

# 3julia

AVENUE

棗梨雅道3號

## 售樓說明書

## SALES BROCHURE



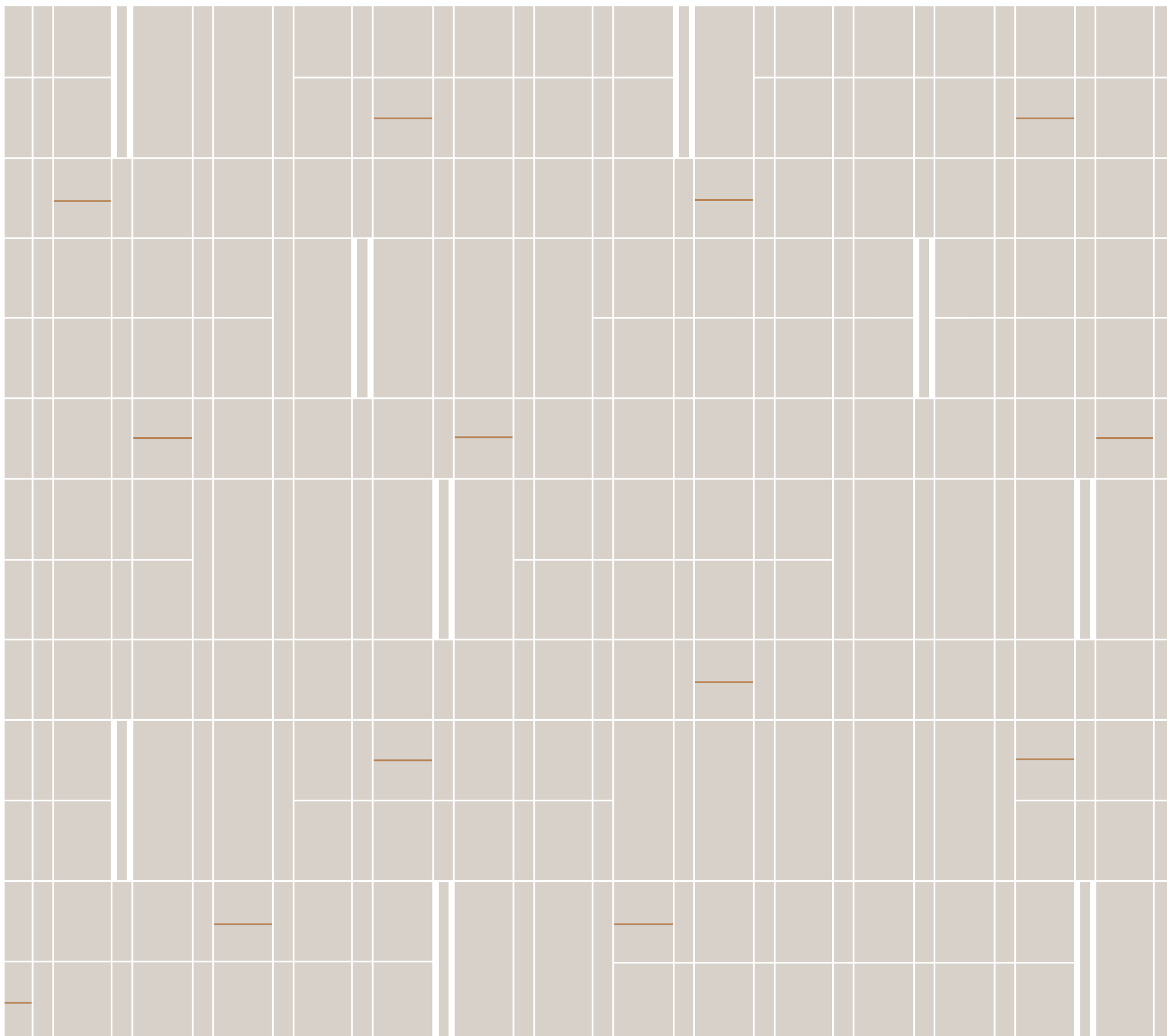


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## 售樓說明書 SALES BROCHURE







# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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](http://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及內部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部及內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

#### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 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。

<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。

# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 7. 售樓處內有關可供揀選住宅物業的資料

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

### 8. 成交紀錄冊

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

### 9. 買賣合約

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

### 10. 表達購樓意向

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

### 11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。

- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

- 委託地產代理以物色物業前，您應該 —

- 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
- 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：[www.eaa.org.hk](http://www.eaa.org.hk)），查閱牌照目錄。

### 12. 委聘律師

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

### 適用於一手未落成住宅物業

#### 13. 預售樓花同意書

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

#### 14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<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。

<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。



# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

- 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。

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	: <a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
電話	: 2817 3313
電郵	: <a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
傳真	: 2219 2220

其他相關聯絡資料：

<b>消費者委員會</b>	
網址	: <a href="http://www.consumer.org.hk">www.consumer.org.hk</a>
電話	: 2929 2222
電郵	: <a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>
傳真	: 2856 3611
<b>地產代理監管局</b>	
網址	: <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
電話	: 2111 2777
電郵	: <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
傳真	: 2598 9596
<b>香港地產建設商會</b>	
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

### 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。

# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

<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.

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).

#### 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

<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.

## 一手住宅物業買家須知

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

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:

<b>Consumer Council</b>	
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
<b>Estate Agents Authority</b>	
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
<b>Real Estate Developers Association of Hong Kong</b>	
Telephone	: 2826 0111
Fax	: 2845 2521

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

# 1 發展項目的資料 INFORMATION ON THE DEVELOPMENT

發展項目名稱  
棗梨雅道3號

**Name of the Development**  
3 Julia Avenue

街道名稱及門牌號數  
棗梨雅道3號(上層住宅部份)及  
亞皆老街116號(地下至一樓商舖)

**Name of Street and Street Number**  
3 Julia Avenue (Domestic Portion on the Upper Floors) and  
116 Argyle Street (Shops from Ground Floor to First Floor)

樓層總數  
共27層  
(不包括地庫1、地庫2、天台及上層天台)

**Total Number of Storeys**  
27 storeys  
(excluding Basement 1, Basement 2, roof, and upper roof)

樓層號數  
地庫1、地庫2、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓  
至30樓、天台及上層天台

**Floor Numbering**  
Basement 1, Basement 2, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to  
23/F, 25/F to 30/F, roof, and upper roof

被略去的樓層號數  
不設4樓、13樓、14樓及24樓

**Omitted Floor Numbers**  
4/F, 13/F, 14/F and 24/F are omitted

庇護層  
設置於天台樓層

**Refuge floor**  
Located at roof floor



## 2 賣方及有參與發展項目的其他人的資料 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

### 賣方

昌英有限公司

### Vendor

Charmlink Limited

### 賣方控權公司

- Task Success Limited
- Pena Investments Limited

### Holding Company of Vendor

- Task Success Limited
- Pena Investments Limited

### 認可人士

崔德剛建築工程師樓有限公司之余鍊強先生

### Authorized Person

Mr. Yu Lin Keung of T.K. Tsui & Associates Limited

### 承建商

禧輝有限公司

### Building Contractor

Head Fame Co. Ltd.

### 賣方代表律師

孖士打律師行

### Solicitors for Vendor

Mayer Brown

### 已為發展項目的建造提供貸款或已承諾為該項目建造提供融資的認可機構

- 香港上海滙豐銀行有限公司
- 富邦銀行(香港)有限公司
- 台北富邦商業銀行股份有限公司(香港分行)
- 大華銀行有限公司

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

- The Hongkong and Shanghai Banking Corporation Limited
- Fubon Bank (Hong Kong) Limited
- Taipei Fubon Commercial Bank Limited (Hong Kong Branch)
- United Overseas Bank Limited

### 已為發展項目的建造提供貸款的任何其他人的姓名或名稱 不適用

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

Not Applicable

## 3

## 有參與發展項目的各方的關係

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable

## 3

## 有參與發展項目的各方的關係

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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。 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.	不適用 Not Applicable

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

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。  
There will be non-structural prefabricated external walls forming part of the enclosing walls for the Development.

非結構的預製外牆之厚度為150毫米。  
The thickness of the non-structural prefabricated external walls is 150mm.

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

樓層 Floor	單位 Unit	面積（平方米） Area (sq.m.)
3/F (1storey 層)	A	1.031
5/F - 12/F, 15/F - 23/F, 25/F - 28/F (21 storeys 層)	A	1.168
	B	0.638
	C	0.343
29/F & 30/F (2 storeys 層)	A 複式 Duplex	2.098
29/F (1 storey 層)	B	0.958
30/F (1 storey 層)	B	0.812

發展項目將會有構成圍封牆的一部分的幕牆。  
There will be curtain walls forming part of the enclosing walls for the Development.

幕牆之厚度為300毫米。  
The thickness of curtain walls is 300mm.

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

樓層 Floor	單位 Unit	面積（平方米） Area (sq.m.)
5/F - 12/F, 15/F - 23/F, 25/F - 28/F (21 storeys 層)	A	3.967
	B	1.871
	C	1.578
29/F & 30/F (2 storeys 層)	A 複式 Duplex	7.574
29/F (1 storey 層)	B	4.627
30/F (1 storey 層)	B	4.492

備註：3樓沒有幕牆。  
Notes: There is no curtain wall on 3/F.

# 5 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT

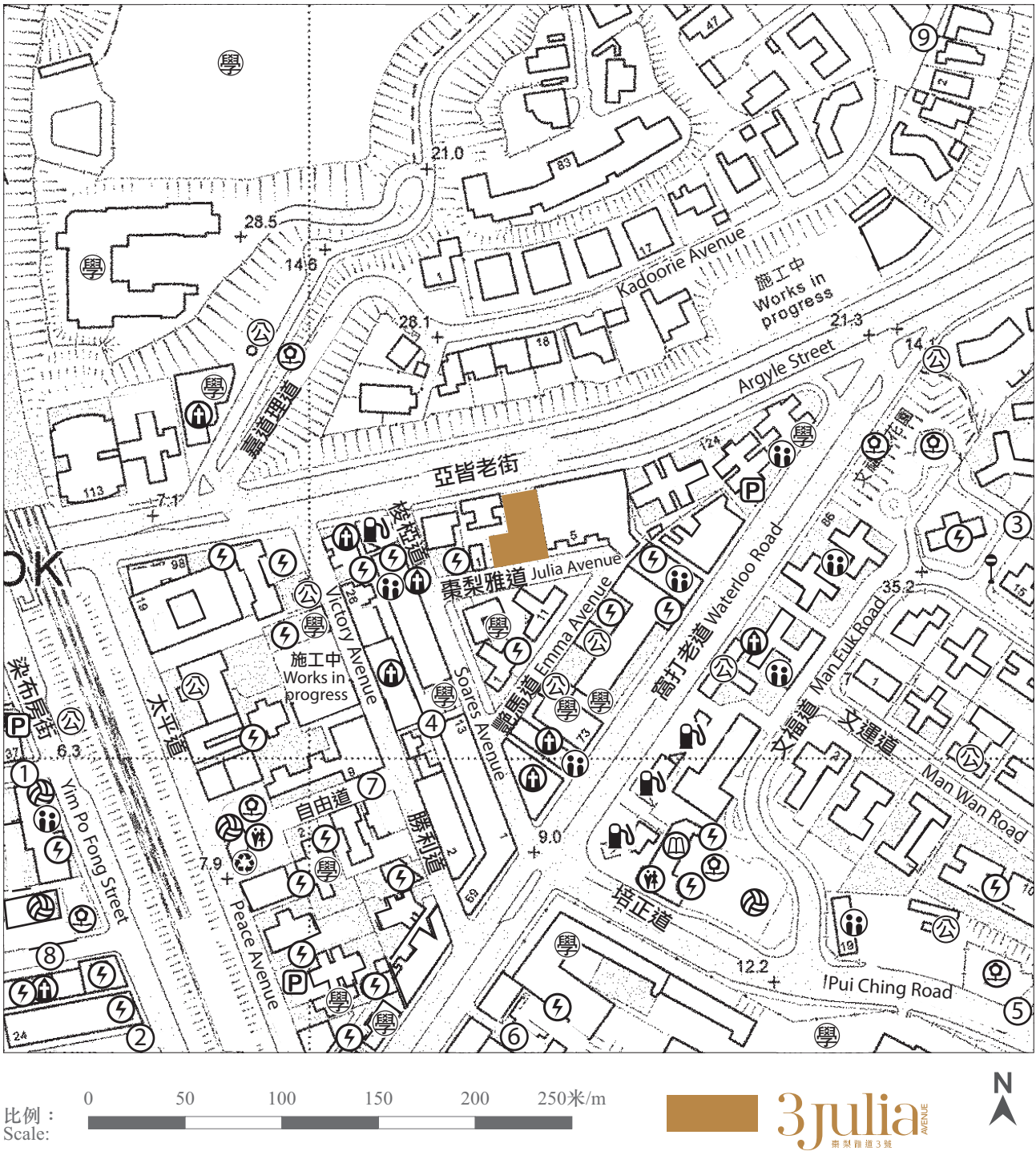
根據已簽立公契獲委任的管理人

仲量聯行物業管理有限公司

**The Manager appointed under the executed deed of mutual covenant**  
Jones Lang LaSalle Management Services Limited



# 6 發展項目的所在位置圖 LOCATION PLAN OF THE DEVELOPMENT



圖例 Notation	於發展項目的所在位置圖 未能顯示之街道全名： Street names not shown in full in the Location Plan of the Development:	
①	奶路臣街	Nelson Street
②	白布街	Pak Po Street
③	學餘里	Hok Yu Lane
④	舊金山徑	San Francisco Path
⑤	民豐徑	Man Fung Path
⑥	祐滿街	Yau Moon Street
⑦	自由道	Liberty Avenue
⑧	山東街	Shan tung Street
⑨	布力架街	Braga Circuit

位置圖是參考測繪圖 (編號11-NW-D)，經修正處理。

The location plan is prepared with reference to Survey Sheet No. 11-NW-D, with adjustment where necessary.

## 圖例 NOTATION

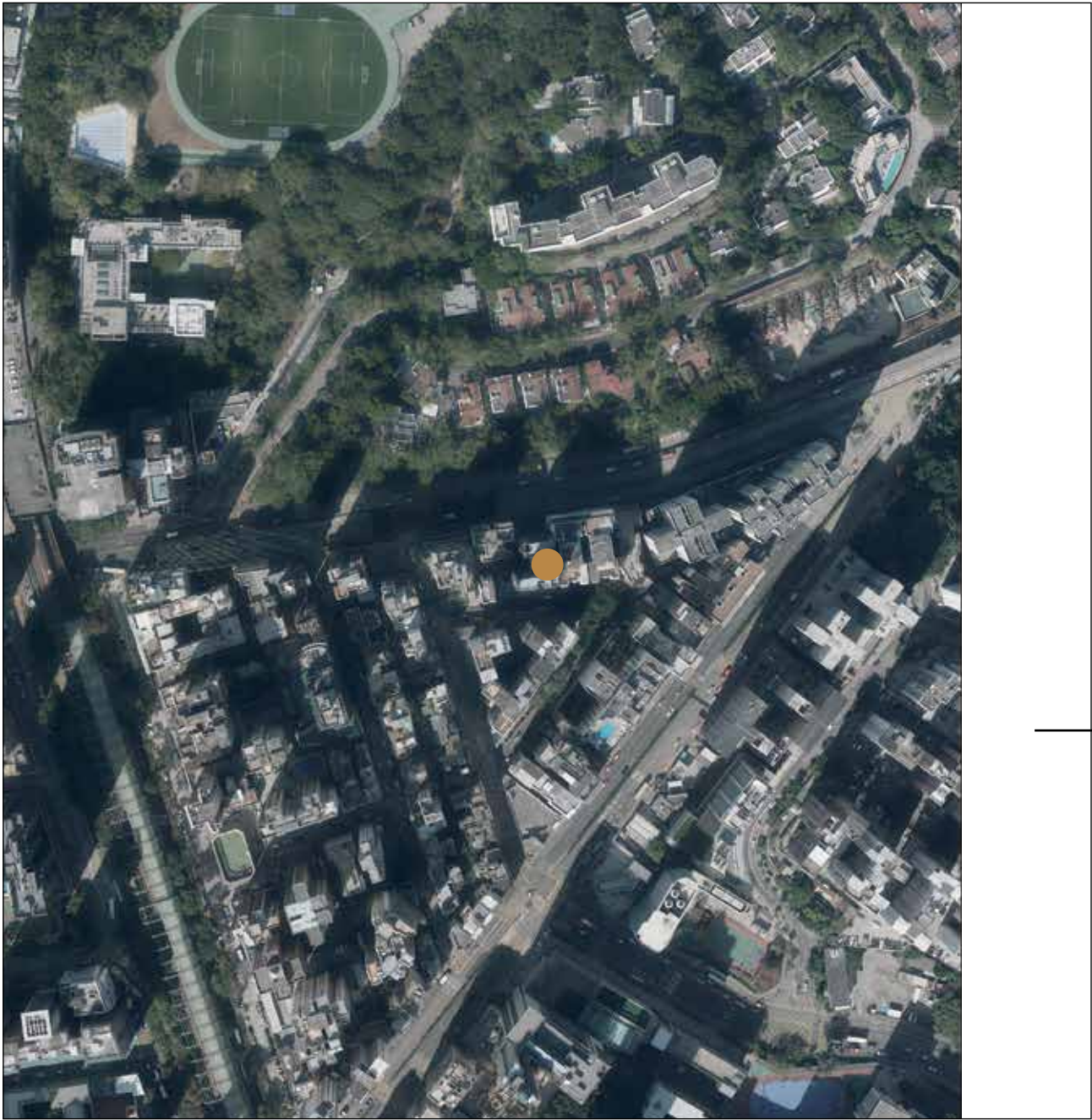
圖書館 A Library	公園 A Public Park
油站 A Petrol Filling Station	公用事業設施裝置 A Public Utility Installation
發電廠 (包括電力分站) A Power Plant (Including electricity sub-stations)	學校 (包括幼稚園) A School (Including a kindergarten)
公眾停車場 (包括貨車停泊處) A Public Carpark (Including a lorry park)	社會福利設施 (包括老人中心及弱智人士護理院) Social Welfare Facilities (Including an elderly centre and a home for the mentally disabled)
公廁 A Public Convenience	垃圾收集站 A Refuse Collection Point
宗教場所 (包括教堂、廟宇及祠堂) A Religious Institution (Including a church, a temple and a Tsz Tong)	公共交通總站 (包括鐵路車站) A Public Transport Terminal (Including a rail station)
體育設施 (包括運動場及游泳池) Sports Facilities (Including a sports ground and a swimming pool)	

- 附註：
- 賣方建議買方到該發展項目所在地作實地考察，以獲取對該發展項目以及周圍地區的公共設施及環境較佳的了解。
  - 由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
  - 地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號38/2014。

- Notes：
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
  - The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
  - The map reproduced with permission of the Director of Lands © The Government of Hong Kong SAR. Licence No. 38/2014.



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



This blank area falls outside the coverage of the Aerial Photograph

此空白範圍不為本鳥瞰照片所覆蓋



摘錄自地政總署測繪處於2017年12月27日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E030855C。

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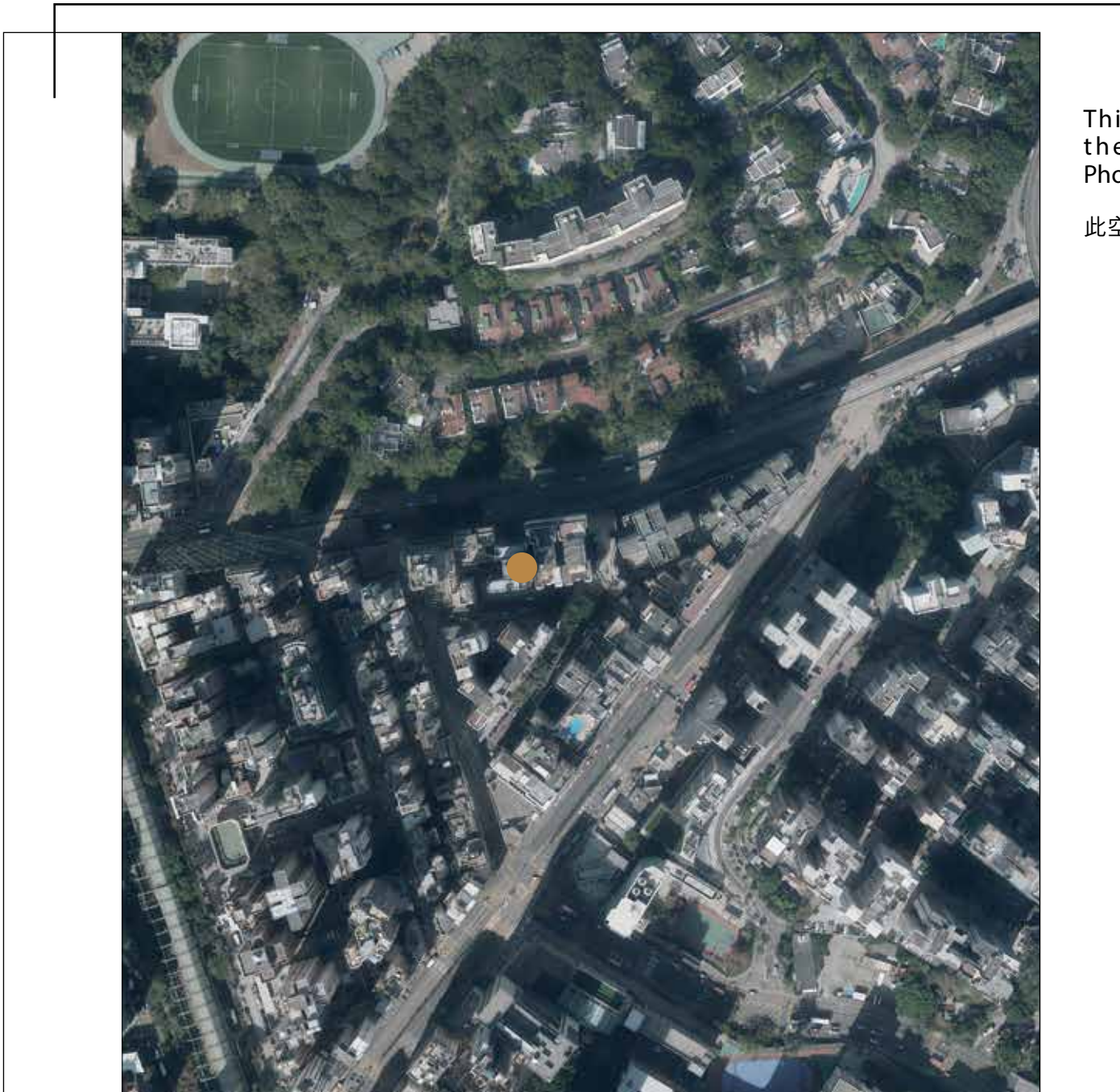
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, photo no. E030855C, dated 27 December 2017.

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附註：  
由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

Note :  
The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.





This blank area falls outside the coverage of the Aerial Photograph

此空白範圍不為本鳥瞰照片所覆蓋



摘錄自地政總署測繪處於2017年12月27日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E030856C。

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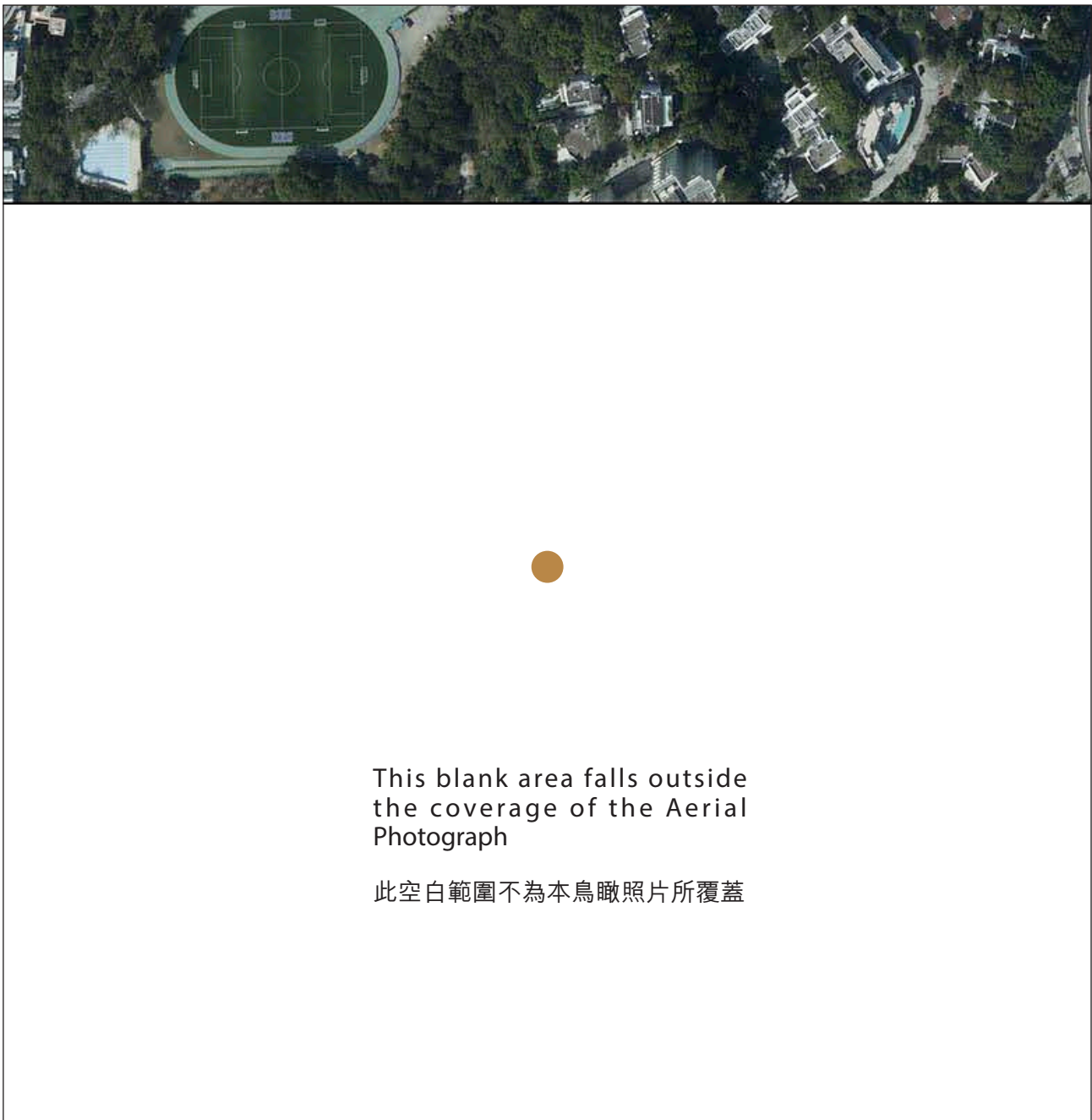
附註：  
由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, photo no. E030856C, dated 27 December 2017.

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Note:  
The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

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



This blank area falls outside  
the coverage of the Aerial  
Photograph

此空白範圍不為本鳥瞰照片所覆蓋



摘錄自地政總署測繪處於2018年3月10日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E034162C。

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附註：  
由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, photo no. E034162C, dated 10 March 2018.

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Note :  
The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.



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

This blank area falls outside  
the coverage of the Aerial  
Photograph

此空白範圍不為本鳥瞰照片所覆蓋



摘錄自地政總署測繪處於2018年9月11日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E0044461C。

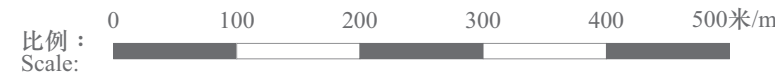
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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo no. E044461C, dated 11 September 2018.

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附註：  
由於發展項目的邊界不規則的技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

Note:  
The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.



摘錄自於2015年9月8日憲報公布之何文田分區計劃大綱核准圖，編號為S/K7/24。

Adopted from part of the Approved Ho Man Tin Outline Zoning Plan No. S/K7/24, gazetted on 8 September 2015.

圖例 NOTATION

地帶 ZONES

商業 Commerical	C
住宅（甲類）Residential (Group A)	R(A)
住宅（乙類）Residential (Group B)	R(B)
住宅（丙類）Residential (Group C)	R(C)
住宅（戊類）Residential (Group E)	R(E)
政府、機構或社區 Government, Institution or Community	G/IC
休憩用地 Open Space	O
其他指定用途 Other Specified Uses	OU

交通 COMMUNICATIONS

鐵路及車站 Railway and Station	STATION
主要道路及路口 Major Road and Junction	
高架道路 Elevated Road	

其他 MISCELLANEOUS

規劃範圍界線 Boundary of Planning Scheme	
建築物高度管制區界線 Building Height Control Zone Boundary	
最高建築物高度 (在主水平基準上若干米) Maximum Building Height (in meters above Principal Datum)	100
最高建築物高度 (樓層數目) Maximum Building Height (in number of storeys)	1
加油站 Petrol Filling Station	PFS

- 附註：
- 賣方建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。
  - 由於發展項目的邊界不規的技术原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

- Notes：
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
  - The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.





摘錄自2018年7月13日憲報公布之旺角分區計劃大綱草圖，編號為S/K7/31。

Adopted from part of the Draft Mong Kok Outline Zoning Plan No. S/K7/31, gazetted on 13 July 2018.

圖例 NOTATION

地帶 ZONES

商業 Commerical	c
住宅（甲類）Residential (Group A)	R(A)
政府、機構或社區 Government, Institution or Community	G/I/C
休憩用地 Open Space	o
其他指定用途 Other Specified Uses	ou

交通 COMMUNICATIONS

鐵路及車站 Railway And Station	STATION
主要道路及路口 Major Road and Junction	
高架道路 Elevated Road	

其他 MISCELLANEOUS

規劃範圍界線 Boundary of Planning Scheme	
建築物高度管制區界線 Building Height Control Zone Boundary	
最高建築物高度 (在主水平基準上若干米) Maximum Building Height (in meters above Principal Datum)	100
最高建築物高度 (樓層數目) Maximum Building Height (in number of storeys)	1
加油站 Petrol Filling Station	PFS
按照城市規劃條例第7條展示的修訂 AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE	
修訂項目D項 Amendment Item D	

附註：  
1. 賣方建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。  
2. 由於發展項目的邊界不規的技术原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

Notes：  
1. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.  
2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.



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



摘錄自2014年5月16日憲報公布之油麻地分區計劃大綱草圖，編號為S/K2/22。

Adopted from part of the Draft Yau Ma Tei Outline Zoning Plan No. S/K2/22, gazetted on 16 May 2014.

#### 圖例 NOTATION

##### 地帶 ZONES

商業 Commerical	c
政府、機構或社區 Government, Institution or Community	G/I/C
休憩用地 Open Space	o
其他指定用途 Other Specified Uses	ou

##### 交通 COMMUNICATIONS

鐵路及車站 Railway And Station	STATION
主要道路及路口 Major Road and Junction	
高架道路 Elevated Road	

##### 其他 MISCELLANEOUS

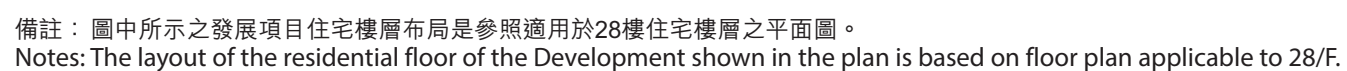
規劃範圍界線 Boundary of Planning Scheme	
建築物高度管制區界線 Building Height Control Zone Boundary	
最高建築物高度 (在主水平基準上若干米) Maximum Building Height (in meters above Principal Datum)	100
最高建築物高度 (樓層數目) Maximum Building Height (in number of storeys)	1

#### 附註：

- 賣方建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及周圍地區的公共設施及環境較佳的了解。
- 由於發展項目的邊界不規的技术原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

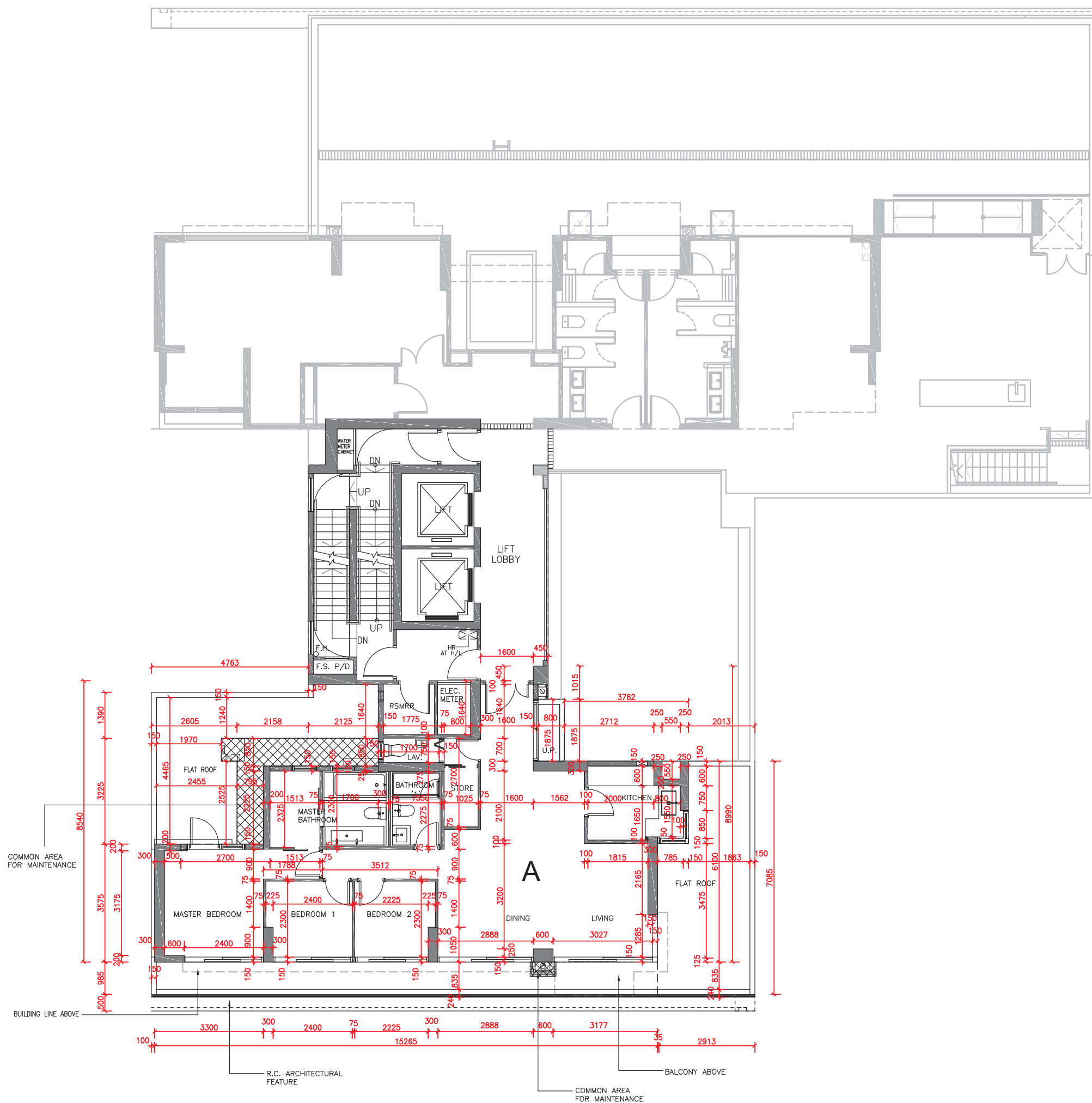
#### Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.



## 3樓平面圖

## 3/F FLOOR PLAN



平面圖所列之數字以毫米標示。

The dimensions in floor plans are in millimeter.

0 1 2 3 4 5米/m



- |   |  |
|---|--|
| <p>1. 3樓之樓層高度（樓面至樓面高度）為3.150米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。</p> <p>2. 3樓之每個住宅單位的樓板（不包括灰泥及批盪）的厚度：130毫米，150毫米及250毫米。</p> <p>3. 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，一般比較低樓層之內部面積稍大。</p> | <p>1. Storey height (floor-to-floor height) of 3/F is 3.150m. Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface structural slab of its immediate upper floor.</p> <p>2. For 3/F, the thickness of the floor slabs (excluding plaster and screed) of each residential unit: 130mm, 150mm and 250mm.</p> <p>3. 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.</p> |
|---|--|

**詞彙表 GLOSSARY**

BALCONY ABOVE = 上層露台覆蓋之部分

BATHROOM = 浴室

BEDROOM = 睡房

BUILDING LINE ABOVE = 上層建築物邊線

COMMON AREA FOR MAINTENANCE = 公用地方作維修用途

DINING = DINING ROOM = 飯廳

DN = DOWN = 落

ELEC. METER = ELECTRICAL METER ROOM = 電錶房

FLAT ROOF = 平台

F.H. = FIRE HYDRANT = 消防栓

F.S. P/D = FIRE SERVICES AND PLUMBING AND DRAINAGE SERVICES PIPE DUCT = 消防及供排水管道

HR AT H/L = HOSE REEL AT HIGH LEVEL = 消防喉轆在上方

KITCHEN = 廚房

LAV. = LAVATORY = 洗手間

LIFT = 升降機

LIFT LOBBY = 升降機大堂

LIVING = LIVING ROOM = 客廳

MASTER BEDROOM = 主人睡房

MASTER BATHROOM = 主人睡房浴室

RSMRR = REFUSE STORAGE & MATERIAL RECOVERY ROOM = 垃圾及物料回收房

R.C. ARCHITECTURAL FEATURE = 鋼筋混凝土建築裝飾

STORE = STORE ROOM = 儲物房

U.P. = UTILITY PLATFORM = 工作平台

UP = 上

WATER METER CABINET = 水錶櫃

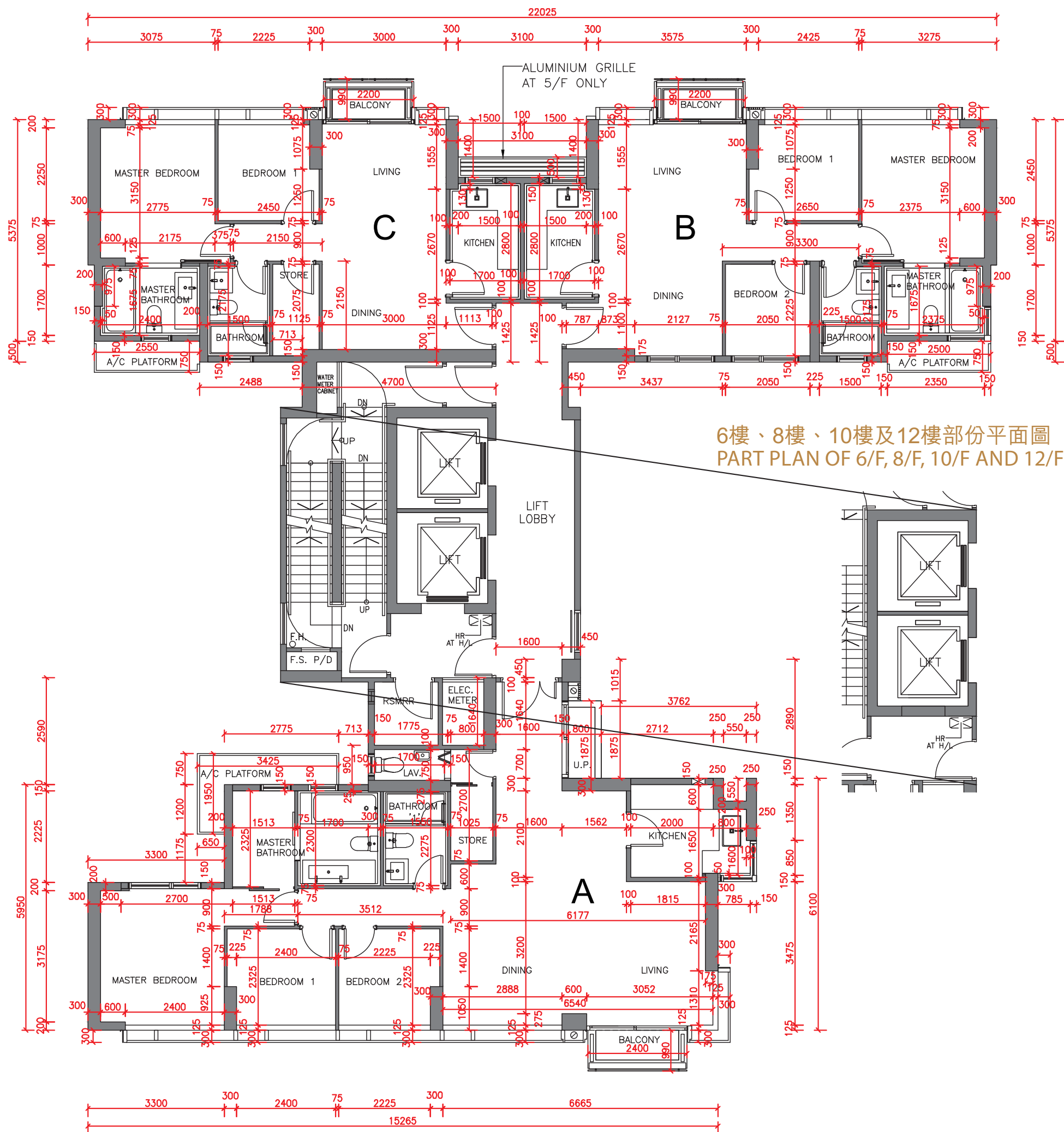
備註：間交叉線範圍為發展項目之公用部份及並不屬於住宅單位的平台之一部份。

Notes: The cross-hatched areas are common parts of the Development and do not form part of the flat roof of the residential unit.



## 5樓 - 12樓平面圖

## 5/F - 12/F FLOOR PLAN



平面圖所列之數字以毫米標示。  
The dimensions in floor plans are in millimeter.





1. 5樓至12樓之樓層高度（樓面至樓面高度）為3.050米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 5樓至12樓之每個住宅單位的樓板（不包括灰泥及批盪）的厚度如下：  
A單位：130毫米、150毫米及250毫米。  
B及C單位：130毫米及150毫米。
3. 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。

1. Storey height (floor-to-floor height) of 5/F-12/F is 3.050m. Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface structural slab of its immediate upper floor.
2. For 5/F-12/F, the thickness of the floor slabs (excluding plaster and screed) of each residential unit:  
Flat A: 130mm, 150mm and 250mm.  
Flat B & C: 130mm and 150mm.
3. The internal areas of the residential properties on the upper floors may generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

## 詞彙表 GLOSSARY

A/C PLATFORM = 空調機平台

ALUMINIUM GRILLE AT 5/F ONLY = 鋁質護柵裝飾（只在5樓）

BALCONY = 露台

BATHROOM = 浴室

BEDROOM = 睡房

DINING = DINING ROOM = 飯廳

DN = DOWN = 落

ELEC. METER = ELECTRICAL METER ROOM = 電錶房

F.H. = FIRE HYDRANT = 消防栓

F.S. P/D = FIRE SERVICES AND PLUMBING SERVICES PIPE DUCT = 消防及供水管道

HR AT H/L = HOSE REEL AT HIGH LEVEL = 消防喉轆在上方

KITCHEN = 廚房

LAV. = LAVATORY = 洗手間

LIFT = 升降機

LIFT LOBBY = 升降機大堂

LIVING = LIVING ROOM = 客廳

MASTER BEDROOM = 主人睡房

MASTER BATHROOM = 主人睡房浴室

RSMRR = REFUSE STORAGE & MATERIAL RECOVERY ROOM  
= 垃圾及物料回收房

STORE = STORE ROOM = 儲物房

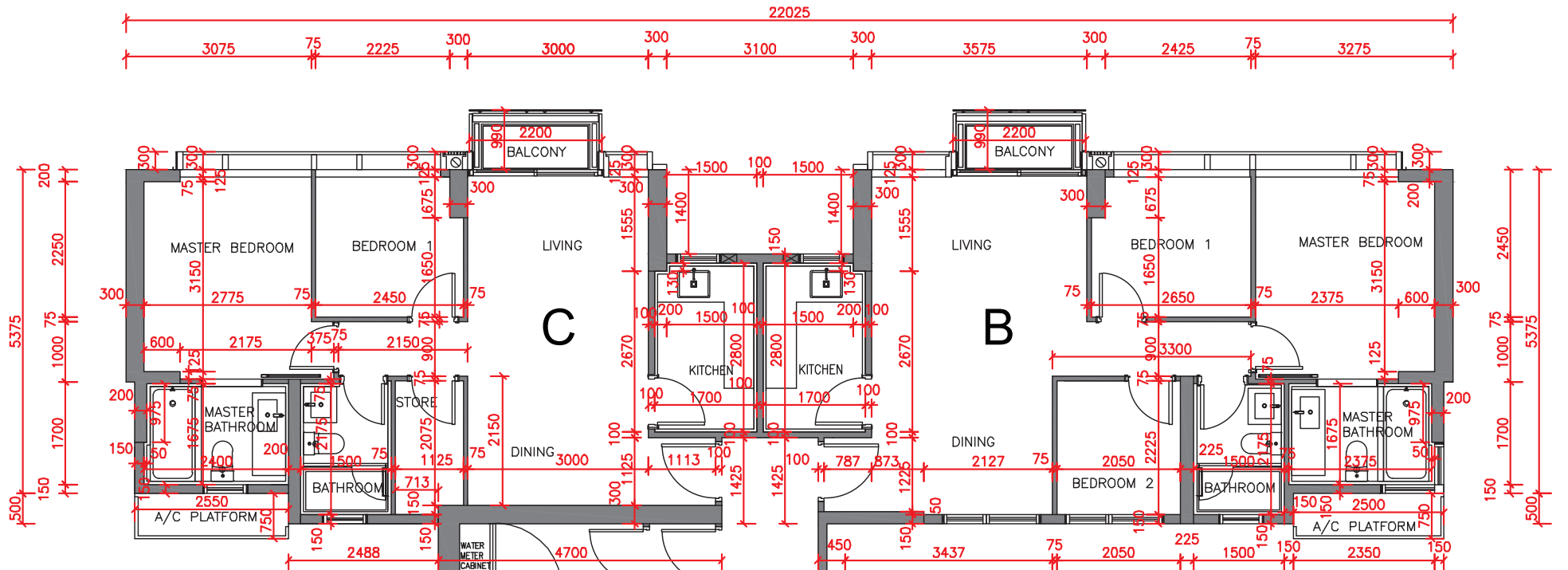
U.P. = UTILITY PLATFORM = 工作平台

UP = 上

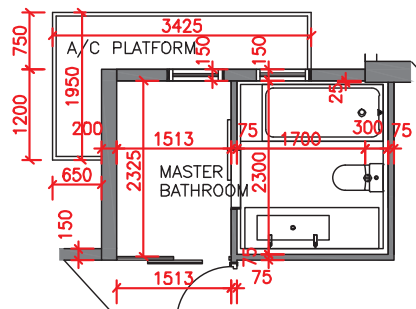
WATER METER CABINET = 水錶櫃

15樓 - 18樓，20樓 - 22樓平面圖

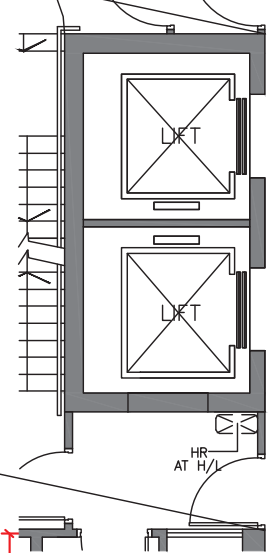
15/F - 18/F, 20/F - 22/F FLOOR PLAN



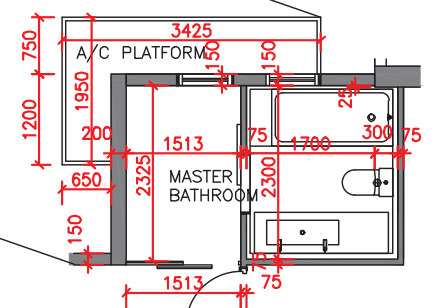
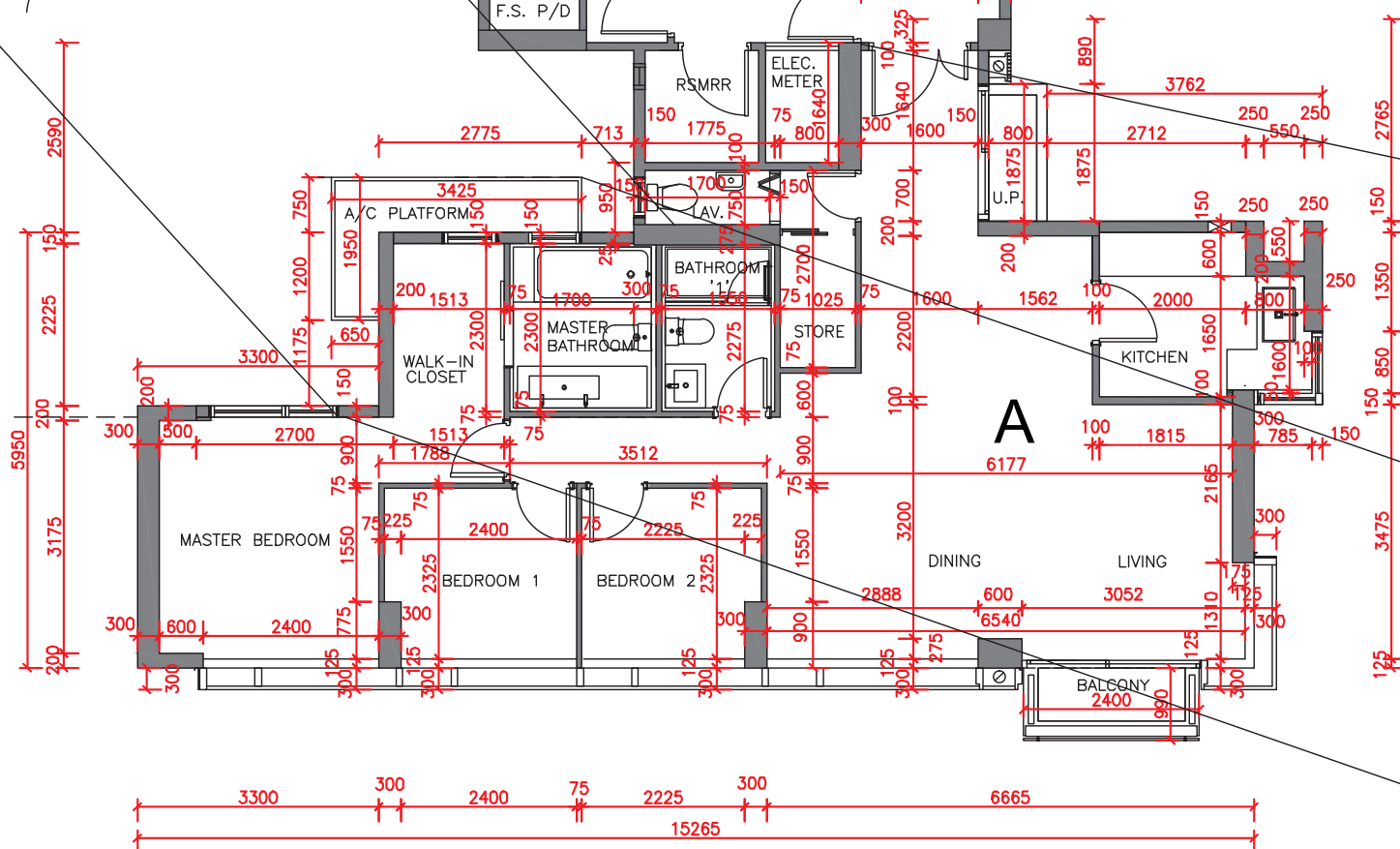
15樓 - 17樓A單位部份平面圖  
PART PLAN OF FLAT A OF 15/F - 17/F



16樓、18樓、20樓及22樓部份平面圖  
PART PLAN OF 16/F, 18/F, 20/F AND 22/F



19樓A單位實際部份平面圖  
AS-BUILT PART PLAN OF FLAT A OF 19/F



附註：

19樓A單位之衣帽間與主人浴室之間已加裝趟門，詳情請參閱「裝置、裝修物料及設備」。

Notes:

A sliding door is installed between the walk-in closet and master bathroom in Flat A of 19/F. Please refer to "Fittings, Finishes and Appliances" for details.

平面圖所列之數字以毫米標示。  
The dimensions in floor plans are in millimeter.



1. 15樓至22樓之樓層高度（樓面至樓面高度）為3.050米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 15樓至22樓之每個住宅單位的樓板（不包括灰泥及批盪）的厚度如下：  
A單位：130毫米、150毫米及250毫米。  
B及C單位：130毫米及150毫米。
3. 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。

1. Storey height (floor-to-floor height) of 15/F-22/F is 3.050m. Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface structural slab of its immediate upper floor.
2. For 15/F-22/F, the thickness of the floor slabs (excluding plaster and screed) of each residential unit:  
Flat A: 130mm, 150mm and 250mm.  
Flat B & C: 130mm and 150mm.
3. The internal areas of the residential properties on the upper floors may generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

## 詞彙表 GLOSSARY

A/C PLATFORM = 空調機平台

BALCONY = 露台

BATHROOM = 浴室

BEDROOM = 睡房

DINING = DINING ROOM = 飯廳

DN = DOWN = 落

ELEC. METER = ELECTRICAL METER ROOM = 電錶房

F.H. = FIRE HYDRANT = 消防栓

F.S. P/D = FIRE SERVICES AND PLUMBING SERVICES PIPE DUCT = 消防及供水管道

HR AT H/L = HOSE REEL AT HIGH LEVEL = 消防喉轆在上方

KITCHEN = 廚房

LAV. = LAVATORY = 洗手間

LIFT = 升降機

LIFT LOBBY = 升降機大堂

LIVING = LIVING ROOM = 客廳

MASTER BEDROOM = 主人睡房

MASTER BATHROOM = 主人睡房浴室

RSMRR = REFUSE STORAGE & MATERIAL RECOVERY ROOM  
= 垃圾及物料回收房

STORE = STORE ROOM = 儲物房

U.P. = UTILITY PLATFORM = 工作平台

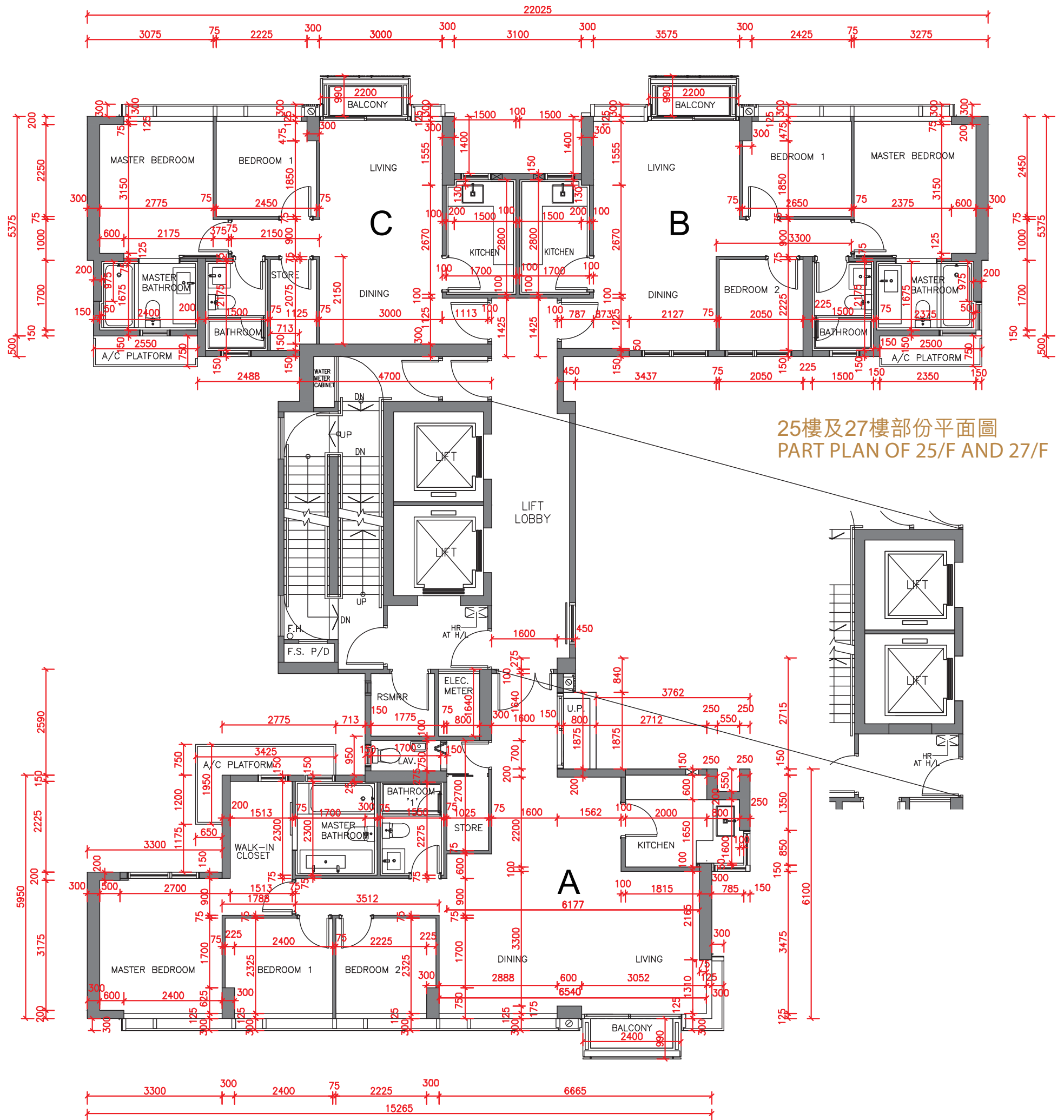
UP = 上

WALK-IN CLOSET = 衣帽間

WATER METER CABINET = 水錶櫃

## 23樓、25樓 - 28樓平面圖

## 23/F, 25/F - 28/F FLOOR PLAN



平面圖所列之數字以毫米標示。  
The dimensions in floor plans are in millimeter.



- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>23樓、25樓至27樓之樓層高度（樓面至樓面高度）為3.050米。28樓之樓層高度（樓面至樓面高度）為3.150米、2.900米及2.800米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。</li> <li>23樓、25樓至27樓之每個住宅單位的樓板（不包括灰泥及批盪）的厚度：<br/>A單位：130毫米、150毫米及250毫米。<br/>B及C單位：130毫米及150毫米。</li> <li>28樓之每個住宅單位的樓板（不包括灰泥及批盪）的厚度：<br/>A單位：130毫米、150毫米、200毫米及275毫米。<br/>B及C單位：130毫米及150毫米。</li> <li>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。</li> </ol> | <ol style="list-style-type: none"> <li>Storey height (floor-to-floor height) of 23/F, 25/F - 27/F is 3.050m. Storey height (floor-to-floor height) of 28/F is 3.150m, 2.900m and 2.800m. Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface structural slab of its immediate upper floor.</li> <li>For 23/F, 25/F-27/F, the thickness of the floor slabs (excluding plaster and screed) of each residential unit:<br/>Flat A: 130mm, 150mm and 250mm.<br/>Flat B &amp; C: 130mm and 150mm.</li> <li>For 28/F, the thickness of the floor slabs (excluding plaster and screed) of each residential unit:<br/>Flat A: 130mm, 150mm, 200mm and 275mm.<br/>Flat B &amp; C: 130mm and 150mm.</li> <li>The internal areas of the residential properties on the upper floors may generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.</li> </ol> |
|--|---|

## 詞彙表 GLOSSARY

A/C PLATFORM = 空調機平台

BALCONY = 露台

BATHROOM = 浴室

BEDROOM = 睡房

DINING = DINING ROOM = 飯廳

DN = DOWN = 落

ELEC. METER = ELECTRICAL METER ROOM = 電錶房

F.H. = FIRE HYDRANT = 消防栓

F.S. P/D = FIRE SERVICES AND PLUMBING SERVICES PIPE DUCT = 消防及供水管道

HR AT H/L = HOSE REEL AT HIGH LEVEL = 消防喉轆在上方

KITCHEN = 廚房

LAV. = LAVATORY = 洗手間

LIFT = 升降機

LIFT LOBBY = 升降機大堂

LIVING = LIVING ROOM = 客廳

MASTER BEDROOM = 主人睡房

MASTER BATHROOM = 主人睡房浴室

RSMRR = REFUSE STORAGE & MATERIAL RECOVERY ROOM  
= 垃圾及物料回收房

STORE = STORE ROOM = 儲物房

U.P. = UTILITY PLATFORM = 工作平台

UP = 上

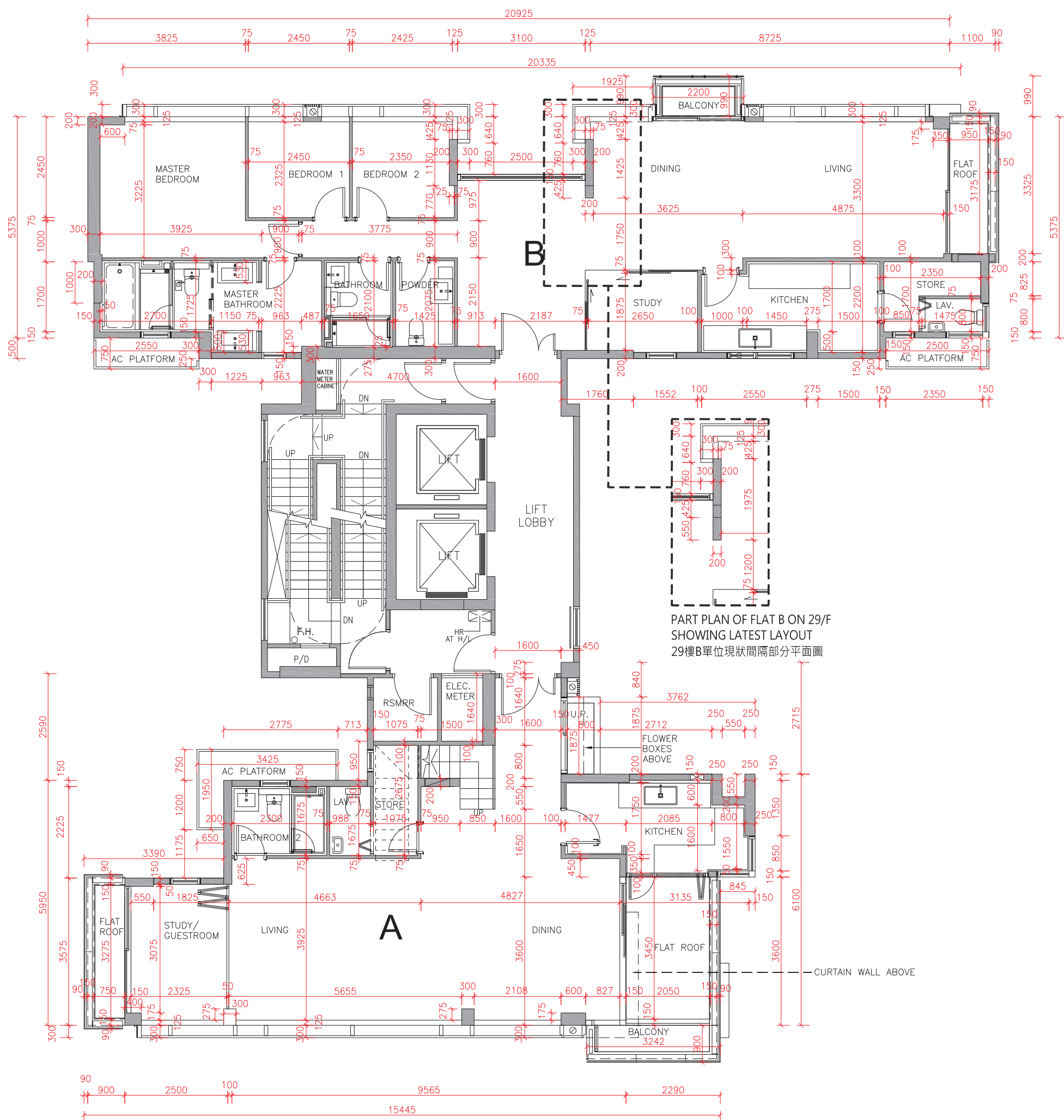
WALK-IN CLOSET = 衣帽間

WATER METER CABINET = 水錶櫃



## 29樓平面圖

## 29/F FLOOR PLAN



PART PLAN OF FLAT B ON 29/F  
SHOWING LATEST LAYOUT  
29樓B單位現狀間隔部分平面圖

平面圖所列之數字以毫米標示。  
The dimensions in floor plans are in millimeter.



- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>29樓之樓層高度（樓面至樓面高度）為3.475米、3.225米及3.125米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。</li> <li>29樓之每個住宅單位的樓板（不包括灰泥及批盪）的厚度：<br/>A單位：130毫米、150毫米及200毫米。<br/>B單位：130毫米、150毫米及175毫米。</li> <li>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。</li> <li>29樓B單位在發展項目落成後進行小型工程或獲《建築物條例》（香港法例第123章）豁免的工程而有所改動。詳情請參閱第26頁有關現狀部分平面圖：<br/>—增設分隔牆</li> </ol> | <ol style="list-style-type: none"> <li>Storey height (floor-to-floor height) of 29/F is 3.475m, 3.225m and 3.125m. Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface structural slab of its immediate upper floor.</li> <li>For 29/F, the thickness of the floor slabs (excluding plaster and screed) of each residential unit:<br/>Flat A: 130mm, 150mm and 200mm.<br/>Flat B: 130mm, 150mm and 175mm.</li> <li>The internal areas of the residential properties on the upper floors may generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.</li> <li>Flat B on 29/F has been altered by way of minor works or expemted works under the Buildings Ordinance (Cap. 123 of the Laws of Hong Kong) after completion of the Development. Please refer to the relevant part plans showing the latest layout on page 26 and remarks below for details:<br/>- Partition wall(s) added</li> </ol> |
|---|--|

## 詞彙表 GLOSSARY

A/C PLATFORM = 空調機平台

BALCONY = 露台

BATHROOM = 浴室

BEDROOM = 睡房

CURTAIN WALL ABOVE = 上層玻璃幕牆覆蓋之部份

DINING = DINING ROOM = 飯廳

DN = DOWN = 落

ELEC. METER = ELECTRICAL METER ROOM = 電錶房

FLAT ROOF = 平台

FLOWER BOXES ABOVE = 上層花槽覆蓋之部份

F.H. = FIRE HYDRANT = 消防栓

HR AT H/L = HOSE REEL AT HIGH LEVEL = 消防喉轆在上方

KITCHEN = 廚房

LAV. = LAVATORY = 洗手間

LIFT = 升降機

LIFT LOBBY = 升降機大堂

LIVING = LIVING ROOM = 客廳

MASTER BEDROOM = 主人睡房

MASTER BATHROOM = 主人睡房浴室

P/D = 管道

POWDER = POWDER ROOM = 化妝室

RSMRR = REFUSE STORAGE & MATERIAL RECOVERY ROOM  
= 垃圾及物料回收房

STORE = STORE ROOM = 儲物房

STUDY/GUESTROOM = 書房/客房

STUDY = STUDY ROOM = 書房

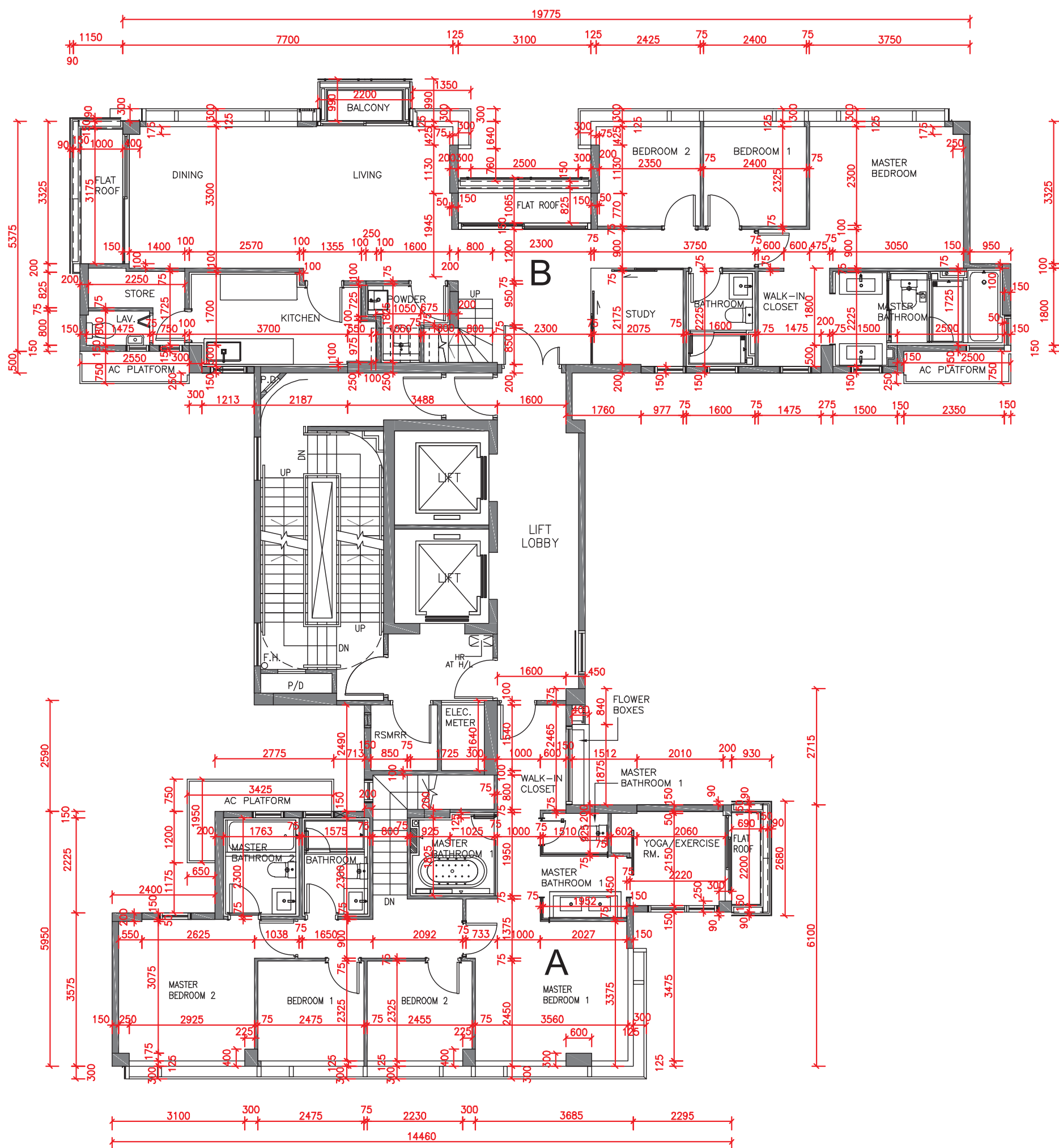
U.P. = UTILITY PLATFORM = 工作平台

UP = 上

WATER METER CABINET = 水錶櫃

## 30樓平面圖

## 30/F FLOOR PLAN



平面圖所列之數字以毫米標示。  
The dimensions in floor plans are in millimeter.





- |   |  |
|---|--|
| <p>1. 30樓之樓層高度（樓面至樓面高度）為3.775米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。</p> <p>2. 30樓之每個住宅單位的樓板（不包括灰泥及批盪）的厚度：<br/>A單位：130毫米、150毫及200毫米。<br/>B單位：150毫米及200毫米。</p> <p>3. 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。</p> | <p>1. Storey height (floor-to-floor height) of 30/F is 3.775m . Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface structural slab of its immediate upper floor.</p> <p>2. For 30/F, the thickness of the floor slabs (excluding plaster and screed) of each residential unit:<br/>Flat A: 130mm, 150m and 200mm.<br/>Flat B: 150mm and 200mm.</p> <p>3. The internal areas of the residential properties on the upper floors may generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.</p> |
|---|--|

## 詞彙表 GLOSSARY

A/C PLATFORM = 空調機平台

BALCONY = 露台

BATHROOM = 浴室

BEDROOM = 睡房

DINING = DINING ROOM = 飯廳

DN = DOWN = 落

ELEC. METER = ELECTRICAL METER ROOM = 電錶房

FLAT ROOF = 平台

F.H. = FIRE HYDRANT = 消防栓

FLOWER BOXES = 花槽

HR AT H/L = HOSE REEL AT HIGH LEVEL = 消防喉轆在上方

KITCHEN = 廚房

LAV. = LAVATORY = 洗手間

LIFT = 升降機

LIFT LOBBY = 升降機大堂

LIVING = LIVING ROOM = 客廳

MASTER BEDROOM = 主人睡房

MASTER BATHROOM = 主人睡房浴室

P/D = P.D. = PIPE DUCT = 管道

POWDER = POWDER ROOM = 化妝室

RSMRR = REFUSE STORAGE & MATERIAL RECOVERY ROOM  
= 垃圾及物料回收房

STORE = STORE ROOM = 儲物房

STUDY = STUDY ROOM = 書房

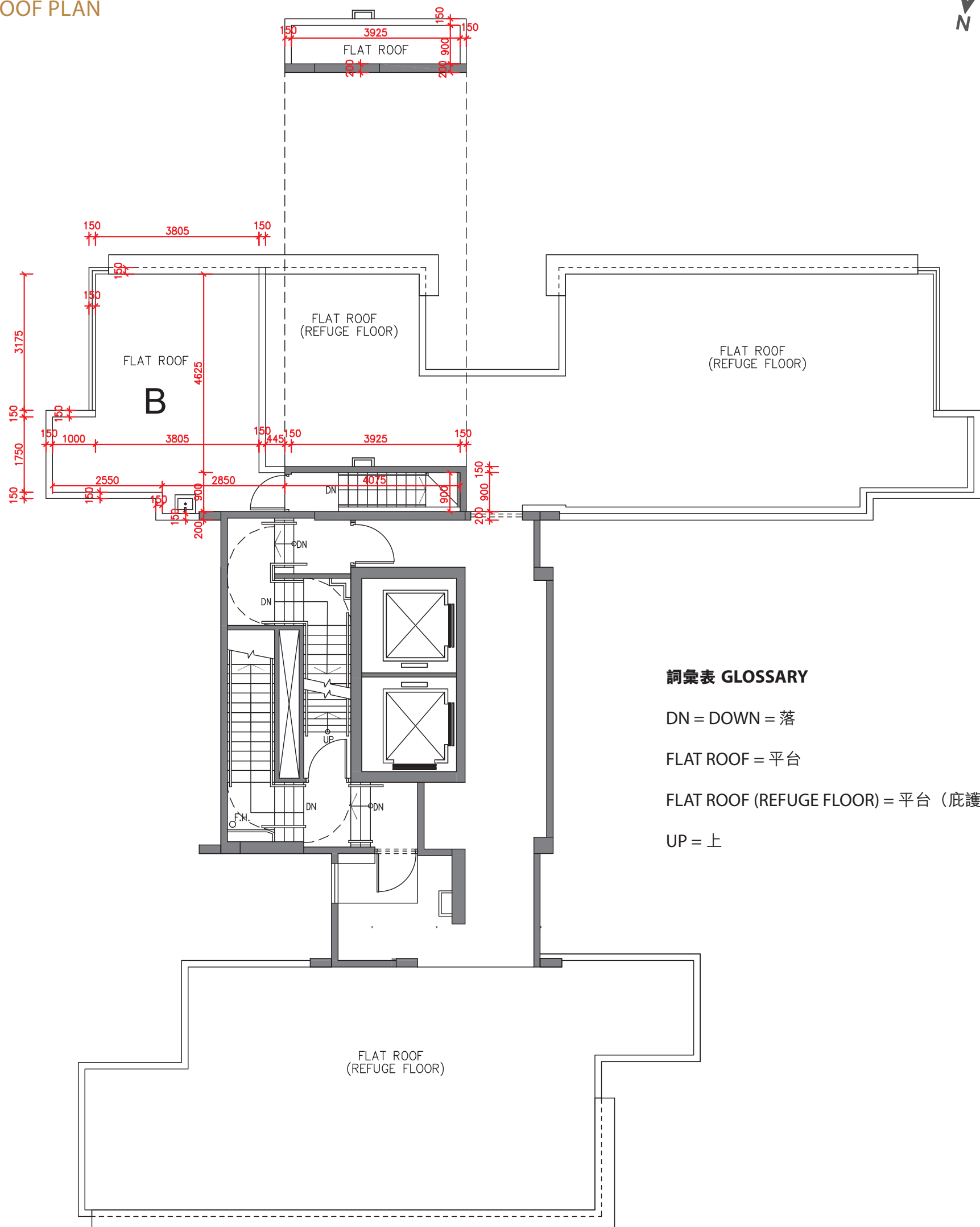
UP = 上

WALK-IN CLOSET = 衣帽間

YOGA/EXERCISE RM. = YOGA/EXERCISE ROOM = 瑜伽/運動房

### 天台平面圖

### ROOF PLAN



#### 詞彙表 GLOSSARY

DN = DOWN = 落

FLAT ROOF = 平台

FLAT ROOF (REFUGE FLOOR) = 平台（庇護層）

UP = 上

平面圖所列之數字以毫米標示。  
The dimensions in floor plans are in millimeter.



發展項目中的住宅物業的面積  
AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有))平方米(平方呎) Saleable Area (Including balcony, utility platform and verandah, (if any)) 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) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-Conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
棗梨雅道 3號 3 Julia Avenue	3/F	A	95.271 (1,025) 露台 Balcony: - 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	45.878 (494)	-	-	-	-	-	-
	5/F - 12/F	A	101.613 (1,094) 露台 Balcony: 2.376 (26) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		B	66.467 (715) 露台 Balcony: 2.178 (23) 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		C	60.885 (655) 露台 Balcony: 2.178 (23) 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	15/F - 22/F	A	101.557 (1,093) 露台 Balcony: 2.376 (26) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		B	66.467 (715) 露台 Balcony: 2.178 (23) 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		C	60.885 (655) 露台 Balcony: 2.178 (23) 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	23/F, 25/F - 28/F	A	101.534 (1,093) 露台 Balcony: 2.376 (26) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		B	66.467 (715) 露台 Balcony: 2.178 (23) 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
		C	60.885 (655) 露台 Balcony: 2.178 (23) 工作平台 Utility Platform:- 陽台 Verandah: -	-	-	-	-	-	-	-	-	-	-
	29/F - 30/F	A	175.302 (1,887) 露台 Balcony: 2.918 (31) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: -	-	-	-	11.046 (119)	-	-	-	-	-	-
	29/F	B	124.944 (1,345) 露台 Balcony: 2.178 (23) 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	3.016 (32)	-	-	-	-	-	-
	30/F	B	117.934 (1,269) 露台 Balcony: 2.178 (23) 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	5.732 (62)	-	-	26.186 (282)	3.667 (39)	-	-



# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

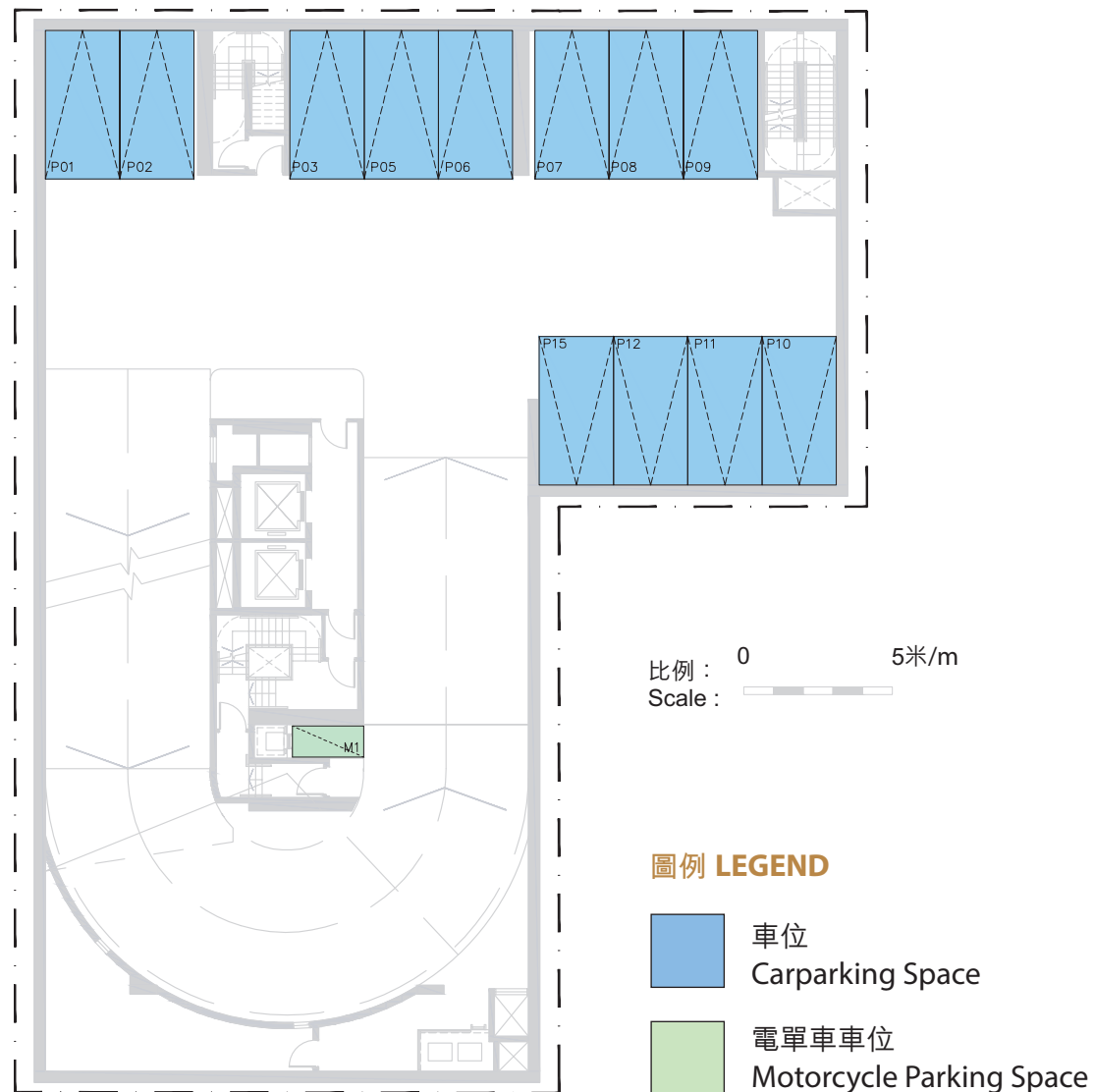
以平方米列出的面積以1平方米=10.764平方呎換算至平方呎並四捨五入至整數。

The area in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

- |  |   |
|--|---|
| 1. 實用面積是按《一手住宅物業銷售條例》第8條計算。                    | 1. The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.   |
| 2. 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。     | 2. The floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.                 |
| 3. 其他指明項目的面積（不包括在實用面積內）是按《一手住宅物業銷售條例》附表2第2部計算。 | 3. The areas of others specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. |

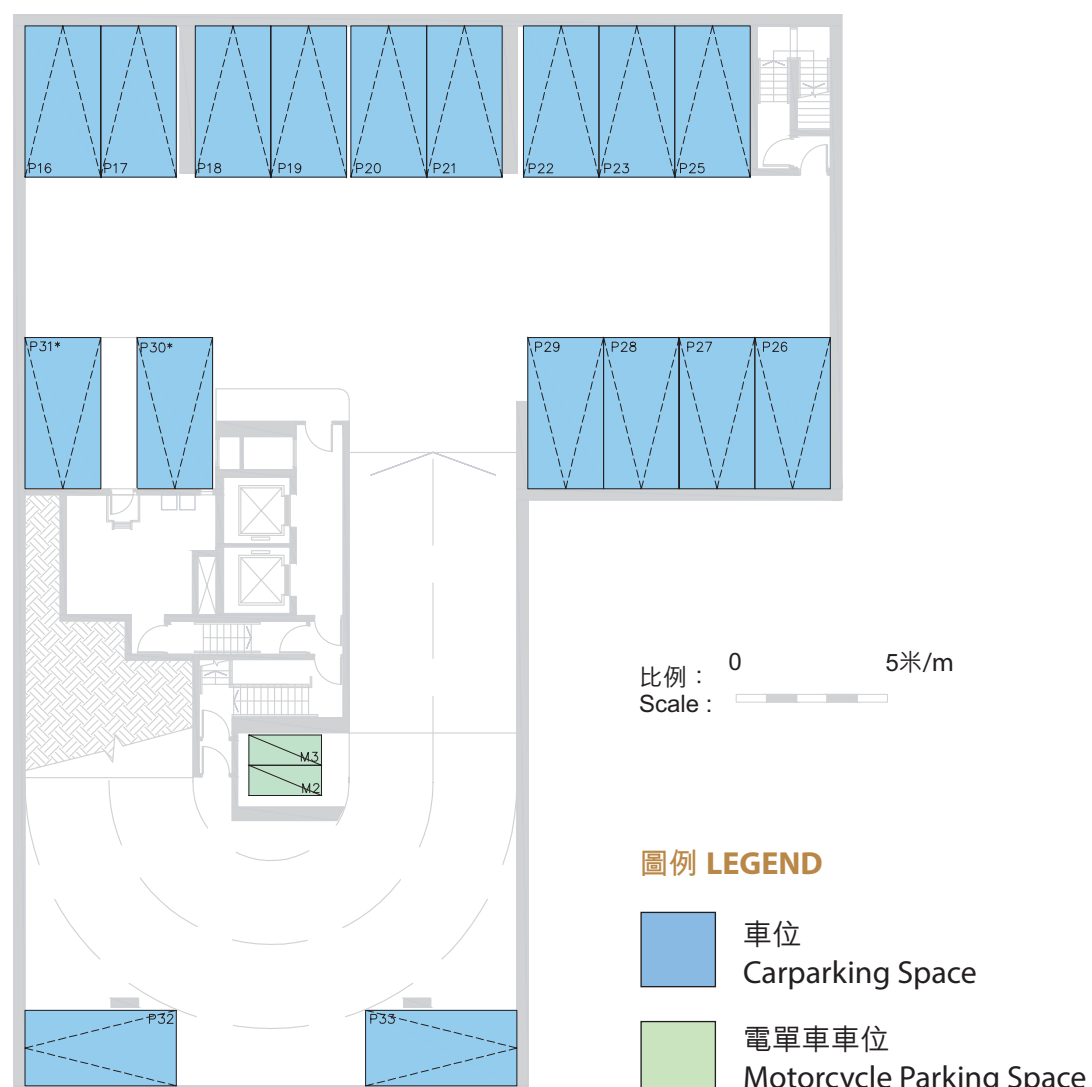
### 地庫1平面圖

#### BASEMENT 1 FLOOR PLAN



### 地庫2平面圖

#### BASEMENT 2 FLOOR PLAN

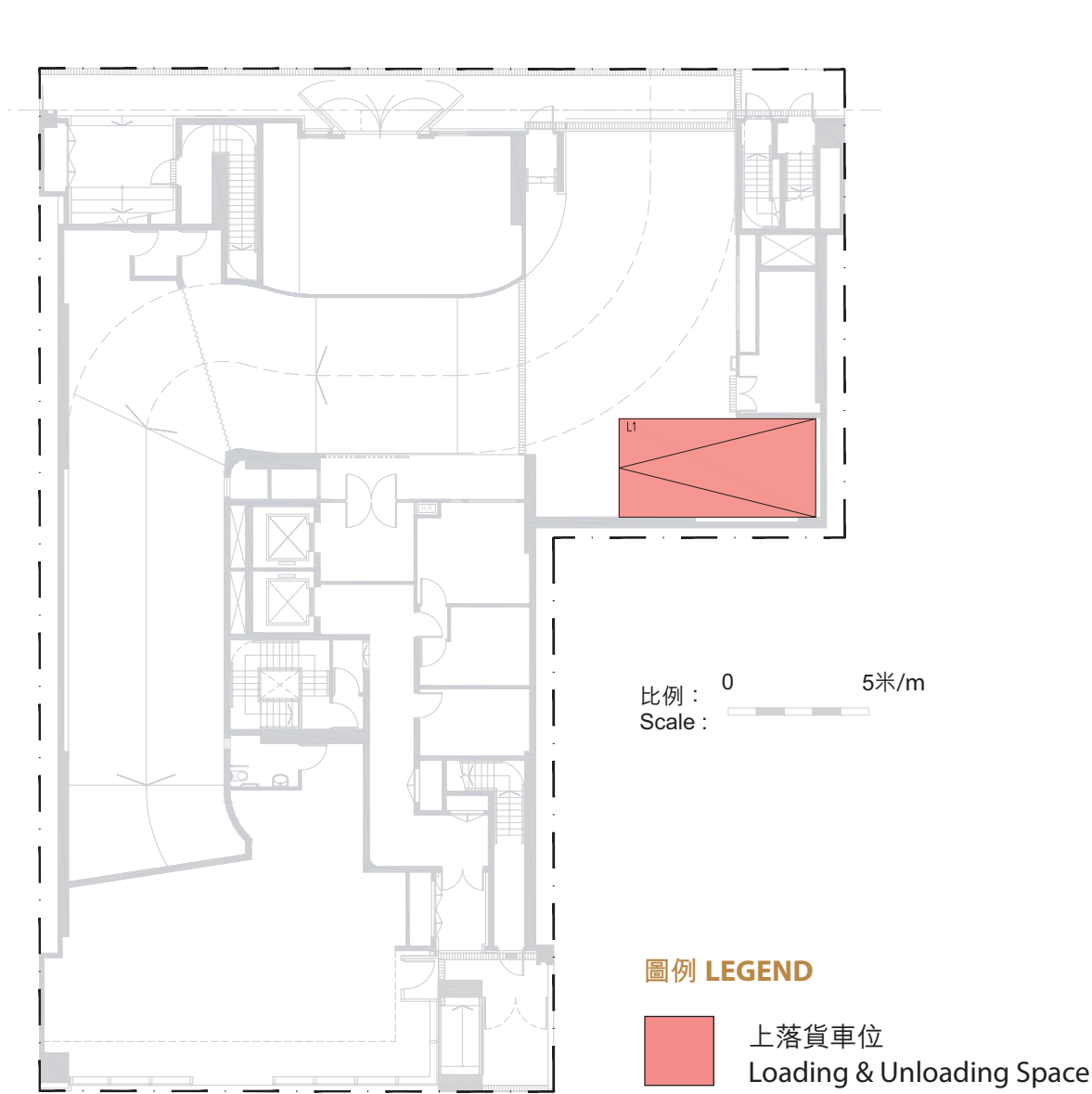


12

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

地下平面圖

G/F FLOOR PLAN



車位數目、尺寸及面積  
NUMBER, DIMENSIONS AND AREA OF PARKING SPACES

車位類別 Category of Parking Space	地庫 1 Basement 1	地庫 2 Basement 2	地下 G/F	總數目 Total Number	尺寸 (長x寬) (米) Dimension (L x W) (m)	每個車位面積 (平方米) Area per Parking Space (sq.m.)
<div>車位 Carparking Space</div>	12	15	-	27	5 x 2.5	12.5
	-	2*	-	2*	5 x 2.5	12.5
<div>電單車車位 Motorcycle Parking Space</div>	1	2	-	3	2.4 x 1	2.4
<div>上落貨車位 Loading &amp; Unloading Space</div>	-	-	1	1	7 x 3.5	24.5

\* 無障礙 (殘障人士) 車位  
Accessible (Disabled) Parking Space

# 13

## 臨時買賣合約的摘要 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

- |   |   |
|---|---|
| <p>1. 在簽署臨時買賣合約("該臨時合約")時須支付款額為售價5%的臨時訂金。</p> <p>2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表賣方行事的律師事務所以保證金保存人的身份持有。</p> <p>3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日之內簽立買賣合約 -</p> <ul style="list-style-type: none"><li>(a) 該臨時合約即告終止;</li><li>(b) 有關的臨時訂金即予沒收;</li><li>(c) 賣方不得就買方沒有簽立買賣合約而針對買方提出進一步申訴。</li></ul> | <p>1. A preliminary deposit which is equal to 5% the purchase price is payable on the signing of the preliminary agreement for sale and purchase ("Preliminary Agreement").</p> <p>2. The preliminary deposit paid by the Purchaser on the signing of the Preliminary Agreement will be held by the Vendor's solicitors as stakeholders.</p> <p>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 the Preliminary Agreement -</p> <ul style="list-style-type: none"><li>(a) the Preliminary Agreement is terminated;</li><li>(b) the preliminary deposit is forfeited; and</li><li>(c) the Vendor does not have any further claim against the Purchaser for the failure.</li></ul> |
|---|---|



## A. 發展項目的公用部份

1. 「**公用地方與設施**」統指「發展項目公用地方與設施」、「住宅公用地方與設施」、「停車場公用地方與設施」、「商業及住宅公用地方與設施」、「住宅及停車場公用地方與設施」及「發展項目」內以任何「副公契」(釋義以「發展項目」之「公共契約及管理協議」(「公契」)所訂為準)訂明劃作公用地方與設施的所有部份及設施。
2. 「**發展項目公用地方與設施**」指「發展項目」內擬供「發展項目」整體公用與共享而非個別「單位」(釋義以「公契」所訂為準)專用的所有部份及設施。遵從「公契」之條款規定，「發展項目公用地方與設施」將由每名「業主」(釋義以「公契」所訂為準)及「佔用人」(釋義以「公契」所訂為準)與所有其他「發展項目」「業主」及「佔用人」共用，其中包括但不限於「發展項目停車位」(釋義以「公契」所訂為準)、車輛出入通道、現於「公契」所夾附經「認可人士」(釋義以「公契」所訂為準)核證準確的地下平面圖以黃色顯示以資識別的地下行車道及斜路部份、「發展項目」的地基、柱、樑及其他結構性支承件與構件、後巷、位於地下之垃圾儲存及物料回收房、食水泵房、沖廁水及食水泵房、食水纖維缸、變壓器房、電纜設備及相關設施、低壓電掣房、消防控制及消防花灑系統控制閥房、緊急發電機房、消防花灑系統水錶、消防泵房、消防進水管、消防花灑系統進水管、消防花灑系統水箱、消防中級增壓泵、消防補給及花灑泵和中級增壓泵房、電梯機房、電訊廣播設備室、電纜槽、水管、電線槽、電話線槽、消防水箱、喉轆，以及排水渠、水道、總水管、污水管、沖廁水箱、食水水箱及排水接駁管道、電線、電纜，以及現時或於任何時間位於「該地段」(釋義以「公契」所訂為準)內、下、上或跨越其上為「發展項目」供應食水或鹹水、污水排放、氣體、電話、電力及任何其他服務的鋪管或非鋪管服務設施，以及灌叢及其他植物和植被以及其他照明設施、防火及滅火設備與器具、保安系統與器具、通風系統，以及在「發展項目」裝設或提供的任何其他機械系統、裝置或設施，並且包括擬供「發展項目」公用與共享的地方，但不包括「住宅公用地方與設施」、「停車場公用地方與設施」、「商業及住宅公用地方與設施」、「住宅及停車場公用地方與設施」及「發展項目」內個別「業主」擁有專有權與特權持有、使用、佔用及享用的地方，以及「發展項目」內專為個別「業主」而設的設施。然而，只要情況適當，倘：(a)「發展項目」任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(a)段的釋義及/或(b)「發展項目」任何部份乃《建築物管理條例》(香港法例第344章)附表一訂明(外牆除外)而符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(b)段的釋義，此等部份將受制於前述之規定，並視作屬於「發展項目公用地方與設施」一部份。「發展項目公用地方與設施」現已(只要可在圖則辨識)於「公契」所夾附經「認可人士」核證的圖則以黃色顯示。
3. 「**住宅公用地方與設施**」指「住宅樓宇」(釋義以「公契」所訂為準)內擬供「住宅樓宇」整體公用與共享而非個別「住宅單位」(釋義以「公契」所訂為準)專用的所有部份及設施。遵從「公契」之條款規定，「住宅公用地方與設施」將由每名「住宅單位」「業主」及「佔用人」與所有其他「住宅單位」「業主」及「佔用人」共用，其中包括但不限於「發展項目」之外牆(包括非結構性預製外牆)、建築特色及翼緣牆、石板及百葉板、園景美化地方、信箱、「康樂地方與設施」(釋義以「公契」所訂為準)、通道、公共走廊、電梯槽及電梯大堂(包括「住宅樓宇」之加闊電梯大堂)、一樓入口大堂、現於「公契」所夾附經「認可人士」核證準確的三樓平面圖以淺綠色顯示以資識別的三樓「A單位」平台之指定部份、一樓花槽及水景、管理員櫃台地方、一樓及二樓電梯槽及電梯大堂、金屬板/百葉板、樓梯、「會所」(釋義以「公契」所訂為準)、濾水裝置機房(水景專用)、垃圾儲存及物料回收房、走火逃生天台、食水水箱、天台、吊船(釋義以「公契」所訂為準)和水箱、天線、儀錶、照明裝置、排水渠、水道、污水管、鹹水及食水進水管與總水管、電線、電纜、空調及通風系統，以及為「住宅樓宇」供應食水或鹹水、污水排放、氣體、電力及任何其他服務的鋪管或非鋪管設施、泵、水箱、衛生配件、電力裝置、配件、設備及器具、防火及滅火設備與器具、保安系統與器具、通風系統，

以及在「發展項目」提供或裝設擬供「住宅樓宇」各「業主」及居民或租客及彼等之真正訪客或來賓公用與共享的任何其他地方及任何其他系統、裝置或設施，以及擬供「住宅樓宇」「業主」和居民或租客及彼等真正訪客或來賓公用與共享之「該地段」內其他地方及「發展項目」內其他系統、裝置與設施，以及「第一業主」(釋義以「公契」所訂為準)根據「公契」指定供「住宅樓宇」公用與共享的「該地段」內其他地方及「發展項目」內其他系統、裝置與設施，但不包括「發展項目公用地方與設施」、「停車場公用地方與設施」、「商業及住宅公用地方與設施」、「住宅及停車場公用地方與設施」及「發展項目」內個別「業主」擁有專有權與特權持有、使用、佔用及享用的地方，以及「發展項目」內專為個別「業主」而設的設施。然而，只要情況適當，倘：(a)「發展項目」任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(a)段的釋義及/或(b)「發展項目」任何部份乃《建築物管理條例》(香港法例第344章)附表一訂明而符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(b)段的釋義，此等部份將受制於前述之規定，並視作屬於「住宅公用地方與設施」一部份。「住宅公用地方與設施」現已(只要可在圖則辨識)於「公契」所夾附經「認可人士」核證的圖則以淺綠色顯示。

4. 「**商業及住宅公用地方與設施**」指「發展項目」內擬供各「住宅單位」及「商業單位」(釋義以「公契」所訂為準)公用與共享而非個別「商業單位」或「住宅單位」專用的所有部份及設施。遵從「公契」之條款規定，「商業及住宅公用地方與設施」將由每名「住宅單位」及「商業單位」「業主」、「佔用人」及使用者與所有其他「住宅單位」及「商業單位」「業主」、「佔用人」及使用者共用，其中包括但不限於地庫二層之沖廁水泵房、沖廁水纖維缸、走廊、通道及樓梯，並且包括「發展項目」內由「第一業主」指定為「商業及住宅公用地方與設施」的其他地方、器具、裝置、系統與設施，但不包括「發展項目公用地方與設施」、「住宅公用地方與設施」、「住宅及停車場公用地方與設施」、「停車場公用地方與設施」及「發展項目」內個別「業主」擁有專有權與特權持有、使用、佔用及享用的地方，以及「發展項目」內專為個別「業主」而設的設施。然而，只要情況適當，倘：(a)「發展項目」任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(a)段的釋義及/或(b)「發展項目」任何部份乃《建築物管理條例》(香港法例第344章)附表一訂明而符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(b)段的釋義，此等部份將受制於前述之規定，並視作屬於「商業及住宅公用地方與設施」一部份。「商業及住宅公用地方與設施」現已(只要可在圖則辨識)於「公契」所夾附經「認可人士」核證的圖則以藍色顯示。
5. 「**停車場公用地方與設施**」指「停車場」(釋義以「公契」所訂為準)內所有部份及設施(具體劃作「停車位」(釋義以「公契」所訂為準)者除外)，擬供各「停車位」整體公用與共享而非個別「停車位」專用。遵從「公契」之條款規定，「停車場公用地方與設施」將由每名「停車位」「業主」、「佔用人」及使用者與所有其他「停車位」「業主」、「佔用人」及使用者共用，其中包括但不限於停車場等候處、斜路、行車道、地庫各層的電梯槽及停車場電梯大堂、現於「公契」所夾附經「認可人士」核證準確的地下平面圖以粉紅色顯示以資識別的地下層行車道、斜路及防火捲閘，以及停車場排氣管、排煙口、排氣豎管、補充空氣豎管、樓梯、出入控制閘(如有者)，以及所有供「停車位」使用的水管、排水渠、電線、電纜及照明裝置、「停車場」之滅火裝置與設備，以及任何其他安裝供「停車位」使用與享用的設施，並且包括「發展項目」「停車場」內「第一業主」指定為「停車場公用地方與設施」的其他地方、器具、裝置、系統及設施，但不包括「發展項目公用地方與設施」、「商業及住宅公用地方與設施」、「住宅公用地方與設施」、「住宅及停車場公用地方與設施」及「發展項目」內個別「業主」擁有專有權與特權持有、使用、佔用及享用的地方，以及「發展項目」內專為個別「業主」而設的設施。然而，只要情況適當，倘：(a)「發展項目」任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(a)段的釋義及/或(b)「發展項目」任何部份乃《建築物管理條例》(香港法例第344章)附表一訂明(外牆除外)而符合《建築物管理條例》(香



# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

港法例第344章)第2條中「公用部份」第(b)段的釋義，此等地方將受制於前述之規定，並視作屬於「停車場公用地方與設施」一部份。「停車場公用地方與設施」現已(只要可在圖則辨識)於「公契」所夾附經「認可人士」核證的圖則以粉紅色顯示，以資識別。

6. 「住宅及停車場公用地方與設施」指「發展項目」內擬供各「住宅單位」及「停車位」公用與共享的部份及設施。遵從「公契」之條款規定，「住宅及停車場公用地方與設施」將由每名「住宅單位」及「停車位」「業主」及「佔用人」與所有其他「住宅單位」及「停車位」「業主」及「佔用人」共用，其中包括但不限於「發展項目」各電梯、現於「公契」所夾附經「認可人士」核證準確的地下平面圖以深綠色顯示以資識別的電梯槽、電梯大堂、地下消防電梯大堂，以及任何其他安裝供「住宅單位」及「停車位」兩者使用與享用的設施，並且包括「發展項目」內由「第一業主」指定為「住宅及停車場公用地方與設施」的其他地方、器具、裝置、系統與設施，但不包括「發展項目公用地方與設施」、「住宅公用地方與設施」、「停車場公用地方與設施」、「商業及住宅公用地方與設施」及「發展項目」內個別「業主」擁有專有權與特權持有、使用、佔用和享用的地方，以及「發展項目」內專為個別「業主」而設的設施。然而，只要情況適當，倘：(a)「發展項目」任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(a)段的釋義及/或(b)「發展項目」任何部份乃《建築物管理條例》(香港法例第344章)附表一訂明(外牆除外)而符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(b)段的釋義，此等部份將受制於前述之規定，並視作屬於「住宅及停車場公用地方與設施」一部份。「住宅及停車場公用地方與設施」現已(只要可在圖則辨識)於「公契」所夾附經「認可人士」核證的圖則以深綠色顯示。

### B. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	「單位」	每個「單位」之「不可分割份數」數額
3樓(共1層)	A	100/5,873
5樓-12樓(共8層)	A	102/5,873
	B	67/5,873
	C	61/5,873
15樓-22樓(共8層)	A	102/5,873
	B	67/5,873
	C	61/5,873
23樓、25樓-28樓(共5層)	A	102/5,873
	B	67/5,873
	C	61/5,873
29樓-30樓(共2層)	A	177/5,873
29樓(共1層)	B	126/5,873
30樓(共1層)	B	122/5,873

### C. 發展項目的管理人的委任年期

「發展項目」之管理人的首屆任期不超過兩(2)年，由「公契」生效日開始，嗣後管理人繼續履任，直至其委任權責根據「公契」條款規定終止。

### D. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

- 每名「業主」應就其「單位」的「管理份數」(釋義以「公契」所訂為準)攤付已採納年度預算案第一部份評定總金額的指定比例。計算程式的分子為一，分母為「發展項目」「管理份數」總額。
- 每個「住宅單位」「業主」除依照上述D(1)段規定付款外，另須按其所擁有每個「住宅樓宇」「住宅單位」的「管理份數」攤付：
  - 已採納年度預算案第二部份第一類(一般關乎「住宅公用地方與設施」的管理開支)所評定總額的指定比例。計算程式的分子為一，分母為所有「住宅單位」的「管理份數」總額；
  - 已採納年度預算案第二部份第三類(一般關乎「商業及住宅公用地方與設施」的管理開支)所評定總額的指定比例。計算程式的分子為一，分母為所有「商業單位」及「住宅單位」的「管理份數」總額；及
  - 已採納年度預算案第二部份第四類(一般關乎「住宅及停車場公用地方與設施」的管理開支)所評定總額的指定比例。計算程式的分子為一，分母為所有「住宅單位」及「停車位」的「管理份數」總額。
- 「住宅單位」之「管理份數」如下：

樓層	「單位」	每個「單位」之「管理份數」數額
3樓(共1層)	A	100/5,773
5樓-12樓(共8層)	A	102/5,773
	B	67/5,773
	C	61/5,773
15樓-22樓(共8層)	A	102/5,773
	B	67/5,773
	C	61/5,773
23樓、25樓-28樓(共5層)	A	102/5,773
	B	67/5,773
	C	61/5,773
29樓-30樓(共2層)	A	177/5,773
29樓(共1層)	B	126/5,773
30樓(共1層)	B	122/5,773

### E. 計算管理費按金的基準

每名「業主」應支付相等於三(3)個月管理開支攤付金額的款項作為保證按金。按金將不予退還，但可以轉戶。

### F. 賣方發展項目中保留做自用的範圍(如有的話)

不適用。

**A. COMMON PARTS OF THE DEVELOPMENT**

1. **"Common Areas and Facilities"** means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Car Park Common Areas and Facilities, the Commercial and Residential Common Areas and Facilities, the Residential and Car Park Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed (as defined in the Deed of Mutual Covenant and Management Agreement (the "DMC") of the Development).
2. **"Development Common Areas and Facilities"** means all those parts and facilities of the Development intended for the common use and benefit of the Development as a whole and not just any particular Unit (as defined in the DMC) and which are subject to the provisions of the DMC to be used by each Owner (as defined in the DMC) and Occupier (as defined in the DMC) in common with all other Owners and Occupiers of the Development which said parts and facilities includes but not limited to the Development Car Parking Space (as defined in the DMC), run in and out, such portion of the driveways and ramps on the ground floor which are for identification purpose only shown coloured yellow on the ground floor plan certified by the Authorized Person (as defined in the DMC) and annexed to the DMC, foundations, columns, beams and other structural supports and elements of the Development, lanes, refuse storage and material recovery chamber (R.S.M.R.C.) on the ground floor, potable water pump room, flushing and potable pump room, fibre glass tank for potable, transformer room, cable accommodation and the associated facilities, LV switch room, F.S. control and sprinkler control valve room, emergency generator room, F.S. sprinkler meter, F.S. pump room, F.S. inlets, sprinkler inlets, sprinkler tank, F.S. intermediate booster pump, F.S. upfeed and sprinkler pump and intermediate booster pump room, lift machine room telecommunication broadcasting equipment room (T.B.E.), water meter cabinet, cable duct, pipe ducts, electrical duct, telephone duct, F.S. water tank, hose reel, and such of the drains, channels, water mains, sewers, flushing water tanks, potable water tank and drainage connection, wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot (as defined in the DMC) through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, shrubs and other plants and vegetation and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development and also areas intended for common use and benefit of the Development but EXCLUDING the Residential Common Areas and Facilities, the Car Park Common Areas and Facilities, the Commercial and Residential Common Areas and Facilities, the Residential and Car Park Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (save and except the external walls) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities. Such Development Common Areas and Facilities (if and where
- capable of being shown on plans) are shown coloured yellow on the plans certified by the Authorized Person and annexed to the DMC.
3. **"Residential Common Areas and Facilities"** means those parts and facilities of the Residential Accommodation (as defined in the DMC) intended for the common use and benefit of the Residential Accommodation as a whole and not just any particular Residential Unit (as defined in the DMC) and which are subject to the provisions of the DMC to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to the external walls (which include the non-structural prefabricated external walls), the architectural features and fins, stone cladding and louver of the Development, landscaped areas, mail boxes, Recreational Areas and Facilities (as defined in the DMC), passages, common corridors and such of lift shafts and lift lobbies including the wider lift lobbies in the Residential Accommodation, entrance lobby on the first floor, such areas of the flat roofs of Flat A of third floor which is for identification purpose only shown coloured light green on the third floor plan certified by the Authorized Person and annexed to the DMC, planter and water landscape on the first floor, the caretaker counter area, such of the lift shafts and lift lobbies on the first and second floors, metal cladding/louvre, stairways, Club House (as defined in the DMC), filtration plant room (for water feature), refuse storage and material recovery room (R.S.M.R.R.), refuge roof, potable water tank, roofs, gondola (as defined in the DMC) and such of the water tanks, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development as are designated by the First Owner (as defined in the DMC) for common use and benefit of the Residential Accommodation in accordance with the DMC but EXCLUDING the Development Common Areas and Facilities, the Car Park Common Areas and Facilities, the Commercial and Residential Common Areas and Facilities, the Residential and Car Park Common Areas and Facilities and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities. Such Residential Common Areas and Facilities (if and where capable of being shown on plans) are shown coloured light green on the plans certified by Authorized Person and annexed to the DMC.



4. **"Commercial and Residential Common Areas and Facilities"** means all those parts and facilities of the Development intended for the common use and benefit of the Residential Units and Commercial Units (as defined in the DMC) and not just any particular Commercial Unit or Residential Unit which are subject to the provisions of the DMC to be used by each Owner, Occupier and user of the Residential Units and Commercial Units in common with other Owners, Occupiers and users of the Residential Units and Commercial Units and includes but not limited to the flushing water pump room on the basement 2 floor, fibre glass tank for flushing, corridors, passages and staircases and includes such other areas, apparatus, devices, systems and facilities of and in the Development within the Development as are designated by the First Owner as Commercial and Residential Common Areas and Facilities but EXCLUDING the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Residential and Car Park Common Areas and Facilities, the Car Park Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Commercial and Residential Common Areas and Facilities. Such Commercial and Residential Common Areas and Facilities (if and where capable of being shown on plans) are shown coloured indigo on the plan(s) certified by the Authorized Person and annexed to the DMC.
5. **"Car Park Common Areas and Facilities"** means all those parts and facilities of the Car Parking Areas (as defined in the DMC) (other than those specifically designated as Car Parking Spaces (as defined in the DMC)) intended for the common use and benefit of the Car Parking Spaces as a whole and not just any particular Car Parking Space which are subject to the provisions of the DMC to be used by each Owner, Occupier and user of the Car Parking Space in common with other Owners, Occupiers and users of such spaces, including but not limited to such car park waiting area, ramps, driveways, lift shafts and car park lift lobbies on the basement floors, such of the driveways, ramps and fire shutter on the ground floor which are for identification purpose only shown coloured pink on the ground floor plan certified by the Authorized Person and annexed to the DMC, car park exhaust air ducts, smoke vents, exhaust air duct riser, make-up air duct riser, staircases, control gates (if any), and all the water pipes, drains and wires and cables and lighting in respect of the Car Parking Spaces, fire fighting installation and equipment of the Car Parking Areas, and any other facilities installed for the use and benefit of the Car Parking Spaces and includes such other areas, apparatus, devices, systems and facilities of and in the Development within the Car Parking Areas as are designated by the First Owner as Car Park Common Areas and Facilities but EXCLUDING the Development Common Areas and Facilities, the Commercial and Residential Common Areas and Facilities, the Residential Common Areas and Facilities, the Residential and Car Park Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (save and except the external walls) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Car Park Common Areas and Facilities. Such Car Park Common Areas and Facilities (if and where capable of being shown on plans) are for identification purpose only and shown coloured pink on the plan(s) certified by the Authorized Person and annexed to the DMC.
6. **"Residential and Car Park Common Areas and Facilities"** means those parts and facilities of the Development intended for the common use and benefit of both the Residential Units and the Car Parking Spaces and which are subject to the provisions of the DMC to be used by each Owner and Occupier of the Residential Units and Car Parking Spaces in common with all other Owners and Occupiers of the Residential Units and Car Parking Spaces and includes but not limited to the lifts of the Development, such part of the lift shafts, lift lobby, firemen's lift lobby on the ground floor which are for identification purpose only shown coloured dark green on the ground floor plan certified by the Authorized Person and annexed to the DMC and any other facilities installed for the use and benefit of both the Residential Units and the Car Parking Spaces and includes such other areas, apparatus devices, systems and facilities of and in the Development as are designated by the First Owner as the Residential and Car Park Common Areas and Facilities but EXCLUDING the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Car Park Common Areas and Facilities, the Commercial and Residential Common Areas and Facilities and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (save and except the external walls) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential and Car Park Common Areas and Facilities. Such Residential and Car Park Common Areas and Facilities (if and where capable of being shown on plans) are shown coloured dark green on the plans certified by Authorized Person and annexed to the DMC.



# 14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

## B. NUMBER OF UNDIVIDED SHARES ASSIGNED TO EACH RESIDENTIAL PROPERTY IN THE DEVELOPMENT

Floor	Flat	No. of Undivided Shares per Flat
3/F (1 storey)	A	100/5,873
5/F-12/F (8 storeys)	A	102/ 5,873
	B	67/ 5,873
	C	61/ 5,873
15/F-22/F (8 storeys)	A	102/ 5,873
	B	67/ 5,873
	C	61/ 5,873
23/F, 25/F-28/F (5 storeys)	A	102/ 5,873
	B	67/ 5,873
	C	61/ 5,873
29/F-30/F (2 storeys)	A	177/ 5,873
29/F (1 storey)	B	126/ 5,873
30/F (1 storey)	B	122/ 5,873

## C. TERM OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED

The manager for the Development shall be appointed from the date of the DMC for an initial term of not exceeding two (2) years and such appointment shall continue until terminated as provided in the DMC.

## D. BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

- Each Owner shall pay for every Management Share (as defined in the DMC) allocated to his Unit a fraction of the total amount assessed under the first part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares in the Development.
- Each Owner of the Residential Units in addition to the amount payable under the above paragraph D(1) shall in respect of each Management Share allocated to a Residential Unit of the Residential Accommodation of which he is the Owner pay:-
  - a fraction of the total amount assessed under the first section of the second part of the annual adopted budget (generally regarding the management expenses of the Residential Common Areas and Facilities) in which the numerator shall be one and the denominator is equal to the total number of Management Shares allocated to all the Residential Units;
  - a fraction of the total amount assessed under the third section of the second part of the annual adopted budget (generally regarding the management expenses of the Commercial and Residential Common Areas and Facilities) in which the numerator shall be one and the denominator is equal to the total number of Management Shares allocated to all the Commercial Units and Residential Units; and

- a fraction of the total amount assessed under the fourth section of the second part of the annual adopted budget (generally regarding the management expenses of the Residential and Car Parking Common Areas and Facilities) in which the numerator shall be one and the denominator is equal to the total number of Management Shares allocated to all the Residential Units and the Car Parking Spaces.

- The Management Shares of the Residential Units are as follows:-

Floor	Flat	No. of Management Shares per Flat
3/F (1 storey)	A	100/5,773
5/F-12/F (8 storeys)	A	102/ 5,773
	B	67/ 5,773
	C	61/ 5,773
15/F-22/F (8 storeys)	A	102/ 5,773
	B	67/ 5,773
	C	61/ 5,773
23/F, 25/F-28/F (5 storeys)	A	102/ 5,773
	B	67/ 5,773
	C	61/ 5,773
29/F-30/F (2 storeys)	A	177/ 5,773
29/F (1 storey)	B	126/ 5,773
30/F (1 storey)	B	122/ 5,773

## E. BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

A sum as security equivalent to three (3) months' monthly management contribution towards the management expenses and such security amount shall be non-refundable but transferable.

## F. AREA (IF ANY) IN THE DEVELOPMENT RETAINED BY THE VENDOR FOR THE VENDOR'S OWN USE

Not applicable.

1. 「發展項目」位於九龍內地段第2080號A段之餘段及九龍內地段第2079號（統稱「該土地」）。

2. 九龍內地段第2080號及九龍內地段第2079號政府租契(統稱「政府租契」)的批租年期均為75年，兩者皆於1997年6月25日原批租期75年屆滿後即時開始生效。

3. 「政府租契」訂明限制條款，禁止經營銅工、屠宰、製梘、製糖、皮革去毛作坊、溶解固體脂肪、製油、肉商、釀酒、食物供應或旅館、打鐵、倒夜香、舊物收賣行業或業務，或任何其他高噪音、惡臭或厭惡性行業或業務。

4. 按規定須興建並提供予政府或公眾使用的設施：不適用。

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

根據土地審裁處於2011年11月29日作出並在土地註冊處註冊為註冊摘要第11120902230021號的裁判，「發展項目」必須於2012年2月27日(即賣方成為九龍內地段第2079號業主當日)後六(6)年內建成並適宜居住。

6. 對買方造成負擔的租用條件：不適用。

1. The Development is situated at The Remaining Portion of Section A of Kowloon Inland Lot No.2080 and Kowloon Inland Lot No.2079 (collectively "the Land").

2. The terms of years under the Government Leases of Kowloon Inland Lot No.2080 and Kowloon Inland Lot NO.2079 (collectively, the "Government Leases") are respectively 75 years and 75 years both commencing from 25 June 1997 immediately after the expiration of the respective original terms of 75 years and 75 years.

3. The Government Leases contain the restrictions on the trade or business of Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy noisome or offensive trade or business whatever.

4. Facilities that are required to be constructed and provided for Government or for public use: Not applicable.

5. The grantee's obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land:

Pursuant to the judgement given by the Lands Tribunal on 29 November 2011 and registered in the Land Registry by Memorial No.11120902230021, the Development shall be completed and made fit for occupation within a period of 6 years after 27 February 2012, i.e. the date on which the Vendor becomes the owner of Kowloon Inland Lot No.2079.

6. The lease conditions that are onerous to a purchaser: Not applicable.

# 16 公共設施及公眾休憩用地的資料

## INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

(a) 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施	不適用	(a) Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use	Not Applicable
(b) 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施	不適用	(b) Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development	Not Applicable
(c) 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的休憩用地	不適用	(c) Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development	Not Applicable
(d) 該項目所位於的土地中為施行《建築物（規劃）規例》（第123章，附屬法例F）第22（1）條而撥供公眾用途的任何部分	不適用	(d) Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap 123 sub. leg.F)	Not Applicable

# 17 對買方的警告

## WARNING TO PURCHASERS

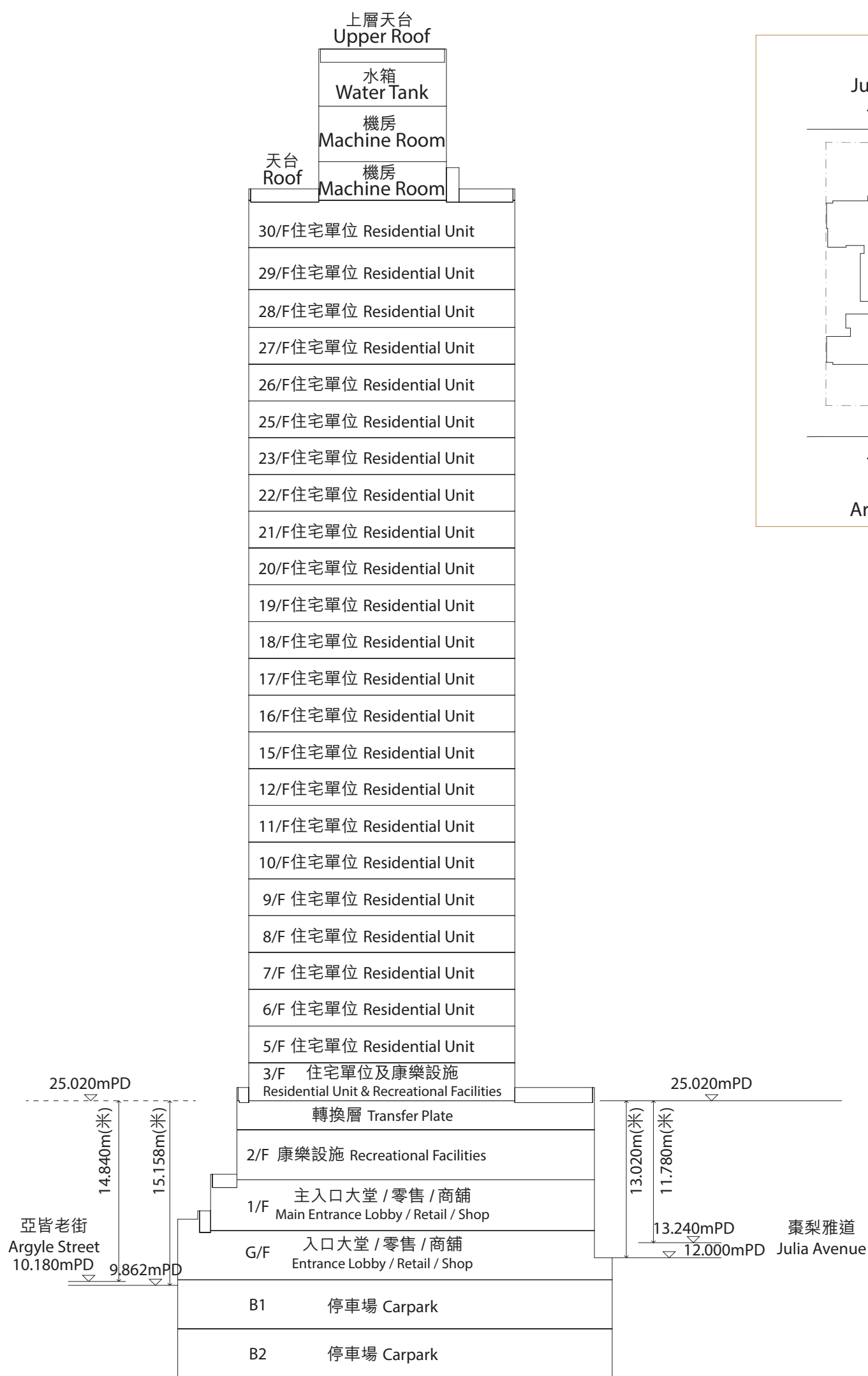
1. 現建議買方聘用一間獨立的律師事務所（代表賣方行事者除外），以在交易中代表買方行事。
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. 如買方聘用代表賣方行事的律師事務所同時代表買方行事，而賣方與買方之間出現利益衝突

(i) 該律師事務所可能不能夠保障買方的利益；及
(ii) 買方可能要聘用一間獨立的律師事務所；及
(iii) 如屬(3)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the Vendor) to act for the purchaser in relation to the transaction.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser;
3. If the purchaser instructs the firm of solicitors acting for the vendor to act for the purchaser as well, and conflict of interests arises between the Vendor and the purchaser

(i) that firm may not be able to protect the purchaser's interests; and
(ii) the purchaser may have to instruct a separate firm of solicitors; and
(iii) in the case of paragraph (3)(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.

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



1. 毗連建築物的一段亞皆老街為香港主水平基準以上9.862至10.180米。

2. 毗連建築物的一段棗梨雅道為香港主水平基準以上12.000至13.240米。

3. 發展項目之最低住宅樓層水平為香港主水平基準以上25.020米。

4. 賣方建議買方到該發展項目所在地作實地考察，以獲取對該發展項目以及周圍地區的公共設施及環境較佳的了解。
1. The part of Argyle Street adjacent to the building is 9.862 to 10.180 metres above Hong Kong Principal Datum.

2. The part of Julia Avenue adjacent to the building is 12.000 to 13.240 metres above Hong Kong Principal Datum.

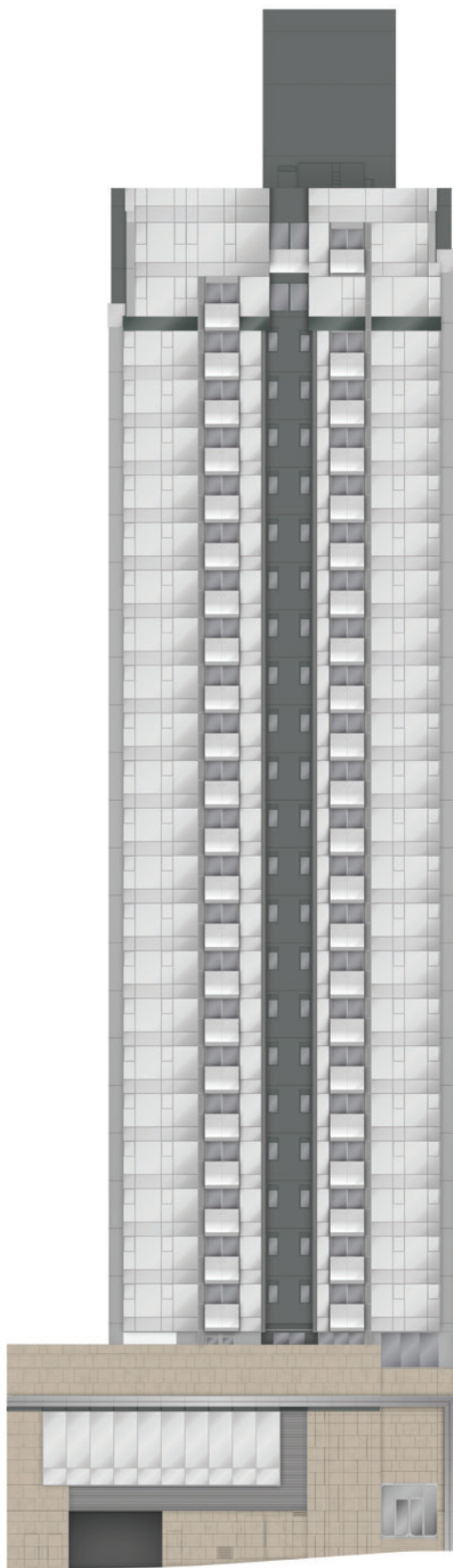
3. The level of lowest residential of the Development is 25.020 metres above the Hong Kong Principal Datum.

4. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

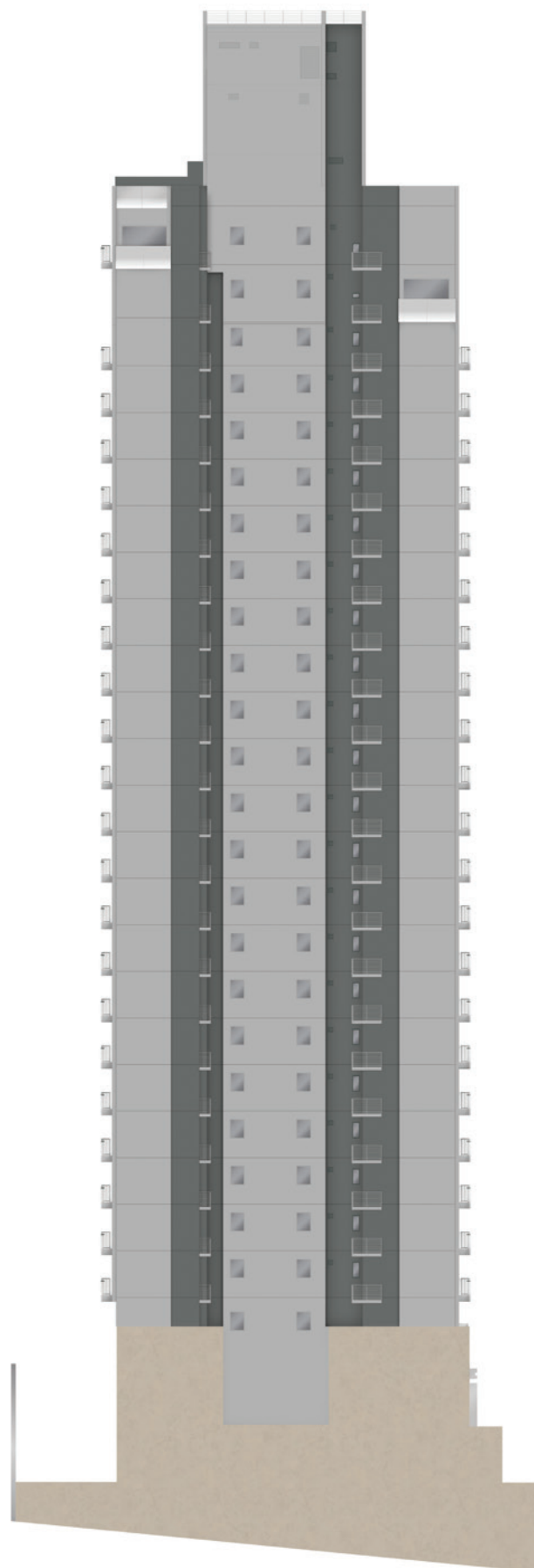


# 19 立面圖 ELEVATION PLAN

立面圖 1  
ELEVATION 1



立面圖 2  
ELEVATION 2

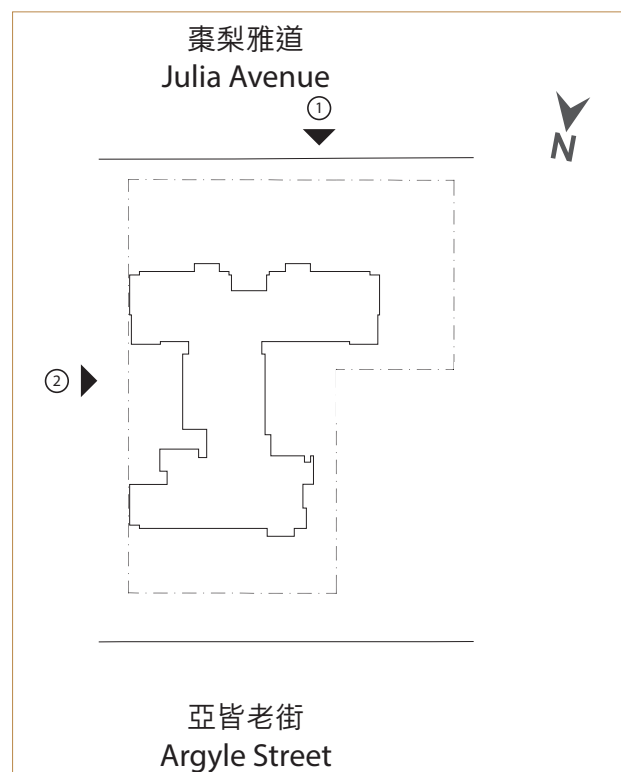


發展項目的認可人士證明本立面圖所顯示的立面：

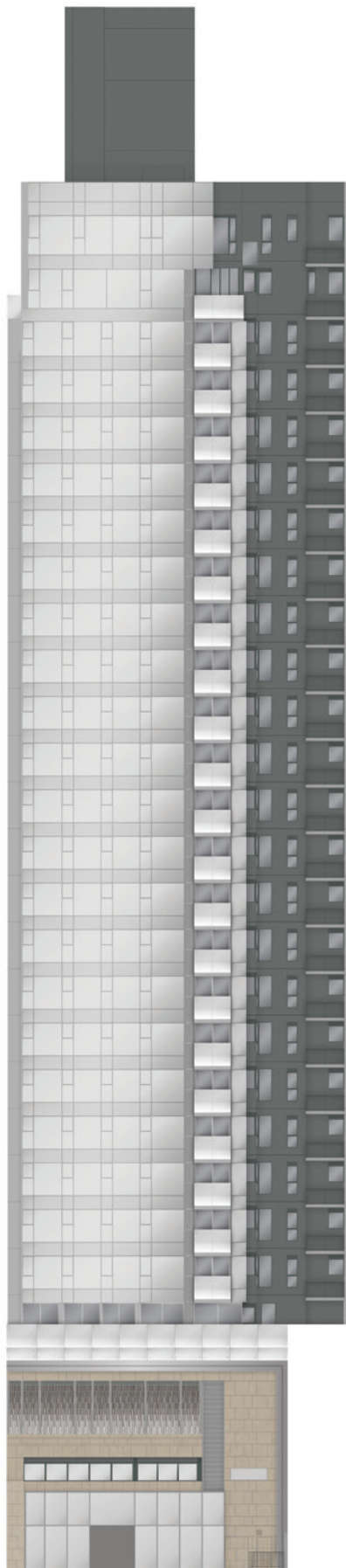
1. 以2015年8月17日此發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

Authorized Person for the Development certified that the elevations shown on these elevation plans:

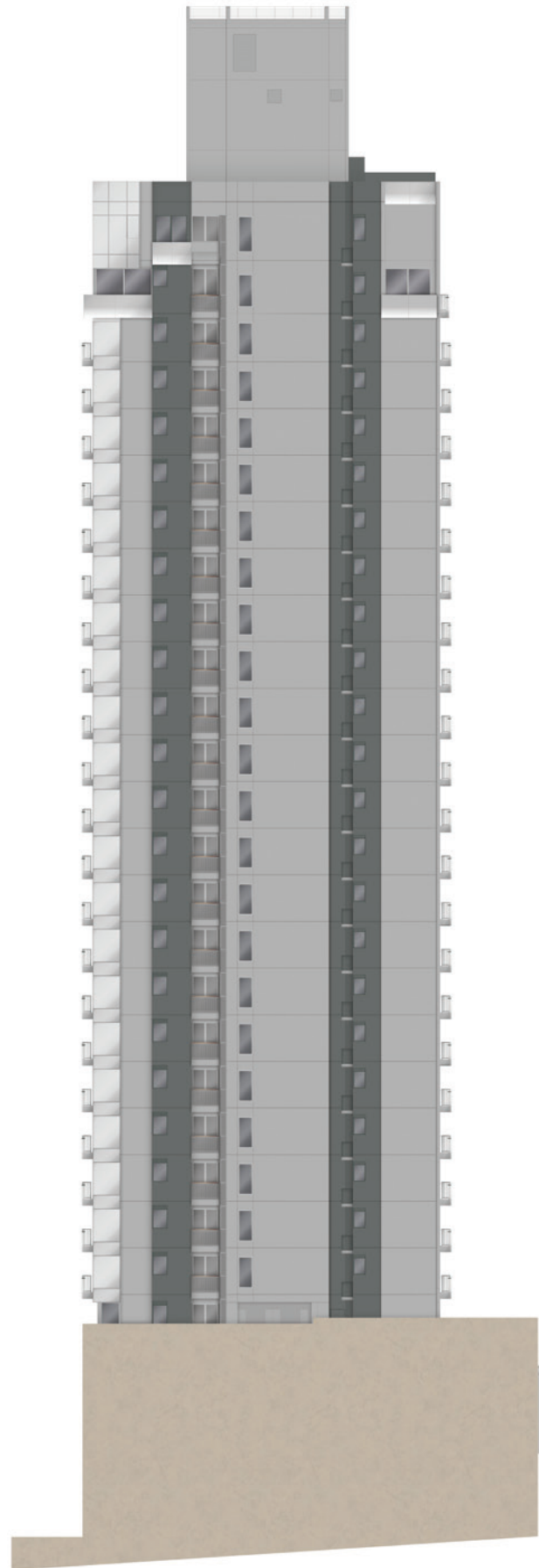
1. are prepared on the basis of the approved Building Plans for the Development as at 17 August 2015; and
2. are in general accordance with the outward appearance of the Development.



立面圖 3  
ELEVATION 3



立面圖 4  
ELEVATION 4

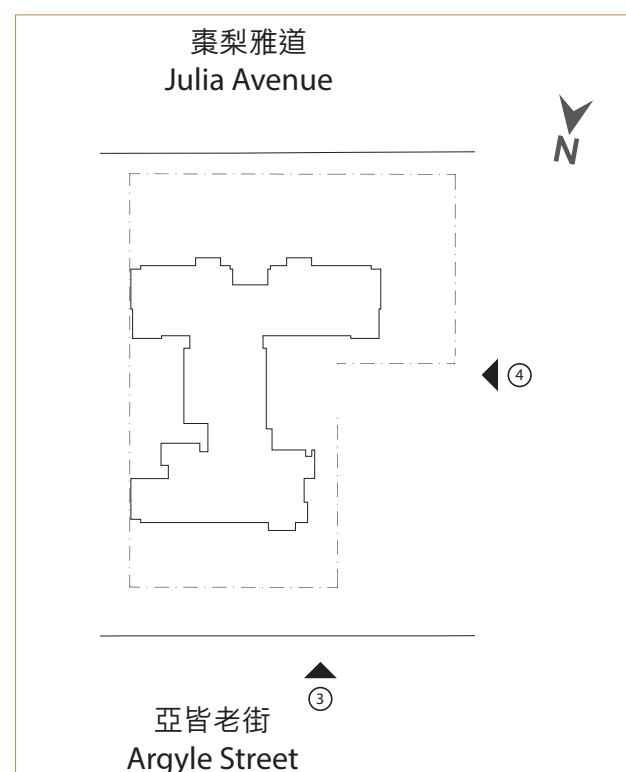


發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2015年8月17日此發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

Authorized Person for the Development certified that the elevations shown on these elevation plans:

1. are prepared on the basis of the approved Building Plans for the Development as at 17 August 2015; and
2. are in general accordance with the outward appearance of the Development.



公用設施的類別 Category of common facilities	有上蓋遮蓋 Covered		沒有上蓋遮蓋 Uncovered	
	面積 Area (平方米sq.m.)	面積 Area (平方呎sq.ft.)	面積 Area (平方米sq.m.)	面積 Area (平方呎sq.ft.)
住客會所之面積 Residents' clubhouse	314.697	3,388	155.188	1,671
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 Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development	-	-	-	-
位於發展項目中的建築物的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 Communal garden or play area for residents' use below the lowest residential floor of a building in the development	21.994	237	59.136	637

以平方米列出的面積以1平方米=10.764平方呎換算至平方呎並四捨五入至整數。  
The area in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

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

2. 指明住宅物業的每一份已簽立的公契存放在指明住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。
1. A copy of the Outline Zoning Plan relating to the Development is available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)

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

3. The inspection fee is free of charge.

1. 外部裝修物料	
a. 外牆	平台外牆鋪砌透明強化玻璃之玻璃幕牆，石材飾面、陶質磚、油漆及鋁質裝飾條。住宅大樓外牆以中空透明強化玻璃之玻璃幕牆、陶質磚及鋁質格柵鋪砌。
b. 窗	玻璃幕牆之窗戶：氟碳塗層鋁質窗框配以中空透明強化玻璃。  其他窗戶：氟碳塗層鋁質窗框配以透明強化玻璃。
c. 窗台	不適用。
d. 花槽	1樓花槽外部鋪砌天然石及髹上油漆。
e. 陽台或露台	露台採用夾膠強化玻璃正面欄杆，鋁金屬側欄杆，及陶質磚地台(29樓A單位除外)。29樓A單位露台裝設合成木地板。露台天花髹上油漆。露台均有蓋（30樓除外）。不設陽台。
f. 乾衣設施	不適用。
2. 室內裝修物料	
a. 大堂	<u>地下入口大堂</u> 地板以天然石鋪砌。假天花髹上乳膠漆。牆身以天然石、木皮飾面及不鏽鋼鋪砌。  <u>1樓入口大堂</u> 地板以天然石鋪砌。假天花髹上乳膠漆及設有圖案玻璃天窗。牆身以天然石、木皮飾面、鏡面及不鏽鋼鋪砌。  <u>2樓及3樓會所入口大堂</u> 地板以天然石鋪砌。鋁質假天花。牆身以不銹鋼飾面、天然石及玻璃欄杆鋪砌。  <u>5樓至12樓、15樓至23樓、25樓至30樓升降機大堂</u> 地板以天然石及陶質磚鋪砌。假天花髹上乳膠漆。牆身以同質磚、木皮飾面及不鏽鋼鋪砌。  <u>地庫1及地庫2升降機大堂</u> 地板以陶質磚鋪砌。假天花髹上乳膠漆。牆身以木皮飾面鋪砌及髹漆。
b. 內牆及天花板	客廳、飯廳、主人睡房及睡房之內牆及天花的外露部份飾面為批盪，並髹上乳膠漆(29至30樓A單位(複式)之主人睡房1之部份內牆為透明玻璃)。部份位置為假天花及假樑，並髹上乳膠漆。  <u>19樓A單位</u> 客廳、飯廳、主人睡房及睡房之內牆的外露部份為牆紙飾面，部份位置為批盪。客廳及主人睡房部份位置為木飾面板鋪砌。客廳之內牆部份位置為雲石飾面鋪砌。主人睡房之內牆部份位置為鏡飾面板鋪砌。  客廳、飯廳、主人睡房及睡房之天花的外露部份飾面為批盪，並髹上乳膠漆。部份位置為假天花及假樑，並髹上乳膠漆。
c. 內部地板	客廳、飯廳、主人睡房及睡房地板以複合木地板鋪砌，並配以木製地腳線。連接露台或平台的部份地板以天然石鋪砌及設有不鏽鋼分隔條。
d. 浴室	牆身及地板外露部份至假天花以陶質磚鋪砌。鏡櫃背牆身配以英泥沙批盪。假天花髹上乳膠漆，部份位置為鋁質板。
e. 廚房	地板外露部份以陶質磚鋪砌(29及30樓單位之地板外露部份則以天然石鋪砌)。假天花髹上乳膠漆，部份位置為鋁質板。牆身外露部份至假天花以陶質磚及不鏽鋼板鋪砌。廚櫃背之牆身配以英泥沙批盪及陶質磚。灶台以實體面材鋪砌。



### 1. Exterior Finishes

<b>a. External wall</b>	Podium is finished with clear tempered glass curtain wall, stone cladding, ceramic tiles, paint and aluminium decorative strips. Tower is finished with curtain wall with insulated glass unit in clear tempered glass, ceramic tiles and aluminium grille.
<b>b. Window</b>	Windows on curtain wall: Aluminium frame with fluorocarbon coating fitted with insulated glass unit in clear tempered glass.  Other Windows: Aluminium frame with fluorocarbon coating fitted with clear tempered glass.
<b>c. Bay Window</b>	Not Applicable.
<b>d. Planter</b>	Planter on 1/F is finished with natural stone and paint on external surface.
<b>e. Verandah or Balcony</b>	Balconies are fitted with laminated tempered glass front balustrade, aluminium side balustrades, with ceramic tiles flooring (except on 29/F Flat A). Balcony of 29/F Flat A is fitted with composite timber decking. Balcony ceiling is finished with paint. Balconies are covered (except on 30/F). No verandah is provided.
<b>f. Drying Facilities for Clothing</b>	Not Applicable.

### 2. Interior Finishes

<b>a. Lobby</b>	<p><u>G/F Entrance Lobby</u> Finished with natural stone flooring. False ceiling with emulsion paint finish. Walls finished with natural stone, wood veneer and stainless steel.</p> <p><u>1/F Main Entrance Lobby</u> Finished with natural stone flooring. False ceiling with emulsion paint finish and skylight with pattern glass. Walls finished with natural stone, wood veneer, mirror and stainless steel.</p> <p><u>2/F &amp; 3/F Clubhouse Entrance Lobby</u> Finished with natural stone flooring. Aluminium false ceiling. Walls finished with stainless steel, natural stone and glass balustrade.</p> <p><u>5/F – 12/F, 15/F – 23/F, 25/F - 30/F Lift Lobby</u> Finished with natural stone and ceramic tiles flooring. False ceiling with emulsion paint finish . Walls finished with homogeneous tiles, wood veneer and stainless steel.</p> <p><u>Basement 1 &amp; Basement 2 Lift Lobby</u> Finished with ceramic tiles flooring. False ceiling with emulsion paint finish . Walls finished with wood veneer and paint.</p>
<b>b. Internal Wall and Ceiling</b>	<p>Internal walls and ceiling of living room, dining room, master bedroom and bedrooms plastered and finished with emulsion paint where exposed (Part of the internal walls of master bedroom 1 of Flat A of 29/F - 30/F (duplex) is clear glass wall.). Some areas fixed with false ceiling and ceiling bulkhead with emulsion paint finish.</p> <p><u>For Flat A of 19/F:</u> Part of the internal walls of living room, dining room, master bedroom and bedrooms, plastered and finished with wall paper where exposed. Part of the internal walls in living room and master bedroom fixed with wood finish panel. Part of the internal walls in living room fixed with stone finish panel. Part of the internal walls in master bedroom fixed with mirror finish panel.</p> <p>Ceiling of living room, dining room, master bedroom and bedrooms plastered and finished with emulsion paint where exposed. Some areas fixed with false ceiling and ceiling bulkhead with emulsion paint finish.</p>
<b>c. Internal Floor</b>	Living room, dining room, master bedroom and bedrooms finished with engineered timber flooring and timber skirting. Areas connecting to balcony or flat roof are finished with natural stone flooring and provided with stainless steel dividing strip.
<b>d. Bathroom</b>	Walls and floor finished with ceramic tiles up to false ceiling level where exposed. The wall area behind mirror cabinet finished with cement sand plastering. False ceiling with emulsion paint finish and some areas fixed with aluminium board.
<b>e. Kitchen</b>	Floor finished with ceramic tiles where exposed (the floor of kitchen of Flats of 29/F and 30/F finished with natural stone where exposed.). False ceiling with emulsion paint finish and some areas fixed with aluminium board. Walls finished with ceramic tiles and stainless steel panel up to false ceiling level where exposed. The wall area behind the kitchen cabinets finished with cement sand plastering and ceramic tiles. Cooking bench fitted with solid surface material.

3. 室內裝置	
a. 門	<p>住宅入口採用木皮飾面實心木門，配以防盜眼、防盜鏈、門擋、氣鼓、金屬手柄及門鎖。</p> <p><b>3樓A單位</b></p> <p><u>主人睡房及睡房</u> 採用木皮飾面空心木門，配以門擋、金屬手柄及門鎖。</p> <p><u>主人睡房浴室</u> 採用金屬框透明玻璃趟門。</p> <p><u>主人睡房浴室內的門</u> 採用金屬框夾膠玻璃趟門，配以門鎖。</p> <p><u>浴室</u> 採用木皮飾面空心木門，配以木製百葉、門擋、金屬手柄及門鎖。</p> <p><u>廚房</u> 採用木皮飾面實心木門，配以透明玻璃連金屬框、金屬手柄、氣鼓及門擋。</p> <p><u>通往儲物房及洗手間的門</u> 採用木皮飾面空心木門，配以門擋、金屬手柄及門鎖。</p> <p><u>儲物房</u> 採用鋁質趟門，配以透明玻璃、金屬手柄及門鎖。</p> <p><u>洗手間</u> 採用鋁質摺門配以磨砂玻璃、內置手抽及門鎖。</p> <p><u>工作平台趟門</u> 採用鋁質門框及透明玻璃門，配以金屬手柄。</p> <p><u>平台趟門</u> 採用鋁質門框及透明玻璃門，配以金屬手柄。</p> <p><u>平台推拉門</u> 採用鋁質門框及透明玻璃門，配以金屬手柄及門鎖。</p> <p><b>5樓至12樓、15樓至23樓、25樓至28樓A單位</b></p> <p><u>主人睡房及睡房</u> 採用木皮飾面空心木門，配以門擋、金屬手柄及門鎖。</p> <p><u>衣帽間</u> 採用金屬框透明玻璃門。（19樓）</p> <p><u>主人睡房浴室</u> 採用金屬框透明玻璃趟門。（5樓至12樓、15樓至17樓） 採用金屬框夾膠玻璃趟門，配以門鎖。（18樓至23樓、25樓至28樓）</p> <p><u>主人睡房浴室內的門（5樓至12樓、15樓至17樓）</u> 採用金屬框夾膠玻璃趟門，配以門鎖。</p> <p><u>浴室</u> 採用木皮飾面空心木門，配以木製百葉、門擋、金屬手柄及門鎖。</p> <p><u>廚房</u> 採用木皮飾面實心木門，配以透明玻璃連金屬框、金屬手柄、氣鼓及門擋。</p> <p><u>通往儲物房及洗手間的門</u> 採用木皮飾面空心木門，配以門擋、金屬手柄及門鎖。</p> <p><u>儲物房</u> 採用鋁質趟門，配以透明玻璃、金屬手柄及門鎖。</p> <p><u>洗手間</u> 採用鋁質摺門，配以磨砂玻璃、內置手抽及門鎖。</p> <p><u>工作平台趟門</u> 採用鋁質門框及透明玻璃門，配以金屬手柄。</p> <p><u>露台趟門</u> 採用鋁質門框及透明玻璃門，配以金屬手柄。</p>

3. Interior Fittings

a. Doors	<p>Entrance door is made of solid core timber and finished with wood veneer, fitted with eye viewer, security chain, door stopper, door closer, metal handle and lockset.</p>
	<p><b>FLAT A OF 3/F</b></p> <p><u>Master bedroom and bedroom</u> Doors are made of hollow core timber and finished with wood veneer, fitted with door stopper, metal handle and lockset.</p> <p><u>Master bathroom</u> Door is clear glass sliding door with metal frame.</p> <p><u>Door inside master bathroom</u> Door is laminated glass sliding door with metal frame, fitted with lock set.</p> <p><u>Bathroom</u> Door is made of hollow core timber and finished with wood veneer, fitted with timber louver, door stopper, metal handle and lockset.</p> <p><u>Kitchen</u> Door is made of solid core timber and finished with wood veneer, fitted with clear glass vision panel with metal rim, metal handle, door closer and door stopper.</p> <p><u>Door to store room and lavatory</u> Door is made of hollow core timber and finished with wood veneer, fitted with door stopper, metal handle and lockset.</p> <p><u>Store room</u> Door is an aluminium sliding door fitted with clear glass panel, metal handle and lockset.</p> <p><u>Lavatory</u> Door is an aluminium folding door fitted with frosted glass panel, recess handle and lockset.</p> <p><u>Utility platform sliding door</u> Door is made of aluminium framed clear glass and fitted with metal handle.</p> <p><u>Flat roof sliding door</u> Door is made of aluminium framed clear glass and fitted with metal handle.</p> <p><u>Flat roof swing door</u> Door is made of aluminium framed clear glass and fitted with metal handle and lockset.</p>
	<p><b>FLAT A OF 5/F - 12/F, 15/F - 23/F, 25/F - 28/F</b></p> <p><u>Master bedroom and bedroom</u> Doors are made of hollow core timber and finished with wood veneer, fitted with door stopper, metal handle and lockset.</p> <p><u>Walk-in Closet</u> Door is clear glass sliding door with metal frame (19/F).</p> <p><u>Master bathroom</u> Door is clear glass sliding door with metal frame. (5/F - 12/F, 15/F - 17/F) Door is laminated glass sliding door with metal frame, fitted with lockset. (18/F - 23/F, 25/F - 28/F)</p> <p><u>Door inside master bathroom</u> (5/F - 12/F, 15/F - 17/F) Door is laminated glass sliding door with metal frame, fitted with lockset.</p> <p><u>Bathroom</u> Door is made of hollow core timber and finished with wood veneer, fitted with timber louver, door stopper, metal handle and lockset.</p> <p><u>Kitchen</u> Door is made of solid core timber and finished with wood veneer, fitted with clear glass vision panel with metal rim, metal handle, door closer and door stopper.</p> <p><u>Door to store room and lavatory</u> Door is made of hollow core timber and finished with wood veneer, fitted with door stopper, metal handle and lockset.</p> <p><u>Store room</u> Door is an aluminium sliding door fitted with glass panel, metal handle and lockset.</p> <p><u>Lavatory</u> Door is an aluminium folding door fitted with frosted glass panel, recess handle and lockset.</p> <p><u>Utility platform sliding door</u> Door is made of aluminium framed clear glass and fitted with metal handle.</p> <p><u>Balcony sliding door</u> Door is made of aluminium framed clear glass and fitted with metal handle.</p>

3. 室內裝置	
a. 門	<p><b>5樓至12樓、15樓至23樓、25樓至28樓B單位</b></p> <p><u>主人睡房及睡房</u> 採用木皮飾面空心木門，配以門擋、金屬手柄及門鎖。</p> <p><u>主人睡房浴室</u> 採用金屬框夾膠玻璃趟門，配以門鎖。</p> <p><u>浴室</u> 採用木皮飾面空心木門，配以門擋、金屬手柄及門鎖。</p> <p><u>廚房</u> 採用木皮飾面實心木門，配以透明玻璃連金屬框、金屬手柄、氣鼓及門擋。</p> <p><u>露台趟門</u> 採用鋁質門框及透明玻璃門，配以金屬手柄。</p> <hr/> <p><b>5樓至12樓、15樓至23樓、25樓至28樓C單位</b></p> <p><u>主人睡房及睡房</u> 採用木皮飾面空心木門，配以門擋、金屬手柄及門鎖。</p> <p><u>主人睡房浴室</u> 採用金屬框夾膠玻璃趟門，配以門鎖。</p> <p><u>浴室</u> 採用木皮飾面空心木門，配以門擋、金屬手柄及門鎖。</p> <p><u>廚房</u> 採用木皮飾面實心木門，配以透明玻璃連金屬框、金屬手柄、氣鼓及門擋。</p> <p><u>儲物房</u> 採用木皮飾面空心木門，配以木製百葉、門擋、金屬手柄及門鎖。</p> <p><u>露台趟門</u> 採用鋁質門框及透明玻璃門，配以金屬手柄。</p>



3. Interior Fittings

<p><b>a. Doors</b></p>	<p><b>FLAT B OF 5/F - 12/F, 15/F - 23/F, 25/F - 28/F</b></p> <p><u>Master bedroom and bedroom</u> Doors are made of hollow core timber and finished with wood veneer, fitted with door stopper, metal handle and lockset.</p> <p><u>Master bathroom</u> Door is laminated glass sliding door with metal frame, fitted with lockset.</p> <p><u>Bathroom</u> Door is made of hollow core timber and finished with wood veneer, fitted with door stopper, metal handle and lockset.</p> <p><u>Kitchen</u> Door is made of solid core timber and finished with wood veneer, fitted with clear glass vision panel with metal rim, metal handle, door closer and door stopper.</p> <p><u>Balcony sliding door</u> Door is made of aluminium framed clear glass and fitted with metal handle.</p>
	<p><b>FLAT C OF 5/F - 12/F, 15/F - 23/F, 25/F - 28/F</b></p> <p><u>Master bedroom and bedroom</u> Doors are made of hollow core timber and finished with wood veneer, fitted with door stopper, metal handle and lockset.</p> <p><u>Master bathroom</u> Door is laminated glass sliding door with metal frame, fitted with lockset.</p> <p><u>Bathroom</u> Door is made of hollow core timber and finished with wood veneer, fitted with door stopper, metal handle and lockset.</p> <p><u>Kitchen</u> Door is made of solid core timber and finished with wood veneer, fitted with clear glass vision panel with metal rim, metal handle, door closer and door stopper.</p> <p><u>Store room</u> Door is made of hollow core timber and finished with wood veneer, fitted with timber louver, door stopper, metal handle and lockset.</p> <p><u>Balcony sliding door</u> Door is made of aluminium framed clear glass and fitted with metal handle.</p>

3. 室內裝置	
a. 門	<p><b>29樓至30樓A單位 (複式)</b></p> <p><u>主人睡房、睡房、浴室及儲物房</u> 採用木皮飾面空心木門，配以門擋、金屬手柄及門鎖。</p> <p><u>主人睡房浴室 2</u> 採用金屬框磨砂玻璃門。</p> <p><u>主人睡房浴室 1</u> 採用金屬框夾膠玻璃門，配以金屬手柄。</p> <p><u>廚房</u> 採用木皮飾面實心木門，配以透明玻璃連金屬框、金屬手柄、氣鼓及門擋。</p> <p><u>書房 / 客房</u> 採用金屬門框及透明玻璃摺門，配以門鎖。</p> <p><u>衣帽間</u> 採用木皮飾面實心木門，配以門擋、金屬手柄及門鎖。</p> <p><u>瑜伽 / 運動房</u> 採用金屬框透明玻璃趟門。</p> <p><u>洗手間</u> 採用鋁質摺門配以磨砂玻璃、內置手抽及門鎖。</p> <p><u>工作平台趟門</u> 採用鋁質門框及透明玻璃門，配以金屬手柄。</p> <p><u>平台趟門</u> 採用鋁質門框及透明玻璃門，配以金屬手柄。</p> <p><u>平台摺門及推拉門</u> 採用鋁質門框及透明玻璃門，配以金屬手柄。</p> <p><u>露台推拉門</u> 採用鋁質門框及透明玻璃門，配以金屬手柄及門鎖。</p>
	<p><b>29樓B單位</b></p> <p><u>主人睡房、睡房及儲物房</u> 採用木皮飾面空心木門，配以門擋、金屬手柄及門鎖。</p> <p><u>主人睡房浴室</u> 採用金屬框夾膠玻璃門，配以門擋、金屬手柄及門鎖。</p> <p><u>浴室及化妝間</u> 採用木皮飾面空心木門，配以木製百葉、門擋、金屬手柄及門鎖。</p> <p><u>廚房</u> 採用木皮飾面實心木門，配以透明玻璃連金屬框、金屬手柄、氣鼓及門擋。</p> <p><u>書房</u> 採用金屬框夾膠玻璃趟門，配以門鎖。</p> <p><u>洗手間</u> 採用鋁質摺門配以磨砂玻璃、內置手抽及門鎖。</p> <p><u>露台趟門</u> 採用鋁質門框及透明玻璃門，配以金屬手柄。</p> <p><u>平台趟門</u> 採用鋁質門框及透明玻璃門，配以金屬手柄。</p>

## 3. Interior Fittings

## a. Doors

**FLAT A OF 29/F - 30/F (DUPLEX)**Master bedroom, bedroom, bathroom and store room

Doors are made of hollow core timber and finished with wood veneer, fitted with door stopper, metal handle and lockset.

Master bathroom 2

Doors is frosted glass door with metal frame.

Master bathroom 1

Door is laminated glass door with metal frame, fitted with metal handle.

Kitchen

Door is made of solid core timber and finished with wood veneer, fitted with clear glass vision panel with metal rim, metal handle, door closer and door stopper.

Study / guestroom

Door is clear glass folding door with metal frame, fitted with lockset.

Walk-in closet

Door is made of solid core timber and finished with wood veneer, fitted with door stopper, metal handle and lockset.

Yoga / exercise room

Door is clear glass sliding door with metal frame.

Lavatory

Door is an aluminium folding door fitted with frosted glass panel, recess handle and lockset.

Utility platform sliding door

Door is made of aluminium framed clear glass and fitted with metal handle.

Flat roof sliding door

Door is made of aluminium framed clear glass and fitted with metal handle.

Flat roof folding door and sliding door

Door is made of aluminium framed clear glass and fitted with metal handle.

Balcony swing door

Door is made of aluminium framed clear glass and fitted with metal handle and lockset.

**FLAT B OF 29/F**Master bedroom, bedroom and store room

Doors are made of hollow core timber and finished with wood veneer, fitted with door stopper, metal handle and lockset.

Master bathroom

Door is laminated glass door with metal frame, fitted with door stopper, metal handle and lockset.

Bathroom and powder room

Door is made of hollow core timber and finished with wood veneer, fitted with timber louver, door stopper, metal handle and lockset.

Kitchen

Door is made of solid core timber and finished with wood veneer, fitted with clear glass vision panel with metal rim, metal handle, door closer and door stopper.

Study room

Door is laminated glass sliding door with metal frame, fitted with lockset.

Lavatory

Door is an aluminium folding door fitted with frosted glass panel, recess handle and lockset.

Balcony sliding door

Door is made of aluminium framed clear glass and fitted with metal handle.

Balcony and Flat roof sliding door

Door is made of aluminium framed clear glass and fitted with metal handle.

3. 室內裝置	
a. 門	<p><b>30樓B單位</b></p> <p><u>主人睡房、睡房及儲物房</u> 採用木皮飾面空心木門，配以門擋、金屬手柄及門鎖。</p> <p><u>浴室</u> 採用木皮飾面空心木門，配以門擋、金屬手柄及門鎖。</p> <p><u>化妝間</u> 採用木皮飾面空心木門，配以木製百葉、門擋、金屬手柄及門鎖。</p> <p><u>廚房</u> 採用木皮飾面實心木門，配以透明玻璃連金屬框、金屬手柄、氣鼓及門擋。</p> <p><u>書房</u> 採用金屬框夾膠玻璃趟門，配以門鎖。</p> <p><u>洗手間</u> 採用鋁質摺門配以磨砂玻璃、內置手抽及門鎖。</p> <p><u>露台趟門</u> 採用鋁質門框及透明玻璃門，配以金屬手柄。</p> <p><u>平台趟門</u> 採用鋁質門框及透明玻璃門，配以金屬手柄。</p> <p><u>梯屋推拉門</u> 採用鋁質門框及透明玻璃門，配以金屬手柄及門鎖。</p>



3. Interior Fittings

a. Doors

FLAT B 30/F

Master bedroom, bedroom and store room

Doors are made of hollow core timber and finished with wood veneer, fitted with door stopper, metal handle and lockset.

Bathroom

Door is made of hollow core timber and finished with wood veneer, fitted with door stopper, metal handle and lockset.

Powder room

Door is made of hollow core timber and finished with wood veneer, fitted with timber louver, door stopper, metal handle and lockset.

Kitchen

Door is made of solid core timber and finished with wood veneer, fitted with clear glass vision panel with metal rim, metal handle, door closer and door stopper.

Study room

Door is laminated glass sliding door with metal frame, fitted with lockset.

Lavatory

Door is an aluminium folding door fitted with frosted glass panel, recess handle and lockset.

Balcony sliding door

Door is made of aluminium framed clear glass and fitted with metal handle.

Flat roof sliding door

Door is made of aluminium framed clear glass and fitted with metal handle.

Stairhood swing door

Door is made of aluminium framed clear glass and fitted with metal handle and lockset.

3. 室內裝置	
b. 浴室	<p><b>3樓、5樓至12樓、15樓至23樓、25樓至28樓A單位</b></p> <p><u>主人睡房浴室</u> 裝置及設備包括人造石枱面、木製鏡櫃配以金屬飾面外框、衛浴陶瓷坐廁、衛浴陶瓷洗手盆、黃銅鍍鉻洗手盆水龍頭、鑄鐵浴缸(1700毫米長x 750毫米闊x 460毫米高)、黃銅鍍鉻浴缸水龍頭配以手持花灑、金屬鍍鉻毛巾架、金屬鍍鉻廁紙架、煤氣熱水爐遙控器及抽氣扇。</p> <p><u>浴室</u> 裝置及設備包括人造石枱面、木製鏡櫃配以金屬飾面外框、衛浴陶瓷坐廁、衛浴陶瓷洗手盆、黃銅鍍鉻洗手盆水龍頭、黃銅鍍鉻花灑水龍頭配以手持花灑及雨淋花灑、金屬鍍鉻廁紙架及抽氣扇。</p> <p><b>5樓至12樓、15樓至23樓、25樓至28樓B單位及C單位</b></p> <p><u>主人睡房浴室</u> 裝置及設備包括人造石枱面、木製鏡櫃配以金屬飾面外框、衛浴陶瓷坐廁、衛浴陶瓷洗手盆、黃銅鍍鉻洗手盆水龍頭、鑄鐵浴缸(1600毫米長x 750毫米闊x 460毫米高)、黃銅鍍鉻浴缸水龍頭配以手持花灑、金屬鍍鉻毛巾架、金屬鍍鉻廁紙架、煤氣熱水爐遙控器及抽氣扇。</p> <p><u>浴室</u> 裝置及設備包括人造石枱面、木製鏡櫃配以金屬飾面外框、衛浴陶瓷坐廁、衛浴陶瓷洗手盆、黃銅鍍鉻洗手盆水龍頭、黃銅鍍鉻花灑水龍頭配以手持花灑及雨淋花灑、金屬鍍鉻廁紙架及抽氣扇。</p> <p><b>29樓至30樓A單位(複式)</b></p> <p><u>30樓主人睡房浴室1</u> 裝置及設備包括天然雲石枱面、木製鏡櫃配以金屬飾面外框、衛浴陶瓷坐廁、天然雲石打造洗手盆、黃銅鍍鉻洗手盆水龍頭、黃銅鍍鉻花灑水龍頭配以手持花灑及雨淋花灑、鑄鐵浴缸(1700毫米長x 750毫米闊x 550毫米高)、黃銅鍍鉻浴缸水龍頭配以手持花灑、金屬鍍鉻毛巾架、金屬鍍鉻廁紙架、煤氣熱水爐遙控器及抽氣扇。</p> <p><u>30樓主人睡房浴室2</u> 裝置及設備包括人造石枱面、木製鏡櫃配以金屬飾面外框、衛浴陶瓷坐廁、衛浴陶瓷洗手盆、黃銅鍍鉻洗手盆水龍頭、鑄鐵浴缸(1600毫米長x 750毫米闊x 460毫米高)、黃銅鍍鉻浴缸水龍頭配以手持花灑、金屬鍍鉻毛巾架、金屬鍍鉻廁紙架、煤氣熱水爐遙控器及抽氣扇。</p> <p><u>30樓浴室1</u> 裝置及設備包括人造石枱面、木製鏡櫃配以金屬飾面外框、衛浴陶瓷坐廁、衛浴陶瓷洗手盆、黃銅鍍鉻洗手盆水龍頭、黃銅鍍鉻花灑水龍頭配以手持花灑及雨淋花灑、金屬鍍鉻廁紙架及抽氣扇。</p> <p><u>29樓浴室2</u> 裝置及設備包括人造石枱面、木製鏡櫃配以金屬飾面外框、衛浴陶瓷坐廁、衛浴陶瓷洗手盆、黃銅鍍鉻洗手盆水龍頭、黃銅鍍鉻花灑水龍頭配以手持花灑及雨淋花灑、金屬鍍鉻廁紙架、煤氣熱水爐遙控器及抽氣扇。</p> <p><b>29樓及30樓B單位</b></p> <p><u>主人睡房浴室</u> 裝置及設備包括天然雲石枱面、木製鏡櫃配以金屬飾面外框、衛浴陶瓷坐廁、天然雲石打造洗手盆、黃銅鍍鉻洗手盆水龍頭、黃銅鍍鉻花灑水龍頭配以手持花灑及雨淋花灑、鑄鐵浴缸(1700毫米長x 750毫米闊x 550毫米高)、黃銅鍍鉻浴缸水龍頭配以手持花灑、金屬鍍鉻毛巾架、金屬鍍鉻廁紙架、煤氣熱水爐遙控器及抽氣扇。</p> <p><u>浴室</u> 裝置及設備包括人造石枱面、木製鏡櫃配以金屬飾面外框、衛浴陶瓷坐廁、衛浴陶瓷洗手盆、黃銅鍍鉻洗手盆水龍頭、黃銅鍍鉻花灑水龍頭配以手持花灑及雨淋花灑、金屬鍍鉻廁紙架、煤氣熱水爐遙控器及抽氣扇。</p> <p>冷熱淡水供水系統喉管均為隱易閉式銅喉。</p>

## 3. Interior Fittings

## b. Bathroom

**Flat A of 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F**Master bathroom

Fittings and equipment include artificial stone counter top, wooden mirror cabinet with metal surrounds, vitreous china water closet, vitreous china basin, chrome plated brass basin mixer, cast iron bathtub (1700mm L x 750mm W x 460mm H), chrome plated brass bathtub mixer with hand shower, chrome plated metal towel rail, chrome plated metal toilet paper holder, remote controller for gas water heater and exhaust fan.

Bathroom

Fittings and equipment include artificial stone counter top, wooden mirror cabinet with metal surrounds, vitreous china water closet, vitreous china basin, chrome plated brass basin mixer, chrome plated brass shower mixer with hand shower and rain shower, chrome plated metal toilet paper holder and exhaust fan.

**Flat B and Flat C of 5/F - 12/F, 15/F - 23/F, 25/F - 28/F**Master bathroom

Fittings and equipment include artificial stone counter top, wooden mirror cabinet with metal surrounds, vitreous china water closet, vitreous china basin, chrome plated brass basin mixer, cast iron bathtub (1600mm L x 750mm W x 460mm H), chrome plated brass bathtub mixer with hand shower, chrome plated metal towel rail, chrome plated metal toilet paper holder, remote controller for gas water heater and exhaust fan.

Bathroom

Fittings and equipment include artificial stone counter top, wooden mirror cabinet with metal surrounds, vitreous china water closet, vitreous china basin, chrome plated brass basin mixer, chrome plated brass shower mixer with hand shower and rain shower, chrome plated metal toilet paper holder and exhaust fan.

**Flat A of 29/F - 30/F (Duplex)**Master bathroom 1 on 30/F

Fittings and equipment include natural stone counter top, wooden mirror cabinet with metal surrounds, vitreous china water closet, natural stone crafted basin, chrome plated brass basin mixer, chrome plated brass shower mixer with hand shower and rain shower, cast iron bathtub (1700mm L x 750mm W x 550mm H), chrome plated brass bathtub mixer with hand shower, chrome plated metal towel rail, chrome plated metal toilet paper holder, remote controller for gas water heater and exhaust fan.

Master bathroom 2 on 30/F

Fittings and equipment include artificial stone counter top, wooden mirror cabinet with metal surrounds, vitreous china water closet, vitreous china basin, chrome plated brass basin mixer, cast iron bathtub (1600mm L x 750mm W x 460mm H), chrome plated brass bathtub mixer with hand shower, chrome plated metal towel rail, chrome plated metal toilet paper holder, remote controller for gas water heater and exhaust fan.

Bathroom 1 on 30/F

Fittings and equipment include artificial stone counter top, wooden mirror cabinet with metal surrounds, vitreous china water closet, vitreous china basin, chrome plated brass basin mixer, chrome plated brass shower mixer with hand shower and rain shower, chrome plated metal toilet paper holder and exhaust fan.

Bathroom 2 on 29/F

Fittings and equipment include artificial stone counter top, wooden mirror cabinet with metal surrounds, vitreous china water closet, vitreous china basin, chrome plated brass basin mixer, chrome plated brass shower mixer with hand shower and rain shower, chrome plated metal toilet paper holder, remote controller for gas water heater and exhaust fan.

**Flat B of 29/F & 30/F**Master bathroom

Fittings and equipment include natural stone counter top, wooden mirror cabinet with metal surrounds, vitreous china water closet, natural stone crafted basin, chrome plated brass basin mixer, chrome plated brass shower mixer with hand shower and rain shower, cast iron bathtub (1700mm L x 750mm W x 550mm H), chrome plated brass bathtub mixer with hand shower, chrome plated metal towel rail, chrome plated metal toilet paper holder, remote controller for gas water heater and exhaust fan.

Bathroom

Fittings and equipment include artificial stone counter top, wooden mirror cabinet with metal surrounds, vitreous china water closet, vitreous china basin, chrome plated brass basin mixer, chrome plated brass shower mixer with hand shower and rain shower, chrome plated metal toilet paper holder, remote controller for gas water heater and exhaust fan.

Concealed copper pipes are adopted for cold and hot fresh water supply system.

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

3. 室內裝置		
c. 廚房	<p><b>3樓至28樓單位</b> 廚櫃選用傢俬板，配以人造木紋飾面板及高亮光面阿加力面板。枱面物料為實體面材。冷熱淡水供水系統喉管均為隱藏式銅喉。</p> <p>其他裝置及設備包括不鏽鋼洗滌盆、黃銅鍍鉻洗滌盆水龍頭、嵌入式2門冰箱、嵌入式微波爐、嵌入式酒櫃(只供A單位)、嵌入式蒸焗爐(只供A單位)、煮食爐(鍋頭)、煮食爐(二頭)、電磁爐(二頭)(只供A單位)、抽油煙機、嵌入式洗衣乾洗機、抽氣扇及煤氣熱水爐。</p> <p><b>29樓至30樓單位</b> 廚櫃選用傢俬板，配以人造木紋納米材料飾面板及高亮光面阿加力面板。枱面物料為實體面材。冷熱淡水供水系統喉管均為隱藏式銅喉。</p> <p><u>A單位 (複式)</u> 其他裝置及設備包括不鏽鋼洗滌盆、黃銅鍍鉻洗滌盆水龍頭、嵌入式2門冰箱及單門獨立冰箱、嵌入式微波焗爐、嵌入式蒸焗爐、煮食爐(鍋頭)、煮食爐(二頭)、電磁爐(二頭)、抽油煙機、嵌入式酒櫃、嵌入式洗衣乾洗機、嵌入式洗碗碟機、抽氣扇及煤氣熱水爐。</p> <p><u>B單位</u> 其他裝置及設備包括不鏽鋼洗滌盆、黃銅鍍鉻洗滌盆水龍頭、嵌入式2門冰箱及單門獨立冰箱、嵌入式微波焗爐、嵌入式蒸焗爐、煮食爐(鍋頭)、煮食爐(二頭)、電磁爐(二頭)、抽油煙機、嵌入式酒櫃、嵌入式洗衣乾洗機、嵌入式洗碗碟機、抽氣扇及煤氣熱水爐(只供29樓B單位)。</p>	
d. 睡房	<p><b>5樓至28樓A單位主人睡房</b> 設有布窗簾</p> <p><b>19樓A單位主人睡房</b> 設有木及玻璃入牆衣櫃</p>	<p><b>29樓B單位睡房及主人睡房</b> 設有紗簾</p>
e. 電話	客廳、飯廳、主人睡房及睡房裝有電話插座。有關插座的數目及位置，請參閱「住宅單位機電裝置數量說明表」及「機電裝置圖」。	
f. 天線	客廳、飯廳、主人睡房及睡房裝有本地電視/電台天線接駁點。有關插座的數目及位置，請參閱「住宅單位機電裝置數量說明表」及「機電裝置圖」。	
g. 電力裝置	裝有暗藏式導管。明裝式導管裝於假天花、假樑及櫃內。配有微型斷路器，並設漏電斷路器。單相電源供應適用於5樓-12樓、15樓-23樓及25樓-28樓的B單位及C單位。三相電源供應適用於3樓、5樓-12樓、15樓-23樓、25樓-28樓、29樓-30樓的A單位及29樓及30樓的B單位。有關插座的數目及位置，請參閱「住宅單位機電裝置數量說明表」及「機電裝置圖」。	
h. 氣體供應	廚房提供煤氣接駁點。煤氣煮食爐及煤氣熱水爐均接駁氣體供應。	
i. 洗衣機接駁點	廚房內的洗衣機均配備來去水接駁點。有關接駁點的位置，請參閱「機電裝置圖」。	
j. 供水	熱水及食水供應管均採用隱藏式銅喉。 除廁所採用外露式聚氯乙烯稀樹脂喉外，沖廁水供應管均採用隱藏式聚氯乙烯稀樹脂喉。	
4. 雜項		
a. 升降機	賣方承諾如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。  大廈設有兩部「Schindler 7000」客用升降機。 兩部升降機均直達地庫2至30樓共29層。	
b. 信箱	一樓入口大堂設有住戶專用信箱。信箱用料為不鏽鋼。	
c. 垃圾收集	垃圾及物料回收房設於每層住宅公共地方。垃圾及物料回收站設於地下。所有於上述地點收集的垃圾由清潔工人定時移走。	
d. 水錶、電錶及氣體錶	每個單位的獨立電錶及獨立水錶設於公用電錶房及水錶房內。每個單位內的廚房內均裝置獨立氣體錶。	
5. 保安設施		
每個單位均裝有對講電話系統。住宅入口大堂的入口及每部客用升降機均裝有「八達通」兼容讀卡器。閉路電視系統設於住宅入口大堂、每部升降機、會所、停車場及天台。		



**3. Interior Fittings**

<b>c. Kitchen</b>	<p><b>Flats of 3/F - 28/F</b></p> <p>Kitchen cabinets are made of chipboard, finished with melamine faced panel and high gloss acrylic faced panel. Counter top is made of solid surface. Concealed copper pipes are adopted for cold and hot fresh water supply system.</p> <p>Other fittings and equipment include stainless steel sink, chrome plated brass sink mixer, built-in fridge freezer, built-in microwave oven, built-in steam combination oven (for Flat A only), built-in wine cooler (for Flat A only), gas hob (wok burner), gas hob (2-burner), 2-zone induction hob (for Flat A only), cooker hood, built-in integrated washer dryer, exhaust fan and gas water heater.</p> <p><b>Flats of 29/F - 30/F</b></p> <p>Kitchen cabinets are made of chipboard, finished with artificial wood grain nanotechnology material faced panel and high gloss acrylic faced panel. Counter top is made of solid surface. Concealed copper pipes are adopted for cold and hot fresh water supply system.</p> <p><u>Flat A (Duplex)</u></p> <p>Other fittings and equipment include stainless steel sink, chrome plated brass sink mixer, built-in fridge freezer, built-in-fridge with freezer compartment, built-in microwave combination oven, built-in steam combination oven, gas hob (wok burner), gas hob (2-burner), 2-zone induction hob, cooker hood, built-in wine cooler, built-in integrated washer dryer, built-in integrated dishwasher, exhaust fan and gas water heater.</p> <p><u>Flat B</u></p> <p>Other fittings and equipment include stainless steel sink, chrome plated brass sink mixer, built-in fridge freezer, built-in-fridge with freezer compartment, built-in microwave combination oven, built-in steam combination oven, gas hob (wok burner), gas hob (2-burner), 2-zone induction hob, cooker hood, built-in wine cooler, built-in integrated washer dryer, built-in integrated dishwasher, exhaust fan and gas water heater (For Flat B of 29/F only).</p>	
<b>d. Bedroom</b>	<p><b>Master bedroom of Flats A of 5/F to 28/F</b> Fitted with fabric blinds</p> <p><b>Master bedroom of Flat A of 19/F</b> Fitted with timber and glass made built-in wardrobe</p>	<p><b>Bedroom and Master bedroom of Flat B of 29/F</b> Fitted with sheer curtain</p>
<b>e. Telephone</b>	Telephone outlets are provided in living room, dining room, master bedroom and bedrooms. For number and location of outlets, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units" and the "Mechanical and Electrical Provision Plans".	
<b>f. Aerials</b>	TV /FM outlets for local TV /FM radio programmes are provided in living room, dining room, master bedroom and bedrooms. For number and location of outlets, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units" and the "Mechanical and Electrical Provision Plans".	
<b>g. Electrical Installations</b>	Concealed conduits are provided. Surface conduits enclosed in false ceiling, bulkheads and cabinets are provided. Miniature circuit breaker distribution boards completed with residual current device is provided. Single-phase electricity supply is provided for Flat B and Flat C of 5/F - 12/F, 15/F - 23/F, 25/F - 28/F. Three-phase electricity supply is provided for Flat A of 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 29/F - 30/F and Flat B of 29/F & 30/F. For number and location of outlets, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units" and the "Mechanical and Electrical Provision Plans".	
<b>h. Gas Supply</b>	Towngas point is provided in the kitchen. Gas supply is connected to gas cooker hob and gas heater in kitchen.	
<b>i. Washing Machine Connection Point</b>	Drainage connection point and water connection point are provided for washing machine in kitchen. For location of connection points, please refer to the "Mechanical and Electrical Provision Plans".	
<b>j. Water Supply</b>	Concealed copper pipes are used for both hot water and potable water supply. Concealed UPVC pipes are used for flushing water supply except W.C. with exposed UPVC pipes.	

**4. Miscellaneous**

<b>a. Lifts</b>	<p>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.</p> <p>Two "Schindler 7000" lifts are provided. Both lifts serve all 29 floors from Basement 2 to 30/F.</p>	
<b>b. Letter Box</b>	Letter boxes are provided to all residential units at the 1/F main lobby. Material of letter box is stainless steel.	
<b>c. Refuse Collection</b>	Refuse storage and material recovery room is provided in the common area of each residential floor. Refuse storage and material recovery chamber is provided on the G/F. All refuse collected in the above mentioned locations are removed by cleaners on a regular basis.	
<b>d. Water Meter, Electricity Meter and Gas Meter</b>	Separate electricity meter and separate water meter for all individual units are provided in common electrical meter rooms and water meter room. Separate Towngas meter is provided in the kitchen of each individual unit.	

**5. Security Facilities**

Door phone intercom system is provided in each residential unit. "Octopus" compatible reader for access control is provided for entrance of main entrance lobby and each passenger lift. CCTV system is provided at main entrance lobbies, each lift, clubhouse, car park and roof.

設備說明表  
APPLIANCES SCHEDULE3樓、5樓 - 12樓、15樓 - 23樓、25樓 - 28樓  
3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F

位置 Location	設備 Appliances	品牌 Brand	單位 Flat		
			A	B	C
			型號 Model No.		
客廳、飯廳、 主人睡房、 睡房及A單位儲物房 Living Room, Dining Room, Master Bedroom, Bedroom and Flat A Store Room	冷暖分體式空調機 Split-type air conditioner (Heat Pump)	大金 Daikin	室內機 Indoor Unit FTXS50FVMA, FTXS35EVMA, FTXS25EVMA, FTXS20EVMA and FDXS50CVMA (for 28/F only) (只適用於 28樓)	室內機 Indoor Unit FTXS71FVMA, FTXS35EVMA, FTXS25EVMA and FTXS20EVMA	室內機 Indoor Unit FTXS60FVMA, FTXS35EVMA and FTXS25EVMA
			室外機 Outdoor Unit RXS50FVMA, 3MXS68EVMA and 3MXS52EVMA	室外機 Outdoor Unit 4MXS80EVMA and 3MXS68EVMA	室外機 Outdoor Unit 3MXS68EVMA
廚房 Kitchen	嵌入式2門冰箱 Built-in Fridge Freezer	伊萊克斯 Electrolux	ENN2853COW	ENN2853COW	ENN2853COW
	嵌入式微波爐 Built-in Microwave Oven	伊萊克斯 Electrolux	EMS17006OX	EMS17006OX	EMS17006OX
	嵌入式蒸焗爐 Built-in Steam Combination Oven	Miele	DGC 6400	-	-
	煮食爐 (鍋頭) Gas Hob (Wok Burner)	Miele	CS 1018	CS 1018	CS 1018
	煮食爐 (二頭) Gas Hob (2-Burner)	Miele	CS 1013-1	CS 1013-1	CS 1013-1
	電磁爐 (二頭) 2-zone Induction Hob	Miele	CS 1212-1i	-	-
	嵌入式酒櫃 Built-in Wine Cooler	Gorenje	XWC 150X	-	-
	抽油煙機 Cooker Hood	Miele	DA 3490	DA 3490	DA 3490
	嵌入式洗衣乾洗機 Built-in Integrated Washer Dryer	伊萊克斯 Electrolux	EWX147410W	EWX147410W	EWX147410W
	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	RFE140B	RFE140B	RFE140B
	煤氣熱水爐 Gas Water Heater	TGC	TRJW221TFQL	TRJW221TFQL	TRJW221TFQL
主人睡房浴室 Master Bathroom	抽氣扇 Exhaust Fan	Panasonic	FV-15WJ107	FV-15WJ107	FV-15WJ107
浴室 Bathroom	抽氣扇 Exhaust Fan	奧斯博格 Ostberg  Panasonic	奧斯博格 Ostberg RFE140A	Panasonic FV-15WJ107	Panasonic FV-15WJ107
洗手間 Lavatory	煤氣熱水爐 Gas Water Heater	TGC	TRJW221TFQL	-	-
	抽氣扇 Exhaust Fan	Panasonic	FV-15WJ107	-	-

設備說明表  
APPLIANCES SCHEDULE

29樓 - 30樓  
29/F - 30/F

樓層 Floor			29樓-30樓 29/F-30/F	29樓 29/F	30樓 30/F
位置 Location	設備 Appliances	品牌 Brand	單位 Flat		
			A	B	B
			型號 Model No.		
客廳、飯廳、 主人睡房、 睡房、儲物房、 書房及衣帽間 Living Room, Dining Room, Master Bedroom, Bedroom, Store Room, Study Room and Walk-in Closet	冷暖分體式空調機 Split-type air conditioner (Heat Pump)	大金 Daikin	室內機 Indoor Unit FTXS20DVMA, FTXS25EVMA, FTXS35EVMA, FTXS50FVMA, FTXS71FVMA and CDXS25EA	室內機 Indoor Unit FTXS20DVMA, FTXS25EVMA, FTXS35EVMA and FTXS71FVMA	室內機 Indoor Unit FTXS20DVMA, FTXS35EVMA, FTXS50FVMA, FTXS60FVMA and FTXS71FVMA
			室外機 Outdoor Unit RXS35EBVMA, RXS50FVMA, 3MXS52EVMA and 4MXS80EVMA	室外機 Outdoor Unit 4MXS80EVMA	室外機 Outdoor Unit 4MXS80EVMA
廚房 Kitchen	嵌入式2門冰箱 Built-in Fridge Freezer	Electrolux	ENN2853COW	ENN2853COW	ENN2853COW
	單門獨立冰箱 Built-in fridge with freezer compartment	Electrolux	ERY1201FOW	ERY1201FOW	ERY1201FOW
	嵌入式微波焗爐 Built-in Microwave Combination Oven	Miele	H6200BM	H6200BM	H6200BM
	嵌入式蒸焗爐 Built-in Steam Combination Oven	Miele	DGC6400	DGC6400	DGC6400
	煮食爐 (鍋頭) Gas Hob (Wok Burner)	Miele	CS1018	CS1018	CS1018
	電磁爐 (二頭) 2-zone Induction Hob	Miele	CS 1212-1i	CS 1212-1i	CS 1212-1i
	煮食爐 (二頭) Gas Hob (2-Burner)	Miele	CS1013-1	CS1013-1	CS1013-1
	抽油煙機 Cooker Hood	Miele	DA420-6 Puristic Plus	DA 3490	DA 3490
	嵌入式洗衣乾洗機 Built-in Integrated Washer Dryer	伊萊克斯 Electrolux	EWX147410W	EWX147410W	EWX147410W
	嵌入式洗碗碟機 Built-in Integrated Dishwasher	伊萊克斯 Electrolux	ESL7220RO	ESL7220RO	ESL7220RO
	嵌入式酒櫃 Built-in Wine Cooler	Miele	KWT 6321 UG	KWT 6321 UG	KWT 6321 UG
	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	RFE140B	RFE140B	RFE140B
	煤氣熱水爐 Gas Water Heater	TGC	TRJW161TFQL	TRJW221TFQL	-
主人睡房浴室 1 Master Bathroom 1	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	RFE140B	-	-
主人睡房浴室 2 Master Bathroom 2	煤氣熱水爐 Gas Water Heater	TGC	TRJW221TFQL	-	-
	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	RFE140B	-	-
主人睡房浴室 Master Bathroom	煤氣熱水爐 Gas Water Heater	TGC	-	-	TRJW221TFQL
	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	-	RFE140B	RFE140B
浴室 Bathroom	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	RFE140B	RFE140B	RFE140B
洗手間 Lavatory	煤氣熱水爐 Gas Water Heater	TGC	-	TRJW221TFQL	TRJW221TFQL
	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	RFE140A RFE140B	RFE140A	RFE140A
化妝室 Powder Room	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	-	RFE140B	RFE140B

## 住宅單位機電裝置數量說明表

## SCHEDULE OF MECHANICAL &amp; ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

樓層 Floor		3樓 3/F	5樓-12樓, 15樓-17樓 5/F-12/F, 15/F-17/F	19樓	18樓, 20樓-23樓, 25樓-28樓 18/F-23/F, 25/F-28/F	5樓-12樓, 15樓-23樓, 25樓-28樓 5/F-12/F, 15/F-23/F, 25/F-28/F	
單位 Flat		A				B	C
位置 Location	裝置 Installation	數量 Quantity					
客廳/飯廳 Living Room/ Dining Room	13安培單位電插座 13A Single Socket Outlet	2	2	3	2	-	-
	13安培雙位電插座 13A Twin Socket Outlet	2	2	2	2	3	3
	接線座 Fuse Spur Unit	2	2	2	2	1	1
	電視/電台天線插座 TV/FM Outlet	2	2	2	2	2	2
	電話插座 Telephone Outlet	2	2	2	2	2	2
	互聯網線插座 Data Outlet	2	2	2	2	2	2
	冷氣機接駁點 Air-conditioner Point	2	2	2	2	1	1
主人睡房 Master Bedroom	13安培單位電插座 13A Single Socket Outlet	2	2	3	2	2	2
	13安培雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	1
	接線座 Fuse Spur Unit	1	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1
	電話插座 Telephone Outlet	2	2	2	2	2	2
	冷氣機接駁點 Air-conditioner Point	1	1	1	1	1	1
衣帽間 Walk-in Closet	13安培單位電插座 13A Single Socket Outlet	-	-	-	1	-	-
	13安培雙位電插座 13A Twin Socket Outlet	-	-	1	-	-	-
	接線座 Fuse Spur Unit	-	-	1	1	-	-
睡房 1 Bedroom 1	13安培單位電插座 13A Single Socket Outlet	2	2	2	2	2	2
	接線座 Fuse Spur Unit	1	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1
	冷氣機接駁點 Air-conditioner Point	1	1	1	1	1	1



## 住宅單位機電裝置數量說明表

## SCHEDULE OF MECHANICAL &amp; ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

樓層 Floor		3樓 3/F	5樓-12樓, 15樓-17樓 5/F-12/F, 15/F-17/F	19樓	18樓 20樓-23樓, 25樓-28樓 18/F-23/F, 25/F-28/F	5樓-12樓, 15樓-23樓, 25樓-28樓 5/F-12/F, 15/F-23/F, 25/F-28/F	
單位 Flat		A				B	C
位置 Location	裝置 Installation	數量 Quantity					
睡房 2 Bedroom 2	13安培單位電插座 13A Single Socket Outlet	2	2	2	2	2	-
	接線座 Fuse Spur Unit	1	1	1	1	1	-
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	-
	電話插座 Telephone Outlet	1	1	1	1	1	-
	冷氣機接駁點 Air-conditioner Point	1	1	1	1	1	-
主人睡房浴室 Master Bathroom	13安培單位電插座 13A Single Socket Outlet	2	2	1	1	1	1
	接線座 Fuse Spur Unit	2	2	1	1	1	1
浴室 Bathroom	13安培單位電插座 13A Single Socket Outlet	1	1	1	1	1	1
	接線座 Fuse Spur Unit	-	-	-	-	1	1
洗手間 Lavatory	接線座 Fuse Spur Unit	2	2	2	2	-	-
廚房 Kitchen	13安培單位電插座 13A Single Socket Outlet	7	7	7	7	6	6
	13安培雙位電插座 13A Twin Socket Outlet	3	3	3	3	2	2
	接線座 Fuse Spur Unit	3	3	3	3	3	3
	20安培接線座 20A Connection Unit	2	2	2	2	-	-
儲物房 Store Room	13安培單位電插座 13A Single Socket Outlet	1	1	1	1	-	1
	接線座 Fuse Spur Unit	1	1	1	1	-	-
	冷氣機接駁點 Air-conditioner Point	1	1	1	1	-	-
3樓平台 3/F Flat Roof	13安培防風雨式單位電插座 13A Weather Proof Single Socket Outlet	3	-	-	-	-	-

住宅單位機電裝置數量說明表

SCHEDULE OF MECHANICAL &amp; ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

樓層 Floor		29樓-30樓 29/F-30/F	29樓 29/F	30樓 30/F
單位 Flat		A Duplex 複式	B	B
位置 Location	裝置 Installation	數量 Quantity		
客廳及飯廳 Living Room/Dining Room	13安培單位電插座 13A Single Socket Outlet	1	5	1
	13安培雙位電插座 13A Twin Socket Outlet	2	3	3
	接線座 Fuse Spur Unit	3	4	4
	電視/電台天線插座 TV/FM Outlet	2	2	2
	電話插座 Telephone Outlet	2	2	2
	互聯網線插座 Data Outlet	2	2	2
	冷氣機接駁點 Air-conditioner Point	3	4	4
主人睡房 1 Master Bedroom 1	13安培單位電插座 13A Single Socket Outlet	2	-	-
	13安培雙位電插座 13A Twin Socket Outlet	1	-	-
	接線座 Fuse Spur Unit	1	-	-
	電視/電台天線插座 TV/FM Outlet	1	-	-
	電話插座 Telephone Outlet	2	-	-
	冷氣機接駁點 Air-conditioner Point	1	-	-
主人睡房 2 Master Bedroom 2	13安培單位電插座 13A Single Socket Outlet	2	-	-
	13安培雙位電插座 13A Twin Socket Outlet	1	-	-
	接線座 Fuse Spur Unit	1	-	-
	電視/電台天線插座 TV/FM Outlet	1	-	-
	電話插座 Telephone Outlet	2	-	-
	冷氣機接駁點 Air-conditioner Point	1	-	-
主人睡房 Master Bedroom	13安培單位電插座 13A Single Socket Outlet	-	4	2
	13安培雙位電插座 13A Twin Socket Outlet	-	1	1
	接線座 Fuse Spur Unit	-	1	2
	電視/電台天線插座 TV/FM Outlet	-	1	1
	電話插座 Telephone Outlet	-	2	2
	冷氣機接駁點 Air-conditioner Point	-	1	2

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

樓層 Floor		29樓-30樓 29/F-30/F	29樓 29/F	30樓 30/F
單位 Flat		A Duplex 複式	B	B
位置 Location	裝置 Installation	數量 Quantity		
睡房 1 Bedroom 1	13安培單位電插座 13A Single Socket Outlet	2	2	2
	接線座 Fuse Spur Unit	1	1	1
	電視/電台天線插座 TV/FM Outlet	1	1	1
	電話插座 Telephone Outlet	1	1	1
	冷氣機接駁點 Air-conditioner Point	1	1	1
睡房 2 Bedroom 2	13安培單位電插座 13A Single Socket Outlet	2	2	2
	接線座 Fuse Spur Unit	1	1	1
	電視/電台天線插座 TV/FM Outlet	1	1	1
	電話插座 Telephone Outlet	1	1	1
	冷氣機接駁點 Air-conditioner Point	1	1	1
衣帽間 Walk-in Closet	13安培單位電插座 13A Single Socket Outlet	3	1	1
	接線座 Fuse Spur Unit	1	1	1
	冷氣機接駁點 Air-conditioner Point	1	1	1
瑜伽/運動房 Yoga/ Exercise room	13安培單位電插座 13A Single Socket Outlet	1	-	-
	13安培雙位電插座 13A Twin Socket Outlet	1	-	-
	接線座 Fuse Spur Unit	1	-	-
	電視/電台天線插座 TV/FM Outlet	1	-	-
	電話插座 Telephone Outlet	1	-	-
	冷氣機接駁點 Air-conditioner Point	1	-	-
書房/客房 Study/Guestroom	13安培雙位電插座 13A Twin Socket Outlet	1	-	-
	接線座 Fuse Spur Unit	1	-	-
	電視/電台天線插座 TV/FM Outlet	1	-	-
	電話插座 Telephone Outlet	1	-	-
	冷氣機接駁點 Air-conditioner Point	1	-	-

住宅單位機電裝置數量說明表

SCHEDULE OF MECHANICAL &amp; ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

樓層 Floor		29樓-30樓 29/F-30/F	29樓 29/F	30樓 30/F
單位 Flat		A Duplex 複式	B	B
位置 Location	裝置 Installation	數量 Quantity		
書房 Study room	13安培雙位電插座 13A Twin Socket Outlet	-	1	1
	接線座 Fuse Spur Unit	-	1	1
	電視/電台天線插座 TV/FM Outlet	-	1	1
	電話插座 Telephone Outlet	-	1	1
	冷氣機接駁點 Air-conditioner Point	-	1	1
主人睡房浴室 1 Master Bathroom 1	13安培單位電插座 13A Single Socket Outlet	1	-	-
	接線座 Fuse Spur Unit	2	-	-
主人睡房浴室 2 Master Bathroom 2	13安培單位電插座 13A Single Socket Outlet	1	-	-
	接線座 Fuse Spur Unit	3	-	-
主人睡房浴室 Master Bathroom	13安培單位電插座 13A Single Socket Outlet	-	1	1
	接線座 Fuse Spur Unit	-	3	3
浴室 1 Bathroom 1	13安培單位電插座 13A Single Socket Outlet	1	-	-
	接線座 Fuse Spur Unit	1	-	-
浴室 2 Bathroom 2	13安培單位電插座 13A Single Socket Outlet	1	-	-
	接線座 Fuse Spur Unit	1	-	-
浴室 Bathroom	13安培單位電插座 13A Single Socket Outlet	-	1	1
	接線座 Fuse Spur Unit	-	1	1
化妝室 Powder Room	13安培單位電插座 13A Single Socket Outlet	-	1	-
	接線座 Fuse Spur Unit	-	1	1
洗手間 Lavatory	接線座 Fuse Spur Unit	2	2	2
	冷氣接駁點 Air-conditioner Point	1	-	-
廚房 Kitchen	13安培單位電插座 13A Single Socket Outlet	9	10	10
	13安培雙位電插座 13A Twin Socket Outlet	4	3	3
	接線座 Fuse Spur Unit	3	3	2
	20A 接線座 20A Connection unit	2	2	2



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

樓層 Floor		29樓-30樓 29/F-30/F	29樓 29/F	30樓 30/F
單位 Flat		A Duplex 複式	B	B
位置 Location	裝置 Installation	數量 Quantity		
儲物房 Store Room	13安培單位電插座 13A Single Socket Outlet	1	1	1
	接線座 Fuse Spur Unit	-	1	1
	冷氣機接駁點 Air-conditioner Point	-	1	1
30樓 走廊 30/F Corridor	13安培單位電插座 13A Single Socket Outlet	1	-	-
	接線座 Fuse Spur Unit	1	-	-
	冷氣機接駁點 Air-conditioner Point	1	-	-
單位天台 Flat Roof of the Flat	13安培防風雨式單位電插座 13A Weather Proof Single Socket Outlet	2	1	4

## 機電裝置平面圖 MECHANICAL & ELECTRICAL PROVISION PLAN

### 圖例 LEGEND

	單聯單控照明開關 1-WAY 1-GANG LIGHTING SWITCH		配電箱 MINIATURE CIRCUIT BREAKER BOARD
	單聯雙控照明開關 2-WAY 1-GANG LIGHTING SWITCH		對講機 DOOR PHONE
	雙聯單控照明開關 1-WAY 2-GANG LIGHTING SWITCH		洗衣機去水位 DRAIN POINT FOR WASHING MACHINE
	雙聯雙控照明開關 2-WAY 2-GANG LIGHTING SWITCH		洗衣機來水位 WATER POINT FOR WASHING MACHINE
	叁聯單控照明開關 1-WAY 3-GANG LIGHTING SWITCH		煤氣熱水爐 GAS HEATER
	叁聯雙控照明開關 2-WAY 3-GANG LIGHTING SWITCH		煤氣熱水爐控制器 GAS HEATER CONTROLLER
	單聯單控開關供抽氣扇 1-WAY 1-GANG SWITCH FOR EXHAUST FAN		室內分體式冷氣機 INDOOR AIR CONDITIONING UNIT
	單聯單控開關供煤氣熱水爐 1-WAY 1-GANG SWITCH FOR GAS HEATER		室外分體式冷氣機 OUTDOOR AIR CONDITIONING UNIT
	雙聯單控開關供抽氣扇及煤氣熱水爐 1-WAY 2-GANG SWITCH FOR EXHAUST FAN AND GAS HEATER		門鈴 DOOR BELL
	門鈴開關 DOOR BELL SWITCH		13A 單位電插座 13A SINGLE SOCKET OUTLET
	熔斷接線座供抽氣扇 FUSE SPUR UNIT FOR EXHAUST FAN		13A 雙位電插座 13A TWIN SOCKET OUTLET
	熔斷接線座供室內分體式冷氣機 FUSE SPUR UNIT FOR A/C INDOOR UNIT		13A 單位電插座供雪櫃 13A SINGLE SOCKET OUTLET FOR FRIDGE
	20A 接線座供綜合蒸氣爐 20A CONNECTION UNIT FOR COMBINE STEAM OVEN		13A 單位電插座供廚櫃升降機 13A SINGLE SOCKET OUTLET FOR CABINET ELECTRICAL LIFT
	20A 接線座供電磁爐 20A CONNECTION UNIT FOR INDUCTION HOB		13A 單位電插座供洗衣機 13A SINGLE SOCKET OUTLET FOR WASHER
	熔斷接線座供門鈴 FUSE SPUR UNIT FOR DOOR BELL		13A 單位電插座供抽油煙機 13A SINGLE SOCKET OUTLET FOR COOKER HOOD
	熔斷接線座供煤氣熱水爐 FUSE SPUR UNIT FOR GAS HEATER		13A 單位電插座供微波爐 13A SINGLE SOCKET OUTLET FOR MICROWAVE
	防風雨式隔離開關供室外分體式冷氣機 WEATHER PROOF ISOLATOR SWITCH FOR A/C OUTDOOR UNIT		13A 單位電插座供洗碗機 13A SINGLE SOCKET OUTLET FOR DISH WASHER
	電視及電台線插座 TV/FM OUTLET		13A 單位電插座供煤氣煮食爐 13A SINGLE SOCKET OUTLET FOR COOKER HOB
	互聯網線插座 (空白面板用於將來的接駁) DATA OUTLET (BLANK PLATE FOR FUTURE CONNECTION)		13A 雙位電插座供煤氣煮食爐 13A TWIN SOCKET OUTLET FOR COOKER HOB
	電話線插座 TELEPHONE OUTLET		13A 單位電插座供酒櫃 13A SINGLE SOCKET OUTLET FOR WINE CELLAR
	抽氣扇 EXHAUST FAN		13A 防風雨式單位電插座 13A WEATHER PROOF SINGLE SOCKET OUTLET
	天花燈 CEILING LIGHT		垂直式燈帶 VERTICAL STRIP
	掛牆燈 WALL MOUNTED LIGHT		燈帶 STRIP
	嵌入式筒燈 RECESSED DOWN LIGHT		掛牆式地腳燈 WALL MOUNTED FOOTLIGHT
	廚櫃嵌入式筒燈 RECESSED DOWN LIGHT AT KITCHEN CABINET		螢光燈 FLUORESCENT LIGHT
	裝飾燈 DECORATIVE LIGHT		掛牆式上照燈 WALL MOUNTED UP LIGHT
			掛牆式裝飾燈 WALL MOUNTED DECORATIVE LIGHT

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

機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION PLAN

3樓

3/F



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

機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION PLAN

5樓 - 12樓

5/F - 12/F





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

機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION PLAN

15樓 - 18樓，20樓 - 22樓

15/F - 18/F, 20/F - 22/F



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

機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION PLAN

19樓

19/F



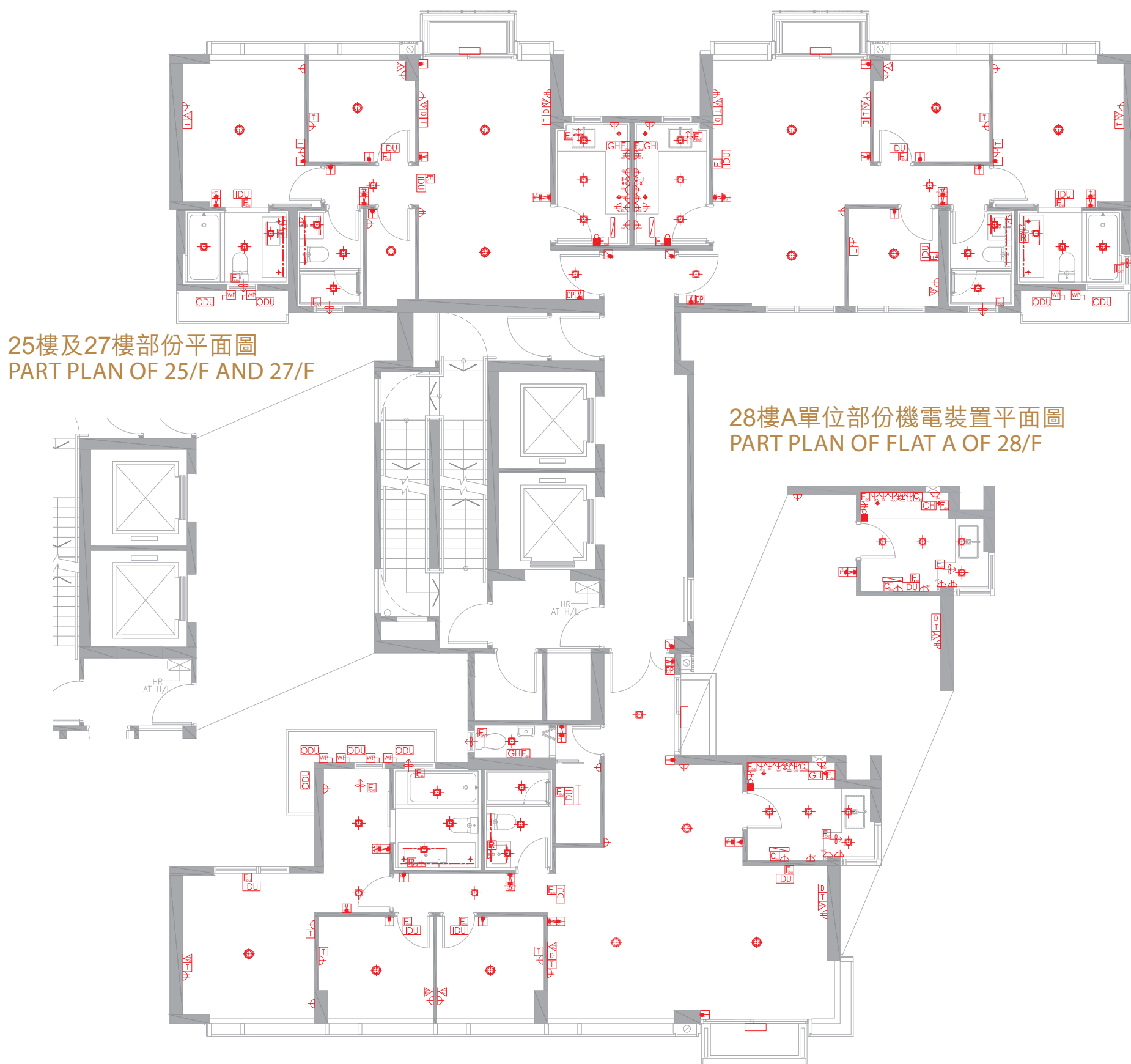
# 22 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES

機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION PLAN

23樓、25樓 - 28樓

23/F, 25/F - 28/F



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

機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION PLAN

29樓

29/F





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

機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION PLAN

30樓

30/F



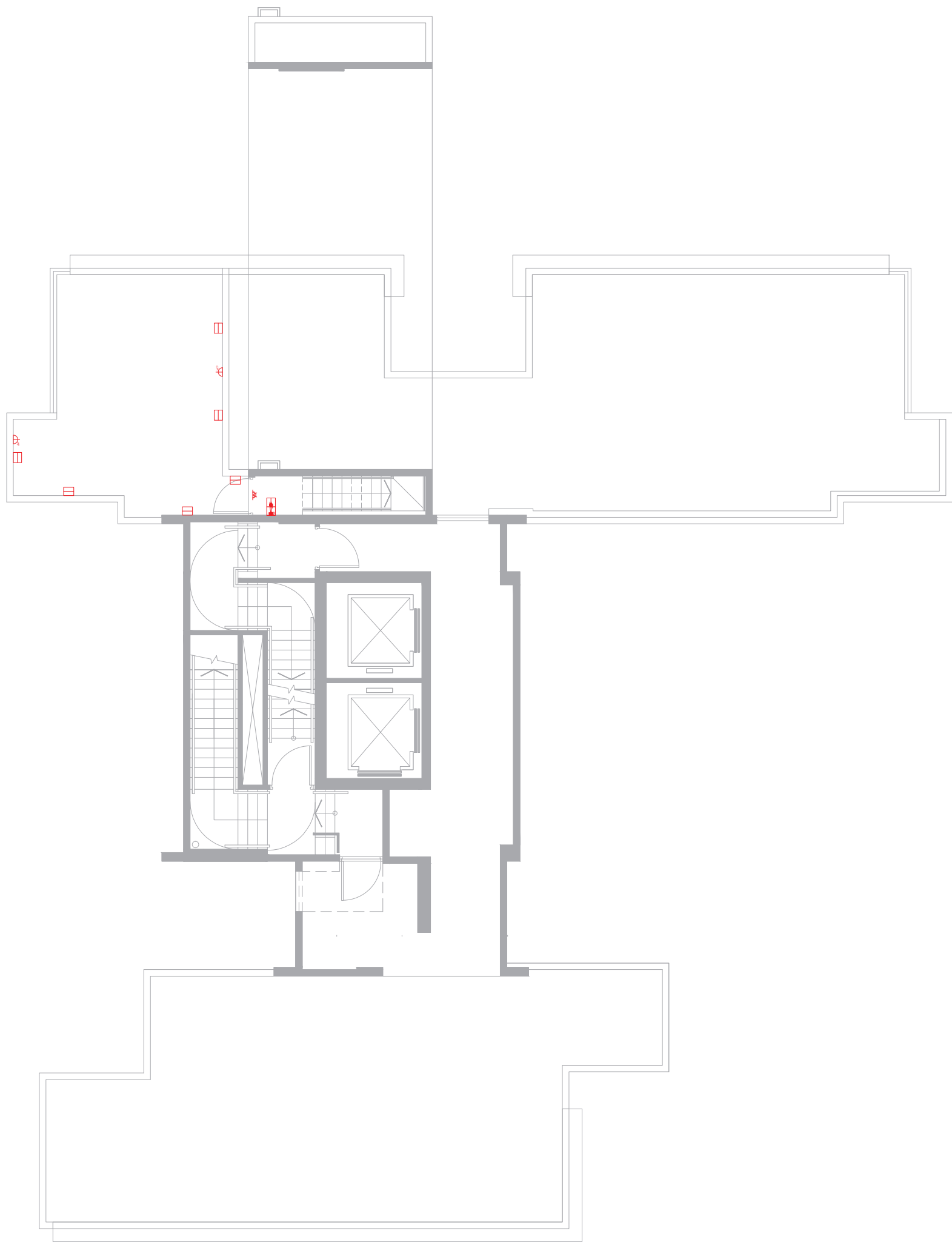
# 22 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES

機電裝置平面圖

MECHANICAL & ELECTRICAL PROVISION PLAN

天台

ROOF



## 23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

Towngas is supplied by The Hong Kong and China Gas Company Limited.

## 24 地稅 GOVERNMENT RENT

賣方將會/已繳付有關該地段由批地文件之日期起計直至買賣物業之成交日期期間之有關物業地租。

The Vendor will pay / has paid all outstanding Government rent in respect of the Land from the date of the Land Grant of the Land up to and including the date of the assignments of residential property.

## 25 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向賣方補還水、電力及氣體的按金。
2. 交付住宅單位時，買方須支付等同於一個月管理費的廢料清理費，該費用不可退還。

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is required to pay the debris removal fee equivalent to one month's management fee which is non-refundable.

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

按買賣合約的規定，住宅單位及住宅單位內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅單位之成交日期起計為期六(6)個月內。

Defects liability warranty period for the residential property and the fitting, finishes and appliance as provided in the Agreement is within six (6) months from the date of completion of the sale and purchase.

## 27 斜坡維修 MAINTENANCE OF SLOPES

不適用

Not applicable

## 28 修訂 MODIFICATION

沒有向政府提出申請修訂有關本發展項目批地文件。

No application has been made to the Government for modification of the land grant for the Development.

## 29 有關資料 RELEVANT INFORMATION

賣方現正向地政總署申請在該土地經營製糖、製油（加油站除外）、肉商、食物供應及旅館行業或業務之牌照。

The Vendor is in the course of applying for licences to carry out the trade or business of sugar baker, oilman (excluding petrol filling station), butcher, victualler and tavern keeper in or upon the Land from the Lands Department.

## 30 發展項目之互聯網網站 WEBSITE OF THE DEVELOPMENT

賣方就本發展項目指定的互聯網網址：

<http://www.3juliaavenue.hk>

The website address designated by the Vendor for the Development:

<http://www.3juliaavenue.hk>



獲寬免總樓面面積的設施分項  
BREAKDOWN OF GFA CONCESSIONS OBTAINED FOR ALL FEATURES

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

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

根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3) (b)		面積（平方米） Area (m <sup>2</sup> )
1.(＃)	停車場及上落客貨地方（公共交通總站除外） Carpark and loading / unloading area excluding public transport terminus	1,810.784
2.	機房及相類設施 Plant rooms and similar services	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等 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.	124.775
2.2(＃)	所佔面積 <b>不</b> 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 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.	436.481
2.3	非強制性或非必要機房， 例如空調機房、風櫃房等 Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	13.984
根據聯合作業備考第1及第2 號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		
3.	露台 Balcony	80.068
4.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	66.596
5.	公用空中花園 Communal sky garden	不適用 Nil
6.	隔聲鰭 Acoustic fin	不適用 Nil
7.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Nil
8.	非結構預製外牆 Non-structural prefabricated external wall	50.028
9.	工作平台 Utility platform	18.750
10.	隔音屏障 Noise barrier	不適用 Nil
適意設施 Amenity Features		
11.	供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室 Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	4.950
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 Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	314.697
13.	有上蓋的園景區及遊樂場 Covered landscaped and play area	20.469

適意設施 Amenity Features		面積（平方米） Area (m <sup>2</sup> )
14.	橫向屏障/有蓋人行道、花棚 Horizontal screens / covered walkways, trellis	不適用 Nil
15.	擴大升降機井道 Larger lift shaft	不適用 Nil
16.	煙囪管道 Chimney shaft	不適用 Nil
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 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	11.460
18.(#)	強制性設施或必要機房所需的管槽、氣槽 Pipe duct, air duct for mandatory feature or essential plant room	39.351
19.	非強制性設施或非必要機房所需的管槽、氣槽 Pipe duct, air duct for non-mandatory feature or non-essential plant room	不適用 Nil
20.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature.	不適用 Nil
21.	複式住宅單位及洋房的中空 Void in duplex domestic flat and house	不適用 Nil
22.	伸出物，如空調機箱及伸出外牆超過750 毫米的平台 Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall.	不適用 Nil
其他項目 Other Exempted Items		
23.(#)	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	不適用 Nil
24.(#)	其他伸出物 Other projections	不適用 Nil
25.(#)	公共交通總站 Public transport terminus	不適用 Nil
26.(#)	共用構築物及樓梯 Party structure and common staircase	不適用 Nil
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 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	不適用 Nil
28.(#)	公眾通道 Public passage	不適用 Nil
29.	因建築物後移導致的覆蓋面積 Covered set back area	不適用 Nil
額外總樓面面積 Bonus GFA		
30.	額外總樓面面積 Bonus GFA	不適用 Nil

附註：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。  
Notes: The above table is based on the requirements as stipulated in 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.

建築物的環境評估  
ENVIRONMENTAL ASSESSMENT OF THE BUILDING

**綠色建築認證**

在印刷此售樓說明書前，本物業根據香港綠色建築議會頒授/發出的綠建環評認證評級。

**暫定評級**  
**不予評級**



**HKGBC**  
香港綠色建築議會

申請編號: PAU0002/14

**Green Building Certification**

Assessment result under the **BEAM Plus** certification conferred / issued by the Hong Kong Green Building Council (HKGBC) for the building prior to the printing of the sales brochures.

**Provisional**  
**UNCLASSIFIED**



**HKGBC**  
香港綠色建築議會

Application no.: PAU0002/14

發展項目的公用部分的預計能量表現或消耗  
Estimated energy performance or consumption for the common parts of the Development

於印製售樓說明書前呈交予建築務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：  
Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:

第I部份 Part I	
提供中央空調 Provision of Central Conditioning	否 No
提供具能源效益的設施 Provision of Energy Efficient Features	是 Yes
擬安裝的具能源效益的設施 Energy Efficient Features proposed:	1. 高效能分體式空調機 High performance split type air-conditioning unit 2. 高效能變頻多聯分體式空調 High energy performance VRV air-conditioning system 3. 低能耗燈具 Lighting fittings with low lighting power density

第II部份：擬興建樓宇/部份樓宇預計每年能源消耗量 <sup>(註腳1)</sup> Part II: The predicted annual energy use of the proposed building / part of building <sup>(Note1)</sup>					
位置 Location	使用有關裝置的內部樓面面積(平方米) Internal Floor Area Served (m²)	基線樓宇每年源消耗量 <sup>(註腳2)</sup> Annual Energy Use of Baseline Building <sup>(Note2)</sup>		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
		電力 千瓦小時 / 平方米 / 年 Electricity kWh / m² / annum	煤氣 / 石油氣 用量單位 / 平方米 / 年 Town Gas / LPG unit / m² / annum	電力 千瓦小時 / 平方米 / 年 Electricity kWh / m² / annum	煤氣 / 石油氣 用量單位 / 平方米 / 年 Town Gas / LPG unit / m² / annum
有使用中央屋宇 裝備裝置 <sup>(註腳3)</sup> 的部分 Area served by central building services installation <sup>(Note3)</sup>	2809.45	223.66	0	177.29	0

第III部份：以下裝置乃按機電工程署公布的相關實務守則設計： Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
裝置類型 Type of Installations	是 Yes	否 No	不適用 N/A
照明裝置 Lighting Installations	✓		
空調裝置 Air Conditioning Installations	✓		
電力裝置 Electrical Installations	✓		
升降機及自動梯的裝置 Lift & Escalator Installations	✓		
以總能源為本的方法 Performance-based Approach	✓		

## 附註：

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇小計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

預計每年〔能源消耗量（千瓦小時／平方米／年）及煤氣／石油氣消耗量（用量單位／平方米／年）計算〕，指將發展項目的每年能源消耗總量除以使用關裝置的內部樓面面積所得出的商，其中：

- a. “每年能源消耗量”與新建樓宇BEAM Plus標準（現行版本）第4節及附錄8中的「年能源消耗」具有相同涵義；及
  - b. 樓宇、空間或單位的“內部樓面面積”，指外牆及／或共用牆的內壁之內表面起量度出來的樓面面積。
2. “基準樓宇”與新建樓宇BEAM Plus標準（現行版本）第4節及附錄8中的“基準建築物模式（零分標準）”具有相同涵義。
  3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則（2010年2月版）（草稿）中的涵義相同。

## Notes:

1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

The predicted annual energy use, in terms of electricity consumption (kWh/m<sup>2</sup>/annum) and town gas/LPG consumption (unit/m<sup>2</sup>/annum), of the development by the internal floor area served, where:

- a. “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
  - b. “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
  3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Building (February 2010 edition) (Draft).



棗梨雅道3號售樓說明書檢視記錄  
 3 JULIA AVENUE SALES BROCHURE EXAMINATION RECORD

檢視 / 修改日期 Examination / Revision Date	頁次 Page Number	所作修改 Revision Made
2014年12月9日 9 <sup>th</sup> December 2014	P.13, P.14	更新發展項目的鳥瞰照片 Aerial Photograph of the Development is updated
	P.15	更新發展項目的所在位置圖 Outline Zoning Plan of the Development is updated
	P.47, P.48	更改錯字 Typo is amended
	P.60, P.61	更改錯字 Typo is amended
	P.65	更改錯字 Typo is amended
	P.84	更改錯字 Typo is amended
2015年3月5日 5 <sup>th</sup> March 2015	P.12	更新發展項目的所在位置圖 Location Plan of the Development is updated
	P.14a	更新發展項目的鳥瞰照片 Aerial Photograph of the Development is updated
	P.20 - P.32	更新發展項目的住宅物業的樓面平面圖 Floor Plans of Residential Properties in the Development are updated
	P.48	更新立面圖 Elevation Plan is updated
	P.52, P.53	提供更多有關門的細節 More details of doors are provided
	P.56, P.57	更新有關門的細節 Details of doors are updated
	P.62, P.63	更改錯字 Typo is amended
	P.64, P.65	更新設備說明表 Appliances Schedule is updated
	P.70, P.71	更新住宅單位機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions of Residential Units is updated
	P.72 - P.79	更新機電裝置平面圖 Mechanical & Electrical Provision Plan is updated
	P.84	更改錯字 Typo is amended
2015年6月4日 4 <sup>th</sup> June 2015	封面 Cover	封面更新 Cover is updated
	P.11	更新物業管理的資料 Information on Properties Management is updated
	P.15 - P.19	更改頁碼 Page number is revised
	P.20, P.22, P.24, P.26, P.28, P.30, P.32	更新發展項目的住宅物業的樓面平面圖 Floor Plans of Residential Properties in the Development are updated
	P.47, P.48	更新立面圖 Elevation Plan is updated
	P.62 - P.65	更新裝置、裝修物料及設備 Fittings, Finishes and Appliances is updated
	P.67, P.70 - P.79	更新住宅單位機電裝置數量說明表及機電裝置平面圖 Schedule of Mechanical & Electrical Provisions of Residential Units and Mechanical & Electrical Provisions Plans are updated

檢視記錄

EXAMINATION RECORD

檢視 / 修改日期 Examination / Revision Date	頁次 Page Number	所作修改 Revision Made
2015年9月2日 2 <sup>th</sup> September 2015	P.11	更新物業管理的資料 Information on Properties Management is updated
	P.13	更新發展項目的鳥瞰照片 Aerial Photograph of the Development is updated
	P.14 - P.86	更改頁碼 Page number is revised
	P.14	更新關乎發展項目的分區計劃大綱圖的資料 Information on Outline Zoning Plan Relating to the Development is updated
	P.17	更新發展項目的布局圖 Layout Plan Of The Development is updated
	P.18, P.20, P.22, P.24, P.26, P.28, P.30	更新發展項目的住宅物業的樓面平面圖 Floor Plans of Residential Properties in the Development are updated
	P.34, P.35	更新發展項目中的停車位的樓面平面圖 Floor plans of parking spaces in the development is updated
	P.45, P.46	更新立面圖 Elevation Plan is updated
	P.47	更新發展項目中的公用設施的資料 Information on Common Facilities in the Development is updated
	P.48, P.49, P.54, P.55, P.58, P.59, P.60, P.61, P.62, P.63	更新裝置、裝修物料及設備 Fittings, Finishes and Appliances is updated
	P.68 - P.77	更新住宅單位機電裝置數量說明表及機電裝置平面圖 Schedule of Mechanical & Electrical Provisions of Residential Units and Mechanical & Electrical Provisions Plans are updated
	P.80 - P.82	更新申請建築物總樓面面積寬免的資料 Information in Application for Concession on Gross Floor Area of Building is updated
2015年12月1日 1 <sup>st</sup> December 2015	P.7	更新發展項目的資料 Information on the Development is updated
	P.11	更新物業管理的資料 Information on Property Management is updated
	P.12	更新發展項目的所在位置圖 Location Plan of the Development is updated
	P.13, P.13a	更新發展項目的鳥瞰照片 Aerial Photograph of the Development is updated
	P.14	更新關乎發展項目的分區計劃大綱圖的資料 Information on Outline Zoning Plan Relating to the Development is updated
	P.17	更新發展項目的布局圖 Layout Plan of the Development is updated
	P.20, P.22, P.24	更新發展項目的住宅物業的樓面平面圖 Floor Plan of Residential Properties in the Development is updated
	P.47	更新閱覽圖則及公契 Inspection of Plans and Deed of Mutual Covenant is updated
	P.48 - P.51, P.60, P.61, P.63	更新裝置、裝修物料及設備 Fittings, Finishes and Appliances is updated
	P.64, P.65	更新設備說明表 Appliances Schedule is updated
	P.70, P.72 - P.76	更新住宅單位機電裝置數量說明表及機電裝置平面圖 Schedule of Mechanical & Electrical Provisions of Residential Units and Mechanical & Electrical Provisions Plans are updated
2016年3月2日 2 <sup>rd</sup> March 2016	P.12	更新發展項目的所在位置圖 Location Plan of the Development is updated
	P.64	更新設備說明表 Appliances Schedule is updated
	P.73a, P.76, P.77	更新住宅單位機電裝置數量說明表及機電裝置平面圖 Schedule of Mechanical & Electrical Provisions of Residential Units and Mechanical & Electrical Provisions Plans are updated

檢視記錄  
EXAMINATION RECORD

檢視 / 修改日期 Examination / Revision Date	頁次 Page Number	所作修改 Revision Made
2016年6月3日 3 <sup>rd</sup> June 2016	P.12	更新發展項目的所在位置圖 Location Plan of the Development is updated
	P.13	更新發展項目的鳥瞰照片 Aerial Photograph of the Development is updated
	P.13a	此頁刪除 This page is deleted
2016年9月2日 2 <sup>nd</sup> September 2016	P.12	更新發展項目的所在位置圖 Location Plan of the Development is updated
	P.71, P.75, P.76	更新機電裝置平面圖 Mechanical & Electrical Provision Plans are updated
2016年12月2日 2 <sup>nd</sup> December 2016	P.12	更新發展項目的所在位置圖 Location Plan of the Development is updated
2017年3月2日 2 <sup>nd</sup> March 2017	P.12	更新發展項目的所在位置圖 Location Plan of the Development is updated
2017年6月1日 1 <sup>st</sup> June 2017	--	並無作出修改 No Revision made
2017年9月1日 1 <sup>st</sup> September 2017	P.2 - P.6	根據一手住宅物業銷售監管局最新發出的版本更新 “一 手住宅物業買家須知” “Notes to Purchasers of First-hand Residential Properties” is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority
	P.6A, P.6B (additional pages) (加頁)	根據一手住宅物業銷售監管局最新發出的版本更新 “一 手住宅物業買家須知” 及增添至此頁 “Notes to Purchasers of First-hand Residential Properties” is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority and is added in these pages
	P.12	更新發展項目的所在位置圖 Location Plan of the Development is updated
	P.13	更新發展項目的鳥瞰照片 Aerial Photograph of the Development is updated
2017年12月1日 1 <sup>st</sup> December 2017	P.76	更新機電裝置平面圖 Mechanical & Electrical Provision Plan is updated
2018年3月1日 1 <sup>st</sup> March 2018	P.12	更新發展項目的所在位置圖 Location Plan of the Development is updated
	P.13	更新發展項目的鳥瞰照片 Aerial Photograph of the Development is updated
	P.13a	新增發展項目的鳥瞰照片 Aerial Photograph of the Development is added
2018年6月1日 1 <sup>st</sup> June 2018	P.12	更新發展項目的所在位置圖 Location Plan of the Development is updated
	P.13b	新增發展項目的鳥瞰照片 Aerial Photograph of the Development is added
2018年8月31日 31 <sup>st</sup> August 2018	P.8	更新賣方及有參與發展項目其他人的資料 Information on vendor and others involved in the Development is updated
	P.15	更新關乎發展項目的分區計劃大綱圖的資料 Information on Outline Zoning Plan Relating to the Development is updated
2018年11月30日 30 <sup>th</sup> November 2018	P.8	更新賣方及有參與發展項目的其他人的資料 Information on vendor and others involved in the development is updated
	P.13C (additional pages) (加頁)	新增發展項目的鳥瞰照片 Aerial Photograph of the Development is added
	P.26, P.27	更新發展項目的住宅物業的樓面平面圖 Floor Plan of Residential Properties in the Development is updated
	P.60, P.61	更新裝置、裝修物料及設備 Fittings, Finishes and Appliances is updated
	P.66, P.75	更新住宅單位機電裝置數量說明表及機電裝置平面圖 Schedule of Mechanical & electrical Provisions of residential Units and Mechanical & electrical Provisions Plan are updated

發展項目及其周邊地區日後可能出現改變。  
There may be future changes to the Development and the surrounding areas.

DATE OF PRINTING : 10 SEPTEMBER 2014  
印製日期：2014年9月10日





