

SUMMARY OF LAND GRANT

批地文件的摘要

25. Special Condition No. (34) of the Land Grant stipulates that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (the "Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or any part thereof or the Green Area or both the Lot or any part thereof and the Green Area (collectively the "Services"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot or the Green Area or both the Lot or any part thereof and the Green Area or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or any part thereof or the Green Area or both the Lot or any part thereof and the Green Area or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

26. Special Condition No.(35) of the Land Grant stipulates that:

- (a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
- (b) The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

F. The lease conditions that are onerous to a Grantee

27. Special Condition No. (25) of the Land Grant stipulates that:

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

- (i) assigned except
 - (I) together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
 - (II) to a person who is already the owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the Lot.

28. The expression "Grantee" shall in the Conditions of the Land Grant include where the context so admits or requires the Grantee's executors, administrators and assigns and in the case of a corporation its successors and assigns.

Note:

For full details, please refer to the Land Grant which is available for free inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

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批地文件的摘要

A. 發展項目所位於的土地的地段編號

1. 發展項目興建於新九龍內地段第6493號（「該地段」），該地段乃根據2010年11月3日的第20118號賣地條件（「批地文件」）而持有。

B. 有關租契規定的年期

2. 該地段根據批地文件批出，租期由2010年11月3日起計50年。

C. 適用於該土地的用途限制

3. 批地文件特別條款第(7)條規定，該地段或其任何部分或在該地段已建或擬建的任何建築物或其任何部分不得用作私人住宅用途以外的任何其他用途。
4. 批地文件特別條款第(4)條規定，未經地政總署署長（「署長」）事先書面同意，承授人不得將綠色區域（定義見下文）用作儲物或興建任何臨時構築物，或用作進行批地文件特別條款第(2)條指明的工程以外的任何其他用途。
5. 批地文件特別條款第(21)(a)(iv)條規定，住宅車位及根據批地文件特別條款第(21)(a)(iii)條提供的車位（即訪客車位）除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段已建或擬建的一或多座建築物的住客的真誠賓客、訪客或獲邀人士之車輛外，不得作任何其他用途，尤其不得用作存放、展示或展覽車輛以供出售或作他用。
6. 批地文件特別條款第(21)(b)(iii)條規定，傷殘人士車位除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例定義的傷殘人士之車輛，並且屬於該地段已建或擬建的一或多座建築物的住客及其真誠賓客、訪客或獲邀人士之車輛外，不得作任何其他用途，尤其不得用作存放、展示或展覽車輛以供出售或作他用。
7. 批地文件特別條款第(21)(c)(ii)條規定，電單車車位除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段已建或擬建的一或多座建築物的住客及其真誠賓客、訪客或獲邀人士之電單車外，不得作任何其他用途，電單車車位尤其不得用作存放、展示或展覽車輛以供出售或作他用。
8. 批地文件特別條款第(22)(b)條規定，根據批地文件特別條款第(22)(a)條提供的每個車位（即上落貨車位）不得用作有關建築物的貨車上落貨以外之任何用途。
9. 批地文件特別條款第(27)條規定，除特別條款第(27)條所述的經核准的圖則上顯示的車位外，不得將該地段或該地段之上的任何建築物或構築物的任何部分作泊車之用。
10. 批地文件特別條款第(38)條規定，不得在該地段興建或建造墳墓或骨灰龕，亦不得在該地段安葬或存放任何人類骸骨或動物骸骨，不論該骸骨是否存放在陶罐或骨灰甕內或以其他方式存放。

D. 按規定須興建並提供予政府或供公眾使用的設施

綠色區域

11. 批地文件特別條款第(2)(a)條規定，承授人須：

- (i) 於2015年12月31日或之前或署長批准的其他延長期限，自費按署長批准的方式、材料、標準、水平、定線及設計，並在各方面達至署長滿意程度下：
 - (I) 在附錄於批地文件的圖則上以綠色顯示的部分（「綠色區域」）鋪設及構建未來公眾道路的部分；及
 - (II) 提供及建造橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或署長獨有酌情要求的其他構築物（統稱「綠色區域構築物」），使建築物可興建於綠色區域及讓車輛和行人往來綠色區域；
- (ii) 於2015年12月31日或之前或署長批准的其他延長期限，自費在綠色區域鋪路面、鋪路緣及開水道，並提供署長規定的溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通標誌、街道設施及路面標記，以達至署長滿意程度；及
- (iii) 自費保養綠色區域連同綠色區域構築物以及在該區域建造、安裝及提供的所有構築物、路面、溝渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記及機械，以達至署長滿意程度，直至按照批地文件特別條款第(3)條將綠色區域交還給政府管有為止。

12. 批地文件特別條款第(3)條規定，承授人須於政府隨時要求時交還綠色區域給政府，而在任何情況下，綠色區域須於署長發信表示批地文件的條件已在其滿意下獲得遵守的日期當作已交還給政府。承授人須於其管有綠色區域的所有合理時候，准許所有政府及公共車輛及行人免費前往及經過綠色區域，並確保該通行權不會受到按照批地文件特別條款第(2)條或其他規定進行的工程干擾或阻礙。
13. 批地文件特別條款第(5)條規定，承授人須於其管有綠色區域的所有合理時候，准許署長、其人員、承辦商及獲署長授權的任何人士有權出入、來回及通過該地段及綠色區域，以便視察、檢查及監督遵照批地文件特別條款第(2)(a)條進行的任何工程，以及進行、視察、檢查及監督批地文件特別條款第(2)(b)條規定的工程及署長認為於綠色區域必要的任何其他工程。

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

14. 有關「綠色區域」的特別條款第(2)(a)、(2)(b)、(2)(c)、(3)及(5)條如上文D部所規定。
15. 批地文件特別條款第(6)條規定，承授人須發展該地段及在其上興建在各方面符合批地文件的條件和香港現時或任何時候生效的所有與建築、衛生及規劃有關的條例、附例及規例的建築物，並須於2015年12月31日或之前建成及適宜佔用。
16. 批地文件特別條款第(10)條規定，未經署長事先書面同意，不得移走或干擾在該地段或毗連地方種植的樹木。署長在給予同意時可以對移植、代償性環境美化或補種施加他認為合適的條件。
17. 批地文件特別條款第(11)條規定，承授人須自費在該地段及平台（如有）沒有建築物的任何地方進行環境美化及種植樹木與灌木，並於其後保育該等植物以令其處於安全、清潔、井然、整齊及健康狀態，以達至署長在各方面滿意程度。
18. 批地文件特別條款第(12)條規定，除在署長事先書面同意的情況外，不得在附錄於批地文件的圖則上以粉紅色加黑色斜線顯示的區域（「非建築用地」）內、之上、之下、以上、以下或其內興建或建造任何建築物或構築物或任何建築物或構築物的支撐物，但以下各項除外：
 - (a) 邊界牆或圍欄或兩者；及
 - (b) 一或多層地庫用以停泊車輛、容納升降機大堂或其他輔助屋宇裝備或署長書面批准的任何其他用途。
19. 批地文件特別條款第(13)條規定：
 - (a) 承授人可於該地段內興建、建造及提供署長書面批准的康樂設施及其輔助設施（「該等設施」）。該等設施的種類、大小、設計、高度及規劃亦須經署長事先書面批准。
 - (b) 為了計算批地文件特別條款第(8)(c)條規定的全部總樓面面積，若按照批地文件特別條款第(13)(a)條在該地段內提供的該等設施的任何部分乃供該地段上已建或擬建的一或多幢住宅大廈的住客及其真誠訪客共同使用和享用的，該等設施的該等部分不予計算在內。署長認為該等設施其餘並非作此用途的部分則須計算在內。
 - (c) 倘若該等設施的任何部分根據批地文件特別條款第(13)(b)條獲豁免計入總樓面面積之內（「獲豁免設施」）：
 - (i) 獲豁免設施須被指定為並構成批地文件特別條款第(18)(a)(v)條所指的公用地方之一部分；
 - (ii) 承授人須自費保養獲豁免設施，使其保持修葺良好堅固及狀況良好，並且運作獲豁免設施以達至署長滿意程度；及
 - (iii) 獲豁免設施只供該地段上已建或擬建的一或多幢住宅大廈的住客及其真誠訪客使用，任何其他人士不得使用。
20. 批地文件特別條款第(21)條規定，該地段內須提供車位用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌的車輛及電單車，以達至署長滿意程度。提供該等車位的比例、面積及用途須符合上述條例、規例及修訂法例的規定。
21. 批地文件特別條款第(22)條規定，該地段內須提供車位用作貨車上落貨，以達至署長滿意程度。提供該等車位的比例、面積及用途須符合上述條例、規例及修訂法例的規定。
22. 批地文件特別條款第(27)條規定，須向署長提交一份顯示將會按照批地文件特別條款第(21)、(22)及(23)條在該地段提供的所有車位及上落貨車位的佈局並已獲署長批准的圖則，或經一名認可人士（定義見《建築物條例》、據此訂立的任何規例及任何修訂法例）核證的圖則副本。在已獲批准的圖則上顯示的該等車位及上落貨車位除用作其分別在批地文件特別條款第(21)及(22)條所列之用途外，不得作任何其他用途。承授人須按照該份已獲批准的圖則保養該等車位、上落貨車位及其他空間，包括但不限於升降機、樓梯平台及運轉及通道地方，且未經署長事先書面同意，不得對佈局作出改動。
23. 批地文件特別條款第(32)條規定，如果在發展或重建該地段或其任何部分時已安裝預應力地樁，承授人須在預應力地樁的整個服務期限內自費定期保養和監察預應力地樁，以達至署長滿意程度，並在署長不時絕對酌情要求時向署長提交所有該等監察工程的報告及資料。如果承授人忽略或未能進行要求的監察工程，署長可立即執行和進行該等監察工程，而承授人須應要求付還其開支給政府。
24. 批地文件特別條款第(33)條規定：
 - (a) 倘若來自該地段或受該地段任何發展項目影響的其他地方的泥土、廢石方、瓦礫、建築廢料或建築材料（「廢物」）被侵蝕、沖刷或傾倒到公共小巷或道路或排入道路暗渠、前灘或海床、污水渠、暴雨水渠、明渠或其他政府物業（「政府物業」），承授人須自費清理該等廢物並且對政府物業所造成的任何損壞進行修復。承授人須對上述的侵蝕、沖刷或傾倒而造成私人物業的任何損壞或滋擾所產生的一切訴訟、索償及要求對政府作出彌償。
 - (b) 即使批地文件特別條款第(33)(a)條有所規定，署長可以（但無義務）應承授人的要求在政府物業清理廢物並對政府物業所造成的任何損壞進行修復，而承授人須應要求向政府支付有關的費用。
25. 批地文件特別條款第(34)條規定，承授人須於所有時候，特別是在進行建築、保養、翻新或維修工程（「工程」）時，採取或促使他人採取一切適當及充分的小心、技巧及預防措施，避免對該地段或其任何部分或綠色區域或該地段或其任何部分及綠色區域兩者之上、上面、之下或毗連的任何政府或其他現有的排水渠、水路或水道、總水管、道路、行人路、街道設施、污水渠、明渠、喉管、電纜、電線、公用事業設施或任何其他工程或裝置（統稱「服務設施」）造成任何損壞、干擾或阻礙。承授人在進行任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定服務設施的現時位置及水平，並向署長提交處理任何可能被工程影響的服務設施各方面的建議書，供其審批且必須在取得署長對工程及上述建議書作出的書面批准後，才能進行該等工程。承授人須自費履行署長在審批時對服務設施作出的任何要求，包括承擔進行任何必要的改道、重鋪或恢復原狀的費用。承授人須自費維修、修復及復原任何因工程對該地段或綠色區域或該地段或其任何部分及綠色區域兩者或任何服務設施以任何方式引起的任何損壞、干擾或阻礙（除非署長另作選擇，明渠、污水渠、暴雨水渠或總水管須由署長進行修復，而承授人須應要求向政府支付該等工程的費用），以達至署長在各方面滿意程度。如果承授人未能對該地段或其任何部分或綠色區域或該地段或其任何部分及綠色區域兩者或任何服務設施進行該等必要的改道、重鋪、維修、修復或恢復原狀工程，以達至署長滿意程度，署長可進行其認為必要的任何該等改道、重鋪、維修、修復或恢復原狀工程，而承授人須應要求向政府支付該等工程的費用。

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26. 批地文件特別條款第(35)條規定：

- (a) 在署長認為必要時，承授人須自費建造及保養排水渠及渠道（不論在該地段邊界內或政府土地上），以便截斷及引導流入該地段的所有暴雨或雨水到最近的河道、集水井、渠道或政府暴雨水渠，以達至署長滿意程度。承授人須自行負責上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求，並向政府及其人員作出彌償。
- (b) 連接該地段的任何排水渠和污水渠至政府的暴雨水渠及污水渠（當已鋪設及啟用）的工程可由署長進行，而署長毋須就承授人因此招致的任何損失或損害負責。承授人須應要求向政府支付上述連接工程的費用。該等連接工程亦可以由承授人自費進行，以達至署長滿意程度。在此情況下，上述連接工程的任何一段若在政府土地內建造，必須由承授人自費保養，且承授人須應要求移交給政府，由政府自費負責日後的保養。承授人須應要求向政府支付有關上述連接工程的技術審查費用。若承授人未能保養上述連接工程在政府土地內修建的任何一段，署長可進行其認為必要的保養工程，承授人須應要求向政府支付上述工程的費用。

F. 對承授人造成負擔的租用條件

27. 批地文件特別條款第(25)條規定：

- (a) 住宅車位及電單車車位不得：-
 - (i) 轉讓，除非：
 - (I) 連同賦予專有權使用及管有該地段已建或擬建的一或多座建築物的一或多個住宅單位之分割份數一併轉讓；或
 - (II) 承讓的人士現時已擁有具專有權使用及管有該地段已建或擬建的一或多座建築物的一或多個住宅單位之分割份數；或
 - (ii) 分租（除非分租予該地段已建或擬建的一或多座建築物住宅單位的住客）。

但在任何情況下，該地段已建或擬建的一或多座建築物的任何一個住宅單位的業主或租客不可承讓或承租合共多於三個住宅車位和電單車車位。

28. 在批地文件的條件中，凡文意允許或要求，「承授人」一詞包括承授人的遺囑執行人、遺產管理人及受讓人，而就一家公司而言，包括其繼承人及受讓人。

附註：

請查閱批地文件以了解全部詳情。批地文件可於售樓處開放時間內免費查閱，並且在支付所需影印費用後，可取得批地文件的副本。

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

A. Facilities that are required under the land grant to be constructed and provided for the Government, or for public use

1. Special Condition No. (2)(a) of the Land Grant stipulates that the Grantee shall:
 - (i) on or before the 31st day of December 2015 or such other extended periods as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
 - (I) lay and form those portions of future public roads shown coloured green on the plan annexed to the Land Grant (the "**Green Area**"); and
 - (II) provide and construct such bridges, tunnels, over-passes, underpasses, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (collectively, the "**Structures**")
so that building, vehicular and pedestrian traffic may be carried on the Green Area;
 - (ii) on or before the 31st day of December 2015 or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
 - (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been redelivered to the Government in accordance with Special Condition No. (3) of the Land Grant.
2. The "Green Area" is shown coloured green on the plan under Section E below.
3. The general public has the right to use the Green Area in accordance with the Land Grant.
4. Special Condition No. (3) of the Land Grant stipulates that the Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) of the Land Grant or otherwise.

B. 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

5. Please refer to Section A above.

C. 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

6. 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).

7. Not applicable.

E. Plans that show the location of those facilities and open spaces, and those parts of the land, 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

Plan showing the location of those facilities and open space is appended on page 105 of this sales brochure.

F. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land

8. Special Condition No. (2)(a) of the Land Grant in relation to the "Green Area" as stipulated in the above Section A.

G. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land

Note:

Unless otherwise defined, capitalised terms below have the meaning given to them under the Deed of Mutual Covenant incorporating Management Agreement ("**DMC**") of the Development.

Definitions of Section I of the DMC

"**Communal Areas and Facilities**" means collectively the Common Areas and the Common Facilities.

"**Common Areas**" means collectively the Development Common Areas, the Residential Towers Common Areas, the Residential Houses Common Areas, the Residential Common Areas and the Carpark Common Areas and including the "common parts" as defined in the BMO where appropriate.

"**Development Common Areas**" means those areas or parts of the Land and the Development which are for the common use and benefit of the Owners of the Units and their bona fide visitors including but not limited to the Green Area (prior to the possession of which shall be re-delivered or shall be deemed to have been re-delivered to the Government in accordance with Special Condition No.(3) of the Government Grant).

"**Green Area**" means such portions shown for the purpose of identification only coloured Green on the plan annexed to the Government Grant as referred to in Special Condition No.(2) of the Government Grant.

Clause 2 of Sub-section D of Section III of the DMC

Preparation of annual budget by Manager

An annual budget showing the estimated Management Expenses and the amount of the Manager's Remuneration for the ensuing year shall be prepared by the Manager upon which the contributions towards the Management Expenses payable by the Owners will be based. Every annual budget shall be prepared by the Manager in consultation with the Owner's Committee and in accordance with the procedure set out in paragraph 1 of Schedule 7 to the BMO and shall contain the following parts:

- (a) the Development Management Budget which shall show the estimated expenditure of the management and maintenance of the Development Common Areas and the Development Common Services Facilities;

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

- (b) the Residential Towers Management Budget which shall show the estimated expenditure of management and maintenance of the Residential Towers Common Areas and the Residential Towers Common Services Facilities;
- (c) the Residential Houses Management Budget which shall show the estimated expenditure of management and maintenance of the Residential Houses Common Areas and the Residential Houses Common Services Facilities;
- (d) the Residential Management Budget which shall show the estimated expenditure of management and maintenance of the Residential Common Areas and the Residential Common Services Facilities;
- (e) the Carpark Management Budget which shall show the estimated expenditure of management and maintenance of the Carpark Common Areas and the Carpark Common Services Facilities;
- (f) the Manager's Remuneration; and
- (g) the estimated income.

Subject to Clause 1 of Sub-section D of Section III of the DMC:

- (i) all Owners shall contribute towards the Development Management Expenses in accordance with the Development Management Budget pro rata according to the number of Management Shares allocated to the Units owned by them respectively.
- (ii) the Owners of the Residential Towers shall bear and pay the Residential Towers Management Expenses in accordance with the Residential Towers Management Budget and shall contribute towards the Residential Towers Management Expenses pro rata according to the number of Management Shares allocated to the Flats owned by them respectively.
- (iii) the Owners of the Residential Houses shall bear and pay the Residential Houses Management Expenses in accordance with the Residential Houses Management Budget and shall contribute towards the Residential Houses Management Expenses pro rata according to the number of Management Shares allocated to the Houses owned by them respectively.
- (iv) the Owners of the Residential Portion shall bear and pay the Residential Management Expenses in accordance with the Residential Management Budget and shall contribute towards the Residential Management Expenses pro rata according to the number of Management Shares allocated to the Flats or the Houses owned by them respectively.
- (v) the Owners of the Carpark Units shall bear and pay the Carpark Management Expenses in accordance with the Carpark Management Budget and shall contribute towards the Carpark Management Expenses pro rata according to the number of Management Shares allocated to the Carpark Units owned by them respectively.

The Owners shall make their respective Monthly Payment on a monthly basis and such payment shall be one twelfth of his due proportion of estimated Management Expenses and the Manager's Remuneration as shown in the annual budget for that Financial Year by reference to the Management Shares as stated in paragraph 21 of the "Summary of Deed of Mutual Covenant" of this Sales Brochure regardless of the number of days that particular month has.

Clause 3(d) of Sub-section B of Section III of the DMC

The Manager shall not be personally liable for carrying out any such requirements of the Government Grant as to the maintenance of the Green Area which shall remain the responsibility of the Owners if, having used all reasonable endeavours, he has not been able to collect the costs of the required works from all Owners.

Clause 1(kk) of the Fourth Schedule of the DMC

The Owners shall maintain at the Owners' own expenses the Green Area and the Structures as defined in and required under Special Condition No.(2)(a) of the Government Grant until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No.(3) of the Government Grant.

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

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1. 批地文件特別條款第(2)(a)條規定，承授人須：

(i) 於2015年12月31日或之前或署長批准的其他延長期限，自費按署長批准的方式、材料、標準、水平、定線及設計，並在各方面達至署長滿意程度下：

(I) 在附錄於批地文件的圖則上以綠色顯示的部分（「綠色區域」）鋪設及構建未來公眾道路；及

(II) 提供及建造橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或署長獨有酌情要求的其他構築物（統稱「綠色區域構築物」），

使建築物可興建於綠色區域及讓車輛和行人往來綠色區域；

(ii) 於2015年12月31日或之前或署長批准的其他延長期限，自費在綠色區域鋪路面、鋪路緣及開水道，並提供署長規定的溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通標誌、街道設施及路面標記，以達至署長滿意程度；及

(iii) 自費保養綠色區域連同綠色區域構築物以及在該區域建造、安裝及提供的所有構築物、路面、溝渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記及機械，以達至署長滿意程度，直至按照批地文件特別條款第(3)條將綠色區域交還給政府管有為止。

2. 「綠色區域」在以下E部所述圖則上以綠色顯示。

3. 大眾有權根據批地文件使用綠色區域。

4. 批地文件特別條款第(3)條規定，承授人須於其管有綠色區域的所有合理時候，准許所有政府及公共車輛及行人免費前往及經過綠色區域，並確保該通行權不會受到按照批地文件特別條款第(2)條或其他規定進行的工程干擾或阻礙。

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設施

5. 請參閱上文A部。

C. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的休憩用地

6. 不適用。

D. 發展項目所位於的土地中為施行《建築物（規劃）規例》（第123章，附屬法例F）第22(1)條而撥供公眾用途的任何部分

7. 不適用。

E. 顯示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該等設施及休憩用地及土地中的該等部分的位置的圖則

本售樓說明書第105頁的圖則顯示了公眾使用的設施及休憩用地。

F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

8. 有關「綠色區域」的批地文件特別條款第(2)(a)條如上文A部所規定。

G. 指明住宅物業的每一大廈公契中關於該等設施及休憩用地及土地中的該等部分的條文

附註：

除另有定義外，以下詞語具有發展項目的大廈公契及管理合約（「公契」）中賦予的含意。

公契第I部分的定義

「公用地方及設施」合指公用地方及公用設施。

「公用地方」合指發展項目公用地方、住宅大廈公用地方、住宅獨立屋公用地方、住宅公用地方和停車場公用地方，並且包括《建築物管理條例》（定義見下文）中定義的公用部分（如屬適當）。

「發展項目公用地方」指供單位業主及其真誠訪客共同使用和享用的該土地及發展項目的地方或部分，包括但不限於綠色區域（在根據政府批地文件特別條款第(3)條的規定將其交還或當作交還給政府管有之前）。

「綠色區域」指附錄於政府批地文件的圖則上以綠色顯示僅作識別之用的部分，如政府批地文件特別條款第(2)條所指。

公契第III部分D分部第2條

管理人須編製年度預算

管理人須編製來年的年度預算（當中顯示估計的管理開支及管理人酬金金額），而各業主將據此分擔其應繳的管理開支。管理人須諮詢業主委員會並根據《建築物管理條例》附表7第1段所列的程序編製每份年度預算。每份年度預算須包括以下各部分：

(a) 發展項目管理預算，當中須顯示發展項目公用地方及發展項目公用服務設施估計的管理及保養開支；

(b) 住宅大廈管理預算，當中須顯示住宅大廈公用地方及住宅大廈公用服務設施估計的管理及保養開支；

(c) 住宅獨立屋管理預算，當中須顯示住宅獨立屋公用地方及住宅獨立屋公用服務設施估計的管理及保養開支；

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

- (d) 住宅管理預算，當中須顯示住宅公用地方及住宅公用服務設施估計的管理及保養開支；
- (e) 停車場管理預算，當中須顯示停車場公用地方及停車場公用服務設施估計的管理及保養開支；
- (f) 管理人酬金；及
- (g) 估計收入。

受限於公契第III部分D分部第1條的規定：

- (i) 所有業主須根據分配予彼等各自的單位的管理份數數目，依照發展項目管理預算，按比例分擔發展項目管理開支。
- (ii) 住宅大廈的業主須根據住宅大廈管理預算承擔及支付住宅大廈管理開支，且須根據分配予彼等各自的單位的管理份數數目，按比例分擔住宅大廈管理開支。
- (iii) 住宅獨立屋的業主須根據住宅獨立屋管理預算承擔及支付住宅獨立屋管理開支，且須根據分配予彼等各自的獨立屋的管理份數數目，按比例分擔住宅獨立屋管理開支。
- (iv) 住宅部分的業主須根據住宅管理預算承擔及支付住宅管理開支，且須根據分配予彼等各自的單位或獨立屋的管理份數數目，按比例分擔住宅管理開支。
- (v) 停車場單位的業主須根據停車場管理預算承擔及支付停車場管理開支，且須根據分配予彼等各自的停車場單位的管理份數數目，按比例分擔停車場管理開支。

各業主須按月繳付月費，月費金額為參照本售樓說明書『公契的摘要』第21段所述的管理份數後，該業主應繳的估計管理開支及管理人酬金（如該財政年度的年度預算所示）份額的十二分之一，而不論有關月份的日數。

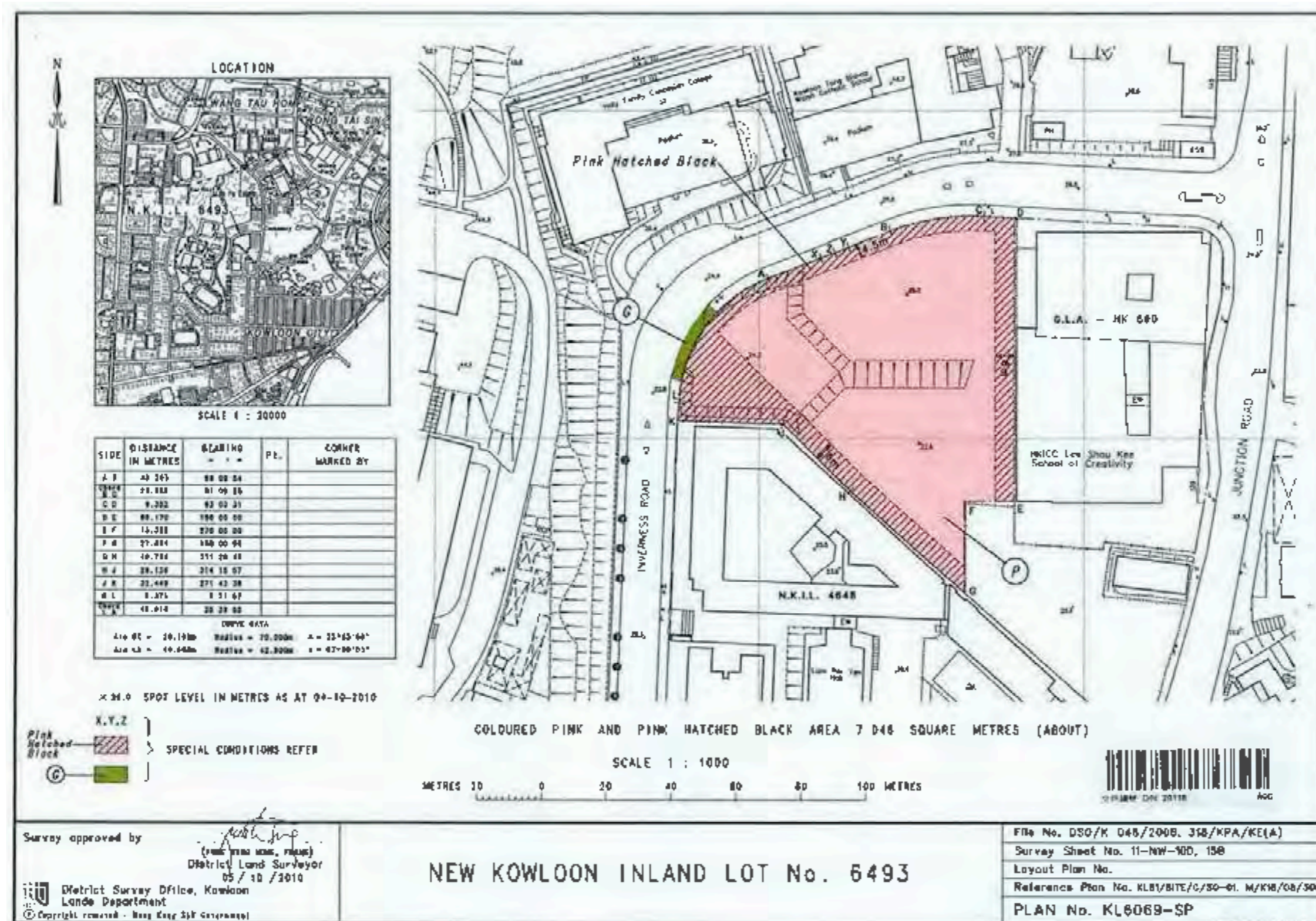
公契第III部分B分部第3(d)條

如果管理人盡了一切合理努力後仍未能向所有業主收取工程所須的費用， 管理人毋須就執行政府批地文件任何有關綠色區域保養事宜的規定承擔個人責任，有關責任須由各業主承擔。

公契附表四第1(kk)條

各業主須自費保養政府批地文件特別條款第(2)(a)條定義及規定的綠色區域和構築物，直至根據政府批地文件特別條款第(3)條將綠色區域交還給政府管有為止。

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



Legend 圖例

Green Area - Location of the "public road" as provided under Special Condition No. (2)(a) of the Land Grant
 綠色區域 - 批地文件特別條款第(2)(a)條所述之「公眾道路」的位置

WARNING TO PURCHASERS

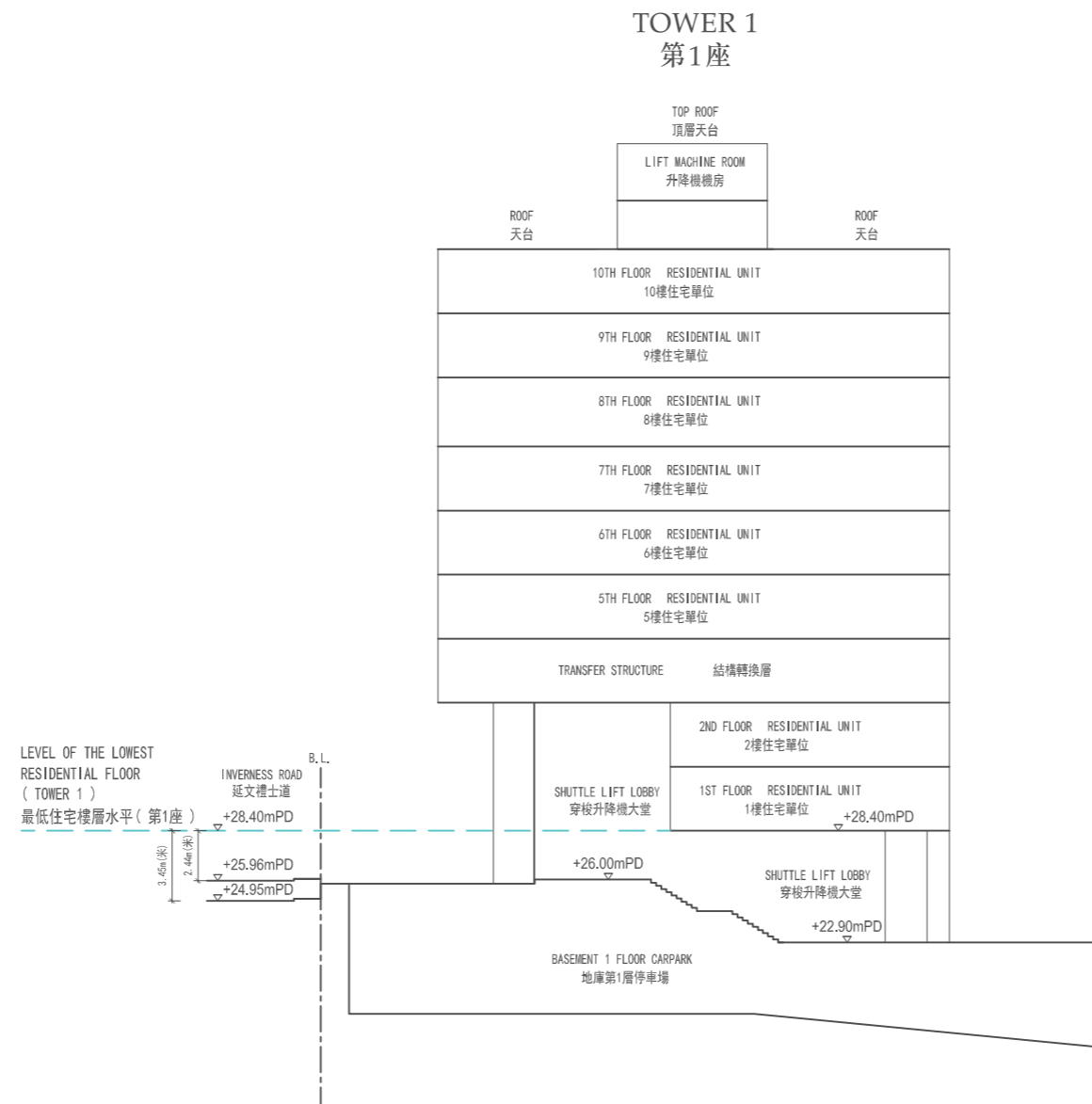
對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser: -
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) that in the case of paragraph 3(ii) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
1. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
 2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：-
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬上述3(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

Key Plan 索引圖



Cross Section Plan A-A 橫截面圖 A-A

Legend 圖例

B.L. - - - - = Boundary Line of the Development
發展項目的界線

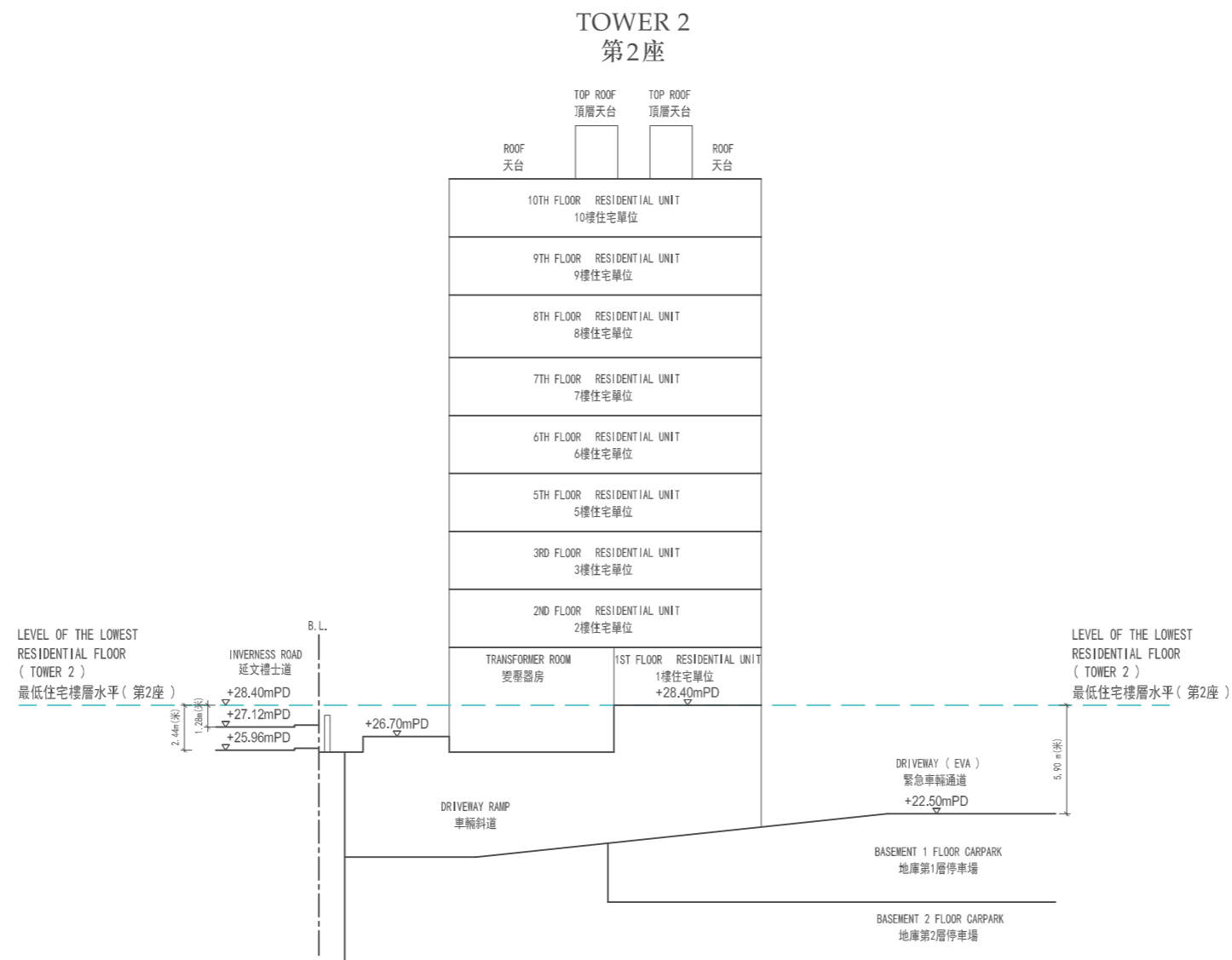
- - - - - = Dotted lines denotes the lowest residential floor
虛線為最低住宅樓層水平

The part of Inverness Road adjacent to Tower 1 of the Development is 24.95 metres to 25.96 metres above the Hong Kong Principal Datum.
毗連發展項目第1座的一段延文禮士道為香港主水平基準以上24.95米至25.96米。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

Key Plan 索引圖



Cross Section Plan B-B 橫截面圖 B-B

Legend 圖例

B.L. --- = Boundary Line of the Development
發展項目的界線

----- = Dotted lines denotes the lowest residential floor
虛線為最低住宅樓層水平

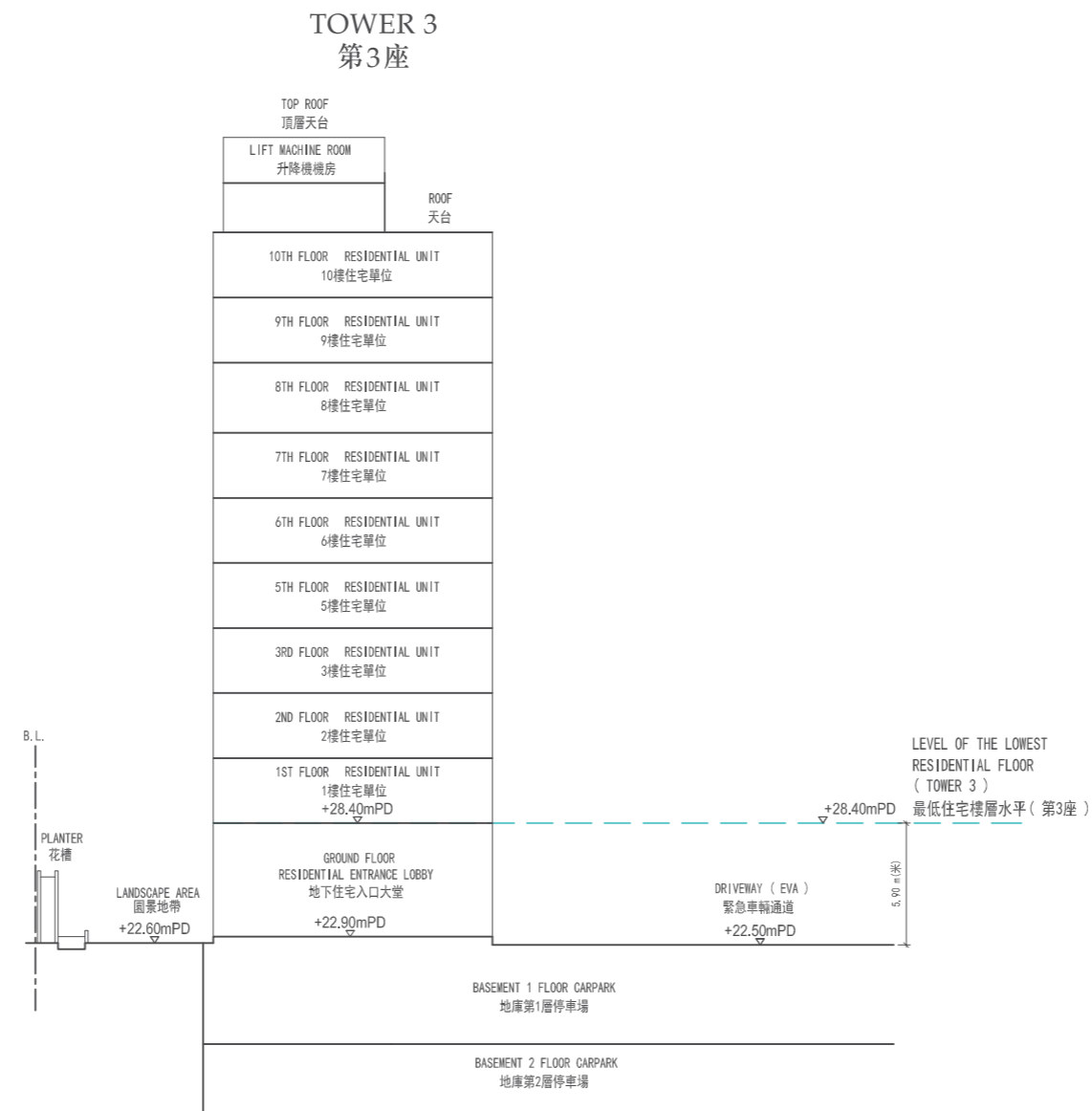
The part of Inverness Road adjacent to Tower 2 of the Development is 25.96 metres to 27.12 metres above the Hong Kong Principal Datum.
毗連發展項目第2座的一段延文禮士道為香港主水平基準以上25.96米至27.12米。

The part of Driveway (EVA) adjacent to Tower 2 of the Development is 22.50 metres above the Hong Kong Principal Datum.
毗連發展項目第2座的一段緊急車輛通道為香港主水平基準以上22.50米。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

Key Plan 索引圖



Cross Section Plan C-C 橫截面圖 C-C

Legend 圖例

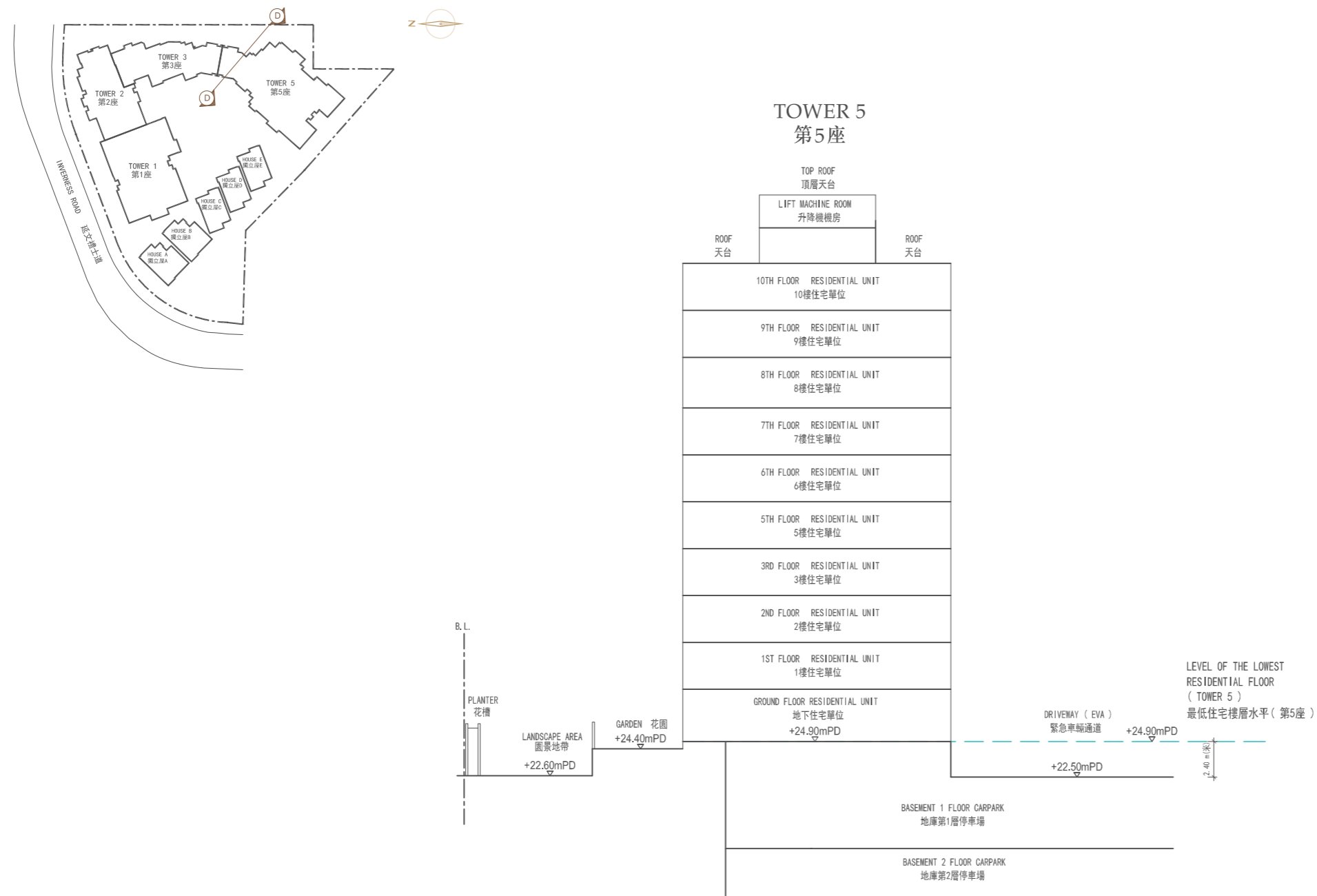
B.L. --- = Boundary Line of the Development
發展項目的界線

- - - - - = Dotted lines denotes the lowest residential floor
虛線為最低住宅樓層水平

The part of Driveway (EVA) adjacent to Tower 3 of the Development is 22.50 metres above the Hong Kong Principal Datum.
毗連發展項目第3座的一段緊急車輛通道為香港主水平基準以上22.50米。

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 D-D 橫截面圖 D-D

Legend 圖例

B.L. - - - - = Boundary Line of the Development
發展項目的界線

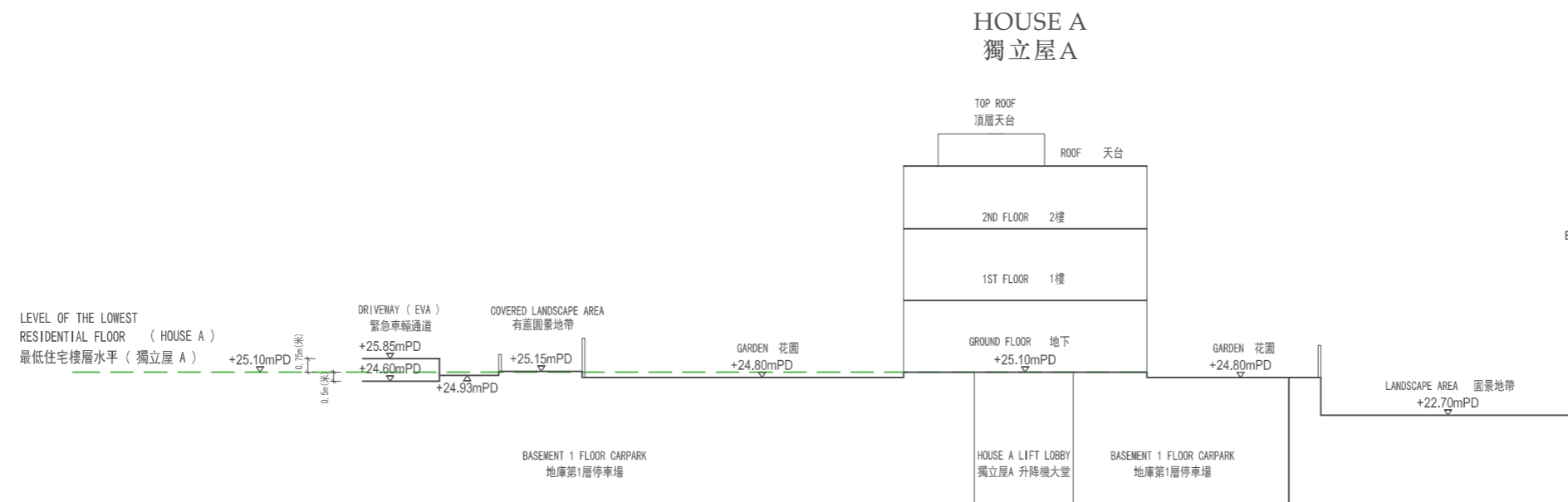
- - - - - = Dotted lines denotes the lowest residential floor
虛線為最低住宅樓層水平

The part of Driveway (EVA) adjacent to Tower 5 of the Development is 22.50 metres above the Hong Kong Principal Datum.
毗連發展項目第5座的一段緊急車輛通道為香港主水平基準以上22.50米。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

Key Plan 索引圖



Cross Section Plan E-E 橫截面圖 E-E

Legend 圖例

B.L. - - - - = Boundary Line of the Development
發展項目的界線

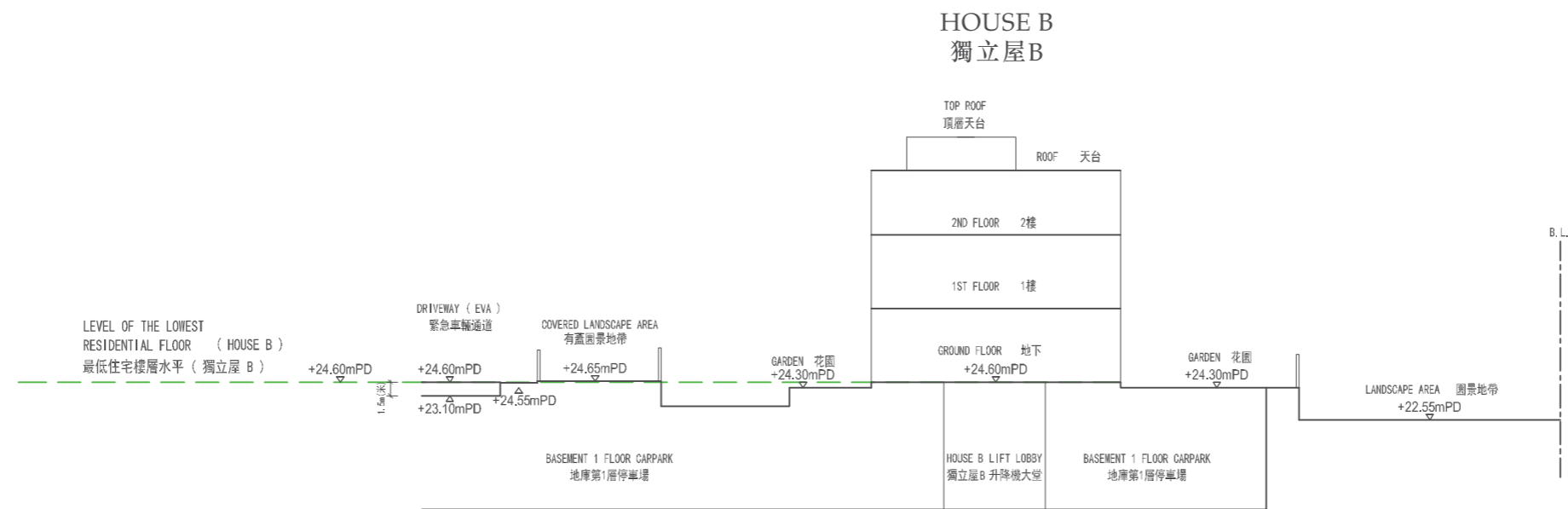
- - - - - = Dotted lines denotes the lowest residential floor
虛線為最低住宅樓層水平

The part of Driveway (EVA) adjacent to House A of the Development is 24.60 metres to 25.85 metres above the Hong Kong Principal Datum.
毗連發展項目獨立屋A的一段緊急車輛通道為香港主水平基準以上24.60米至25.85米。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

Key Plan 索引圖



Cross Section Plan F-F 橫截面圖 F-F

Legend 圖例

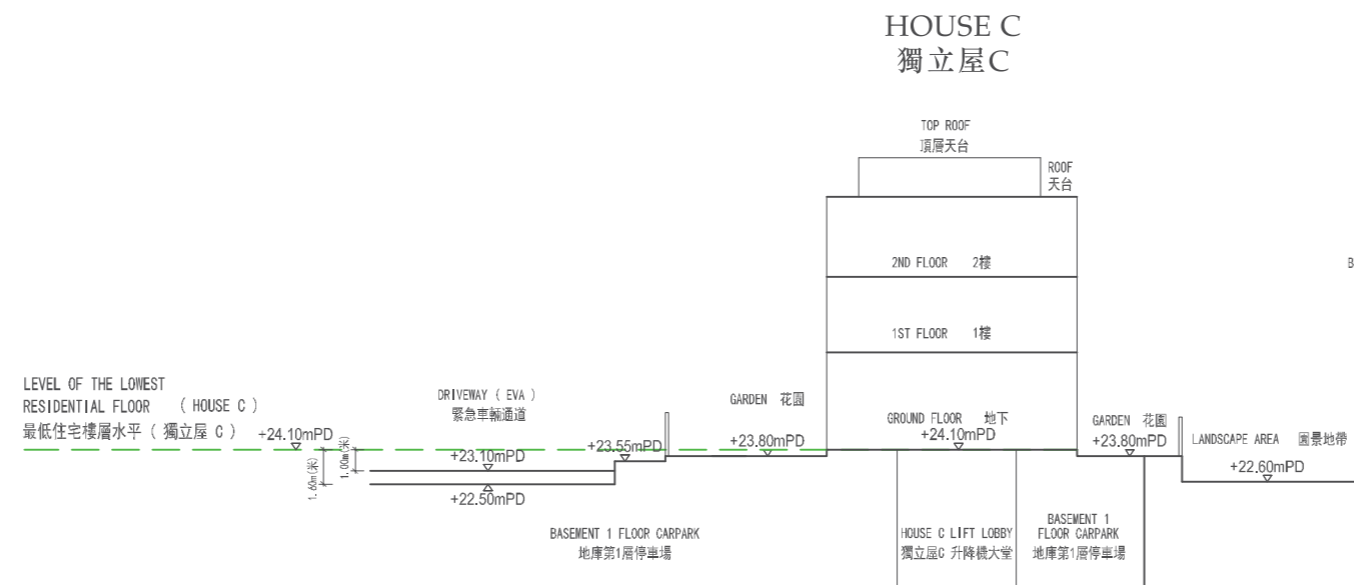
B.L. - - - - = Boundary Line of the Development
發展項目的界線

- - - - - = Dotted lines denotes the lowest residential floor
虛線為最低住宅樓層水平

The part of Driveway (EVA) adjacent to House B of the Development is 24.10 metres to 24.85 metres above the Hong Kong Principal Datum.
毗連發展項目獨立屋B的一段緊急車輛通道為香港主水平基準以上24.10米至24.85米。

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

Key Plan 索引圖



Cross Section Plan G-G 橫截面圖 G-G

Legend 圖例

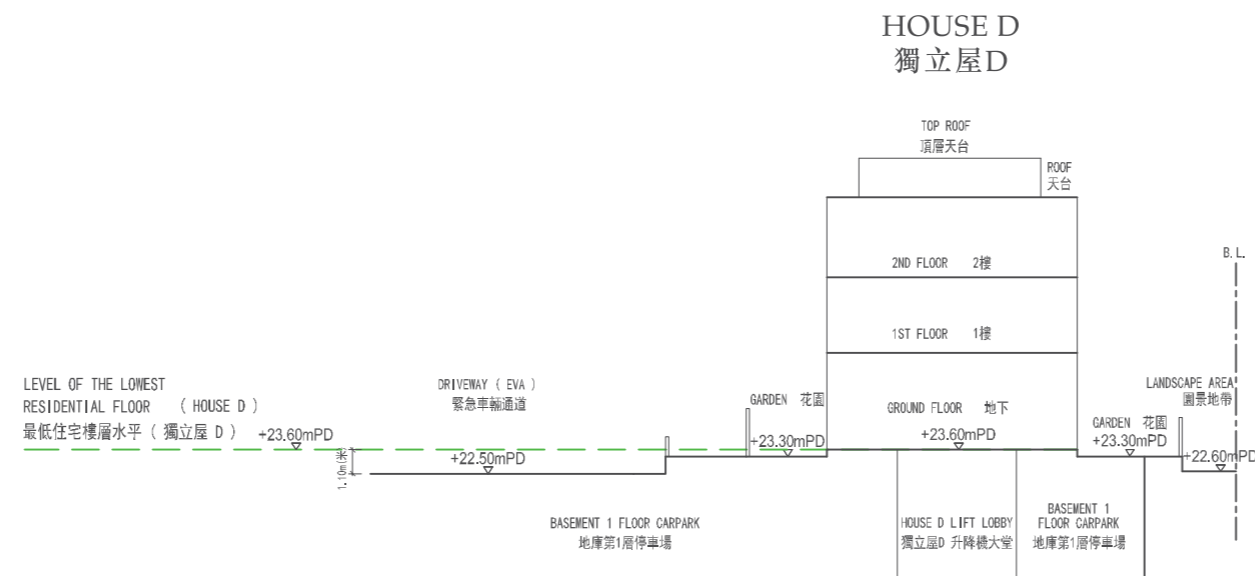
B.L. - - - - = Boundary Line of the Development
發展項目的界線

- - - - - = Dotted lines denotes the lowest residential floor
虛線為最低住宅樓層水平

The part of Driveway (EVA) adjacent to House C of the Development is 22.50 metres to 23.10 metres above the Hong Kong Principal Datum.
毗連發展項目獨立屋C的一段緊急車輛通道為香港主水平基準以上22.50米至23.10米。

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

Key Plan 索引圖



Cross Section Plan H-H 橫截面圖 H-H

Legend 圖例

B.L. - - - - = Boundary Line of the Development
發展項目的界線

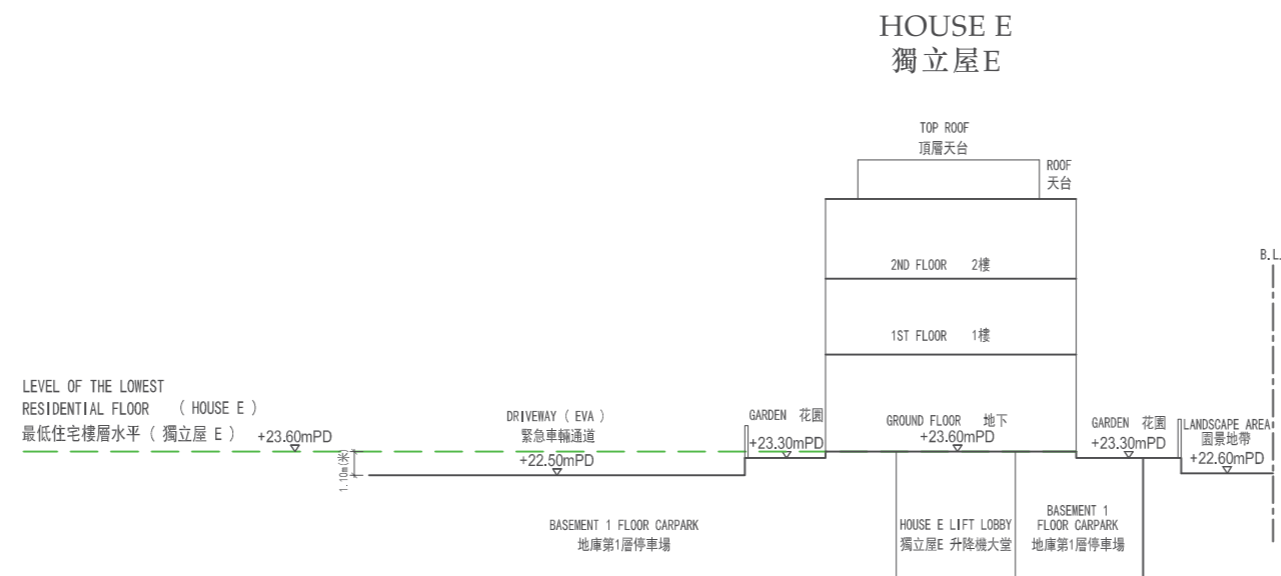
- - - - - = Dotted lines denotes the lowest residential floor
虛線為最低住宅樓層水平

The part of Driveway (EVA) adjacent to House D of the Development is 22.50 metres above the Hong Kong Principal Datum.

毗連發展項目獨立屋D的一段緊急車輛通道為香港主水平基準以上22.50米。

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

Key Plan 索引圖



Cross Section Plan J-J 橫截面圖 J-J

Legend 圖例

B.L. - - - - = Boundary Line of the Development
發展項目的界線

- - - - - = Dotted lines denotes the lowest residential floor
虛線為最低住宅樓層水平

The part of Driveway (EVA) adjacent to House E of the Development is 22.50 metres above the Hong Kong Principal Datum.

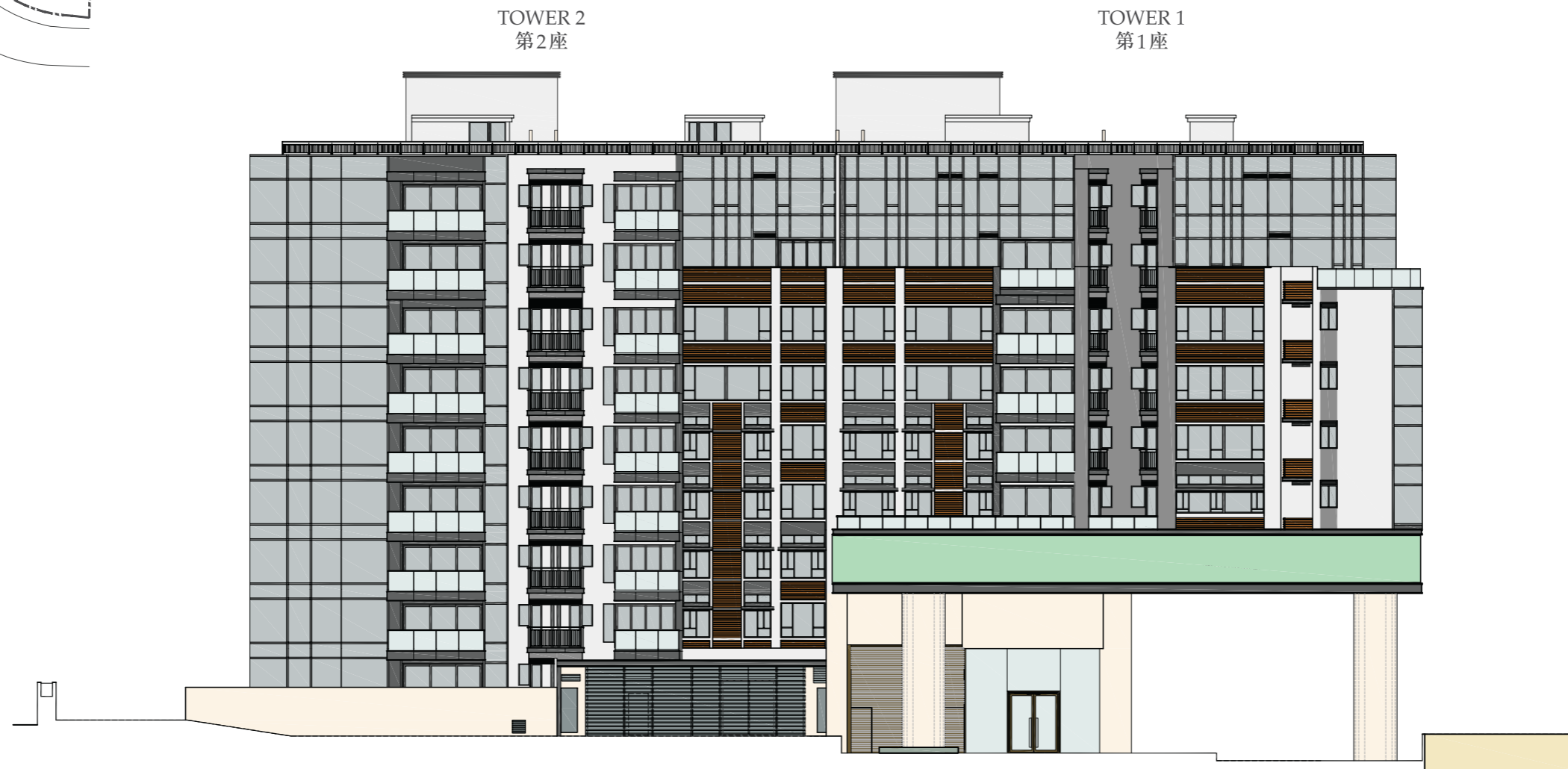
毗連發展項目獨立屋E的一段緊急車輛通道為香港主水平基準以上22.50米。

ELEVATION PLAN 立面圖

Key Plan 索引圖



Elevation 1
立面圖 1



The Authorized Person for the Development has certified that the elevations as shown on this plan:
1. are prepared on the basis of the approved building plans for the Development as of 12th February 2016; and
2. are in general accordance with the outward appearance of the Development.

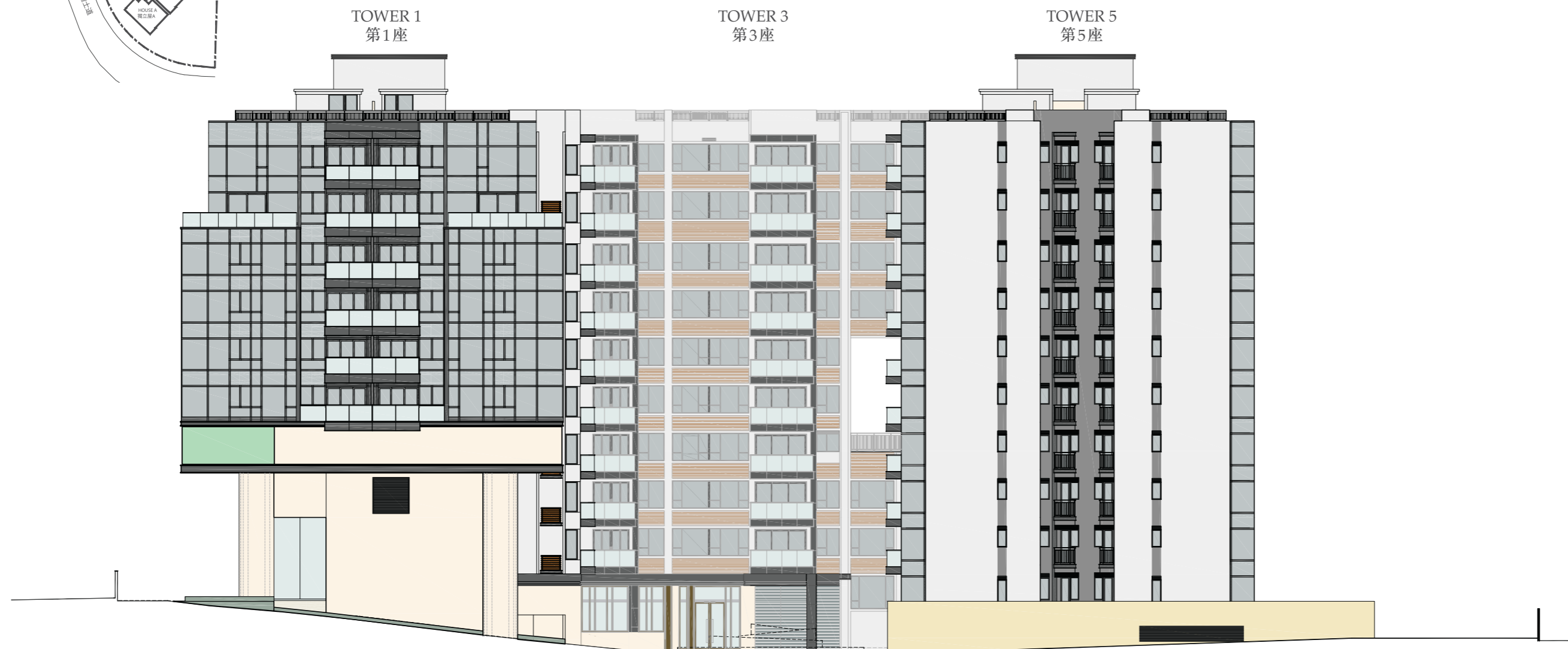
發展項目的認可人士已證明本圖所顯示的立面：
1. 以2016年2月12日發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

Key Plan 索引圖



Elevation 2
立面圖 2

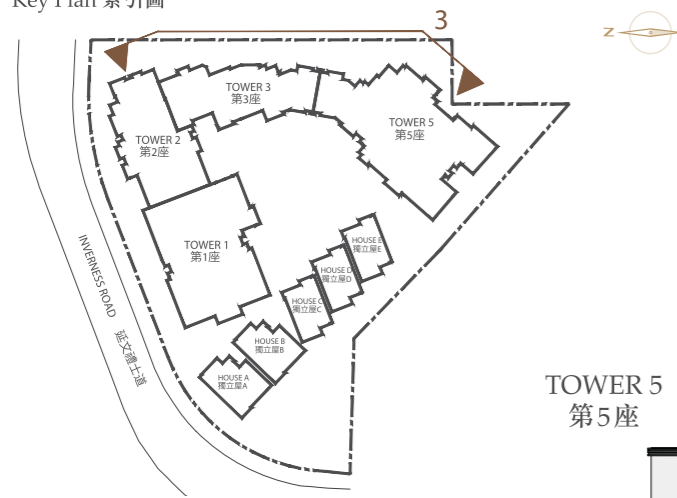


The Authorized Person for the Development has certified that the elevations as shown on this plan:
1. are prepared on the basis of the approved building plans for the Development as of 12th February 2016; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2016年2月12日發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

Key Plan 索引圖



Elevation 3
立面圖 3



The Authorized Person for the Development has certified that the elevations as shown on this plan:
1. are prepared on the basis of the approved building plans for the Development as of 12th February 2016; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2016年2月12日發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

Key Plan 索引圖



Elevation 4
立面圖 4

TOWER 3
第3座

TOWER 5
第5座



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2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2016年2月12日發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

Key Plan 索引圖



Elevation 5
立面圖 5



Elevation 6
立面圖 6



The Authorized Person for the Development has certified that the elevations as shown on this plan:

1. are prepared on the basis of the approved building plans for the Development as of 12th February 2016; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2016年2月12日發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

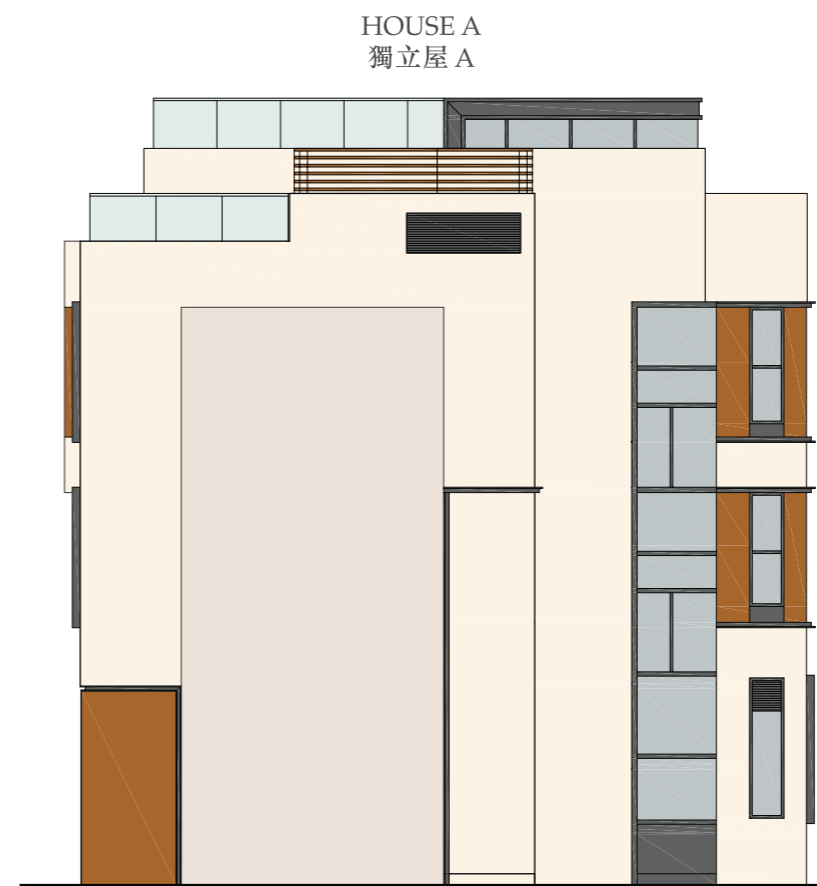
Key Plan 索引圖



Elevation 7
立面圖 7



Elevation 8
立面圖 8



The Authorized Person for the Development has certified that the elevations as shown on this plan:
1. are prepared on the basis of the approved building plans for the Development as of 12th February 2016; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2016年2月12日發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

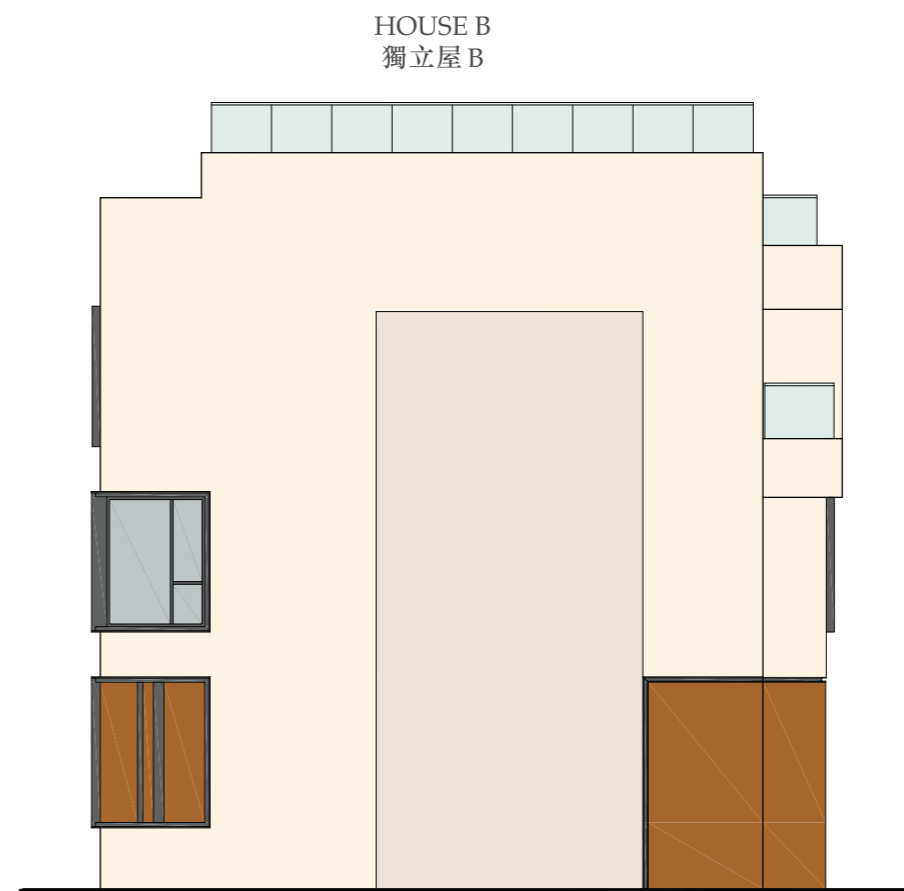
Key Plan 索引圖



Elevation 9
立面圖 9



Elevation 10
立面圖 10



The Authorized Person for the Development has certified that the elevations as shown on this plan:
1. are prepared on the basis of the approved building plans for the Development as of 12th February 2016; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2016年2月12日發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

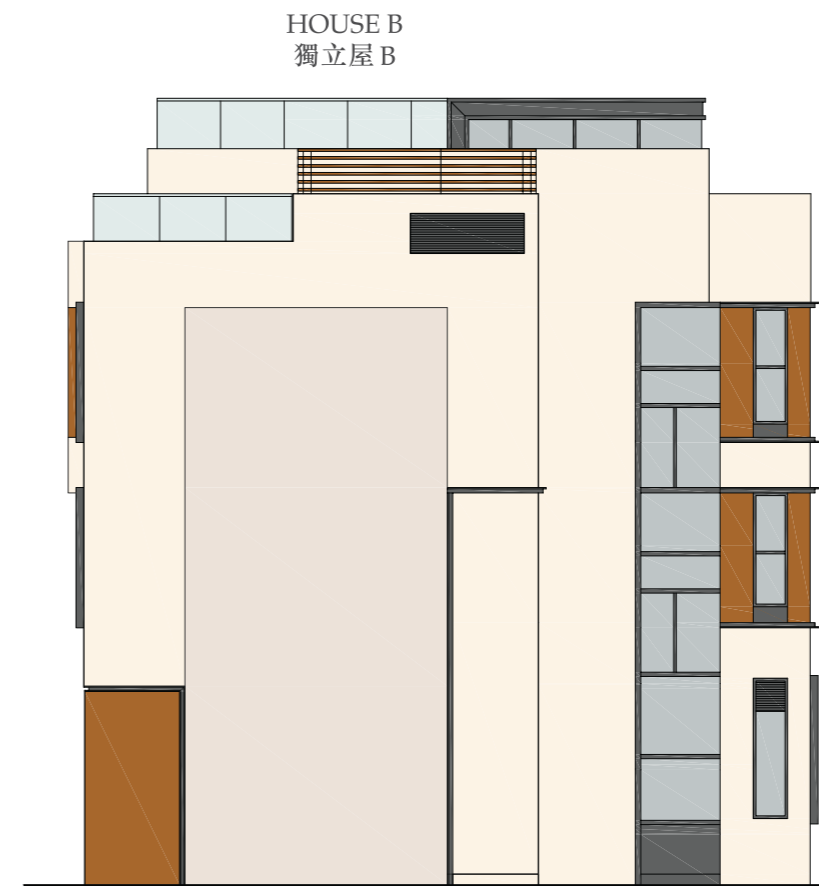
Key Plan 索引圖



Elevation 11
立面圖 11



Elevation 12
立面圖 12



The Authorized Person for the Development has certified that the elevations as shown on this plan:
1. are prepared on the basis of the approved building plans for the Development as of 12th February 2016; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2016年2月12日發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

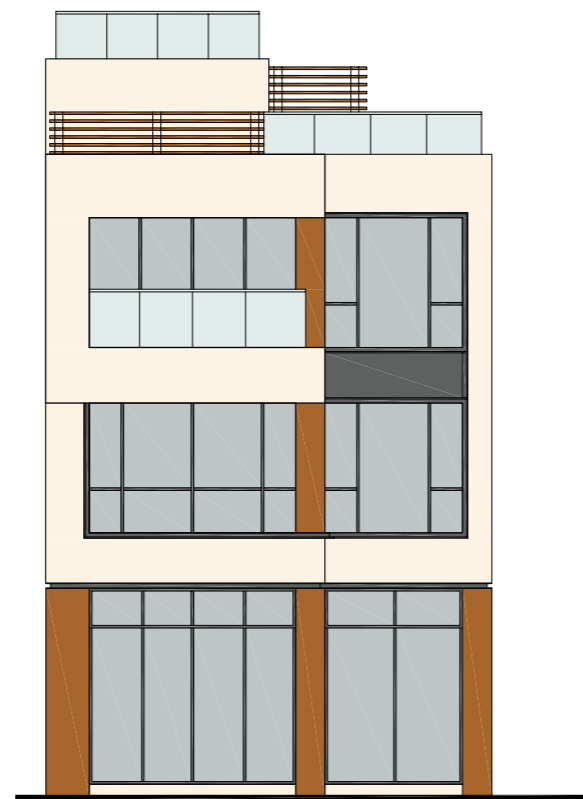
ELEVATION PLAN 立面圖

Key Plan 索引圖



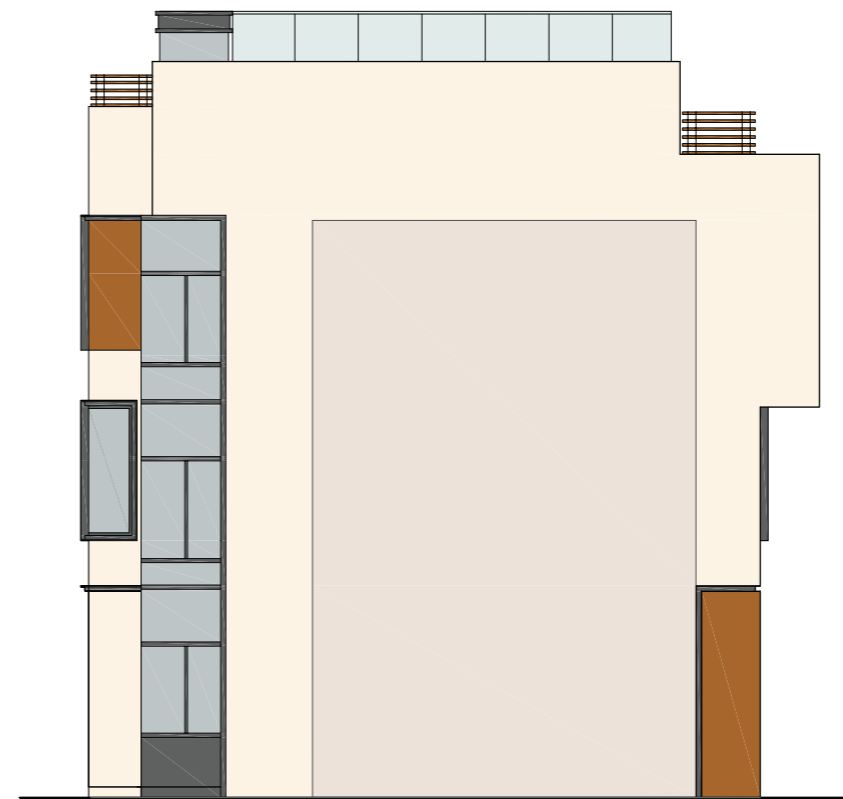
Elevation 13
立面圖 13

HOUSE C
獨立屋 C



Elevation 14
立面圖 14

HOUSE C
獨立屋 C



The Authorized Person for the Development has certified that the elevations as shown on this plan:

1. are prepared on the basis of the approved building plans for the Development as of 12th February 2016; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

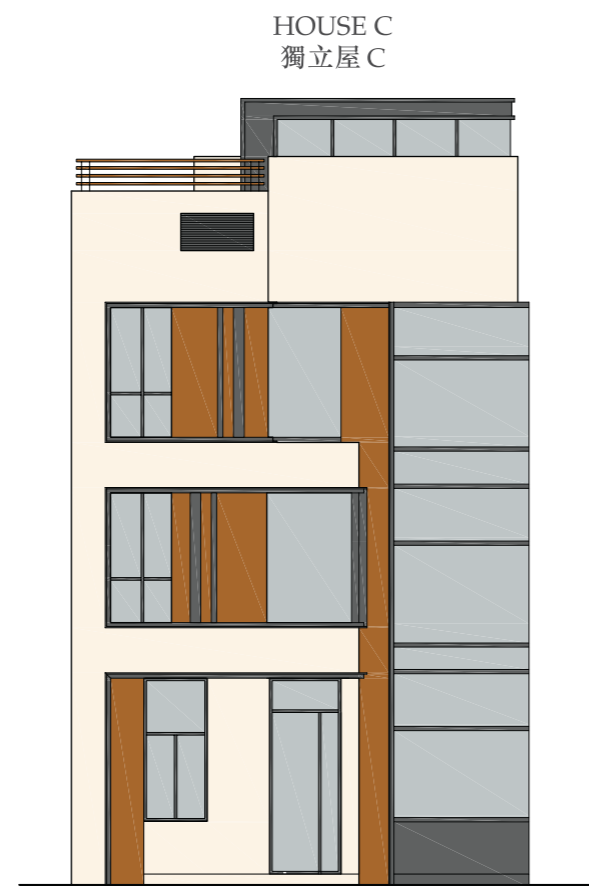
1. 以2016年2月12日發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

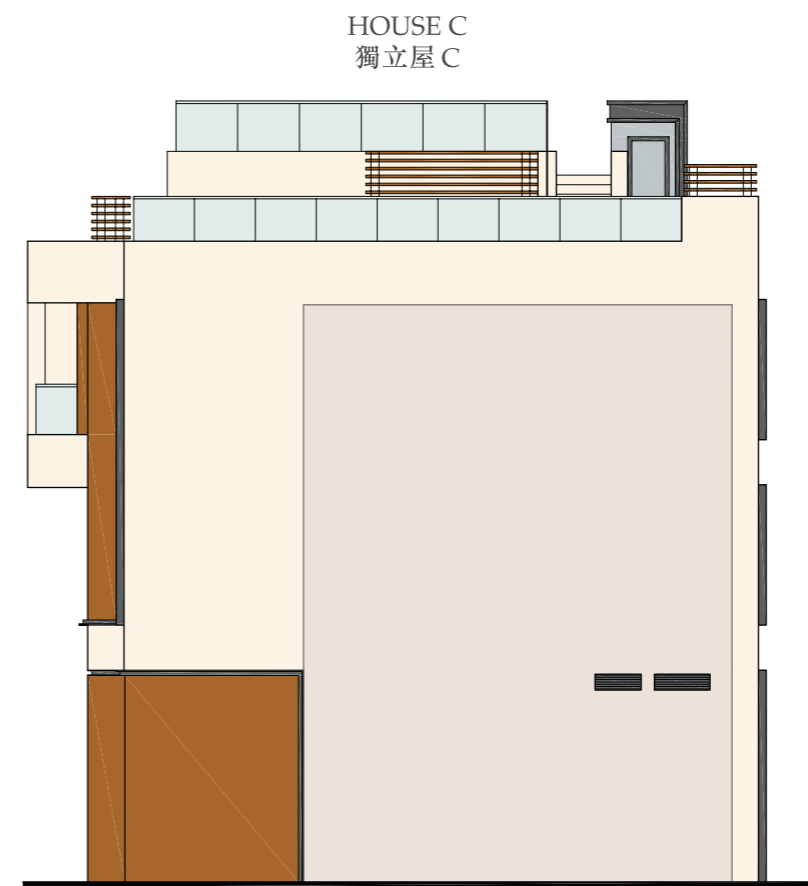
Key Plan 索引圖



Elevation 15
立面圖 15



Elevation 16
立面圖 16



The Authorized Person for the Development has certified that the elevations as shown on this plan:

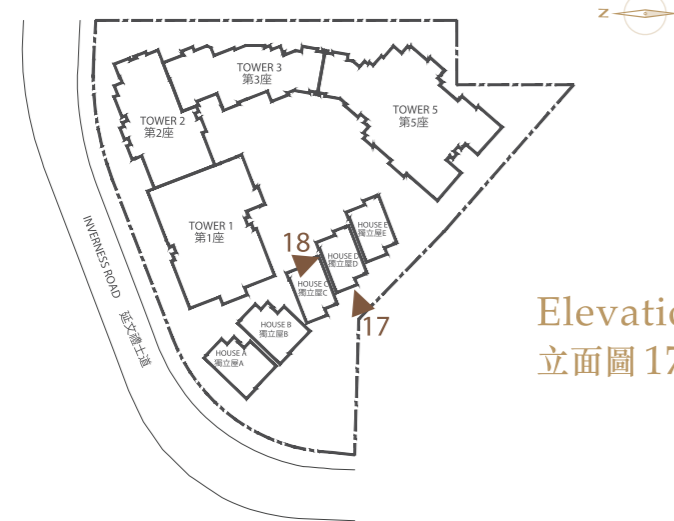
1. are prepared on the basis of the approved building plans for the Development as of 12th February 2016; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

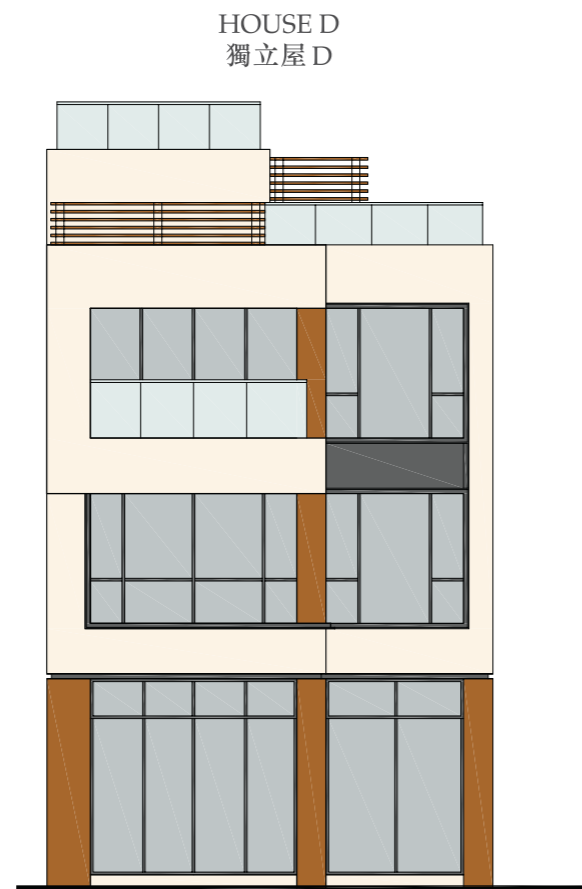
1. 以2016年2月12日發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

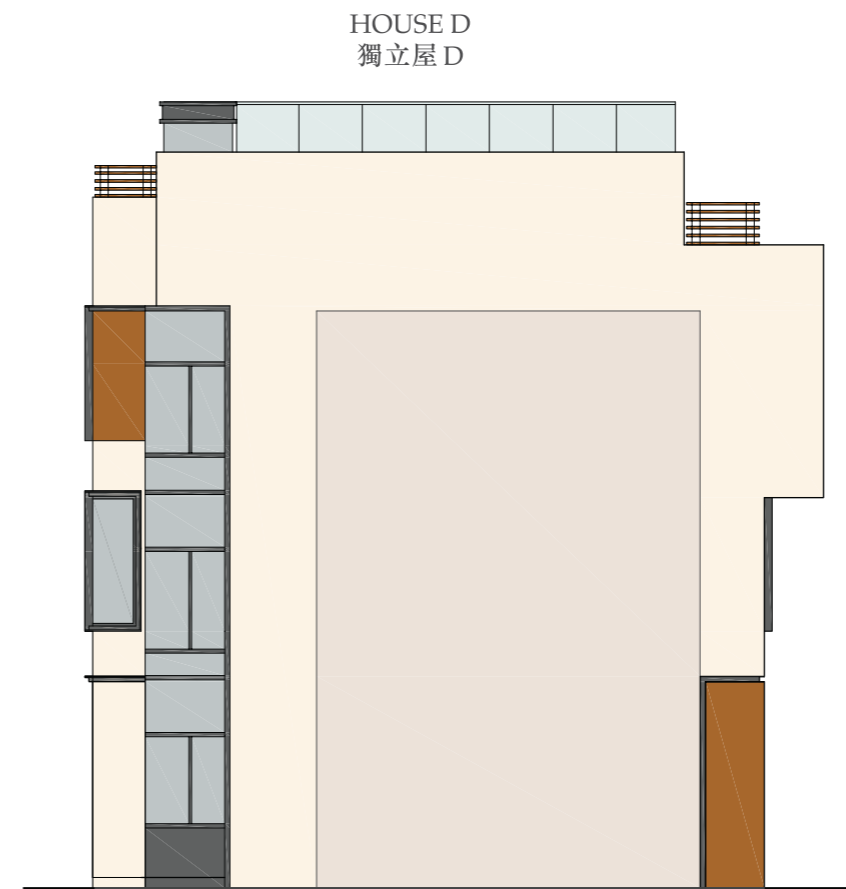
Key Plan 索引圖



Elevation 17
立面圖 17



Elevation 18
立面圖 18



The Authorized Person for the Development has certified that the elevations as shown on this plan:
1. are prepared on the basis of the approved building plans for the Development as of 12th February 2016; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2016年2月12日發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

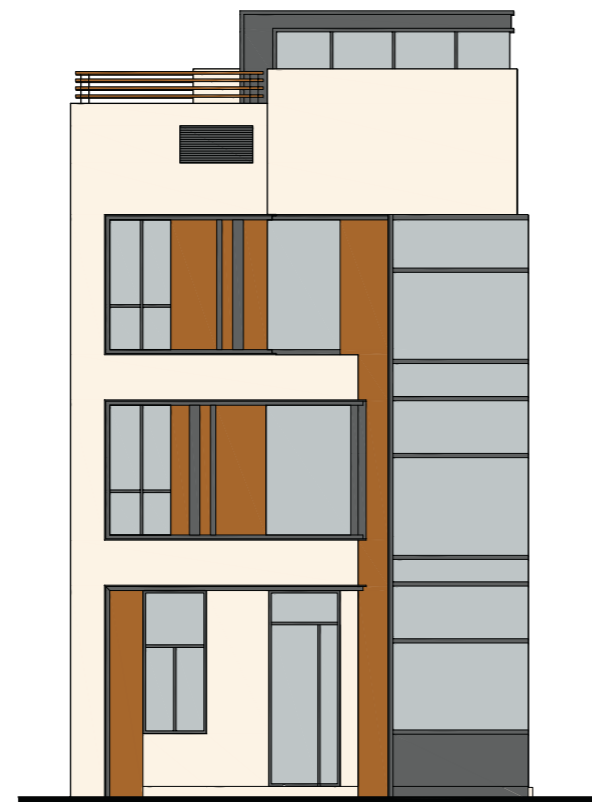
ELEVATION PLAN 立面圖

Key Plan 索引圖



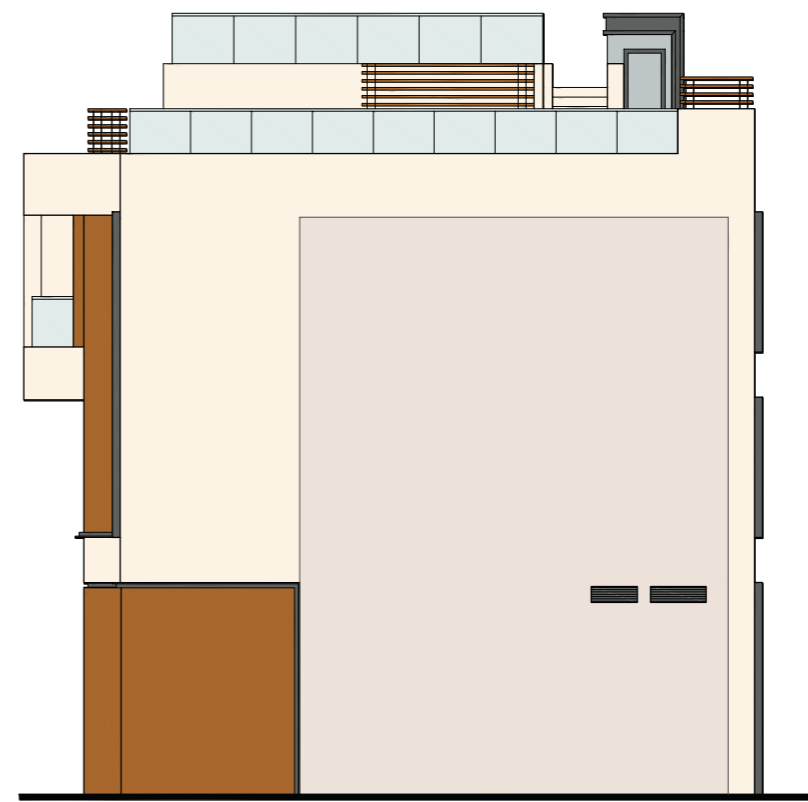
Elevation 19
立面圖 19

HOUSE D
獨立屋 D



Elevation 20
立面圖 20

HOUSE D
獨立屋 D



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1. are prepared on the basis of the approved building plans for the Development as of 12th February 2016; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2016年2月12日發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

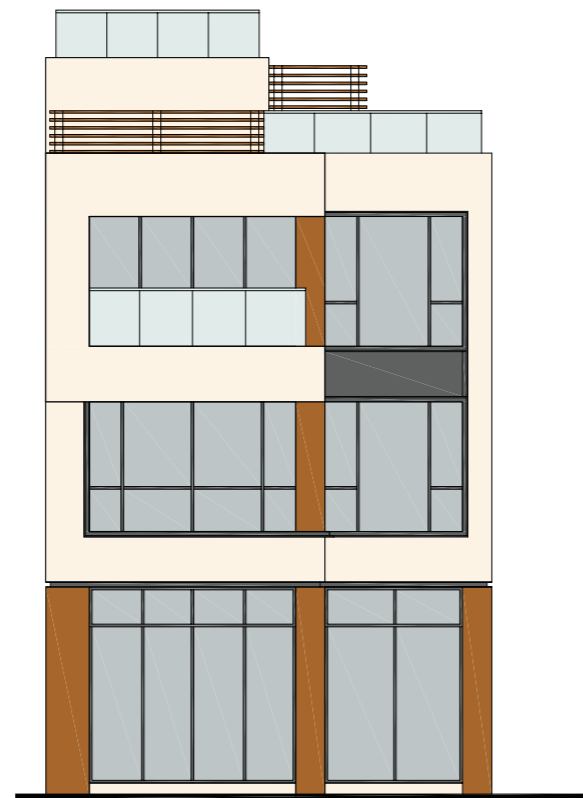
ELEVATION PLAN 立面圖

Key Plan 索引圖



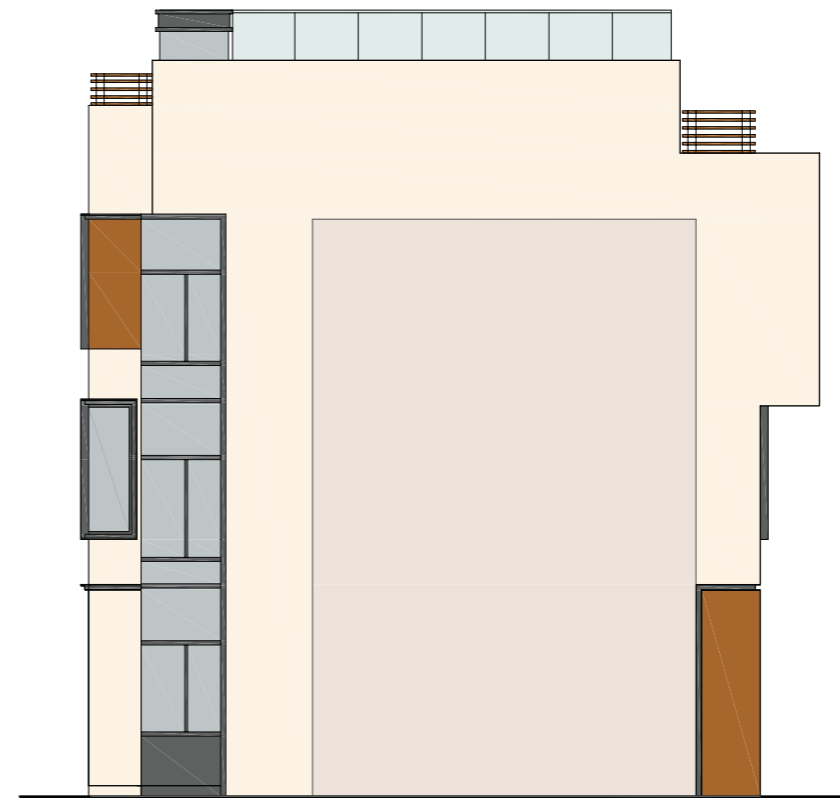
Elevation 21
立面圖 21

HOUSE E
獨立屋 E



Elevation 22
立面圖 22

HOUSE E
獨立屋 E



The Authorized Person for the Development has certified that the elevations as shown on this plan:

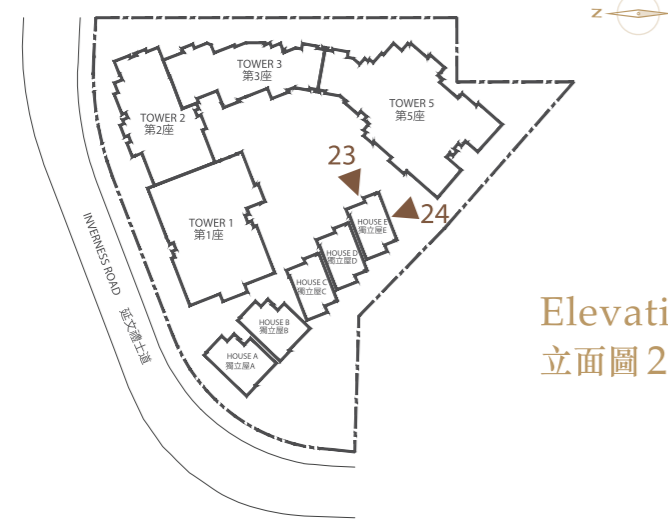
1. are prepared on the basis of the approved building plans for the Development as of 12th February 2016; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2016年2月12日發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

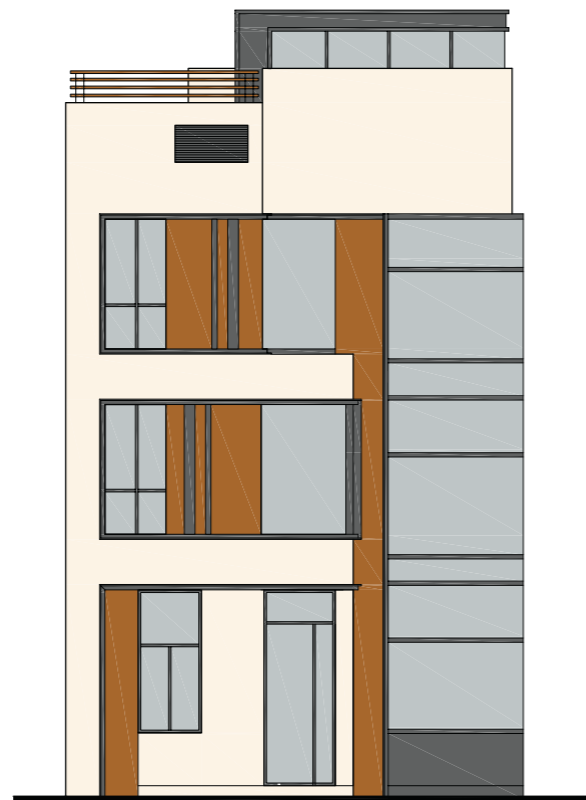
ELEVATION PLAN 立面圖

Key Plan 索引圖



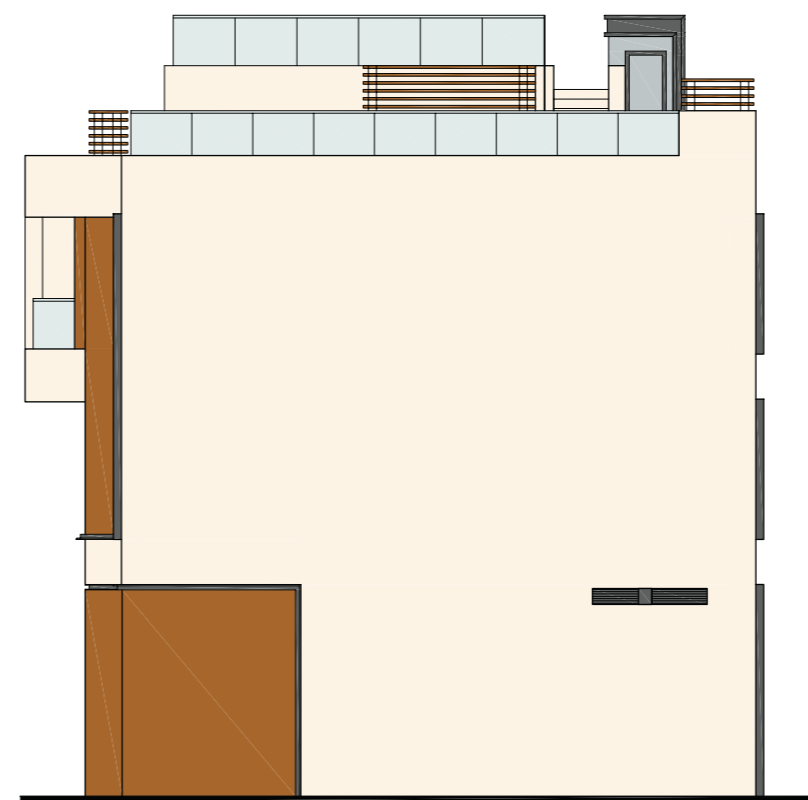
Elevation 23
立面圖 23

HOUSE E
獨立屋 E



Elevation 24
立面圖 24

HOUSE E
獨立屋 E



The Authorized Person for the Development has certified that the elevations as shown on this plan:
1. are prepared on the basis of the approved building plans for the Development as of 12th February 2016; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2016年2月12日發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

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

Category of Common Facilities 公用設施的類別	Floor 樓層		Covered 有蓋	Uncovered 無蓋	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	Basement 1 & Ground Floor 地庫1層及地下	sq. ft 平方呎	11,324	-	11,324
		sq. m 平方米	1,052.044	-	1,052.044
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	3 rd Floor of Tower 3 第3座3樓	sq. ft 平方呎	2,121	-	2,121
		sq. m 平方米	197.053	-	197.053
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	Ground Floor 地下	sq. ft 平方呎	5,375	32,591	37,966
		sq. m 平方米	499.370	3,027.794	3,527.164

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

備註：上述以平方呎標示之面積均以1平方米=10.764平方呎換算，並以四捨五入至整數。

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

1. The address of the website on which a copy of the Outline Zoning Plan relating to the Development is available at: www.ozp.tpb.gov.hk
2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold. The inspection is free of charge.

1. 關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。無須為閱覽付費。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

TOWERS

1. EXTERIOR FINISHES		
	Item	Description
(a)	External Wall	<p>External Wall of Tower Finished with aluminum cladding, aluminum grilles, curtain wall, aluminum louvre, aluminum acoustic fins, aluminum features and ceramic tiles.</p> <p>External Wall of Podium Finished with natural stone, aluminum cladding, aluminum grille and ceramic tile.</p>
(b)	Window	<p>Aluminum frames fitted with grey tinted glass for window (if installed) in Living Room, Kitchen, Bedroom, Utility and Store Room. (Except for Utility and Store Room of Flat A of 3rd Floor of Tower 3)</p> <p>Aluminum frames fitted with acid etched grey tinted glass for window (if installed) in Bathroom, Walk-in Closet and Utility and Store Room of Flat A of 3rd Floor of Tower 3.</p>
(c)	Bay Window	Material of bay window is reinforced concrete. Bay window sill is finished with natural stone.
(d)	Planter	Exterior of planter is finished with homogeneous tiles.
(e)	Verandah or Balcony	Each of the balconies (if any) is covered. Balcony is fitted with glass balustrade with aluminum top rail. Balcony floor is finished with homogeneous tiles. Wall is finished with ceramic tiles. Ceiling is finished with exterior paint. There is no verandah in the Development.
(f)	Drying Facilities for Clothing	Movable metal drying rack is provided for each flat.
2. INTERIOR FINISHES		
	Item	Description
(a)	Lobby	<p>Residential Tower Entrance Lobby Lobby is finished in natural stone flooring with gypsum board false ceiling finished with tinted mirror and timber veneer. Walls are finished with natural stone, artificial stone, fabric, tinted mirror, timber veneer and decorated with stainless steel feature.</p> <p>Residential Tower 1 Shuttle Lift Lobby Lobby is finished in natural stone flooring with gypsum board false ceiling. Walls are finished with natural stone, fabric, timber veneer, mirror and decorated with stainless steel feature.</p> <p>Residential Tower Typical Lift Lobby Lobby is finished in natural stone flooring with gypsum board false ceiling finished with tinted mirror and timber veneer. Walls are finished with natural stone, porcelain tile, tinted mirror, synthetic fabric, timber veneer and decorated with stainless steel feature.</p>

住宅大廈

1. 外部裝修物料		
	細項	描述
(a)	外牆	<p>大廈外牆 外牆以鋁質蓋層、鋁質梳子、幕牆、鋁質百葉、鋁質隔聲鱗、鋁質建築裝飾及瓷磚鋪砌。</p> <p>基座外牆 外牆以天然石、鋁質蓋層、鋁質梳子及瓷磚鋪砌。</p>
(b)	窗	<p>鋁質窗框配以透灰玻璃(如有窗)於客廳、廚房、睡房、工作間及儲物間之窗戶。(除第3座3樓A室之工作間及儲物間)</p> <p>鋁質窗框配以酸蝕刻透灰玻璃(如有窗)於浴室、衣帽間及第3座3樓A室之工作間及儲物間之窗戶。</p>
(c)	窗台	窗台用料為鋼筋混凝土。 窗台鋪砌天然石材。
(d)	花槽	花槽外鋪砌均質磚。
(e)	陽台或露台	每個露台(如有)為有蓋。露台配設玻璃欄杆及鋁質扶手。露台地台以均質磚鋪砌。牆身以瓷磚鋪砌。天花塗上戶外漆。 發展項目內沒有陽台。
(f)	乾衣設施	每個室均設有金屬製活動式掛衣架。
2. 室內裝修物料		
	細項	描述
(a)	大堂	<p>住宅大廈入口大堂 大堂以天然石鋪砌地板。假天花以石膏板裝設配以有色鏡及木皮飾面。牆身以天然石、人造石、布料、有色鏡及木皮飾面鋪砌，並以不銹鋼特色條作裝飾。</p> <p>住宅大廈第1座穿梭升降機大堂 大堂地板以天然石鋪砌並以石膏板裝設假天花。牆身以天然石、布料、鏡材及木皮飾面鋪砌，並以不銹鋼特色條作裝飾。</p> <p>住宅大廈升降機大堂 大堂地板以天然石鋪砌並以石膏板裝設假天花及配以有色鏡及木皮飾面。牆身以天然石、瓷磚、有色鏡、纖維布及木皮飾面鋪砌，並以不銹鋼特色條作裝飾。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

TOWERS

2. INTERIOR FINISHES		
	Item	Description
(a)	Lobby	<p>Basement 1 Car Park Residential Lift Lobby of Tower 3 and Tower 5 Lobby is finished with natural stone flooring with gypsum board false ceiling. Walls are finished with natural stone, porcelain tile, timber veneer and decorated with stainless steel feature.</p> <p>Basement 2 Car Park Residential Lift Lobby Lobby is finished with natural stone flooring with gypsum board and mirror false ceiling. Walls are finished with natural stone, porcelain tile, timber veneer, mirror and decorated with stainless steel feature.</p>
(b)	Internal Wall and Ceiling (Except Flat C of 7 th Floor of Tower 3, Flat A of 9 th Floor of Tower 5 and Flat B of 10 th Floor of Tower 5)	<p>Internal Wall Plaster with emulsion paint to exposed walls in Living Room, Dining Room and Bedroom.</p> <p>Ceiling Plaster with emulsion paint to exposed ceiling in Living Room, Dining Room and Bedroom. Gypsum board bulkhead and gypsum board false ceiling with emulsion paint in partial areas.</p>
	Internal Wall and Ceiling (Flat C of 7 th Floor of Tower 3 and Flat A of 9 th Floor of Tower 5)	<p>Internal Wall Plaster with emulsion paint to exposed walls in Living Room, Dining Room and Bedroom. Wall covering and stainless steel decorative material installed in partial areas.</p> <p>Ceiling Plaster with emulsion paint to exposed ceiling in Living Room, Dining Room and Bedroom. Gypsum board bulkhead and gypsum board false ceiling with emulsion paint in partial areas.</p>
	Internal Wall and Ceiling (Flat B of 10 th Floor of Tower 5)	<p>Internal Wall Living Room and Dining Room (except those areas covered by cabinets) are finished with timber veneer, fabric, natural stone, mirror, glass and stainless steel trim up to the line of false ceiling. Bedroom 1 (except those areas covered by cabinets) is finished with glass, leather, mirror, wallpaper, wire mesh and stainless steel trim up to the line of false ceiling. Bedroom 2 (except those areas covered by cabinets) is finished with fabric, timber veneer, special paint, natural stone, mirror and stainless steel trim up to the line of false ceiling. Master Bedroom and Walk-in Closet (except those areas covered by cabinets) are finished with timber veneer, mirror, glass, fabric, wallpaper and stainless steel trim up to the line of false ceiling.</p> <p>Ceiling Gypsum Board false ceiling of Living Room, Dining Room and Bedrooms are finished with emulsion paint.</p>

住宅大廈

2. 室內裝修物料		
	細項	描述
(a)	大堂	<p>第3座及第5座地庫1層停車場住宅升降機大堂 大堂地板以天然石鋪砌並以石膏板裝設假天花。牆身以天然石、瓷磚及木皮飾面鋪砌，並以不銹鋼特色條作裝飾。</p> <p>地庫2層停車場住宅升降機大堂 大堂地板以天然石鋪砌並以石膏板及鏡材裝設假天花。牆身以天然石、瓷磚、木皮飾面及鏡材鋪砌，並以不銹鋼特色條作裝飾。</p>
(b)	內牆及天花板 (第3座7樓C室、第5座9樓A室及第5座10樓B室除外)	<p>內牆 所有客廳、飯廳及睡房牆身外露範圍批盪後髹上乳膠漆。</p> <p>天花 所有客廳、飯廳及睡房天花外露範圍批盪後髹上乳膠漆。部份範圍裝設髹乳膠漆的石膏板假陣及石膏假天花。</p>
	內牆及天花板 (第3座7樓C室及第5座9樓A室)	<p>內牆 所有客廳、飯廳及睡房牆身外露範圍批盪後髹上乳膠漆。部份範圍裝設牆紙及不銹鋼裝飾。</p> <p>天花 所有客廳、飯廳及睡房天花外露範圍批盪後髹上乳膠漆。部份範圍裝設髹乳膠漆的石膏板假陣及石膏板假天花。</p>
	內牆及天花板 (第5座10樓B室)	<p>內牆 客廳及飯廳(櫃背牆身除外)以木皮飾面、布、天然石、鏡、玻璃及不銹鋼條裝飾鋪砌至假天花底。 睡房1(櫃背牆身除外)以玻璃、皮革、鏡、牆紙、金屬網及不銹鋼條裝飾鋪砌至假天花底。 睡房2(櫃背牆身除外)以布、木皮飾面、特色油、天然石、鏡及不銹鋼條裝飾鋪砌至假天花底。 主人睡房及衣帽間(櫃背牆身除外)以木皮飾面、鏡、玻璃、布、牆紙及不銹鋼條裝飾鋪砌至假天花底。</p> <p>天花 客廳、飯廳及睡房的石膏板假天花髹上乳膠漆。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

TOWERS

2. INTERIOR FINISHES		
	Item	Description
(c)	Internal Floor (Except Flat B of 10 th Floor of Tower 5)	Engineered timber flooring and engineered timber skirting with natural stone border to Balcony, Garden or Flat Roof in Living Room, Dining Room and Bedrooms.
	Internal Floor (Flat B of 10 th Floor of Tower 5)	Living Room and Dining Room are finished with natural stone and stainless steel skirting. Master Bedroom and Bedroom 1 are finished with natural stone, engineered timber flooring and stainless steel skirting. Bedroom 2 (except those areas covered by cabinets) is finished with engineered timber flooring and stainless steel skirting.
(d)	Bathroom (Except Flat B of 10 th Floor of Tower 5)	Wall is finished with natural stone and mirror on exposed surfaces and up to false ceiling. Floor is finished with natural stone on exposed surfaces. Ceiling is finished with gypsum board with emulsion paint and aluminum false ceiling. Ceiling finished with gypsum board with emulsion paint are provided at: <ul style="list-style-type: none"> Bathroom 3 of Flat A of 5th - 7th Floor of Tower 1 Bathroom 1, Bathroom 2 and Master Bathroom of Flat A and B of 9th Floor of Tower 1 Bathroom 1 of Flat A and B of 10th Floor of Tower 1 Bathroom 1 and Bathroom 2 of Flat C of 5th - 7th Floor of Tower 1 Bathroom 1 of Flat D of 6th - 7th and 9th Floor of Tower 1 Master Bathroom of Flat E of 2nd Floor of Tower 1 Master Bathroom of Flat A of 2nd - 3rd, 5th - 7th and 9th - 10th Floor of Tower 2 Master Bathroom and Bathroom 1 of Flat B of 2nd - 3rd, 5th - 7th and 9th - 10th Floor of Tower 2 Master Bathroom of Flat A of 8th - 10th Floor of Tower 3 Bathroom 1 of Flat A of 1st - 2nd and 5th - 10th Floor of Tower 3 Bathroom 2 of Flat A of 1st - 2nd and 7th - 10th Floor of Tower 3 Master Bathroom of Flat B of 3rd and 10th Floor of Tower 3 Bathroom 1 of Flat B of 1st and 10th Floor of Tower 3 Bathroom 1 of Flat C of 1st Floor of Tower 3 Bathroom 2 of Flat A of 1st - 3rd, 5th - 7th and 9th Floor of Tower 5 Master Bathroom of Flat A of 1st - 2nd, 7th and 9th Floor of Tower 5 Bathroom 2 of Flat B of 1st - 3rd, 5th - 7th and 9th Floor of Tower 5 Bathroom 1 of Flat C of 5th, 7th and 9th Floor of Tower 5 Bathroom 1 and Bathroom 2 of Flat E of 1st - 3rd and 5th - 10th Floor of Tower 5 Master Bathroom of Flat D of 1st - 3rd and 5th - 10th Floor of Tower 5 Bathroom 1 and Bathroom 2 of Flat D of 1st - 2nd and 7th - 10th Floor of Tower 5

住宅大廈

2. 室內裝修物料		
	細項	描述
(c)	內部地板 (第5座10樓 B室除外)	客廳、飯廳及睡房鋪砌複合木地板及複合木腳線，並裝設天然石連接露台、花園或平台。
	內部地板 (第5座10樓 B室)	客廳及飯廳鋪砌天然石地板及不銹鋼牆腳線。 主人睡房及睡房1鋪砌天然石地板、複合木地板及不銹鋼牆腳線。 睡房2 (櫃位除外) 鋪砌複合木地板及不銹鋼牆腳線。
(d)	浴室 (第5座10樓 B室除外)	於牆身外露部份鋪砌天然石及鏡面至假天花底。 地台外露位置鋪砌天然石。 裝有石膏板天花髹乳膠漆及鋁質假天花。 於以下位置裝有石膏板假天花髹乳膠漆： <ul style="list-style-type: none"> 第1座5樓至7樓A室浴室3 第1座9樓A及B室浴室1、浴室2及主人浴室 第1座10樓A及B室浴室1 第1座5樓至7樓C室浴室1及浴室2 第1座6樓至7樓及9樓D室浴室1 第1座2樓E室主人浴室 第2座2樓至3樓、5樓至7樓及9樓至10樓A室主人浴室 第2座2樓至3樓、5樓至7樓及9樓至10樓B室主人浴室及浴室1 第3座8樓至10樓A室主人浴室 第3座1樓至2樓及5樓至10樓A室浴室1 第3座1樓至2樓及7樓至10樓A室浴室2 第3座3樓及10樓B室主人浴室 第3座1樓及10樓B室浴室1 第3座1樓C室浴室1 第5座1樓至3樓、5樓至7樓及9樓A室浴室2 第5座1樓至2樓、7樓及9樓A室主人浴室 第5座1樓至3樓、5樓至7樓及9樓B室浴室2 第5座5樓、7樓及9樓C室浴室1 第5座1樓至3樓及5樓至10樓E室浴室1及浴室2 第5座1樓至3樓及5樓至10樓D室主人浴室 第5座1樓至2樓及7樓至10樓D室浴室1及浴室2

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

TOWERS

2. INTERIOR FINISHES		
	Item	Description
(d)	Bathroom (Flat B of 10 th Floor of Tower 5)	<p>Bathroom 1 Internal walls (except those areas covered by the basin cabinet, mirror cabinet and above false ceiling level) are finished with natural stone up to the line of false ceiling. Floor is finished with natural stone. Gypsum board false ceiling with emulsion paint is provided.</p> <p>Bathroom 2 Internal walls (except those areas covered by the basin cabinet, mirror cabinet and above 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. Gypsum board false ceiling with emulsion paint is provided.</p> <p>Master Bathroom Internal walls (except those areas covered by the basin cabinet, mirror cabinet and above 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. Ceiling is finished with gypsum board with emulsion paint and aluminum false ceiling.</p>
(e)	Kitchen (Except Flat B of 10 th Floor of Tower 5)	<p>Wall is finished with natural stone, tinted mirror, plastic laminate and stainless steel panel on exposed surfaces and up to false ceiling.</p> <p>Wall is finished with natural stone, plastic laminate and stainless steel panel on exposed surfaces and up to false ceiling at:</p> <ul style="list-style-type: none"> • Flat A of 1st and 2nd Floor of Tower 2 • Flat A of 3rd Floor of Tower 3 <p>Floor is finished with natural stones on exposed surfaces.</p> <p>Ceiling is finished with gypsum board false ceiling with emulsion paint.</p> <p>Cooking bench is finished with solid surface material.</p>
	Kitchen (Flat B of 10 th Floor of Tower 5)	<p>Walls (except those areas covered by the kitchen cabinet and above the false ceiling level) are finished with natural stone and glass up to the line of false ceiling. Floor (except those areas covered by the kitchen cabinet) is finished with natural stone. Gypsum board false ceiling with emulsion paint is provided. Cooking bench is finished with natural stone.</p>

住宅大廈

2. 室內裝修物料		
	細項	描述
(d)	浴室 (第5座10樓 B室)	<p>浴室 1 牆身(面盆櫃、鏡櫃背牆身及假天花以上除外)是以天然石鋪砌至假天花底。地台是天然石鋪砌。裝有石膏板假天花髹乳膠漆。</p> <p>浴室 2 牆身(面盆櫃、鏡櫃背牆身及假天花以上除外)是以天然石鋪砌至假天花底。地板(浴缸底下除外)是天然石鋪砌。裝有石膏板假天花髹乳膠漆。</p> <p>主人浴室 牆身(面盆櫃、鏡櫃背牆身及假天花以上除外)是以天然石鋪砌至假天花底。地台板(浴缸底下除外)是天然石鋪砌。裝有髹乳膠漆石膏板假天花及鋁質假天花。</p>
(e)	廚房 (第5座10樓 B室除外)	<p>於牆身外露部份以天然石、有色鏡、膠板飾面及不銹鋼飾板鋪砌至假天花底。</p> <p>於以下位置牆身外露部分以天然石、膠板飾面及不銹鋼飾板鋪砌至假天花底：</p> <ul style="list-style-type: none"> • 第2座1樓及2樓A室 • 第3座3樓A室 <p>地台外露部份鋪砌天然石。</p> <p>天花裝有石膏板假天花髹乳膠漆。</p> <p>灶台鋪砌實心材料。</p>
	廚房 (第5座10樓 B室)	<p>牆身(廚櫃背牆身及假天花以上除外)是以天然石及玻璃鋪砌至假天花底。地板(廚櫃底除外)是天然石鋪砌。裝有石膏板假天花髹乳膠漆。灶台鋪砌天然石。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

TOWERS

3. INTERIOR FITTINGS			
	Item	Description	
(a)	Doors (Except Flat B of 10 th Floor of Tower 5)	Main Entrance	Solid core timber door finished with timber veneer, fitted with eye viewer, concealed door closer, door lockset, door handle, door stopper and security door guard.
		Master Bedroom, Bedroom 1, Bedroom 2 and Bedroom 3	Hollow core timber door finished with timber veneer, fitted with metal door handle, door stopper and lockset.
		Master Bedroom (to Flat Roof)	Aluminum framed grey tinted tempered glass sliding door with metal door lockset and door handle (For Flat A and Flat B of 9 th Floor of Tower 1 and Flat B of 9 th Floor of Tower 2 only).
		Master Bathroom, Bathroom 1, Bathroom 2, Bathroom 3 and Lavatory 2	Hollow core timber door finished with timber veneer and fitted with metal door handle, door stopper, lockset and timber louver is provided for bathroom without window.
		Kitchen (to Living Room and Dining Room)	Solid core timber door finished with timber veneer and plastic laminate, fitted with glass vision panel, metal handle, door closer and door stopper.
		Kitchen (to Flat Roof)	Aluminum framed grey tinted tempered glass door with metal door lockset and door handle (For Flat C of 1 st Floor of Tower 2, Flat B and Flat C of 1 st Floor of Tower 3, Flat A and Flat B of Ground Floor of Tower 5 only).
		Utility Platform	Aluminum framed grey tinted tempered glass door with metal door lockset and door handle.
		Garden, Balcony and Flat Roof (to Living Room)	Aluminum framed grey tinted tempered glass sliding door with metal door lockset and door handle. Aluminum framed grey tinted tempered glass door with metal door lockset and door handle (For Flat D of Ground Floor of Tower 5 only). Aluminum framed grey tinted tempered glass slide-folded door with metal door lockset and door handle (For Flat B of Tower 2 only).

住宅大廈

3. 室內裝置			
	細項	描述	
(a)	門 (第5座10樓B室除外)	住宅入口	實心木門配以木皮飾面，裝設防盜眼、隱藏式氣鼓、門鎖、手柄、門頂及防盜鏈。
		主人睡房、睡房1、睡房2及睡房3	中空木門配以木皮飾面，裝設金屬手柄、門頂及門鎖。
		主人睡房 (連接平台)	鋁框透灰強化玻璃趟門配以金屬門鎖及手柄。 (僅適用於第1座9樓A室及B室及第2座9樓B室)
		主人浴室、浴室1、浴室2、浴室3及洗手間2	中空木門配以木皮飾面，裝設金屬手柄、門頂、門鎖及木百葉設於沒有窗戶之浴室。
		廚房 (連接客廳及飯廳)	實心木門配以木皮及膠板飾面，玻璃視窗、金屬手柄、氣鼓及門頂。
		廚房 (連接平台)	鋁框透灰強化玻璃門配以金屬門鎖及手柄。(僅適用於第2座1樓C室、第3座1樓B室及C室、第5座地下A室及B室)
		工作平台	鋁框透灰強化玻璃門配以金屬門鎖及手柄。
		花園、露台及平台 (連接客廳)	鋁框透灰強化玻璃趟門配以金屬門鎖及手柄。 鋁框透灰強化玻璃門配以金屬門鎖及手柄。 (僅適用於第5座地下D室) 鋁框透灰強化玻璃趟摺門配以金屬門鎖及手柄。 (僅適用於第2座B室)

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

TOWERS

3. INTERIOR FITTINGS			
	Item	Description	
(a)	Doors (Except Flat B of 10 th Floor of Tower 5)	Garden (To Master Bathroom)	Aluminum framed acid etched grey tinted tempered glass door with metal door lockset and door handle (For Flat B of Ground Floor of Tower 5 only)
		Stairhood	Aluminum framed grey tinted tempered glass door with metal door lockset and door handle.
		Store Room, Store Room 1 and Store Room 2	Hollow core timber door finished with timber veneer, fitted with metal door handle, door stopper and lockset. Hollow core timber door finished with timber veneer and fitted with metal door handle, lockset, door stopper and timber louvre (For Flat D of 2 nd Floor of Tower 1 only).
		Lavatory and Lavatory 1	Aluminum framed slide-folded door fitted with aluminum louvre and lockset.
		Utility and Utility 1 (to Kitchen)	Hollow core timber door finished with plastic laminate and fitted with timber louvre, metal door handle and lockset.
		Utility (to Lift Lobby)	Solid core timber door finished with timber veneer, fitted with door closer, metal door handle, door stopper and lockset.
		Utility 2	Hollow core timber door finished with timber veneer, fitted with metal door handle, door stopper and lockset.
		Utility (To Corridor)	Hollow core timber door finished with timber veneer and fitted with metal door handle, lockset, door stopper and timber louvre. (For Flat B of 1 st - 2 nd Floor and 7 th - 10 th Floor of Tower 3 only).

住宅大廈

3. 室內裝置			
	細項	描述	
(a)	門 (第5座10樓B室除外)	花園 (連接主人浴室)	鋁框酸蝕刻透灰強化玻璃門配以金屬門鎖及手柄。 (僅適用於第5座地下B室)
		梯屋	鋁框透灰強化玻璃門配以金屬門鎖及手柄。
		儲物間、儲物間1及儲物間2	中空木門配以木皮飾面，裝設金屬手柄、門頂及門鎖。 中空木門配以木皮飾面，裝設金屬手柄、門鎖、門頂及木百葉。(僅適用於第1座2樓D室)
		洗手間及洗手間1	鋁框趟摺門配以鋁質百葉及門鎖。
		工作間及工作間1 (連接廚房)	中空木門配以膠飾面夾板及配以木百葉，裝設金屬手柄及門鎖。
		工作間 (連接升降機大堂)	實心木門配以木皮飾面，裝設氣鼓，配以金屬手柄、門頂及門鎖。
		工作間2	中空木門配以木皮飾面，裝設金屬手柄、門頂及門鎖。
		工作間 (連接走廊)	中空木門配以木皮飾面，裝設金屬手柄、門鎖、門頂及木百葉。(僅適用於第3座1樓至2樓及7樓至10樓B室)

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

TOWERS

3. INTERIOR FITTINGS			
	Item	Description	
(a)	Doors (Flat B of 10 th Floor of Tower 5)	Main Entrance	Solid core timber door finished with timber veneer, fitted with eye viewer, concealed door closer, door lockset, handle, stopper and security door guard.
		Bedroom 1, Bedroom 2 and Master Bedroom	Hollow core timber door finished with glass and timber veneer, fitted with metal door handle, concealed door closer, door lockset and stopper.
		Master Bathroom	Hollow core timber door finished with glass, mirror and fitted with metal door handle, concealed door closer, stopper and lockset.
		Bathroom 1 and Bathroom 2	Hollow core timber door finished with timber veneer and fitted with metal door handle, concealed door closer, door lockset, stopper and louvre.
		Walk-in Closet	Metal framed brown tinted tempered glass sliding door with metal door handle.
		Store Room 2	Hollow core timber door finished with timber veneer, fitted with metal door handle and stopper.
		Kitchen door (to Living Room and Dining Room)	Metal frame tempered glass door with metal door handle, door stopper and concealed door closer.
		Kitchen door (to Utility Room)	Hollow core timber door finished with glass and timber veneer, fitted with metal door handle, concealed door closer, door lockset and stopper.
		Utility Platform, Balcony and Stairhood	Aluminum framed grey tinted tempered glass door with metal door lockset and door handle.
		Lavatory	Stainless steel framed grey tinted tempered glass sliding door.

住宅大廈

3. 室內裝置			
	細項	描述	
(a)	門 (第5座10樓 B室)	住宅入口	實心木門配以木皮飾面，裝設防盜眼、隱藏式氣鼓、門鎖、手柄、門頂及防盜鏈。
		睡房1、睡房2及主人睡房	中空木門配以玻璃及木皮飾面，裝設金屬手柄、隱藏式氣鼓、門鎖及門頂。
		主人浴室	中空木門配以玻璃飾面及鏡，裝設金屬手柄、隱藏式氣鼓、門頂及門鎖。
		浴室1及浴室2	中空木門配以木皮飾面，裝設金屬手柄、隱藏式氣鼓、門鎖、門頂及百葉。
		衣帽間	金屬框透茶色強化玻璃趟門配以金屬手柄。
		儲物間2	中空木門配以木皮飾面，裝設金屬手柄及門頂。
		廚房(連接客廳及飯廳)	金屬框強化玻璃門配以金屬手柄、門頂及隱藏式氣鼓。
		廚房(連接工作間)	中空木門配以玻璃及木皮飾面、裝設金屬手柄、隱藏式氣鼓、門鎖及門頂。
		工作平台、露台及梯屋	鋁框透灰色強化玻璃門、裝設金屬門鎖及手柄。
		洗手間	不銹鋼強化透灰色玻璃趟門。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

TOWERS

3. INTERIOR FITTINGS		
	Item	Description
(b)	Bathroom	<p>Master Bathroom, Bathroom 1, Bathroom 2 and Bathroom 3 Mirror cabinet and wooden basin cabinet finished with natural stone countertop and sanitary wares and fittings include vitreous china wash basin, chrome plated basin mixer and vitreous china water closet. Other accessories include chrome plated paper roll holder, chrome plated towel bar and exhaust fan.</p> <p>Bathing facilities are fitted as follows: Chrome plated shower mixer, chrome plated shower set, rain shower, enameled steel bathtub (1600mm (L) x 700mm (W) x 410mm (D)), chrome plated bath mixer and chrome plated bath shower set are provided at:</p> <ul style="list-style-type: none"> • Master Bathroom of Flats A and B of Tower 1 • Master Bathroom of Flat C of 5th - 9th Floor of Tower 1 • Master Bathroom of Flat D of 1st - 3rd and 5th - 9th Floor of Tower 1 • Master Bathroom of Flat B of 2nd - 3rd Floor and 5th - 9th Floor of Tower 2 • Master Bathroom of Flat C of Tower 2 • Master Bathroom of Flat A of 1st, 2nd and 7th Floor of Tower 3 • Master Bathroom of Flats A and E of Tower 5 • Master Bathroom of Flat B of 1st - 3rd Floor and 5th - 10th Floor of Tower 5 • Master Bathroom of Flat D of Ground Floor to 2nd Floor and 5th - 7th Floor of Tower 5 <p>Enameled steel bathtub (1600mm (L) x 700mm (W) x 410mm (D)), chrome plated bath mixer and chrome plated shower set are provided at:</p> <ul style="list-style-type: none"> • Master Bathroom of Flat E of 1st - 2nd Floor of Tower 1 • Master Bathroom of Flat C and D of 10th Floor of Tower 1 • Master Bathroom of Flat A of Tower 2 • Master Bathroom of Flat B of 10th Floor of Tower 2 • Master Bathroom of Flat A of 3rd Floor, 5th - 6th Floor and 8th - 10th Floor of Tower 3 • Master Bathroom of Flats B and C of Tower 3 • Master Bathroom of Flat B of Ground Floor of Tower 5 • Master Bathroom of Flat C of Tower 5 • Master Bathroom of Flat D of 3rd Floor and 8th - 10th Floor of Tower 5 • Bathroom 1 except at: <ul style="list-style-type: none"> - Flat A of 1st - 2nd Floor and 7th - 10th Floor of Tower 3 - Flat B of 10th Floor of Tower 5 - Flat D of 1st - 2nd Floor and 7th - 10th Floor of Tower 5 • Bathroom 2 • Bathroom 3

住宅大廈

3. 室內裝置		
	細項	描述
(b)	浴室	<p>主人浴室、浴室1、浴室2及浴室3 配備鏡櫃、木製面盆櫃並選用天然石材檯面配以潔具包括搪瓷洗面盆連鍍鉻龍頭及搪瓷座廁。其他配件包括鍍鉻廁紙架、鍍鉻毛巾桿及抽氣扇。</p> <p>沐浴設施如下： 鍍鉻花灑龍頭、鍍鉻花灑套裝、雨淋式花灑、搪瓷鋼鐵浴缸(1600毫米(長) x 700毫米(寬) x 410毫米(深))、鍍鉻浴缸龍頭及鍍鉻浴缸花灑套裝配置於以下位置：</p> <ul style="list-style-type: none"> • 第1座A及B室主人浴室 • 第1座5樓至9樓C室主人浴室 • 第1座1樓至3樓及5樓至9樓D室主人浴室 • 第2座2樓至3樓及5樓至9樓B室主人浴室 • 第2座C室主人浴室 • 第3座1樓、2樓及7樓A室主人浴室 • 第5座A及E室主人浴室 • 第5座1樓至3樓及5樓至10樓B室主人浴室 • 第5座地下至2樓及5樓至7樓D室主人浴室 <p>搪瓷鋼鐵浴缸(1600毫米(長) x 700毫米(寬) x 410毫米(深))、鍍鉻浴缸龍頭及鍍鉻花灑套裝配置於以下位置：</p> <ul style="list-style-type: none"> • 第1座1樓至2樓E室主人浴室 • 第1座10樓C及D室主人浴室 • 第2座A室主人浴室 • 第2座10樓B室主人浴室 • 第3座3樓、5樓至6樓及8樓至10樓A室主人浴室 • 第3座B及C室主人浴室 • 第5座地下B室主人浴室 • 第5座C室主人浴室 • 第5座3樓及8樓至10樓D室主人浴室 • 浴室1 (以下單位除外)： <ul style="list-style-type: none"> - 第3座1樓至2樓及7樓至10樓A室 - 第5座10樓B室 - 第5座1樓至2樓及7樓至10樓D室 • 浴室2 • 浴室3

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

TOWERS

3. INTERIOR FITTINGS		
	Item	Description
(b)	Bathroom	<p>Chrome plated shower mixer, chrome plated shower set and rain shower are provided at:</p> <ul style="list-style-type: none"> • Bathroom 1 of Flat A of 1st - 2nd Floor and 7th - 10th Floor of Tower 3 • Bathroom 1 of Flat B of 10th Floor of Tower 5 • Bathroom 1 of Flat D of 1st - 2nd Floor and 7th - 10th Floor of Tower 5 <p>Copper water pipes for hot and cold water are installed in all Bathrooms.</p> <p>See 3(j) "Water Supply" for type and material of water supply system.</p> <p>For brand name and model number of appliances, please refer to the "Appliances Schedule".</p>
(c)	Kitchen (Except Flat B of 10 th Floor of Tower 5)	<p>Wooden kitchen cabinet fitted with plastic laminate and gloss lacquered finished door panel. Solid surfacing countertop and stainless steel sink with chrome plated sink mixer are provided.</p> <p>See 3(j) "Water Supply" for type and material of water supply system.</p> <p>For brand name and model number of appliances, please refer to the "Appliances Schedule".</p>
	Kitchen (Flat B of 10 th Floor of Tower 5)	<p>Wooden kitchen cabinet fitted with timber veneer and glass finished door panel. Natural stone countertop and granite composite sink with chrome plated sink mixer, are provided.</p> <p>See 3(j) "Water Supply" for type and material of water supply system.</p> <p>For brand name and model number of appliances, please refer to the "Appliances Schedule".</p>
(d)	Bedroom (Except Flat B of 10 th Floor of Tower 5)	No fittings.
	Bedroom (Flat B of 10 th Floor of Tower 5)	<p>Bedroom 1 Wardrobe Fitted with cabinet finished with stainless steel, timber veneer, leather, glass and mirror.</p> <p>Bedroom 2 Wardrobe Fitted with cabinet finished with stainless steel, timber veneer, fabric, glass, mirror and natural stone.</p> <p>Master Bedroom Walk-in Closet Fitted with cabinet finished with stainless steel, timber veneer, leather, fabric, glass, mirror and natural stone.</p>
(e)	Telephone	<p>Telephone connection points are provided.</p> <p>For the number and the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".</p>
(f)	Aerials	<p>Communal TV / FM points are provided.</p> <p>For the number and the location of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".</p>

住宅大廈

3. 室內裝置		
	細項	描述
(b)	浴室	<p>鍍鉻花灑龍頭、鍍鉻花灑套裝及雨淋式花灑配置於以下位置：</p> <ul style="list-style-type: none"> • 第3座1樓至2樓及7樓至10樓A室之浴室1 • 第5座10樓B室之浴室1 • 第5座1樓至2樓及7樓至10樓D室之浴室1 <p>所有浴室採用冷熱水銅喉。</p> <p>供水系統的類型及用料見3(j)「供水」一欄。</p> <p>有關設備的品牌名稱及產品型號，請參閱「設備說明」。</p>
(c)	廚房 (第5座10樓B室除外)	<p>木製廚櫃配以木皮飾面及光面焗漆門板。實心材料檯面連不銹鋼洗滌盆及鍍鉻龍頭。</p> <p>供水系統的用料見3(j)「供水」一欄。</p> <p>有關設備的品牌名稱及產品型號，請參閱「設備說明」。</p>
	廚房 (第5座10樓B室)	<p>木製廚櫃配以木皮飾面及玻璃門板，天然石灶台連石英洗滌盆及鍍鉻龍頭。</p> <p>供水系統的用料見3(j)「供水」一欄。</p> <p>有關設備的品牌名稱及產品型號，請參閱「設備說明」。</p>
(d)	睡房 (第5座10樓B室除外)	沒有裝置。
	睡房 (第5座10樓B室)	<p>睡房1衣櫃 不銹鋼、木皮飾面、皮革、玻璃及鏡材打造而成的衣櫃。</p> <p>睡房2衣櫃 不銹鋼、木皮飾面、布料、玻璃、鏡材及天然石打造而成的衣櫃。</p> <p>主人睡房衣帽間 不銹鋼、木皮飾面、皮革、布料、玻璃、鏡材及天然石打造而成的衣櫃。</p>
(e)	電話	<p>設有電話插座。</p> <p>有關電話插座的數目及位置，請參閱「住宅單位機電裝置數量說明表」。</p>
(f)	天線	<p>設有公用電視天線插座及電台天線插座。</p> <p>有關接駁點之數目及位置，請參閱「住宅單位機電裝置數量說明表」。</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

TOWERS

3. INTERIOR FITTINGS		
	Item	Description
(g)	Electrical Installations	Concealed and surface conduit wiring with lighting and power point. Surface conduits enclosed in false ceiling, cabinets and bulkhead. Three-phase electricity supply with miniature circuit breaker and distribution board are provided for all flats. For the number and the location of power points and air-conditioner points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(h)	Gas Supply	Individual gas meter is provided at kitchens of all units. Gas supply pipes are installed and connected to gas cooking hobs and gas water heaters. For the number and the location of gas supply point, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(i)	Washing Machine Connection Point	Water supply and drainage connection point are provided for washing machine in kitchen. For the number and the location of water inlet and outlet connection point for washing machine, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(j)	Water Supply	Copper water pipes for hot and cold water are installed. All pipes are either run in surface or concealed in conduit systems. Surface pipes are enclosed in false ceiling, cabinets and bulkhead. Hot water supply to Bathrooms is provided by gas water heater installed in Kitchen. Hot water supply to kitchen is provided by electrical water heater installed in Kitchen.
4. MISCELLANEOUS		
	Item	Description
(a)	Lifts	Passenger Lift Two nos. of "Toshiba" (Model No.: ELCOSMO/CV320L) passenger lifts serving all the floors from Basement 2 Floor, Ground Floor - 3 rd Floor and 5 th - 10 th Floor in Tower 1. One no. of "Toshiba" (Model No.: ELCOSMO/CV320L) passenger lift serving all the floors from Ground Floor - 3 rd Floor and 5 th - 10 th Floor in Tower 2. One no. of "Toshiba" (Model No.: ELCOSMO/CV320L) passenger lift serving all the floors from Basement 2 Floor, Ground Floor - 3 rd Floor and 5 th - 10 th Floor in Tower 2. Two nos. of "Toshiba" (Model No.: ELCOSMO/CV320L) passenger lifts serving all the floors from Basement 2 Floor - 3 rd Floor and 5 th - 10 th Floor in Tower 3. Two nos. of "Toshiba" (Model No.: ELCOSMO/CV320L) passenger lifts serving all the floors from Basement 2 Floor - 3 rd Floor and 5 th - 10 th Floor in Tower 5. One no. of "Toshiba" (Model No.: SPACEL-UNI/CV300) passenger lift serving all the floors from Basement 2 - Ground Floor. One no. of "Toshiba" (Model No.: SPACEL-UNI/CV300) passenger lift serving all the floors from Basement 1 - Ground Floor.

The Vendor hereby undertakes that if lifts of the specified brand name or model number as stated in item 4(a) above are not installed in the Development, lifts of comparable quality will be installed.

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3. 室內裝置		
	細項	描述
(g)	電力裝置	裝置明線及入牆暗線燈位及插座。明綫均安裝於假天花、櫃及假陣內。 每戶提供三相電力供電並備有配電箱及微型斷路器。 有關電插座及空調機接駁點之數目及位置，請參閱「住宅單位機電裝置數量說明表」。
(h)	氣體供應	每戶於廚房內均裝妥獨立煤氣錶。煤氣喉接駁煤氣煮食爐及煤氣熱水爐。 有關煤氣供應接駁點之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(i)	洗衣機接駁點	廚房設有供水管及去水接駁位供洗衣機。 有關洗衣機來去水接駁點之數目及位置，請參閱「住宅單位機電裝置數量說明表」。
(j)	供水	採用冷熱水銅喉。所有喉管採用明或暗喉管安裝方法，明喉管均安裝於假天花、裝飾線條、櫃及假陣內。設有氣體熱水爐安裝於廚房供應浴室熱水。設有電熱水爐安裝於廚房供應廚房熱水。
4. 雜項		
	細項	描述
(a)	升降機	客用升降機 設置兩部“東芝”(型號：ELCOSMO/CV320L)客用升降機，穿梭於第1座地庫2層、地下至3樓及5樓至10樓。 設置一部“東芝”(型號：ELCOSMO/CV320L)客用升降機，穿梭於第2座地下至3樓及5樓至10樓。 設置一部“東芝”(型號：ELCOSMO/CV320L)客用升降機，穿梭於第2座地庫2層、地下至3樓及5樓至10樓。 設置兩部“東芝”(型號：ELCOSMO/CV320L)客用升降機，穿梭於第3座地庫2層至3樓及5樓至10樓。 設置兩部“東芝”(型號：ELCOSMO/CV320L)客用升降機，穿梭於第5座地庫2層至3樓及5樓至10樓。 設置一部“東芝”(型號：SPACEL-UNI/CV300)客用升降機，穿梭於地庫2層至地下。 設置一部“東芝”(型號：SPACEL-UNI/CV300)客用升降機，穿梭於地庫1層至地下。

賣方承諾如發展項目中沒有安裝於上表第4(a)項指明的品牌名稱或產品型號的升降機，便會安裝品質相若的升降機。

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

TOWERS

4. MISCELLANEOUS		
	Item	Description
(b)	Letter Box	Finished with stainless steel and timber.
(c)	Refuse Collection	Refuse Storage and Material Recovery Room is provided on each residential floor. Refuse Storage and Material Recovery Chamber is provided on Basement 1 Floor for collection of refuse by cleaners on regular basis.
(d)	Water Meter, Electricity Meter and Gas Meter	<p>Water Meter Separate meter of water for each unit is provided in the water meter cabinet on respective residential floor.</p> <p>Electricity Meter Separate meter of electricity for each unit is provided in the electrical meter room on respective residential floor.</p> <p>Gas Meter Separate meter of gas for each unit is provided in the Kitchen.</p>
5. SECURITY FACILITIES		
<p>Octopus card reader for access control is provided at:</p> <ul style="list-style-type: none"> • Ground Floor Tower Entrance Lobbies • Basement Carpark Tower Lift Lobbies • Main Entrance of Clubhouse • Passenger Lift Cars of Towers <p>Video door phone intercom system:</p> <ul style="list-style-type: none"> • Video door phone visitor panels at Ground Floor Tower Entrance Lobbies and Basement Carpark Lift Lobbies of Towers are connected to the handsets at each corresponding unit and each Reception Counters at Ground Floor Tower Entrance Lobbies. • Video door phones at each flat of Towers are connected to the handsets at corresponding Reception Counters at Ground Floor Tower Entrance Lobbies. <p>CCTV system:</p> <ul style="list-style-type: none"> • CCTV cameras provided at carpark area, landscape area and external area are connected to the security console system. • CCTV cameras at each lift cars no. 1 - 9, Ground Floor Tower Entrance Lobbies and Basement Carpark Tower Lift Lobbies are connected to the security console system at the corresponding Reception Counters of Ground Floor Tower Entrance Lobbies. • CCTV cameras provided at lift car no. 10 and Clubhouse area are connected to the security console system at the Reception of Clubhouse. <p>Panic Alarm System:</p> <ul style="list-style-type: none"> • Panic alarm push button at clubhouse area is connected to security console system. • Panic alarm push button is provided on the door phone of the residential units and connected to corresponding Reception Counters of Ground Floor Tower Entrance Lobbies. 		

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4. 雜項		
	細項	描述
(b)	信箱	信箱以不銹鋼及木製造。
(c)	垃圾收集	垃圾及物料回收室設於各住宅樓層。垃圾及物料回收房設於地庫1層，由清潔工人定時收集垃圾。
(d)	水錶、電錶及氣體錶	<p>水錶 各單位的獨立水錶設置於該樓層之水錶櫃內。</p> <p>電錶 各單位的獨立電錶設置於該樓層之電錶房內。</p> <p>氣體錶 各單位的獨立煤氣錶設置於廚房內。</p>
5. 保安設施		
<p>八達通讀卡器裝設於：</p> <ul style="list-style-type: none"> • 住宅大廈地下大堂入口 • 住宅大廈地庫停車場升降機大堂 • 會所主入口 • 住宅大廈客用升降機廂 <p>視像對講機系統：</p> <ul style="list-style-type: none"> • 設置於住宅大廈地下大堂入口及大廈地庫停車場升降機大堂的視像訪客對講機連接至相關的單位及每座住宅大廈地下住宅入口大堂管理處。 • 設置於大廈每戶單位的視像對講機連接至相關的每座住宅大廈地面入口大堂管理處通話機。 <p>閉路電視系統：</p> <ul style="list-style-type: none"> • 設置於停車場、園林區域及外圍地方的閉路電視鏡頭連接至保安控制系統。 • 設置於1至9號升降機廂內、住宅大廈地下住宅入口大堂及住宅大廈地庫的停車場升降機大堂的閉路電視鏡頭連接至相關的每座住宅大廈地下住宅入口大堂管理處的保安控制系統。 • 設置於在10號升降機廂內及會所內的閉路電視鏡頭連接至會所接待處的保安控制系統。 <p>警報按鈕系統：</p> <ul style="list-style-type: none"> • 設置於會所之警報按鈕連接至保安控制系統。 • 設置於每個單位內對講機之警報按鈕連接至相關的住宅大廈地下住宅入口大堂管理處。 		

FITTINGS, FINISHES AND APPLIANCES
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6. APPLIANCES SCHEDULE 設備說明																														
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor 樓層 Flat 室	1 st Floor 1樓		2 nd Floor 2樓		3 rd Floor 3樓	5 th & 6 th Floor 5樓及6樓				7 th & 8 th Floor 7樓及8樓				9 th Floor 9樓				10 th Floor 10樓								
					D	E	D	E	D	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D					
Living Room and Dining Room 客廳及飯廳	Split-Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Trane 特靈	4MCW3518FABA	Y	-	Y	-	Y	-	-	Y	Y	-	-	Y	Y	-	-	Y	Y	-	-	Y	Y	-	-	-	-		
			4MCW3512FABBA	-	Y	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			4MCW3526FABA	-	-	-	-	-	-	Y	Y	-	-	Y	Y	-	-	Y	Y	-	-	-	-	-	-	-	-	-	-	-
	Split-Type Air-Conditioner (Outdoor Unit) 分體式冷氣機(室外機)		4TTK3518FABA	Y	-	Y	-	Y	-	Y	-	-	Y	Y	-	-	Y	Y	-	-	Y	Y	-	-	Y	Y	-	-	-	-
			4TTD3524FABAA (Share with Master Bedroom) (與主人睡房共用)	-	Y	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			4TTK3526FABA	-	-	-	-	-	-	Y	Y	-	-	Y	Y	-	-	Y	Y	-	-	-	-	-	-	-	-	-	-	-
	VRF Air-Conditioner (Indoor Unit) 變頻多聯分體式冷氣機(室內機)		Hitachi 日立	RPK-2.5FSNSM3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	-	Y	-	
				RPK-2.0FSNQ5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-
	VRF Air-Conditioner (Shared Outdoor Unit) 變頻多聯分體式冷氣機(共用室外機)			RAS-400FSN6Q	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	-	-	-	-	-
	RAS-280FSN6Q			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	-	
Colour Video Door Phone (Next to Entrance Door) 彩色視像對講機(大門入口側)	Antek	TIP71	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Master Bedroom 主人睡房	Split-Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Trane 特靈	4MCW3526FABA	Y	-	Y	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-		
			4MCW3512FABBA	-	Y	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Split-Type Air-Conditioner (Outdoor Unit) 分體式冷氣機(室外機)		4TTK3526FABA	Y	-	Y	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	
			4TTD3524FABAA	-	Y	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	VRF Air-Conditioner (Indoor Unit) 變頻多聯分體式冷氣機(室內機)		Hitachi 日立	RPK-2.5FSNSM3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	
				RPK-2.0FSNQ5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	-

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6. APPLIANCES SCHEDULE 設備說明																										
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor 樓層 Flat 室	1 st Floor 1樓		2 nd Floor 2樓		3 rd Floor 3樓	5 th & 6 th Floor 5樓及6樓				7 th & 8 th Floor 7樓及8樓				9 th Floor 9樓				10 th Floor 10樓				
					D	E	D	E	D	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D	
Bedroom 1 睡房 1	Split-Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Trane 特靈	4MCW3512FABBA	Y	-	Y	-	Y	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
			4MCW3512FABA	-	-	-	-	-	-	-	-	-	Y	-	-	-	Y	Y	Y	-	Y	-	-	-	-	-
			4MCW3518FABA	-	-	-	-	-	Y	Y	-	-	Y	Y	Y	-	-	-	Y	-	-	-	-	-	-	-
	Split-Type Air-Conditioner (Outdoor Unit) 分體式冷氣機(室外機)		4TTK3512FABB	-	-	-	-	-	-	-	-	-	Y	-	-	-	Y	Y	Y	-	Y	-	-	-	-	-
			4TTK3518FABA	-	-	-	-	-	Y	Y	-	-	Y	Y	Y	-	-	-	Y	-	-	-	-	-	-	-
	Split-Type Air-Conditioner (Outdoor Unit) 分體式冷氣機(室外機)		4TTD3524FABAA (Share with Bedroom 2) (與睡房2共用)	Y	-	Y	-	Y	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			VRF Air-Conditioner (Indoor Unit) 變頻多聯分體式冷氣機(室內機)	Hitachi 日立	RPK-2.0FSNQS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	-	-
RPK-1.3FSNQS	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y			
Bedroom 2 睡房 2	Split-Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Trane 特靈	4MCW3512FABBA	Y	-	Y	-	Y	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-		
			4MCW3512FABA	-	-	-	-	-	Y	Y	-	Y	Y	Y	-	Y	-	-	-	Y	-	-	-	-		
			4MCW3518FABA	-	-	-	-	-	-	-	-	-	-	Y	-	Y	Y	Y	-	-	-	Y	-	-	-	
	Split-Type Air-Conditioner (Outdoor Unit) 分體式冷氣機(室外機)		4TTK3512FABB	-	-	-	-	-	Y	Y	-	Y	Y	Y	-	Y	-	-	-	Y	-	-	-	-	-	
			4TTK3518FABA	-	-	-	-	-	-	-	-	-	-	Y	-	Y	Y	Y	-	-	-	-	-	-	-	
	Split-Type Air-Conditioner (Outdoor Unit) 分體式冷氣機(室外機)		4TTD3524FABAA	Y	-	Y	-	Y	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
			VRF Air-Conditioner (Indoor Unit) 變頻多聯分體式冷氣機(室內機)	Hitachi 日立	RPK-2.0FSNQS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	-	-
RPK-1.3FSNQS	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y			
Bedroom 3 睡房 3	Split-Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Trane 特靈	4MCW3518FABA	-	-	-	-	-	Y	Y	-	-	Y	Y	-	-	-	-	-	-	-	-	-			
			4TTK3518FABA	-	-	-	-	-	Y	Y	-	-	Y	Y	-	-	-	-	-	-	-	-	-	-		

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FITTINGS, FINISHES AND APPLIANCES
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6. APPLIANCES SCHEDULE 設備說明																										
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor 樓層 Flat 室	1 st Floor 1樓		2 nd Floor 2樓		3 rd Floor 3樓	5 th & 6 th Floor 5樓及6樓				7 th & 8 th Floor 7樓及8樓				9 th Floor 9樓				10 th Floor 10樓				
					D	E	D	E	D	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D	
Utility 工作間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE140B	-	-	-	-	-	-	Y	Y	-	-	Y	Y	-	-	Y	Y	-	-	Y	Y	-	-	
Utility 1 工作間 1	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE140A	Y	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Utility 2 工作間 2	Split-Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Trane 特靈	4MCW3512FABA	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
			4MCW3512FABBA	-	-	Y	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Split-Type Air-Conditioner (Outdoor Unit) 分體式冷氣機(室外機)		4TTK3512FABB	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			4TTD3524FABAA	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			4TTD3524FABAA (Share with Store 2) (與儲物間2共用)	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Store Room 儲物間	Split-Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Trane 特靈	4MCW3512FABBA	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Split-Type Air-Conditioner (Outdoor Unit) 分體式冷氣機(室外機)		4TTD3524FABAA (Share with Utility 2) (與工作間 2共用)	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Store Room 2 儲物間 2	Split-Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Trane 特靈	4MCW3512FABBA	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Split-Type Air-Conditioner (Outdoor Unit) 分體式冷氣機(室外機)		4TTD3524FABAA (Share with Utility 2) (與工作間 2共用)	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

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6. APPLIANCES SCHEDULE 設備說明																											
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor 樓層 Flat 室	1 st Floor 1樓		2 nd Floor 2樓		3 rd Floor 3樓	5 th & 6 th Floor 5樓及6樓				7 th & 8 th Floor 7樓及8樓				9 th Floor 9樓				10 th Floor 10樓					
					D	E	D	E	D	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D		
Kitchen 廚房	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM-6		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
	Gas Water Heater 煤氣熱水爐	TGC	TNJWT161TFQL		Y	Y	Y	Y	Y	-	-	Y	Y	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
			TNJWT221TFQL		Y	-	Y	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	DFE133-20		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
	Gas Hob (Wok Burner) 煤氣煮食爐(鐵鍋爐頭)	Siemens 西門子	ER326AB92X		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	-	
	Gas Hob (2 Burners) 煤氣煮食爐(雙爐頭)		ER326BB90X		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	-
	Induction Hob 電磁爐		EH375ME11E		Y	-	Y	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	-
	Telescopic Type Cooker Hood 抽拉式抽油煙機		LI46931GB		Y	-	Y	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	-
	Telescopic Type Cooker Hood 抽拉式抽油煙機		LI46631GB		-	Y	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Built-in Electric Oven 嵌入式電焗爐		HB23AB521W		Y	-	Y	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	-
	Built-in Microwave Oven 嵌入式微波爐		BE634LGS1B		Y	-	Y	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	-
	Built-in Combi Microwave Oven 嵌入式微波焗爐		CM656GBS1B		-	Y	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Built-in Fridge Freezer 嵌入式雪櫃		KI34NP60		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	-
	Built-in Washer Dryer 嵌入式洗衣乾衣機		WK14D320GB		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	-
	LED TV 液晶電視機	Oolaa	KTV 1.0		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Gas Hob (Wok Burner) 煤氣煮食爐(鐵鍋爐頭)	Miele 美諾	CS 1018		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	Y		
Gas Hob (2 Burners) 煤氣煮食爐(雙爐頭)		CS 1013-1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	Y		

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

TOWER 1 第1座

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Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor 樓層 Flat 室	1 st Floor 1樓		2 nd Floor 2樓		3 rd Floor 3樓	5 th & 6 th Floor 5樓及6樓				7 th & 8 th Floor 7樓及8樓				9 th Floor 9樓				10 th Floor 10樓					
					D	E	D	E	D	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D		
Kitchen 廚房	Induction Hob 電磁爐	Miele 美諾	CS 1212-1i	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	
	Cooker Hood 抽油煙機		DA 3490	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	
	Oven 焗爐		H 6461 B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	
	Microwave Oven 微波爐		M 6032	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	
	Built-in Fridge Freezer 嵌入式雪櫃		KFNS 37232 iD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	
	Wine Cellar 酒櫃		KWT 6321 UG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	
	Washer Dryer 洗衣乾衣機		WT 2789 iWPM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	Y	
Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE140B	Y	Y	Y	Y	Y	-	-	Y	Y	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
			DFE133-20	-	-	-	-	-	-	Y	Y	-	-	Y	Y	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 1 浴室 1	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE140A	-	-	-	-	-	Y	Y	-	-	Y	Y	-	-	Y	Y	-	-	Y	Y	-	-	-	-	
			RFE140B	Y	-	Y	-	-	-	-	Y	Y	-	-	Y	Y	-	-	Y	Y	-	-	Y	Y	-	-	-
			DFE133-20	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	-
Bathroom 2 浴室 2	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE140A	Y	-	Y	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	Y	Y	-	Y		
Bathroom 3 浴室 3	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE140A	-	-	-	-	-	Y	Y	-	-	Y	Y	-	-	-	-	-	-	-	-	-	-	-		
Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE140A	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y		
			RFE140B	-	-	-	-	-	-	-	Y	Y	-	-	Y	Y	-	-	Y	Y	-	-	Y	Y	-	-	
Lavatory 1 洗手間 1	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE140A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Lavatory 2 洗手間 2	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE140B	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Stairhood 梯屋	Exhaust Fan 抽氣扇	Panasonic	FV-15WJ107	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y		

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賣方承諾如發展項目中沒有安裝於上表第6項指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
備註：“Y”表示此設備於該單位內提供及/或安裝。

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

TOWER 2 第2座

6. APPLIANCES SCHEDULE 設備說明																								
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor 樓層 Flat 室	1 st Floor 1樓		2 nd Floor 2樓			3 rd Floor 3樓			5 th & 6 th Floor 5樓及6樓			7 th & 8 th Floor 7樓及8樓			9 th Floor 9樓			10 th Floor 10樓		
					A	C	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C
Living Room and Dining Room 客廳及飯廳	Split-Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Trane 特靈	4MCW3518FABA	-	Y	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	
			4MCW3526FABA	Y	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Split-Type Air-Conditioner (Outdoor Unit) 分體式冷氣機(室外機)		4TTK3518FABA	-	Y	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-
			4TTK3526FABA	Y	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	VRF Air-Conditioner (Indoor Unit) 變頻多聯分體式冷氣機(室內機)		Hitachi 日立	RPK-2.0FSNQS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y
	VRF Air-Conditioner (Shared Outdoor Unit) 變頻多聯分體式冷氣機(共用室外機)			RAS-280FSN6Q	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y
Colour Video Door Phone (Next to Entrance Door) 彩色視像對講機(大門入口側)	Antek	TIP71	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Master Bedroom 主人睡房	Split-Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Trane 特靈	4MCW3526FABA	-	-	-	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	-	-		
			4MCW3518FABA	-	Y	-	-	Y	-	-	Y	-	-	Y	-	-	Y	-	-	Y	-	-	-	
			4MCW3512FABBA	Y	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Split-Type Air-Conditioner (Outdoor Unit) 分體式冷氣機(室外機)		4TTK3526FABA	-	-	-	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	-	-	-	
			4TTK3518FABA	-	Y	-	-	Y	-	-	Y	-	-	Y	-	-	Y	-	-	Y	-	-	-	
			4TTD3524FABAA (Share with Bedroom 1) (與睡房1共用)	Y	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	VRF Air-Conditioner (Indoor Unit) 變頻多聯分體式冷氣機(室內機)		Hitachi 日立	RPK-2.5FSNSM3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-
RPK-2.0FSNQS		-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	Y	

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