

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. 外部裝修物料

		描述	
(a)	外牆	裝修物料的類型	基座外牆鋪砌幕牆、鋁質飾板及外牆瓷磚。住宅大廈外牆鋪砌幕牆、鋁質飾板及外牆瓷磚。
(b)	窗	框的用料	聚偏二氟乙烯噴塗鋁窗框
		玻璃的用料	單位窗為水晶灰玻璃，浴室窗為不透明玻璃。
(c)	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	裝修物料的類型	(i) 露台：裝有夾層玻璃欄河；地台：鋪砌瓷磚；牆身：鋪砌瓷磚；天花：外牆漆
			(ii) 陽台：沒有
		是否有蓋	露台有蓋
(f)	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

			牆壁	地板	天花板	
(a)	大堂	地下住宅入口大堂裝修物料的類型	天然石、不鏽鋼裝飾板、木皮飾面及玻璃飾板	天然石	石膏板假天花	
		公用升降機大堂裝修物料的類型	飾面磚、不鏽鋼裝飾板及膠板面	地台磚	石膏板假天花	
(b)	內牆及天花板		牆壁	天花板		
		客廳裝修物料的類型	乳膠漆	乳膠漆		
		飯廳裝修物料的類型	乳膠漆	乳膠漆		
		睡房裝修物料的類型	乳膠漆	乳膠漆		
(c)	內部地板		地板	牆腳線		
		客廳的用料	木紋瓷磚	木牆腳線		
		飯廳的用料	木紋瓷磚	木牆腳線		
		睡房的用料	木紋瓷磚	木牆腳線		
(d)	浴室		牆壁	地板	天花板	
		裝修物料的類型	外露牆身鋪砌飾面磚	外露地台鋪砌地台磚	石膏板假天花	
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
(e)	廚房		牆壁	地板	天花板	灶台
		裝修物料的類型	外露牆身鋪砌飾面磚、玻璃飾板及髹乳膠漆	外露地台鋪砌木紋瓷磚	石膏板假天花	人造石
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

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3. 室內裝置

			用料	裝修物料	配件
(a)	門	單位大門	防火實心木門及木門框	木皮飾面	門鎖、防盜眼、門鼓及門擋
		露台門	a. 鋁質框趟門(只適用於5樓至28樓A、B、C及D單位;3樓及29樓A、B及C單位)	灰玻璃	門鎖
			b. 鋁質框掩門(只適用於3樓及29樓D 單位;5樓至29樓E單位;10樓至28樓F單位)	灰玻璃	門鎖
		工作平台門	a. 鋁質框掩門(只適用於3樓E單位;5樓至9樓F單位)	玻璃	門鎖
			b. 鋁質框掩門(只適用於3樓及29樓A單位;5樓至28樓A及B單位)	不透明玻璃	門鎖
		平台門	a. 鋁質框趟門(只適用於2樓A、B、C及D單位)	玻璃	門鎖
			b. 鋁質框掩門(只適用於2樓E及F單位;3樓及29樓A單位)	玻璃	門鎖
		睡房門	空心木門及木門框	木皮飾面	門鎖及門擋
		浴室門	a. 空心木掩門 (只適用於2樓、5樓至28樓A及B單位;29樓A單位)	木皮飾面	門鎖及門擋
			b. 空心木趟門(只適用於2樓、5樓至28樓C、D、E及F單位;3樓及29樓B、C、D及E單位;3樓A單位)	木皮飾面	門鎖
		儲物室門	空心木趟門 (只適用於2樓、5樓至28樓C及D單位;3樓A、B 及C單位;29樓B及C單位)	木皮飾面	門鎖
		天台門	鋁質框掩門 (只適用於29樓A、B 及C單位)	—	門鎖
(b)	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	檯面	人造石
				櫃	木製洗手盆櫃及木製鏡櫃
			潔具	洗手盤水龍頭	鍍鉻
				洗手盤及座廁	搪瓷
				毛巾架及廁紙架	鍍鉻
				淋浴間	強化玻璃
			浴室設備	隨樓附送之設備及品牌，請參閱《設備說明表》	
		(ii) 供水系統的類型及用料		冷水喉	銅喉
				熱水喉	配有隔熱絕緣保護之銅喉
		(iii) 沐浴設施 (包括花灑或浴缸，如適用的話)	花灑	花灑龍頭及花灑套裝	鍍鉻
			浴缸	沒有	沒有
		(iv) 浴缸大小 (如適用的話)		不適用	

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3. 室內裝置

(c)	廚房		用料		
		(i) 洗滌盆	不鏽鋼		
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製廚櫃配檯面	膠板面及人造石	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭	
			其他裝置	鍍鉻洗滌盆水龍頭	
			其他設備	隨樓附送之設備及品牌，請參閱《設備說明表》	
(d)	睡房		裝置	類型	用料
		裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱《機電裝置位置及數量說明表》		
(f)	天線	接駁點的位置及數目	請參閱《機電裝置位置及數量說明表》		
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板	
			安全裝置	三相電力並裝妥微型斷路器配電箱	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱《機電裝置位置及數量說明表》		
(h)	氣體供應	類型	不適用		
		系統	不適用		
		位置	不適用		
(i)	洗衣機接駁點	位置	請參閱《機電裝置位置及數量說明表》		
		設計	設有洗衣機來、去水接駁喉位		
(j)	供水	水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
		水管是隱藏或外露	水管是部分隱藏及部分外露 ²		
		有否熱水供應	廚房及浴室供應熱水		

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

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4. 雜項

(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立	
			產品型號	一號升降機: MCA-800-CO150 二號升降機: MCA-900-CO150	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2部	
			到達的樓層	地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓	
(b)	信箱	用料	不鏽鋼		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	垃圾及物料回收房設於地下		
(d)	水錶、電錶及氣體錶		水錶	電錶	氣體錶
		(i) 位置	每層之公用水錶櫃	每層之公用電線管道	不適用
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	不適用

5.保安設施

保安系統及設備	入口通道控制及保安系統	住宅入口大堂設有對講機系統及智能(八達通)讀卡機。各住宅單位內設有對講機。
	閉路電視	住宅入口大堂、住客會所、所有升降機、天台層及通道巷均設有閉路電視系統、直接連接大堂管理處。
嵌入式的裝備的細節	各住宅單位均設有對講機配有警報掣功能連接住宅入口大堂管理處	
嵌入式的裝備的位置	對講機位置，請參閱《機電裝置位置及數量說明表》	

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

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6. 設備說明表

位置	設備	適用單位	品牌	型號 (如有)	
				室內機	室外機
客廳及飯廳	分體式冷氣機	2樓、5樓至28樓A及B單位	三菱電機	MSZ-GE35VA	MXZ-3E54VA
		2樓至29樓C、D及E單位	三菱電機	MSY-GJ13VA	MUY-GJ13VA
		2樓、5樓至28樓F單位	三菱電機	MSY-GJ13VA	MUY-GJ13VA
		3樓A單位	三菱電機	MSZ-GE35VA	MXZ-3E68VA
		3樓及29樓B單位	三菱電機	MSY-GJ13VA	MUY-GJ13VA
		29樓A單位	三菱電機	MS-GM19VA	MU-GM19VA
睡房、睡房1及睡房2	分體式冷氣機	2樓、5樓至28樓A及B單位	三菱電機	MSZ-GE25VA	MXZ-3E54VA 共用客廳及飯廳室外機
		3樓A單位	三菱電機	MSZ-GE25VA	MXZ-2D53VA2 共用睡房室外機
		29樓A單位	三菱電機	MSY-GJ10VA	MUY-GJ10VA
開放式廚房	雙頭電煮食爐	3樓A單位	西門子	EH375FBB1E	
	電煮食爐	所有單位	西門子	EX375FXB1E	
	微波爐	所有單位	西門子	HF15M564HK	
	抽油煙機	所有單位	西門子	LI67SA530B	
	二合一洗衣乾衣機	3樓及29樓A、D及E單位;2樓、5樓至28樓A、B、E及F單位	西門子	WK14D321HK	
	雪櫃	29樓A單位;3樓及29樓D及E單位;2樓、5樓至28樓A、B、E及F單位	西門子	KI24LV20HK	
		3樓及29樓B及C單位;2樓、5樓至28樓C及D單位	西門子	KU15LA65HK	
		3樓A單位	西門子	KI86NAF31K	
	酒櫃	3樓A單位	Cristal	CWB-45D	
浴室	電熱水爐	所有單位	斯寶亞創	DHB-E 27 Sli	
	天花暗藏式抽氣扇	所有單位	Gelec	DPT-10-24H	
儲物室	二合一洗衣乾衣機	3樓及29樓B及C單位;2樓、5樓至28樓C及D單位	西門子	WK14D321HK	

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

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1. EXTERIOR FINISHES

		Description	
(a)	External wall	Type of finishes	Podium finished with curtain wall, aluminium claddings and ceramic wall tiles. Residential tower finished with curtain wall, aluminium claddings and ceramic wall tiles.
(b)	Window	Material of Frame	Polyvinylidene fluoride (PVDF) coating aluminium frame
		Material of Glass	Crystal grey tinted glass for windows in all residential units. Obscure glass for windows of the bathrooms.
(c)	Bay window	Material of Bay window	Not applicable
		Finishes of window sill	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	Type of finishes	(i) Balcony: Installed with laminated glass balustrade Floor: Ceramic tiles Walls: Ceramic tiles Ceiling: External paint (ii) Verandah: Nil
		Whether it is covered	Balcony is covered
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. INTERIOR FINISHES

			Wall	Floor	Ceiling	
(a)	Lobby	G/F residential entrance lobby finishes	Natural stone, stainless steel panels, wood veneer and glass panels	Natural stone	Gypsum board false ceiling	
		Common lift lobby finishes	Tiles, stainless steel panels and plastic laminate	Tiles	Gypsum board false ceiling	
(b)	Internal wall and ceiling		Wall	Ceiling		
		Living room finishes	Emulsion paint	Emulsion paint		
		Dining room finishes	Emulsion paint	Emulsion paint		
		Bedroom finishes	Emulsion paint	Emulsion paint		
(c)	Internal floor		Floor	Skirting		
		Material of Living room	Timber pattern ceramic tiles	Timber skirting		
		Material of Dining room	Timber pattern ceramic tiles	Timber skirting		
		Material of Bedroom	Timber pattern ceramic tiles	Timber skirting		
(d)	Bathroom		Wall	Floor	Ceiling	
		Type of finishes	Tiles to exposed surface	Tiles to exposed surface	Gypsum board false ceiling	
		Whether the wall finishes run up to ceiling	Up to false ceiling level			
(e)	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		Type of finishes	Tiles, glass panel and emulsion paint to exposed surface	Timber pattern ceramic tiles to exposed surface	Gypsum board false ceiling	Reconstituted stone
		Whether the wall finishes run up to ceiling	Up to false ceiling level			

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3. INTERIOR FITTINGS

			Material	Finishes	Accessories
(a)	Doors	Main entrance door	Fire-rated solid core timber door and timber frame	Wood veneer panel	Door lockset, eye viewer, door closer and door stopper
		Balcony door	a. Aluminium frame sliding door (for Flats A, B, C & D on 5/F-28/F; Flats A, B & C on 3/F & 29/F)	Grey glass	Lockset
			b. Aluminium frame swing door (for Flat D on 3/F & 29/F; Flat E on 5/F-29/F; Flat F on 10/F - 28/F)	Grey glass	Lockset
		Utility platform door	a. Aluminium frame swing door (for Flat E on 3/F; Flat F on 5/F-9/F)	Glass	Lockset
			b. Aluminium frame swing door (for Flat A on 3/F&29/F; Flats A & B on 5/F-28/F)	Obscure glass	Lockset
		Flat roof door	a. Aluminium frame sliding door (for Flats A, B, C & D on 2/F)	Glass	Lockset
			b. Aluminium frame swing door (for Flats E & F on 2/F; Flat A on 3/F & 29/F)	Glass	Lockset
		Bedroom door	Hollow core timber door and timber frame	Wood veneer panel	Lockset and door stopper
		Bathroom door	a. Hollow core timber swing door (Flats A & B on 2/F, 5/F-28/F; Flat A on 29/F)	Wood veneer panel	Lockset and door stopper
			b. Hollow core timber sliding door (Flats C, D, E & F on 2/F, 5/F-28/F; Flats B, C, D & E on 3/F & 29/F; Flat A on 3/F)	Wood veneer panel	Lockset
(b)	Bathroom	Store room door	Hollow core timber sliding door (for Flats C & D on 2/F, 5/F-28/F; Flats A, B & C on 3/F; Flats B & C on 29/F)	Wood veneer panel	Lockset
		Roof door	Aluminium frame swing door (for Flats A, B & C on 29/F)	–	Lockset
			Fittings & Equipment	Type	Material
		(i) Type and material of fittings and equipment	Cabinet	Countertop	Reconstituted stone
				Cabinet	Timber basin cabinet and timber mirror cabinet
			Bathroom fittings	Wash basin mixer	Chrome plated
				Wash basin and water closet	Vitreous China
				Towel bar and paper holder	Chrome plated
				Shower compartment	Tempered glass
				For the appliances provision and brand name, please refer to the "Appliance Schedule"	
		(ii) Type and material of water supply system		Cold water supply	Copper water pipes.
				Hot water supply	Copper water pipes with thermal insulation.
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower mixer and shower set	Chrome plated
			Bath tub	Nil	Nil
		(iv) Size of bath tub, if applicable		Not applicable	

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(c)	Kitchen		Material		
		(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper water pipes for cold water supply & copper water pipes with thermal insulation for hot water supply		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber cabinet and countertop	Plastic laminate and reconstituted stone	
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen	
			Other fittings	Chrome plated sink mixer	
			Other equipment	For the appliances provision and brand name, please refer to the "Appliance Schedule"	
(d)	Bedroom		Fittings	Type	Material
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule and Location for Electrical & Mechanical Provisions"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule and Location for Electrical & Mechanical Provisions"		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Three phase electricity supply with miniature circuit breaker distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule and Location for Electrical & Mechanical Provisions"		
(h)	Gas supply	Type	Not applicable		
		System	Not applicable		
		Location	Not applicable		
(i)	Washing machine connection point	Location	Please refer to the "Schedule and Location for Electrical & Mechanical Provisions"		
		Design	Drain point and water point are provided for washing machine		
(j)	Water supply	Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ²		
		Whether hot water is available	Hot water supply to kitchen and bathroom		

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

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4. MISCELLANEOUS

(a)	Lifts	(i) Brand name and model number	Brand name	Hitachi	
			Model number	Lift 1 : MCA-800-CO150 Lift 2 : MCA-900-CO150	
		(ii) Number and floors served by them	Number of lifts	Two	
			Floor served by the lifts	G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F	
(b)	Letter box	Material	Stainless steel		
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse Storage and Material Recovery Room is provided on G/F		
(d)	Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
		(i) Location	Common water meter cabinet on each floor	Common electric riser duct on each floor	Not applicable
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not applicable

5. SECURITY FACILITIES

Security system and equipment	Access control and security system	Visitor panel with access card reader (octopus card) are installed at the residential entrance lobby for resident access. Door phone is provided in all residential units.
	CCTV	CCTV system is provided at residential entrance lobby, residents' clubhouse, all lifts, roof floor and public lane connecting directly to the caretaker's counter.
Details of built-in provisions	Door phone with panic alarm in all flats and connecting to the caretaker's counter at the residential entrance lobby.	
Location of built-in provisions	For the location of door phone, please refer to the "Schedule and Location for Electrical & Mechanical Provisions".	

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

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FITTINGS, FINISHES AND APPLIANCES

6. APPLIANCE SCHEDULE

Location	Appliances	Units Apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room and Dining Room	Split type air-conditioner	Flats A and B on 2/F, 5/F-28/F	Mitsubishi Electric	MSZ-GE35VA	MXZ-3E54VA
		Flats C, D and E on 2/F-29/F	Mitsubishi Electric	MSY-GJ13VA	MUY-GJ13VA
		Flat F on 2/F, 5/F-28/F	Mitsubishi Electric	MSY-GJ13VA	MUY-GJ13VA
		Flat A on 3/F	Mitsubishi Electric	MSZ-GE35VA	MXZ-3E68VA
		Flat B on 3/F & 29/F	Mitsubishi Electric	MSY-GJ13VA	MUY-GJ13VA
		Flat A on 29/F	Mitsubishi Electric	MS-GM19VA	MU-GM19VA
Bedroom, Bedroom 1 and Bedroom 2	Split type air-conditioner	Flats A and B on 2/F, 5/F-28/F	Mitsubishi Electric	MSZ-GE25VA	MXZ-3E54VA Share outdoor unit with Living Room and Dining Room
		Flat A on 3/F	Mitsubishi Electric	MSZ-GE25VA	MXZ-2D53VA2 Share outdoor unit with Bedroom
		Flat A on 29/F	Mitsubishi Electric	MSY-GJ10VA	MUY-GJ10VA
Open Kitchen	Double burner induction hob	Flat A on 3/F	Siemens	EH375FBB1E	
	Induction hob	All flats	Siemens	EX375FXB1E	
	Microwave oven	All flats	Siemens	HF15M564HK	
	Cooker hood	All flats	Siemens	LI67SA530B	
	2-in-1 Washer-dryer	Flats A, D & E on 3/F & 29/F; Flats A, B, E & F on 2/F, 5/F- 28/F	Siemens	WK14D321HK	
	Refrigerator	Flat A on 29/F; Flats D & E on 3/F & 29/F; Flats A, B, E & F on 2/F, 5/F-28/F	Siemens	KI24LV20HK	
		Flats B & C on 3/F & 29/F; Flats C & D on 2/F, 5/F-28/F	Siemens	KU15LA65HK	
		Flat A on 3/F	Siemens	KI86NAF31K	
	Wine cellar	Flat A on 3/F	Cristal	CWB-45D	
Bathroom	Electrical water heater	All flats	Stiebel Eltron	DHB-E 27 Sli	
	Ceiling type ventilation fan	All flats	Gelec	DPT-10-24H	
Store Room	2-in-1 Washer-dryer	Flats B & C on 3/F & 29/F; Flats C & D on 2/F, 5/F-28/F	Siemens	WK14D321HK	

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

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FITTINGS, FINISHES AND APPLIANCES

2樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 2/F

位置 Location	描述 Description		A	B	C	D	E	F
大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM outlet		1	1	1	1	1	1
	電話插座 Telephone outlet		1	1	1	1	1	1
	光纖插座 Fibre optics outlet		1	1	1	1	1	1
	雙頭插座 Twin socket outlet		2	2	2	2	2	2
	燈掣 Lighting switch		2	2	3	3	2	3
	雙極開關掣 Double pole switch	供分體冷氣室內機 For indoor A/C unit	1	1	1	1	1	1
	兩位雙極開關掣 2 gangs double pole switch	供抽氣扇及電熱水爐 For ventilation fan and electrical water heater	—	—	1	1	1	1
	對講機 Door phone		1	1	1	1	1	1
睡房 Bedroom	電視及電台天線插座 TV and FM outlet		1	1	—	—	—	—
	單頭插座 Single socket outlet		1	1	—	—	—	—
	雙頭插座 Twin socket outlet		1	1	—	—	—	—
	燈掣 Lighting switch		2	2	—	—	—	—
	雙極開關掣 Double pole switch	供分體冷氣室內機 For indoor A/C unit	1	1	—	—	—	—
	兩位雙極開關掣 2 gangs double pole switch	供抽氣扇及電熱水爐 For ventilation fan and electrical water heater	1	1	—	—	—	—
浴室 Bathroom	單頭插座連防水蓋 Single socket outlet with weatherproof cover		1	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供鏡櫃燈 For mirror cabinet light	1	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For ventilation fan	1	1	1	1	1	1
	隔離器 Isolator	供電熱水爐 For electrical water heater	1	1	1	1	1	1

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FITTINGS, FINISHES AND APPLIANCES

2樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 2/F

位置 Location	描述 Description		A	B	C	D	E	F
開放式廚房 Open Kitchen	單頭插座 Single socket outlet		4	4	3	3	4	4
	雙頭插座 Twin socket outlet		1	1	1	1	1	1
	燈掣 Lighting switch		—	1	—	—	1	—
	雙極開關掣 Double pole switch	供電煮食爐 For induction hob	1	1	1	1	1	1
	門鈴 Door Bell		1	1	1	1	1	1
	來及去水位 Water and drain points	供洗衣乾衣機 For washer-dryer	1	1	—	—	1	1
	微型斷路器配電箱 Miniature circuit breakers board		1	1	—	—	1	1
	有熔斷器的連接盒 Fused connection unit	供廚櫃燈 For kitchen cabinet light	1	1	1	1	1	1
儲物室 Store Room	微型斷路器配電箱 Miniature circuit breakers board		—	—	1	1	—	—
	單頭插座 Single socket outlet	供洗衣乾衣機 For washer-dryer	—	—	1	1	—	—
	單頭插座 Single socket outlet		—	—	1	1	—	—
	來及去水位 Water and drain points	供洗衣乾衣機 For washer-dryer	—	—	1	1	—	—
私人平台 Private Flat Roof	防水單頭插座 Weatherproof single socket outlet		1	1	1	1	1	1
	防水隔離器 Waterproof isolator	供分體冷氣室外機 For outdoor A/C unit	—	1	—	—	1	—
公用平台 Common Flat Roof	防水隔離器 Waterproof isolator	供分體冷氣室外機 For outdoor A/C unit	—	—	1	1	—	1
冷氣機平台於3樓公用平台 A/C Platform at 3/F Common Flat Roof	防水隔離器 Waterproof isolator	供分體冷氣室外機 For outdoor A/C unit	1	—	—	—	—	—

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FITTINGS, FINISHES AND APPLIANCES

3樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 3/F

位置 Location	描述 Description		A	B	C	D	E
大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM outlet		1	1	1	1	1
	電話插座 Telephone outlet		1	1	1	1	1
	光纖插座 Fibre optics outlet		1	1	1	1	1
	雙頭插座 Twin socket outlet		3	2	2	2	2
	燈掣 Lighting switch		5	3	3	2	3
	雙極開關掣 Double pole switch	供分體冷氣室內機 For indoor A/C unit	2	1	1	1	1
	兩位雙極開關掣 2 gangs double pole switch	供抽氣扇及電熱水爐 For ventilation fan and electrical water heater	1	1	1	1	1
	對講機 Door phone		1	1	1	1	1
睡房 1 Bedroom 1	電視及電台天線插座 TV and FM outlet		1	—	—	—	—
	雙頭插座 Twin socket outlet		2	—	—	—	—
	燈掣 Lighting switch		1	—	—	—	—
	雙極開關掣 Double pole switch	供分體冷氣室內機 For indoor A/C unit	1	—	—	—	—
睡房 2 Bedroom 2	電視及電台天線插座 TV and FM outlet		1	—	—	—	—
	單頭插座 Single socket outlet		1	—	—	—	—
	雙頭插座 Twin socket outlet		1	—	—	—	—
	燈掣 Lighting switch		1	—	—	—	—
	雙極開關掣 Double pole switch	供分體冷氣室內機 For indoor A/C unit	1	—	—	—	—
浴室 Bathroom	單頭插座連防水蓋 Single socket outlet with weatherproof cover		1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供鏡櫃燈 For mirror cabinet light	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For ventilation fan	1	1	1	1	1
	隔離器 Isolator	供電熱水爐 For electrical water heater	1	1	1	1	1

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3樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 3/F

位置 Location	描述 Description		A	B	C	D	E
開放式廚房 Open Kitchen	單頭插座 Single socket outlet		5	3	3	4	4
	雙頭插座 Twin socket outlet		1	1	1	1	1
	燈掣 Lighting switch		—	—	—	1	—
	雙極開關掣 Double pole switch	供電煮食爐 For induction hob	2	1	1	1	1
	門鈴 Door Bell		1	1	1	1	1
	來及去水位 Water and drain points	供洗衣乾衣機 For washer-dryer	1	—	—	1	1
	微型斷路器配電箱 Miniature circuit breakers board		1	—	—	1	1
	有熔斷器的連接盒 Fused connection unit	供廚櫃燈 For kitchen cabinet light	1	1	1	1	1
儲物室 Store Room	微型斷路器配電箱 Miniature circuit breakers board		—	1	1	—	—
	單頭插座 Single socket outlet		1	1	1	—	—
	單頭插座 Single socket outlet	供洗衣乾衣機 For washer-dryer	—	1	1	—	—
	燈掣 Lighting switch		1	—	—	—	—
	來及去水位 Water and drain points	供洗衣乾衣機 For washer-dryer	—	1	1	—	—
冷氣機平台 A/C Platform	防水隔離器 Waterproof isolator	供分體冷氣室外機 For outdoor A/C unit	2	1	1	1	1
私人平台 Private Flat Roof	防水單頭插座 Weatherproof single socket outlet		1	—	—	—	—

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5樓至9樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 5/F to 9/F

位置 Location	描述 Description		A	B	C	D	E	F
大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM outlet		1	1	1	1	1	1
	電話插座 Telephone outlet		1	1	1	1	1	1
	光纖插座 Fibre optics outlet		1	1	1	1	1	1
	雙頭插座 Twin socket outlet		2	2	2	2	2	2
	燈掣 Lighting switch		2	2	3	3	2	3
	雙極開關掣 Double pole switch	供分體冷氣室內機 For indoor A/C unit	1	1	1	1	1	1
	兩位雙極開關掣 2 gangs double pole switch	供抽氣扇及電熱水爐 For ventilation fan and electrical water heater	—	—	1	1	1	1
	對講機 Door phone		1	1	1	1	1	1
睡房 Bedroom	電視及電台天線插座 TV and FM outlet		1	1	—	—	—	—
	單頭插座 Single socket outlet		1	1	—	—	—	—
	雙頭插座 Twin socket outlet		1	1	—	—	—	—
	燈掣 Lighting switch		2	2	—	—	—	—
	雙極開關掣 Double pole switch	供分體冷氣室內機 For indoor A/C unit	1	1	—	—	—	—
	兩位雙極開關掣 2 gangs double pole switch	供抽氣扇及電熱水爐 For ventilation fan and electrical water heater	1	1	—	—	—	—
浴室 Bathroom	單頭插座連防水蓋 Single socket outlet with weatherproof cover		1	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供鏡櫃燈 For mirror cabinet light	1	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For ventilation fan	1	1	1	1	1	1
	隔離器 Isolator	供電熱水爐 For electrical water heater	1	1	1	1	1	1

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5樓至9樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 5/F to 9/F

位置 Location	描述 Description		A	B	C	D	E	F
開放式廚房 Open Kitchen	單頭插座 Single socket outlet		4	4	3	3	4	4
	雙頭插座 Twin socket outlet		1	1	1	1	1	1
	燈掣 Lighting switch		—	1	—	—	1	—
	雙極開關掣 Double pole switch	供電煮食爐 For induction hob	1	1	1	1	1	1
	門鈴 Door Bell		1	1	1	1	1	1
	來及去水位 Water and drain points	供洗衣乾衣機 For washer-dryer	1	1	—	—	1	1
	微型斷路器配電箱 Miniature circuit breakers board		1	1	—	—	1	1
	有熔斷器的連接盒 Fused connection unit	供廚櫃燈 For kitchen cabinet light	1	1	1	1	1	1
儲物室 Store Room	微型斷路器配電箱 Miniature circuit breakers board		—	—	1	1	—	—
	單頭插座 Single socket outlet		—	—	1	1	—	—
	單頭插座 Single socket outlet	供洗衣乾衣機 For washer-dryer	—	—	1	1	—	—
	來及去水位 Water and drain points	供洗衣乾衣機 For washer-dryer	—	—	1	1	—	—
冷氣機平台 A/C Platform	防水隔離器 Waterproof isolator	供分體冷氣室外機 For outdoor A/C unit	1	1	1	1	1	1

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FITTINGS, FINISHES AND APPLIANCES

10樓至28樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 10/F to 28/F

位置 Location	描述 Description		A	B	C	D	E	F
大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM outlet		1	1	1	1	1	1
	電話插座 Telephone outlet		1	1	1	1	1	1
	光纖插座 Fibre optics outlet		1	1	1	1	1	1
	雙頭插座 Twin socket outlet		2	2	2	2	2	2
	燈掣 Lighting switch		2	2	3	3	2	3
	雙極開關掣 Double pole switch	供分體冷氣室內機 For indoor A/C unit	1	1	1	1	1	1
	兩位雙極開關掣 2 gangs double pole switch	供抽氣扇及電熱水爐 For ventilation fan and electrical water heater	—	—	1	1	1	1
	對講機 Door phone		1	1	1	1	1	1
睡房 Bedroom	電視及電台天線插座 TV and FM outlet		1	1	—	—	—	—
	單頭插座 Single socket outlet		1	1	—	—	—	—
	雙頭插座 Twin socket outlet		1	1	—	—	—	—
	燈掣 Lighting switch		2	2	—	—	—	—
	雙極開關掣 Double pole switch	供分體冷氣室內機 For indoor A/C unit	1	1	—	—	—	—
	兩位雙極開關掣 2 gangs double pole switch	供抽氣扇及電熱水爐 For ventilation fan and electrical water heater	1	1	—	—	—	—
浴室 Bathroom	單頭插座連防水蓋 Single socket outlet with weatherproof cover		1	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供鏡櫃燈 For mirror cabinet light	1	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For ventilation fan	1	1	1	1	1	1
	隔離器 Isolator	供電熱水爐 For electrical water heater	1	1	1	1	1	1

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10樓至28樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 10/F to 28/F

位置 Location	描述 Description		A	B	C	D	E	F
開放式廚房 Open Kitchen	單頭插座 Single socket outlet		4	4	3	3	4	4
	雙頭插座 Twin socket outlet		1	1	1	1	1	1
	燈掣 Lighting switch		—	1	—	—	1	—
	雙極開關掣 Double pole switch	供電煮食爐 For induction hob	1	1	1	1	1	1
	門鈴 Door Bell		1	1	1	1	1	1
	來及去水位 Water and drain points	供洗衣乾衣機 For washer-dryer	1	1	—	—	1	1
	微型斷路器配電箱 Miniature circuit breakers board		1	1	—	—	1	1
	有熔斷器的連接盒 Fused connection unit	供廚櫃燈 For kitchen cabinet light	1	1	1	1	1	1
儲物室 Store Room	微型斷路器配電箱 Miniature circuit breakers board		—	—	1	1	—	—
	單頭插座 Single socket outlet		—	—	1	1	—	—
	單頭插座 Single socket outlet	供洗衣乾衣機 For washer-dryer	—	—	1	1	—	—
	來及去水位 Water and drain points	供洗衣乾衣機 For washer-dryer	—	—	1	1	—	—
冷氣機平台 A/C Platform	防水隔離器 Waterproof isolator	供分體冷氣室外機 For outdoor A/C unit	1	1	1	1	1	1

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FITTINGS, FINISHES AND APPLIANCES

29樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 29/F

位置 Location	描述 Description		A	B	C	D	E
大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM outlet		1	1	1	1	1
	電話插座 Telephone outlet		1	1	1	1	1
	光纖插座 Fibre optics outlet		1	1	1	1	1
	雙頭插座 Twin socket outlet		2	2	2	2	2
	燈掣 Lighting switch		2	3	3	2	3
	雙極開關掣 Double pole switch	供分體冷氣室內機 For indoor A/C unit	1	1	1	1	1
	兩位雙極開關掣 2 gangs double pole switch	供抽氣扇及電熱水爐 For ventilation fan and electrical water heater	—	1	1	1	1
	對講機 Door phone		1	1	1	1	1
睡房 Bedroom	電視及電台天線插座 TV and FM outlet		1	—	—	—	—
	單頭插座 Single socket outlet		1	—	—	—	—
	雙頭插座 Twin socket outlet		1	—	—	—	—
	燈掣 Lighting switch		2	—	—	—	—
	雙極開關掣 Double pole switch	供分體冷氣室內機 For indoor A/C unit	1	—	—	—	—
	兩位雙極開關掣 2 gangs double pole switch	供抽氣扇及電熱水爐 For ventilation fan and electrical water heater	1	—	—	—	—
浴室 Bathroom	單頭插座連防水蓋 Single socket outlet with weatherproof cover		1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供鏡櫃燈 For mirror cabinet light	1	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For ventilation fan	1	1	1	1	1
	隔離器 Isolator	供電熱水爐 For electrical water heater	1	1	1	1	1

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29樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 29/F

位置 Location	描述 Description		A	B	C	D	E
開放式廚房 Open Kitchen	單頭插座 Single socket outlet		4	3	3	4	4
	雙頭插座 Twin socket outlet		1	1	1	1	1
	燈掣 Lighting switch		1	—	—	1	—
	雙極開關掣 Double pole switch	供電煮食爐 For induction hob	1	1	1	1	1
	門鈴 Door Bell		1	1	1	1	1
	來及去水位 Water and drain points	供洗衣乾衣機 For washer-dryer	1	—	—	1	1
	微型斷路器配電箱 Miniature circuit breakers board		1	—	—	1	1
	有熔斷器的連接盒 Fused connection unit	供廚櫃燈 For kitchen cabinet light	1	1	1	1	1
儲物室 Store Room	微型斷路器配電箱 Miniature circuit breakers board		—	1	1	—	—
	單頭插座 Single socket outlet		—	1	1	—	—
	單頭插座 Single socket outlet	供洗衣乾衣機 For washer-dryer	—	1	1	—	—
	來及去水位 Water and drain points	供洗衣乾衣機 For washer-dryer	—	1	1	—	—
冷氣機平台 A/C Platform	防水隔離器 Waterproof isolator	供分體冷氣室外機 For outdoor A/C unit	2	1	1	1	1
私人平台 Private Flat Roof	防水單頭插座 Weatherproof single socket outlet		1	—	—	—	—
私人天台 Private Roof	防水單頭插座 Weatherproof single socket outlet		1	1	1	—	—
	防水燈掣 Weatherproof lighting switch		1	1	1	—	—



23 服務協議

SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.



24 地稅

GOVERNMENT RENT

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

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

25 買方的雜項付款

MISCELLANEOUS PAYMENTS BY PURCHASER

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

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

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

Note: The purchaser should pay to the manager instead of the vendor (the owner) of the development the deposits for water, electricity and gas and the debris removal fee.



26 欠妥之處的保養責任期

DEFECT LIABILITY WARRANTY PERIOD

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

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



27 斜坡維修

MAINTENANCE OF SLOPES

不適用

Not Applicable

28 修訂

MODIFICATION

- (I) 賣方現正向政府申請厭惡性行業牌照以在香港仔內地段第256號上經營或從事製糖、油料(加油站除外)、售肉、食物供應及旅館的行業或業務。
 - (II) 賣方亦現正向政府申請解除政府於香港仔內地段第256號的政府租契下保留的通行權，以使就有關政府的通行權而言，該通行權將終結及結束。
- (I) The Vendor is applying to the Government for an offensive trade licence to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper in or upon Aberdeen Inland Lot No.256.
 - (II) The Vendor is also applying to the Government for the release of the right of way reserved by the Government under the Government Grant of Aberdeen Inland Lot No.256, to the intent that so far as the right of way relate to the Government, the right of way will be extinguished and determined.

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

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

根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		面積 (平方米)
1.(#)	停車場及上落客貨地方（公共交通總站除外）	—
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	59.857
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	429.213
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	—
根據聯合作業備考第1及第2號提供的環保設施		面積 (平方米)
3.	露台	260.000
4.	加闊的公用走廊及升降機大堂	—
5.	公用空中花園	—
6.	隔聲鰭	—
7.	翼牆、捕風器及風斗	—
8.	非結構預製外牆	72.553
9.	工作平台	75.000
10.	隔音屏障	—

適意設施		面積 (平方米)
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	6.505
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	162.117
13.	有上蓋的園景區及遊樂場	—
14.	橫向屏障/ 有蓋人行道、花棚	—
15.	擴大升降機井道	118.018
16.	煙囪管道	—
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	—
18.(#)	強制性設施或必要機房所需的管槽、氣槽	57.196
19.	非強制性設施或非必要機房所需的管槽、氣槽	—
20.	環保系統及設施所需的機房、管槽及氣槽	—
21.	複式住宅單位及洋房的中空	—
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	68.218

其他項目		面積 (平方米)
23.(#)	庇護層，包括庇護層兼空中花園	—
24.(#)	其他伸出物	87.935
25.	公共交通總站	—
26.(#)	共用構築物及樓梯	—
27.(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	—
28.(#)	公眾通道	—
29.	因建築物後移導致的覆蓋面積	—

額外總樓面面積		面積 (平方米)
30.	額外總樓面面積	—

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

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

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

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

Breakdown of GFA Concessions Obtained for All Features

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m²)
1.(#)	Carpark and loading/unloading area excluding public transport terminus	-
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	59.857
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.	429.213
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	-
Green Features under Joint Practice Notes 1 and 2		Area (m²)
3.	Balcony	260.000
4.	Wider common corridor and lift lobby	-
5.	Communal sky garden	-
6.	Acoustic fin	-
7.	Wing wall, wind catcher and funnel	-
8.	Non-structural prefabricated external wall	72.553
9.	Utility platform	75.000
10.	Noise barrier	-

Amenity Features		Area (m²)
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	6.505
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	162.117
13.	Covered landscaped and play area	-
14.	Horizontal screens/covered walkways, trellis	-
15.	Larger lift shaft	118.018
16.	Chimney shaft	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	-
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	57.196
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	-
21.	Void in duplex domestic flat and house	-
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	68.218
Other Exempted Items		Area (m²)
23.(#)	Refuge floor including refuge floor cum sky garden	-
24.(#)	Other projections	87.935
25.	Public transport terminus	-
26.(#)	Party structure and common staircase	-
27.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	-
28.(#)	Public passage	-
29.	Covered set back area	-
Bonus GFA		Area (m²)
30.	Bonus GFA	-

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

Environmental assessment of the building and information on the estimated energy performance or consumption for the common parts of the development

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

30 有關資料

RELEVANT INFORMATION

(A) 大廈保養系統操作

1. 在管理人安排為發展項目的外牆(包括構成住宅物業一部份的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台)及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾的期間，大廈保養系統包括但不限於吊船或其他類似裝置(不論是永久或臨時裝置)可能會安裝及/或停泊在住宅物業的平台及/或天台上，並在住宅物業的平台及天台上空操作，以及在住宅物業的窗外、露台及工作平台外操作。
2. 根據公契，管理人有權進入在發展項目建有平台及/或天台的住宅物業(不論是否連同管理人的代理、工人及職員，及是否攜帶用具、工具及物料) 操作大廈保養系統包括但不限於為毗鄰構成住宅物業一部分的天台及/或平台的發展項目公用地方與設施周邊外牆的托架錨固吊船或其他類似裝置及/或於構成住宅物業一部分的天台及/或平台停泊吊船或其他類似裝置，以便清潔、保養及/或維修發展項目的外牆及公用地方與設施。

(B) 權利保留

賣方在公契、臨時買賣合約及正式買賣合約已保留權利不時以賣方有絕對酌情權決定或認為合適的目的及方式並在不需要任何買方或任何源於或從買方獲得住宅物業的業權或利益之人士同意或贊同下，可向政府申請、與其商議及同意就發展項目的任何一份政府租契(包括任何其附夾的圖則)或當中之任何條件作出修改、更改或修訂，或獲取豁免、不反對信函、許可或解除契據包括但不限於有權申請解除或取消政府於涉及發展項目或其任何部分保留的任何通行權及/或有權申請於發展項目或其任何部分經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或任何其他發出高噪音、惡臭或令人厭惡的行業或業務之許可，並以賣方獨自之名義簽立任何修訂信函、豁免書、不反對信函、許可、更改契據、解除契據或任何其他有關的修訂文件，而不需要任何買方或任何源於或從買方獲得住宅物業的業權或利益之人士加入為簽署者。任何該等修改或更改或修訂將對買方及任何源於或從買方獲得住宅物業的業權或利益之人士具有約束力。

(C) 附近的其他地段

賣方正在收購及有意重建發展項目附近的其他地段，即：-

- (i) 香港仔內地段第241號、香港仔內地段第242號、香港仔內地段第243號、香港仔內地段第72號G段5分段、香港仔內地段第72號G段6分段、香港仔內地段第246號、香港仔內地段第247號、香港仔內地段第248號、香港仔內地段第72號G段3分段餘段、香港仔內地段第72號H段餘段、香港仔內地段第261號及香港仔內地段第262號(統稱「毗鄰地段1」);
- (ii) 香港仔內地段第250號、香港仔內地段第251號、香港仔內地段第252號及香港仔內地段第253號(統稱「毗鄰地段2」);及
- (iii) 香港仔內地段第263號、香港仔內地段第264號、香港仔內地段第265號、香港仔內地段第266號、香港仔內地段第267號及香港仔內地段第72號J段1分段(統稱「毗鄰地段3」)。

毗鄰地段1、毗鄰地段2及毗鄰地段3並不構成發展項目一部分及僅為識別目的，分別以綠色、藍色及粉紅色顯示在本部分的圖則上。

於本售樓說明書的印製日期，初步擬建於毗鄰地段1上的一座樓高30層（地庫2樓至27樓，不包括天台）大樓的建築圖則已於2017年10月20日獲屋宇署批准及初步擬建於毗鄰地段2上的一座樓高26層（地下至25樓，不包括天台）大樓的建築圖則已於2017年5月17日獲屋宇署批准。該等建築圖則可能會作出修改，而在毗鄰地段1及毗鄰地段2的建築物的設計及布局亦可能改變。賣方並不就毗鄰地段1、毗鄰地段2及毗鄰地段3任何現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。賣方明確保留所有與毗鄰地段1、毗鄰地段2及毗鄰地段3有關的權利，包括但不限於其使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

受制於政府的批准，將來毗鄰地段1、毗鄰地段2及毗鄰地段3上不時進行的工程、使用、處置或發展可能對發展項目住宅物業的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。



30 有關資料

RELEVANT INFORMATION

(A) Operation of Building Maintenance System

1. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential property) and the Common Areas and Facilities of the development as arranged by the Manager, the building maintenance system including but not limited to gondola(s) or likewise equipment (whether its installation is permanently or temporarily) may be installed and/or parked on the flat roofs and/or roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows, the balconies and the utility platforms of the residential properties.
2. Under the Deed of Mutual Covenant, the Manager shall have the right to access into those residential properties consisting of flat roof(s) and/or roof(s) in the development (with or without the Manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the building maintenance system, including but not limited to the anchoring of the gondola or likewise equipment at the brackets located at the building perimeter along such part of the Common Areas and Facilities of the development adjacent to the roof and/or flat roof forming part of a residential property and/or the resting of the gondola or likewise equipment on the roofs and/or the flat roofs forming part of a residential property for cleaning, maintaining and/or repairing the external wall and the Common Areas and Facilities of the development.

(B) Reservation of rights

The Vendor has reserved the right under the Deed of Mutual Covenant, preliminary agreement for sale and purchase and formal agreement for sale and purchase to apply to, negotiate and agree with the Government to amend, vary or modify any of the government grants of the development (including any plans annexed thereto) or any conditions thereof, or to obtain waiver, no-objection letter, licence or deed of release, including but not limited to the right of application for the release or extinguishment of any right of way in favour of the Government relating to the development or any part thereof and/or the right of application for the licence to carry out 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 whatsoever on the development or any part thereof, from time to time for such purposes and in such manner as the Vendor in its absolute discretion shall decide or deem fit without the concurrence or approval of any purchasers or any persons deriving or acquiring title or interest in the residential properties under the purchasers, and to execute any modification letter, waiver letter, no-objection letter, licence, deed of variation, deed of release or any other modification document(s) in connection therewith in the name of the Vendor alone without the necessity of joining in any purchasers or any persons deriving or acquiring title or interest in the residential properties under the purchasers, and any such amendment or variation or modification shall be binding on the purchasers and any persons deriving or acquiring title or interest in the residential properties under the purchasers.

(C) Other lots nearby

The Vendor is in the course of acquiring and has the intention to redevelop other lots near the development, namely:-

- (i) Aberdeen Inland Lot No. 241, Aberdeen Inland Lot No. 242, Aberdeen Inland Lot No. 243, Sub-section 5 of Section G of Aberdeen Inland Lot No. 72, Sub-section 6 of Section G of Aberdeen Inland Lot No. 72, Aberdeen Inland Lot No. 246, Aberdeen Inland Lot No. 247, Aberdeen Inland Lot No. 248, The Remaining Portion of Sub-section 3 of Section G of Aberdeen Inland Lot No. 72, The Remaining Portion of Section H of Aberdeen Inland Lot No. 72, Aberdeen Inland Lot No. 261 and Aberdeen Inland Lot No. 262 (collectively "Adjacent Lot 1");

- (ii) Aberdeen Inland Lot No. 250, Aberdeen Inland Lot No. 251, Aberdeen Inland Lot No. 252 and Aberdeen Inland Lot No. 253 (collectively "Adjacent Lot 2"); and

- (iii) Aberdeen Inland Lot No. 263, Aberdeen Inland Lot No. 264, Aberdeen Inland Lot No. 265, Aberdeen Inland Lot No. 266, Aberdeen Inland Lot No. 267 and Sub-section 1 of Section J of Aberdeen Inland Lot No. 72 (collectively "Adjacent Lot 3").

Adjacent Lot 1, Adjacent Lot 2 and Adjacent Lot 3 do not form part of the development and for identification purpose only, are shown and coloured green, blue and pink respectively on the plan in this section.

As at the date of printing of this sales brochure, the general building plans of a 30-storey (basement level 2 to 27/F, excluding roof) tower preliminarily intended to be constructed on Adjacent Lot 1 were approved by the Buildings Department on 20 October 2017 and the general building plans of a 26-storey (ground floor to 25/F, excluding roof) tower preliminarily intended to be constructed on Adjacent Lot 2 were approved by the Buildings Department on 17 May 2017. The general building plans are subject to amendments and the design and layout of the building(s) on Adjacent Lot 1 and Adjacent Lot 2 may be subject to change. The Vendor gives no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise in respect of Adjacent Lot 1, Adjacent Lot 2 and Adjacent Lot 3. The Vendor expressly reserves all rights in respect of Adjacent Lot 1, Adjacent Lot 2 and Adjacent Lot 3, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to the approval by the Government, any works, use, disposal or development from time to time of Adjacent Lot 1, Adjacent Lot 2 and Adjacent Lot 3 in the future may affect the enjoyment of the residential properties in the development in terms of the access, views, noise and other aspects of the surrounding environment.




賣方就該發展項目指定的互聯網網站的網址
The address of the website designated by the vendor for the development
www.southwalkaura.com.hk

1. 發展項目及其周邊地區日後可能出現改變。
2. 本售樓說明書印製日期：2018年3月16日

1. There may be future changes to the Development and the surrounding areas.
2. Date of printing of this Sales Brochure: 16th March 2018

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2018年6月14日 14th June 2018	8	修訂賣方及有參與發展項目的其他人的資料。 Revise the information on vendor and others involved in the development.
	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	14	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	17	更新分區計劃大綱圖。 Update the outline zoning plan.
	18	更新發展項目的布局圖。 Update the layout plan of the development.
	20 - 26	更新發展項目的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the development.
	34, 35	修訂批地文件的摘要。 Revise the summary of land grant.
	40, 41	更新立面圖。 Update the elevation plans.
	48, 53	更新裝置、裝修物料及設備的資料。 Update the information in fittings, finishes and appliances.
2018年9月12日 12th September 2018	69	更新修訂的資料。 Update the information in modification.
	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	15,16	更新關乎發展項目的分區計劃大綱圖。 Update the outline zoning plans relating to the development.
	21, 25, 26	更新發展項目的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the development.
	40, 41	更新立面圖。 Update the elevation plans.
	46, 48, 51, 53	更新裝置、裝修物料及設備的資料。 Update the information in fittings, finishes and appliances.
	69	更新修訂的資料。 Update the information in modification.




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