1	1
	13A single socket switched outlet 13A安培有掣插座	-	3	3	-
	13A twin socket switched outlet 13A安培雙位有掣插座	5	2	2	5
	13A weatherproof switched socket 13A安培防水插座	1	-	-	1
	TV/FM outlet 電視/電台天線插座	2	1	1	2
	Telephone outlet 電話插座	4	4	4	4
	Spur Unit 菲士蘇	1	1	1	1
	Videophone Handset 視像對講機	1	1	1	1
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	1	-	-	1
	10A 1 Way 2 Gang Light Switch 雙位單控燈掣	1	1	1	1
	10A 1 Way 3 Gang Light Switch 三位單控燈掣	-	1	1	-
	10A 2 Way 3 Gang Light Switch 三位雙控燈掣	2	-	-	2
	Outdoor air conditioning unit 室外空調機	1	1	1	1
Open Kitchen Area 開放式廚房範圍	13A single socket switched outlet 13A安培有掣插座	5	4	4	5
	13A twin socket switched outlet 13A安培雙位有掣插座	1	1	1	1
	Spur Unit 菲士蘇	2	2	2	2
	20A Connection Unit 20A安培接線蘇	1	1	1	1
	30A Connection Unit 30A安培接線蘇	-	1	1	-
	20A Double Pole Switch 20A安培雙極開關	1	-	-	1
	Door Bell 門鈴	1	1	1	1
	Smoke Detector 煙霧感應器	1	1	1	1
	Sprinkler head 消防噴淋頭	2	2	2	2
MCB board 配電箱	1	1	1	1	
Bedroom 睡房 Bedroom 1 睡房 1	Air conditioning indoor unit 室內空調機	1	1	1	1
	13A single socket switched outlet 13A安培有掣插座	1	-	-	1
	13A twin socket switched outlet 13A安培雙位有掣插座	2	2	2	2
	13A weatherproof switched socket 13A安培防水插座	-	1	1	-
	TV/FM outlet 電視/電台天線插座	2	1	1	2
	Telephone outlet 電話插座	3	2	2	3
	Spur Unit 菲士蘇	1	1	1	1
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	1	2	2	1
	Emergency Call Bell 緊急呼叫掣	-	1	1	-

Fittings, Finishes and Appliances

裝置、裝修物料及設備

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

Floor 樓層		3/F 3樓			
Unit 單位		A	B	C	D
Bedroom 2 睡房 2	Air conditioning indoor unit 室內空調機	1	-	-	1
	13A single socket switched outlet 13A安培有掣插座	1	-	-	1
	13A twin socket switched outlet 13A安培雙位有掣插座	4	-	-	4
	TV/FM outlet 電視/電台天線插座	2	-	-	2
	Telephone outlet 電話插座	4	-	-	4
	Spur Unit 菲士蘇	1	-	-	1
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	2	-	-	2
	Emergency Call Bell 緊急呼叫掣	1	-	-	1
	Outdoor air conditioning unit 室外空調機	1	-	-	1
Bath 浴室	Shaver socket 電鬚刨插座	1	1	1	1
	13A single socket switched outlet 13A安培有掣插座	1	1	1	1
	20A Connection Unit 20A安培接線蘇	1	1	1	1
	20A Double Pole Switch 20A安培雙極開關	1	2	2	1
	Towngas Remote Control Unit 煤氣熱水爐控制器	1	-	-	1
	40A TPN Switch 40A安培三相開關	-	1	1	-
	Speaker 揚聲器	1	1	1	1
	TV/FM outlet 電視/電台天線插座	1	1	1	1
	10A 1 Way 2 Gang Light Switch 雙位單控燈掣	1	1	1	1
Flat Roof 平台	13A weatherproof switched socket 13A安培防水插座	1	-	-	1
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	1	-	-	1
Floor 樓層		5/F to 12/F & 15/F to 22/F 5至12樓及15至22樓			
Unit 單位		A	B	C	D
Living / Dining Room 客/飯廳	Air conditioning indoor unit 室內空調機	1	1	1	1
	13A single socket switched outlet 13A安培有掣插座	-	3	3	-
	13A twin socket switched outlet 13A安培雙位有掣插座	5	2	2	5
	13A weatherproof switched socket 13A安培防水插座	1	-	-	1
	TV/FM outlet 電視/電台天線插座	2	1	1	2
	Telephone outlet 電話插座	4	4	4	4
	Spur Unit 菲士蘇	1	1	1	1
	Videophone Handset 視像對講機	1	1	1	1
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	1	-	-	1
	10A 1 Way 2 Gang Light Switch 雙位單控燈掣	1	1	1	1
	10A 1 Way 3 Gang Light Switch 三位單控燈掣	-	1	1	-
	10A 2 Way 3 Gang Light Switch 三位雙控燈掣	2	-	-	2
	Outdoor air conditioning unit 室外空調機	1	1	1	1

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

	Floor 樓層 Unit 單位	5/F to 12/F & 15/F to 22/F 5至12樓及15至22樓			
		A	B	C	D
Open Kitchen Area 開放式廚房範圍	13A single socket switched outlet 13A安培有掣插座	5	4	4	5
	13A twin socket switched outlet 13A安培雙位有掣插座	1	1	1	1
	Spur Unit 菲士蘇	2	2	2	2
	20A Connection Unit 20A安培接線蘇	1	1	1	1
	30A Connection Unit 30A安培接線蘇	-	1	1	-
	20A Double Pole Switch 20A安培雙極開關	1	-	-	1
	Door Bell 門鈴	1	1	1	1
	Smoke Detector 煙霧感應器	1	1	1	1
	Sprinkler head 消防噴淋頭	2	2	2	2
	MCB board 配電箱	1	1	1	1
Bedroom 睡房 Bedroom 1 睡房 1	Air conditioning indoor unit 室內空調機	1	1	1	1
	13A single socket switched outlet 13A安培有掣插座	1	-	-	1
	13A twin socket switched outlet 13A安培雙位有掣插座	2	2	2	2
	13A weatherproof switched socket 13A安培防水插座	-	1	1	-
	TV/FM outlet 電視/電台天線插座	2	1	1	2
	Telephone outlet 電話插座	3	2	2	3
	Spur Unit 菲士蘇	1	1	1	1
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	1	2	2	1
	Emergency Call Bell 緊急呼叫掣	-	1	1	-
Bedroom 2 睡房 2	Air conditioning indoor unit 室內空調機	1	-	-	1
	13A single socket switched outlet 13A安培有掣插座	1	-	-	1
	13A twin socket switched outlet 13A安培雙位有掣插座	4	-	-	4
	TV/FM outlet 電視/電台天線插座	2	-	-	2
	Telephone outlet 電話插座	4	-	-	4
	Spur Unit 菲士蘇	1	-	-	1
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	2	-	-	2
	Emergency Call Bell 緊急呼叫掣	1	-	-	1
	Outdoor air conditioning unit 室外空調機	1	-	-	1
Bath 浴室	Shaver socket 電鬚刨插座	1	1	1	1
	13A single socket switched outlet 13A安培有掣插座	1	1	1	1
	20A Connection Unit 20A安培接線蘇	1	1	1	1
	20A Double Pole Switch 20A安培雙極開關	1	2	2	1
	Towngas Remote Control Unit 煤氣熱水爐控制器	1	-	-	1
	40A TPN Switch 40A安培三相開關	-	1	1	-
	Speaker 揚聲器	1	1	1	1
	TV/FM outlet 電視/電台天線插座	1	1	1	1
	10A 1 Way 2 Gang Light Switch 雙位單控燈掣	1	1	1	1

Fittings, Finishes and Appliances

裝置、裝修物料及設備

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

	Floor 樓層	23/F & 25/F to 29/F 23樓及25至29樓	
	Unit 單位	A	B
Living / Dining Room 客/飯廳	Air conditioning indoor unit 室內空調機	1	1
	13A single socket switched outlet 13A安培有掣插座	3	3
	13A twin socket switched outlet 13A安培雙位有掣插座	4	4
	TV/FM outlet 電視/電台天線插座	2	2
	Telephone outlet 電話插座	4	4
	Spur Unit 菲士蘇	1	1
	Videophone Handset 視像對講機	1	1
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	1	1
	10A 1 Way 2 Gang Light Switch 雙位單控燈掣	1	1
	10A 2 Way 1 Gang Light Switch 單位雙控燈掣	1	1
	10A 2 Way 2 Gang Light Switch 雙位雙控燈掣	1	1
Outdoor air conditioning unit 室外空調機	1	1	
Open Kitchen Area 開放式廚房範圍	13A single socket switched outlet 13A安培有掣插座	4	4
	13A twin socket outlet 13A安培雙位有掣插座	2	2
	Spur Unit 菲士蘇	4	4
	20A Connection Unit 20A安培 接線蘇	2	2
	30A Connection Unit 30A安培 接線蘇	1	1
	30A Double Pole Switch 30A安培雙極開關	1	1
	10A 1 Way 2 Gang Light Switch 雙位單控燈掣	1	1
	Door Bell 門鈴	1	1
	Smoke Detector 煙霧感應器	1	1
	Sprinkler head 消防噴淋頭	2	2
	MCB board 配電箱	1	1
TV/FM outlet 電視/電台天線插座	1	1	
Bedroom 1 睡房 1	Air conditioning indoor unit 室內空調機	1	1
	13A twin socket outlet 13A安培雙位有掣插座	4	4
	TV/FM outlet 電視/電台天線插座	2	2
	Telephone outlet 電話插座	4	4
	Spur Unit 菲士蘇	1	1
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	1	1
Bedroom 2 睡房 2	Air conditioning indoor unit 室內空調機	1	1
	13A twin socket outlet 13A安培雙位有掣插座	4	4
	TV/FM outlet 電視/電台天線插座	2	2
	Telephone outlet 電話插座	4	4
	Spur Unit 菲士蘇	1	1
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	1	1
	Outdoor air conditioning unit 室外空調機	1	1

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

Floor 樓層		23/F & 25/F to 29/F 23樓及25至29樓	
Unit 單位		A	B
Master Bedroom 主人睡房	Air conditioning indoor unit 室內空調機	1	1
	13A twin socket outlet 13A安培雙位有掣插座	4	4
	13A weatherproof switched socket 13A安培防水插座	1	1
	TV/FM outlet 電視/電台天線插座	2	2
	Telephone outlet 電話插座	4	4
	Spur Unit 菲士蘇	1	1
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	1	1
	10A 1 Way 2 Gang Light Switch 雙位單控燈掣	1	1
	Emergency Call Bell 緊急呼叫掣	1	1
	Outdoor air conditioning unit 室外空調機	1	1
Bath in Master Bedroom 主人睡房浴室	Shaver socket 電鬚刨插座	1	1
	13A single socket switched outlet 13A安培有掣插座	1	1
	20A Connection Unit 20A安培接線蘇	1	1
	20A Double Pole Switch 20A安培雙極開關	1	1
	Speaker 揚聲器	1	1
	TV/FM outlet 電視/電台天線插座	1	1
	10A 1 Way 2 Gang Light Switch 雙位單控燈掣	1	1
Bath 浴室	Shaver socket 電鬚刨插座	1	1
	13A single socket switched outlet 13A安培有掣插座	1	1
	20A Connection Unit 20A安培 接線蘇	1	1
	20A Double Pole Switch 20A安培雙極開關	2	2
	Speaker 揚聲器	1	1
	TV/FM outlet 電視/電台天線插座	1	1
	10A 1 Way 2 Gang Light Switch 雙位單控燈掣	1	1
Floor 樓層		30/F 30樓	
Unit 單位		A	B
Living / Dining Room 客/飯廳	Air conditioning indoor unit 室內空調機	2	2
	13A twin socket switched outlet 13A安培雙位有掣插座	6	5
	TV/FM outlet 電視/電台天線插座	2	3
	Telephone outlet 電話插座	1	3
	10A 1 Way 2 Gang Light Switch 雙位單控燈掣	-	3
	10A 2 Way 1 Gang Light Switch 單位雙控燈掣	-	1
	Spur Unit 菲士蘇	2	3
	Outdoor air conditioning unit 室外空調機	5	3

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

	Floor 樓層	30/F 30樓	
	Unit 單位	A	B
Living / Dining Room 客/飯廳	13A single socket switched outlet 13A安培有掣插座	1	-
	Data outlet 上網插座	2	-
	Videophone Handset 視像對講機	1	1
	Keypad 電動控制面板	3	-
	Spur Unit (ceiling mounted) 菲士蘇 (設置於天花)	2	2
Lavatory 洗手間	13A single socket switched outlet 13A安培有掣插座	1	-
	13A twin socket switched outlet 13A安培雙位有掣插座	-	1
	Spur Unit (ceiling mounted) 菲士蘇 (設置於天花)	1	1
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	-	1
Kitchen 廚房	13A single socket switched outlet 13A安培有掣插座	7	4
	13A twin socket switched outlet 13A安培雙位有掣插座	2	2
	Spur Unit 菲士蘇	2	-
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	-	2
	20A single power socket 20A安培接線蘇	3	-
	Telephone outlet 電話插座	1	-
	Spur Unit (ceiling mounted) 菲士蘇 (設置於天花)	2	1
	Door bell 門鈴	1	1
	Keypad 電動控制面板	1	-
	15A single socket switched outlet 15A 安培有掣插座	-	4
Store / Store 2 儲物房 / 儲物房 2	13A single socket switched outlet 13A安培有掣插座	-	1
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	-	3
	13A twin socket switched outlet 13A安培雙位有掣插座	2	-
	Keypad 電動控制面板	1	-
	Air conditioning indoor unit 室內空調機	1	-
	Spur Unit (ceiling mounted) 菲士蘇 (設置於天花)	-	1
Store 1 儲物房 1	MCB Board 配電箱	1	1
Flat Roof 平台	10A 1 Way 1 Gang Light Switch 單位單控燈掣	-	1
	13A weatherproof switched socket 13A安培防水插座	1	2

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

	Floor 樓層	31/F 31樓	
	Unit 單位	A	B
Master Bedroom 主人睡房	Air conditioning indoor unit 室內空調機	1	1
	13A single socket switched outlet 13A安培有掣插座	2	2
	13A twin socket switched outlet 13A安培雙位有掣插座	4	5
	TV/FM outlet 電視/電台天線插座	1	2
	Telephone outlet 電話插座	1	2
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	-	2
	10A 1 Way 2 Gang Light Switch 雙位單控燈掣	-	1
	Spur Unit 菲士蘇	-	3
	Outdoor air conditioning unit 室外空調機	-	1
	Data outlet 上網插座	2	-
	Spur Unit (ceiling mounted) 菲士蘇 (設置於天花)	1	1
	Emergency Call Bell 緊急呼叫掣	1	1
	Keypad 電動控制面板	4	-
Bath in Master Bedroom 主人睡房浴室	TV/FM outlet 電視/電台天線插座	1	-
	13A single socket switched outlet 13A安培有掣插座	-	1
	Spur Unit 菲士蘇	-	1
	13A twin socket switched outlet 13A安培雙位有掣插座	1	1
	13A weatherproof switched socket 13A安培防水插座	2	-
	Spur Unit (ceiling mounted) 菲士蘇 (設置於天花)	1	1
	Keypad 電動控制面板	1	-
Corridor 走廊	10A 1 Way 2 Gang Light Switch 雙位單控燈掣	-	1
	Air conditioning indoor unit 室內空調機	1	1
	Spur Unit (ceiling mounted) 菲士蘇 (設置於天花)	-	1
	10A 2 Way 2 Gang Light Switch 雙位雙控燈掣	-	1
	Keypad 電動控制面板	1	-
Bedroom 1 睡房1	13A twin socket switched outlet 13A安培雙位有掣插座	-	1
	10A 1 Way 2 Gang Light Switch 雙位單控燈掣	-	1
	13A twin socket switched outlet 13A安培雙位有掣插座	2	2
	Air conditioning indoor unit 室內空調機	1	1
	TV/FM outlet 電視/電台天線插座	-	1
Telephone outlet 電話插座	1	1	
Spur Unit 菲士蘇	-	1	

Fittings, Finishes and Appliances

裝置、裝修物料及設備

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

	Floor 樓層	31/F 31樓	
	Unit 單位	A	B
Bedroom 1 睡房1	13A single socket switched outlet 13A安培有掣插座	1	1
	Data outlet 上網插座	1	-
	Spur Unit (ceiling mounted) 菲士蘇 (設置於天花)	1	1
	Keypad 電動控制面板	2	-
	10A 1 Way 2 Gang Light Switch 雙位單控燈掣	-	1
Bedroom 2 睡房2	Air conditioning indoor unit 室內空調機	1	1
	13A twin socket switched outlet 13A安培雙位有掣插座	-	3
	TV/FM outlet 電視/電台天線插座	-	1
	Telephone outlet 電話插座	1	1
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	-	1
	Spur Unit 菲士蘇	1	2
	13A single socket switched outlet 13A安培有掣插座	4	-
	Data outlet 上網插座	1	-
	Spur Unit (ceiling mounted) 菲士蘇 (設置於天花)	1	-
	Keypad 電動控制面板	2	-
	10A 1 Way 2 Gang Light Switch 雙位單控燈掣	-	1
Bath 浴室	13A single socket switched outlet 13A安培有掣插座	2	2
	Spur Unit (ceiling-mounted) 菲士蘇 (設置於天花)	1	1
	13A twin socket switched outlet 13A 安培雙位有掣插座	-	1
	Outdoor air conditioning unit 室外空調機	-	2
	10A 1 Way 2 Gang Light Switch 雙位單控燈掣	-	1
Flat Roof 平台	13A weatherproof switched socket 13A 安培防水插座	-	1
	Floor 樓層	R/F 天台	
	Unit 單位	A	B
Stairhood 梯屋	13A single socket switched outlet 13A安培有掣插座	1	1
	Keypad 電動控制面板	1	-
	10A 2 Way 1 Gang Light Switch 單位雙控燈掣	-	1
	10A 1 Way 1 Gang Light Switch 單位單控燈掣	-	1

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

- 食水及沖廁水由水務署供應。
- 電力由香港電燈有限公司供應。
- 煤氣由香港中華煤氣有限公司供應。

Government Rent 地稅

The Vendor (the owner) will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective assignments to the Purchasers.

賣方(擁有人)將會或已支付(視情況而定)從批地文件日期起至包括與各買方訂立之物業轉讓契的日期為止，就發展項目所興建於之地段的所有地稅。

Miscellaneous Payments by Purchaser 買方的雜項付款

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

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方不須向擁有人支付清理廢料的費用。

Defect Liability Warranty Period 欠妥之處的保養責任期

According to the agreement for sale and purchase, the vendor is liable to remedy any defects to the residential property, or the fittings, finishes or appliances as set out in the agreement for sale and purchase upon receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase of the residential property.

按買賣合約的規定，在賣方於接獲買方買賣成交日期後的6個月內送達的書面通知後，賣方須負責保養住宅物業及買賣合約所列出的裝置、裝修物料及設備之欠妥之處。

Maintenance of Slopes 斜坡維修

Not applicable.

不適用。

Not applicable.

不適用。

Website Address 互聯網網址

The website address designated by the Vendor for the Development: www.regenthill.com.hk

賣方就本發展項目指定的互聯網網址：www.regenthill.com.hk

Information in Application for Concession on Gross Floor Area of Building

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

	Area (m ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)	
1. Carpark and loading / unloading area excluding public transport terminus	401.203
2. Plant rooms and similar services	
2.1 Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	39.865
2.2 Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	300.127
2.3 Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	7.503
Green Features under Joint Practice Notes 1 and 2	
3. Balcony	164.944
4. Wider common corridor and lift lobby	88.850
5. Communal sky garden	Not Applicable
6. Acoustic fin	Not Applicable
7. Wing wall, wind catcher and funnel	Not Applicable
8. Non-structural prefabricated external wall	40.802
9. Utility platform	122.516
10. Noise barrier	Not Applicable
Amenity Features	
11. Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	10.093
12. Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities	270.704

13. Covered landscaped and play area	Not Applicable
14. Horizontal screens / covered walkways, trellis	Not Applicable
15. Large lift shaft	95.568
16. Chimney shaft	Not Applicable
17. Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18. Pipe duct, air duct for mandatory feature or essential plant room	33.290
19. Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20. Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21. Void in duplex domestic flat and house	Not Applicable
22. Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	Not Applicable
Other Exempted Items	
23. Refuge floor including refuge floor cum sky garden	Not Applicable
24. Other projections	Not Applicable
25. Public transport terminus	Not Applicable
26. Party structure and common staircase	Not Applicable
27. Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	Not Applicable
28. Public passage	Not Applicable
29. Covered set back area	Not Applicable
Bonus GFA	
30. Bonus GFA	Not Applicable

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

獲寬免總樓面面積的設施分項

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

	面積 (平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積	
1. 停車場及上落客貨地方(公共交通總站除外)	401.203
2. 機房及相類設施	
2.1 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	39.865
2.2 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	300.127
2.3 非強制性或非必要機房，例如空調機房、風櫃房等	7.503
根據聯合作業備考第1及第2號提供的環保設施	
3. 露台	164.944
4. 加闊的公用走廊及升降機大堂	88.850
5. 公用空中花園	不適用
6. 隔聲簷	不適用
7. 翼牆、捕風器及風斗	不適用
8. 非結構預製外牆	40.802
9. 工作平台	122.516
10. 隔音屏障	不適用
適意設施	
11. 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	10.093
12. 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	270.704

13. 有上蓋的園景區及遊樂場	不適用
14. 橫向屏障/ 有蓋人行道、花棚	不適用
15. 擴大升降機井道	95.568
16. 煙囪管道	不適用
17. 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18. 強制性設施或必要機房所需的管槽、氣槽	33.290
19. 非強制性設施或非必要機房所需的管槽、氣槽	不適用
20. 環保系統及設施所需的機房、管槽及氣槽	不適用
21. 複式住宅單位及洋房的中空	不適用
22. 伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
其他項目	
23. 庇護層，包括庇護層兼空中花園	不適用
24. 其他伸出物	不適用
25. 公共交通總站	不適用
26. 共用構築物及樓梯	不適用
27. 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	不適用
28. 公眾通道	不適用
29. 因建築物後移導致的覆蓋面積	不適用
額外總樓面面積	
30. 額外總樓面面積	不適用

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

Information in Application for Concession on Gross Floor Area of Building 申請建築物總樓面面積寬免的資料

Environmental Assessment of the Building and Information on the Estimated Energy Performance or Consumption for the Common Parts of the Development
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

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

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

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

發展項目及其周邊地區日後可能出現改變。

Date of Printing
印製日期

Printed on 30th April, 2015

印製日期：2015年4月30日

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	Page Number in version with print date on 18 September, 2013 2013年9月18日印製版本之頁次	Page Number in revised version with examination date on 30 April, 2015 2015年4月30日檢視之版本之頁次	Revision Made 所作修改
30 April, 2015 2015年4月30日	1 - 4	2 - 5	Notes to Purchasers of First-hand Residential Properties is updated. 更新一手住宅物業買家須知。
	5	6	Information on the Development and information on vendor and others involved in the development are updated. 更新發展項目的資料及賣方及有參與發展項目的其他人的資料。
	8	9	Information on Design of the Development is updated. 更新發展項目的設計的資料。
	10	11	Location plan is updated with reference to updated Survey Sheets. 位置圖參考最新更新版本之測繪圖。 Reference to updated Survey Sheets. 更新測繪圖之參考日期。
	11	12	Aerial Photograph is updated. 更新鳥瞰照片。
	12	13	Outline Zoning Plan is updated. 更新分區計劃大綱圖。
	12 - 16	13 - 17	Description of Outline Zoning Plan is updated. 更新分區計劃大綱圖的描述。
	17	18	Layout Plan of the Development and the estimated date of completion are updated. 更新發展項目的布局圖及預計落成日期。
	18 - 23	19 - 25	Floor plans are updated. 更新樓面平面圖。
	24 - 26	26 - 28	Area of Residential Properties in the Development is updated. 更新發展項目中的住宅物業的面積。
	27	29	Floor Plans of Parking Spaces in the Development is updated. 更新發展項目中的停車位的樓面平面圖。
	29, 31	31, 33	Definition of "Common Areas" is updated. 更新"公用地方"的定義。

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	Page Number in version with print date on 18 September, 2013 2013年9月18日印製版本之頁次	Page Number in revised version with examination date on 30 April, 2015 2015年4月30日檢視之版本之頁次	Revision Made 所作修改
30 April, 2015 2015年4月30日	29, 31	31, 33	Definition of "Common Facilities" is updated. 更新"公用設施"的定義。
	30, 32	32, 34	Description of Units on 30 th and 31 st Floors and Roof is updated. 更新30及31樓單位及天台的描述。
	29 - 32	31 - 34	Number of undivided shares assigned to each residential property in the Development is updated. 更新發展項目各住宅單位不可分割份數的分配。
	30, 32	32, 34	Number of management shares assigned to each residential property in the Development is updated. 更新發展項目各住宅單位管理份數的分配。
	30, 32	32, 34	Definition of "Reserved Area" is updated. 更新"保留地區"的定義。
	35	37	Cross-section Plan of Building in the Development is updated. 更新發展項目中的建築物的橫截面圖。
	36 - 37	38 - 39	Elevation plan and date of approved building plans are updated. 更新立面圖及批准的建築圖則日期。
	38	40	Information on Common Facilities in the Development is updated. 更新發展項目中的公共設施的資料。
	39 - 42	41- 45	Description details on Fittings, Finishes and Appliances are updated. 更新有關裝置、裝修物料及設備之描述細節。
	43 - 44	46 - 48	Appliances schedule is updated. 更新設備說明表。
	45 - 52	-	Legend table and Mechanical & Electrical Provisions Plans are removed. 刪除圖例說明表及機電裝置平面圖。
	53 - 56	49 - 54	Schedule of Mechanical & Electrical Provisions of Residential Units is updated. 更新住宅單位機電裝置數量說明表。
	59	57	Modification is updated. 更新修訂。

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30 April, 2015 2015年4月30日	59	-	Relevant Information is removed. 刪除有關資料。
	60 - 61	58 - 59	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。
	63	61	Date of Printing is updated. 更新印製日期。
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	Page Number in revised version with examination date on 30 April, 2015 2015年4月30日檢視之版本之頁次	Page Number in revised version with examination date on 30 July, 2015 2015年7月30日檢視之版本之頁次	Revision Made 所作修改
30 July, 2015 2015年7月30日	11	11	Location plan is updated with reference to updated Survey Sheets 位置圖參考最新更新版本之測繪圖 Reference to updated Survey Sheets 更新測繪圖之參考日期
	18	18	Layout Plan of the Development is updated 更新發展項目的布局圖
	19 - 25	19 - 25	Floor plans are updated 更新樓面平面圖
	29	29	Floor Plans of Parking Spaces in the Development is updated 更新發展項目中的停車位的樓面平面圖
	37	37	Cross-section Plan of Building in the Development is updated 更新發展項目中的建築物的橫截面圖
	38 - 39	38 - 39	Elevation plan and date of approved building plans are updated 更新立面圖及批准的建築圖則日期。
	43	43	Description details on Fittings, Finishes and Appliances are updated 更新有關裝置、裝修物料及設備之描述細節

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30 July, 2015 2015年7月30日	47 - 48	47 - 48	Appliances schedule is updated 更新設備說明表
	49, 51 - 53	49, 51 - 54	Schedule of Mechanical & Electrical Provisions of Residential Units is updated 更新住宅單位機電裝置數量說明表
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 30 July, 2015 2015年7月30日檢視之版本之頁次	Page Number in revised version with examination date on 14 October, 2015 2015年10月14日檢視之版本之頁次	Revision Made 所作修改
14 October, 2015 2015年10月14日	11	11	Reference to updated Survey Sheets 更新測繪圖之參考日期
	12	12-1, 12	Aerial Photograph is updated 更新鳥瞰照片
	44	44	Description details on Fittings, Finishes and Appliances are updated 更新有關裝置、裝修物料及設備之描述細節
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date 14 October, 2015 2015年10月14日檢視之版本之頁次	Page Number in revised version with examination date on 14 January, 2016 2016年1月14日檢視之版本之頁次	Revision Made 所作修改
14 January, 2016 2016年1月14日	11	11	Reference to updated Survey Sheets. 更新測繪圖之參考日期。
	13	13	Outline Zoning Plan is updated. 更新分區計劃大綱圖。
	18	18	Layout Plan of the Development is updated. 更新發展項目的布局圖。

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14 January, 2016 2016年1月14日	19 - 25	19 - 25	Floor plans are updated. 更新樓面平面圖。
	28	28	Area of Residential Properties in the Development is updated. 更新發展項目中的住宅物業的面積。
	29	29	Floor Plans of Parking Spaces in the Development is updated. 更新發展項目中的停車位的樓面平面圖。
	37	37	Cross-section Plan of Building in the Development is updated. 更新發展項目中的建築物的橫截面圖。
	38 - 39	38 - 39	Elevation plan and date of approved building plans are updated. 更新立面圖及批准的建築圖則日期。
	42 - 43	42 - 43	Description details on Fittings, Finishes and Appliances are updated. 更新有關裝置、裝修物料及設備之描述細節。
	58 - 59	58 - 59	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 14 January, 2016 2016年1月14日檢視之版本之頁次	Page Number in revised version with examination date on 14 April, 2016 2016年4月14日檢視之版本之頁次	Revision Made 所作修改
14 April, 2016 2016年4月14日	11	11	Reference to updated Survey Sheets. 更新測繪圖之參考日期。
	12-1, 12	12-1	Aerial Photograph is updated. 更新鳥瞰照片。

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 14 April, 2016 2016年4月14日檢視之版本之頁次	Page Number in revised version with examination date on 14 July, 2016 2016年7月14日檢視之版本之頁次	Revision Made 所作修改
14 July, 2016 2016年7月14日	11	11	Location plan is updated with reference to updated Survey Sheets. 位置圖參考最新更新版本之測繪圖。
	17	17	Outline Zoning Plan is updated. 更新分區計劃大綱圖。
	18	18	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	19 - 25	19 - 25	Floor plans are updated. 更新樓面平面圖。
	29	29	Floor Plans of Parking Spaces in the Development is updated. 更新發展項目中的停車位的樓面平面圖。
	37	37	Cross-section Plan of Building in the Development is updated. 更新發展項目中的建築物的橫截面圖。
	38 - 39	38 - 39	Elevation plan and date of approved building plans are updated. 更新立面圖及批准的建築圖則日期。
	40	40	Information on Common Facilities in the Development is updated. 更新發展項目中的公用設施的資料。
	49 - 54	49 - 54-1	Schedule of Mechanical & Electrical Provisions of Residential Units is updated. 更新住宅單位機電裝置數量說明表。
	58 - 59	58 - 59	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。

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27 September, 2016 2016年9月27日	6	6	Information on the Development is updated. 更新發展項目的資料。
	9	9	Information on Design of the Development is updated. 更新發展項目的設計的資料。
	10	10	Information on Property Management is updated. 更新物業管理的資料。
	11	11	The copyright licence number is updated. 更新版權特許編號。
	13	13	Outline Zoning Plan is updated. 更新分區計劃大綱圖。
	18	18	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	22 - 24	22 - 24	Floor plans of Residential Properties in the Development is updated. 更新發展項目的住宅物業的樓面平面圖。
	28	28	Area of Residential Properties in the Development is updated. 更新發展項目中的住宅物業的面積。
	29	29	Floor Plans of Parking Spaces in the Development is updated. 更新發展項目中的停車位的樓面平面圖。
	38 - 39	38 - 39	Elevation plan and date of approved building plans are updated. 更新立面圖及批准的建築圖則日期。
	46	46	Appliances Schedule is updated. 更新設備說明表。
	49 - 54-1	49 - 54-1	Schedule of Mechanical & Electrical Provisions of Residential Units is updated. 更新住宅單位機電裝置數量說明表。
	57	57	Modification is updated 更新修訂。

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27 September, 2016 2016年9月27日	58 - 59	58 - 59	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with print date on 27 September, 2016 2016年9月27日印製版本之頁次	Page Number in revised version with examination date on 23 December, 2016 2016年12月23日檢視之版本之頁次	Revision Made 所作修改
23 December, 2016 2016年12月23日	10	10	Information on Property Management is updated. 更新物業管理的資料。
	11	11	Location plan is updated with reference to updated Survey Sheets. 位置圖參考最新更新版本之測繪圖。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with print date on 23 December, 2016 2016年12月23日印製版本之頁次	Page Number in revised version with examination date on 20 February, 2017 2017年2月20日檢視之版本之頁次	Revision Made 所作修改
20 February, 2017 2017年2月20日	23 - 25	23 - 25-1	Floor plans are updated. 更新樓面平面圖。
	41 - 45	41 - 45-3	Description details on Fittings, Finishes and Appliances are updated. 更新有關裝置、裝修物料及設備之描述細節。
	46 - 48	46 - 48	Appliances schedule is updated. 更新設備說明表。
	53 - 54-1	53 - 54-2	Schedule of Mechanical & Electrical Provisions of Residential Units is updated. 更新住宅單位機電裝置數量說明表。

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23 March, 2017 2017年3月23日	6	6	Information on Vendor and Others Involved in the Development is updated. 更新賣方及有參與發展項目的其他人的資料。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with print date on 23 March, 2017 2017年3月23日印製版本之頁次	Page Number in revised version with examination date on 23 June, 2017 2017年6月23日檢視之版本之頁次	Revision Made 所作修改
23 June, 2017 2017年6月23日	11	11	Location plan is updated with reference to updated Survey Sheets. 位置圖參考最新更新版本之測繪圖。
	12-1	12-1	Aerial Photograph is updated. 更新鳥瞰照片。
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	Page Number in version with print date on 23 June, 2017 2017年6月23日印製版本之頁次	Page Number in revised version with examination date on 23 September, 2017 2017年9月23日檢視之版本之頁次	Revision Made 所作修改
23 September, 2017 2017年9月23日	2-5	2-5B	Notes to Purchasers of First-hand Residential Properties is updated. 更新一手住宅物業買家須知。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with print date on 23 September, 2017 2017年9月23日印製版本之頁次	Page Number in revised version with examination date on 22 December, 2017 2017年12月22日檢視之版本之頁次	Revision Made 所作修改
22 December, 2017 2017年12月22日	-	-	No revision made. 並無作出修改。

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	Page Number in version with print date on 22 December, 2017 2017年12月22日印製版本之頁次	Page Number in revised version with examination date on 31 January, 2018 2018年1月31日檢視之版本之頁次	Revision Made 所作修改
31 January, 2018 2018年1月31日	12-1	12-1	Aerial Photograph is updated. 更新鳥瞰照片。
	23 - 25-1	23 - 25-1	Floor plans are updated. 更新樓面平面圖。
	41 - 45-3	41 - 45-3	Description details on Fittings, Finishes and Appliances are updated. 更新有關裝置、裝修物料及設備之描述細節。
	46-1 - 48	46-1 - 48-1	Appliances schedule is updated. 更新設備說明表。
	53 - 54-2	53 - 54-2	Schedule of Mechanical & Electrical Provisions of Residential Units is updated. 更新住宅單位機電裝置數量說明表。
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	Page Number in version with print date on 31 January, 2018 2018年1月31日印製版本之頁次	Page Number in revised version with examination date on 22 March, 2018 2018年3月22日檢視之版本之頁次	Revision Made 所作修改
22 March, 2018 2018年3月22日	11	11	Location plan is updated. 更新位置圖。
	12-1	12-1	Aerial Photograph is updated. 更新鳥瞰照片。
	16	16	Outline Zoning Plan is updated. 更新分區計劃大綱圖。

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28 June, 2018 2018年6月28日	11	11	Location plan is updated. 更新位置圖。
	12-1	12-1	Aerial Photograph is updated. 更新鳥瞰照片。
	17	17	Outline Zoning Plan is updated. 更新分區計劃大綱圖。



