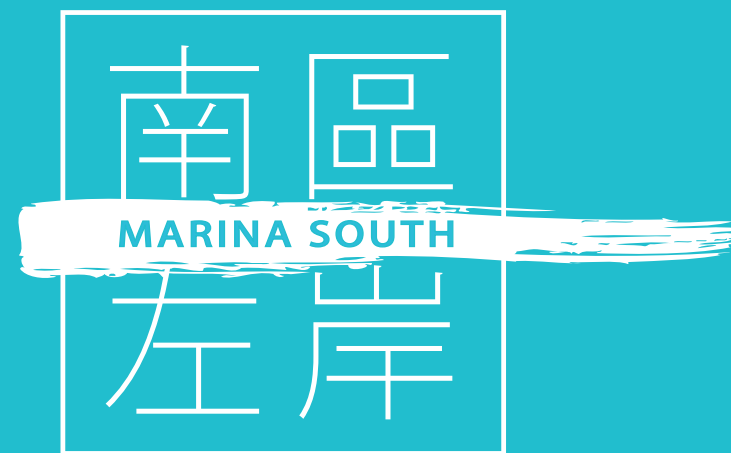




南區  
MARINA SOUTH  
左岸

Sales Brochure  
售樓說明書







# 01 | NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### For all first-hand residential properties

#### 1. Important information

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

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

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

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

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

#### 4. Property area and its surroundings

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

#### 5. Sales brochure

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

- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

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

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

#### 8. Register of Transactions

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

development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

#### 9. Agreement for sale and purchase

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

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

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

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

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

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

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



# 01 | NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 11. Appointment of estate agent

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

### 12. Appointment of solicitor

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

### For first-hand uncompleted residential properties

#### 13. Pre-sale Consent

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

#### 14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made

available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

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

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

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

### For first-hand completed residential properties

#### 16. Vendor’s information form

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

#### 17. Viewing of property

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

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

Website	:	<a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
Telephone	:	2817 3313
Email	:	<a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
Fax	:	2219 2220

### Other useful contacts:

Consumer Council	
Website	: <a href="http://www.consumer.org.hk">www.consumer.org.hk</a>
Telephone	: 2929 2222
Email	: <a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>
Fax	: 2856 3611

Estate Agents Authority	
Website	: <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
Telephone	: 2111 2777
Email	: <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
Fax	: 2598 9596

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

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

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



您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯

屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

#### 5. 售樓說明書

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

#### 6. 政府批地文件和公契

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

#### 7. 售樓處內有關可供揀選住宅物業的資料

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

#### 8. 成交紀錄冊

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

#### 9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

#### 10. 表達購樓意向

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

#### 11. 委託地產代理

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

#### 12. 委聘律師

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

### 適用於一手未落成住宅物業

#### 13. 預售樓花同意書

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

#### 14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。

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

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

(i) 每個住宅物業的外部尺寸；  
(ii) 每個住宅物業的內部尺寸；  
(iii) 每個住宅物業的內部間隔的厚度；  
(iv) 每個住宅物業內個別分隔室的外部尺寸。  
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。



# 01 | NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15. 預計關鍵日期及收樓日期

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

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

### 適用於一手已落成住宅物業

#### 16. 賣方資料表格

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

#### 17. 參觀物業

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

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

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

### 其他相關聯絡資料：

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

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

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

運輸及房屋局  
一手住宅物業銷售監管局  
2017年8月

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

02

INFORMATION ON THE DEVELOPMENT  
發展項目的資料

The Name of the Street at which the Development is situated and the Street Number

No. 8 Ap Lei Chau Drive

The Development consists of two multi-unit buildings

Tower 1 and 2

Total Number of Storeys of each multi-unit building

30 storeys for each of Tower 1 and 2 (excluding B2/F, B1/F, G/F and 1/F of the Development and Roof of each of Tower 1 and 2)

Floor Numbering in each multi-unit building

B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F

Omitted Floor Numbers in each multi-unit building

4/F, 13/F, 14/F, 24/F and 34/F

Refuge Floor of each multi-unit building

19/F

發展項目所位於的街道的名稱及門牌號數

鴨脷洲徑8號

發展項目包含兩幢多單位建築物

第一及二座

每幢多單位建築物的樓層的總數

第一及二座各30層 (不包括地庫二層、地庫一層、地下、一樓及天台)

每幢多單位建築物內的樓層號數

地庫二層、地庫一層、地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓及三十六樓

每幢多單位建築物內被略去的樓層號數

四樓、十三樓、十四樓、二十四樓及三十四樓

每幢多單位建築物內的庇護層

十九樓

# 03 | INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

## 賣方及有參與發展項目的其他人的資料

### Vendor

Goldwell Development Limited

### Holding Companies of the Vendor

China Overseas Land & Investment Limited

China Overseas Property Limited

### Authorized Person for the Development

Mr. Chau Tak Ho, Kenneth

### The Firm or Corporation of which an Authorized Person for the Development is a Proprietor, Director or Employee in His or Her Professional Capacity

CYS Associates (Hong Kong) Limited

### Building Contractor for the Development

New House Construction Company Limited

### The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Development

Deacons and S. H. Chan & Co.

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

Hang Seng Bank Limited (The loan has been settled and bank undertaking has been released)

### Any other person who has made a loan for the construction of the Development

Chung Hoi Finance Limited

### 賣方

金旺發展有限公司

### 賣方的控權公司

中國海外發展有限公司

中國海外地產有限公司

### 發展項目的認可人士

周德灝先生

### 發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

周余石（香港）有限公司

### 發展項目的承建商

新豪建築有限公司

### 就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

的近律師行及陳淑雄律師行

### 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

恒生銀行有限公司 (此貸款已結清及此銀行承諾已解除)

### 已為發展項目的建造提供貸款的其他人

中海財務有限公司



# 04 | RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

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

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

05

INFORMATION ON DESIGN OF THE DEVELOPMENT  
發展項目的設計的資料

There is no non-structural prefabricated external walls forming part of the enclosing walls of the Development.  
本發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

There are curtain walls forming part of the enclosing walls of the Development.  
本發展項目有構成圍封牆的一部分的幕牆。

The thickness of curtain walls of each tower is 300mm.  
每座的幕牆厚度為300毫米。

Total area of the curtain walls of each residential property:  
每個住宅物業的幕牆的總面積：

Tower 座	Floor 樓層*	Unit 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 1 第一座	2/F 二樓	A	1.073
		B	1.159
	3/F to 18/F 三樓至十八樓	A	2.610
		B	2.704
	20/F to 30/F 二十樓至三十樓	A	2.610
		B	2.704
	31/F to 35/F 三十一樓至三十五樓	A	2.610
		B	2.704
	36/F 三十六樓	A	10.043
Tower 2 第二座	2/F 二樓	A	1.095
		B	1.159
	3/F to 18/F 三樓至十八樓	A	5.893
		B	2.704
	20/F to 30/F 二十樓至三十樓	A	5.893
		B	2.704
	31/F to 35/F 三十一樓至三十五樓	A	5.893
		B	2.704
	36/F 三十六樓	B	9.930

\* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1 and Tower 2.  
第一座及二座均不設四樓、十三樓、十四樓、二十四樓及三十四樓。

06

INFORMATION ON PROPERTY MANAGEMENT  
物業管理的資料

China Overseas Property Services Limited will be appointed as the manager of the Development under the executed deed of mutual covenant.

根據有關已簽立的公契，中國海外物業服務有限公司獲委任為發展項目的管理人。



# 07 | LOCATION PLAN OF THE DEVELOPMENT

## 發展項目的所在位置圖



### Notation 圖例：

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

The above location plan is prepared by the Vendor with reference to Digital Topographic Map iB1000 / Sheet Nos. 15-NW-3B dated 26 July 2018, 15-NW-3D dated 26 July 2018, 15-NW-4A dated 19 September 2018 and 15-NW-4C dated 26 April 2018 from Survey and Mapping Office of the Lands Department.

上述位置圖是參考地政總署測繪處之數碼地形圖iB1000/編號15-NW-3B（最近更新日期為2018年7月26日）、15-NW-3D（最近更新日期為2018年7月26日）、15-NW-4A（最近更新日期為2018年9月19日）及15-NW-4C（最近更新日期為2018年4月26日），並由賣方擬備。

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### Note 備註：

Due to the technical reason that the boundary of the Development is irregular, the location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).

由於發展項目邊界不規則的技術原因，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。



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



Development Site Boundary  
發展項目邊界

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, photo no. E034351C dated 10 March 2018.  
摘錄自地政總署測繪處於2018年3月10日在6000呎飛行高度拍攝之鳥瞰照片，相片編號為E034351C。

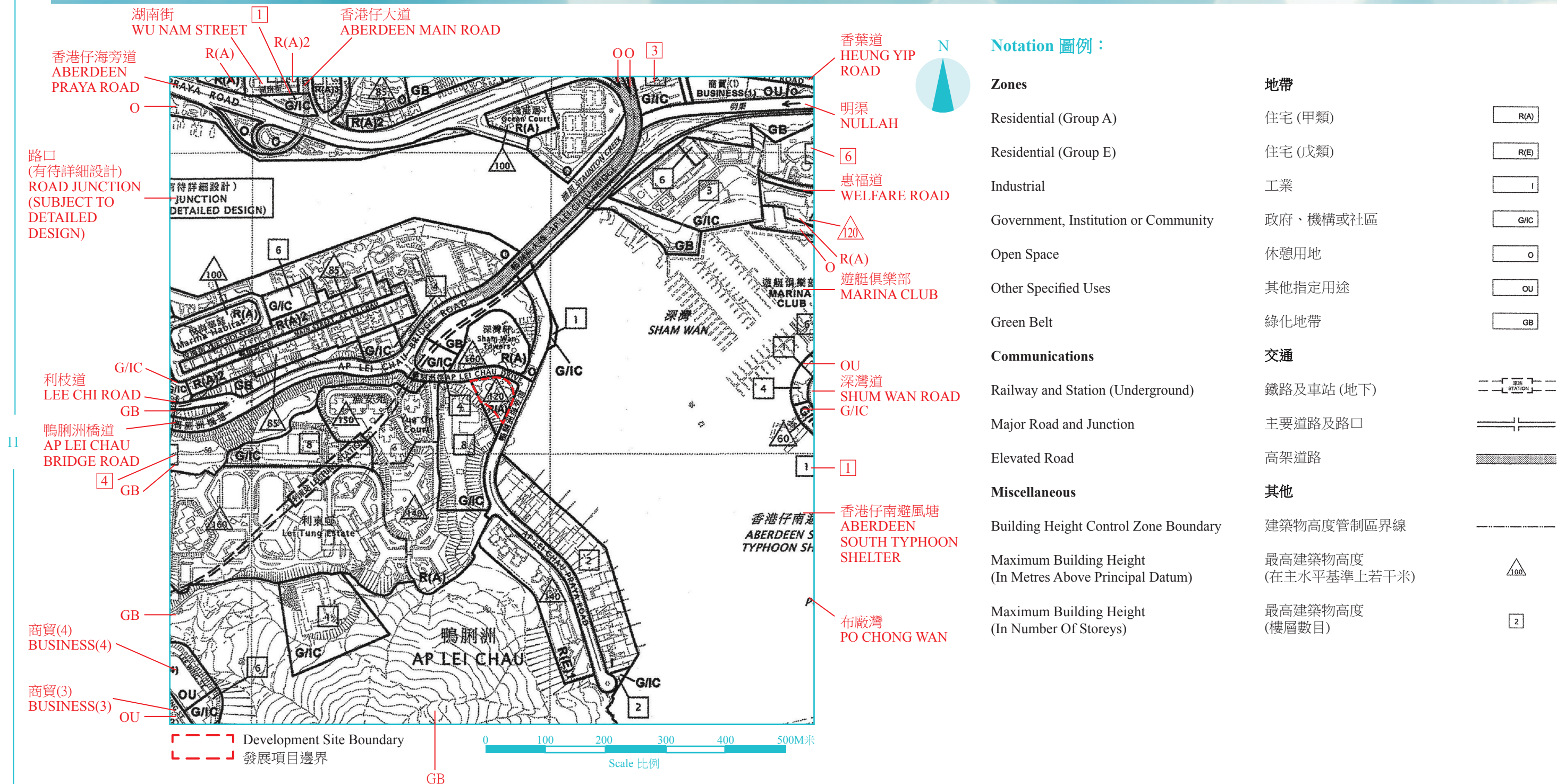
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香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

### Note 備註:

Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).  
因技術原因 (例如發展項目之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》(第621章)所要求的範圍。



# 09 | OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖



Adopted from the Approved Aberdeen & Ap Lei Chau (Hong Kong Planning Areas No. 15 & 16) Outline Zoning Plan No.S/H15/33 gazetted on 31 August 2018 with adjustment to show the Development site boundary and other information in red.  
 摘錄自2018年8月31日刊憲之香港仔及鴨脷洲 (港島規劃區第15及第16區) 分區計劃大綱核准圖，圖則編號為S/H15/33，經處理並以紅色顯示發展項目邊界及其他資料。

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Note 備註:  
 Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).  
 因技術原因 (例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》(第621章)所要求的範圍。



## 10





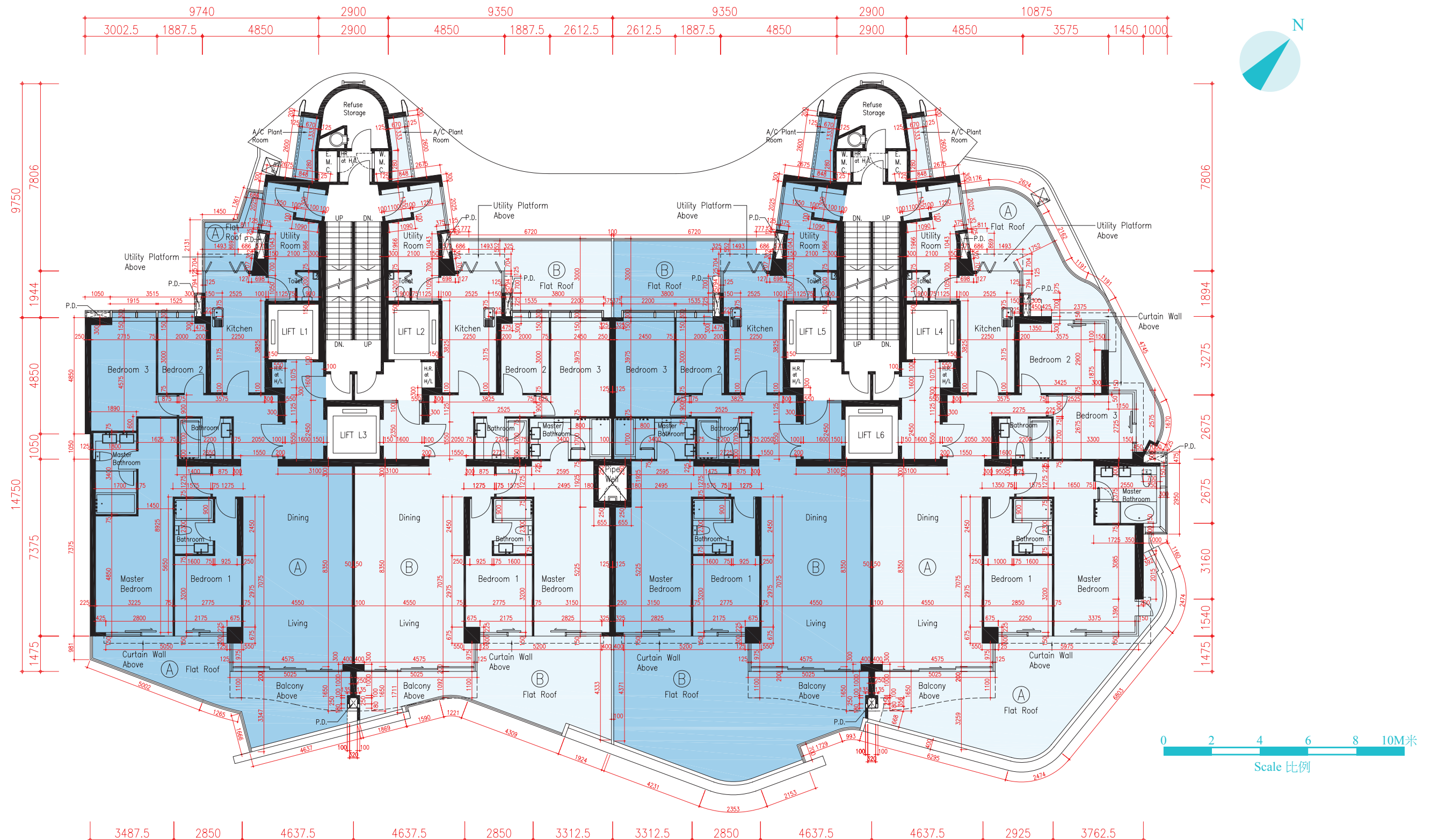
# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

2/F Floor Plan  
二樓  
樓面平面圖

Tower 1 第一座

Tower 2 第二座



Note 備註:

The dimensions on the floor plans are all in millimetre.

樓面平面圖所列之尺規為以毫米標示。

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

2/F 二樓 (Tower 1 and Tower 2 第一座及第二座)		
Unit 單位	Thickness of Floor Slabs(Excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height(m) 層與層之間的高度(米)
A	140, 150	3.28
B	140, 150	3.28

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

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

Legend of Terms and Abbreviations on Floor Plans:

樓面平面圖中的名稱及簡稱:

A/C Plant Room = Air-conditioning Plant Room	空調機房
Balcony Above	露台置上
Bathroom	浴室
Bedroom	睡房
Curtain Wall Above	幕牆置上
Dining = Dining Area	飯廳
DN. = Down	向下
E. M. C. = Electrical Meter Cabinet	電錶櫃
Flat Roof	平台
H. R. at H/L = Hose Reel at High Level	高位消防喉轆
Kitchen	廚房
LIFT = Lift	升降機
Living = Living Area	客廳
Master Bathroom	主人浴室
Master Bedroom	主人睡房
P. D. = Pipe Duct	管道槽
Pipe Well	管道天井
Refuse Storage = Refuse Storage and Material Recovery Room	垃圾及物料回收室
Toilet	洗手間
UP = Up	向上
Utility Platform Above	工作平台置上
Utility Room	工作室
W. M. C. = Water Meter Cabinet	水錶櫃

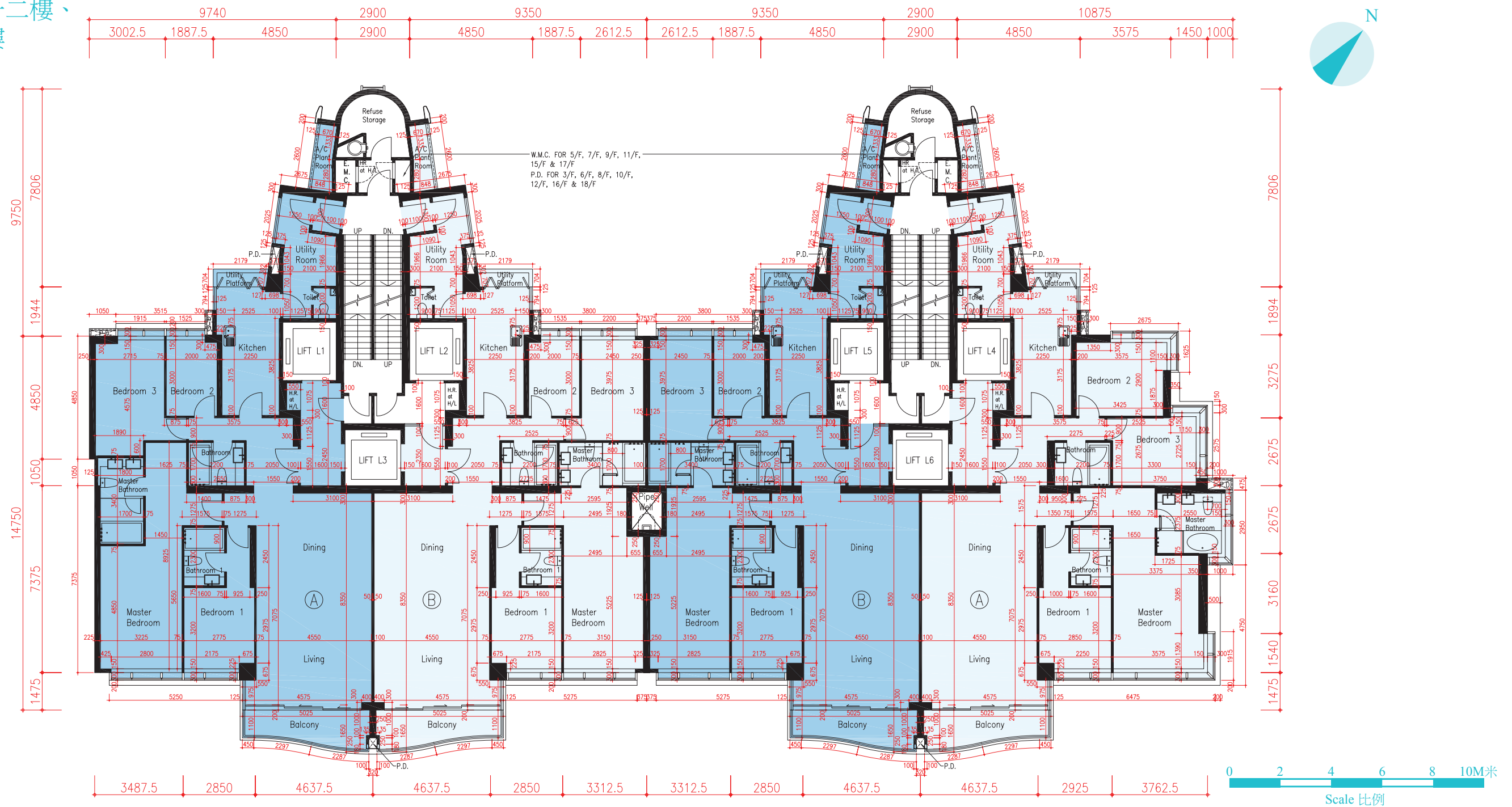
# 11

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

3/F, 5/F to 12/F,  
15/F to 18/F Floor Plan  
三樓、五樓至十二樓、  
十五樓至十八樓  
樓面平面圖

Tower 1 第一座

Tower 2 第二座



Note 備註:

The dimensions on the floor plans are all in millimetre.

樓面平面圖所列之尺規為以毫米標示。



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT  
發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:  
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

3/F, 5/F to 12/F, 15/F to 17/F 三樓、五樓至十二樓、十五樓至十七樓 (Tower 1 and Tower 2 第一座及第二座)		
Unit 單位	Thickness of Floor Slabs(Excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height(m) 層與層之間的高度(米)
A	140, 150	3.28
B	140, 150	3.28
18/F 十八樓 (Tower 1 第一座)		
Unit 單位	Thickness of Floor Slabs(Excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height(m) 層與層之間的高度(米)
A	140, 150, 175, 200	3.28
B	140, 150, 200	3.28
18/F 十八樓 (Tower 2 第二座)		
Unit 單位	Thickness of Floor Slabs(Excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height(m) 層與層之間的高度(米)
A	140, 150, 200	3.28
B	140, 150, 200	3.28

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Legend of Terms and Abbreviations on Floor Plans:  
樓面平面圖中的名稱及簡稱:

A/C Plant Room = Air-conditioning Plant Room	空調機房
Balcony	露台
Bathroom	浴室
Bedroom	睡房
Dining = Dining Area	飯廳
DN. = Down	向下
E. M. C. = Electrical Meter Cabinet	電錶櫃
H. R. at H/L = Hose Reel at High Level	高位消防喉轆
Kitchen	廚房
LIFT = Lift	升降機
Living = Living Area	客廳
Master Bathroom	主人浴室
Master Bedroom	主人睡房
P. D. = Pipe Duct	管道槽
Pipe Well	管道天井
Refuse Storage = Refuse Storage and Material Recovery Room	垃圾及物料回收室
Toilet	洗手間
UP = Up	向上
Utility Platform	工作平台
Utility Room	工作室
W. M. C. = Water Meter Cabinet	水錶櫃

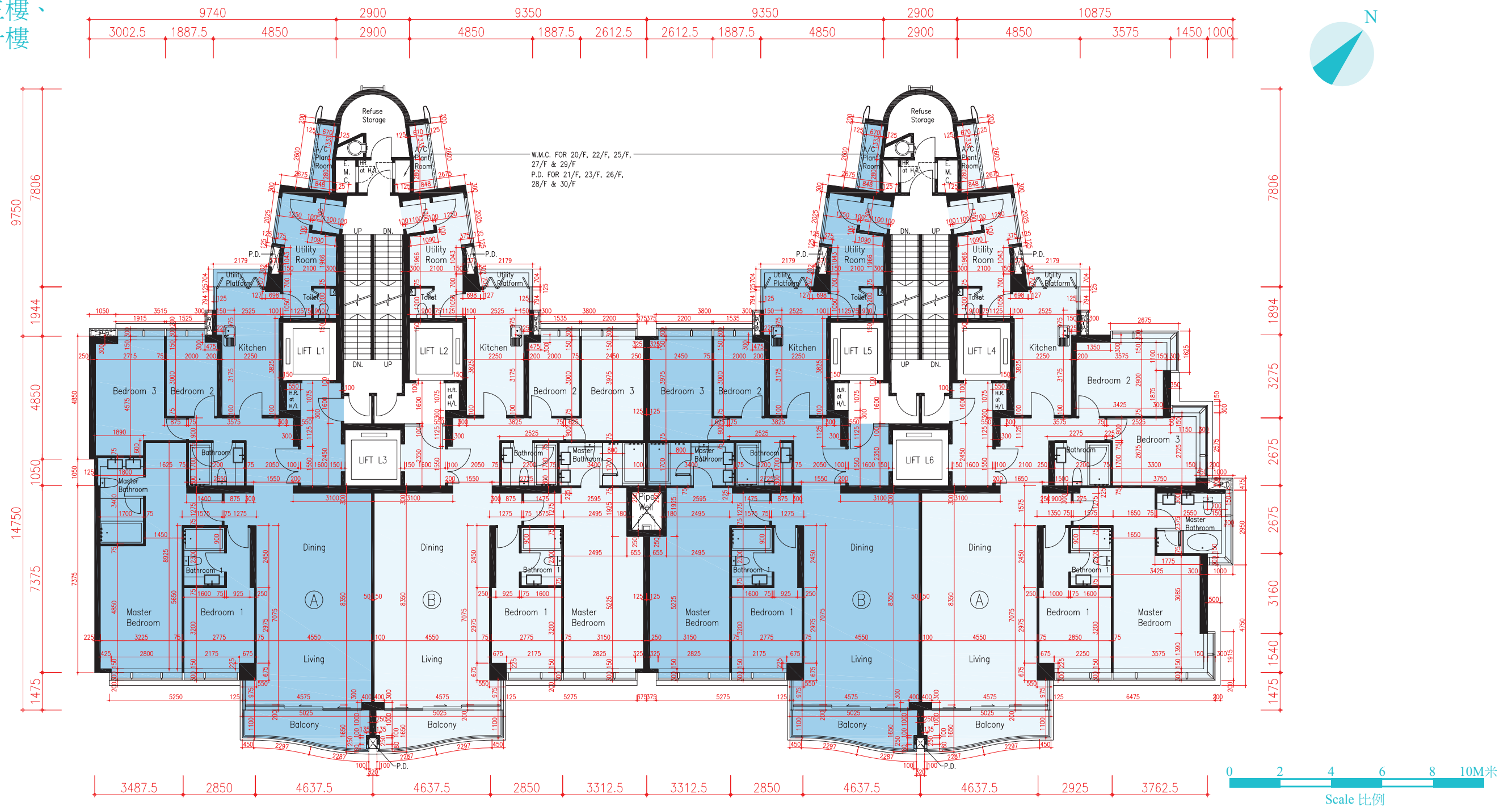
# 11

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

20/F to 23/F,  
25/F to 30/F Floor Plan  
二十樓至二十三樓、  
二十五樓至三十樓  
樓面平面圖

Tower 1 第一座

Tower 2 第二座



Note 備註:

The dimensions on the floor plans are all in millimetre.

樓面平面圖所列之尺規為以毫米標示。

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

20/F to 23/F, 25/F to 30/F 二十樓至二十三樓、二十五樓至三十樓 (Tower 1 and Tower 2 第一座及第二座)		
Unit 單位	Thickness of Floor Slabs(Excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height(m) 層與層之間的高度(米)
A	140, 150	3.28
B	140, 150	3.28

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

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

Legend of Terms and Abbreviations on Floor Plans:

樓面平面圖中的名稱及簡稱:

A/C Plant Room = Air-conditioning Plant Room	空調機房
Balcony	露台
Bathroom	浴室
Bedroom	睡房
Dining = Dining Area	飯廳
DN. = Down	向下
E. M. C. = Electrical Meter Cabinet	電錶櫃
H. R. at H/L = Hose Reel at High Level	高位消防喉轆
Kitchen	廚房
LIFT = Lift	升降機
Living = Living Area	客廳
Master Bathroom	主人浴室
Master Bedroom	主人睡房
P. D. = Pipe Duct	管道槽
Pipe Well	管道天井
Refuse Storage = Refuse Storage and Material Recovery Room	垃圾及物料回收室
Toilet	洗手間
UP = Up	向上
Utility Platform	工作平台
Utility Room	工作室
W. M. C. = Water Meter Cabinet	水錶櫃



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

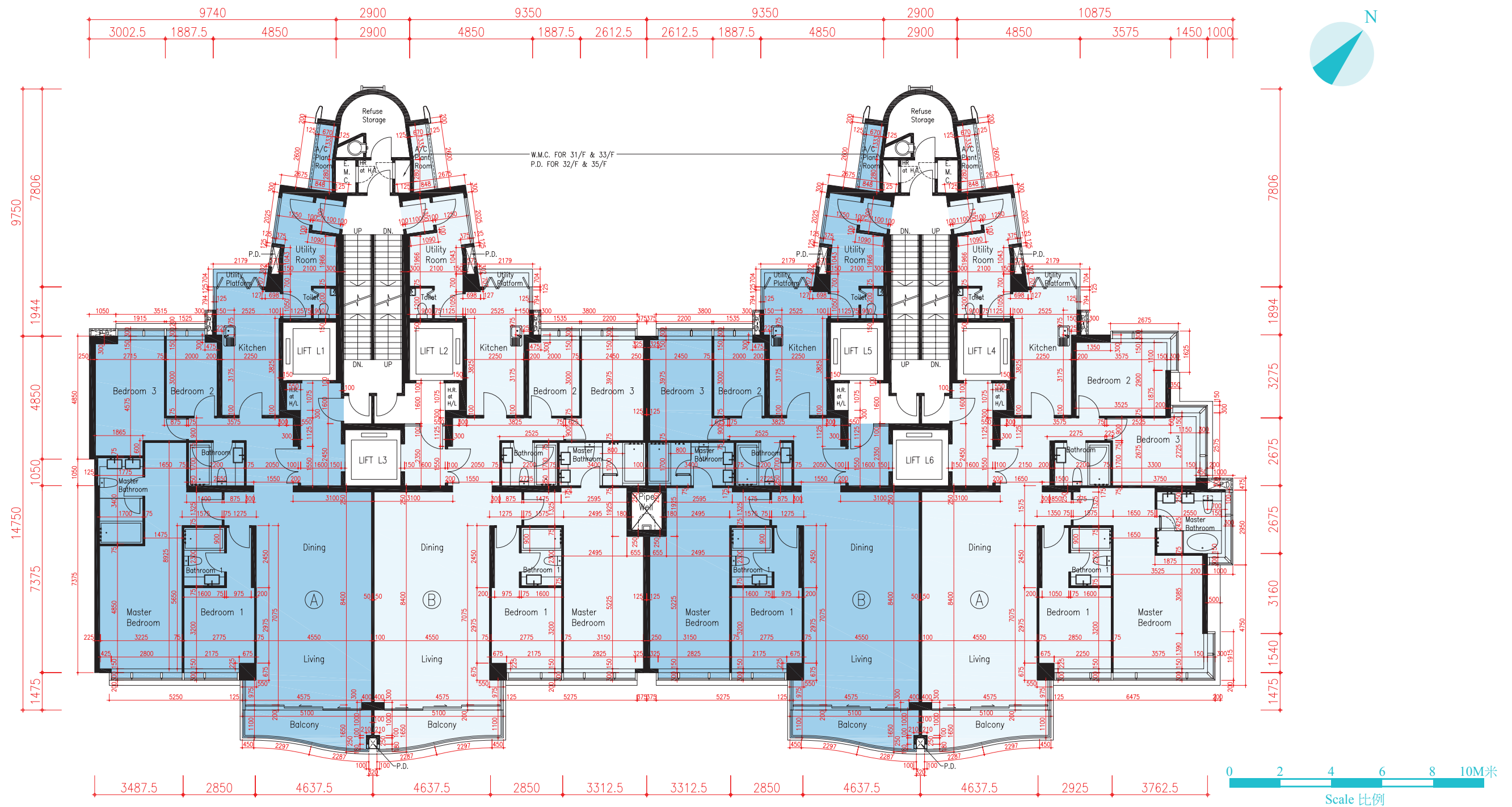
## 發展項目的住宅物業的樓面平面圖

### 31/F to 33/F, 35/F Floor Plan

三十一樓至三十三樓、  
三十五樓  
樓面平面圖

#### Tower 1 第一座

#### Tower 2 第二座



Note 備註:

The dimensions on the floor plans are all in millimetre.

樓面平面圖所列之尺規為以毫米標示。

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

31/F to 33/F 三十一樓至三十三樓 (Tower 1 and Tower 2 第一座及第二座)		
Unit 單位	Thickness of Floor Slabs(Excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height(m) 層與層之間的高度(米)
A	140, 150	3.28
B	140, 150	3.28
35/F 三十五樓 (Tower 1 第一座)		
Unit 單位	Thickness of Floor Slabs(Excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height(m) 層與層之間的高度(米)
A	150	3.68
B	150, 175, 200	3.68
35/F 三十五樓 (Tower 2 第二座)		
Unit 單位	Thickness of Floor Slabs(Excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height(m) 層與層之間的高度(米)
A	150, 175	3.68
B	150, 175, 200	3.68

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

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

Legend of Terms and Abbreviations on Floor Plans:

樓面平面圖中的名稱及簡稱:

A/C Plant Room = Air-conditioning Plant Room	空調機房
Balcony	露台
Bathroom	浴室
Bedroom	睡房
Dining = Dining Area	飯廳
DN. = Down	向下
E. M. C. = Electrical Meter Cabinet	電錶櫃
H. R. at H/L = Hose Reel at High Level	高位消防喉轆
Kitchen	廚房
LIFT = Lift	升降機
Living = Living Area	客廳
Master Bathroom	主人浴室
Master Bedroom	主人睡房
P. D. = Pipe Duct	管道槽
Pipe Well	管道天井
Refuse Storage = Refuse Storage and Material Recovery Room	垃圾及物料回收室
Toilet	洗手間
UP = Up	向上
Utility Platform	工作平台
Utility Room	工作室
W. M. C. = Water Meter Cabinet	水錶櫃

# 11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

Unit A on 33/F of Tower 2  
Latest Floor Plan  
第二座三十三樓A單位  
現狀樓面平面圖

Tower 2 第二座



Unit A on 33/F of Tower 2 has been altered by way of exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations are indicated on this latest floor plan and the details of the alterations are set out below (the below numberings refer to the marked alterations on the plan):

- (a) Replacement of swing door by sliding door
- (b) Original door has been relocated
- (c) New partition wall has been erected
- (d) Minor adjustment has been made to partition wall
- (e) Original fittings in the bathroom have been altered and relocated
- (f) Partition wall has been removed

第二座三十三樓A單位在發展項目落成後進行獲《建築物條例》豁免的工程。該等改動的位置於此現狀樓面平面圖中標出。該等改動列出如下(下文編號對應圖中改動編號):

- (a) 以趟門取代掩門
- (b) 遷移原有的門
- (c) 豎立新聞隔牆
- (d) 對間隔牆略作修改
- (e) 更換及遷移浴室內原有的裝置
- (f) 移除間隔牆

Note 備註:

The dimensions on the floor plans are all in millimetre.  
樓面平面圖所列之尺規為以毫米標示。

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

33/F 三十三樓 (Tower 2 第二座)		
Unit 單位	Thickness of Floor Slabs(Excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height(m) 層與層之間的高度(米)
A	140, 150	3.28

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

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

Legend of Terms and Abbreviations on Floor Plans:

樓面平面圖中的名稱及簡稱:

A/C Plant Room = Air-conditioning Plant Room	空調機房
Balcony	露台
Bathroom	浴室
Bedroom	睡房
Corridor	走廊
Dining = Dining Area	飯廳
DN. = Down	向下
E. M. C. = Electrical Meter Cabinet	電錶櫃
H. R. at H/L = Hose Reel at High Level	高位消防喉轆
Kitchen	廚房
LIFT = Lift	升降機
Living = Living Area	客廳
Master Bathroom	主人浴室
Master Bedroom	主人睡房
P. D. = Pipe Duct	管道槽
Pipe Well	管道天井
Refuse Storage = Refuse Storage and Material Recovery Room	垃圾及物料回收室
Toilet	洗手間
UP = Up	向上
Utility Platform	工作平台
Utility Room	工作室
W. I. C. = Walk In Closet	衣帽間
W. M. C. = Water Meter Cabinet	水錶櫃



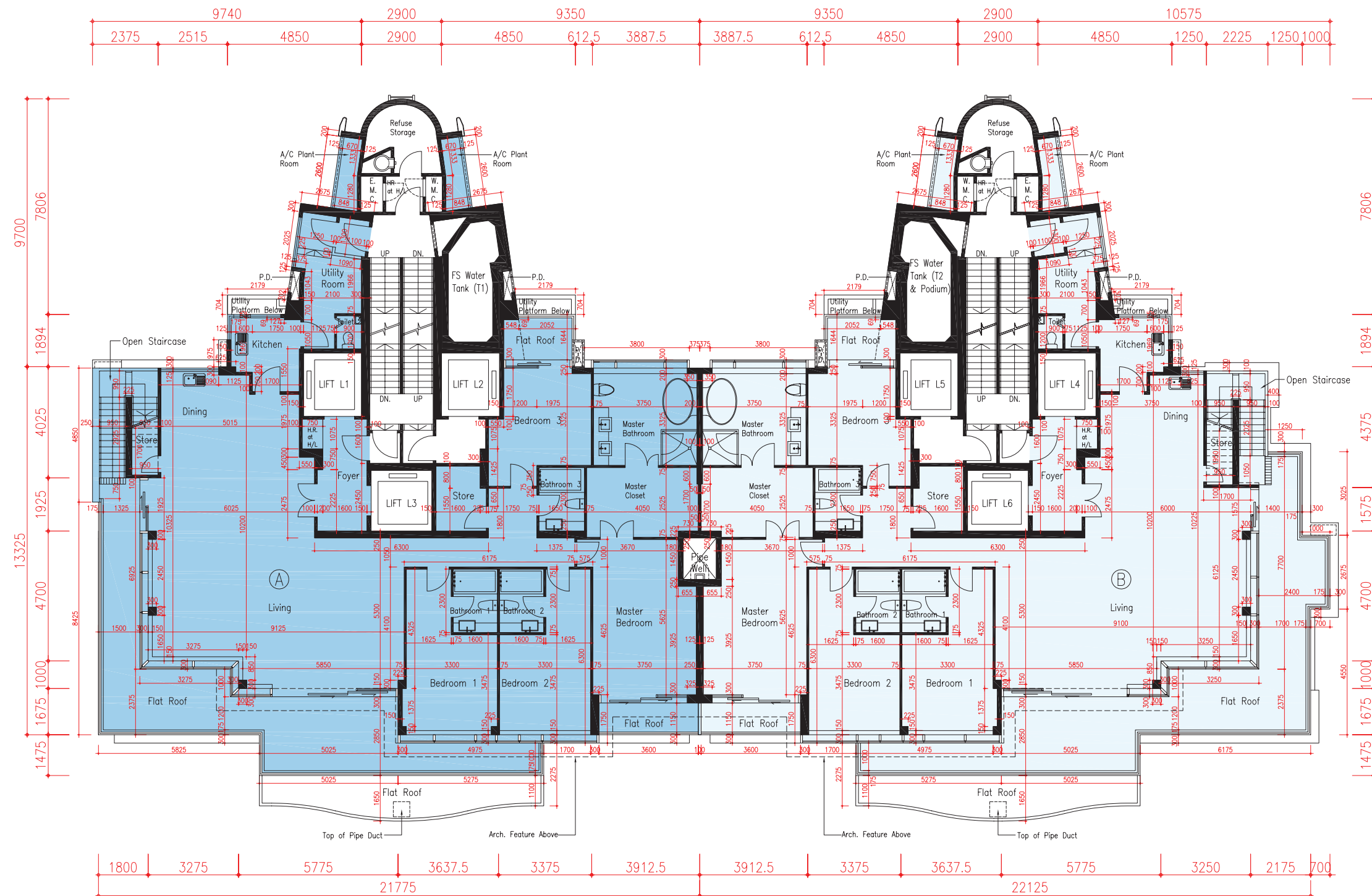
# 11

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

### 36/F Floor Plan 三十六樓 樓面平面圖

#### Tower 1 第一座

#### Tower 2 第二座



#### Note 備註:

The dimensions on the floor plans are all in millimetre.  
樓面平面圖所列之尺規為以毫米標示。

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

36/F 三十六樓 (Tower 1 第一座)		
Unit 單位	Thickness of Floor Slabs(Excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height(m) 層與層之間的高度(米)
A	150, 175	3.90
36/F 三十六樓 (Tower 2 第二座)		
Unit 單位	Thickness of Floor Slabs(Excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height(m) 層與層之間的高度(米)
B	150, 175	3.90

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

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

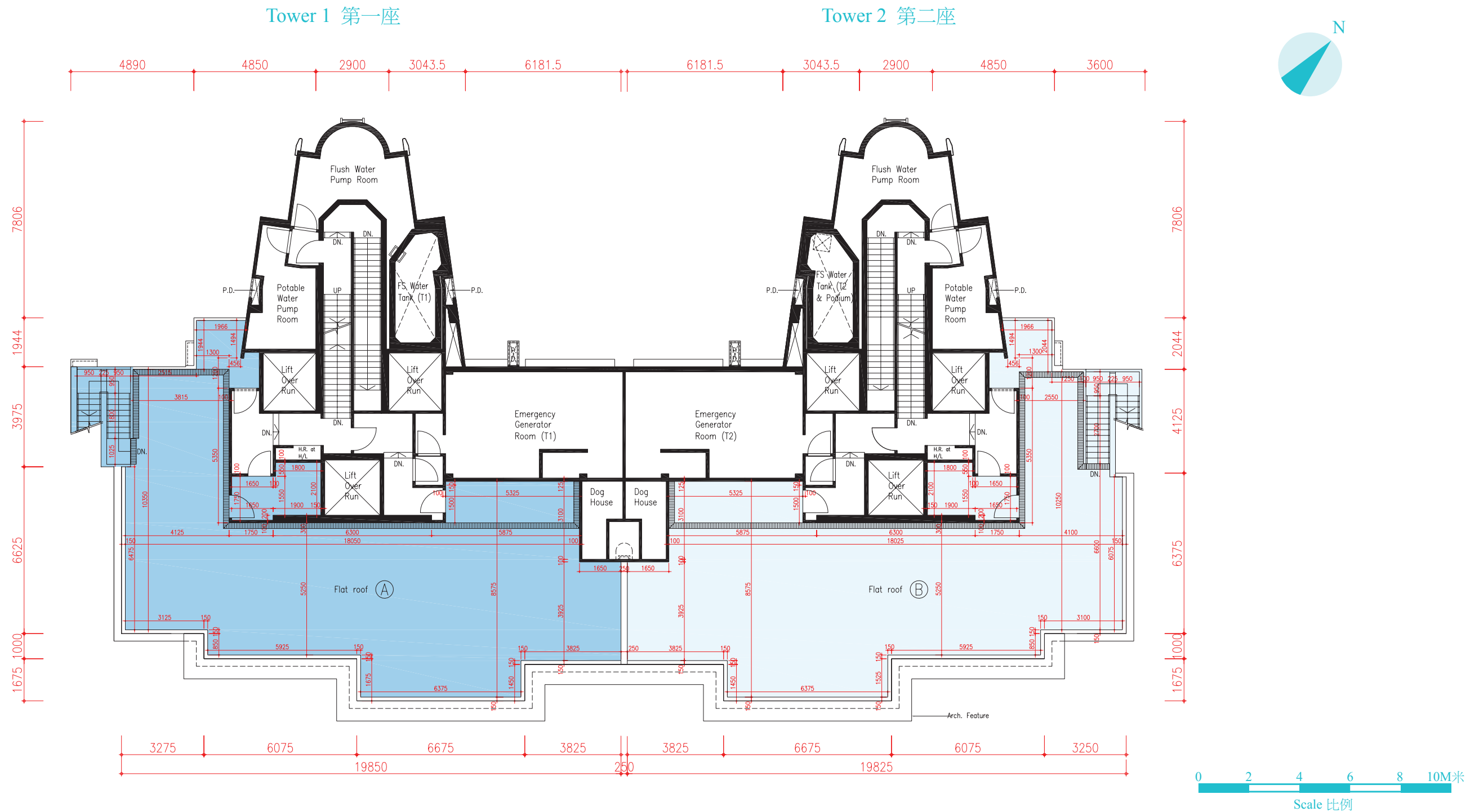
Legend of Terms and Abbreviations on Floor Plans:

樓面平面圖中的名稱及簡稱:

A/C Plant Room = Air-conditioning Plant Room	空調機房
Arch. Feature Above = Architectural Feature Above	建築裝置上
Bathroom	浴室
Bedroom	睡房
Dining = Dining Area	飯廳
DN. = Down	向下
E. M. C. = Electrical Meter Cabinet	電錶櫃
Flat Roof	平台
Foyer	玄關
FS Water Tank (T1)	消防水箱(第一座)
= Fire Service Water Tank (Tower 1)	
FS Water Tank (T2 & Podium)	消防水箱(第二座及基座)
= Fire Service Water Tank (Tower 2 & Podium)	
H. R. at H/L = Hose Reel at High Level	高位消防喉轆
Kitchen	廚房
LIFT = Lift	升降機
Living = Living Area	客廳
Master Bathroom	主人浴室
Master Bedroom	主人睡房
Master Closet	主人睡房衣帽間
Open Staircase	露天樓梯
P. D. = Pipe Duct	管道槽
Pipe Well	管道天井
Refuse Storage = Refuse Storage and Material Recovery Room	垃圾及物料回收室
Store	儲物室
Toilet	洗手間
Top of Pipe Duct	管道槽頂
UP = Up	向上
Utility Platform Below	工作平台置下
Utility Room	工作室
W. M. C. = Water Meter Cabinet	水錶櫃



## Roof Floor Plan

天台  
樓面平面圖

## Note 備註:

The dimensions on the floor plans are all in millimetre.

樓面平面圖所列之尺規為以毫米標示。

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Roof 天台 (Tower 1 第一座)		
Unit 單位	Thickness of Floor Slabs(Excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height(m) 層與層之間的高度(米)
A	150	2.60
Roof 天台 (Tower 2 第二座)		
Unit 單位	Thickness of Floor Slabs(Excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-Floor Height(m) 層與層之間的高度(米)
B	150	2.60

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

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

Legend of Terms and Abbreviations on Floor Plans:

樓面平面圖中的名稱及簡稱:

Arch. Feature = Architectural Feature	建築裝置
Dog House = Mechanical & Electrical Services Duct Connecting to the Floor Below	連接下層的機電設施管道
DN. = Down	向下
Emergency Generator Room (T1) / (T2) = Emergency Generator Room (Tower 1) / (Tower 2)	緊急發電房(第一座)/(第二座)
Flat Roof	平台
Flush Water Pump Room	沖廁水泵房
FS Water Tank (T1) = Fire Service Water Tank (Tower 1)	消防水箱(第一座)
FS Water Tank (T2 & Podium) = Fire Service Water Tank (Tower 2 & Podium)	消防水箱(第二座及基座)
H. R. at H/L = Hose Reel at High Level	高位消防喉轆
Lift Over Run	升降機槽頂部
P. D. = Pipe Duct	管道槽
Potable Water Pump Room	食水泵房
UP = Up	向上

# 12 | AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

27

Description of Residential Property 物業的描述			Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft) 實用面積 (包括露台、工作平台及陽台，如有) 平方米(平方呎)	Area of Other Specified Items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第一座	2/F 二樓	A	163.913 (1,764) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	2.690 (29)	-	-	30.356 (327)	-	-	-	-	-	-
		B	156.196 (1,681) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	2.690 (29)	-	-	41.846 (450)	-	-	-	-	-	-
	3/F, 5/F to 12/F, 15/F to 18/F 三樓、 五樓至十二樓、 十五樓至十八樓	A	173.724 (1,870) Balcony 露台: 6.774 (73) Utility Platform 工作平台: 1.500 (16)	2.690 (29)	-	-	-	-	-	-	-	-	-
		B	166.015 (1,787) Balcony 露台: 6.774 (73) Utility Platform 工作平台: 1.500 (16)	2.690 (29)	-	-	-	-	-	-	-	-	-
	20/F to 23/F, 25/F to 30/F 二十至二十三樓、 二十五樓至三十樓	A	173.724 (1,870) Balcony 露台: 6.774 (73) Utility Platform 工作平台: 1.500 (16)	2.690 (29)	-	-	-	-	-	-	-	-	-
		B	166.015 (1,787) Balcony 露台: 6.774 (73) Utility Platform 工作平台: 1.500 (16)	2.690 (29)	-	-	-	-	-	-	-	-	-
	31/F to 33/F, 35/F 三十一至 三十三樓、 三十五樓	A	173.724 (1,870) Balcony 露台: 6.912 (74) Utility Platform 工作平台: 1.500 (16)	2.690 (29)	-	-	-	-	-	-	-	-	-
		B	166.015 (1,787) Balcony 露台: 6.912 (74) Utility Platform 工作平台: 1.500 (16)	2.690 (29)	-	-	-	-	-	-	-	-	-
	36/F and Roof 三十六樓及天台	A	253.405 (2,728) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	5.717 (62)	-	-	198.638 (2,138)	-	-	-	-	-	-

- The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).  
每個住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
- The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).  
在構成住宅物業一部份範圍內的每一露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
- The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).  
在構成住宅物業一部份範圍內的每一其他指明項目的面積(如有)是按《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes 備註:  
The areas as specified in the above table in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest square foot.  
上述面積表內以平方呎顯示的面積，均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。  
There is no verandah in the residential properties of the Development.  
發展項目住宅物業並無陽台。



12 | AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft) 實用面積 (包括露台、工作平台及陽台，如有) 平方米(平方呎)	Area of Other Specified Items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第二座	2/F 二樓	A	163.750 (1,763) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	2.690 (29)	-	-	56.518 (608)	-	-	-	-	-	-
		B	156.196 (1,681) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	2.690 (29)	-	-	60.651 (653)	-	-	-	-	-	-
	3/F, 5/F to 12/F, 15/F to 18/F 三樓、 五樓至十二樓、 十五樓至十八樓	A	177.129 (1,907) Balcony 露台: 6.774 (73) Utility Platform 工作平台: 1.500 (16)	2.690 (29)	-	-	-	-	-	-	-	-	-
		B	166.015 (1,787) Balcony 露台: 6.774 (73) Utility Platform 工作平台: 1.500 (16)	2.690 (29)	-	-	-	-	-	-	-	-	-
	20/F to 23/F, 25/F to 30/F 二十至二十三樓、 二十五樓至三十樓	A	177.129 (1,907) Balcony 露台: 6.774 (73) Utility Platform 工作平台: 1.500 (16)	2.690 (29)	-	-	-	-	-	-	-	-	-
		B	166.015 (1,787) Balcony 露台: 6.774 (73) Utility Platform 工作平台: 1.500 (16)	2.690 (29)	-	-	-	-	-	-	-	-	-
	31/F to 33/F, 35/F 三十一至 三十三樓、 三十五樓	A	177.129 (1,907) Balcony 露台: 6.912 (74) Utility Platform 工作平台: 1.500 (16)	2.690 (29)	-	-	-	-	-	-	-	-	-
		B	166.015 (1,787) Balcony 露台: 6.912 (74) Utility Platform 工作平台: 1.500 (16)	2.690 (29)	-	-	-	-	-	-	-	-	-
	36/F and Roof 三十六樓及天台	B	247.052 (2,659) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	5.717 (62)	-	-	198.447 (2,136)	-	-	-	-	-	-

1. The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).  
每個住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).  
在構成住宅物業一部份範圍內的每一露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).  
在構成住宅物業一部份範圍內的每一其他指明項目的面積(如有)是按《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes 備註:

The areas as specified in the above table in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest square foot.

上述面積表內以平方呎顯示的面積，均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

There is no verandah in the residential properties of the Development.

發展項目住宅物業並無陽台。



13

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT  
發展項目中的停車位的樓面平面圖

B2/F  
地庫二層



Number, Dimensions and Area of Parking Space 停車位的數目、尺寸及面積

Floor 樓層	Category of Parking Space 停車位類別	No. 數目	Dimension of Each Parking Space ( L x W )(m) 每個停車位的尺寸(長x闊) (米)	Area of Each Parking Space (sq.m.) 每個停車位的面積 (平方米)
B2/F 地庫二層	 Residential Car Parking Space 住客停車位	66	5.0 x 2.5	12.5
	 Residential Motor Cycle Parking Space 住客電單車停車位	3	2.4 x 1.0	2.4





# 13 | FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖

B1/F  
地庫一層



Number, Dimensions and Area of Parking Space 停車位的數目、尺寸及面積

Floor 樓層	Category of Parking Space 停車位類別	No. 數目	Dimension of Each Parking Space (L x W)(m) 每個停車位的尺寸(長x闊)(米)	Area of Each Parking Space (sq.m.) 每個停車位的面積(平方米)
B1/F 地庫一層	 Residential Car Parking Space 住客停車位	52	5.0 x 2.5	12.5
	 Disabled Residential Car Parking Space 傷殘人士住客停車位	1	5.0 x 3.5	17.5
	 Residential Motor Cycle Parking Space 住客電單車停車位	3	2.4 x 1.0	2.4
	 Disabled Visitor's Car Parking Space 傷殘人士訪客停車位	1	5.0 x 3.5	17.5



1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement -
  - (i) that preliminary agreement is terminated;
  - (ii) the preliminary deposit is forfeited; and
  - (iii) the owner does not have any further claim against the purchaser for the failure.

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

# 15 | SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### 1. Common Parts of the Development

Deed of Mutual Covenant (“DMC”) provides for the following different Common Areas and Common Facilities:-

“**Common Areas**” are the Estate Common Areas, the Car Park Common Areas and the Residential Common Areas.

“**Common Facilities**” are the Estate Common Facilities, the Car Park Common Facilities and the Residential Common Facilities.

“**Car Park Common Areas**” are the whole of the car park areas comprising those parts of B1 Floor and B2 Floor of the Development (“Estate”) constructed on Ap Lei Chau Inland Lot No.135 (“Lot”) (but excluding those parking spaces shown and delineated on the car park layout plan approved by the Building Authority, Estate Common Areas and Residential Common Areas) and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Estate designed or intended for the common use and benefit of the Owners of the Car Parks (which do not form part of the Units, Estate Common Areas or Residential Common Areas) and not otherwise specifically assigned to or for the exclusive use of the Owner of a particular Car Park and shall include but not limited to ramps, driveways, access areas, circulation passages and staircases.

“**Car Park Common Facilities**” are those facilities and equipment for the common use and benefit of the Car Parks but not other parts of the Estate and not for the use and benefit of a particular Car Park exclusively and shall include but not limited to electrical and mechanical installation, plant and machinery, drop-gate, mechanical ventilation system and security system.

“**Estate Common Areas**” are the whole of the Lot and the Estate which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, Car Park Common Areas or Residential Common Areas) and shall include but not limited to load bearing walls, floor slabs, enclosing walls of the Estate Common Areas (but in the case of such enclosing walls adjoining any Unit(s), excluding the plaster and covering of the internal surface of such enclosing walls within the relevant Unit(s)), such part of the Slope and Retaining Structures (if any) within the Lot, loading and unloading spaces, open landscape, fire service control room, master water meter room, HV room, fan room, irrigation pump room, Fire Services pump rooms, drencher pump room, flushing pump room, sprinkler pump room, water meter room, switch rooms, emergency generator rooms, lift machine rooms, refuse collection

rooms, transformer room, water tank rooms, owners’ committee office, quarters for watchmen or caretakers, pipe and / or cable ducts (which do not form part of the Units), lift lobbies, lift shafts, emergency vehicle access, ramps, driveways, circulation passages, passages in the Estate, and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Estate designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, Car Park Common Areas or Residential Common Areas).

“**Estate Common Facilities**” are (a) such of sprinkler water tank, flushing water tank (on B2 Floor), fire services water tanks, lifts, the surface channel with cover, fire alarm system, fire hydrant/hose reel system, drains, pipes, gutters, wells (if any), sewers, wires and cables, electrical and mechanical installation servicing the Estate Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Estate through which water, sewage, electricity and any other services are supplied to the Lot and the Estate or any part or parts thereof which are for the use and benefit of the Lot and the Estate and not for the use or benefit of a particular Unit; (b) lighting including façade lighting within the Estate which are for the use and benefit of the Lot and the Estate and not for the use or benefit of a particular Unit; (c) automatic sprinkler system and fire detection and alarm system within the Estate which are for the use and benefit of the Lot and the Estate and not for the use or benefit of a particular Unit; (d) burglar alarm, metal gate, manned gate and security system (s) (if any) which are for the use and benefit of the Lot and the Estate and not for the use or benefit of a particular Unit; and other facilities and systems for the common use and benefit of the Lot and the Estate and not for the use or benefit of a particular Unit exclusively. For avoidance of doubt, the term “Estate Common Facilities” shall not include those facilities, equipment and other like structures forming part of the Car Park Common Facilities or the Residential Common Facilities.

“**Residential Common Areas**” are those parts of the Lot and the Estate designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit (which do not form part of the Units, Estate Common Areas or Car Park Common Areas) and shall include but not limited to the Recreational Areas, Visitor’s Car Parks, water meter room, electricity meter room, A/C plant rooms, telecommunication broadcasting equipment room, areas for installation of satellite dishes and/or TV antennae, areas for installation

or use of aerial broadcast distribution facilities and telecommunications network facilities, guard rooms/counters, refuse storage rooms, residential entrance hall, mail delivery area with mailboxes, watchmen and caretaker’s counter, water tank rooms, filtration plant room, transfer plate, pipe wells, lift lobbies including fireman’s lift lobbies (save and except those lift lobbies forming part of the Units), lift shafts, corridors, staircases, lift pit, meter rooms, plant rooms, pipe ducts (which do not form part(s) of Residential Units or Estate Common Areas), flat roofs (which do not form part of the Units), roofs (which do not form part of the Units), top roof, green roof, canopy, pump rooms, switch rooms, parapet wall, the External Walls of 1st Floor and above of the Estate, floor slabs (which do not form part of the Units), enclosing walls of the Residential Common Areas (but in the case of such enclosing walls adjoining any Unit(s), excluding the plaster and covering of the internal surface of such enclosing walls within the relevant Unit(s)) and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Estate designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit.

“**Residential Common Facilities**” are those facilities and ancillary equipment for the common use and benefit of the Residential Units and not for the use and benefit of a particular Residential Unit exclusively and shall include but not limited to the Recreational Facilities, water tanks, water pumps, drains, pipes, gutters, sewers, fire-fighting system, wires and cables, electrical equipment, air-conditioning or mechanical installation, lighting, burglar alarm, metal gate, security system, gas pipes, air-conditioning system, aerial broadcast distribution facilities, telecommunications network facilities, satellite dishes, TV antennae, lifts and manual fire alarm for the common use and benefit of the Residential Units.

The meanings of certain terms appeared above are set out below:-

“**External Walls**” means the external walls of the Estate or any part thereof including curtain walls, architectural features, parapet walls, the curbs of the Non-enclosed Area (i.e. balcony and/or utility platform forming part of a Residential Unit and/or the covered areas underneath such balcony and utility platform) and the windows and window frames of the Common Areas but excluding the plaster and covering of the internal surface of the walls facing the Units, the glass parapets/balustrade/fences of the Non-enclosed Area and flat roofs or their replacement, the windows, window frames and sealant around window

frames of the Units, the internal surface of the curtain wall system facing the Units and the window panes and window frames of the openable windows in the curtain wall system enclosing the Units.

“**Recreational Areas**” means the areas intended for recreational use by the residents of the Residential Units and their bona fide visitors which shall include but not limited to the outdoor swimming pool, pool deck, landscape areas, children play area, game rooms, gymnasium, multi function rooms, reading area, sitting area, changing rooms and lavatories situated within the Residential Common Areas.

“**Recreational Facilities**” means the recreational facilities and facilities ancillary thereto provided or installed for recreational use by the residents of the Residential Units and their bona fide visitors pursuant to Special Condition No.(7)(a) of the Government Grant.

“**Slope and Retaining Structures**” means all slopes, slope treatment works, retaining walls and other structures within or outside the Lot and the Estate, the maintenance of which is the liability of the Owners under the Government Grant or the DMC.

# 15 | SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

## 2. The number of undivided shares assigned to each residential property in the Development

Tower	Floor	Unit	Number of Undivided Shares allocated to each Residential Unit
1	2/F	A (with flat roof(s) pertaining thereto)	671
		B (with flat roof(s) pertaining thereto)	647
	3/F, 5/F to 12/F and 15/F to 18/F	A	667
		B	636
	20/F to 23/F and 25/F to 30/F	A	667
		B	636
	31/F to 33/F and 35/F	A	667
		B	636
	36/F	A (with flat roof(s) pertaining thereto and flat roof on the main roof thereabove)	1,116
2	2/F	A (with flat roof(s) pertaining thereto)	685
		B (with flat roof(s) pertaining thereto)	656
	3/F, 5/F to 12/F and 15/F to 18/F	A	681
		B	636
	20/F to 23/F and 25/F to 30/F	A	681
		B	636
	31/F to 33/F and 35/F	A	680
		B	636
	36/F	B (with flat roof(s) pertaining thereto and flat roof on the main roof thereabove)	1,090

## 3. Term of years for which the manager of the Development is appointed

Subject to the provisions of the Building Management Ordinance (Cap.344), the management of the Lot and the Estate shall for an initial period of two years from the date of the DMC be undertaken by the Management Company named in the DMC subject to termination at any period of time during its term of appointment (i) by the Management Company by giving not less than 3 months' notice in writing to the Owners' Committee or where there is no Owners' Committee, to each of the Owners or (ii) by the Owners' Committee (prior to the formation of the Corporation) without compensation by giving not less than 3 calendar months' notice in writing to the Management Company and by a resolution passed by a majority of votes of Owners voting either personally or by proxy in an Owners' meeting and supported by the Owners of not less than 50% of the Undivided Shares in aggregate (excluding the Undivided Shares allocated to the Common Areas and Common Facilities).

## 4. Basis on which the management expenses are shared among the owners of the residential properties in the Development

The Owners of each of the Residential Units shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares allocated to his Residential Unit. Where any expenditure relates to or is for the benefit of the Lot and the Estate (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Car Park Common Areas, Residential Common Facilities or Car Park Common Facilities), the Estate Common Areas and/or the Estate Common Facilities, the full amount of such expenditure shall be apportioned between all the Owners of the Estate in proportion to the number of Management Shares held by them. Where any expenditure relates solely to or is solely for the benefit of the Residential Units (but does not relate solely to or is not solely for the benefit of any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities, the full amount of such expenditure shall be apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them.

## 5. Basis on which the management fee deposit is fixed

The management fee deposit in respect of each Unit shall be a sum equivalent to 3 months' Management Fee payable in accordance with the budget for the 1<sup>st</sup> year.

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

Not Applicable.

Note:

Unless otherwise defined in this sales brochure, capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the DMC.



## 1. 發展項目的公用部分

公契提供以下不同的公用地方和公用設施：

「**公用地方**」指屋苑公用地方，停車場公用地方及住宅公用地方。

「**公用設施**」指屋苑公用設施，停車場公用設施及住宅公用設施。

「**停車場公用地方**」是指於鴨脷洲內地段135號（「地段」）發展項目（「屋苑」）的地庫一層及地庫二層的整個停車場地方（但不包括經建築事務監督批准的停車場圖則顯示和指定的車位，屋苑公用地方及住宅公用地方）及於《建築物管理條例》（香港法例第344章）附表1所指明於地段及屋苑內設計或預期給予停車場業主共同使用和利益的所有其他公用部分（不屬於單位、屋苑公用地方或住宅公用地方的一部分）及除了特別分配給和指明專供業主使用的某一個車位，並應包括但不限於坡道、行車道、行車範圍、供往來用的通道及樓梯。

「**停車場公用設施**」是那些為停車場共同使用和利益而設的設施和設備，但不是屋苑的其他部分及不是專供某一個車位使用，並應包括但不限於機電裝置、機房及機器、下拉式閘門、機械通風系統和保安系統。

「**屋苑公用地方**」是指除了特別分配給和指明專供業主使用，而設計或預期給予所有業主共同使用和利益的整個地段和屋苑範圍（不屬於單位，停車場公用地方或住宅公用地方的一部分）及應包括但不限於承重牆、樓板、屋苑公用地方的圍牆（但是如果在圍牆鄰接任何單位的情況下，則不包括該圍牆於相關單位的灰泥和內層）、地段內的斜坡和擋土結構（如有）、上落客貨位、開放園景、消防設施控制室、總水錶房、高壓房、風機房、灌溉水交房、消防交房、水簾式水交房、沖洗交房、灑水器交房、水錶房、電型房、應急發電機房、電梯機房、垃圾房、電力變壓房、水箱房、業主委員會辦公室、看守員或管理員宿舍、管道和/或電纜管道（不屬於單位的一部分）、電梯大堂、升降機槽、緊急車輛通道、坡道、行車道、供往來用的通道、屋苑通道，及於《建築物管理條例》（香港法例第344章）附表1所指明於地段及屋苑內設計或預期給予業主共同使用和利益的所有其他公用部分及除了特別分配給或指明專供個別業主使用（不屬於單位，停車場公用地方或住宅公用地方的一部分）。

「**屋苑公用設施**」指(a)為屋苑公用地方提供服務的消防灑水水箱、沖廁水箱(設於地庫二層)、消防水箱、升降機、有蓋明渠、火警系統、消防柱/喉嚨系統、下水道、管道、水槽、水井（如有）、污水渠、電線及電纜、機電裝置和無論是以管道式或在任何時候可能會在地段和屋苑的表面或地底通過的其他服務設施，這些都為提供給地段和屋苑或任何部分或其中一部分而不是專供某一個單位的水、污水、電力和其他服務；(b)照明設備包括在屋苑內的外牆照明，這些都為提供給地段和屋苑而不是專供某一個單位；(c)在屋苑內自動灑水滅火系統和火警探測和警報系統，這些都為提供給地段和屋苑而不是專供某一個單位；(d)防盜警報器、金屬閘門、人手操作的閘門和保安系統（如有），這些都為提供給地段和屋苑而不是專供某一個單位；及為地段和屋苑共同使用和利益而設的其他設施和系統，但不是屋苑的其他部分及不是專供某一個單位使用。為免產生疑問，“屋苑公用設施”不包括屬於停車場公用設施和住宅公用的一部份設施、設備和其他類似結構。

「**住宅公用地方**」是指除了特別分配給和指明專供某一個住宅單位業主使用，而設計或預期給予所有住宅單位業主共同使用和利益的部份地段和屋苑範圍（不屬於單位，屋苑公用地方或停車場公用地方的一部分）及包括但不限於休憩用地、訪客停車場、水錶房、電錶房、冷氣機機房、電訊廣播器材室、安裝衛星天線和/或電視天線的地方、安裝或使用天線廣播發佈設施和電信網絡設施的地方、保安室/櫃台、垃圾房、住宅入口大堂、信箱郵件傳遞、看守員或管理員的櫃檯、水箱房、濾水機房、轉換層、管道井、電梯大堂包括消防員電梯大堂(組成單位一部分的電梯大堂除外)、升降機槽、走廊、樓梯、升降機井底坑、電錶房、機房、管槽(不構成住宅單位或屋苑公用地方的一部分)、平台（不屬於單位的一部分）、天台（不屬於單位的一部分）、屋頂、綠化屋頂、頂篷、交室、電型房、矮牆、屋苑一樓或以上樓層的外牆、樓板（不屬於單位的一部分）、住宅公用地方的圍牆（但是如果在圍牆此連任何單位的情況下，則不包括該圍牆於相關單位的灰泥及內層）及於《建築物管理條例》（香港法例第344章）附表1所指明於地段及屋苑內設計或預期給予所有住宅單位業主共同使用和利益的所有其他公用部分及除了特別分配給或指明專供某一個住宅單位業主使用（如有）。

「**住宅公用設施**」是指除了特別專供某一個住宅單位使用和受益，而供住宅單位共同使用和受益的設施和配套設備，及應包括但不限於供住宅單位的共同使用和受益的康樂設施、水箱、水泵、排水渠、管道、

水槽、污水渠、消防系統、電線電纜、電器設備、空調或機械的裝置、照明、防盜警報器、金屬閘門、保安系統、煤氣管道、空調系統、天線廣播發佈設施、電信網絡設施、衛星天線、電視天線、電梯和手控火警警報。

某些上面出現詞彙的意思詳列如下：

「**外牆**」指屋苑或其任何部分的外牆，包括玻璃幕牆，建築裝飾，矮牆，非密封位置的礮（即住宅單位的露台和/或工作平台和/或該露台及工作平台底下的覆蓋部分）和公用地方的窗口和窗框，但不包括於面向單位牆身的灰泥和內層，非密封位置與平台的玻璃矮牆/欄杆/圍欄或其替代品，單位的窗口、窗框及窗框邊的密封膠，面向單位玻璃幕牆系統的內層和單位的玻璃幕牆系統的可打開窗口的玻璃窗及窗框。

「**休憩用地**」指意圖給住宅單位住戶和其真實訪客作休憩用途的地方，應包括但不限於位於住宅公用地方內的室外游泳池、游泳池甲板、園景地方、兒童遊樂區、遊樂室、健身房、多功能室、閱讀區、座位區、更衣室及洗手間。

「**康樂設施**」指根據批地條文特別條款第(7)(a)條提供或安裝給住宅單位住戶和其真實訪客作休憩用途的康樂設施及配套設施。

「**斜坡和擋土結構**」指地段及屋苑以內或以外的所有斜坡，斜坡處理工程，擋土牆和其他結構，而按批地文件或公契規定，業主對其負有維修責任。

# 15 | SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

## 2. 分配予發展項目中的每個住宅物業的不分割份數的數目

座數	樓層	單位	分配給每個住宅單位的不分割份數的數目
第一座	二樓	A (連有關平台)	671
		B (連有關平台)	647
	三樓、五樓至十二樓及十五樓至十八樓	A	667
		B	636
	二十樓至二十三樓及二十五樓至三十樓	A	667
		B	636
	三十一樓至三十三樓及三十五樓	A	667
		B	636
	三十六樓	A (連有關平台及天台層之平台)	1,116
第二座	二樓	A (連有關平台)	685
		B (連有關平台)	656
	三樓、五樓至十二樓及十五樓至十八樓	A	681
		B	636
	二十樓至二十三樓及二十五樓至三十樓	A	681
		B	636
	三十一樓至三十三樓及三十五樓	A	680
		B	636
	三十六樓	B (連有關平台及天台層之平台)	1,090

## 3. 有關發展項目的管理人的委任年期

在不抵觸建築物管理條例(第344章)的情況下，地段和屋苑之管理將由公契內列名的管理公司負責，管理之首屆任期為由公契之日期起計兩年，直至其委任通過以下方式被終止(i)由管理公司向業主委員會或如沒有業主委員會向每名業主給予不少於3個月書面通知或(ii)由業主委員會(在成立業主立案法團之前)向管理公司給予不少於3個月的書面通知，而無需給予補償，此決定需由多數業主在業主大會不論親身或由其代表投票通過，其業主的不分割份數合共不低於50%(不包括分配給公用地方和公用設施的不分割份數)。

## 4. 發展項目中的住宅物業擁有人之間分擔管理開支的基準

每個住宅單位的業主應當每月預先按其管理分數比例支付管理費給管理人。凡支出涉及或有利於地段和屋苑(但不只涉及或不只有利於任何單位、住宅公用地方、停車場公用地方、住宅公用設施或停車場公用設施)、屋苑公用地方和/或屋苑公用設施，這些支出的全部金額由屋苑的業主按管理分數比例進行分攤。當支出只涉及或只有利於住宅單位(但不只涉及或不只有利於任何特定住宅單位)、住宅公用地方和/或住宅公用設施，這些支出的全部金額由住宅單位的業主按管理分數比例進行分攤。

## 5. 計算管理費按金的基準

根據第一年的預算，每個單位的管理費按金相等於一筆3個月的按月管理費的款項。

## 6. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

備註：  
除非本售樓說明書另有定義，於“公契的摘要”的詞彙應跟在公契的含義相同。



# 16 | SUMMARY OF LAND GRANT

## 批地文件的摘要

1. Lot No.: Ap Lei Chau Inland Lot No.135 (“Lot”).
2. Terms of years under the lease: 50 years commencing from 19 April 2012
3. Special Condition (2) of the land grant provides that the Grantee shall develop the Lot by the erection of a building or buildings in compliance with the Conditions of the land grant and all relevant laws, such building or buildings to be completed and made fit for occupation on or before 31st December 2017.
4. Special Condition (3) of the land grant provides that the Lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purpose.
5. Special Condition (7) of the land grant provides that the Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (collectively “the Facilities”) as may be approved in writing by the Director of Lands (“Director”).  
  
In the event that any part of the Facilities is exempted from the gross floor area and the site coverage calculation pursuant to Special Condition (7)(b) of the land grant, the Grantee shall at his own expense maintain such part of the Facilities in good and substantial repair and condition and shall operate the same to the satisfaction of the Director; and such part of the Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors and by no other person or persons.
6. Special Condition (8) of the land grant provides that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose any conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
7. Special Condition (9) of the land grant provides that the Grantee shall at his own expense:
  - (i) submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the Lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition;
  - (ii) landscape the Lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director; and
  - (iii) maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
8. Special Condition (25) of the land grant provides that the Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the Lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit.
9. Special Condition (26) of the land grant provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government land, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
10. Special Condition (27) of the land grant provides that the Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black (“Green Hatched Black Area”) on the plan annexed to the land grant as the Director in his absolute discretion may require and shall at all times at his own expense maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon and indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of any landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping.
11. Special Condition (29) of the land grant provides that where prestressed ground anchors have been installed, upon Development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require.
12. Special Condition (32) of the land grant provides that:  
  
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.  
  
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 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.
13. Special Condition (33) of the land grant provides that the Grantee shall within six calendar months from the date of the land grant (or such other extended periods as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a sewerage impact assessment in connection with the Development of the Lot. The Grantee shall at his own expense and within such time limit as may be imposed by the Director implement the approved mitigation measures approved by the Director in all respects to the satisfaction of the Director.
14. Special Condition (34) of the land grant provides that the Grantee shall within six calendar months from the date of the land grant (or such other extended periods as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval an assessment report in respect of the noise impact on the Lot generated or arising from the Ap Lei Chau Boatyards as shown and marked on the plan annexed to the land grant. The Grantee shall at his own expense and within such time limit as may be imposed by the Director implement the approved mitigation measures in all respects to the satisfaction of the Director.
15. Special Condition (35) of the land grant provides that no grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animals remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.



# 16 | SUMMARY OF LAND GRANT

## 批地文件的摘要

1. 地段編號：鴨脷洲內地段第135號(「該地段」)
2. 根據租契規定的年期，由2012年4月19日起計50年。
3. 批地文件特別條款第(2)條規定承批人須按批地文件的一切契諾及條件和所有有關法律、開發該地段，在其上建造建築物，該等建築物須在2017年12月31日或之前完成並使其適合佔用。
4. 批地文件特別條款第(3)條規定該地段或其中任何部分或在其上已建或擬建的任何建築物或任何建築物的部分不得用作私人住宅以外的任何用途。
5. 批地文件特別條款第(7)條規定經地政總署署長(「署長」)批准，承批人可在該地段內搭建、建造及提供康樂設施及配套設施(以下統稱為「該設施」)，而且該設施亦須經署長的書面批准。

若該設施任何部份根據批地文件特別條款第(7)(b)條就總樓面面積和上蓋計算獲得豁免，承批人須自費保養獲豁免設施處於良好及維修妥當狀態，並操作獲豁免設施使署長滿意。獲豁免設施只供在該地段內已建或擬建的住宅大廈的住戶和他們的真正訪客使用，而並非供其他人士使用。
6. 批地文件特別條款第(8)條規定未經署長事先書面同意，不得移除或干擾該地段或毗連範圍內的樹木。署長在發出書面同意時，可向承批人施加其認為合適的條件，以便對樹木進行移植、補償美化或再植。
7. 批地文件特別條款第(9)條規定及承批人需自費：
  - (i) 提交景觀圖則予署長作批核，圖則需顯示於該地段內景觀工程之位置、佈置及鋪設以符合批地文件本特別條款內(b)段之要求；
  - (ii) 全面根據已批核圖則美化該地段以令署長滿意。除非預先獲署長書面同意，有關已批核圖則不得修正、變動、修改、更新或取替；及
  - (iii) 保持景觀工程處於安全、整潔、整齊及健全的情況以全面令署長滿意。

根據批地文件特別條款第(9)條所建成之景觀範圍被標明及成為特別條款第(14)(a)(v)條中之公用地方其中部份。

8. 批地條文特別條款第(25)條規定承批人不可削去、移走或退讓任何位於毗鄰或毗連該地段之政府土地或於任何政府土地進行任何類形之堆積或堆填或斜坡處理工程，除非預先獲得署長書面批核，而署長行使單獨酌情決定權時可批出同意並施加其認為適當之條款。

9. 批地文件特別條款第(26)條規定如果任何土地需要或已經被削去、排除或退讓，或進行任何類型的堆積或堆填或斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該地段內或任何政府土地上，承批人須自費進行與修建該等斜坡處理工程、護土牆或其他承托、保護、排水或輔助工程或日後成為必要的其他工程，以便保護與承托該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，及避免與防止日後發生任何泥土傾瀉、塌方或地陷。承批人須在租期期間任何時候自費保養該土地、斜坡處理工程、護土牆或其他承托、保護、排水或輔助工程或其他工程處於良好及維修妥當的狀態，令署長滿意。
10. 批地文件特別條款第(27)條規定在署長行使絕對酌情決定權要求時，承批人需自費對批地文件附圖以綠色黑斜線顯示之範圍(「綠色黑斜線範圍」)進行及完成岩土工程勘察、斜坡工程、防止山泥傾瀉、緩和及補救工程，令署長滿意，並需於任何時間自費將綠色黑斜線範圍保持良好及可觀之維修妥當狀況，包括所有土地、斜坡處理工程、擋土結構、排水道及其他有關之工程，並對政府，其代理人及承建商就所有因山泥傾瀉，下陷或剝落而引至任何性質之索償、訴訟、費用、損失及支出作出賠償。承批人需於任何時間確保綠色黑斜線範圍內沒有非法挖掘或拋棄。受制於署長預先書面批准，承批人可設立圍欄或其他柵欄以防止該等非法挖掘或拋棄。
11. 批地文件特別條款第(29)條規定如果在開發或重建該地段或其中任何部分時已安裝預應力地樁，承批人須自費在預應力地樁的服務年限期間定期保養與監測預應力地樁，令署長滿意，並在署長行使絕對酌情決定權時不時要求提供上述監測工作的報告和資料，給署長該報告和資料。

12. 批地文件特別條款第(32)條規定:

承批人須自費建造及保養排水渠及渠道使署長滿意，不論在該地段邊界內或在政府土地上，只要署長認為必要的，截斷與引導該地段的一切暴雨或雨水到最接近的河牀、集水井、渠道或政府雨水渠。承批人須對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、索償及要求自行負責並向政府及其官員作出彌償。

該地段的任何排水渠和污水渠至政府的雨水渠及污水渠(如已建及試用)的連接工程可由署長進行，承批人須在政府要求時向政府支付上述連接工程的費用。此外該等連接工程亦可由承批人自費進行，令署長滿意。在該種情況下，上述連接工程的任何一

段若在政府土地內修建，必須由承批人自費保養，及政府要求時承批人須移交該段給政府，由政府出資負責日後的保養。承批人須在政府要求時向政府支付有關上述連接工程的技術審計之費用。

13. 批地文件特別條款第(33)條規定自批地文件之日起計六個公曆月(或署長批准之其他延長時間)內，承批人需自費提交或促使提交一份與發展項目有關的污水處理系統之影響評估予署長作書面批核用，令署長全面滿意。於署長可能指定的時間內，承批人需自費執行已由署長批核之緩和措施，全面令署長滿意。
14. 批地文件特別條款第(34)條規定自批地文件之日起計六個公曆月(或署長可批准之其他延長時間)內，承批人需自費提交或促使提交一份由批地文件附圖所顯示之鴨脷洲製造或修理船之工廠所產生之噪音對該地段所造成之噪音影響評估予署長作書面批核用，全面令署長滿意。於署長可能指定的時間內，承批人需自費執行已由署長批核之緩和措施，全面令署長滿意。
15. 批地文件特別條款第(35)條規定不能在該地段搭建或製作墳墓或骨灰龕，亦不能在該地段內或該地段上埋葬或存放人類遺骸或動物遺骸，不論該遺骸是否存放在陶罐或骨灰甕內或以其他方式在其中埋葬或沉積在其上。

# 17 | INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

### A. Information on any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

1. Slope treatment work in Green Hatched Black Area as referred to in Special Condition (27) of the land grant.

- (a) Relevant provisions of the land grant that concern the above facilities:

Special Condition (27)(a) provides that the Grantee shall at his own expense carry out and complete to the satisfaction of the Director of Lands (“Director”) such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed to the land grant (“Green Hatched Black Area”) as the Director in his absolute discretion may require and shall, at all times during the term agreed to be granted, at his own expense maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslide, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term agreed to be granted, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Grantee), have also been affected. The Grantee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslide, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director of Lands, the Grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the conditions in the land grant, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslide, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry

of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof.

Special Condition (27)(b) provides that the obligations and rights of the Grantee in respect of the Green Hatched Black Area or any part thereof under this Special Condition (27) shall absolutely determine upon the Government giving to the Grantee notice to that effect, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the Grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of Special Condition (27)(a).

- (b) Relevant provisions of the deed of mutual covenant that concern the above facilities:

The Green Hatched Black Area is covered by the term “Slope and Retaining Structures” which is defined in the DMC as including all slopes, slope treatment works, retaining walls and other structures within or outside the Lot and the Estate, the maintenance of which is the liability of the owners under the land grant or the DMC.

Clause (3:02:01) (ap) of the DMC states that the Manager (as defined in the DMC) shall be responsible for and shall have full authority to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition and carry out any necessary works in respect of the Slope and Retaining Structures in compliance with the land grant and in particular in accordance with the Geoguide 5 - Guide to Slope Maintenance issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the Maintenance Manual (as defined in the DMC) and all guidelines issued from time to time by the appropriate Government department regarding the maintenance of the Slope and Retaining Structures. For this purpose, the Manager shall have the right to demand from the Owners, and the Owners shall be liable to pay, such contributions to all the costs lawfully incurred or to be incurred in carrying out such maintenance and repair and any other works in respect of the Slope and Retaining Structures by way of a lump sum or instalments or otherwise as the Manager shall decide but without prejudice to the Manager’s right to apply the general or any parts of the Management Fund referred to in Clause (3:06)

of the DMC as the Manager may deem fit towards payment of the costs or any part thereof Provided that the Manager shall not be made personally liable for carrying out any such requirements of the land grant which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all Owners. For the purpose of this Clause, the Manager shall include any Owners’ Committee and the Corporation formed by the Owners and registered under the Building Management Ordinance (Cap.344).

Clause (43) of the Fourth Schedule of the DMC states that the Owners shall at their own costs and expenses maintain in good substantial repair and condition and carry out all works in respect of the Slope and Retaining Structures and in particular in accordance with the Geoguide 5 - Guide to Slope Maintenance issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the Maintenance Manual and all guidelines issued from time to time by the appropriate Government department regarding the maintenance of the Slope and Retaining Structures.

The plan showing the location of Green Hatched Black Area is set out on page 39 hereof.

### B. Information on any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not Applicable.

### C. Information on the size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not Applicable.

### D. Information on any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of Regulation 22(1) of the Building (Planning) Regulations (Cap. 123 Sub. Leg. F)

Not Applicable.



# 17 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公眾使用的任何設施的資料

1. 批地文件特別條款第(27)條提及於綠色黑斜線範圍之斜坡整理工程

#### (a) 批地文件提及上述設施之相關條款

批地文件特別條款第(27)(a)條條款規定在地政總署署長(「署長」)行使絕對酌情決定權要求時, 承批人需自費對批地文件附圖以綠色黑斜線顯示之範圍(「綠色黑斜線範圍」)進行及完成岩土工程勘察、斜坡工程、防止山泥傾瀉、緩和及補救工程, 令署長滿意, 並需於任何時間自費將綠色黑斜線範圍保持良好及可觀之維修妥當狀況, 包括所有土地、斜坡處理工程、擋土結構、排水道及其他有關之工程。若於租期內任何時間綠色黑斜線範圍內發生山泥傾瀉, 地下陷或泥土剝落, 承批人需自費對上述土地及署長認為(其意見為最終決定而承批人受其約束)受影響之毗鄰或毗連範圍還原及修復, 令署長滿意。承批人對政府, 其代理人及承建商就所有因山泥傾瀉, 地下陷或泥土剝落而引至任何性質之索償、訴訟、費用、損失及支出作出賠償。承批人需於任何時間確保綠色黑斜線範圍內沒有非法挖掘或拋棄。受制於署長預先書面批准, 承批人可設立圍欄或其他柵欄以防止該等非法挖掘或拋棄。另加在違反任何本批地條款所訂的任何其他權利或補救, 署長有權通過書面通知承批人進行岩土勘察工程、斜坡整理、防止山泥傾瀉、緩和及補救工程, 還原及修好任何發生山泥傾瀉或地下陷或泥土剝落而受影響之土地結構或工程, 如果承批人忽視或未能遵從該通知指明的期限內達到署長滿意情況, 署長可立即執行和進行任何必要的工程, 承批人須即時償還政府的成本。

批地文件特別條款第(27)(b)條條款規定, 於政府發出通知達至終止特別條款第(27)條所提及綠色黑斜線範圍或其中部份之責任和權益之效果, 承批人不得因該終止而產生之任何損失或干擾或支出向政府或署長或其授權官員提出任何申索。無論如何, 該終止毋損政府就該終止前任何違反或不執行批地文件特別條款第(27)(a)條之任何權利或補救。

#### (b) 公契提及上述設施之相關條款

公契內所指的「斜坡及擋土結構」包含綠色黑斜線範圍, 其定義包括地段和屋苑之內或之外的所有斜坡、斜坡整理工程、擋土牆及其他結構, 其維修責任根據批地條文及公契歸於業主。

公契之第(3:02:01)(ap)條說明經理人(定義見公契)需遵照「政府批地書」及特別依照土力工程處頒佈的岩土指南第五冊——斜坡維修指南(及不時頒佈之修訂本或取代本)、維修手冊及有關政府部門不時就維修斜坡及擋土結構所發出的所有指引, 聘用合格人員檢驗、維修和保養斜坡及擋土結構, 使其功用及狀態良好, 並且執行任何必要工程, 以及有權向業主收取經理人因進行上述保養和修理工程而經已或將會合法招致之所有費用, 而業主有責任以一次整付、分期或經理人指定的其他方式悉數支付, 而且一概毋損第(3:06)條所訂經理人按其視為恰當用管理基金整體或任何部份支付有關費用的權利。然而倘經理人已盡最大努力但仍未能向所有業主收取所需的工程費用, 經理人毋須就履行政府批地書的規定承擔個人責任, 有關責任將歸於業主。於本條, 經理人的釋義包括任何業主委員會或由業主根據《建築物管理條例》(第344章)成立之法團。

公契第4附表中第(43)條條款說明業主應自費維修保養斜坡及擋土結構和進行所有相關工程, 以保持功用及狀態良好, 其中應特別遵照土力工程處頒佈之岩土指南第五冊——斜坡維修指南(及不時頒佈之修訂本或取代本)和按照維修手冊及相關政府部門不時就維修保養斜坡及擋土結構發出的所有指引。

顯示綠色黑斜線之範圍的圖則載於本頁。

### B. 根據批地文件規定需由發展項目中住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施的資料。

不適用。

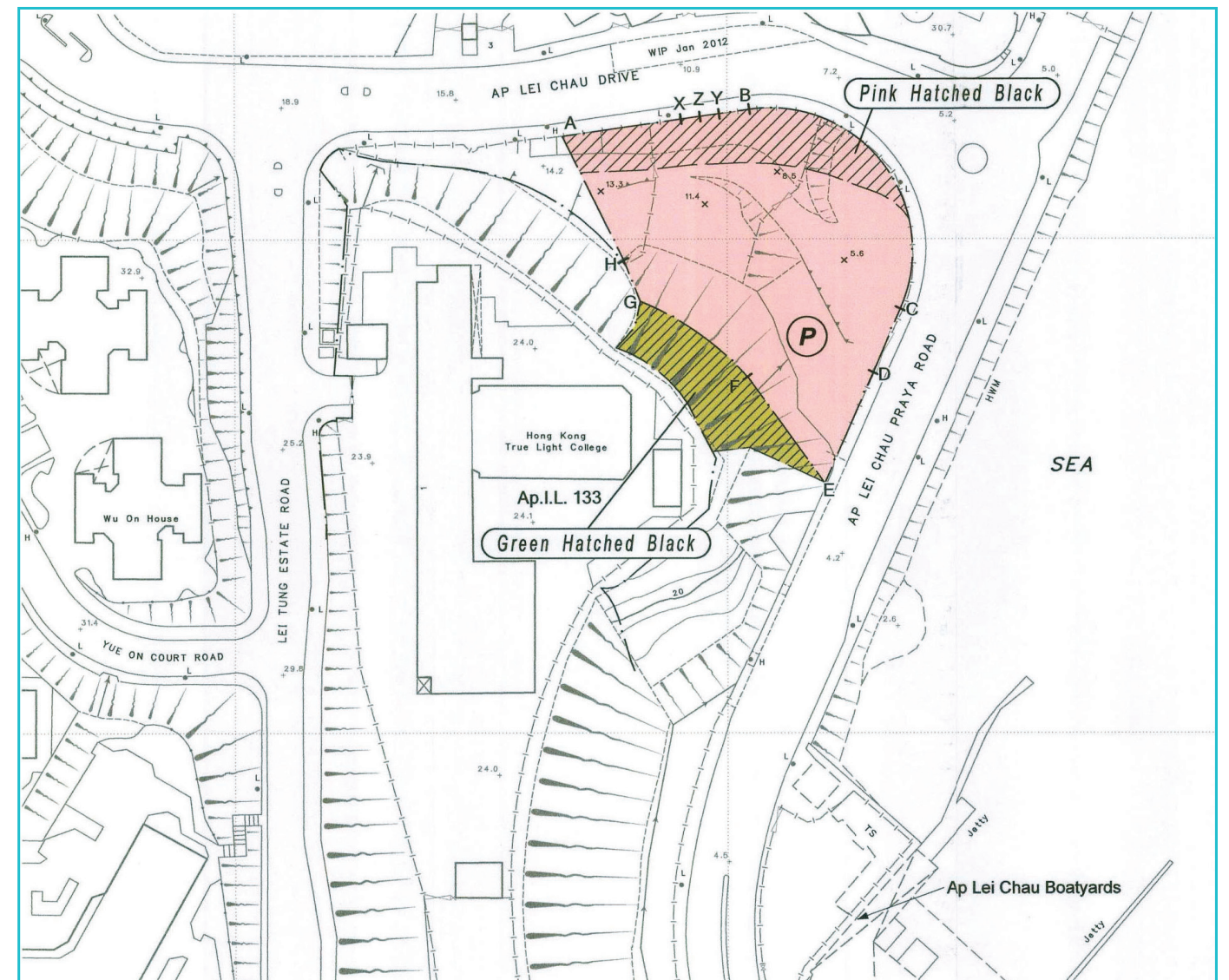
### C. 根據批地文件規定需由發展項目中住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地大小的資料。

不適用。

### D. 發展項目所位於的土地中為施行《建築物(規劃)條例》(第123章附屬法例F)第22(1)條而撥供公眾用途的任何部份的資料。

不適用。

### Plan Extracted from Government Grant (Partial) 摘錄自政府租契附圖(部份)



Special Conditions Refer 特別條款所提及：

-  Pink Hatched Black  
粉紅色黑斜線
-  Green Hatched Black  
綠色黑斜線

0 20 40 60 80 100M米  
Scale 比例



# 18 | WARNING TO PURCHASERS

## 對買方的警告

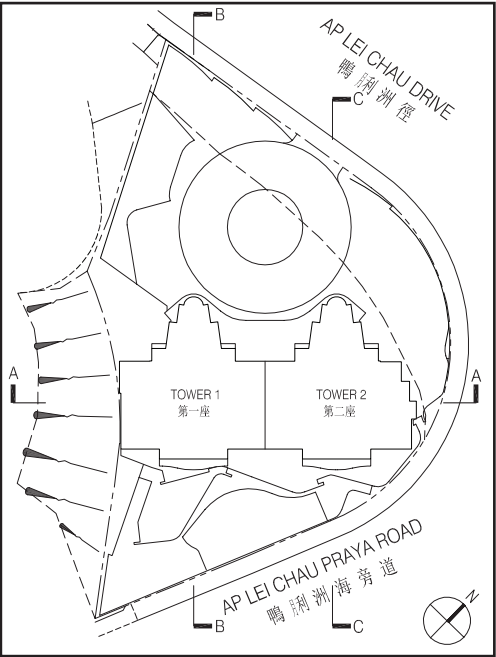
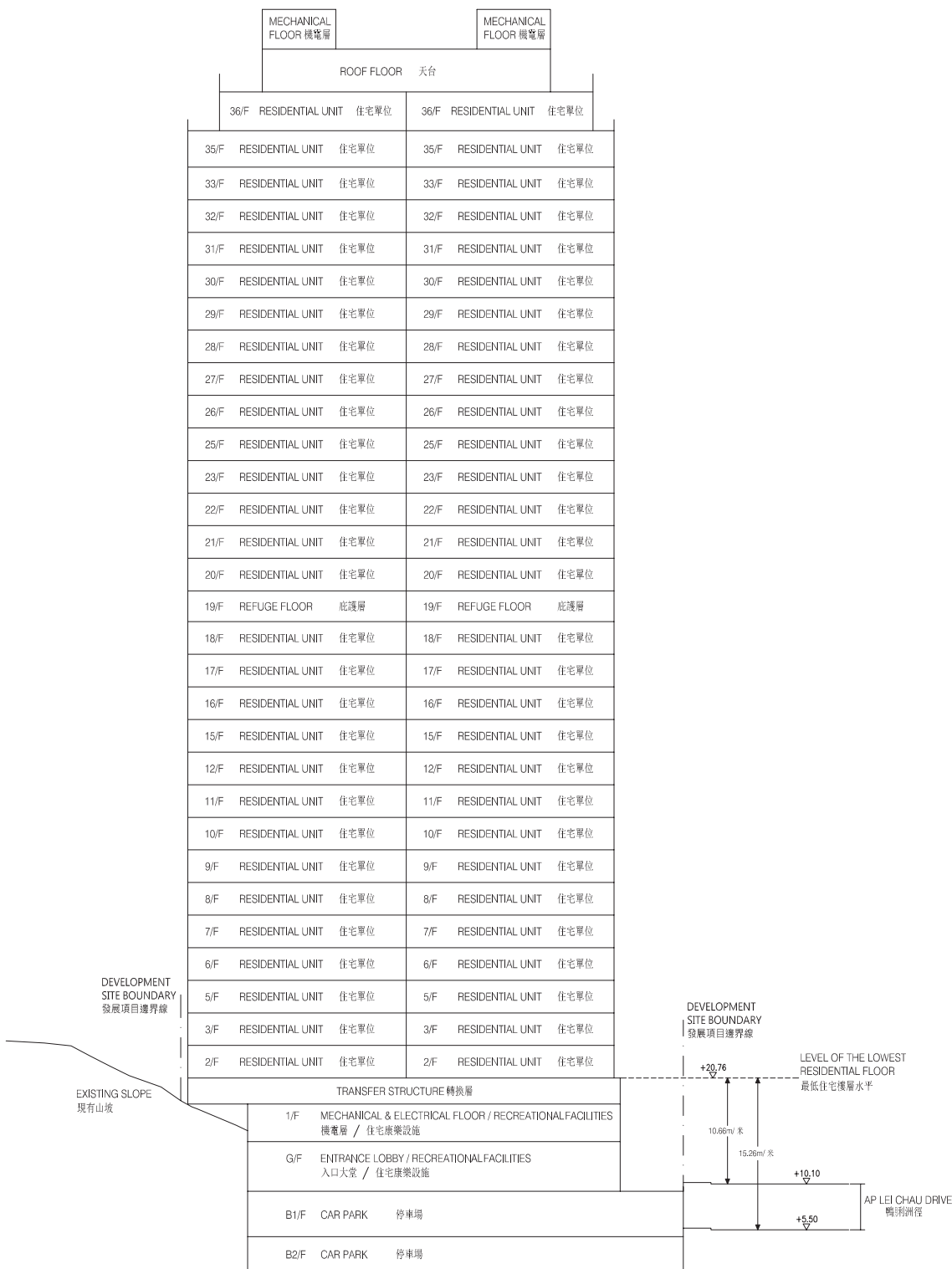
1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  2. (a) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser;
  - (b) 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
  - (c) That in the case of paragraph (b)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
1. 建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
  2. (a) 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；
  - (b) 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
  - (c) 如屬(b)(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。

# 19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物橫截面圖

Cross-Section Plan A-A  
橫截面圖 A-A

Tower 1 第一座 Tower 2 第二座



Key Plan 示意圖

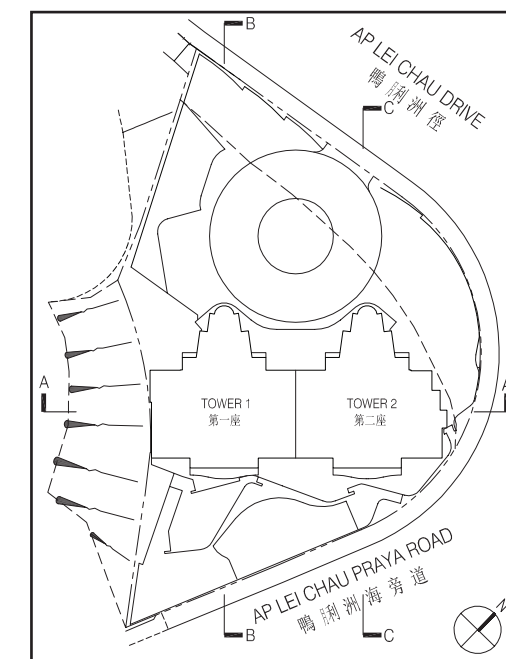
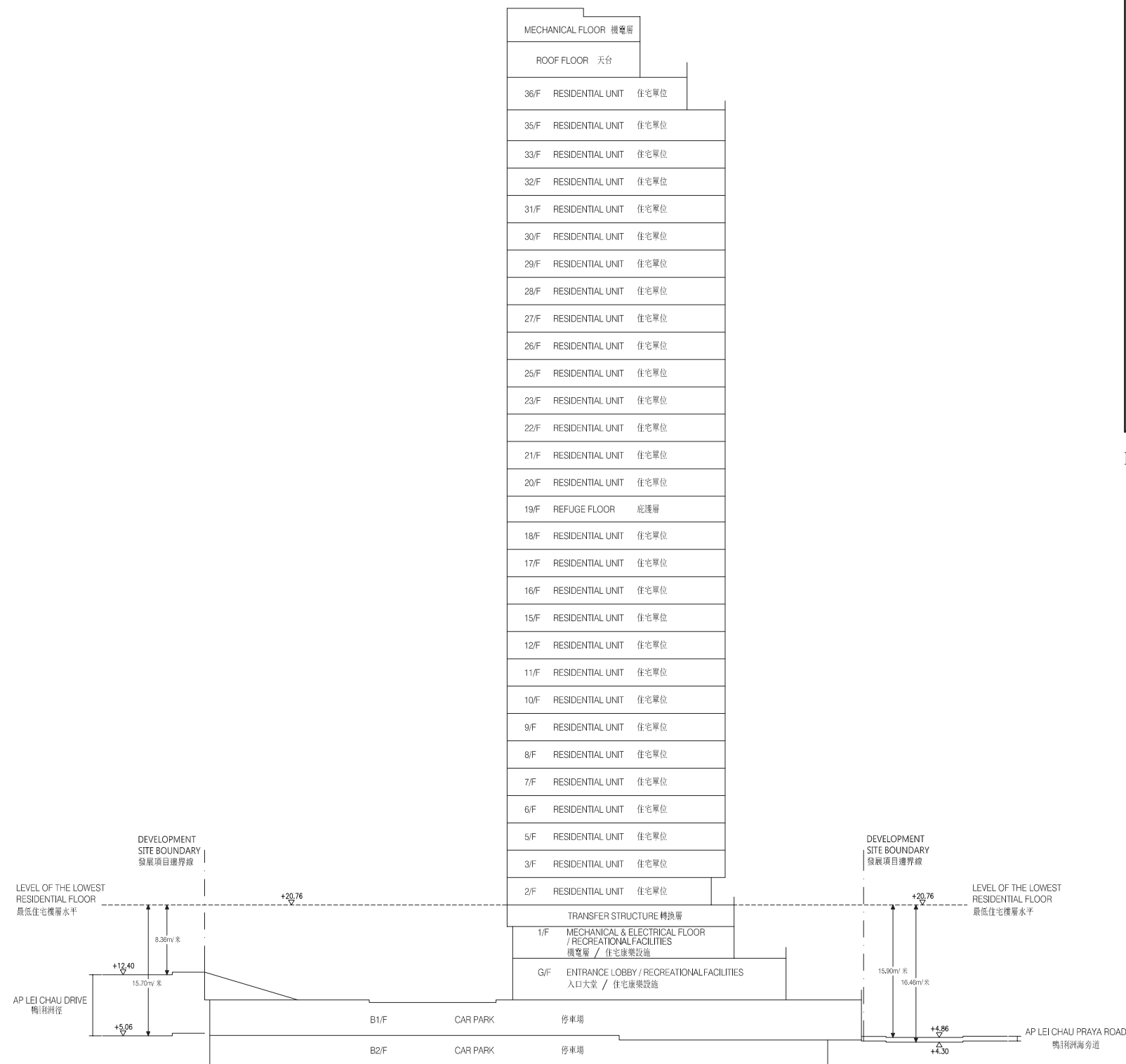
1. ▽ Height in metres above Hong Kong Principal Datum.
2. The part of Ap Lei Chau Drive adjacent to the Development is 5.50 metres to 10.10 metres above Hong Kong Principal Datum.
3. ----- Dotted line denotes the level of lowest residential floor of the building.

1. ▽ 香港主水平基準以上高度(米)。
2. 毗連建築物的鴨脷洲徑為香港主水平基準以上5.50米至10.10米。
3. ----- 虛線為該建築物最低住宅樓層水平。

# 19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物橫截面圖

## Cross-Section Plan B-B 橫截面圖 B-B

### Tower 1 第一座



Key Plan 示意圖

1. ▽ Height in metres above Hong Kong Principal Datum.
2. The part of Ap Lei Chau Drive adjacent to the Development is 5.06 metres to 12.40 metres above Hong Kong Principal Datum.
3. The part of Ap Lei Chau Praya Road adjacent to the Development is 4.30 metres to 4.86 metres above Hong Kong Principal Datum.
4. ----- Dotted line denotes the level of the lowest residential floor of the building.

1. ▽ 香港主水平基準以上高度(米)。
2. 毗連建築物的鴨脷洲徑為香港主水平基準以上5.06米至12.40米。
3. 毗連建築物的鴨脷洲海旁道為香港主水平基準以上4.30米至4.86米。
4. ----- 虛線為該建築物最低住宅樓層水平。

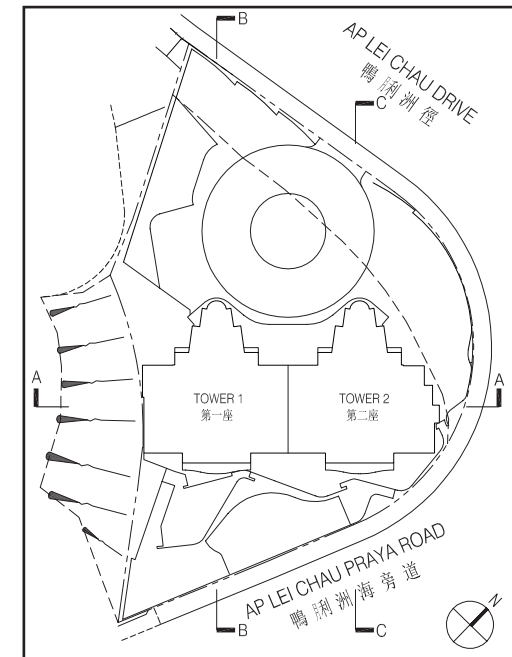


# 19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物橫截面圖

## Cross-Section Plan C-C 橫截面圖 C-C

### Tower 2 第二座

	MECHANICAL FLOOR	機電層
	ROOF FLOOR	天台
36/F	RESIDENTIAL UNIT	住宅單位
35/F	RESIDENTIAL UNIT	住宅單位
33/F	RESIDENTIAL UNIT	住宅單位
32/F	RESIDENTIAL UNIT	住宅單位
31/F	RESIDENTIAL UNIT	住宅單位
30/F	RESIDENTIAL UNIT	住宅單位
29/F	RESIDENTIAL UNIT	住宅單位
28/F	RESIDENTIAL UNIT	住宅單位
27/F	RESIDENTIAL UNIT	住宅單位
26/F	RESIDENTIAL UNIT	住宅單位
25/F	RESIDENTIAL UNIT	住宅單位
23/F	RESIDENTIAL UNIT	住宅單位
22/F	RESIDENTIAL UNIT	住宅單位
21/F	RESIDENTIAL UNIT	住宅單位
20/F	RESIDENTIAL UNIT	住宅單位
19/F	REFUGE FLOOR	庇護層
18/F	RESIDENTIAL UNIT	住宅單位
17/F	RESIDENTIAL UNIT	住宅單位
16/F	RESIDENTIAL UNIT	住宅單位
15/F	RESIDENTIAL UNIT	住宅單位
12/F	RESIDENTIAL UNIT	住宅單位
11/F	RESIDENTIAL UNIT	住宅單位
10/F	RESIDENTIAL UNIT	住宅單位
9/F	RESIDENTIAL UNIT	住宅單位
8/F	RESIDENTIAL UNIT	住宅單位
7/F	RESIDENTIAL UNIT	住宅單位
6/F	RESIDENTIAL UNIT	住宅單位
5/F	RESIDENTIAL UNIT	住宅單位
3/F	RESIDENTIAL UNIT	住宅單位
2/F	RESIDENTIAL UNIT	住宅單位
	TRANSFER STRUCTURE	轉換層
1/F	MECHANICAL & ELECTRICAL FLOOR / RECREATIONAL FACILITIES	機電層 / 住宅康樂設施
G/F	ENTRANCE LOBBY / RECREATIONAL FACILITIES	入口大堂 / 住宅康樂設施
B1/F	CAR PARK	停車場
B2/F	CAR PARK	停車場



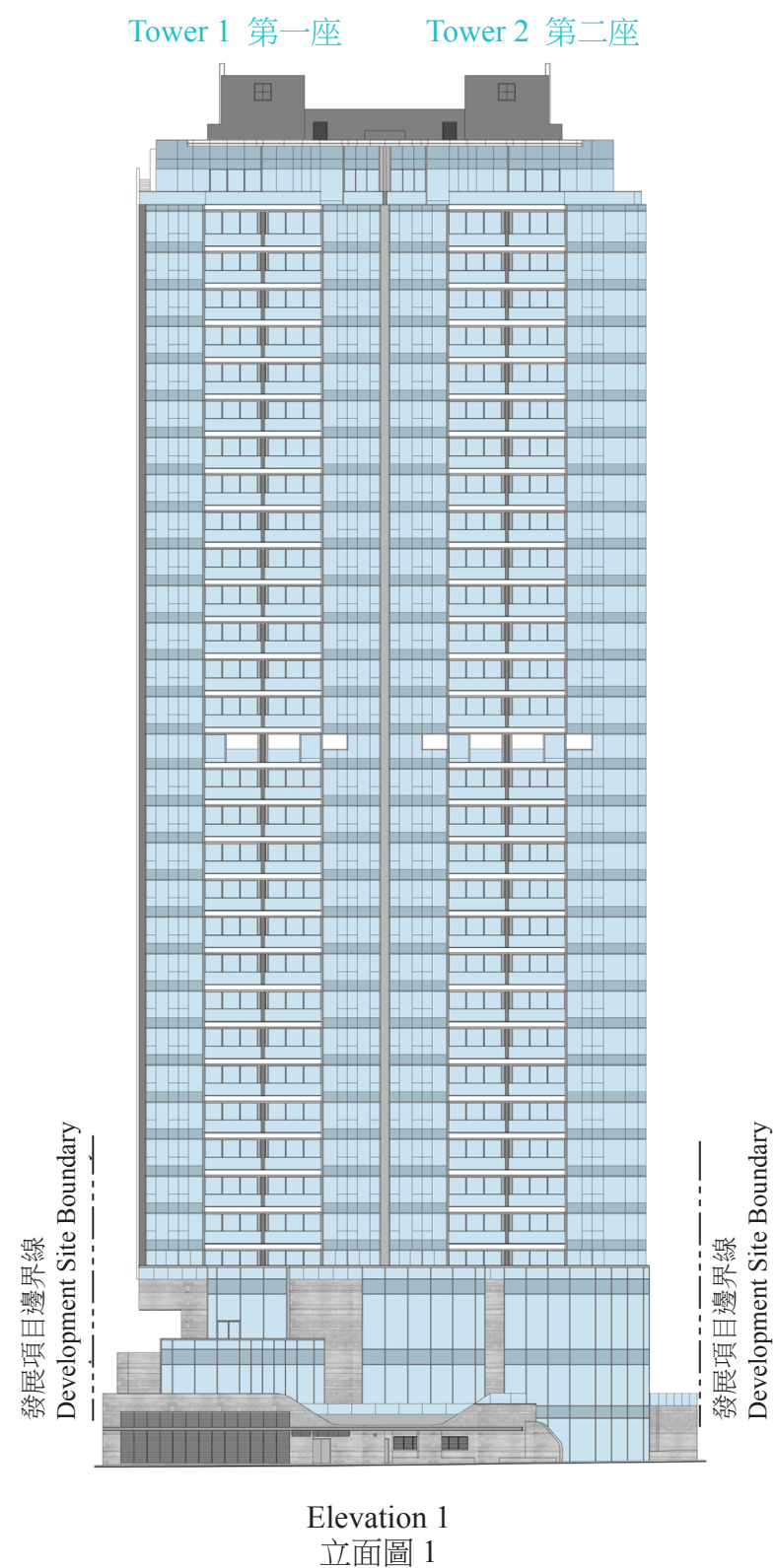
Key Plan 示意圖



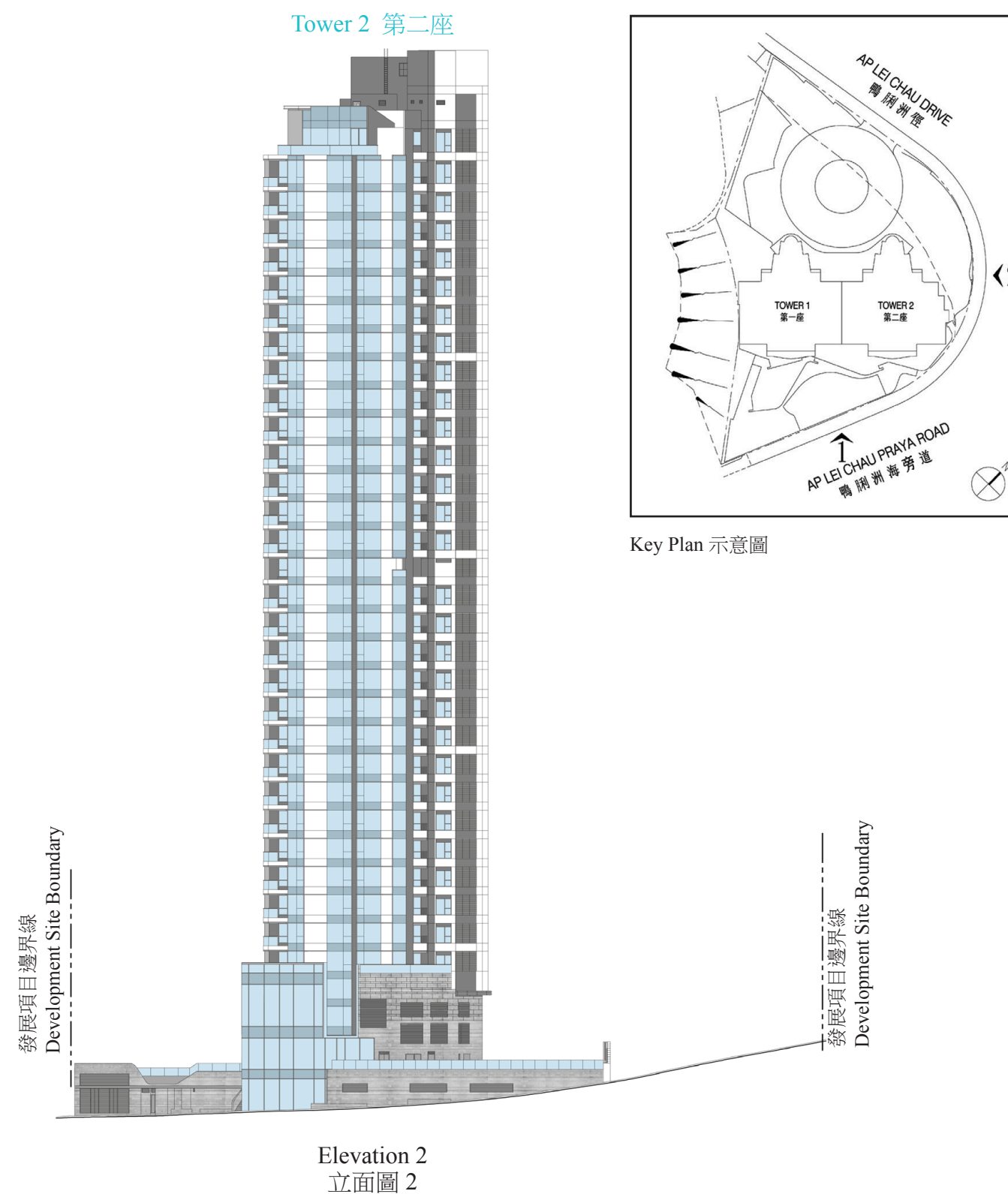
1. ▽ Height in metres above Hong Kong Principal Datum.
2. The part of Ap Lei Chau Drive adjacent to the Development is 5.06 metres to 11.09 metres above Hong Kong Principal Datum.
3. The part of Ap Lei Chau Praya Road adjacent to the Development is 4.52 metres to 4.86 metres above Hong Kong Principal Datum.
4. ----- Dotted line denotes the level of the lowest residential floor of the building.

1. ▽ 香港主水平基準以上高度(米)。
2. 毗連建築物的鴨脷洲徑為香港主水平基準以上5.06米至11.09米。
3. 毗連建築物的鴨脷洲海旁道為香港主水平基準以上4.52米至4.86米。
4. ----- 虛線為該建築物最低住宅樓層水平。

# 20 | ELEVATION PLAN 立面圖

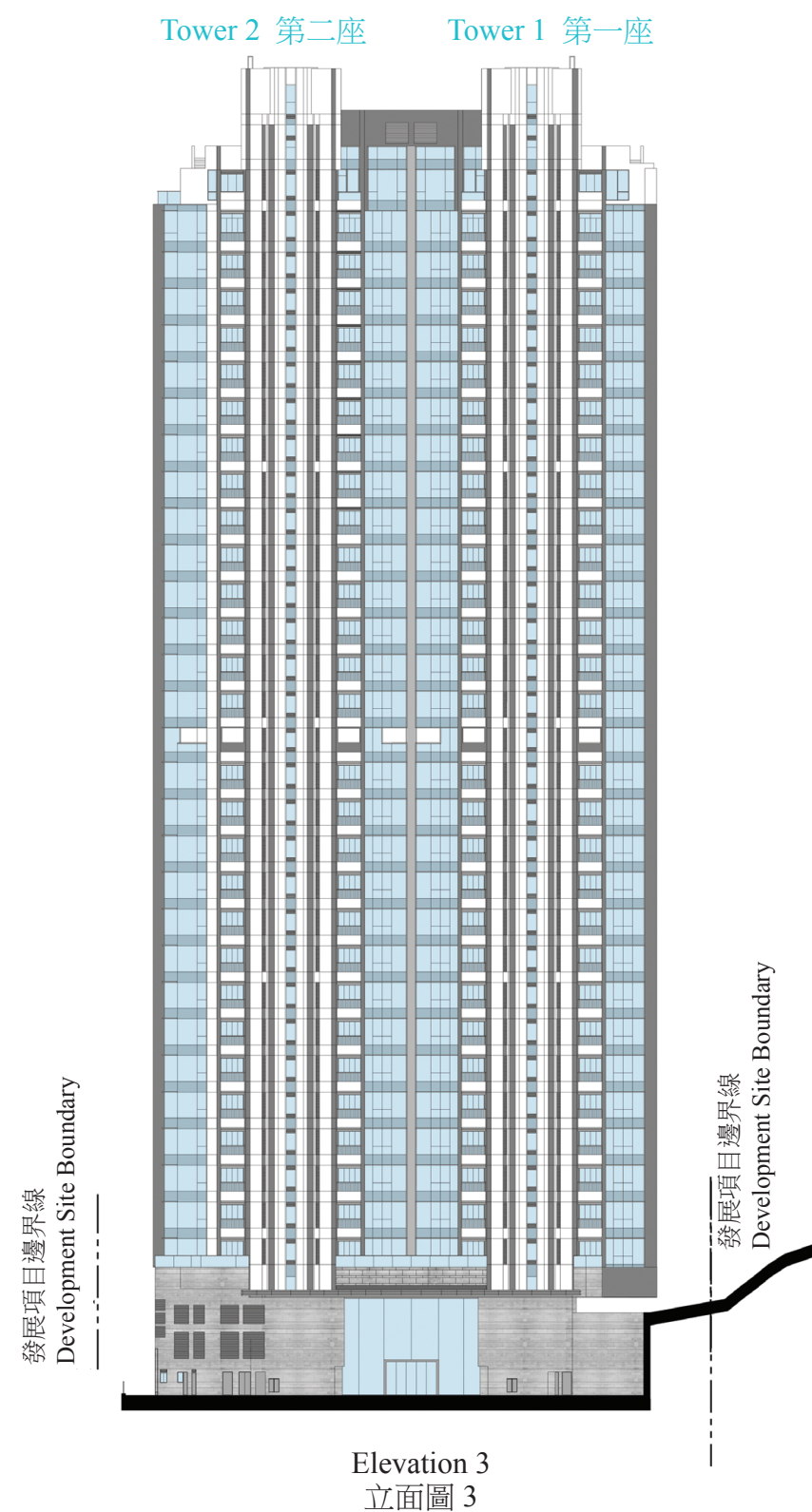


Authorized Person for the Development certified that the elevations shown on this plan:  
 (a) are prepared on the basis of the approved building plans for the Development as of 28 October 2015 and 25 February 2016; and  
 (b) are in general accordance with the outward appearance of the Development.

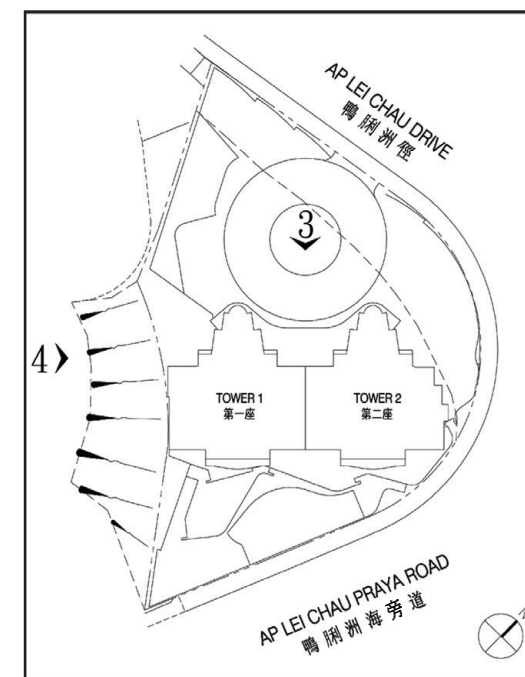
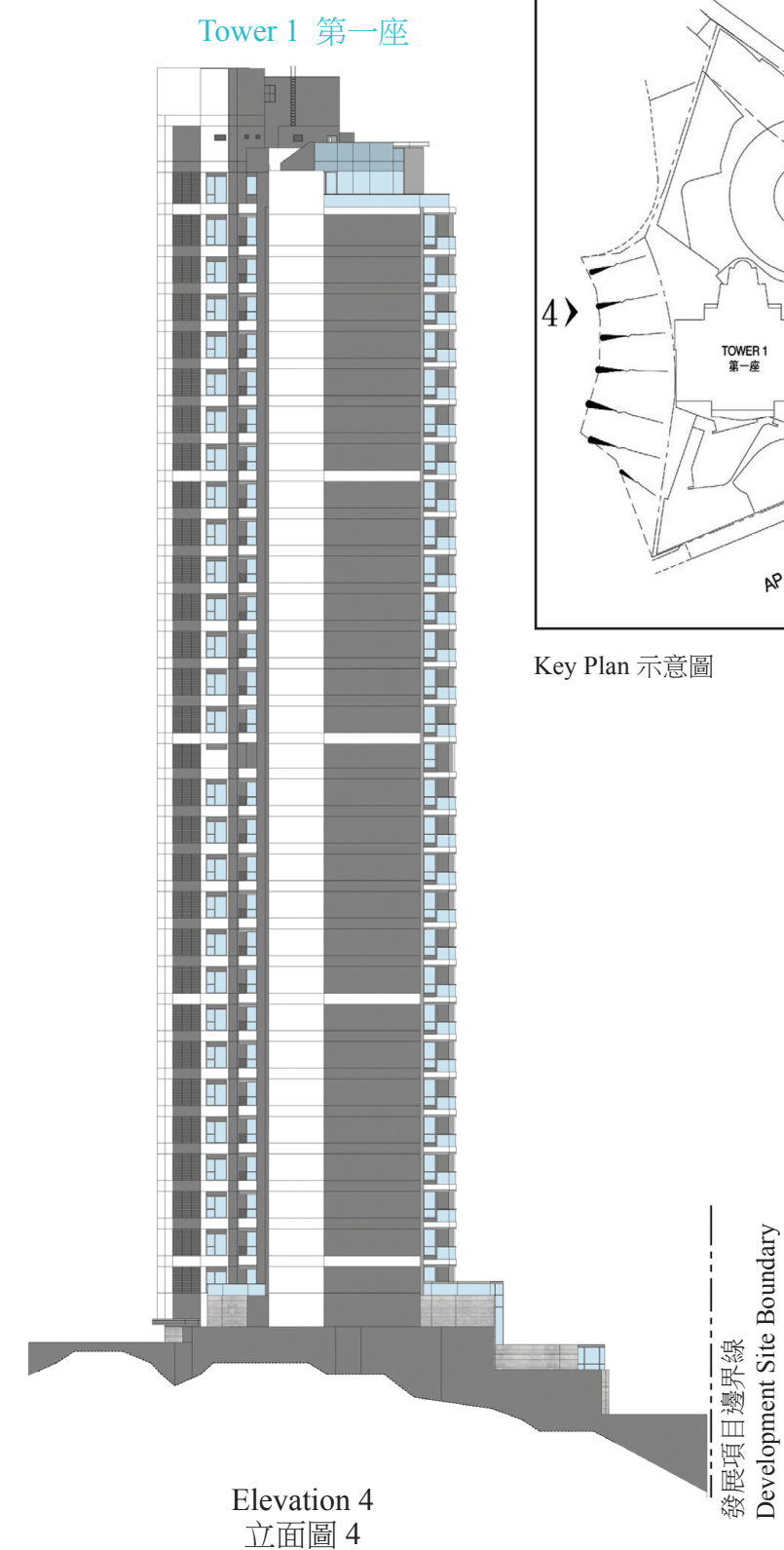


發展項目的認可人士證明本圖所顯示的立面：  
 (a) 以2015年10月28日及2016年2月25日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及  
 (b) 大致上與發展項目的外觀一致。

# 20 | ELEVATION PLAN 立面圖



發展項目邊界線  
Development Site Boundary



Key Plan 示意圖

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

- (a) are prepared on the basis of the approved building plans for the Development as of 28 October 2015 and 25 February 2016; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

- (a) 以2015年10月28日及2016年2月25日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。



21

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

Category of Common Facilities 公用設施的類別	Covered 有蓋		Uncovered 無蓋	
	Area (sq.m.) 面積 (平方米)	Area (sq.ft.) 面積 (平方呎)	Area (sq.m.) 面積 (平方米)	Area (sq.ft.) 面積 (平方呎)
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)	1,066.843	11,483	432.458	4,655
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)	No 否	No 否	No 否	No 否
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)	No 否	No 否	573.057	6,168

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

備註:  
上述所列以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並以四捨五入至整數。

22

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

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

2. (a) 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 residential property is offered to be sold.

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

2. (a) 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。

(b) 無須為閱覽付費。

# 23 | FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

47

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

1. Exterior Finishes		
Item	Description	
(a)	External Wall	External wall of towers is finished with ceramic tiles, homogeneous tiles, curtain wall, aluminum cladding and aluminium architectural features. External wall of podium is finished with natural stone cladding, ceramic tiles and curtain wall.
(b)	Window	All windows are fitted with aluminium window frame and grey-tinted glass.
(c)	Bay Window	Not applicable.
(d)	Planter	Not applicable.
(e)	Verandah or Balcony	Balcony is fitted with tempered glass balustrade with aluminium top rail. Floor is finished with engineered timber flooring. Ceiling is finished with aluminium ceiling panel. All balconies are covered. No verandah.
(f)	Drying Facilities for Clothing	Not applicable.

2. Interior Finishes		
Item	Description	
(a)	Lobby	<u>G/F Entrance, B1/F and B2/F Lobbies</u> Wall is finished with natural stone, glass panel, timber veneered panel and stainless steel features. Floor is finished with natural stone. Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint.  <u>Typical Lift Lobbies</u> Wall is finished with natural stone, glass panel and metal panel. Floor is finished with natural stone. Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint.
(b)	Internal Wall and Ceiling	Living room, dining room and bedrooms are finished with emulsion paint.
	Internal Wall and Ceiling (For Unit A on 33/F of Tower 2)	<u>Exposed Parts of Internal Wall</u> Living room and dining room are finished with timber panel, natural stone, wallpaper and mirror. Master bedroom is finished with wallpaper, timber panel, natural stone and fabric panel. Bedroom 1 and 2 are finished wallpaper, timber panel and fabric panel.  <u>Exposed Parts of Ceiling</u> Living room, dining room and bedrooms are fitted with gypsum board false ceiling and finished with wallpaper and emulsion paint.
(c)	Internal Floor	Living room is finished with engineered timber flooring, timber skirting and natural stone border adjoining balcony. Dining room and bedrooms are finished with engineered timber flooring and timber skirting.

2. Interior Finishes		
Item	Description	
(c)	Internal Floor (For Unit A on 33/F of Tower 2)	Living room is finished with engineered timber flooring and timber skirting and natural stone border adjoining balcony. Dining Room is finished with engineered timer flooring and timber skirting. Bedrooms are finished with carpet and timber skirting.
(d)	Bathroom	<u>Master Bathroom, Bathroom 1, 2 and 3</u> Wall is finished with metal panel and natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with moisture resistant gypsum board false ceiling and mirror.  <u>Bathroom</u> Wall is finished with mirror, metal panel and natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with moisture resistant gypsum board false ceiling and mirror.  <u>Toilet</u> Wall is finished with tiles where exposed up to false ceiling. Floor is finished with tiles where exposed. Ceiling is fitted with moisture resistant gypsum board false ceiling.
	Bathroom (For Unit A on 33/F of Tower 2)	<u>Master Bathroom</u> Wall is finished with natural stone and mirror where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with moisture resistant gypsum board false ceiling and finished with emulsion paint.  <u>Bathroom and Bathroom 1</u> Wall is finished with mirror, metal panel and natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with moisture resistant gypsum board false ceiling and mirror.  <u>Toilet</u> Wall is finished with tiles where exposed up to false ceiling. Floor is finished with tiles where exposed. Ceiling is fitted with moisture resistant gypsum board false ceiling.
(e)	Kitchen	Wall is finished with natural stone, glass panel and metal panel where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with gypsum board false ceiling. Cooking bench is finished with polymer stone.

3. Interior fittings		
Item	Description	
(a)	Doors	<u>Entrance Door</u> Timber veneered solid core fire rated timber door fitted with lockset, eye viewer, concealed door closer, door stopper and security door guard.  <u>Typical Lift Lobby Door (For all Unit A except Unit A on 36/F)</u> Timber veneered solid core fire rated timber door fitted with concealed door closer and door stopper.

23

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

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

3. Interior fittings		
Item	Description	
(a)	Doors	<p><u>Typical Lift Lobby Door (For all Unit B except Unit B on 36/F)</u> Fire rated tempered glass door fitted with stainless steel frame.</p> <p><u>Foyer Door</u> Timber veneered solid core fire rated timber door and fitted with concealed door closer and door stopper.</p> <p><u>Bedroom Door</u> Timber veneered hollow core timber door and fitted with lockset and door stopper.</p> <p><u>Bedroom Door (For Unit A on 33/F of Tower 2)</u> Timber veneered solid core timber door and fitted with lockset and door stopper.</p> <p><u>Bathroom Door</u> Timber veneered hollow core timber door and fitted with lockset and door stopper.</p> <p><u>Bathroom Door (For Unit A on 33/F of Tower 2)</u> Timber veneered solid core timber door and fitted with lockset and door stopper.</p> <p><u>Kitchen Door</u> Timber veneered solid core fire rated timber door fitted with glass panel, lockset, door closer and door stopper.</p> <p><u>Utility Room Door to Kitchen</u> Timber veneered solid core fire rated timber door fitted with glass panel, lockset, door closer and door stopper.</p> <p><u>Utility Room Doors to Staircase (Interior and Exterior)</u> Solid core fire rated plastic laminate timber door fitted with glass panel, lockset and door closer.</p> <p><u>Toilet Door</u> Aluminium framed glass folding door.</p> <p><u>Balcony Door</u> PVF2 coated aluminium framed glass sliding door fitted with lockset and handle.</p> <p><u>Utility Platform Door</u> PVF2 coated aluminium framed glass sliding and folding door fitted with lockset and handle.</p> <p><u>Flat Roof Doors to Master Bedroom (facing southeast), Bedroom 1, 2 and 3 (For all units on 2/F)</u> PVF2 coated aluminium framed glass sliding door fitted with lockset and handle.</p> <p><u>Flat Roof Door to Master Bedroom (facing northeast)(For Unit A on 2/F of Tower 2)</u> PVF2 coated aluminium framed glass door fitted with lockset and handle.</p> <p><u>Flat Roof Door to Kitchen (For all units on 2/F)</u> PVF2 coated aluminium framed glass sliding and folding door fitted with lockset and handle.</p> <p><u>Flat Roof Door (For all units on 36/F)</u> PVF2 coated aluminium framed glass sliding door fitted with lockset and handle.</p> <p><u>Store Door</u> Timber veneered hollow core timber door and fitted with door stopper.</p>

3. Interior fittings		
Item	Description	
(b)	Bathroom	<p><u>Master Bathroom</u> Fitted with wooden cabinet, natural stone countertop and sanitary wares and fittings including acrylic bathtub (1600mmL x 700mmW x 400mmD), chrome plated rain shower with hand shower, ceramic toilet bowl, ceramic wash basin, chrome plated bath mixer, chrome plated basin mixer, chrome plated towel hook, clear tempered glass shower cubical with chrome plated towel bar, chrome plated paper roll holder and mirror.</p> <p><u>Master Bathroom (For Unit A on 33/F of Tower 2)</u> Fitted with natural stone countertop and sanitary wares and fittings including Duralight® bathtub (1800mmL x 800mmW x 580mmD), champagne rain shower with hand shower, ceramic toilet bowl, glass wash basin, champagne plated bath mixer, champagne plated basin mixer, champagne plated towel hook, clear tempered glass shower cubical with champagne plated towel bar, champagne plated paper roll holder and mirror.</p> <p><u>Master Bathroom (For all units on 36/F)</u> Fitted with wooden cabinet, natural stone countertop and sanitary wares and fittings including composite stone bathtub (1700mmL x 900mmW x 600mmD), chrome plated rain shower with hand shower, ceramic toilet bowl, ceramic wash basin, chrome plated bath mixer, chrome plated basin mixer, chrome plated towel hook, chrome plated towel bar, chrome plated paper roll holder and mirror.</p> <p><u>Bathroom</u> Fitted with wooden cabinet, natural stone countertop and sanitary wares and fittings including chrome plated hand shower, ceramic toilet bowl, ceramic wash basin, chrome plated basin mixer, chrome plated facial towel bar, chrome plated towel hook, clear tempered glass shower cubical with chrome plated towel bar, chrome plated paper roll holder and mirror.</p> <p><u>Bathroom 1, 2 and 3</u> Fitted with wooden cabinet, natural stone countertop and sanitary wares and fittings including acrylic bathtub (1500mmL x 700mmW x 400mmD), chrome plated hand shower, ceramic toilet bowl, ceramic wash basin, chrome plated bath mixer, chrome plated basin mixer, chrome plated facial towel bar, chrome plated towel hook, chrome plated towel bar, chrome plated paper roll holder and mirror.</p> <p><u>Toilet</u> Fitted with sanitary wares and fittings including ceramic toilet bowl, ceramic wash basin, chrome plated basin mixer and chrome plated hand shower.</p> <p>For details of type and material of water supply system, please refer to item (j) Water Supply.</p>



# 23 | FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

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

3. Interior fittings		
Item	Description	
(c)	Kitchen	Fitted with wooden cabinet with plastic laminate finishes, polymer stone countertop, stainless steel sink and chrome plated sink mixer.  For details of type and material of water supply system, please refer to item (j) Water Supply.
	Kitchen (For Unit A on 33/F of Tower 2)	Fitted with wooden cabinet with lacquer and timber veneer finishes, polymer stone countertop, stainless steel sink and chrome plated sink mixer.  For details of type and material of water supply system, please refer to item (j) Water Supply.
(d)	Bedroom	Nil.
	Bedroom (For Unit A on 33/F of Tower 2)	<u>Master Bedroom</u> Veneered finished wooden wardrobe fitted with mirror finished wooden door panels.  <u>Bedroom 1</u> Veneered finished wooden wardrobe fitted with wooden frame glass door panels.  <u>Bedroom 2</u> Painted finished wooden wardrobe and door panels.
	Telephone	Telephone outlets are provided in living room, dining room, bedrooms and kitchen.  For location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Flats”.
(f)	Aerials	TV/FM outlets are provided in living room, dining room and bedrooms.  For location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Flats”.
(g)	Electrical Installations	Three-phase electricity supply with miniature circuit breakers distribution board is provided for each unit.  All conduits are concealed except those enclosed in false ceiling, mouldings, cabinets and cornices.  For the location and number of power points and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Flats”.
(h)	Gas Supply	Town gas supply for all units.  Gas point is provided in kitchen and connected to built-in gas hobs and circulating gas water heater.  For the location of gas point, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Flats”.

3. Interior fittings		
Item	Description	
(i)	Washing Machine Connection Point	Water point of a design of 15mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine connection.  For location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Flats”.
(j)	Water Supply	PVC-coated copper pipes are provided for both hot and cold water. All water pipes are concealed in parts and exposed in parts. All exposed pipeworks are enclosed in false ceiling, kitchen cabinets and bulkheads.  Hot water supply is available.  Hot water supply to bathrooms and kitchen are provided by gas water heaters installed in kitchen.
4. Miscellaneous		
Item	Description	
(a)	Lifts	Tower 1 and Tower 2 each has three “Toshiba” passenger lifts (Model no. ELCOSMO-III) serving all floors from B2/F to 18/F and 20/F to 36/F. One of the three passenger lifts of each tower also serves 19/F refuge floor.
(b)	Letter Box	Metal letter box is provided for each unit.
(c)	Refuse Collection	Refuse Storage and Material Recovery Room is provided on all residential floors.  Domestic refuse will be collected by cleaners and centrally handled at B1/F Refuse Storage and Material Recovery Chamber.
(d)	Water Meter, Electricity Meter and Gas Meter	Separate meter for electricity of each unit is installed in common electrical meter room of each floor. Separate meter for water of each unit is installed in common water meter room of correspondence floor or meter room on adjacent floor. Separate meter for town gas is provided in the kitchen of each unit.
5. Security facilities		
Item	Description	
(a)	Security System and Equipment	CCTV system connected to caretakers’ counter is installed at main entrance of the Development, entrance lobbies, clubhouse, lifts and car park lobbies. Card access control system is provided at entrance lobbies, B1/F and B2/F lift lobbies, lifts and clubhouse. Portable video doorphone system is provided in each unit. Fixed touch screen video phone with panic alarm is provided in the kitchen of each unit.
6. Appliances		
For brand names and model numbers of appliances, please refer to “Appliances Schedule”.		

# 23 | FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

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

1. 外部裝修物料		
細項	描述	
(a)	外牆	大廈外牆鋪砌瓷磚、過底磚、玻璃幕牆、鋁板及鋁質建築裝飾。 基座外牆鋪砌天然石掛牆、瓷磚及玻璃幕牆。
(b)	窗	所有窗戶均採用鋁質窗框安裝灰色清玻璃。
(c)	窗台	不適用。
(d)	花槽	不適用。
(e)	陽台或露台	露台裝設強化玻璃欄杆及鋁質扶手。 地台鋪砌複合木地板。 天花裝設鋁質假天花。 所有露台均是有蓋的。 沒有陽台。
(f)	乾衣設施	不適用。
2. 室內裝修物料		
細項	描述	
(a)	大堂	<u>地下入口、地庫一層及地庫二層大堂</u> 牆身鋪砌天然石、玻璃面板、木紋裝飾面板及不銹鋼裝飾。 地台鋪砌天然石。 天花板裝設石膏板假天花及髹上乳膠漆。  <u>各層電梯大堂</u> 牆身鋪砌天然石、玻璃面板及金屬面板。 地台鋪砌天然石。 天花板裝設石膏板假天花及髹上乳膠漆。
(b)	內牆及天花板	客廳、飯廳及睡房牆身及天花板均髹上乳膠漆。
	內牆及天花板 (適用於第二座三十三樓A單位)	<u>牆身外露部分</u> 客廳及飯廳鋪砌木面板、天然石、牆紙及鏡。 主人睡房鋪砌牆紙、木面板、天然石及捫布面板。 睡房1及2鋪砌牆紙、木面板及捫布面板。  <u>天花板外露部分</u> 客廳、飯廳及睡房安裝石膏板假天花、牆紙及髹上乳膠漆。
(c)	內部地板	客廳鋪砌複合木地板連木腳線及天然石(只限連接露台之邊界)。 飯廳及睡房均鋪砌複合木地板連木腳線。
	內部地板 (適用於第二座三十三樓A單位)	客廳鋪砌複合木地板連木腳線及天然石(只限連接露台之邊界)。 飯廳鋪砌複合木地板連木腳線。 睡房均鋪砌地毯及木腳線。
(d)	浴室	<u>主人浴室、浴室1、2及3</u> 牆身外露部份鋪砌金屬面板及天然石至假天花。 地台外露部份鋪砌天然石。 天花板裝設防潮石膏板假天花及鏡。

2. 室內裝修物料		
細項	描述	
(d)	浴室	<u>浴室</u> 牆身外露部份鋪砌鏡、金屬面板及天然石至假天花。 地台外露部份鋪砌天然石。 天花板裝設防潮石膏板假天花及鏡。  <u>洗手間</u> 牆身外露部份鋪砌瓷磚至假天花。 地台外露部份鋪砌瓷磚。 天花板裝設防潮石膏板假天花。
	浴室 (適用於第二座三十三樓A單位)	<u>主人浴室</u> 牆身外露部分鋪砌天然石及鏡至假天花。 地台外露部分鋪砌天然石。 天花板裝設防潮石膏板至假天花及髹上乳膠漆。  <u>浴室及浴室1</u> 牆身鋪砌鏡、金屬面板及天然石至假天花。 地台外露部分鋪砌天然石。 天花板裝設防潮石膏板至假天花及鏡。  <u>洗手間</u> 牆身外露部份鋪砌瓷磚至假天花。 地台外露部份鋪砌瓷磚。 天花板裝設防潮石膏板假天花。
(e)	廚房	牆身外露部份鋪砌天然石、玻璃面板及金屬面板至假天花。 地台外露部份鋪砌天然石。 天花裝設石膏板假天花。 灶台選用聚合物石面。
3. 室內裝置		
細項	描述	
(a)	門	<u>大門</u> 木皮飾面實心防火木門配置門鎖、防盜眼、嵌入式氣鼓、門擋及防盜扣。  <u>各層電梯大堂門 (適用於所有A單位，除三十六樓A單位)</u> 木皮飾面實心防火木門配置嵌入式氣鼓及門擋。  <u>各層電梯大堂門 (適用於所有B單位，除三十六樓B單位)</u> 防火強化玻璃門配不銹鋼門框。  <u>玄關門</u> 木皮飾面實心防火木門配置嵌入式氣鼓及門擋。  <u>睡房門</u> 木皮飾面空心木門配門鎖及門擋。  <u>睡房門 (適用於第二座三十三樓A單位)</u> 木皮飾面實心木門配門鎖及門擋。

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3. 室內裝置		
細項		描述
(a)	門	<p><u>浴室門</u> 木皮飾面空心木門配門鎖及門擋。</p> <p><u>浴室門 (適用於第二座三十三樓A單位)</u> 木皮飾面實心木門配門鎖及門擋。</p> <p><u>廚房門</u> 木皮飾面實心防火木門配玻璃面板、門鎖、氣鼓及門擋。</p> <p><u>工作室至廚房之門</u> 木皮飾面實心防火木門配玻璃面板、門鎖、氣鼓及門擋。</p> <p><u>工作室至樓梯之門 (內門及外門)</u> 膠板飾面實心防火木門配玻璃面板、門鎖及氣鼓。</p> <p><u>洗手間門</u> 鋁框玻璃摺門。</p> <p><u>露台門</u> 氟碳噴塗鋁框玻璃趟門配門鎖及手柄。</p> <p><u>工作平台門</u> 氟碳噴塗鋁框玻璃趟摺門配門鎖及手柄。</p> <p><u>平台至主人睡房 (東南方向)、睡房1、2及3之門 (適用於二樓之所有單位)</u> 氟碳噴塗鋁框玻璃趟門配門鎖及手柄。</p> <p><u>平台至主人睡房 (東北方向)之門 (適用於第二座二樓A單位)</u> 氟碳噴塗鋁框玻璃門配門鎖及手柄。</p> <p><u>平台至廚房之門 (適用於二樓之所有單位)</u> 氟碳噴塗鋁框玻璃趟摺門配門鎖及手柄。</p> <p><u>平台門 (適用於三十六樓之所有單位)</u> 氟碳噴塗鋁框玻璃趟門配門鎖及手柄。</p> <p><u>儲物室門</u> 木皮飾面空心木門配門擋。</p>
(b)	浴室	<p><u>主人浴室</u> 裝設木櫃，配天然石檯面、浴室潔具及配件，包括亞克力浴缸 (1600毫米長 x 700毫米闊 x 400毫米高)、鍍鉻淋浴花灑連手提花灑、陶瓷坐廁、陶瓷面盆、鍍鉻浴缸水龍頭、鍍鉻面盆水龍頭、鍍鉻掛鉤、強化清玻璃浴屏配鍍鉻毛巾架、鍍鉻廁紙架及鏡。</p>

3. 室內裝置		
細項		描述
(b)	浴室	<p><u>主人浴室 (適用於第二座三十三樓A單位)</u> 裝設天然石檯面、浴室潔具及配件，包括丙烯酸基複合材料浴缸 (1800毫米長 x 800毫米闊 x 580毫米高)、香檳色淋浴花灑連手提花灑、陶瓷坐廁、玻璃面盆、香檳色浴缸水龍頭、香檳色面盆水龍頭、香檳色掛鉤、香檳色毛巾架、香檳色廁紙架及面鏡。</p> <p><u>主人浴室 (適用於三十六樓之所有單位)</u> 裝設木櫃，配天然石檯面、浴室潔具及配件，包括合成石材浴缸(1700毫米長 x 900毫米闊 x 600毫米高)、鍍鉻淋浴花灑連手提花灑、陶瓷坐廁、陶瓷面盆、鍍鉻浴缸水龍頭、鍍鉻面盆水龍頭、鍍鉻掛鉤、鍍鉻毛巾架、鍍鉻廁紙架及鏡。</p> <p><u>浴室</u> 裝設木櫃，配天然石檯面、浴室潔具及配件，包括鍍鉻手提花灑、陶瓷坐廁、陶瓷面盆、鍍鉻面盆水龍頭、鍍鉻面巾架、鍍鉻掛鉤、強化清玻璃浴屏配鍍鉻毛巾架、鍍鉻廁紙架及面鏡。</p> <p><u>浴室1、2及3</u> 裝設木櫃，配天然石檯面、浴室潔具及配件，包括亞克力浴缸(1500毫米長 x 700毫米闊 x 400毫米高)、鍍鉻手提花灑、陶瓷坐廁、陶瓷面盆、鍍鉻浴缸水龍頭、鍍鉻面盆水龍頭、鍍鉻面巾架、鍍鉻掛鉤、鍍鉻毛巾架、鍍鉻廁紙架及鏡。裝設抽氣扇及暖氣機。</p> <p><u>洗手間</u> 裝設浴室潔具及配件，包括陶瓷坐廁、陶瓷洗手盆、鍍鉻洗手盆水龍頭及鍍鉻手提花灑。</p> <p>供水系統的類型及用料，請參考 (j)「供水」一欄。</p>
(c)	廚房	<p>裝設膠板飾面的木廚櫃，配以聚合物石檯面連不銹鋼洗滌盆及鍍鉻洗滌盆水龍頭。</p> <p>供水系統的類型及用料，請參考 (j)「供水」一欄。</p>
	廚房 (適用於第二座三十三樓A單位)	<p>裝設塗漆飾面及木皮飾面門身木廚櫃，配以聚合物石檯面連不銹鋼洗滌盆及鍍鉻洗滌盆單頭水龍頭。</p> <p>供水系統的類型及用料，請參考 (j)「供水」一欄。</p>
(d)	睡房	不設裝置。



# 23 | FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

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3. 室內裝置		
細項		描述
(d)	睡房 (適用於第二座三十三樓A單位)	<p>主人睡房 木皮飾面木衣櫃配裝鏡面木櫃門。</p> <p>睡房1 木皮飾面木衣櫃配裝木框及玻璃櫃門。</p> <p>睡房2 塗漆飾面木衣櫃及櫃門。</p>
(e)	電話	<p>客廳、飯廳、睡房及廚房均裝有電話插座。</p> <p>接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。</p>
(f)	天線	<p>客廳、飯廳及睡房均裝有電視及電台天線插座。</p> <p>接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。</p>
(g)	電力裝置	<p>每單位均附有三相電力供應並裝妥配電箱。</p> <p>除安裝於假天花、石膏板圍邊、櫃及天花飾板內之導管為外露外，所有導管均為隱藏。</p> <p>電插座及空調機接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。</p>
(h)	氣體供應	<p>每單位均有煤氣供應，廚房內安裝煤氣喉位並接駁煤氣煮食爐及循環式熱水爐。</p> <p>煤氣接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。</p>
(i)	洗衣機接駁點	<p>設洗衣機來水接駁點(其設計為直徑15 毫米)及去水接駁點(其設計為直徑40 毫米)。</p> <p>接駁點的位置，請參考「住宅單位機電裝置數量說明表」。</p>
(j)	供水	<p>冷熱水喉管全部採用有膠層保護之銅喉。所有水管部份隱藏及部份外露。所有外露喉管均安裝於假天花、廚櫃及裝飾線條內。</p> <p>有熱水供應。</p> <p>廚房裝有煤氣熱水爐供應熱水予廚房及浴室之用。</p>
4. 雜項		
細項		描述
(a)	升降機	第一座及第二座各裝置三部「東芝」客用升降機 (型號: ELCOSMO-III)，來往地庫二層至十八樓及二十樓至三十六樓。每座其中一部客用升降機可到達十九樓庇護層。
(b)	信箱	每單位配有金屬信箱。
(c)	垃圾收集	<p>所有住宅樓層設有垃圾及物料回收室。</p> <p>家居垃圾會由清潔工人收集至地庫一層之垃圾及物料回收房作中央處理。</p>
(d)	水錶、電錶及氣體錶	<p>各單位專用之獨立電錶安裝於每層之公用電錶房。</p> <p>各單位專用之獨立水錶安裝於每層或鄰近樓層之公用水錶房。</p> <p>各單位的廚房內均裝置獨立煤氣錶。</p>

5. 保安設施		
細項		描述
(a)	保安系統及設備	<p>項目出入口、入口大堂、會所、升降機及停車場大堂均設有閉路電視系統並連接到管理處。</p> <p>智能咭識別系統設於入口大堂、地庫一層及地庫二層升降機大堂、升降機及會所。</p> <p>各單位備有可攜式視像對講機。</p> <p>各單位之廚房備有固定輕觸式視像對講機連警報器。</p>
6. 設備		
有關設備品牌名稱及產品型號，請參考「設備表」。		

23

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

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Appliances Schedule 設備表

Appliance 設備	Brand 品牌	Model 型號	Tower 1 第一座								
			2/F 二樓		3/F, 5/F to 12/F and 15/F to 18/F 三樓、五樓至十二樓 及十五樓至十八樓		20/F to 23/F and 25/F to 30/F 二十樓至二十三樓 及二十五樓至三十樓		31/F to 33/F and 35/F 三十一樓至三十三樓 及三十五樓		36/F and R/F 三十六樓 及天台
			Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位
			Quantity 數量								
Kitchen and Bathroom Appliances Schedule 廚房及浴室設備											
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Miele	CS 1018	1	1	1	1	1	1	1	1	1
Double Burner Gas Hob 雙頭煤氣煮食爐	Miele	CS 1013-1	1	1	1	1	1	1	1	1	1
Induction Hob 電磁爐	Miele	CS 1212-1i	1	1	1	1	1	1	1	1	/
	Miele	KM 6348	/	/	/	/	/	/	/	/	1
Kitchen Hood 抽油煙機	Miele	DA 422-6	1	1	1	1	1	1	1	1	1
	Miele	DA 3496	/	/	/	/	/	/	/	/	1
Oven 烤爐	Miele	H6290B	1	1	1	1	1	1	1	1	1
Steam Oven 蒸爐	Miele	DG6200	1	1	1	1	1	1	1	1	1
Microwave Oven 微波爐	Miele	M 6032	1	1	1	1	1	1	1	1	1
2 in 1 Washer & Dryer 二合一洗衣、乾衣機	Siemens 西門子	WD14D360HK	1	1	1	1	1	1	1	1	1
Refrigerator 雪櫃	Siemens 西門子	KI42FP60	1	1	1	1	1	1	1	1	1
Freezer 冰箱	Siemens 西門子	GI38NP60	1	1	1	1	1	1	1	1	1
Dishwasher 洗碗碟機	Miele	G6200SCi	1	1	1	1	1	1	1	1	1
Wine Cellar 酒櫃	Miele	KWT 6321 UG	/	/	/	/	/	/	/	/	1
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	DFE 133-24	/	/	/	/	/	/	/	/	1
		DFE 133-4	1	1	1	1	1	1	1	1	1
		RFE 140A	3	3	3	3	3	3	3	3	4
		RFE 140B	1	1	1	1	1	1	1	1	/
Thermo Ventilator 暖氣機	Panasonic 樂聲	FV-27BV1H	3	3	3	3	3	3	3	3	3
7” Fixed Video Door Phone 七吋固定式視像對講機	Schneider Electric 施耐德電氣	VDETS07	1	1	1	1	1	1	1	1	1
Water Heater Appliances Schedule 熱水爐設備											
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	2	2	2	2	2	2	2	2	2
Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E21SLi	/	/	/	/	/	/	/	/	1
Air-conditioning Appliances Schedule 空調設備											
VRV Air Conditioner 多聯變頻冷暖空調系統	Daikin 大金	RJQ6ABV	/	/	/	/	/	/	/	/	1
		RJQ7ABY	2	2	2	2	2	2	2	2	2
		FJDP28QPVC	3	3	3	3	3	3	3	3	1
		FJDP45QPVC	1	1	1	1	1	1	1	1	4
		FJDP56QPVC	1	1	1	1	1	1	1	1	5
		FJDB71QPVC	2	2	2	2	2	2	2	2	1
		FXAQ25PVE	1	1	1	1	1	1	1	1	1
Home Automation Appliances Schedule 智能家居設備											
7” Portable Video Door Phone 七吋可攜式視像對講機	Samsung 三星	Galaxy Tab 4(T230)	1	1	1	1	1	1	1	1	1

23

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

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Appliances Schedule 設備表

Appliance 設備	Brand 品牌	Model 型號	Tower 2 第二座										
			2/F 二樓		3/F, 5/F to 12/F and 15/F to 18/F 三樓、五樓至十二樓 及十五樓至十八樓		20/F to 23/F and 25/F to 30/F 二十樓至二十三樓 及二十五樓至三十樓		31/F to 32/F and 35/F 三十一樓至三十二樓 及三十五樓		33/F 三十三樓		36/F and R/F 三十六樓 及天台
			Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit B B 單位
			Quantity 數量										
Kitchen and Bathroom Appliances Schedule 廚房及浴室設備													
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Miele	CS 1018	1	1	1	1	1	1	1	1	1	1	1
Double Burner Gas Hob 雙頭煤氣煮食爐	Miele	CS 1013-1	1	1	1	1	1	1	1	1	1	1	1
Induction Hob 電磁爐	Miele	CS 1212-1i	1	1	1	1	1	1	1	1	1	1	/
	Miele	KM 6348	/	/	/	/	/	/	/	/	/	/	1
Kitchen Hood 抽油煙機	Miele	DA 422-6	1	1	1	1	1	1	1	1	1	1	1
	Miele	DA 3496	/	/	/	/	/	/	/	/	/	/	1
Oven 烤爐	Miele	H6290B	1	1	1	1	1	1	1	1	/	1	1
	Miele	H6890BP	/	/	/	/	/	/	/	/	1	/	/
Steam Oven 蒸爐	Miele	DG6200	1	1	1	1	1	1	1	1	1	1	1
Microwave Oven 微波爐	Miele	M 6032	1	1	1	1	1	1	1	1	1	1	1
2 in 1 Washer & Dryer 二合一洗衣、乾衣機	Siemens 西門子	WD14D360HK	1	1	1	1	1	1	1	1	1	1	1
Refrigerator 雪櫃	Siemens 西門子	KI42FP60	1	1	1	1	1	1	1	1	1	1	1
Freezer 冰箱	Siemens 西門子	GI38NP60	1	1	1	1	1	1	1	1	1	1	1
Dishwasher 洗碗碟機	Miele	G6200SCi	1	1	1	1	1	1	1	1	1	1	1
Coffee Machine 咖啡機	Miele	CVA6431	/	/	/	/	/	/	/	/	1	/	/
Wine Cellar 酒櫃	Miele	KWT 6321 UG	/	/	/	/	/	/	/	/	1	/	1
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	DFE 133-24	/	/	/	/	/	/	/	/	/	/	1
		DFE 133-4	1	1	1	1	1	1	1	1	1	1	1
		RFE 140A	3	3	3	3	3	3	3	3	3	3	4
		RFE 140B	1	1	1	1	1	1	1	1	1	1	/
Thermo Ventilator 暖氣機	Panasonic 樂聲	FV-27BV1H	3	3	3	3	3	3	3	3	3	3	3
7” Fixed Video Door Phone 七吋固定式視像對講機	Schneider Electric 施耐德電氣	VDETS07	1	1	1	1	1	1	1	1	1	1	1
Water Heater Appliances Schedule 熱水爐設備													
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	2	2	2	2	2	2	2	2	2	2	2
Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E21SLi	/	/	/	/	/	/	/	/	/	/	1
Air-conditioning Appliances Schedule 空調設備													
VRV Air Conditioner 多聯變頻冷暖空調系統	Daikin 大金	RJQ6ABV	/	/	/	/	/	/	/	/	/	/	1
		RJQ7ABY	2	2	2	2	2	2	2	2	2	2	2
		FJDP28QPVC	3	3	3	3	3	3	3	3	3	3	1
		FJDP45QPVC	1	1	1	1	1	1	1	1	1	1	4
		FJDP56QPVC	1	1	1	1	1	1	1	1	1	1	5
		FJDB71QPVC	2	2	2	2	2	2	2	2	2	2	1
		FXAQ25PVE	1	1	1	1	1	1	1	1	1	1	1
Home Automation Appliances Schedule 智能家居設備													
7” Portable Video Door Phone 七吋可攜式視像對講機	Samsung 三星	Galaxy Tab 4(T230)	1	1	1	1	1	1	1	1	1	1	1
Television Appliances Schedule 電視設備													
Television 電視	Sony 索尼	KD-65 X8500C	/	/	/	/	/	/	/	/	1	/	/
Television 電視	Sony 索尼	KD-49 X8300C	/	/	/	/	/	/	/	/	2	/	/



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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1 第一座								Tower 2 第二座									
		2/F 二樓		3/F, 5/F to 12/F and 15/F to 18/F 三樓、五樓至十二樓及十五樓至十八樓		20/F to 23/F and 25/F to 30/F 二十樓至二十三樓及二十五樓至三十樓		31/F to 33/F and 35/F 三十一樓至三十三樓及三十五樓		2/F 二樓		3/F, 5/F to 12/F and 15/F to 18/F 三樓、五樓至十二樓及十五樓至十八樓		20/F to 23/F and 25/F to 30/F 二十樓至二十三樓及二十五樓至三十樓		31/F to 32/F and 35/F 三十一樓至三十二樓及三十五樓		33/F 三十三樓	
		Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位
		Quantity 數量																	
Living Area and Dining Area 客廳及飯廳	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	7	/
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV / FM Outlet 電視及電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	2
	Internet Outlet 互聯網插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	1 Gang 1 Way Switch 單位單控開關掣	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	2
	2 Gang 1 Way Switch 雙位單控開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1
	6 Key Freelocate Switch 六控移動開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	Connection Unit 接線駁位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	25	2
Master Bedroom 主人睡房	Single Socket Outlet 單位電插座	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	7	4
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	4	2
	TV / FM Outlet 電視及電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	4	2
	Internet Outlet 互聯網插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	/
	1 Gang 1 Way Switch 單位單控開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	1
	2 Gang 1 Way Switch 雙位單控開關掣	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	2
	1 Gang Dimmer Switch 單位光暗掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	1 Gang Dimmer Switch 單位光暗掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	2 Gang Dimmer Switch 雙位光暗掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	6 Key Freelocate Switch 六控移動開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	4	/
	Thermo Ventilator Switch 暖氣機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan Switch 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Jacuzzi Switch 按摩缸開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	Fused Spur Unit 保險絲電源換線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1
	Panic Alarm Push Button 警報器按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit 接線駁位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	6	/
	Lighting Point 燈位	5	4	5	4	5	4	5	4	5	4	5	4	5	4	5	4	32	4
Bedroom 1 睡房 1	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	/
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	2
	TV / FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit 接線駁位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

23

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1 第一座								Tower 2 第二座									
		2/F 二樓		3/F, 5/F to 12/F and 15/F to 18/F 三樓、五樓至十二樓及十五樓至十八樓		20/F to 23/F and 25/F to 30/F 二十樓至二十三樓及二十五樓至三十樓		31/F to 33/F and 35/F 三十一樓至三十三樓及三十五樓		2/F 二樓		3/F, 5/F to 12/F and 15/F to 18/F 三樓、五樓至十二樓及十五樓至十八樓		20/F to 23/F and 25/F to 30/F 二十樓至二十三樓及二十五樓至三十樓		31/F to 32/F and 35/F 三十一樓至三十二樓及三十五樓		33/F 三十三樓	
		Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位
Quantity 數量																			
Bedroom 1 睡房 1	Internet Outlet 互聯網插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	1 Gang 1 Way Switch 單位單控開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	2 Gang 1 Way Switch 雙位單控開關掣	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	1 Gang Dimmer Switch 單位光暗掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	6 Key Freelocate Switch 六控移動開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	Exhaust Fan Switch 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Thermo Ventilator Switch 暖氣機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit 保險絲電源換線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Lighting Point 燈位	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	12	4	
Bedroom 2 睡房 2	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV / FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Internet Outlet 互聯網插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	2 Gang 1 Way Switch 雙位單控開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	1 Gang Dimmer Switch 單位光暗掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	6 Key Freelocate Switch 六控移動開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	/
	Fused Spur Unit 保險絲電源換線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit 接線駁位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	4	/
Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	9	3	
Bedroom 3 睡房 3	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	/	2
	TV / FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1
	2 Gang 1 Way Switch 雙位單控開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1
	Fused Spur Unit 保險絲電源換線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1
	Lighting Point 燈位	4	4	4	4	4	4	4	4	3	4	3	4	3	4	3	4	/	4
Master Bathroom 主人浴室	Single Socket Outlet 單位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	2
	Gas Water Heater Controller 煤氣熱水爐溫度掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit 保險絲電源換線位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	TV / FM Outlet 電視及電台天線插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/
	Connection Unit 接線駁位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/

23

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

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1 第一座								Tower 2 第二座									
		2/F 二樓		3/F, 5/F to 12/F and 15/F to 18/F 三樓、五樓至十二樓及十五樓至十八樓		20/F to 23/F and 25/F to 30/F 二十樓至二十三樓及二十五樓至三十樓		31/F to 33/F and 35/F 三十一樓至三十三樓及三十五樓		2/F 二樓		3/F, 5/F to 12/F and 15/F to 18/F 三樓、五樓至十二樓及十五樓至十八樓		20/F to 23/F and 25/F to 30/F 二十樓至二十三樓及二十五樓至三十樓		31/F to 32/F and 35/F 三十一樓至三十二樓及三十五樓		33/F 三十三樓	
		Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位
		Quantity 數量																	
Master Bathroom 主人浴室	Lighting Point 燈位	10	10	10	10	10	10	10	10	12	10	12	10	12	10	12	10	12	10
Bathroom 浴室	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Water Heater Controller 煤氣熱水爐溫度掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit 保險絲電源換線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	8	7
Bathroom 1 浴室 1	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Water Heater Controller 煤氣熱水爐溫度掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit 保險絲電源換線位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Kitchen 廚房	Single Socket Outlet 單位電插座	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	12	10
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	1 Gang 1 Way Switch 單位單控開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit 接線駁位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Fused Spur Unit 保險絲電源換線位	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
	Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Town Gas Connection Point 煤氣接駁點	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	2	4
	Dishwasher Connection Point (Water Inlet) 洗碗碟機接駁點 (入水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Dishwasher Connection Point (Water Outlet) 洗碗碟機接駁點 (排水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	9	8
Lift Lobby 電梯大堂	Door Bell Button 門鐘按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exit Sign 出口指示牌	1	/	1	/	1	/	1	/	1	/	1	/	1	/	1	/	1	/
	Connection Unit 接線駁位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Motion Sensor 動態感應器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	7	5	7	5	7	5	7	5	7	5	7	5	7	5	7	5	7	5



23

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

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1 第一座								Tower 2 第二座									
		2/F 二樓		3/F, 5/F to 12/F and 15/F to 18/F 三樓、五樓至十二樓及十五樓至十八樓		20/F to 23/F and 25/F to 30/F 二十樓至二十三樓及二十五樓至三十樓		31/F to 33/F and 35/F 三十一樓至三十三樓及三十五樓		2/F 二樓		3/F, 5/F to 12/F and 15/F to 18/F 三樓、五樓至十二樓及十五樓至十八樓		20/F to 23/F and 25/F to 30/F 二十樓至二十三樓及二十五樓至三十樓		31/F to 32/F and 35/F 三十一樓至三十二樓及三十五樓		33/F 三十三樓	
		Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位
		Quantity 數量																	
Corridor 走廊	2 Gang 1 Way Switch 雙位單控開關掣	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	6	2
	2 Gang 2 Way Switch 雙位雙控開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	1 Gang 1 Way Switch 單位單控開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1
	2 Gang Dimmer Switch 雙位光暗掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	/
	Single Socket Outlet 單位電插座	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3	4
	Thermo Ventilator Switch 暖氣機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan Switch 抽氣扇開關掣	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Gas Water Heater Switch 煤氣熱水爐開關掣	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fused Spur Unit 保險絲電源換線位	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
	Connection Unit 接線駁位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	/
	Lighting Point 燈位	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	13	9
Utility Room 工作室	Single Socket Outlet 單位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	1 Gang 1 Way Switch 單位單控開關掣	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	2 Gang 2 Way Switch 雙位雙控開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan Switch 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit 保險絲電源換線位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	MCB Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (排水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Toilet 洗手間	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	5	3
		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Balcony 露台	Lighting Point 燈位	/	/	1	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位	/	/	1	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1

23

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

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1 第一座								Tower 2 第二座									
		2/F 二樓		3/F, 5/F to 12/F and 15/F to 18/F 三樓、五樓至十二樓及十五樓至十八樓		20/F to 23/F and 25/F to 30/F 二十樓至二十三樓及二十五樓至三十樓		31/F to 33/F and 35/F 三十一樓至三十三樓及三十五樓		2/F 二樓		3/F, 5/F to 12/F and 15/F to 18/F 三樓、五樓至十二樓及十五樓至十八樓		20/F to 23/F and 25/F to 30/F 二十樓至二十三樓及二十五樓至三十樓		31/F to 32/F and 35/F 三十一樓至三十二樓及三十五樓		33/F 三十三樓	
		Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位	Unit A A 單位	Unit B B 單位
		Quantity 數量																	
Flat Roof (Adjacent to Living Area) 平台 (鄰接客廳)	Weatherproof Socket Outlet 防水電插座	1	1	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/
	Lighting Point 燈位	2	2	/	/	/	/	/	/	3	3	/	/	/	/	/	/	/	/
Flat Roof (Adjacent to Master Bedroom) 平台 (鄰接主人睡房)	Lighting Point 燈位	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/
Flat Roof (Adjacent to Bedroom 3) 平台 (鄰接睡房3)	Lighting Point 燈位	/	/	/	/	/	/	/	/	2	/	/	/	/	/	/	/	/	/
Flat Roof (Adjacent to Kitchen) 平台 (鄰接廚房)	Weatherproof Socket Outlet 防水電插座	1	1	/	/	/	/	/	/	1	1	/	/	/	/	/	/	/	/
	Lighting Point 燈位	2	3	/	/	/	/	/	/	4	3	/	/	/	/	/	/	/	/
A/C Plant Room 空調機房	1 Gang 1 Way Weatherproof Socket Switch 單位單控防水開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	A/C Outdoor Unit Isolater 空調室外機隔離開關掣	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

23 |

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1 第一座	Tower 2 第二座
		36/F and R/F 三十六樓及天台	36/F and R/F 三十六樓及天台
		Unit A A 單位	Unit B B 單位
		Quantity 數量	
Living Area and Dining Area 客廳及飯廳	Single Socket Outlet 單位電插座	13	12
	Twin Socket Outlet 雙位電插座	3	3
	TV / FM Outlet 電視及電台天線插座	3	3
	Telephone Outlet 電話插座	1	1
	1 Gang 1 Way Switch 單位單控開關掣	1	1
	1 Gang 2 Way Switch 單位雙控開關掣	4	4
	2 Gang 1 Way Switch 雙位單控開關掣	4	4
	2 Gang 2 Way Switch 雙位雙控開關掣	3	3
	Exhaust Fan Switch 抽氣扇開關掣	3	3
	Gas Water Heater Switch 煤氣熱水爐開關掣	2	2
	Thermo Ventilator Switch 暖氣機開關掣	1	1
	Curtain Switch 窗簾開關掣	2	2
	Connection Unit 接線駁位	2	2
	Fused Spur Unit 保險絲電源換線位	10	10
	Door Bell 門鐘	1	1
	Lighting Point 燈位	31	32
	Dishwasher Connection Point (Water Inlet) 洗碗碟機接駁點 (入水位)	1	1
	Dishwasher Connection Point (Water Outlet) 洗碗碟機接駁點 (排水位)	1	1
Master Bedroom 主人睡房	Single Socket Outlet 單位電插座	4	4
	Twin Socket Outlet 雙位電插座	2	2
	TV / FM Outlet 電視及電台天線插座	2	2
	Telephone Outlet 電話插座	2	2
	1 Gang 1 Way Switch 單位單控開關掣	1	1
	2 Gang 1 Way Switch 雙位單控開關掣	1	1
	Curtain Switch 窗簾開關掣	1	1
	Fused Spur Unit 保險絲電源換線位	2	2
	Panic Alarm Push Button 警報器按鈕	1	1
	Lighting Point 燈位	4	4

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1 第一座	Tower 2 第二座
		36/F and R/F 三十六樓及天台	36/F and R/F 三十六樓及天台
		Unit A A 單位	Unit B B 單位
		Quantity 數量	
Master Closet 主人睡房衣帽間	Single Socket Outlet 單位電插座	4	4
	Twin Socket Outlet 雙位電插座	2	2
	Telephone Outlet 電話插座	1	1
	2 Gang 1 Way Switch 雙位單控開關掣	2	2
	1 Gang 1 Way Switch 單位單控開關掣	1	1
	Exhaust Fan Switch 抽氣扇開關掣	1	1
	Thermo Ventilator Switch 暖氣機開關掣	1	1
	Fused Spur Unit 保險絲電源換線位	1	1
	Lighting Point 燈位	5	5
Bedroom 1 睡房 1	Single Socket Outlet 單位電插座	4	4
	Twin Socket Outlet 雙位電插座	2	2
	TV / FM Outlet 電視及電台天線插座	2	2
	Telephone Outlet 電話插座	1	1
	2 Gang 1 Way Switch 雙位單控開關掣	2	2
	Thermo Ventilator Switch 暖氣機開關掣	1	1
	Exhaust Fan Switch 抽氣扇開關掣	1	1
	Curtain Switch 窗簾開關掣	1	1
	Fused Spur Unit 保險絲電源換線位	2	2
	Lighting Point 燈位	4	4
Bedroom 2 睡房 2	Single Socket Outlet 單位電插座	2	2
	Twin Socket Outlet 雙位電插座	2	2
	TV / FM Outlet 電視及電台天線插座	2	2
	Telephone Outlet 電話插座	1	1
	2 Gang 1 Way Switch 雙位單控開關掣	2	2
	Thermo Ventilator Switch 暖氣機開關掣	1	1
	Curtain Switch 窗簾開關掣	1	1
	Exhaust Fan Switch 抽氣扇開關掣	1	1
	Fused Spur Unit 保險絲電源換線位	2	2
	Lighting Point 燈位	4	4



23

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裝置、裝修物料及設備

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如本發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1 第一座	Tower 2 第二座
		36/F and R/F 三十六樓及天台	36/F and R/F 三十六樓及天台
		Unit A A 單位	Unit B B 單位
		Quantity 數量	
Bedroom 3 睡房 3	Single Socket Outlet 單位電插座	3	3
	Twin Socket Outlet 雙位電插座	2	2
	TV / FM Outlet 電視及電台天線插座	2	2
	Telephone Outlet 電話插座	1	1
	1 Gang 1 Way Switch 單位單控開關掣	1	1
	2 Gang 1 Way Switch 雙位單控開關掣	1	1
	Curtain Switch 窗簾開關掣	1	1
	Fused Spur Unit 保險絲電源換線位	2	2
	Lighting Point 燈位	3	3
Master Bathroom 主人浴室	Single Socket Outlet 單位電插座	2	2
	Gas Water Heater Controller 煤氣熱水爐溫度掣	1	1
	Fused Spur Unit 保險絲電源換線位	1	1
	Lighting Point 燈位	14	14
Bathroom 1 浴室 1	Single Socket Outlet 單位電插座	1	1
	Gas Water Heater Controller 煤氣熱水爐溫度掣	1	1
	Fused Spur Unit 保險絲電源換線位	1	1
	Lighting Point 燈位	6	6
Bathroom 2 浴室 2	Single Socket Outlet 單位電插座	1	1
	Gas Water Heater Controller 煤氣熱水爐溫度掣	1	1
	Fused Spur Unit 保險絲電源換線位	1	1
	Lighting Point 燈位	6	6
Bathroom 3 浴室 3	Single Socket Outlet 單位電插座	1	1
	Gas Water Heater Controller 煤氣熱水爐溫度掣	1	1
	Fused Spur Unit 保險絲電源換線位	1	1
	Lighting Point 燈位	7	7
Kitchen 廚房	Single Socket Outlet 單位電插座	4	4
	Twin Socket Outlet 雙位電插座	1	1
	Telephone Outlet 電話插座	1	1
	Connection Unit 接線駁位	2	2
	Fused Spur Unit 保險絲電源換線位	5	5

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1 第一座	Tower 2 第二座
		36/F and R/F 三十六樓及天台	36/F and R/F 三十六樓及天台
		Unit A A 單位	Unit B B 單位
		Quantity 數量	
Kitchen 廚房	Video Door Phone 視像對講機	1	1
	Town Gas Connection Point 煤氣接駁點	4	4
	Lighting Point 燈位	4	4
Foyer 玄關	Door Bell Button 門鐘按鈕	1	1
	Exit Sign 出口指示牌	1	1
	Lighting Point 燈位	7	7
Utility Room 工作室	Single Socket Outlet 單位電插座	3	3
	1 Gang 1 Way Switch 單位單控開關掣	3	3
	2 Gang 2 Way Switch 雙位雙控開關掣	2	2
	Exhaust Fan Switch 抽氣扇開關掣	1	1
	Fused Spur Unit 保險絲電源換線位	2	2
	Exit Sign 出口指示牌	1	1
	MCB Distribution Board 配電箱	1	1
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	1	1
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (排水位)	1	1
Toilet 洗手間	Lighting Point 燈位	3	3
	Electric Water Heater Isolator 電熱水爐隔離開關掣	1	1
	Lighting Point 燈位	1	1
	Lighting Point 燈位	1	1
Store 儲物室	Twin Socket Outlet 雙位電插座	1	1
	1 Gang 1 Way Switch 單位單控開關掣	1	1
	Lighting Point 燈位	1	1
Store Under Staircase 樓梯下的儲物室	Lighting Point 燈位	1	1
Open staircase 露天樓梯	1 Gang 1 Way Weatherproof Switch 單位單控防水開關掣	1	1
	1 Gang 2 Way Weatherproof Switch 單位雙控防水開關掣	1	1
	Lighting Point 燈位	2	2

23 | FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如本發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1 第一座	Tower 2 第二座
		36/F and R/F 三十六樓及天台	36/F and R/F 三十六樓及天台
		Unit A A 單位	Unit B B 單位
		Quantity 數量	
Flat Roof (Adjacent to Living Area, Bedroom 1, Bedroom 2) 平台 (連接客廳, 睡房1, 睡房2)	Lighting Point 燈位	7	8
Flat Roof (Adjacent to Master Bedroom) 平台(連接主人睡房)	Lighting Point 燈位	1	1
Flat Roof (Adjacent to Bedroom 3) 平台(連接睡房3)	Lighting Point 燈位	1	1
Store (Roof) 儲物室(天台)	Single Socket Outlet 單位電插座	1	1
	1 Gang 1 Way Switch 單位單控開關掣	1	1
	Lighting Point 燈位	2	2
Flat Roof (Roof) 平台(天台)	Weatherproof Socket Outlet 防水電插座	3	3
	Exit Sign 出口指示牌	2	2
	Lighting Point 燈位	7	7
A/C Plant Room 空調機房	Weatherproof Socket Outlet 防水電插座	2	2
	1 Gang 1 Way Weatherproof Switch 單位單控防水開關掣	2	2
	A/C Outdoor Unit Isolater 空調室外機隔離開關掣	3	3
	Lighting Point 燈位	2	2

## 24 | SERVICE AGREEMENTS 服務協議

1. Potable and flushing water is supplied by Water Supplies Department.

2. Electricity is supplied by The Hong Kong Electric Company Limited.

3. Town gas is supplied by The Hong Kong and China Gas Company Limited.

1. 食水及沖廁水由水務署供應。

2. 電力由香港電燈有限公司供應。

3. 煤氣由香港中華煤氣有限公司供應。

## 25 | GOVERNMENT RENT 地稅

The Owner is liable to pay the Government rent in respect of the specified residential property up to and including the date of the Assignment of that residential property in favour of the purchaser.

擁有人會就指明住宅物業繳付地稅直至該物業之業權轉讓予買方之日(包括該日)。



## 26 | MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

Note:

Under the Deed of Mutual Covenant, the purchaser shall upon his becoming an owner pay to the manager of the Development the debris removal charge.

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

備註：

根據公契，當買方成為業主時須向發展項目的管理人支付清理廢料的費用。

## 27 | DEFECT LIABILITY WARRANTY PERIOD 欠妥之處的保養責任期

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 of the residential property, remedy any defects to that property, or the fittings, finishes or appliances as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、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。

# 28 | MAINTENANCE OF SLOPES

## 斜坡維修

The land grant requires the owners of the residential properties in the Development to maintain slopes at their own cost. The terms of the requirement are as follows:

- Special Condition (26)(a) of the land grant provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director of Lands (“Director”), either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under the land grant, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term thereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- Special Condition (27)(a) provides that the Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed to the land grant (“Green Hatched Black Area”) as the Director in his absolute discretion may require and shall, at all times during the term thereby agreed to be granted, at his own expense maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term thereby agreed to be granted, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Grantee), have also been affected. The Grantee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there

shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the conditions in the land grant, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof.

- Special Condition (27)(b) provides that the obligations and rights of the Grantee in respect of the Green Hatched Black Area or any part thereof under Special Condition (27) shall absolutely determine upon the Government giving to the Grantee notice to that effect, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the Grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of Special Condition (27)(a).
- Each of the owners of the residential properties is obliged to contribute towards the costs of the maintenance work.
- The plan showing the slopes and retaining walls and related structures constructed or to be constructed within or outside the land on which the Development is situated is set out on page 66.
- Under the DMC, the Manager of the Development has the owners’ authority to carry out the maintenance work.

批地文件要求該發展項目的住宅物業的業主自費維修斜坡。要求的條款如下：

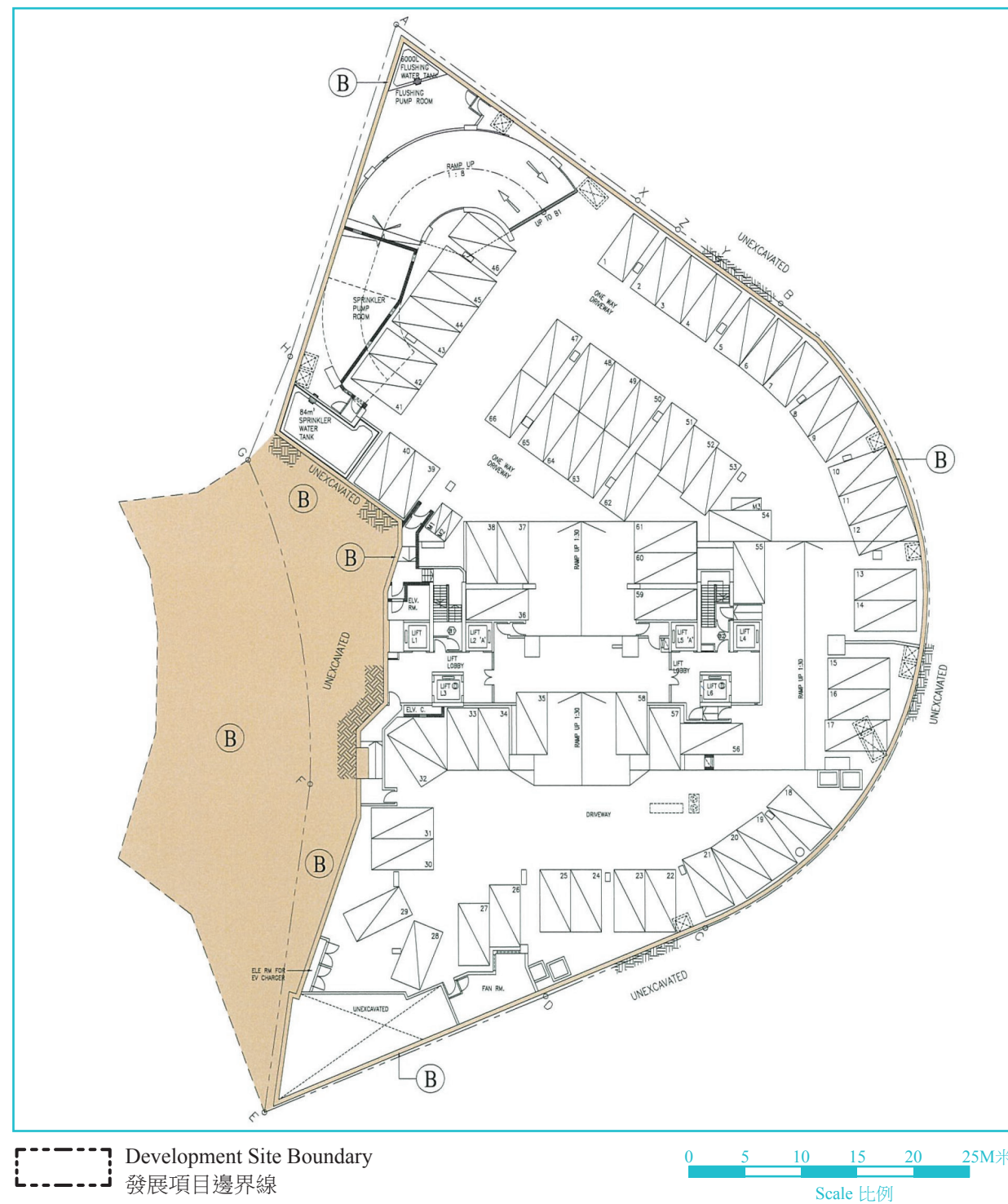
- 批地文件特別條款第(26)(a)條規定如果旨在或有關奠基、平整或開發該地段或其中任何部分或承批人按批地文件所需進行的任何其他工程或因任何其他目的而任何土地需要或經已切割、移除或向後移，或進行任何類型的堆積或堆填或斜坡處理工程，不論有否經地政總署署長(「署長」)預先書面同意，亦不論是在該地段內或任何政府土地上進行，承批人須自費進行及興建該等斜坡處理工程、護土牆或其他承托、保護、排水或輔助工程或日後所需的其他工程，以保護及承托該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免及防止日後發生任何泥土傾瀉、塌方或地陷。承批人須在租期期間任何時候自費保養該土地、斜坡處理工程、護土牆或其他承托、保護、排水或輔助工程或其他工程處於良好及維修妥當的狀態，令署長滿意。
- 批地文件特別條款第(27)(a)條規定在署長行使絕對酌情決定權要求時，承批人需自費對批地文件附圖以綠色黑斜線顯示之範圍(「綠色黑斜線範圍」)進行及完成岩土工程勘察、斜坡工程、防止山泥傾瀉、緩和及補救工程，令署長滿意，並需於任何時間自費將綠色黑斜線範圍保持良好及可觀之維修妥當狀況，包括所有土地、斜坡處理工程、擋土結構、排水道及其他有關之工程。若於租期內任何時間綠色黑斜線範圍內發生山泥傾瀉，地下陷或泥土剝落，承批人需自費對上述土地及署長認為(其意見為最終決定而承批人受其約束)受影響之毗鄰或毗連範圍還原及修復，令署長滿意。承批人對政府，其代理人及承建商就所有因山泥傾瀉，地下陷或泥土剝落而引至任何性質之索償、訴訟、費用、損失及支出作出賠償。承批人需於任何時間確保綠色黑斜線範圍內沒有非法挖掘或拋棄。受制於署長預先書面批准，承批人可設立圍欄或其他柵欄以防止該等非法挖掘或拋棄。另加在違反任何本批地條款所訂的任何其他權利或補救，署長有權通過書面通知承批人進行岩土勘察工程、斜坡整理、防止山泥傾瀉、緩和及補救工程，還原及修好任何發生山泥傾瀉或地下陷或泥土剝落而受影響之土地結構或工程，如果承批人忽視或未能遵從該通知指明的期限內達到署長滿意情況，署長可立即執行和進行任何必要的工程，承批人須即時償還政府的成本。
- 批地文件特別條款第(27)(b)條條款規定，於政府發出通知達至終止特別條款第(27)條所提及綠色黑斜線範圍或其中部份之責任和權益之效果，承批人不得因該終止而產生之任何損失或干擾或支出向政府或署長或其授權官員提出任何申索。無論如何，該終止毋損政府就該終止前任何違反或不執行批地文件特別條款第(27)(a)條之任何權利或補救。

- 每名住宅物業的擁有人均須分擔維修工程的費用。
- 顯示斜坡及已經或將會在該發展項目所位於的土地之內或之外建造的護土牆及有關構築物的圖則於第66頁列出。
- 根據公契，該發展項目的管理人獲擁有人授權進行維修工程。




# 28 | MAINTENANCE OF SLOPES 斜坡維修

## Slope and Retaining Structures Plan (From B2/F to 3/F ) 斜坡及護土結構圖 (由地庫二層至三樓)



### Notation 圖例：

 Slope and Retaining Structures  
斜坡及擋土結構



## 29 | MODIFICATION 修訂

Not Applicable.

不適用。

## 30 | RELEVANT INFORMATION 有關資料

Not Applicable.

不適用。

## 31 | ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT 賣方就發展項目指定的互聯網網站的網址

[www.marina-south.hk](http://www.marina-south.hk)

[www.marina-south.hk](http://www.marina-south.hk)

# 32 | INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

### Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concession 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.

Items	Disregarded GFA under Building (Planning) Regulations 23(3)(b)	Area (sq.m.)
1. (#)	Carpark and loading/unloading area excluding public transport terminus	4,308.461
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.	504.134
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	1,249.045
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	246.932
Items	Green Features under Joint Practice Notes 1 and 2	Area (sq.m.)
3.	Balcony	332.888
4.	Wider common corridor and lift lobby	N/A
5.	Communal sky garden	N/A
6.	Acoustic fin	N/A
7.	Wing wall, wind catcher and funnel	N/A
8.	Non-structural prefabricated external wall	N/A
9.	Utility platform	84.000
10.	Noise barrier	N/A
Items	Amenity Features	Area (sq.m.)
11.	Counter, office, stores, guard rooms and lavatories for watchman and management staff, Owners' Corporation Office	46.942
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	1,066.843
13.	Covered landscaped and play area	N/A
14.	Horizontal screens/covered walkways, trellis	N/A
15.	Larger lift shaft	336.957

Items	Amenity Features	Area (sq.m.)
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	12.159
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room	106.912
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	N/A
21.	Void in duplex domestic flat and house	N/A
22.	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall	N/A
Items	Other Exempted Items	Area (sq.m.)
23. (#)	Refuge floor including refuge floor cum sky garden	377.097
24. (#)	Other projections	N/A
25.	Public transport terminus	N/A
26. (#)	Party structures and common staircase	N/A
27. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	229.062
28. (#)	Public passage	N/A
29.	Covered set back area	N/A
Items	Bonus GFA	Area (sq.m.)
30.	Bonus GFA	N/A

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.

[The 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 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.

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。直到最終修訂圖則於發出佔用許可証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。

項目	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)	4,308.461
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、電訊及廣播備室、垃圾及物料回收房等	504.134
2.2 (＃)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	1,249.045
2.3	非強制性或非必要機房，例如空調機房，風櫃房等	246.932
項目	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	332.888
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲簷	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	不適用
9.	工作平台	84.000
10.	隔音屏障	不適用
項目	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	46.942
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	1,066.843
13.	有上蓋的園景區及遊樂場	不適用
14.	橫向屏障 / 有蓋人行道、花棚	不適用
15.	擴大升降機井道	336.957

項目	適意設施	面積(平方米)
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	12.159
18. (＃)	強制性設施或必要機房所需的管槽、氣槽	106.912
19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
項目	其他項目	面積(平方米)
23. (＃)	庇護層，包括庇護層兼空中花園	377.097
24. (＃)	其他伸出物	不適用
25.	公共交通總站	不適用
26. (＃)	共用構築物及樓梯	不適用
27. (＃)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	229.062
28. (＃)	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
項目	額外總樓面面積	面積(平方米)
30.	額外總樓面面積	不適用

備註：  
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。

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。



1. The purchaser is required to agree with the Vendor in the agreement for sale and purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the assignment of the Residential Unit or the Parking Space specified in the agreement for sale and purchase, sub-sell that Residential Unit or Parking Space or transfer the benefit of the agreement for sale and purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the assignment.
2. If the Vendor, at the request of the purchaser under an agreement for sale and purchase, agrees (at its own discretion) to cancel the agreement for sale and purchase or the obligations of the purchaser under the agreement for sale and purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the agreement for sale and purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the agreement for sale and purchase.
3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective assignments to the purchasers.
4. The purchaser who has signed an agreement for sale and purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
5. Special Condition (27)(a) of the land grant provides that the Grantee shall at his own expense carry out and complete to the satisfaction of the Director of Lands (“Director”) such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black (“Green Hatched Black Area”) on the plan annexed to the land grant as the Director in his absolute discretion may require and shall at all times at his own expense maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslide, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term agreed to be granted, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Grantee), have also been affected. The Grantee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslide, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the conditions in the land grant, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslide, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof. The plan showing the Green Hatched Black Area is set out on page 39.
6. Special Condition (27)(b) provides that the obligations and rights of the Grantee in respect of the Green Hatched Black Area or any part thereof under this Special Condition (27) shall absolutely determine upon the Government giving to the Grantee notice to that effect, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the Grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of Special Condition (27)(a).
7. Please also refer to the relevant information on the Green Hatched Black Area as set out in “Information on Public Facilities and Public Open Spaces” and “Maintenance of Slopes” in this Sales Brochure.
1. 買方須與賣方於正式買賣合約協議，除可用作按揭或押記外，買方不會於完成正式買賣合約之成交及簽署轉讓契之前，以任何方式，或訂立任何協議以達至，提名任何人士接受轉讓正式買賣合約所指定的住宅物業或停車位，或轉售該住宅物業或停車位，或轉移該住宅物業或停車位的正式合約的權益。
2. 如正式買賣合約的買方有此要求，並獲賣方（按自己的酌情決定）同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業及停車位總售價百分之五的款額。同時買方亦須額外付予賣方或付還賣方（視情況而定）全部就取消該正式買賣合約須付之律師費、收費及代墊付費用（包括任何須繳付之印花稅）。
3. 賣方將會支付或已經支付（視情況而定）由批地文件之日起直至有關個別買方簽署轉讓契之日（包括簽署轉讓契當日）止，所有有關該正在興建的發展項目所處地段的地稅。
4. 已簽署正式買賣合約的買方有權要求查閱有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，及有關直至詢問時的上一個月底為止已動用及支付的建築費用及專業費用總額，並可於提出要求及在每要求支付不多於港幣一百元象徵式費用後獲提供該資料的一份副本。
5. 批地文件特別條款第(27)(a)條條款規定在地政總署署長（「署長」）行使絕對酌情決定權要求時，承批人需自費對批地文件附圖以綠色黑斜線顯示之範圍（「綠色黑斜線範圍」）進行及完成岩土工程勘察、斜坡工程、防止山泥傾瀉、緩和及補救工程，令署長滿意，並需於任何時間自費將綠色黑斜線範圍保持良好及可觀之維修妥當狀況，包括所有土地、斜坡處理工程、擋土結構、排水道及其他有關之工程。若於租期內任何時間綠色黑斜線範圍內發生山泥傾瀉，地下陷或泥土剝落，承批人需自費對上述土地及署長認為（其意見為最終決定而承批人受其約束）受影響之毗鄰或毗連範圍還原及修復，令署長滿意。承批人對政府，其代理人及承建商就所有因山泥傾瀉，地下陷或泥土剝落而引至任何性質之索償、訴訟、費用、損失及支出作出賠償。承批人需於任何時間確保綠色黑斜線範圍內沒有非法挖掘或拋棄。受制於署長預先書面批准，承批人可設立圍欄或其他柵欄以防止該等非法挖掘或拋棄。另加在違反任何本批地條款所訂的任何其他權利或補救，署長有權通過書面通知承批人進行岩土勘察工程、斜坡整理、防止山泥傾瀉、緩和及補救工程，還原及修好任何發生山泥傾瀉或地下陷或泥土剝落而受影向之土地結構或工程，如果承批人忽視或未能遵從該通知指明的期限內達到署長滿意情況，署長可立即執行和進行任何必要的工程，承批人須即時償還政府的成本。顯示綠色黑斜線範圍的圖則載於第39頁。
6. 於政府發出通知達至批地條文特別條款第(27)(b)條之效果，以終止特別條款第(27)條所提及綠色黑斜線範圍或其中部份之責任和權益，承批人不得因該終止而產生之任何損失或干擾或支出向政府或署長或其授權官員提出任何申索。無論如何，該終止毋損政府就該終止前任何違反或不執行批地文件特別條款第(27)(a)條之任何權利或補救。
7. 請亦參閱本售樓說明書內之「公共設施及公眾休憩用地的資料」及「斜坡維修」所載之有關「綠色黑斜線範圍」之相關資料。

34

CHANGES  
改變

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

發展項目及其周邊地區日後可能出現改變。

35

DATE OF PRINTING OF SALES BROCHURE  
售樓說明書印製日期

9 September 2016

2016年9月9日

36

EXAMINATION RECORDS  
檢視紀錄

Examination/Revision Date 檢視/修改日期	Revision Made (If no revision made, please state "no revision made") 所有修改（如沒有作出修改，請註明「沒有修改」）	
	Page Number 頁數	Revision Made 修改內容
6 <sup>th</sup> December 2016 2016年12月6日	9	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	71	Updated the “Examination Records”. 更新「檢視紀錄」。

# 36 | EXAMINATION RECORDS

## 檢視紀錄

Examination/Revision Date 檢視/修改日期	Revision Made (If no revision made, please state "no revision made") 所有修改（如沒有作出修改，請註明「沒有修改」）	
2 <sup>nd</sup> March 2017 2017年3月2日	Page Number 頁數	Revision Made 修改內容
	9	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	11	Updated the “Outline Zoning Plan” of the Development. 更新發展項目的「分區計劃大綱圖」。
	72	Updated the “Examination Records”. 更新「檢視紀錄」。
31 <sup>st</sup> May 2017 2017年5月31日	Page Number 頁數	Revision Made 修改內容
	9	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	10	Updated the “Aerial Photograph” of the Development. 更新發展項目的「鳥瞰照片」。
	72	Updated the “Examination Records”. 更新「檢視紀錄」。
30 <sup>th</sup> August 2017 2017年8月30日	Page Number 頁數	Revision Made 修改內容
	1-4	Updated the “Notes To Purchaser of First-Hand Residential Properties” 更新「一手住宅物業買家須知」。
	9	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	72	Updated the “Examination Records”. 更新「檢視紀錄」。
29 <sup>th</sup> November 2017 2017年11月29日	Page Number 頁數	Revision Made 修改內容
	9	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	11	Updated the “Outline Zoning Plan” of the Development. 更新發展項目的「分區計劃大綱圖」。
	72	Updated the “Examination Records”. 更新「檢視紀錄」。



Examination/Revision Date 檢視/修改日期	Revision Made (If no revision made, please state "no revision made") 所有修改（如沒有作出修改，請註明「沒有修改」）	
26 <sup>th</sup> February 2018 2018年2月26日	Page Number 頁數	Revision Made 修改內容
	5	Updated the “Information on the Development”. 更新「發展項目的資料」。
	6	Updated the “Information on Vendor and Others Involved in the Development”. 更新「賣方及有參與發展項目的其他人的資料」。
	8	Updated the “Information on Design of the Development”. 更新「發展項目的設計的資料」。
	8	Updated the “Information on Property Management” of the Development. 更新發展項目的「物業管理的資料」。
	9	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	73	Updated the “Examination Records”. 更新「檢視紀錄」。
24 <sup>th</sup> May 2018 2018年5月24日	Page Number 頁數	Revision Made 修改內容
	9	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	10	Updated the “Aerial Photograph” of the Development. 更新發展項目的「鳥瞰照片」。
	73	Updated the “Examination Records”. 更新「檢視紀錄」。
13 <sup>th</sup> August 2018 2018年8月13日	Page Number 頁數	Revision Made 修改內容
	9	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	73	Updated the “Examination Records”. 更新「檢視紀錄」。
9 <sup>th</sup> November 2018 2018年11月9日	Page Number 頁數	Revision Made 修改內容
	9	Updated the “Location Plan” of the Development. 更新發展項目的「所在位置圖」。
	11	Updated the “Outline Zoning Plan” of the Development. 更新發展項目的「分區計劃大綱圖」。
	73	Updated the “Examination Records”. 更新「檢視紀錄」。

