

明KING'S 德山HILL

Sales Brochure 售樓說明書

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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.

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

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should –
 - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
 - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
 - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.

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

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及(iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，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，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價5% 的臨時訂金。

¹ 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、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。

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

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

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

- 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，您應該一
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
 - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
 - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

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

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

其他相關聯絡資料：

消費者委員會	
網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611
地產代理監管局	
網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596
香港地產建設商會	
電話	: 2826 0111
傳真	: 2845 2521

INFORMATON ON THE DEVELOPMENT 發展項目的資料

Name of the Development
King’s Hill

Name of the street and the street number
38 Western Street

Total number of storeys
29 storeys

The above number of storeys does not include the electrical/mechanical(E/M) basement floor, electrical/mechanical (E/M) Mezzanine floor, transfer plate, roof floor, lift machine room floor and fan room floor.

Floor numbering as provided in the approved building plans for the Development
Basement Floor, Ground Floor, Mezzanine Floor, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F and 32/F Penthouse.

Omitted floor numbers
4/F, 13/F, 14/F and 24/F are omitted

Refuge floor
Located on part of roof floor

發展項目名稱
明德山

街道名稱及門牌號數
西邊街38號

樓層總數
29層

上述樓層數目不包括機電地庫層，機電閣樓，轉換層，天台層，升降機機房層及風機房層。

發展項目的經批准的建築圖則所規定的樓層號數
地庫層，地下，閣樓，1樓至3樓，5樓至12樓， 15樓至23樓，25樓至31樓及32樓頂層單位。

被略去的樓層號數
不設4樓、13樓、14樓及24樓

庇護層
設於部份之天台層

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

Vendor

Fame Amuse Limited

Holding companies of the Vendor

Worth Plus Investments Limited
Assets Garden Holdings Limited
Sun Hung Kai Properties Limited

Authorized Person

Cheng Yuk Leung

The firm or corporation of which the authorized person is a proprietor, director or employee in his or her professional capacity

Aedas Limited

Building Contractor

Teamfield Building Contractors Limited

Solicitors for the Vendor

Mayer Brown

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

Not applicable

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

Sun Hung Kai Properties Holding Investment Limited

賣方

Fame Amuse Limited

賣方的控權公司

Worth Plus Investments Limited
Assets Garden Holdings Limited
新鴻基地產發展有限公司

認可人士

鄭育良

認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

凱達環球有限公司

承建商

添輝建築有限公司

賣方代表律師

孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

不適用

已為發展項目的建造提供貸款的任何其他人

Sun Hung Kai Properties Holding Investment Limited

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係

(a) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	Not Applicable
(b) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not Applicable
(c) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	Not Applicable
(d) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(e) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(f) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	Not Applicable
(g) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not Applicable
(h) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not Applicable
(i) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	Not Applicable
(j) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(k) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(l) The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	Not Applicable
(m) The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not Applicable
(n) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(o) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(p) The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	Not Applicable
(q) The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not Applicable
(r) The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her Professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	Not Applicable
(s) The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	The Building Contractor, Teamfield Building Contractors Limited, is an associate corporation of the Vendor and its holding companies.

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係

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

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

There is no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

發展項目沒有非結構的預製外牆構成圍封牆的一部份。

There are curtain walls forming part of the enclosing walls of the Development.

發展項目有構成圍封牆的一部份的幕牆。

The range of thickness of the curtain walls is 300mm.

幕牆的厚度範圍為300毫米。

SCHEDULE OF TOTAL AREA OF THE CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY

每個住宅物業的幕牆總面積表

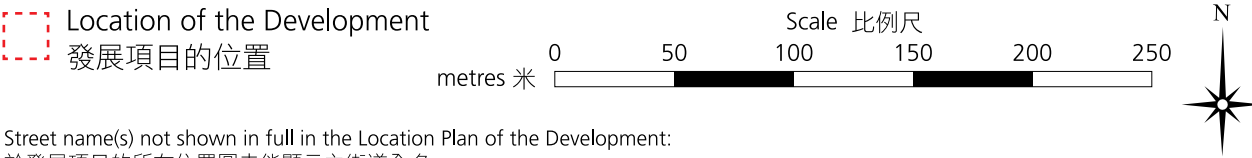
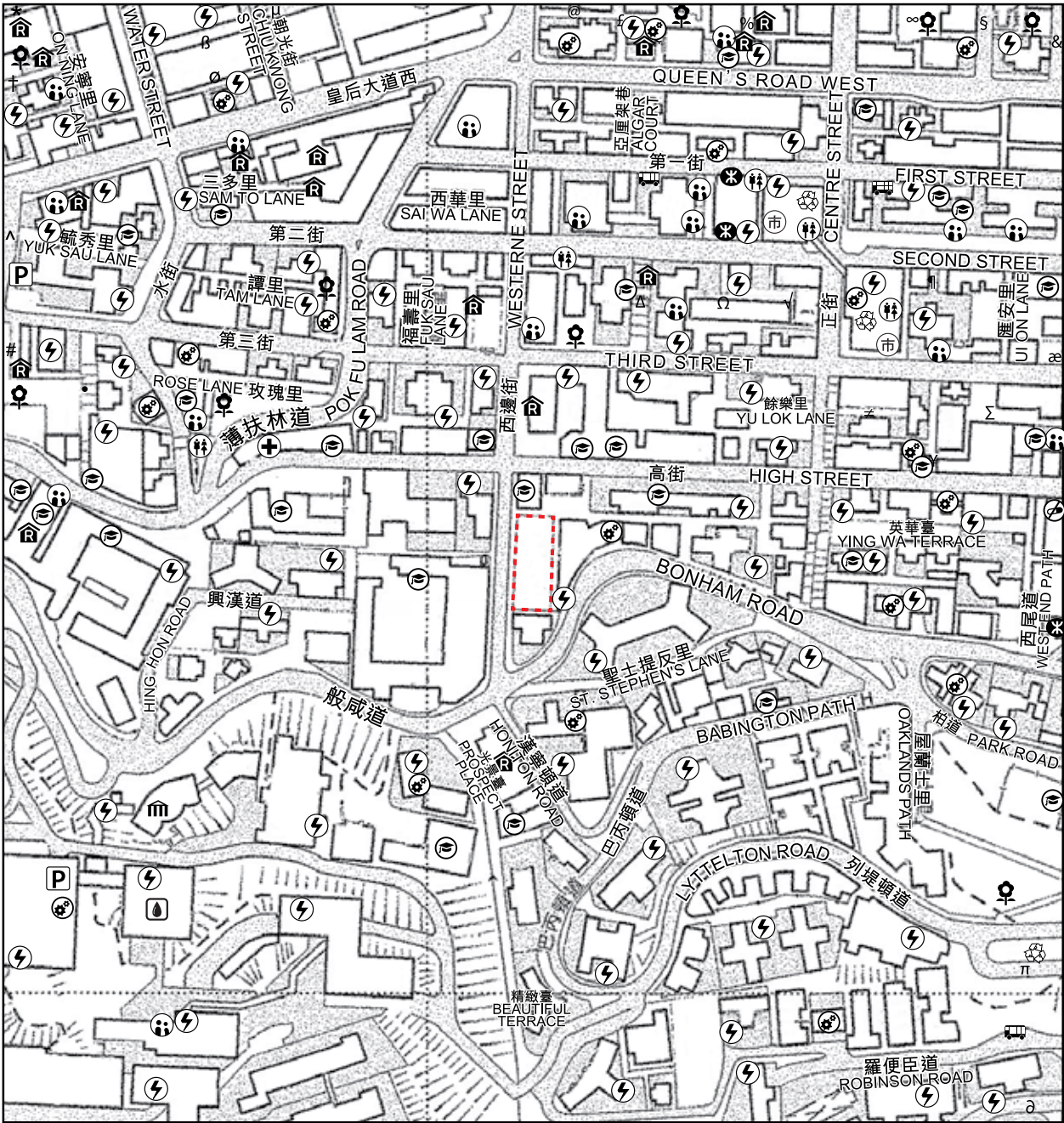
Unit 單位	Floor 樓層	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
A	2/F,3/F, 5/F-12/F, 15/F- 23/F 2 樓, 3 樓, 5 樓-12 樓, 15 樓-23 樓	1.361
B		0.829
C		1.377
D		0.630
E		0.769
F		0.962
G		2.220
A	26/F 26 樓	1.436
B		1.421
C		1.234
D		1.896
E		4.482
A	27/F-31/F 27 樓-31 樓	1.998
B		1.977
C		1.234
D		1.896
E		4.482
A	32/F Penthouse 32 樓 頂層單位	3.754
B		1.792
C		4.023

INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

The Manager appointed under the deed of mutual covenant that has been executed
Royal Elite Service Company Limited

根據已簽立的公契獲委任的管理人
帝譽服務有限公司

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



- Kui Yan Lane 居仁里
- # Yau Yee Lane 由義里
- ^ Kwong Fung Lane 廣豐里
- † Sai On Lane 西安里
- * Des Voeux Road West 德輔道西
- β Lai On Lane 荔安里
- ∅ Sai Hing Lane 西興里
- @ Shek Chan Lane 石棧里
- £ Chung Ching Street 忠正街
- ¢ Ki Ling Lane 奇靈里
- % Sai Yuen Lane 西源里
- ∞ Sung Hing Lane 崇慶里
- § Kwai Heung Street 桂香街
- & Mui Fong Street 梅芳街
- ¶ Un Fuk Lane 元福里
- ≠ Cheung On Lane 長安里
- Σ Un Shing Lane 元勝里
- ¥ Leung I Fong 兩儀坊
- π Oaklands Avenue 屋蘭士街
- ∂ Kotewall Road 旭龢道
- Δ Sheung Fung Lane 常豐里
- Ω Tak Sing Lane 德星里
- √ David Lane 爹核里
- μ Siu Cheung Fong 兆祥坊
- æ Kwok Hing Lane 郭興里

The Location Plan is made with reference to the Survey Sheet (Series HP5C) Sheet No. 11-SW-A dated 5th November 2018 from Survey and Mapping Office of the Lands Department with adjustments where necessary.
此位置圖是參考於2018年11月5日出版之地政總署測繪處之測繪圖 (組別編號HP5C)，圖幅編號11-SW-A編製，有需要處經修正處理。

NOTATION 圖例

- Public Carpark (including Lorry Park)
公眾停車場 (包括貨車停泊處)
- Public Convenience
公廁
- Public Transport Terminal (including Rail Station)
公共交通總站 (包括鐵路車站)
- Public Utility Installation
公用事業設施裝置
- Religious Institution (including Church, Temple and Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂)
- School (including Kindergarten)
學校 (包括幼稚園)
- Oil Depot
油庫
- Addiction Treatment Centre
戒毒院所
- Clinic
診療所
- Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
社會福利設施 (包括老人中心及弱智人士護理院)
- Power Plant (including Electricity Sub-stations)
發電廠 (包括電力分站)
- Market (Including Wet Market and Wholesale Market)
市場 (包括濕貨市場及批發市場)
- Museum
博物館
- Public Park
公園
- Refuse Collection Point
垃圾收集站

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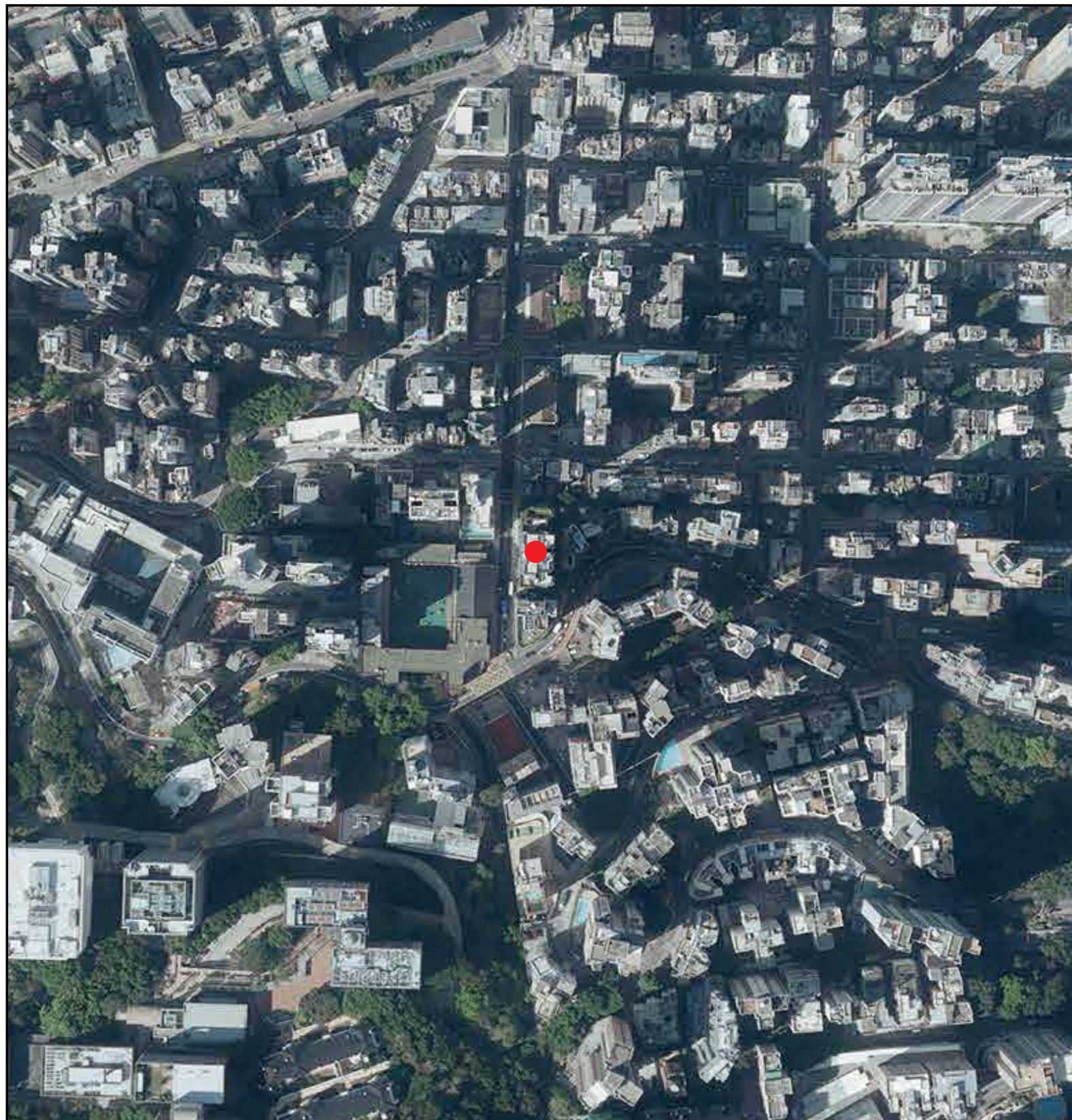
Note :

- The Vendor advises prospective purchasers to conduct an 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.

備註：

- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,000 feet, photo No.E034225C, date of flight : 10th March 2018.
摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E034225C，飛行日期：2018年3月10日。

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Note :

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註：

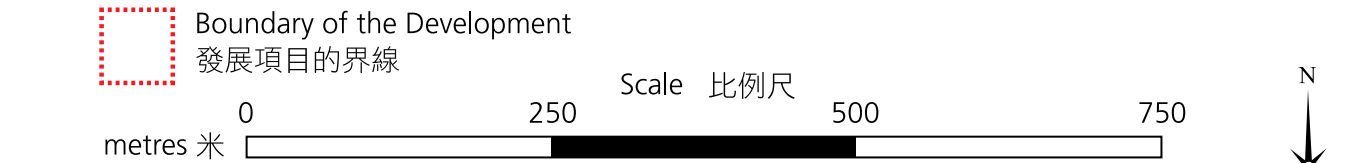
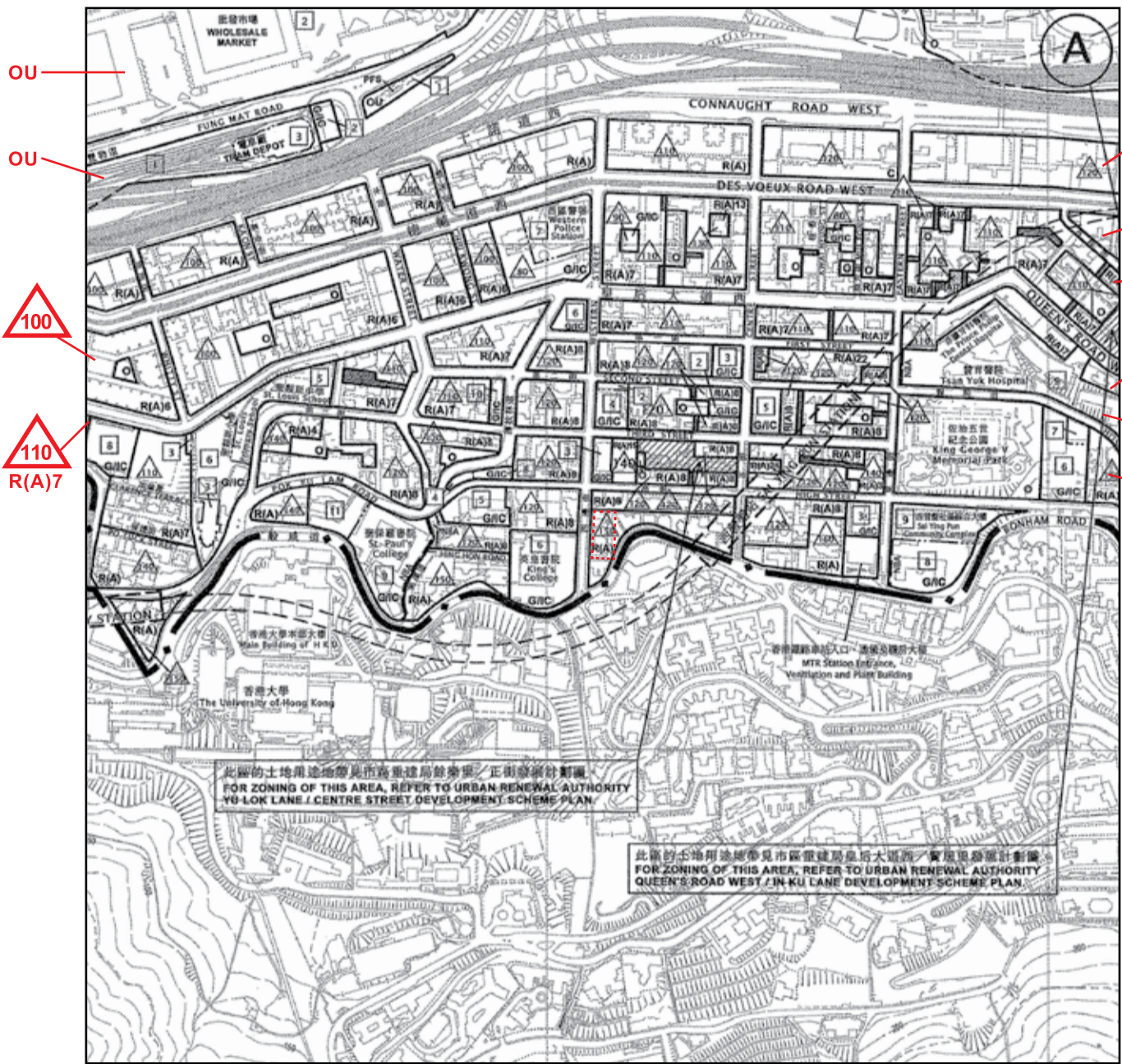
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

● Location of the Development
發展項目的位置

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

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OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖等



- Note :
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
 2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
 3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
- 備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
 2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
 3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Adopted from Part of the Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/32 gazetted on 21 September 2018, with adjustment where necessary as shown in red.
摘錄自2018年9月21日刊憲之西營盤及上環分區計劃大綱草圖，圖則編號為S/H3/32，有需要處經修正處理，並以紅色顯示。

NOTATION 圖例	
ZONES	地帶
COMMERCIAL	C
RESIDENTIAL (GROUP A)	R(A)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C
OPEN SPACE	O
OTHER SPECIFIED USES	OU
COMMUNICATIONS	
RAILWAY AND STATION (UNDERGROUND)	STATION
MAJOR ROAD AND JUNCTION	
ELEVATED ROAD	
PEDESTRIAN PRECINCT / STREET	
MISCELLANEOUS	
BOUNDARY OF PLANNING SCHEME	
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	
BUILDING HEIGHT CONTROL ZONE BOUNDARY	
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	120
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	2
PETROL FILLING STATION	PFS
NON-BUILDING AREA	NBA

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OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT 關於發展項目的分區計劃大綱圖等



- Note :
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
 2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
 3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

- 備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
 2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
 3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Adopted from part of the Approved Mid-Levels West Outline Zoning Plan No. S/H11/15, gazetted on 19th March 2010, with adjustments where necessary as shown in red.
摘錄自2010年3月19日刊憲之半山區西部分區計劃大綱核准圖，圖則編號為S/H11/15，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES

- RESIDENTIAL (GROUP A)
- RESIDENTIAL (GROUP B)
- RESIDENTIAL (GROUP C)
- GOVERNMENT, INSTITUTION OR COMMUNITY
- OPEN SPACE
- GREEN BELT

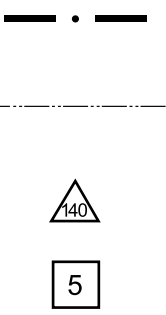


地帶

- 住宅(甲類)
- 住宅(乙類)
- 住宅(丙類)
- 政府、機構或社區
- 休憩用地
- 綠化地帶

MISCELLANEOUS

- BOUNDARY OF PLANNING SCHEME
- BUILDING HEIGHT CONTROL ZONE BOUNDARY
- MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
- MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

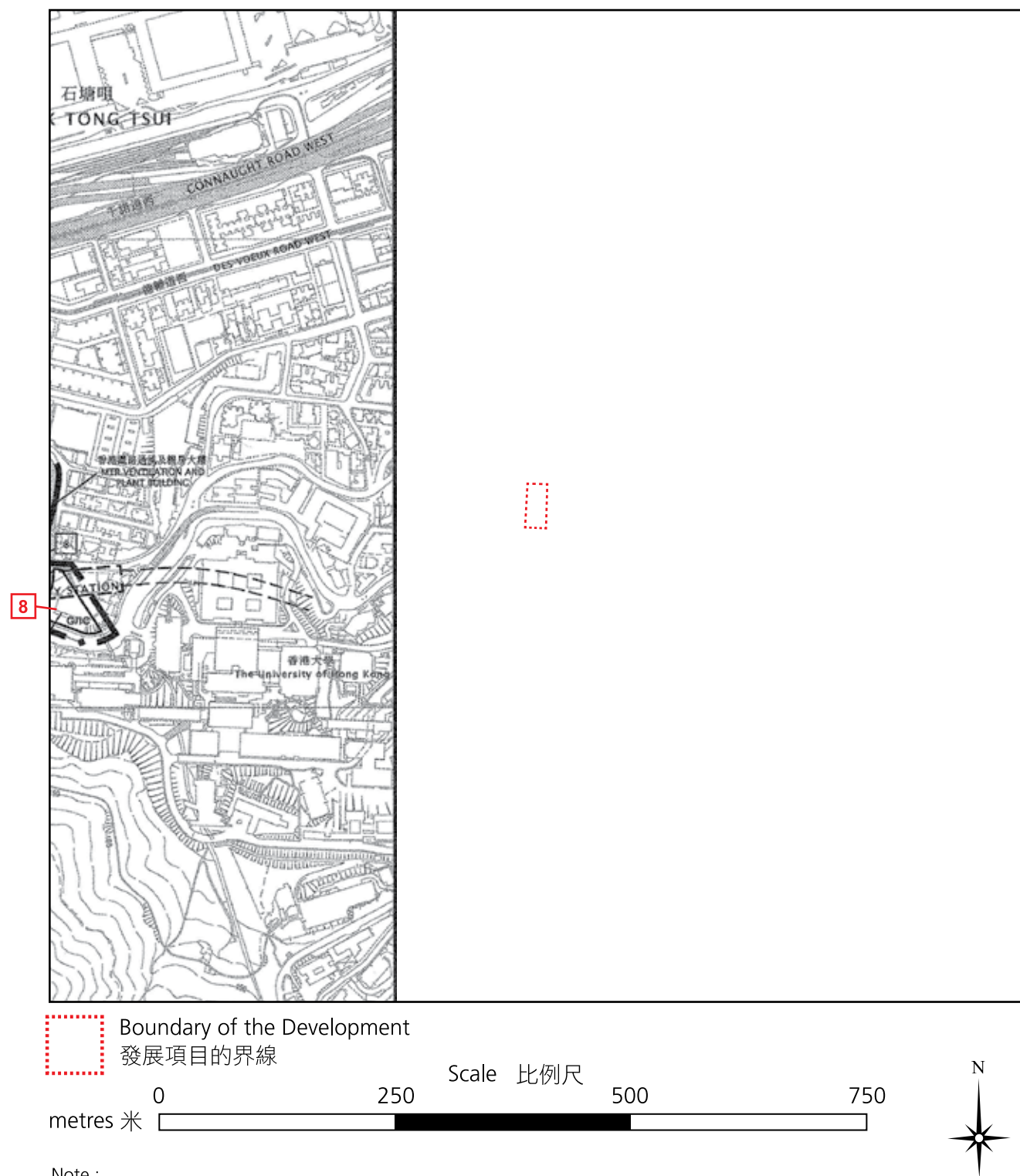


其他

- 規劃範圍界線
- 建築物高度管制區界線
- 最高建築物高度
(在主水平基準上若干米)
- 最高建築物高度
(樓層數目)

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OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖等



- Note :
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
 2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
 3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
- 備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
 2. 賣方亦建議買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
 3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

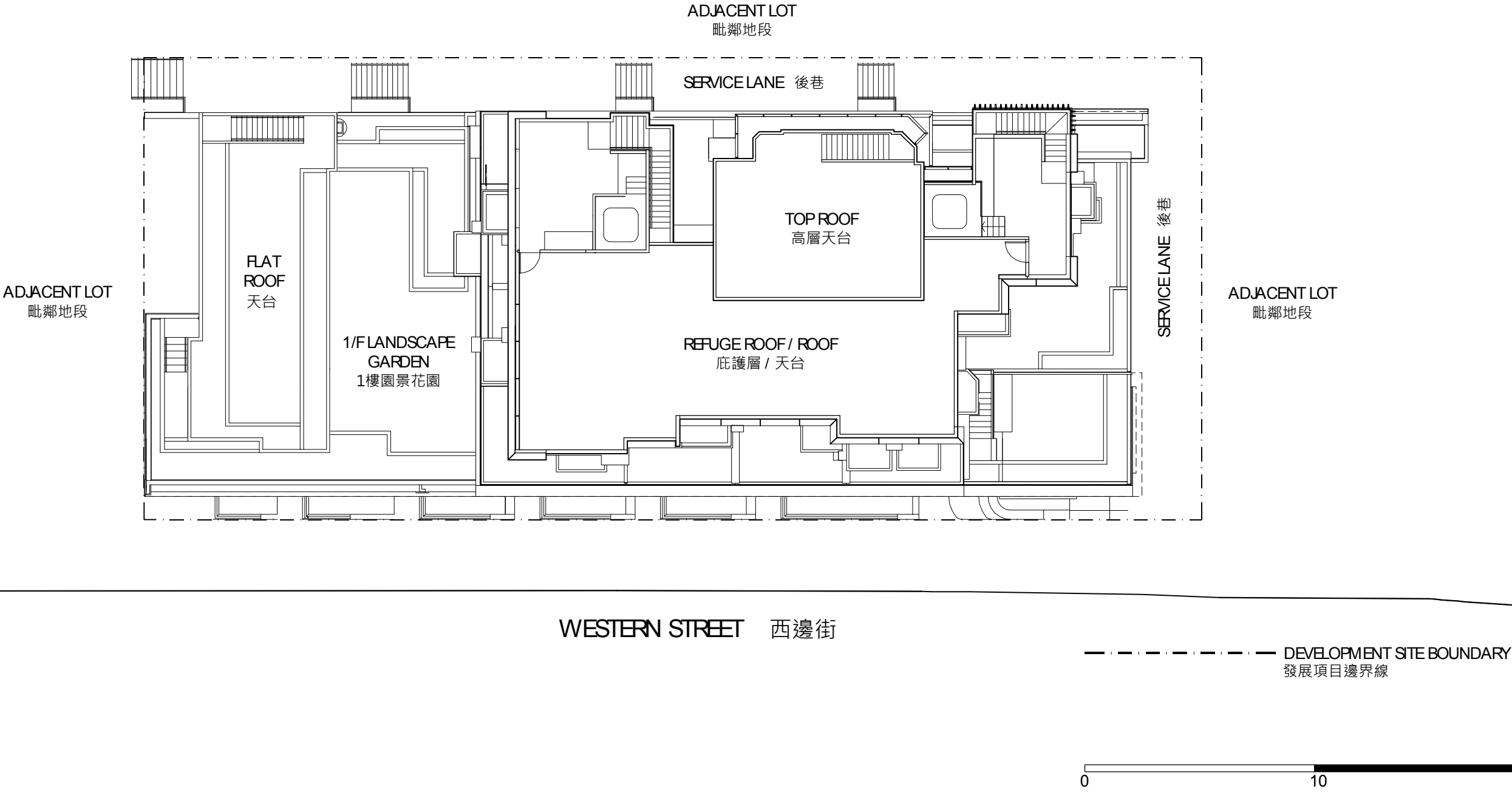
Adopted from part of the Draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/20 gazetted on 11 March 2016, with adjustment where necessary as shown in red.
摘錄自2016年3月11日刊憲之堅尼地城及摩星嶺分區計劃大綱草圖，圖則編號為S/H1/20，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES		地帶
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	STATION	鐵路及車站（地下）
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	2	最高建築物高度（樓層數目）

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LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖





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

Legend of Terms and Abbreviations used on Floor Plans:

樓面平面圖中所使用名詞及簡稱之圖例：

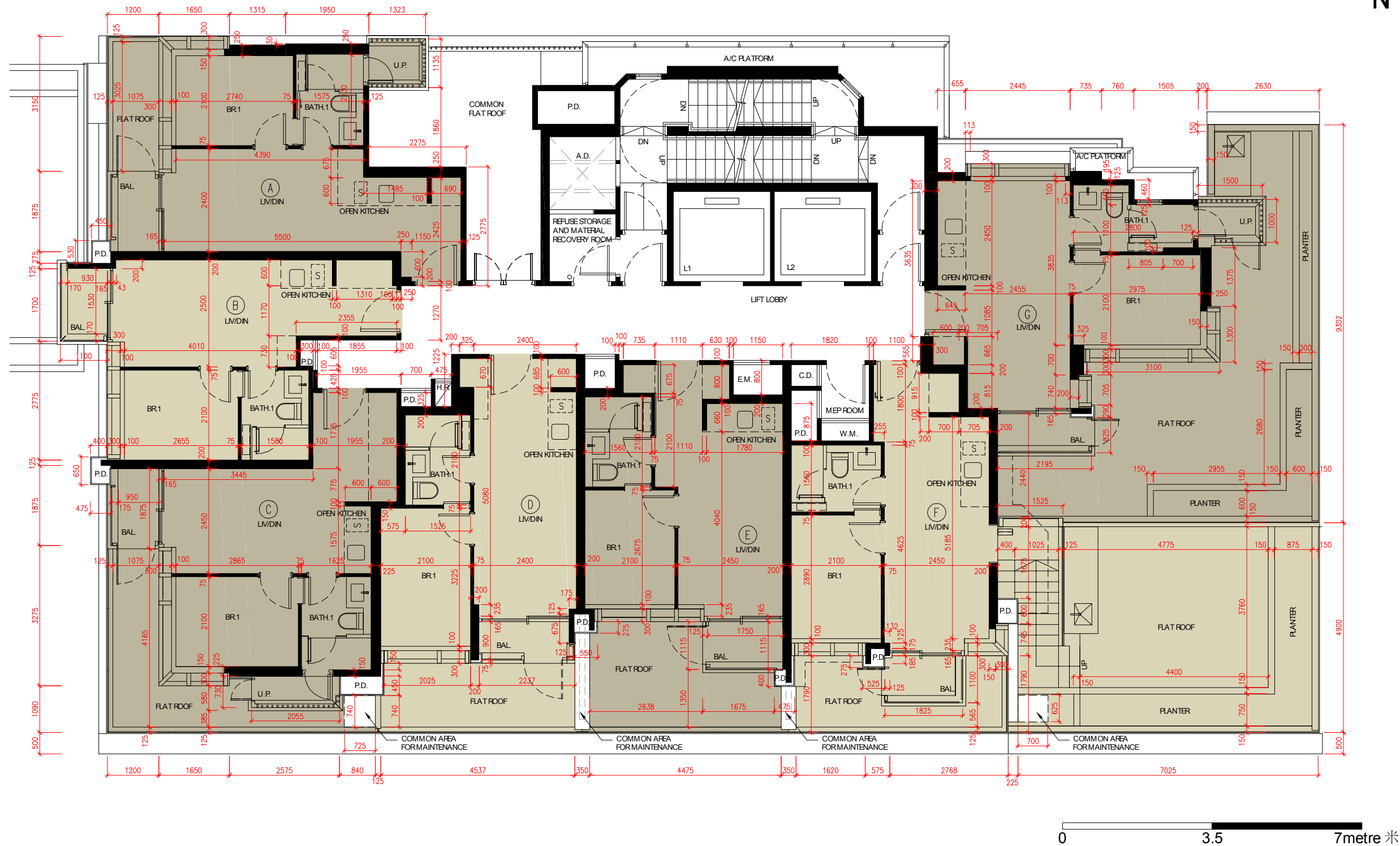
A/C PLATFORM	= AIR CONDITIONER PLATFORM 冷氣機平台	LAV.	= LAVATORY 洗手間
A.D.	= AIR DUCT 風管槽	LIFT LOBBY	= 升降機大堂
ARCHITECTURAL FEATURE	= 建築裝飾	LIFT SHAFT	= 升降機槽
BAL.	= BALCONY 露台	LIV/DIN	= LIVING ROOM / DINING ROOM 客廳/飯廳
BATH.1	= BATHROOM 1 浴室 1	MEP ROOM	= MECHANICAL ELECTRICAL PLANT 機電房
BATH.2	= BATHROOM 2 浴室 2	OPEN KITCHEN	= 開放式廚房
BR.1	= BEDROOM 1 睡房 1	P.D.	= PIPE DUCT 管道槽
BR.2	= BEDROOM 2 睡房 2	PLANTER	= 種植槽
BR.3	= BEDROOM 3 睡房 3	POTABLE FLUSH WATER BOOSTER PUMP ROOM	= 食水沖廁水加壓泵房
C.D.	= ELECTRICAL CABLE RISER DUCT 電線槽	REFUGE ROOF	= 庇護層
COMMON AREA FOR MAINTENANCE	= 公共位置予維修用途	REFUSE STORAGE AND MATERIAL RECOVERY ROOM	= 垃圾及物料回收室
DN	= DOWN 落	ROOF	= 天台
E.M. / EMD	= ELECTRIC METER CABINET 電錶箱	S	= STOVE 爐頭
FLAT ROOF	= 平台	STORE	= STORE ROOM 儲物房
COMMON FLAT ROOF	= 公共平台	R.C. CANOPY	= REINFORCED CEMENT CONCRETE CANOPY 鋼筋水泥混凝土簷篷
FLAT ROOF AT 3/F ONLY	= 3 樓平台	R.C. PARAPET	= REINFORCED CEMENT CONCRETE PARAPET 鋼筋水泥混凝土女兒牆
HORIZONTAL P.D. AT 3/F ONLY	= HORIZONTAL PIPE DUCT AT 3/F ONLY 橫向管道槽只置於 3 樓	UP	= 上
H.R.	= HOSE REEL 消防喉轆	U.P.	= UTILITY PLATFORM 工作平台
H.R. AT H/L	= HOSE REEL AT HIGH LEVEL 消防喉轆置於上方	W.M. / W.M.D.	= WATER METER CABINET 水錶箱
JACUZZI BATH	= 按摩浴缸		

REMARKS:
1. There may be architectural features and/or exposed pipes on external walls of some floors.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to Balcony and/or Flat Roof and/or air-conditioning platform and/or external wall of some units.
3. There are ceiling bulkheads at Living Room / Dining Room, Bedrooms, Study, Stores, Corridors and/or Open Kitchen of some units for the air-conditioning system and/or Mechanical and Electrical services.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, jacuzzi, shower, sink counter, etc, are retrieved from the latest approved building plans and are for general indication only.
6. Balconies and utility platforms are non-enclosed area.

附註：
1. 部份樓層外牆設有建築裝飾及/或外露喉管。
2. 部份單位的露台及/或平台及/或冷氣機平台及/或外牆設有外露及/或內藏的公用喉管。
3. 部份單位客廳/飯廳、睡房、書房、儲物房、走廊及/或開放式廚房之假天花內裝置有冷氣及/或其他機電設備。
4. 部份單位之天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。
5. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、按摩池、花灑、洗滌盆櫃等乃擇自最新的經批准的建築圖則，只作一般性標誌。
6. 露台及工作平台為不可封閉的地方。

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

2/F PLAN 2樓平面圖



1. The floor-to-floor height of each residential property on 2/F is 3160mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 2/F is 150mm and 200mm.
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 reducing thickness of the structural walls on the upper floors.

Notes:

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Pages AL001 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

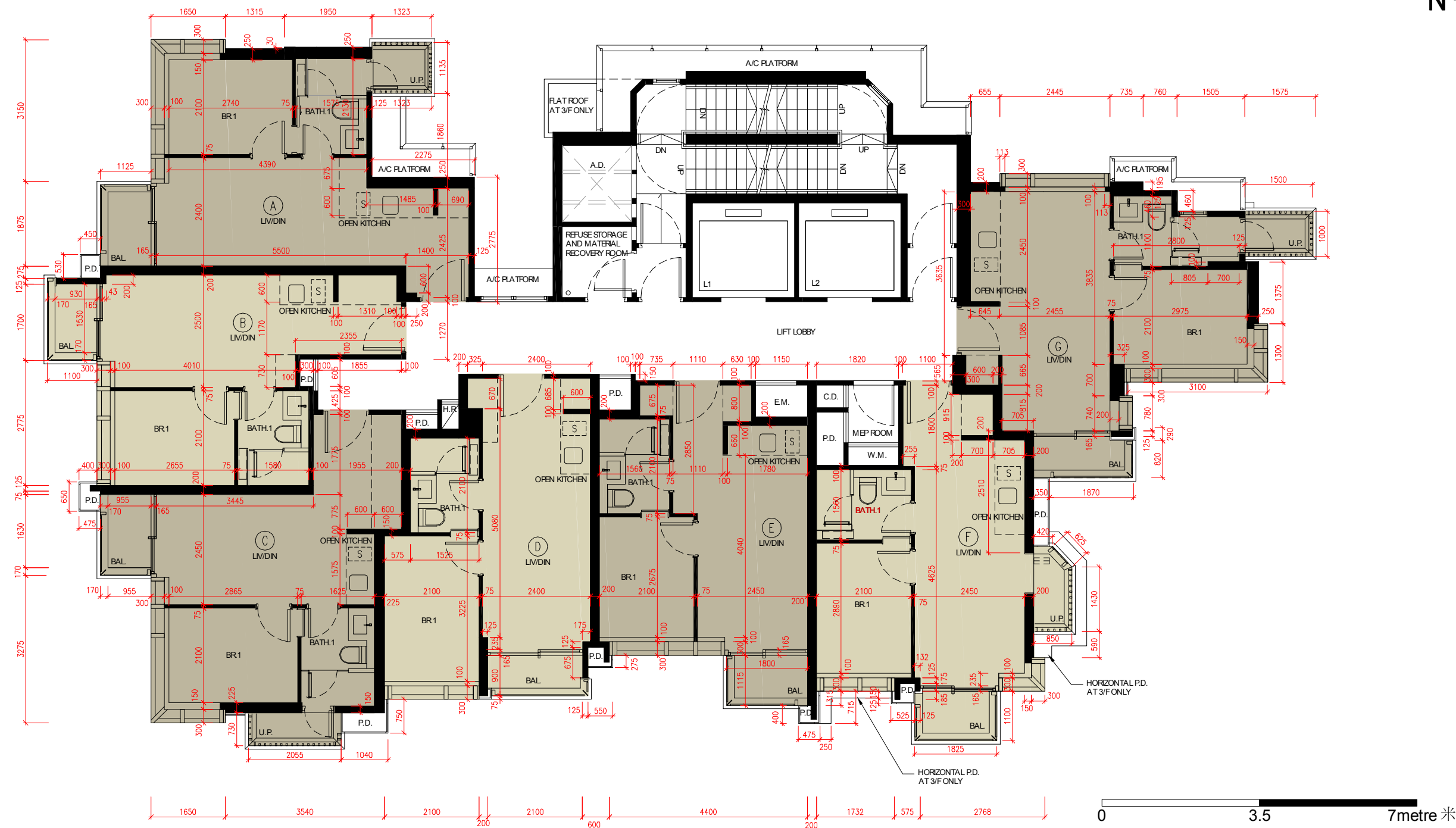
1. 2樓每個住宅物業的層與層之間的高度為 3160毫米。
2. 2樓每個住宅物業的樓板 (不包括灰泥) 的厚度為 150 毫米及 200 毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低層的內部面積稍大。

註:

- 平面圖之尺規所列數字以結構尺規毫米標示。
- 樓面平面圖中顯示之附註, 名詞及簡稱請參閱本售樓說明書第 AL001 頁。

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

3/F, 5/F - 12/F & 15/F - 23/F PLAN 3樓, 5樓至12樓及15樓至23樓平面圖



1. The floor-to-floor height of each residential property on 3/F, 5/F to 12/F & 15/F to 22/F is 3160mm, 23/F is 2960mm, 3160mm, 3260mm, 3285mm, 3360mm, 3410mm, 3430mm and 3460mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 3/F, 5/F to 12/F & 15/F to 23/F is 150mm and 200mm.
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 reducing thickness of the structural walls on the upper floors.

Notes:

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Pages AL001 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

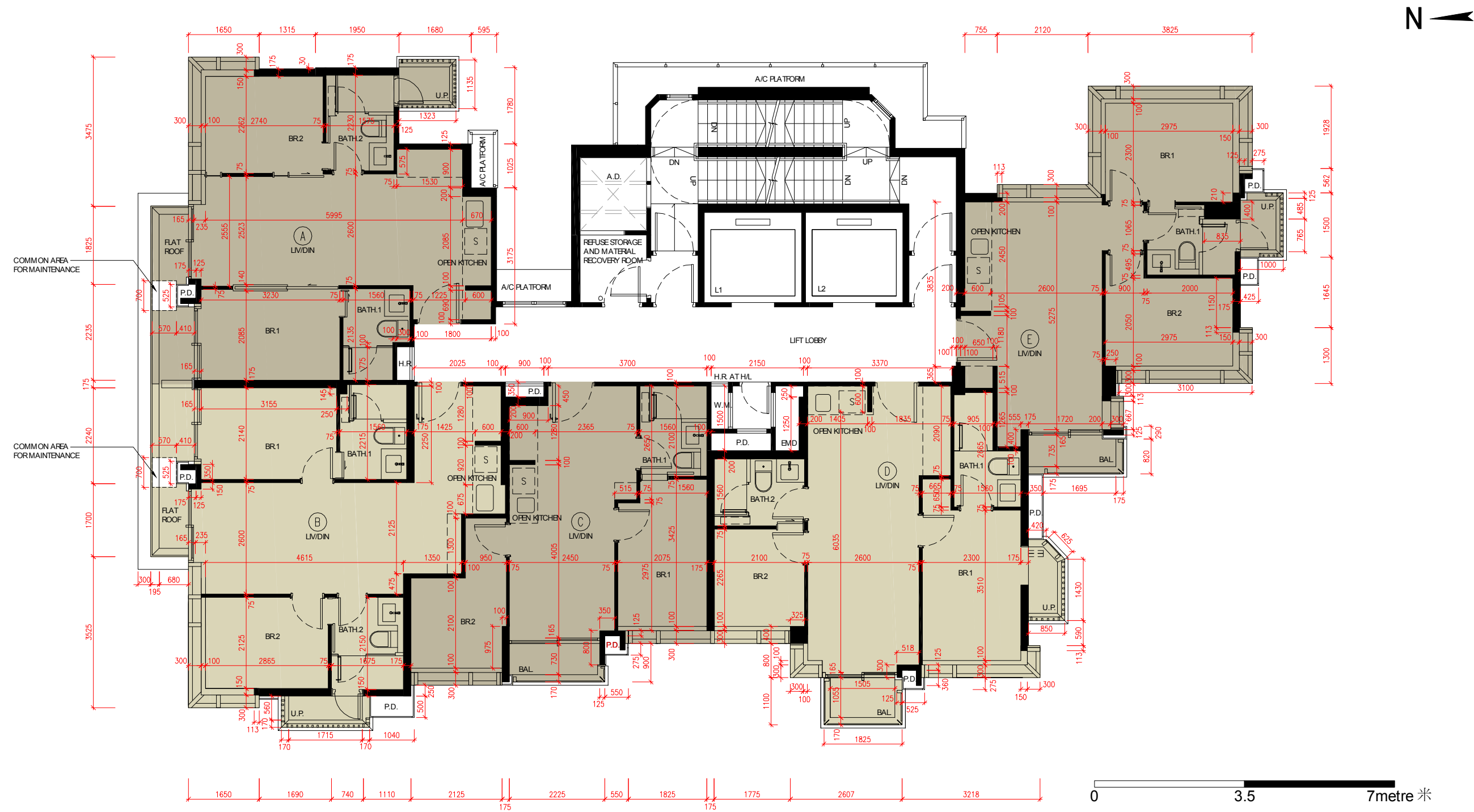
1. 3樓, 5樓至12樓及15樓至22樓每個住宅物業的層與層之間的高度為3160毫米, 23樓為2960毫米, 3160毫米, 3260毫米, 3285毫米, 3360毫米, 3410毫米, 3430毫米及3460毫米。
2. 3樓, 5樓至12樓及15樓至23樓每個住宅物業的樓板 (不包括灰泥) 的厚度為150毫米及200毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低層的內部面積稍大。

註:

- 平面圖之尺規所列數字以結構尺規毫米標示。
- 樓面平面圖中顯示之附註, 名詞及簡稱請參閱本售樓說明書第AL001頁。

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

26/F PLAN 26樓平面圖

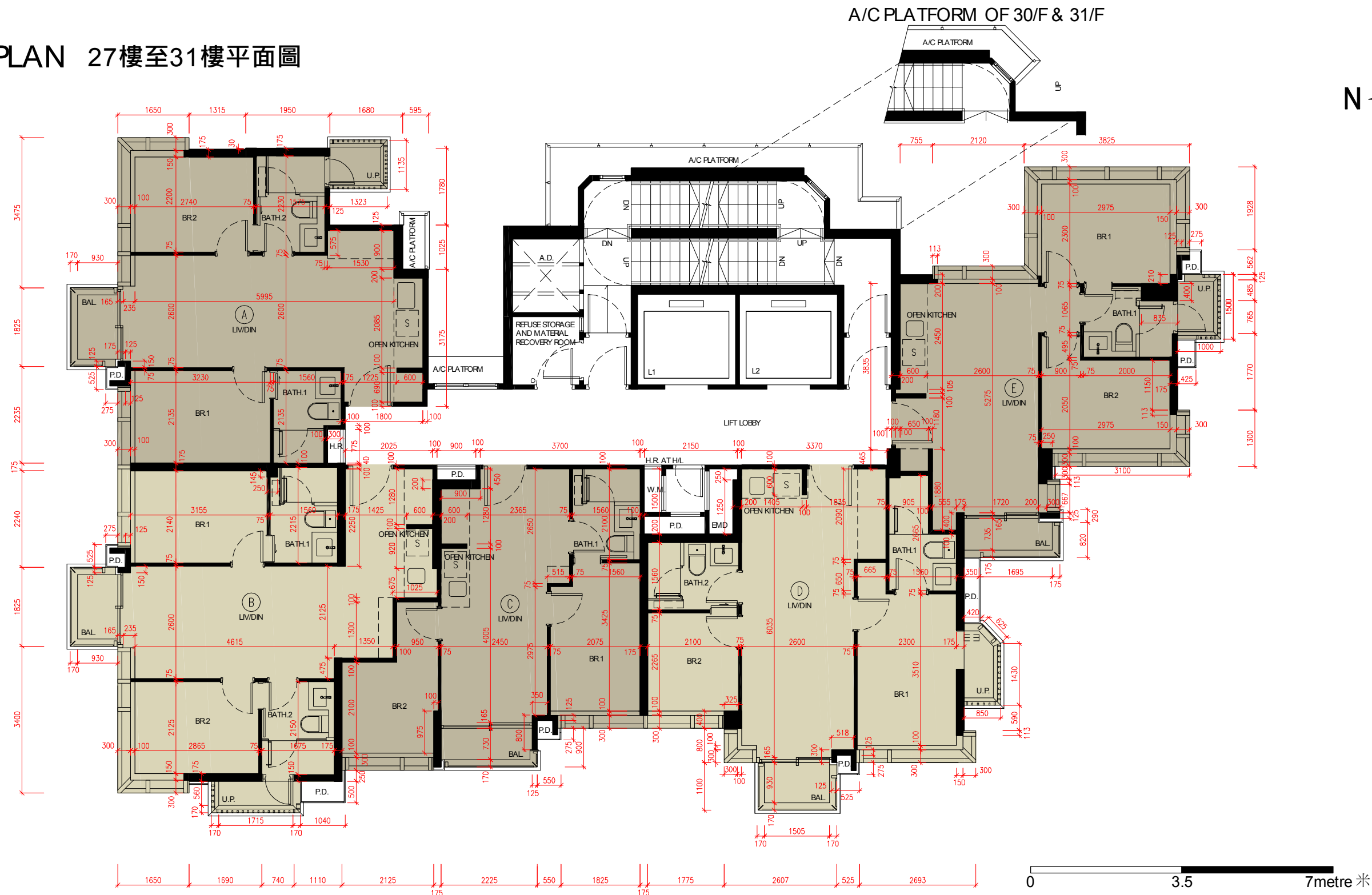


1. The floor-to-floor height of each residential property on 26/F is 3160mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 26/F is 150mm and 200mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

- Notes :
- The dimensions of floor plans are all structural dimensions in millimetre.
 - Please refer to Pages AL001 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.
- 註 :
- 平面圖之尺規所列數字以結構尺規毫米標示。
 - 樓面平面圖中顯示之附註, 名詞及簡稱請參閱本售樓說明書第 AL001 頁。

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

27/F - 31/F PLAN 27樓至31樓平面圖



1. The floor-to-floor height of each residential property on 27/F to 30/F is 3160mm, 31/F is 2910mm, 3010mm, 3060mm, 3110mm, 3260mm, 3285mm, 3335mm, 3360mm, 3390mm, 3410mm, 3535mm, 3580mm, 3610mm, 3660mm, 3690mm, 3710mm and 3760mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 27/F to 31/F is 150mm and 200mm.
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 reducing thickness of the structural walls on the upper floors.

Notes:

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Pages AL001 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

1. 27樓至30樓每個住宅物業的層與層之間的高度為 3160毫米, 31樓為 2910毫米, 3010毫米, 3060毫米, 3110毫米, 3260毫米, 3285毫米, 3335毫米, 3360毫米, 3390毫米, 3410毫米, 3535毫米, 3580毫米, 3610毫米, 3660毫米, 3690毫米, 3710毫米 及 3760毫米。

2. 27樓至31樓每個住宅物業的樓板 (不包括灰泥) 的厚度為 150 毫米及 200 毫米。

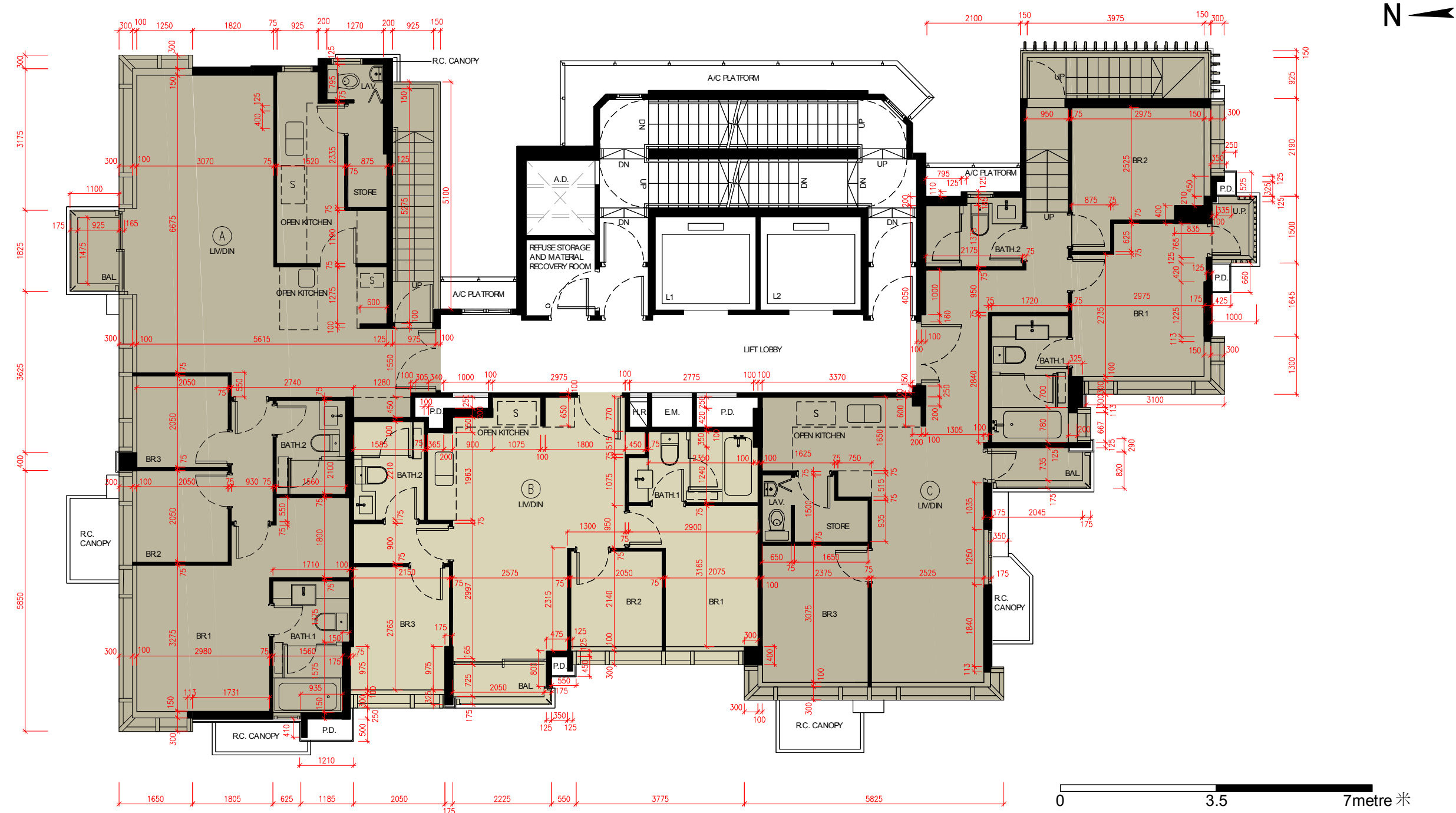
3. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低層的內部面積稍大。

註:

- 平面圖之尺規所列數字以結構尺規毫米標示。
- 樓面平面圖中顯示之附註, 名詞及簡稱請參閱本售樓說明書第 AL001 頁。

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

32/F PENTHOUSE PLAN 32樓頂層單位平面圖



1. The floor-to-floor height of each residential property on 32/F Penthouse is 2510mm, 2645mm, 2885mm, 3500mm, 3575mm, 3625mm, 3635mm, 3685mm, 3800mm, 3850mm, 3875mm, 3900mm and 4000mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 32/F Penthouse is 150mm and 200mm.
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 reducing thickness of the structural walls on the upper floors.

Notes :

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Pages AL001 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

Remarks :

- Minor works or exempted works under the Buildings Ordinance have been made to residential property Flat A on 32/F. Please refer to the "as-is" layout plan on page AL006A for details.

1. 32樓頂層單位每個住宅物業的層與層之間的高度為 2510毫米, 2645毫米, 2885毫米, 3500毫米, 3575毫米, 3625毫米, 3635毫米, 3685毫米, 3800毫米, 3850毫米, 3875毫米, 3900毫米及4000毫米。
2. 32樓頂層單位每個住宅物業的樓板 (不包括灰泥) 的厚度為 150 毫米及 200 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, 一般比較低層的內部面積稍大。

註 :

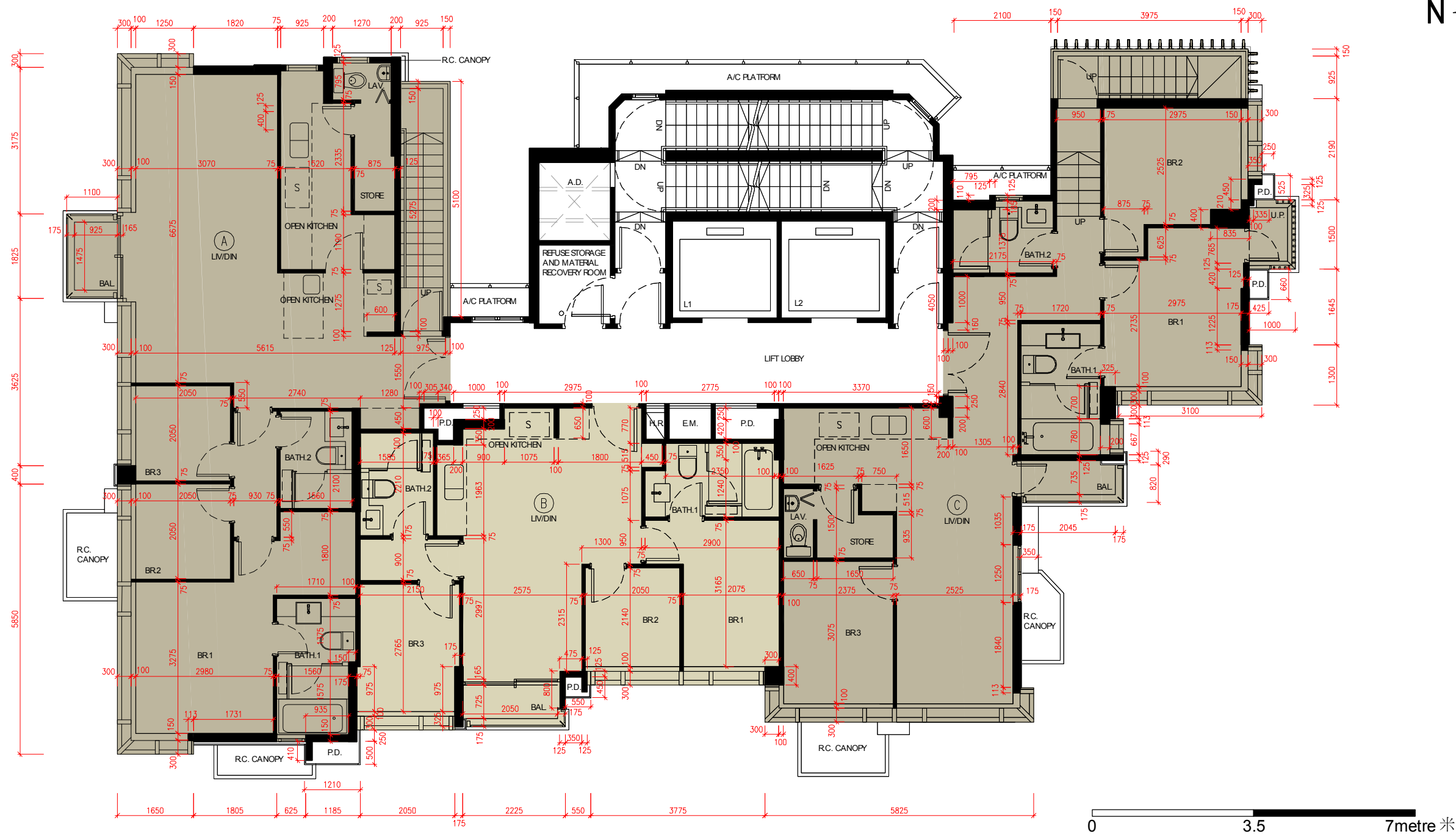
- 平面圖之尺規所列數字以結構尺規毫米標示。
- 樓面平面圖中顯示之附註, 名詞及簡稱請參閱本售樓說明書第 AL001 頁。

備註 :

- 第32樓A單位已施行<建築物條例>下的小型工程或獲豁免的工程。詳情請參閱AL006A頁之現狀平面圖。

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

32/F PENTHOUSE "AS-IS" LAYOUT PLAN 32樓頂層單位現狀平面圖



1. The floor-to-floor height of each residential property on 32/F Penthouse is 2510mm, 2645mm, 2885mm, 3500mm, 3575mm, 3625mm, 3635mm, 3685mm, 3800mm, 3850mm, 3875mm, 3900mm and 4000mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 32/F Penthouse is 150mm and 200mm.
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 reducing thickness of the structural walls on the upper floors.

Notes:

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Pages AL001 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

Remarks:

- This page is the additional information mentioned in the remarks on page AL006.

1. 32樓頂層單位每個住宅物業的層與層之間的高度為 2510毫米, 2645毫米, 2885毫米, 3500毫米, 3575毫米, 3625毫米, 3635毫米, 3685毫米, 3800毫米, 3850毫米, 3875毫米, 3900毫米及4000毫米。
2. 32樓頂層單位每個住宅物業的樓板 (不包括灰泥) 的厚度為 150 毫米及 200 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, 一般比較低層的內部面積稍大。

註:

- 平面圖之尺規所列數字以結構尺規毫米標示。
- 樓面平面圖中顯示之附註, 名詞及簡稱請參閱本售樓說明書第 AL001 頁。

備註:

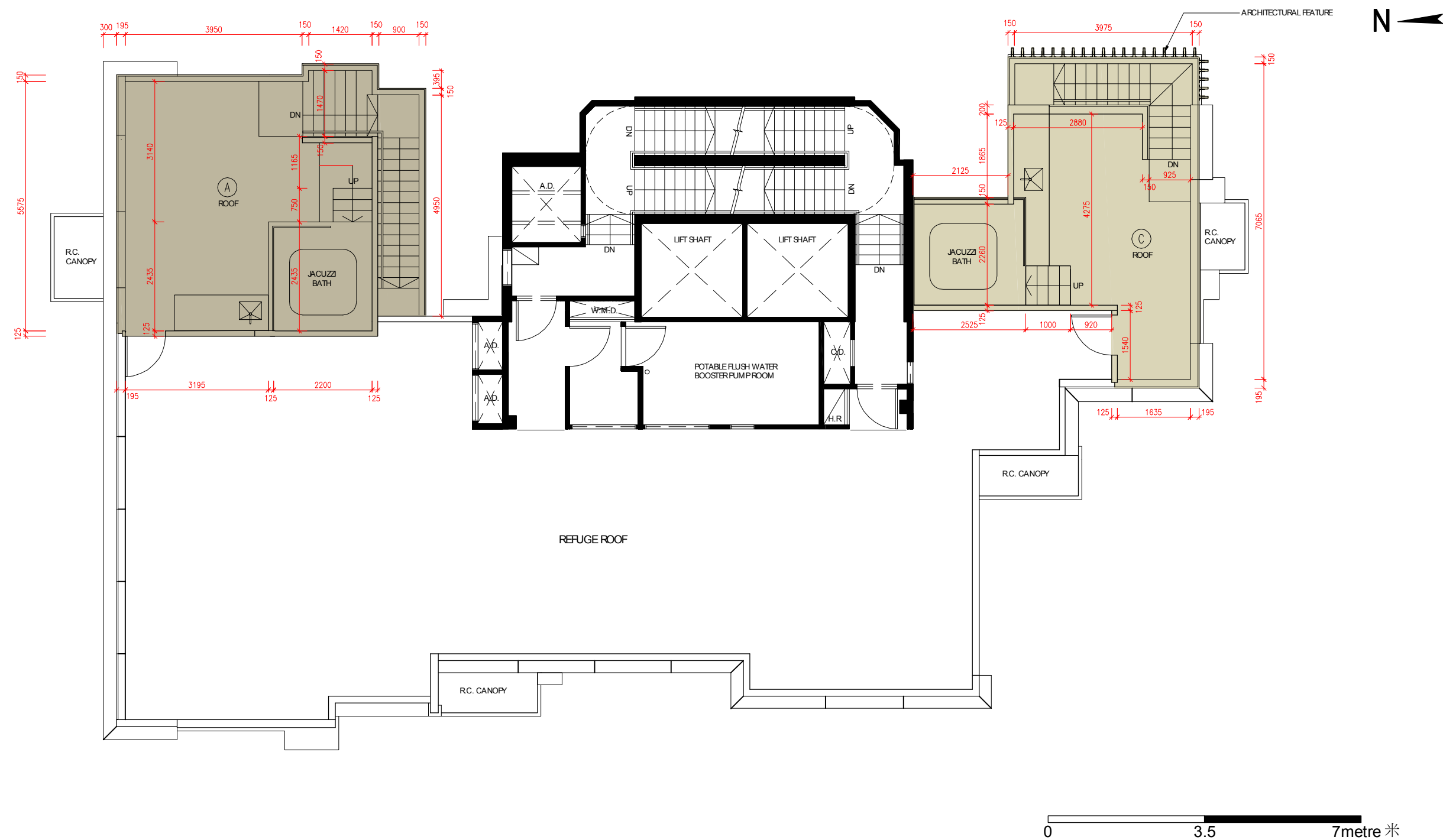
- 本頁是第 AL006 頁備註附加資料。

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

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

ROOF FLOOR PLAN 天台平面圖



- 1. The floor-to-floor height of each residential property in different locations on roof : Not applicable.
- 2. The thickness of the floor slabs (excluding plaster) of each residential property in different locations on roof : Not applicable.
- 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 reducing thickness of the structural walls on the upper floors.

Notes :

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Pages AL001 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

- 1. 天台每個住宅物業的層與層之間的高度在不同位置為：不適用。
- 2. 天台每個住宅物業的樓板 (不包括灰泥) 的厚度在不同位置為：不適用。
- 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，一般比較低層的內部面積稍大。

註：

- 平面圖之尺規所列數字以結構尺規毫米標示。
- 樓面平面圖中顯示之附註，名詞及簡稱請參閱本售樓說明書第 AL001 頁。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
King's Hill 明德山	2/F 2 樓	A	34.083 (367) Balcony 露台 : 2.138 (23) Utility Platform 工作平台 : 1.501 (16) Verandah 陽台 : -	-	-	-	2.852 (31)	-	-	-	-	-	-
		B	29.196 (314) Balcony 露台 : 2.007 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	33.472 (360) Balcony 露台 : 2.137 (23) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	6.489 (70)	-	-	-	-	-	-
		D	30.793 (331) Balcony 露台 : 1.990 (21) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	6.112 (66)	-	-	-	-	-	-
		E	30.160 (325) Balcony 露台 : 2.150 (23) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	8.056 (87)	-	-	-	-	-	-
		F	31.288 (337) Balcony 露台 : 1.999 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	34.608 (373)	-	-	-	-	-	-
		G	36.153 (389) Balcony 露台 : 2.055 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	30.509 (328)	-	-	-	-	-	-

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

- Note:
- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
 - 4/F, 13/F, 14/F and 24/F are omitted.

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

- 備註:
- 上述所列之面積是以英制之平方呎列明，均以 1 平方米=10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
 - 不設 4 樓、13 樓、14 樓及 24 樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
King's Hill 明德山	3/F, 5/F-12/F & 15/F-23/F 3 樓,5 樓至 12 樓 及 15 樓至 23 樓	A	34.083 (367) Balcony 露台 : 2.137 (23) Utility Platform 工作平台 : 1.502 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	29.196 (314) Balcony 露台 : 2.007 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	33.472 (360) Balcony 露台 : 2.137 (23) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	30.793 (331) Balcony 露台 : 1.990 (21) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		E	30.154 (325) Balcony 露台 : 2.150 (23) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		F	32.792 (353) Balcony 露台 : 1.999 (22) Utility Platform 工作平台 : 1.504 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		G	36.153 (389) Balcony 露台 : 2.055 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

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

- Note:
- 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
 - 2. 4/F, 13/F, 14/F and 24/F are omitted.

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

- 備註:
- 1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米=10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
 - 2. 不設 4 樓、13 樓、14 樓及 24 樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
King's Hill 明德山	26/F 26 樓	A	46.872 (505) Balcony 露台 :- Utility Platform 工作平台 : 1.502 (16) Verandah 陽台 :-	-	-	-	1.924 (21)	-	-	-	-	-	-
		B	47.911 (516) Balcony 露台 :- Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 :-	-	-	-	1.855 (20)	-	-	-	-	-	-
		C	38.115 (410) Balcony 露台 : 1.990 (21) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		D	48.538 (522) Balcony 露台 : 1.999 (22) Utility Platform 工作平台 : 1.505 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		E	47.168 (508) Balcony 露台 : 2.055 (22) Utility Platform 工作平台 : 1.474 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-

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

- Note:
- 1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
 - 2. 4/F, 13/F, 14/F and 24/F are omitted.

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

- 備註:
- 1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米=10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
 - 2. 不設 4 樓、13 樓、14 樓及 24 樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
King's Hill 明德山	27/F-31/F 27 樓至 31 樓	A	49.124 (529) Balcony 露台 : 1.999 (22) Utility Platform 工作平台 : 1.502 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		B	50.164 (540) Balcony 露台 : 1.999 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	38.115 (410) Balcony 露台 : 1.990 (21) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		D	48.538 (522) Balcony 露台 : 1.999 (22) Utility Platform 工作平台 : 1.505 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		E	47.168 (508) Balcony 露台 : 2.055 (22) Utility Platform 工作平台 : 1.474 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-

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

- Note:
- The areas as specified above in square foot are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
 - 4/F, 13/F, 14/F and 24/F are omitted.

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

- 備註:
- 上述所列之面積是以英制之平方呎列明，均以 1 平方米=10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
 - 不設 4 樓、13 樓、14 樓及 24 樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
King's Hill 明德山	32/F Penthouse 32 樓 頂層單位	A	88.682 (955) Balcony 露台 : 2.008 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	33.960 (366)	-	-	-
		B	56.363 (607) Balcony 露台 : 1.989 (21) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
		C	82.443 (887) Balcony 露台 : 1.975 (21) Utility Platform 工作平台 : 1.474 (16) Verandah 陽台 : -	-	-	-	-	-	-	26.648 (287)	-	-	-

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

- Note:
- 1. The areas as specified above in square foot are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
 - 2. 4/F, 13/F, 14/F and 24/F are omitted.

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

- 備註:
- 1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米=10. 764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
 - 2. 不設 4 樓、13 樓、14 樓及 24 樓。

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

Not applicable

不適用

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase ("preliminary agreement");
 2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
 3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement —
 - (i) the preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約（該“臨時合約”）時須支付款額為5%的臨時訂金；
 2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
 3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

The Deed of Mutual Covenant and Management Agreement dated 8 November 2017 and registered in the Land Registry by Memorial No.17112802250021 of the Development ("DMC") provides that:-

1. Common parts of the Development

"Common Areas and Facilities" means collectively the Development Common Areas and Facilities and the Residential 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.

"Development Common Areas and Facilities" means and includes:-

- (a) such part of the external walls (other than those forming part of the Residential Accommodation and those forming part of the Commercial Accommodation) of the Development which are shown and coloured Yellow on the elevation plans annexed to the DMC;
- (b) boundary fence walls, cable duct riser for transformer room, compartment high voltage switchgear, compartment transformer room, emergency generator room, extra-low voltage room, fan room, fire services control room and sprinkler control valves, fire services pump room, fire services tank, flat roof (not forming part of any Unit), landings, low voltage switch room, meter rooms, open spaces, potable flush water booster pump room, refuse storage and material recovery chamber, the Right of Way, slopes and retaining walls (if any), staircases, stairways, water check meter, water pump room, water tank which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Yellow and Yellow Hatched Black on the plans certified by the Authorized Person and annexed to the DMC;
- (c) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole; and
- (d) such other areas and facilities of and in the Land and the Development designated as Development Common Areas and Facilities in accordance with the DMC

PROVIDED THAT where appropriate, if any parts of the Land and the Development other than the Residential Accommodation and the Commercial Accommodation:-

- (i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and/or
- (ii) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

then such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities, but excluding the Residential Common Areas and Facilities.

"Right of Way" means such part or parts of the Land which are for identification purpose only shown coloured Yellow Hatched Black and marked "RIGHT OF WAY" on the Ground Floor Plan certified by the Authorized Person and annexed to the DMC, which are designated to be passed and repassed by all those persons entitled to do so as more particularly provided under a Deed of Mutual Grants of Rights dated 23 February 1927 and registered at the Land Registry by Memorial No. UB104487.

"Residential Common Areas and Facilities" means and includes:-

- (a) such part of the external walls of the Residential Accommodation of the Development (other than those forming part of the Commercial Accommodation and those forming part of the Development Common

Areas and Facilities) which are shown and coloured Green on the elevation plans certified by the Authorized Person as annexed to the DMC;

- (b) caretakers' counter, common corridors and lift lobbies (including wider common corridors and lift lobbies as shown coloured Green Hatched Black on the plans annexed to the DMC), covered landscape, entrance lift lobby, fan room, firemen's lift lobby, flat roof (not forming part of any Unit), landings, lifts, lift lobbies, lift machine room, lift pits, lift shafts, planters, the Recreational Areas and Facilities, sprinkler pump room, sprinkler tank, staircases, stairways, telecommunications and broadcasting equipment room, water tanks which are (in so far as the same are capable of being shown on plans) for the purposes of identification only shown coloured Green and Green Hatched Black on the plans certified by the Authorized Person and annexed to the DMC;
- (c) such areas and facilities of and in the Residential Accommodation intended for common use and benefit of the Residential Accommodation as a whole; and
- (d) such other areas and facilities of and in the Land and the Development designated as Residential Common Areas and Facilities in accordance with the DMC

PROVIDED THAT where appropriate, if any parts of the Residential Accommodation:-

- (i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and/or
- (ii) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

then such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities, but excluding the Development Common Areas and Facilities.

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

Floor	A	B	C	D	E	F	G
2/F	622	548	617	592	581	659	720
3/F, 5/F-12/F & 15/F-23/F	616	548	604	580	564	593	659
26/F	914	935	726	908	880	-	-
27/F - 31/F	919	940	726	908	880	-	-
32/F	1805	1091	1640	-	-	-	-

3. Terms of years for which the manager of the Development is appointed

The manager for the Development shall be appointed for an initial term not exceeding two (2) years commencing from the date of the DMC and to be continued thereafter unless and until terminated by not less than three (3) calendar months' notice in writing in accordance with the terms of the DMC.

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

Each Owner shall contribute his due proportion of the budgeted Management Expenses which proportion shall be equal to the undivided shares of all Unit(s) owned by him divided by the total undivided shares of all Units of the Development.

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

5. Basis on which the management fee deposit is fixed

The management fee deposit is equal to 3 months’ management fee and such deposit amount shall be non-refundable but transferable.

6. The area in the Development retained by the Vendor for the Vendor’s own use

Not applicable.

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

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

發展項目日期為 2017 年 11 月 8 日及於土地註冊署以註冊摘要編號 17112802250021 登記的公契及管理協議（「公契」）有下述條文：

1. 發展項目的公用部分

「公用地方及設施」指發展項目公用地方及設施、住宅公用地方及設施及所有根據副公契訂為公用地方及設施的該等發展項目內的部份及設施。

「發展項目公用地方及設施」指及包括：

- (a) 發展項目的外牆部分 (不包括屬於住宅樓宇及商業樓宇之部份)，並於公契附錄的認可人士確認的立面圖上以黃色顯示；
- (b) 圍牆、變壓器房的電纜管道、高壓電開關櫃、變壓器房、緊急發電機房、特低壓電房、風扇房、消防控制室及花灑控制閥、消防泵房、消防水缸、不屬於任何單位的平台、樓梯平台、低壓電掣室、錶房、休憩用地、食水沖廁水增壓泵房、垃圾存放及物料回收室、地役權、斜坡及擋土牆 (如有)、樓梯、樓梯間、水錶房、水泵房、水缸，(如果可以在圖則上顯示)，在公契附錄的認可人士確認的圖則上用黃色及黃色斜影顯示，僅供識別；
- (c) 供整個發展項目共同使用與享用的其他該地段及發展項目內的地方及設施；及
- (d) 根據公契訂為發展項目公用地方及設施的其他該地段及發展項目內的地方及設施

但是，如適用，如果該地段及發展項目內的任何部份 (不包括住宅樓宇及商業樓宇)

- (i) 受建築物管理條例第 2 節列明「公用部分」的定義 (a) 段所涵蓋及/或
- (i i) 屬建築物管理條例第一附表指定的任何部分和受建築物管理條例第 2 節列明「公用部分」的定義 (b) 段所涵蓋，

該等部分亦應被視為包括在並構成發展項目公用地方及設施的一部分，但不包括住宅公用地方及設施。

「地役權」指該地段之部份，在公契附錄的認可人士確認的地面平面圖上用黃色斜影及“RIGHT OF WAY”文字顯示，僅供識別。根據一份日期為 1927 年 2 月 23 日及於土地註冊處以註冊摘要編號 UB104487 登記的互相授予權利契據，該地段之部份指定為供所有根據該契據有權使用之人士通行及再通行。

「住宅公用地方及設施」指及包括：

- (a) 發展項目的外牆部分 (不包括屬於商業樓宇及發展項目公用地方及設施之部份)，並於公契附錄的認可人士確認的立面圖上以綠色顯示；
- (b) 管理員櫃枱、公共走廊及升降機大堂 (包括於公契附錄的認可人士確認的圖則上以綠色斜影顯示的加闊公共走廊及升降機大堂)、有蓋園藝區、入升降機大堂、風扇房、消防升降機大堂、不屬於任何單位的平台、樓梯平台、升降機、升降機大堂、升降機機房、升降機井底坑、升降機槽、花槽、康樂地方及設施、花灑泵房、花灑缸、樓梯、樓梯間、電訊及廣播設備機房、水缸，(如果可以在圖則上顯示)，在公契附錄的認可人士確認的圖則上用綠色及綠色斜影顯示，僅供識別；

- (c) 供整個住宅樓宇共同使用與享用的其他該地段及發展項目內的地方及設施；及
 - (d) 根據公契訂為住宅公用地方及設施的其他該地段及發展項目內的地方及設施
- 但是，如適用，如果住宅樓宇內的任何部份

- (i) 受建築物管理條例第 2 節列明「公用部分」的定義 (a) 段所涵蓋及/或

- (i i) 屬建築物管理條例第一附表指定的任何部分和受建築物管理條例第 2 節列明「公用部分」的定義 (b) 段所涵蓋，

該等部分亦應被視為包括在並構成住宅公用地方及設施的一部分，但不包括發展項目公用地方及設施。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	A	B	C	D	E	F	G
2 樓	622	548	617	592	581	659	720
3 樓, 5 樓至 12 樓及 15 樓至 23 樓	616	548	604	580	564	593	659
26 樓	914	935	726	908	880	–	–
27 樓至 31 樓	919	940	726	908	880	–	–
32 樓	1805	1091	1640	–	–	–	–

3. 有關發展項目的管理人的委任年期

發展項目的管理人的初始任期為自公契之日起不多於兩年，並隨後續任，直至按公契條款發出不少於3 個月的書面通知終止委任。

4. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

每個單位擁有人 (按公契定義闡釋) 須分擔預算管理開支 (按公契定義闡釋) 中他的適當部分，該部分相等於他的單位的不分割份數除與發展項目所有單位的總不分割份數。

5. 計算管理費按金的基準

管理費按金相等於3個月的管理開支的分擔款項，該按金不可退還，但可轉讓。

6. 賣方在發展項目中保留作自用的範圍

不適用。

備註：
請查閱公契以了解全部詳情。完整的公契現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契之複印本。

SUMMARY OF LAND GRANT 批地文件的摘要

1. Lot number of the land on which the Development is situated

The Development is constructed on Section A of Inland Lot No. 694, Section B of Inland Lot No. 694, Sub-section 1 of Section C of Inland Lot No. 694, Sub-section 2 of Section C of Inland Lot No. 694, The Remaining Portion of Section C of Inland Lot No. 694 and Section D of Inland Lot No. 694 (collectively the “Land”).

2. Term of years

The lease term granted under the Government Lease of Inland Lot No. 694 dated 20 November 1861 is 999 years from 25 June 1861.

3. User restrictions applicable to the Land

The Government Lease of Inland Lot No. 694 contains the restrictions on the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern Keeper, Blacksmith, Nightman, Scavenger, or any other noisy, noisome or offensive trade or business whatsoever. A Licence to carry out the trade or business of oilman (excluding petrol filling station), sugar-baker, butcher, victualler and tavern keeper (the “Trade or Business”) in the Development has been granted by the Government on 1 December 2015 and registered in the Land Registry by Memorial No. 16011100660036. Under the Licence, the owner will be required (amongst other terms):-

1. to comply with all Ordinances, Bye-laws, Rules and Regulations affecting the Trade or Business; and
2. to indemnify and keep indemnified the Government from and against all actions arising out of the Development for the purpose of the Trade or Business.

The Licence will be deemed to be terminated in the event of any breach of or non-compliance with the terms and conditions contained in the Licence.

4. Facilities that are required to be constructed and provided for the Government, or for public use

Not Applicable.

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

Under the terms and conditions of the Government Lease of Inland Lot No. 694, the owners shall during its term at their own proper costs and charges well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, erections and buildings, and all the walls, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging and which shall in any wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.

6. Lease conditions that are onerous to a purchaser

Not Applicable.

1. 發展項目所位於的地土地的地段編號

發展項目建於內地地段第 694 號 A 分段、第 694 號 B 分段、第 694 號 C 分段第 1 小分段、第 694 號 C 分段第 2 小分段、第 694 號 C 分段餘段及第 694 號 D 段（以下統稱為「該土地」）。

2. 有關租契規定的年期

日期為 1861 年 11 月 20 日的內地地段第 694 號的政府租契批出的年期為自 1861 年 6 月 25 日起計 999 年。

3. 適用於該土地的用途限制

內地地段第 694 號的政府租契有以下行業或業務的限制：黃銅匠、屠夫、製皂商、製糖商、皮革商、溶脂商、油商、肉商、釀酒商、客棧旅舍、鐵匠、清糞商、清潔街道者，或任何其他嘈雜、惡臭或厭惡性行業或業務。政府已於 2015 年 12 月 1 日批出在發展項目內經營油商（不包括油站）、製糖商、肉商、食物供應及客棧旅舍（「該行業或業務」）的牌照（「該牌照」），該牌照於土地註冊處以註冊摘要編號 16011100660036 登記。根據該牌照，擁有人須（除了其他條款以外）：

1. 遵守所有關乎該行業或業務的條例、附例、規則及規例；及
2. 彌償政府及使政府獲得彌償因發展項目用作為該行業或業務而引致的所有訴訟。

如有任何違反或不遵守該牌照內所載的條款及細則，該牌照將被視為終止。

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

根據內地地段第694號的政府租契的條款和條件，業主須於該租期內以一切所需及必要的修理、清潔及改動方式，妥善和充分地修理、維持、支持、維護、鋪蓋、清洗、洗刷、清潔、騰空、改動及保持任何時間在該地段之上的宅院或樓宇、架設物及建築物，以及所屬或附屬的一切牆壁、圍欄、燈具、行人路、盥洗室、洗滌槽、排水溝和水道，且全部須以政府滿意的方式完成，所有適當費用及收費均由業主承擔。

6. 對買方造成負擔的租用條件

不適用。

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

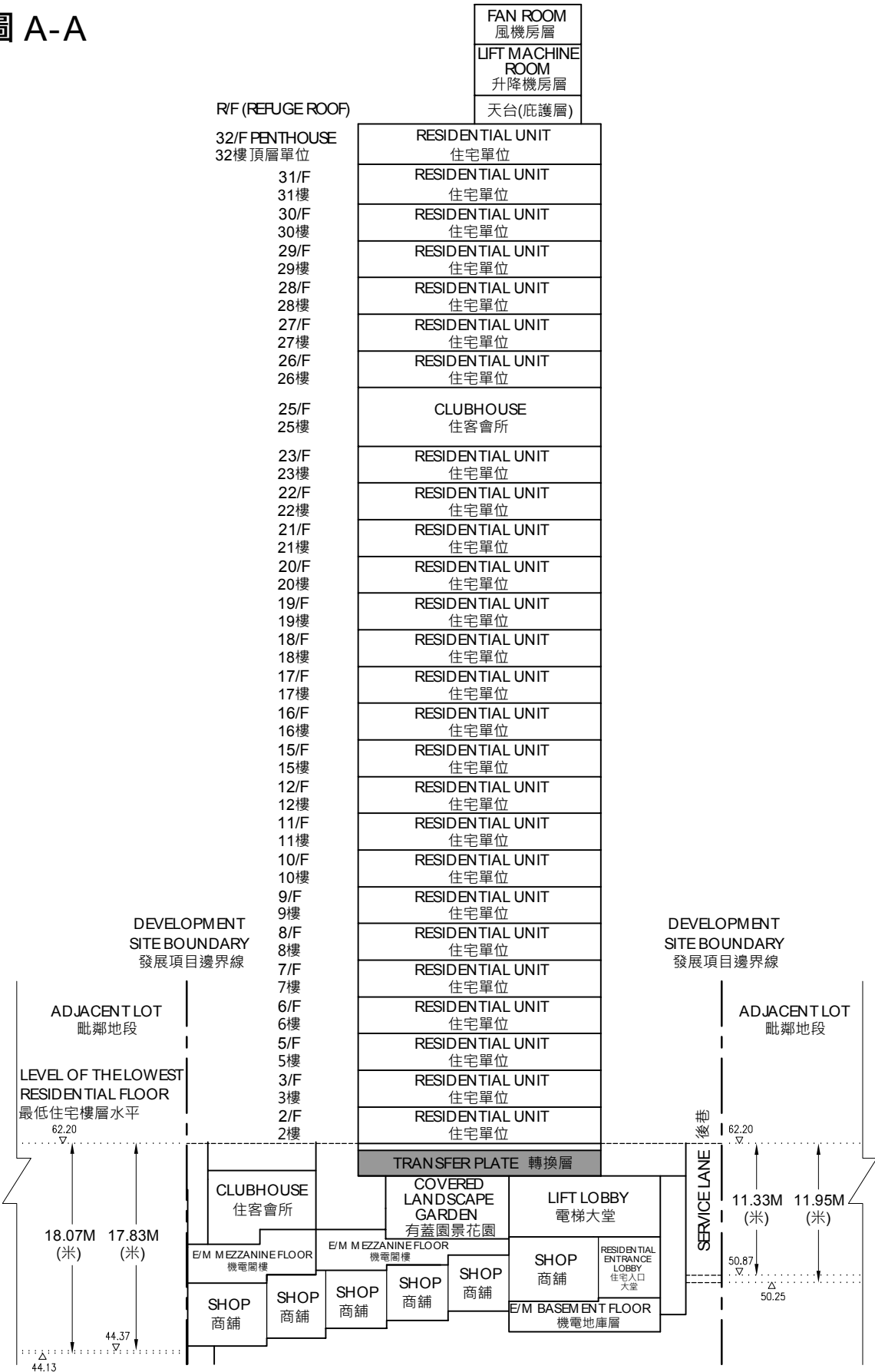
Facilities that are required under the land grant to be constructed and provided for the Government, or for public use. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施。	Not applicable 不適用
Facilities that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development. 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。	Not applicable 不適用
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. 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地。	Not applicable 不適用
Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of section 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F). 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。	Not applicable 不適用

WARNING TO PURCHASERS 對買方的警告

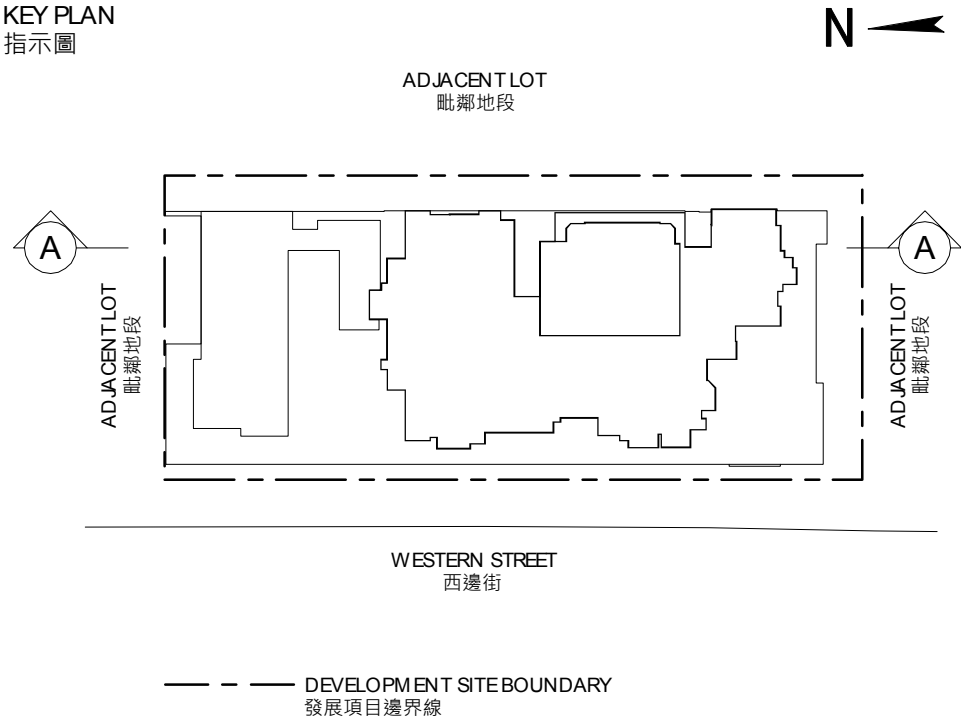
- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that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

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

CROSS-SECTION PLAN 橫截面圖 A-A



KEY PLAN
指示圖



1. The level of lowest residential floor of the Development is 62.20 metres above Hong Kong Principal Datum.
2. The part of service lane adjacent to the south side of the Development is 50.25 to 50.87 metres above Hong Kong Principal Datum.
3. The part of service lane adjacent to the north side of the Development is 44.13 to 44.37 metres above Hong Kong Principal Datum.

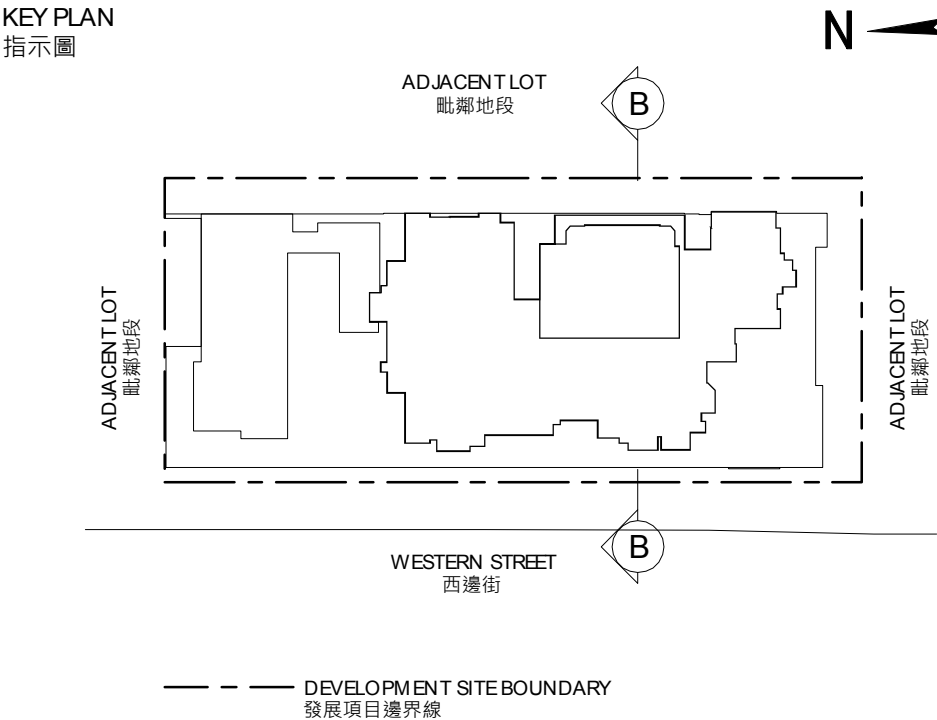
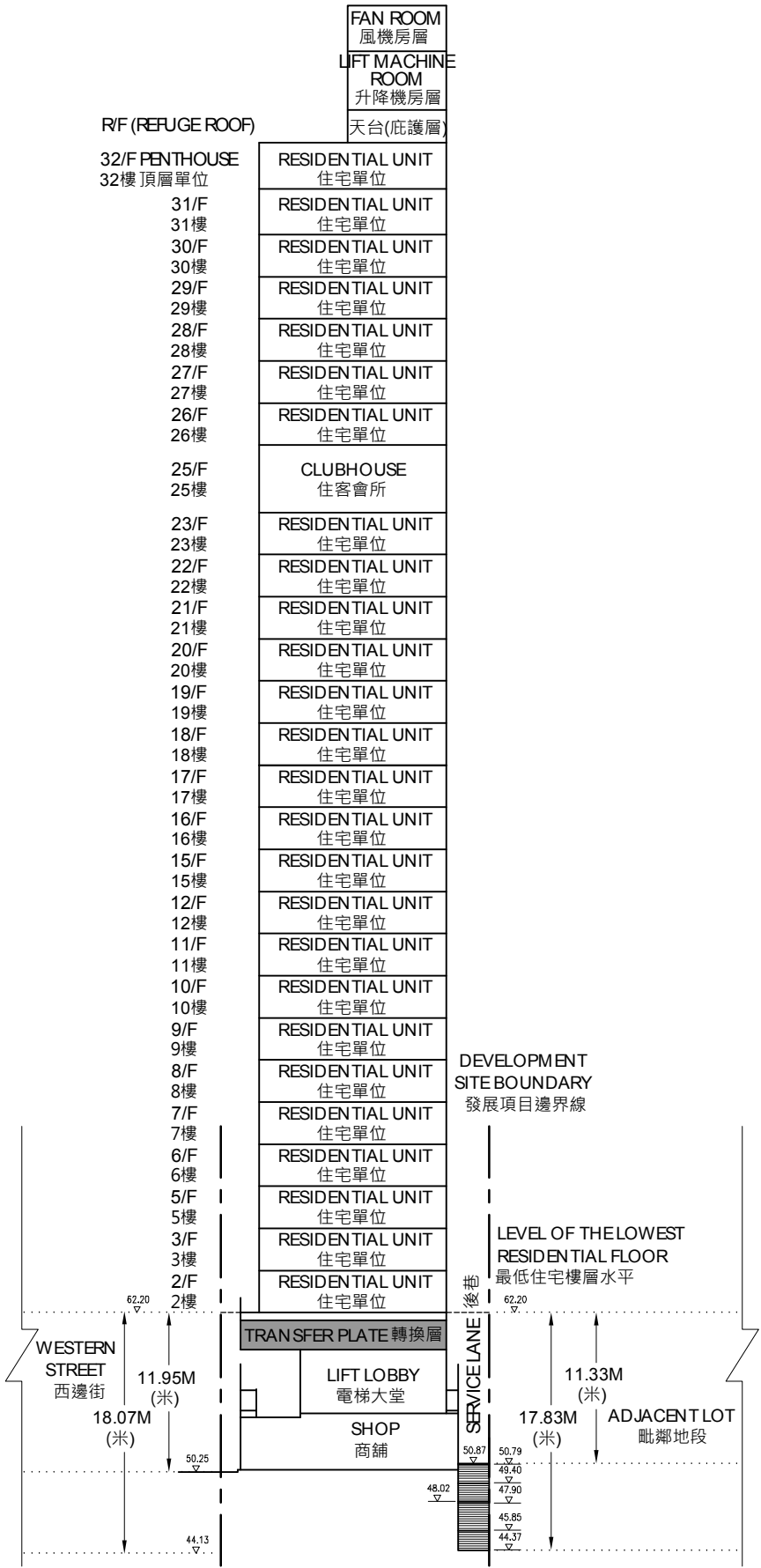
Note : The Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

1. 發展項目之最低住宅層為香港主水平基準以上 62.20 米。
2. 毗鄰建築物的南面現有後巷一段為香港主水平基準以上約 50.25 至 50.87 米。
3. 毗鄰建築物的北面現有後巷一段為香港主水平基準以上約 44.13 至 44.37 米。

備註：賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境較佳的了解。

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

CROSS-SECTION PLAN 橫截面圖 B-B



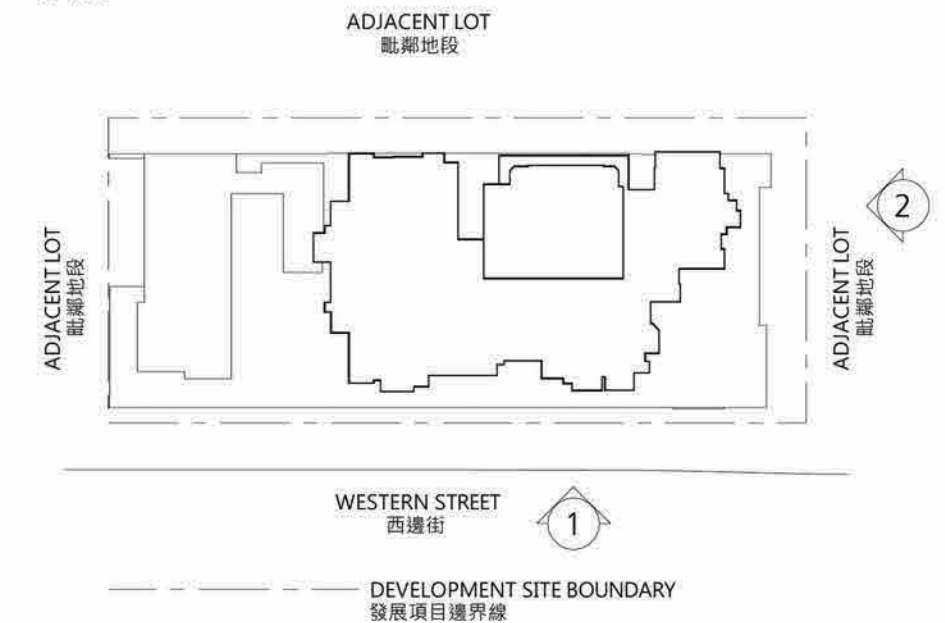
- 1. The level of lowest residential floor of the Development is 62.20 metres above Hong Kong Principal Datum.
- 2. The part of service lane adjacent to the east side of the Development is 44.37 to 50.87 metres above Hong Kong Principal Datum.
- 3. The part of Western Street adjacent to the Development is 44.13 to 50.25 metres above Hong Kong Principal Datum.

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

- 1. 發展項目之最低住宅層為香港主水平基準以上 62.20 米。
- 2. 毗鄰建築物的東面現有後巷一段為香港主水平基準以上約 44.37 至 50.87 米。
- 3. 毗鄰建築物的西邊街一段為香港主水平基準以上約 44.13 至 50.25 米。

備註：賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境較佳的了解。

ELEVATION 1
FACING WESTERN STREET
立面1 - 面向西邊街



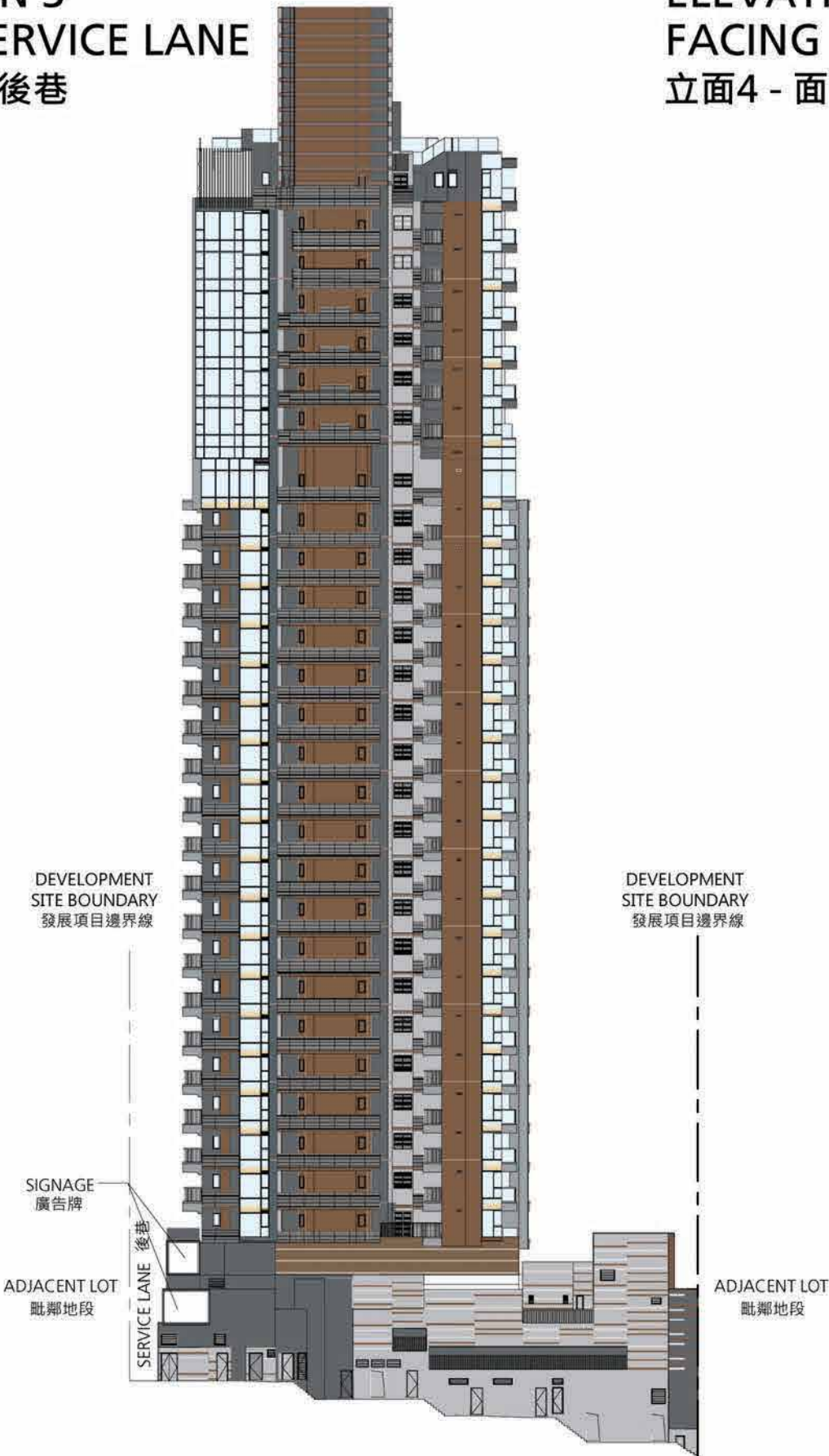
- a. are prepared on the basis of the approved building plans for the Development as of 8 May 2017 ; and
- b. are in general accordance with the outward appearance of the Development.

- 以 2017 年 5 月 8 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- 大致上與發展項目的外觀一致。

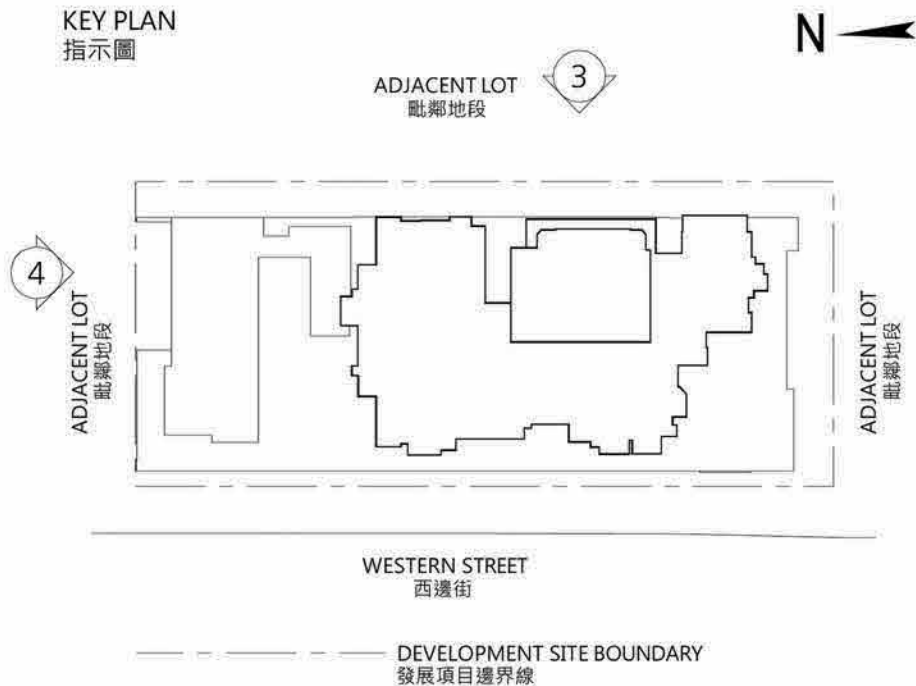
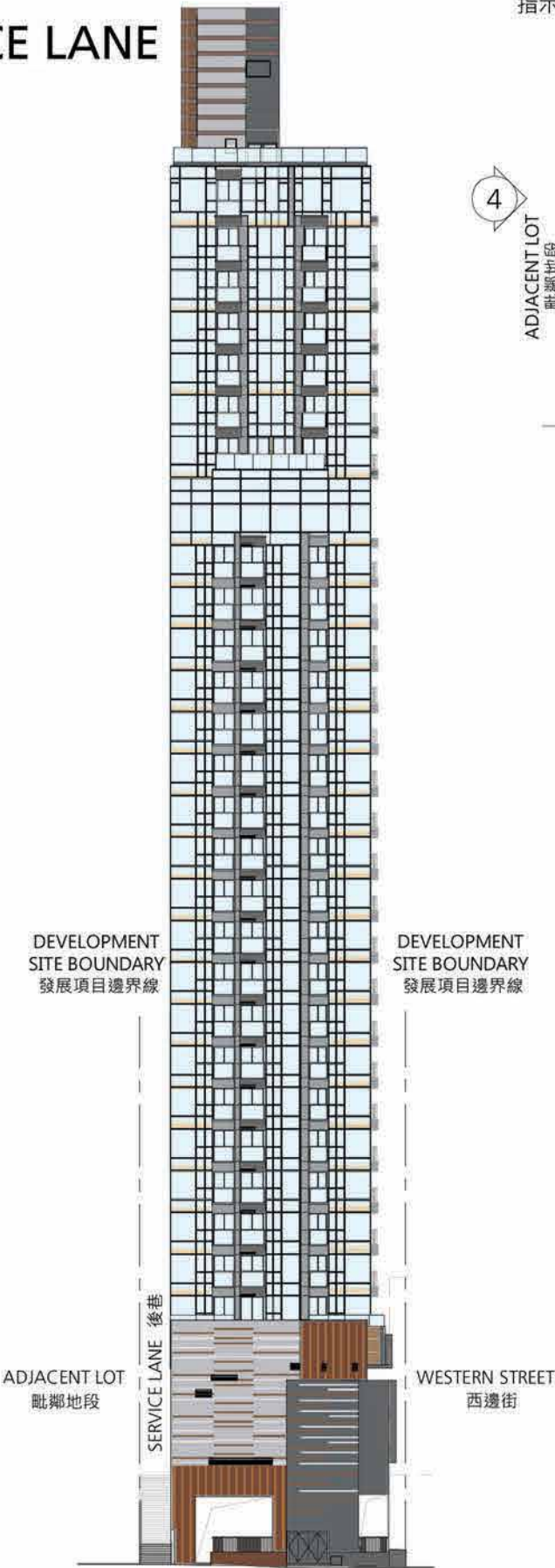


ELEVATION PLAN 立面圖

ELEVATION 3
FACING SERVICE LANE
立面3 - 面向後巷



ELEVATION 4
FACING SERVICE LANE
立面4 - 面向後巷



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

- a. are prepared on the basis of the approved building plans for the Development as of 8 May 2017 ; and
- b. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

- a. 以 2017 年 5 月 8 日的情況為準的發展項目的經批准的建築圖則為基礎擬備 ；及
- b. 大致上與發展項目的外觀一致 。

0 10 20metre 米

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

Description 描述		Covered 有蓋	Uncovered 露天	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括任何供住客使用的康樂設施)	sq. ft. 平方呎	3,614.756	-	3,614.756
	sq. m. 平方米	335.819	-	335.819
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	sq. ft. 平方呎	-	-	-
	sq. m. 平方米	-	-	-
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq. ft. 平方呎	2,533.458	943.529	3,476.987
	sq. m. 平方米	235.364	87.656	323.020

Note: Areas in square meters as specified above are based on the latest approved building plans. Areas in square feet are converted at a rate of 1 square meter to 10.764 square feet and rounded off to the nearest 3 decimal places.

備註：上述所列以平方米顯示之面積乃依據最近的經批准的建築圖則。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至小數位後三個字。

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

1. A copy of the outline zoning plan relating to the development is available at www.ozp.tpb.gov.hk.
 2. A copy of every deed of mutual covenant in respect of the residential property that has been executed is available for inspection at the place at which the residential property is offered to be sold.
 3. The inspection is free of charge.
1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
 2. 關於住宅物業的每一已簽立的公契的文本存放在住宅物業的售樓處，以供閱覽。
 3. 無須為閱覽付費。

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

1. Exterior finishes	
Item	Description
(a) External wall	Type of finishes: Curtain wall, window, natural stone, aluminium cladding and ceramic tiles.
(b) Window	Material of frame: Aluminium (finished with fluorocarbon coating). Material of glass for windows in Living/Dining Rooms, Bedrooms, Kitchens, Store Rooms: Insulated double glazing with low-e coating. Material of glass for windows in Bathrooms: Laminated feature glass.
(c) Bay window	Nil
(d) Planter	Natural stone, artificial granite tiles and ceramic tiles.
(e) Verandah or balcony	Balcony fitted with aluminium framed single-layer glass balustrade. Floors are finished with natural stone. Walls are finished with tiles and aluminium claddings. Light fittings are provided. All balconies are covered. There is no Verandah.
(f) Drying facilities for clothing	Nil

2. Interior finishes	
Item	Description
(a) Lobby	Main entrance lobby on ground floor and lift lobby on 1/F: Floors are finished with natural stone. Walls are finished with natural stone, mirror, feature glass, stainless steel, timber veneer and feature panel. Ceilings are finished with plaster board false ceiling in emulsion paint, timber veneer and stainless steel. Lift lobby on residential floor: Floors are finished with tiles. Walls are finished with natural stone, mirror, feature glass, stainless steel, timber veneer and feature panel. Ceilings are finished with plaster board false ceiling in emulsion paint, stainless steel and timber veneer. Fireman's lift lobby on ground floor: Floors are finished with natural stones and tiles. Walls are finished with timber veneer and plaster in emulsion paint. Ceilings are finished with plaster board false ceiling in emulsion paint and plaster in emulsion paint. Unexposed surface of walls, floors and ceilings are concrete surface and brickwork surface.
(b) Internal wall and ceiling	Ceilings of Living/Dining Rooms and Bedrooms are finished with plaster in emulsion paint where exposed. All flats are provided with gypsum board bulkhead in emulsion paint. Internal walls of Living/Dining Rooms and Bedrooms are finished with emulsion paint for the following flats: - Flat A - G on 2/F, 3/F, 5/F – 12/F, 15/F – 23/F - Flat B - E on 26/F - Flat A - E on 27/F – 31/F

2. Interior finishes	
Item	Description
(b) Internal wall and ceiling	Internal walls of Living/Dining Room are finished with timber veneer, glass and laminated mirror for Flat A on 26/F. Internal walls of Bedroom 1 are finished with timber veneer and wallpaper for Flat A on 26/F. Internal walls of Bedroom 2 are finished with marble, timber veneer and glass for Flat A on 26/F. Internal walls of Living/Dining Rooms are finished with emulsion paint, timber veneer and mirror for the following flats: - Flat A - C on 32/F Penthouse Internal walls of Bedrooms are finished with emulsion paint for the following flats: - Flat A - C on 32/F Penthouse Internal walls of Store Rooms are finished with emulsion paint for the following flats: - Flat A and C on 32/F Penthouse Unexposed surface of walls and ceilings are concrete surface and brickwork surface.
(c) Internal floor	Living/Dining Rooms are finished with tiles flooring and timber skirting for the following flats: - Flat A - G on 2/F, 3/F, 5/F – 12/F, 15/F – 23/F - Flat B - E on 26/F - Flat A - E on 27/F – 31/F Living/Dining Room is finished with tiles flooring for Flat A on 26/F. Living/Dining Rooms are finished with natural stone with timber skirting for the following flats: - Flat A - C on 32/F Penthouse Bedrooms are finished with tiles flooring and timber skirting for the following flats: - Flat A - G on 2/F, 3/F, 5/F – 12/F, 15/F – 23/F Bedrooms are finished with engineered timber flooring and timber skirting for the following flats: - Flat A Bedroom 1 on 26/F - Flat B - E on 26/F - Flat A - E on 27/F – 31/F - Flat A - C on 32/F Penthouse Flat A Bedroom 2 on 26/F is finished with engineered timber floor. Store Rooms are finished with tiles flooring and tiles skirting for the following flats: - Flat A and C on 32/F Penthouse

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.

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

2. Interior finishes	
Item	Description
(d) Bathroom	<p>Walls are finished with natural stone and feature glass, and run up to false ceiling level for the following flats:</p> <ul style="list-style-type: none">- Flat A - G on 2/F, 3/F, 5/F – 12/F, 15/F – 23/F <p>Walls are finished with natural stone, feature glass and mirror, and run up to false ceiling level for the following flats:</p> <ul style="list-style-type: none">- Flat A - E on 26/F – 31/F- Flat A - C on 32/F Penthouse <p>Wall inside the vanity counter and storage cabinets are finished with white ceramic tiles on exposed surfaces.</p> <p>All floors are finished with natural stone and tiles.</p> <p>Ceilings are finished with plaster board false ceiling with emulsion paint and metal ceiling in paint is provided.</p> <p>Lavatory inside Store Rooms walls are finished with tiles and run up to false ceiling level, floors are finished with tiles and ceiling are finished with plaster board false ceiling with emulsion paint for the following flats:</p> <ul style="list-style-type: none">- Flat A and C on 32/F Penthouse <p>Unexposed surface of walls, floors and ceilings are concrete surface and brickwork surface.</p>
(e) Kitchen	<p>The Open Kitchen of the following flats, walls are finished with feature glass and stainless steel on exposed surfaces and run up to false ceiling level. Ceilings are finished with gypsum board false ceiling in emulsion paint. Cooking benches are fitted with reconstituted stone. Walls behind kitchen cabinet and refrigerator are finished with white ceramic wall tiles on exposed surfaces:</p> <ul style="list-style-type: none">- Flat A - G on 2/F, 3/F, 5/F – 12/F, 15/F – 23/F <p>The Open Kitchen of the following flats, walls are finished with mirror and stainless steel on exposed surfaces and run up to false ceiling level. Ceilings are finished with gypsum board false ceiling in emulsion paint. Cooking benches are fitted with reconstituted stone. Walls behind kitchen cabinet and refrigerator are finished with white ceramic wall tiles on exposed surfaces:</p> <ul style="list-style-type: none">- Flat A - E on 26/F – 31/F- Flat B on 32/F Penthouse <p>The Open Kitchen of the following flats, walls are finished with natural stone, mirror and stainless steel on exposed surfaces and run up to false ceiling level. Ceilings are finished with metal ceiling and gypsum board false ceiling in emulsion paint. Cooking benches are fitted with reconstituted stone and natural stone. Walls behind kitchen cabinet and refrigerator are finished with white ceramic wall tiles on exposed surfaces:</p> <ul style="list-style-type: none">- Flat A on 32/F Penthouse

2. Interior finishes	
Item	Description
(e) Kitchen	<p>The Open Kitchen of the following flats, walls are finished with natural stone, mirror and stainless steel on exposed surfaces and run up to false ceiling level. Ceilings are finished with metal ceiling and gypsum board false ceiling in emulsion paint. Cooking benches are fitted with reconstituted stone. Walls behind kitchen cabinet and refrigerator are finished with white ceramic wall tiles on exposed surfaces:</p> <ul style="list-style-type: none">- Flat C on 32/F Penthouse <p>Unexposed surface of walls, floors and ceilings are concrete surface and brickwork surface.</p>

3. Interior fittings	
Item	Description
(a) Doors	<p>Flat Main Entrances: Solid core timber door and door frame with timber veneer finishing, fitted with lockset, concealed door closer, door stopper and door viewer.</p> <p>Bedrooms: Solid core timber door and door frame with timber veneer finishing, fitted with lockset and door stopper.</p> <p>Flat A Bedroom 1 on 26/F is equipped with solid core timber sliding door with timber veneer and metal finishing.</p> <p>Flat A Bedroom 2 on 26/F is equipped with solid core timber sliding door with timber veneer finishing.</p> <p>Flat B Bedroom 3 on 32/F Penthouse is equipped with solid core timber door with louver and door frame with timber veneer finishing, fitted with lockset and door stopper.</p> <p>Flat A Corridor on 32/F Penthouse is equipped with solid core timber door with louver and door frame with timber veneer finishing, fitted with door stopper.</p> <p>Flat B Corridor on 32/F Penthouse is equipped with solid core timber door with timber veneer finishing, fitted with lockset and door stopper.</p> <p>Bathrooms are equipped with solid core timber door with louver and door frame with timber veneer finishing, fitted with lockset and door stopper for the following flats:</p> <ul style="list-style-type: none">- Flat A, B, D, E and F Bathroom 1 on 2/F, 3/F, 5/F – 12/F, 15/F – 23/F- Flat C Bathroom 1 and Flat D Bathroom 1 & 2 on 26/F – 31/F- Flat A Bathroom 2 on 27/F – 31/F- Flat A Bathroom 2 on 32/F Penthouse- Flat B Bathroom 1 & 2 on 32/F Penthouse <p>Bathrooms are equipped with solid core timber door and door frame with timber veneer finishing, fitted with lockset and door stopper for the following flats:</p> <ul style="list-style-type: none">- Flat C and G Bathroom 1 on 2/F, 3/F, 5/F – 12/F, 15/F – 23/F- Flat B Bathroom 2 and Flat E Bathroom 1 on 26/F – 31/F- Flat A Bathroom 1 on 32/F Penthouse- Flat C Bathroom 1 & 2 on 32/F Penthouse

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.

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

3. Interior fittings	
Item	Description
(a) Doors	<p>Bathrooms are equipped with glazed sliding door with solid core timber frame with timber veneer finishing, fitted with door locksets for the following flats:</p> <ul style="list-style-type: none">- Flat A - G Bathroom 1 on 2/F, 3/F, 5/F – 12/F, 15/F – 23/F- Flat B bathroom 2, Flat C Bathroom 1, Flat D Bathroom 2 and Flat E Bathroom 1 on 26/F – 31/F- Flat A Bathroom 2 on 27/F – 31/F <p>Bathrooms are equipped with glazed sliding door with timber louver and solid core timber frame with timber veneer finishing, fitted with door locksets for the following flats:</p> <ul style="list-style-type: none">- Flat A Bathroom 1 on 27/F – 31/F- Flat B Bathroom 1 on 26/F – 31/F <p>Flat A Bathroom 2 on 26/F is equipped with solid core timber door with metal louver and door frame with timber veneer, laminated mirror and metal finishing, fitted with lockset and door stopper, and solid core timber frame sliding door with timber veneer finishing, fitted with door locksets.</p> <p>Flat A Bathroom 1 on 26/F is equipped with timber sliding door with timber louver and solid core timber frame with timber veneer finishing fitted with door locksets.</p> <p>Bathrooms with Utility Platform door: Laminated feature glass and aluminium frame (finished with fluorocarbon coating).</p> <p>Kitchens: Glazed swing door with stainless steel frame fitted with stopper for Flat A on 32/F Penthouse.</p> <p>Store Rooms inside Kitchens: Solid core timber door and door frame with mirror and plastic laminated finishing, fitted with lockset and door stopper:</p> <ul style="list-style-type: none">- Flat A and C on 32/F Penthouse <p>Lavatory inside Store Rooms: Aluminium framed folding door with powder coating, fitted with lockset for the following flats:</p> <ul style="list-style-type: none">- Flat A and C on 32/F Penthouse
(b) Bathroom	<p>Equipped with wooden mirror cabinet and wooden basin cabinet with natural stone counter top finished with stainless steel and plastic laminate. Sanitary fittings include vitreous china water closet, vitreous china wash basin with chrome plated hot and cold water basin mixer and chrome plated shower panel provided inside shower compartment, chrome plated toilet paper holder, chrome plated towel bar and ceiling light fixtures. All Bathrooms are equipped with exhaust fan.</p> <p>Wooden storage cabinet finished with stainless steel and plastic laminate are provided for the following flats:</p> <ul style="list-style-type: none">- Flat A, B, D to G Bathroom 1 on 2/F, 3/F, 5/F – 12/F, 15/F – 23/F- Flat A Bathroom 2 on 26/F – 31/F- Flat B Bathroom 1 on 26/F – 31/F- Flat C and E Bathroom 1 on 26/F – 31/F- Flat D Bathroom 2 on 26/F – 31/F

3. Interior fittings	
Item	Description
(b) Bathroom	<ul style="list-style-type: none">- Flat A Bathroom 1 & 2 on 32/F Penthouse- Flat B Bathroom 1 & 2 on 32/F Penthouse- Flat C Bathroom 1 on 32/F Penthouse <p>Enamelled cast-iron bathtub 1500mm(L) x 700mm(W) x 430mm(D) with chrome plated bathtub mixer and hand shower are provided for the following flats:</p> <ul style="list-style-type: none">- Flat A - C Bathroom 1 on 32/F Penthouse <p>Bathroom TV, Multimedia Hub & ceiling speaker is provided in the Bathrooms for the following flats:</p> <ul style="list-style-type: none">- Flat A - E on 26/F – 31/F- Flat A - C on 32/F Penthouse <p>Lavatories inside Store Rooms: Fitted with vitreous china water closet, vitreous china wash basin and chrome plated hot and cold water basin mixer and shower mixer.</p> <p>Copper pipe is adopted for cold and hot water supply system.</p>
(c) Kitchen	<p>The Open Kitchen of the following flats, equipped with kitchen cabinet of wooden carcass with plastic laminate and acrylic finished door panel. Stainless steel sink with chrome plated sink mixer:</p> <ul style="list-style-type: none">- Flat A - G on 2/F, 3/F, 5/F – 12/F, 15/F – 23/F <p>The Open Kitchen of the following flats, equipped with kitchen cabinet of wooden carcass with plastic laminate and aluminum finished door panel. Stainless steel sink with chrome plated sink mixer:</p> <ul style="list-style-type: none">- Flat A - E on 26/F – 31/F- Flat B - C on 32/F Penthouse <p>The Open Kitchen of the following flat, equipped with kitchen cabinet of wooden carcass with plastic laminate and aluminum finished door panel. Stainless steel sink with chrome plated sink mixer:</p> <ul style="list-style-type: none">- Flat A on 32/F Penthouse <p>All Open Kitchens are equipped with sprinkler head(s) and smoke detector(s).</p> <p>Copper pipe is adopted for cold and hot water supply system.</p>
(d) Bedroom	Nil
(e) Telephone	<p>Telephone connection points are provided in Living/Dining Rooms, Bedrooms and Store Rooms.</p> <p>For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions for Flat”.</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.

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

3. Interior fittings	
Item	Description
(f) Aerials	Communal TV/FM points for reception of local TV programme and radio programme are installed in Living/Dining Rooms, Bedrooms, Store Rooms, 26/F – 31/F and 32/F Penthouse Bathrooms. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions for Flat”.
(g) Electrical installations	Electricity supply with miniature circuit breakers distribution board is provided for each residential flat. Conduit wirings are either concealed in wall or enclosed in false ceilings, bulkheads and cabinets. Lighting and power points are provided. For the location and number of power points and air conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions for Flat”.
(h) Gas supply	No gas supply.
(i)Washing machine connection point	Washer dryer design with drain point and water point connection provision either in Living/Dining Rooms or Open Kitchens. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions for Flat”.
(j) Water supply	Copper pipe is adopted for cold and hot water supply system. Copper pipe is either concealed in wall or enclosed in the false ceilings, bulkheads and cabinets. Hot water is available.

4. Miscellaneous	
Item	Description
(a) Lifts	<u>Residential Tower Lifts:</u> 1 no. “Toshiba” passenger lift (model no.CL3000W) serving the following floors of residential tower: - 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 31/F and 32/F Penthouse 1 no. “Toshiba” passenger/fireman lift (model no. CL3000W) serving the following floors of residential tower: - Ground Floor – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 31/F and 32/F Penthouse <u>Podium Shuttle Lift:</u> 2 nos. “Toshiba” shuttle lifts (model no. CV300) serving the following floors of residential tower: - Ground Floor – 1/F
(b) Letter box	Material: Stainless Steel.
(c) Refuse collection	Refuse will be collected from the refuse storage and material recovery room of each residential floor and handled at refuse storage and material recovery chamber at Ground Floor.

4. Miscellaneous	
Item	Description
(d) Water meter, electricity meter and gas meter	Individual water consumption meter for each residential flat is installed at the common Water Meter Cabinet (W.M.) at the respective residential floor, except for 32/F Penthouse, they are installed at R/F. Individual electricity consumption meter for each residential flat is installed at the Electric Meter Cabinet (E.M.) at the respective residential floor. No gas meter.

5. Security Facilities	
Item	Description
(a) Security system and equipment	CCTV cameras are provided at entrance lobby, lift car cages, clubhouse and common areas. CCTV signal is connected to the caretaker’s counter at Ground Floor. Visitor intercom panel and smart card security system are provided at main entrance lobby at Ground Floor. Each residential flat is equipped with a door phone system and connected to the caretaker’s counter at Ground Floor entrance lobby. Card access control system is provided in main entrance area, Lift, Clubhouse area and Letter box.

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.

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

1. 外部裝修物料	
細項	描述
(a) 外牆	裝修物料的類型： 大廈外牆安裝玻璃幕牆，玻璃窗，天然石材，鋁板及鋪砌瓷磚。
(b) 窗	框的用料：氟碳塗層鋁質窗框。 客/飯廳，睡房，廚房及儲藏室的玻璃的用料：雙層中空低反射鍍膜玻璃。 浴室窗的玻璃的用料：特色玻璃。
(c) 窗台	沒有
(d) 花槽	天然石材，人造石材和瓷磚。
(e) 陽台或露台	每個露台配有金屬框單層玻璃欄杆。地台鋪砌天然石材。牆身鋪砌瓷磚及鋁板。設有照明燈飾。每個露台均被完全地覆蓋。
	沒有陽台。
(f) 乾衣設施	沒有

2. 室內裝修物料	
細項	描述
(a) 大堂	地下之大廈入口大堂及一樓之穿梭升降機大堂： 地台鋪砌天然石材； 牆身鋪砌天然石材，裝飾鏡面，特色玻璃，不銹鋼，木皮及特色裝飾板材； 天花設有髹上乳膠漆之石膏板假天花，木皮及不銹鋼飾面。 分層住客升降機大堂： 地台鋪砌瓷磚； 牆身鋪砌天然石材，裝飾鏡面，特色玻璃，不銹鋼，木皮及特色裝飾板材； 天花設有髹上乳膠漆之石膏板假天花，不銹鋼及木皮飾面。 地下之消防升降機大堂： 地台鋪砌天然石材及瓷磚； 牆身鋪砌木皮及批盪後髹上乳膠漆； 天花設有髹上乳膠漆之石膏板假天花及批盪後髹上乳膠漆。 牆身地台及天花不外露位置為混凝土面及磚牆面。
(b) 內牆及天花板	客/飯廳及睡房之外露牆身及天花批盪後髹上乳膠漆。 所有單位設有髹上乳膠漆之石膏板假陣。 以下單位客/飯廳及睡房之外露牆身批盪後髹上乳膠漆： - 2樓，3樓，5樓 - 12樓，15樓 - 23樓 A - G 單位 - 26樓 B - E 單位 - 27樓 - 31樓 A - E 單位 26樓A單位客/飯廳之外露牆身鋪砌木皮飾面，玻璃及鏡飾面。 26樓A單位睡房1之外露牆身鋪砌木皮飾面及牆紙飾面。 26樓A單位睡房2之外露牆身鋪砌雲石飾面、木皮飾面及玻璃飾面。

2. 室內裝修物料	
細項	描述
(b) 內牆及天花板	以下單位客/飯廳之外露牆身批盪後髹上乳膠漆，鋪砌木皮飾面及鏡飾面： - 32樓頂層單位A - C 單位 以下單位睡房之外露牆身批盪後髹上乳膠漆： - 32樓頂層單位 A - C 單位 以下單位儲物室之外露牆身批盪後髹上乳膠漆： - 32樓頂層單位A 及 C 單位 牆身及天花不外露位置為混凝土面及磚牆面。
(c) 內部地板	以下單位客/飯廳之地板均鋪砌地台瓷磚配木腳線： - 2樓，3樓，5樓 - 12樓，15樓 - 23樓 A - G 單位 - 26樓 B - E單位 - 27樓 - 31樓 A - E 單位 26樓A單位客/飯廳之地板鋪砌地台瓷磚。 以下單位客/飯廳之地板均鋪砌天然石配木腳線： - 32樓頂層單位 A - C 單位 以下單位睡房之地板均鋪砌地台瓷磚配木腳線： - 2樓，3樓，5樓 - 12樓，15樓 - 23樓 A - G 單位 以下單位睡房之地板均鋪砌複合木地板配木腳線： - 26樓 A 單位睡房1 - 26樓 B - E 單位 - 27樓 - 31樓 A - E 單位 - 32樓頂層單位 A - C 單位 26樓A單位睡房2鋪砌複合木地板。 以下單位儲物室之地板均鋪砌地台瓷磚配瓷磚腳線： - 32樓頂層單位 A 及 C 單位
(d) 浴室	以下單位浴室牆身鋪砌天然石材，特色玻璃至假天花高度： - 2樓，3樓，5樓 - 12樓，15樓 - 23樓 A - G 單位 以下單位浴室牆身鋪砌天然石材，特色玻璃及鏡面至假天花高度： - 26樓 - 31樓 A - E 單位 - 32樓頂層單位 A - C 單位 面盆櫃及儲物櫃內之外露牆身位置為白色瓷磚。 所有單位浴室之地台鋪砌天然石材及瓷磚。 天花設有髹上乳膠漆之石膏板假天花及鋁片假天花。

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。

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

2. 室內裝修物料	
細項	描述
(d) 浴室	以下單位儲物室內之洗手間牆身鋪砌瓷磚至假天花高度，地台鋪砌瓷磚，天花設有髹上乳膠漆之石膏板假天花： - 32樓頂層單位 A 及 C 單位 牆身、地台及天花不外露位置為混凝土面及磚牆面。
(e) 廚房	以下單位之開放式廚房牆身外露位置鋪砌特色玻璃及不銹鋼飾面至假天花高度；天花髹上乳膠漆之石膏板假天花。灶台面為人造石材。廚櫃及雪櫃背外露牆身位置為白色瓷磚： - 2樓，3樓，5樓 - 12樓，15樓 - 23樓 A - G 單位 以下單位之開放式廚房牆身外露位置鋪砌鏡面及不銹鋼飾面至假天花高度；天花髹上乳膠漆之石膏板假天花。灶台面為人造石材。廚櫃及雪櫃背外露牆身位置為白色瓷磚： - 26樓 - 31樓 A - E 單位 - 32樓頂層單位 B 單位 以下單位之開放式廚房牆身外露位置鋪砌天然石材，鏡面及不銹鋼飾面至假天花高度；天花設有鋁片假天花及髹上乳膠漆之石膏板假天花。灶台面為人造石材及天然石材。廚櫃及雪櫃背外露牆身位置為白色瓷磚： - 32樓頂層單位 A單位 以下單位之開放式廚房牆身外露位置鋪砌天然石材，鏡面及不銹鋼飾面至假天花高度；天花設有鋁片假天花及髹上乳膠漆之石膏板假天花。灶台面為人造石材。廚櫃及雪櫃背外露牆身位置為白色瓷磚： - 32樓頂層單位 C單位 牆身、地台及天花不外露位置為混凝土面及磚牆面。

3. 室內裝置	
細項	描述
(a) 門	單位大門:實心木門及門框配木皮飾面，並裝設門鎖、嵌入式氣鼓、門頂及防盜眼。 睡房:實心木門及門框配木皮飾面，並裝設門鎖及門頂。 26樓A單位睡房1: 實心木趟門配木皮及金屬飾面。 26樓A單位睡房2: 實心木趟門配木皮飾面。 32樓B單位睡房3: 實心木門設有木百葉及門框配木皮飾面，並裝設門鎖及門頂。 32樓A單位走廊: 實心木門設有木百葉及門框配木皮飾面，並裝設門頂。 32樓B單位走廊: 實心木門及門框配木皮飾面，並裝設門鎖及門頂。

3. 室內裝置	
細項	描述
(a) 門	以下單位浴室門: 實心木門設有木百葉及門框配木皮飾面，並裝設門鎖及門頂： - 2樓，3樓，5樓 - 12樓，15樓 - 23樓 A， B，D，E及F單位浴室1 - 26樓 - 31樓 C 單位浴室1及 D 單位浴室1及2 - 27樓 - 31樓 A 單位浴室2 - 32樓頂層單位 A 單位浴室2 - 32樓頂層單位 B 單位浴室1及2 以下單位浴室門: 實心木門及門框配木皮飾面，並裝設門鎖及門頂： - 2樓，3樓，5樓 - 12樓，15樓 - 23樓 C及G單位浴室1 - 26樓 - 31樓 B 單位浴室2，及 E單位浴室1 - 32樓頂層單位 A 單位浴室1 - 32樓頂層單位 C 單位浴室1及2 以下單位浴室門: 玻璃趟門及實心門框配木皮飾面，並裝設門鎖： - 2樓，3樓，5樓 - 12樓，15樓 - 23樓 A - G單位浴室1 - 26樓 - 31樓 B 單位浴室2，C 單位浴室1，D 單位浴室2及 E單位浴室1 - 27樓 - 31樓 A 單位浴室2 以下單位浴室門: 玻璃趟門設有木百葉及實心門框配木皮飾面，並裝設門鎖： - 27樓 - 31樓 A 單位浴室1 - 26樓 - 31樓 B 單位浴室1 26 樓A單位浴室2 浴室門: 實心木門設有金屬百葉及門框配木皮飾面，配金屬及鏡飾面， 並裝設門鎖及門頂；和實心木趟門及門框配木皮飾面，並裝設門鎖。 26 樓A單位浴室1 浴室門: 實心木趟門設有木百葉及門框配木皮飾面，並裝設門鎖。 浴室設有實用程式平臺門: 塗層玻璃和鋁框（氟碳塗料完成）。 廚房: 以下單位之廚房門為玻璃配不銹鋼框，並裝設門頂： - 32樓頂層單位 A單位 以下單位廚房內之儲物室為實心木門及門框配置鏡面飾面及膠板飾面，並裝設門鎖及門頂： - 32樓頂層單位 A 及 C單位 以下單位儲物室內之洗手間為粉末塗層鋁框摺門，並裝設門鎖。 - 32樓頂層單位 A 及 C單位
(b) 浴室	裝置木製鏡櫃及木製面盆櫃配天然石材檯面，不銹鋼及膠板飾面。潔具包括陶瓷坐廁、陶瓷洗面盆配鍍鉻冷熱水龍頭、沐浴間裝設鍍鉻花灑套裝、鍍鉻廁紙架、鍍鉻毛巾棍及天花燈。所有浴室均有抽氣扇。

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。

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

3. 室內裝置	
細項	描述
(b) 浴室	<p>以下單位裝設木製，不銹鋼及膠板飾面儲物櫃：</p> <ul style="list-style-type: none">- 2樓，3樓，5樓 - 12樓，15樓 - 23樓 A，B，D - G 單位- 26樓 - 31樓 A單位浴室2- 26樓 - 31樓 B單位浴室1- 26樓 - 31樓 C及 E單位浴室1- 26樓 - 31樓 D單位浴室2- 32樓頂層單位 A單位浴室1及2- 32樓頂層單位 B單位浴室1及2- 32樓頂層單位 C單位浴室1 <p>以下單位之浴室裝置設陶瓷鑄鐵浴缸 (1500毫米長 x 700毫米寬 x 430毫米高) 配鍍鉻冷熱水浴缸龍頭連花灑龍頭：</p> <ul style="list-style-type: none">- 32樓頂層單位 A - C單位浴室1 <p>以下單位裝設浴室電視，外置媒體輸入設備及天花揚聲器：</p> <ul style="list-style-type: none">- 26樓 - 31樓 A - E單位所有浴室- 32樓頂層單位 A - C單位所有浴室 <p>儲物室內洗手間：</p> <p>配陶瓷坐廁、陶瓷洗面盆配鍍鉻冷熱水龍頭及鍍鉻花灑龍頭。</p> <p>冷熱水供水系統採用銅喉管。</p>
(c) 廚房	<p>以下單位之開放式廚房裝設木製廚櫃配膠板及亞克力飾面廚櫃門板；不銹鋼洗滌盆連鍍鉻水龍頭：</p> <ul style="list-style-type: none">- 2樓，3樓，5樓 - 12樓，15樓 - 23樓 A - G 單位 <p>以下單位之開放式廚房裝設木製廚櫃配膠板及鋁面飾面廚櫃門板；不銹鋼洗滌盆連鍍鉻水龍頭：</p> <ul style="list-style-type: none">- 26樓 - 31樓 A - E 單位- 32樓頂層單位 B及C 單位 <p>以下單位之開放式廚房裝設木製廚櫃配膠板及鋁面飾面廚櫃門板；不銹鋼洗滌盆連鍍鉻水龍頭：</p> <ul style="list-style-type: none">- 32樓頂層單位 A 單位 <p>所有開放式廚房均裝設有消防花灑頭及消防煙霧偵測器。</p> <p>冷熱水供水系統採用銅喉管。</p>

3. 室內裝置	
細項	描述
(d) 睡房	沒有
(e) 電話	客/飯廳、睡房及儲物室均有電話插座。
	有關接駁點的位置及數目，請參考 “ 單位機電裝置數量說明表 ” 。
(f) 天線	客/飯廳、睡房、儲物室、26樓至31樓及32樓頂層單位浴室均裝有電視/電台天線接線座。
	有關接駁點的位置及數目，請參考 “ 單位機電裝置數量說明表 ” 。
(g) 電力裝置	每戶配備配電箱。提供照明點及供電點。電線導管暗藏於牆身，或內藏於假天花、假陣及櫃內。
	有關電插座及空調機接駁點的位置及數目，請參考 “ 單位機電裝置數量說明表 ” 。
(h) 氣體供應	沒有氣體供應。
(i) 洗衣機接駁點	客/飯廳或開放式廚房設有洗衣乾衣機連來去水位設計。
	有關接駁點的位置及數目，請參考 “ 單位機電裝置數量說明表 ” 。
(j) 供水	冷熱水供水系統採用銅喉管。水喉隱藏於牆中或內藏於假天花、假陣及櫃中。
	有熱水供應。

4. 雜項	
細項	描述
(a) 升降機	<p><u>住宅大樓之升降機：</u></p> <p>1 部 “ 東芝 ” 住客升降機（產品型號：CL3000W）服務以下樓層：</p> <ul style="list-style-type: none">- 1樓至3樓，5樓至12樓，15樓至23樓，25樓至31樓及32樓頂層單位 <p>1 部 “ 東芝 ” 住客/消防用升降機（產品型號：CL3000W）服務以下樓層：</p> <ul style="list-style-type: none">- 地下至3樓，5樓至12樓，15樓至23樓，25樓至31樓及32樓頂層單位 <p><u>平台穿梭升降機：</u></p> <p>2 部 “ 東芝 ” 穿梭升降機（產品型號：CV300）服務以下樓層：</p> <ul style="list-style-type: none">- 地下至 1 樓
(b) 信箱	物料：不銹鋼
(c) 垃圾收集	垃圾將回收至每層住宅樓層之垃圾及物料回收室，及由地下之垃圾及物料回收房處理。
(d) 水錶，電錶及煤氣錶	<p>每戶單位之獨立水錶安裝於樓層之公共水錶箱內（除32樓頂層單位安裝於天台）。</p> <p>每戶單位之獨立電錶安裝於其本住宅樓層之電錶箱內。</p> <p>沒有煤氣錶。</p>

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。

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

5. 保安設施	
細項	描述
(a) 保安系統及設備	入口大堂、升降機內、會所及公用空間均設有閉路電視。閉路電視訊號連接至地下之管理員櫃台。 物業提供訪客對講機及智能卡保安系統於地下大堂。 每戶單位設有門口對講機並連接大廈位於地下之管理員櫃台。 入口大堂、升降機、會所及信箱均設有智能卡系統。

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。

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

6. APPLIANCES SCHEDULE 設備說明表

OPEN KITCHEN & LIVING/DINING SCHEDULE
開放式廚房及客/飯廳設備說明

Appliance to be provided and installed in: 以下單位均隨樓附送及裝置下列設備：
2/F, 3/F, 5/F-12/F, 15/F-23/F 2 樓, 3 樓, 5 樓至 12 樓, 15 樓至 23 樓
Flat A, B, C, D, E, F & G A, B, C, D, E, F 及 G 單位

Appliance 設備	Brand 品牌	Model No. 型號
Fridge Freezer 雪櫃	Siemens	KI28NP60HK
Slimline Cooker Hood 纖巧型抽油煙機	Miele	DA 3466
Induction Hob 電磁爐	Miele	CS1212-1i
Steam Combination Oven 蒸焗爐	Miele	DGC 6400
Washer Dryer 洗衣及乾衣機	Siemens	WK14D321HK
Wine Cellar 紅酒櫃	Cristal	CW22SBS

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

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

6. APPLIANCES SCHEDULE 設備說明表

OPEN KITCHEN & LIVING/DINING SCHEDULE
開放式廚房及客/飯廳設備說明

Appliance to be provided and installed in: 以下單位均隨樓附送及裝置下列設備：
26/F-31/F 26 樓至 31 樓
Flat A, B & D A, B 及 D 單位

Appliance 設備	Brand 品牌	Model No. 型號
Fridge Freezer 雪櫃	Siemens	KI28NP60HK
Slimline Cooker Hood 纖巧型抽油煙機	Miele	DA 3466
Steam Combination Oven 蒸焗爐	Miele	DGC 6400
Washer Dryer 洗衣及乾衣機	Siemens	WK14D321HK
Induction Hob 電磁爐	Miele	KM 6115
Microwave Oven 微波爐	Miele	M 6032
Wine Cellar 紅酒櫃	Cristal	CW18B

Appliance to be provided and installed in: 以下單位均隨樓附送及裝置下列設備：
26/F-31/F 26 樓至 31 樓
Flat C & E C 及 E 單位

Appliance 設備	Brand 品牌	Model No. 型號
Fridge Freezer 雪櫃	Siemens	KI28NP60HK
Slimline Cooker Hood 纖巧型抽油煙機	Miele	DA 3466
Steam Combination Oven 蒸焗爐	Miele	DGC 6400
Washer Dryer 洗衣及乾衣機	Siemens	WK14D321HK
Induction Hob 電磁爐	Miele	KM 6115
Microwave Oven 微波爐	Miele	M 6032
Wine Cellar 紅酒櫃	Cristal	CW22SBS

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

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

6. APPLIANCES SCHEDULE 設備說明表

OPEN KITCHEN & LIVING/DINING SCHEDULE
開放式廚房及客/飯廳設備說明

Appliance to be provided and installed in: 以下單位均隨樓附送及裝置下列設備：
32/F Penthouse 32 樓頂層單位
Flat A A 單位

Appliance 設備	Brand 品牌	Model No. 型號
Induction Hob 電磁爐	Miele	CS 1212-1i
Steam Combination Oven 蒸焗爐	Miele	DGC 6400
Microwave Oven 微波爐	Miele	M 6032
Wine Cellar 紅酒櫃	Cristal	CW18B
Induction Wok 電磁爐	Miele	CS1223-1i
Slimline Cooker Hood 纖巧型抽油煙機	Miele	DA 3496
Built-in Washer-dryer 嵌入式洗衣乾衣機	Miele	WT 2789i WPM
Fridge Freezer 雪櫃	Gaggenau	RY 492 301
Barbecue Grill 燒烤爐	Miele	CS1312BG
Slimline Cooker Hood 纖巧型抽油煙機	Miele	DA 3466

Appliance to be provided and installed in: 以下單位均隨樓附送及裝置下列設備：
32/F Penthouse 32 樓頂層單位
Flat B B 單位

Appliance 設備	Brand 品牌	Model No. 型號
Induction Hob 電磁爐	Miele	CS 1212-1i
Steam Combination Oven 蒸焗爐	Miele	DGC 6400
Microwave Oven 微波爐	Miele	M 6032
Wine Cellar 紅酒櫃	Cristal	CW18B
Induction Wok 電磁爐	Miele	CS 1223-1i
Slimline Cooker Hood 纖巧型抽油煙機	Miele	DA3496
Built-in Washer-dryer 嵌入式洗衣乾衣機	Miele	WT 2789i WPM
Built-in Fridge-freezer 嵌入式雪櫃連冰箱	Miele	KFNS 37232 iD

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

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

6. APPLIANCES SCHEDULE 設備說明表

OPEN KITCHEN & LIVING/DINING SCHEDULE
開放式廚房及客/飯廳設備說明

Appliance to be provided and installed in: 以下單位均隨樓附送及裝置下列設備：
32/F Penthouse 32 樓頂層單位
Flat C C 單位

Appliance 設備	Brand 品牌	Model No. 型號
Induction Hob 電磁爐	Miele	CS 1212-1i
Steam Combination Oven 蒸焗爐	Miele	DGC 6400
Microwave Oven 微波爐	Miele	M 6032
Wine Cellar 紅酒櫃	Cristal	CW18B
Induction Wok 電磁爐	Miele	CS 1223-1i
Slimline Cooker Hood 纖巧型抽油煙機	Miele	DA 3496
Built-in Washer-dryer 嵌入式洗衣乾衣機	Miele	WT 2789i WPM
Built-in Fridge-freezer 嵌入式雪櫃連冰箱	Miele	KFNS 37232 iD
Barbecue Grill 燒烤爐	Miele	CS 1312BG

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

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

6. APPLIANCES SCHEDULE 設備說明表

ELECTRIC WATER HEATER SCHEDULE
電熱水爐設備說明

FLOOR 樓層	FLAT 單位	Brand Name (Model Number) 品牌 (型號)			
		Open Kitchen 開放式廚房	Bathroom 1 浴室 1	Bathroom 2 浴室 2	Lavatory inside Store Room 儲物室內之洗手間
2/F - 3/F, 5/F - 12/F, 15/F - 23/F 2 樓至 3 樓, 5 樓至 12 樓, 15 樓至 23 樓	A	Stiebel Eltron (DHM 6) 斯寶亞創 (DHM 6)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)		
	B	Stiebel Eltron (DHM 6) 斯寶亞創 (DHM 6)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)		
	C	Stiebel Eltron (DHM 6) 斯寶亞創 (DHM 6)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)		
	D	Stiebel Eltron (DHM 6) 斯寶亞創 (DHM 6)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)		
	E	Stiebel Eltron (DHM 6) 斯寶亞創 (DHM 6)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)		
	F	Stiebel Eltron (DHM 6) 斯寶亞創 (DHM 6)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)		
	G	Stiebel Eltron (DHM 6) 斯寶亞創 (DHM 6)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)		
26/F - 31/F 26 樓至 31 樓	A	Stiebel Eltron (DHM 6) 斯寶亞創 (DHM 6)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)	
	B	Stiebel Eltron (DHM 6) 斯寶亞創 (DHM 6)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)	
	C	Stiebel Eltron (DHM 6) 斯寶亞創 (DHM 6)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)		
	D	Stiebel Eltron (DHM 6) 斯寶亞創 (DHM 6)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)	
	E	Stiebel Eltron (DHM 6) 斯寶亞創 (DHM 6)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)		
32/F Penthouse 32 樓 頂層單位	A	Stiebel Eltron (DHM 6) 斯寶亞創 (DHM 6)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)
	B	Stiebel Eltron (DHM 6) 斯寶亞創 (DHM 6)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)	
	C	Stiebel Eltron (DHM 6) 斯寶亞創 (DHM 6)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)	Stiebel Eltron (DHE 18/21/24 SLi) 斯寶亞創 (DHE 18/21/24 SLi)

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

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

6. APPLIANCES SCHEDULE 設備說明表

DEHUMIDIFIER SCHEDULE
抽濕機設備說明

FLOOR 樓層	FLAT 單位	Brand Name (Model Number) 品牌 (型號)		
		Bathroom 1 浴室 1	Bathroom 2 浴室 2	Lavatory inside Store Room 儲物室內之洗手間
2/F - 3/F, 5/F - 12/F, 15/F - 23/F 2 樓至 3 樓, 5 樓至 12 樓, 15 樓至 23 樓	A	COLD MAGIC 高 美 (CDH-22R2B)		
	B	COLD MAGIC 高 美 (CDH-22R2B)		
	C	COLD MAGIC 高 美 (CDH-22R2B)		
	D	COLD MAGIC 高 美 (CDH-22R2B)		
	E	COLD MAGIC 高 美 (CDH-22R2B)		
	F	COLD MAGIC 高 美 (CDH-22R2B)		
	G	COLD MAGIC 高 美 (CDH-22R2B)		
26/F - 31/F 26 樓至 31 樓	A	COLD MAGIC 高 美 (CDH-22R2B)	COLD MAGIC 高 美 (CDH-22R2B)	
	B	COLD MAGIC 高 美 (CDH-22R2B)	COLD MAGIC 高 美 (CDH-22R2B)	
	C	COLD MAGIC 高 美 (CDH-22R2B)		
	D	COLD MAGIC 高 美 (CDH-22R2B)	COLD MAGIC 高 美 (CDH-22R2B)	
	E	COLD MAGIC 高 美 (CDH-22R2B)		
32/F Penthouse 32 樓 頂層單位	A	COLD MAGIC 高 美 (CDH-22R2B)	COLD MAGIC 高 美 (CDH-22R2B)	NIL
	B	COLD MAGIC 高 美 (CDH-22R2B)	COLD MAGIC 高 美 (CDH-22R2B)	
	C	COLD MAGIC 高 美 (CDH-22R2B)	COLD MAGIC 高 美 (CDH-22R2B)	NIL

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

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

6. APPLIANCES SCHEDULE 設備說明表

EXHAUST FAN SCHEDULE
抽氣扇設備說明

FLOOR 樓層	FLAT 單位	Brand Name (Model Number) 品牌 (型號)			
		Open Kitchen 開放式廚房	Bathroom 1 浴室 1	Bathroom 2 浴室 2	Lavatory inside Store Room 儲物室內之洗手間
2/F - 3/F, 5/F - 12/F, 15/F - 23/F 2 樓至 3 樓, 5 樓至 12 樓, 15 樓至 23 樓	A		▲ OSTBERG 奧斯博格 (RFE140R)		
	B		▲ OSTBERG 奧斯博格 (RFE200A)		
	C		▲ OSTBERG 奧斯博格 (RFE140R)		
	D		▲ OSTBERG 奧斯博格 (RFE200A)		
	E		▲ OSTBERG 奧斯博格 (RFE200A)		
	F		▲ OSTBERG 奧斯博格 (RFE200A)		
	G		▲ OSTBERG 奧斯博格 (RFE140R)		
26/F - 31/F 26 樓至 31 樓	A		▲ OSTBERG 奧斯博格 (RFE200A)	▲ OSTBERG 奧斯博格 (RFE140R)	
	B		▲ OSTBERG 奧斯博格 (RFE200A)	▲ OSTBERG 奧斯博格 (RFE140R)	
	C		▲ OSTBERG 奧斯博格 (RFE200A)		
	D		▲ OSTBERG 奧斯博格 (RFE200A)	▲ OSTBERG 奧斯博格 (RFE200A)	
	E		▲ OSTBERG 奧斯博格 (RFE140R)		
32/F Penthouse 32 樓 頂層單位	A	▲ OSTBERG 奧斯博格 (RFE140R)	▲ OSTBERG 奧斯博格 (RFE140R)	▲ OSTBERG 奧斯博格 (RFE140R)	▲ OSTBERG 奧斯博格 (RFE140R)
	B		▲ OSTBERG 奧斯博格 (RFE200A)	▲ OSTBERG 奧斯博格 (RFE140R)	
	C		▲ OSTBERG 奧斯博格 (RFE140R)	▲ OSTBERG 奧斯博格 (RFE140R)	▲ OSTBERG 奧斯博格 (RFE200A)
Note: ▲ Duct Type Radial Fan		備註: ▲ 徑流式風機			

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

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

6. APPLIANCES SCHEDULE 設備說明表

AIR-CONDITIONER SCHEDULE
冷氣機設備說明

FLOOR 樓層	Brand Name 品牌	FLAT 單位	Model Number (Indoor Unit/Outdoor Unit) 型號 (室內組件/室外組件)					
			Living/Dining Room 客/飯廳	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Open Kitchen 開放式廚房	Store Room 儲物室
2/F - 3/F, 5/F - 12/F, 15/F - 23/F 2 樓至 3 樓, 5 樓至 12 樓, 15 樓至 23 樓	MITSUBISHI 三菱電機	A	MSH-GH50VA-H1 /MUH-GH50VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1			NIL	
	MITSUBISHI 三菱電機	B	MSH-GH50VA-H1 /MUH-GH50VA-H1	MSH-GH50VA-H1 /MUH-GH50VA-H1			NIL	
	MITSUBISHI 三菱電機	C	MSH-GH50VA-H1 /MUH-GH50VA-H1	MSH-GH50VA-H1 /MUH-GH50VA-H1			NIL	
	MITSUBISHI 三菱電機	D	MSH-GH50VA-H1 /MUH-GH50VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1			NIL	
	MITSUBISHI 三菱電機	E	MSH-GH50VA-H1 /MUH-GH50VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1			NIL	
	MITSUBISHI 三菱電機	F	MSH-GH50VA-H1 /MUH-GH50VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1			NIL	
	MITSUBISHI 三菱電機	G	MSH-GH50VA-H1 /MUH-GH50VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1			NIL	
26/F - 31/F 26 樓至 31 樓	MITSUBISHI 三菱電機	A	MSH-GH80VA-H1 /MUH-GH80VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1		NIL	
	MITSUBISHI 三菱電機	B	MSH-GH80VA-H1 /MUH-GH80VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1		NIL	
	MITSUBISHI 三菱電機	C	MSH-GH80VA-H1 /MUH-GH80VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1		NIL	
	MITSUBISHI 三菱電機	D	MSH-GH80VA-H1 /MUH-GH80VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1		NIL	
	MITSUBISHI 三菱電機	E	MSH-GH80VA-H1 /MUH-GH80VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1		NIL	
32/F Penthouse 32 樓 頂層單位	MITSUBISHI 三菱電機	A	MSH-GH50VA-H1 /MUH-GH50VA-H1 x 2 nos. 台	MSZ-GE25VA-E1+ MSZ-GE50VA-E1 /MXZ-4C71VA*	MSH-GH35VA-H1 /MUH-GH35VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1	SEZ-KD25VA(L) /MXZ-2C52VA*	MSZ-GE25VA-E1 /MXZ-2C52VA*
	MITSUBISHI 三菱電機	B	MSH-GH50VA-H1 /MUH-GH50VA-H1 x 2 nos. 台	MSH-GH50VA-H1 /MUH-GH50VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1	NIL	
	MITSUBISHI 三菱電機	C	MSH-GH50VA-H1 /MUH-GH50VA-H1 x 2 nos. 台	MSH-GH50VA-H1 /MUH-GH50VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1	MSH-GH35VA-H1 /MUH-GH35VA-H1	SEZ-KD25VA(L) /MXZ-2C52VA*	MSZ-GE25VA-E1 /MXZ-2C52VA*

Note: * Multi-split Type Air-conditioner
備註: * 多聯分體空調

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

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

6. APPLIANCES SCHEDULE 設備說明表

BATHROOM TV, CEILING SPEAKER & MULTIMEDIA HUB SCHEDULE
浴室電視, 天花揚聲器及外置媒體輸入設備說明

Floor 樓層	Flat 單位	Brand Name (Model Number) 品牌 (型號)		
		Bathroom 1 浴室 1		
		Bathroom TV 浴室電視	Ceiling Speaker 天花揚聲器	Multimedia Hub 外置媒體輸入設備
26/F – 31/F 26 樓至 31 樓	A	Oolaa (BTV10(B))	OBT (701)	Oolaa (LMH(1.0))
	B	Oolaa (BTV10(B))	OBT (701)	Oolaa (LMH(1.0))
	C	Oolaa (BTV10(B))	OBT (701)	Oolaa (LMH(1.0))
	D	Oolaa (BTV10(B))	OBT (701)	Oolaa (LMH(1.0))
	E	Oolaa (BTV10(B))	OBT (701)	Oolaa (LMH(1.0))
32/F Penthouse 32 樓頂層單位	A	Oolaa (BTV10(B))	OBT (701)	Oolaa (LMH(1.0))
	B	Oolaa (BTV10(B))	OBT (701)	Oolaa (LMH(1.0))
	C	Oolaa (BTV10(B))	OBT (701)	Oolaa (LMH(1.0))

Floor 樓層	Flat 單位	Brand Name (Model Number) 品牌 (型號)		
		Bathroom 2 浴室 2		
		Bathroom TV 浴室電視	Ceiling Speaker 天花揚聲器	Multimedia Hub 外置媒體輸入設備
26/F – 31/F 26 樓至 31 樓	A	Oolaa (BTV10(B))	OBT (701)	Oolaa (LMH(1.0))
	B	Oolaa (BTV10(B))	OBT (701)	Oolaa (LMH(1.0))
	C			
	D	Oolaa (BTV10(B))	OBT (701)	Oolaa (LMH(1.0))
	E			
32/F Penthouse 32 樓頂層單位	A	Oolaa (BTV10(B))	OBT (701)	Oolaa (LMH(1.0))
	B	Oolaa (BTV10(B))	OBT (701)	Oolaa (LMH(1.0))
	C	Oolaa (BTV10(B))	OBT (701)	Oolaa (LMH(1.0))

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

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR FLAT
單位機電裝置數量說明表

		2/F 2 樓							3/F, 5/F - 12/F & 15/F - 23/F 3 樓, 5 樓至 12 樓及 15 樓至 23 樓							26/F - 31/F 26 樓至 31 樓					32/F Penthouse 32 樓頂層單位		
	Mechanical & Electrical Provisions 機電裝置	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C
Living/Dining Room 客/飯廳	TV/FM Outlet 電視/電台天線接線座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	2	2	2	2	3	2	3
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	2	3
	Single Socket Outlet 單位插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1
	Twin Socket Outlet 雙位插座	3	4	4	4	4	2	3	3	4	4	4	4	2	3	4	4	4	4	3	4	3	4
	Fuse Spur Unit for Electric Curtain 電動窗簾接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	1
	Switch for A/C Unit 冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2
	Door Phone 門口對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet for Refrigerator 雪櫃插座	1	1	1	1	-	1	-	1	1	1	1	-	1	-	1	1	1	1	-	-	1	1
	Socket Outlet for Wine Cellar 酒櫃插座	-	-	-	-	1	1	1	-	-	-	-	1	1	1	-	-	-	1	-	-	-	-
	Socket Outlet for Washer Dryer 洗衣乾衣機插座	-	1	1	1	1	-	-	-	1	1	1	1	-	-	1	1	1	1	-	-	-	-
	Water Point and Drain Point for Washer Dryer 洗衣乾衣機來去水接駁位	-	1	1	1	1	-	-	-	1	1	1	1	-	-	1	1	1	1	-	-	-	-
Bedroom 1 睡房 1	TV/FM Outlet 電視/電台天線接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1
	Twin Socket Outlet 雙位插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2
	Fuse Spur Unit for Electric Curtain 電動窗簾接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1
	Switch for A/C Unit 冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1
Bedroom 2 睡房 2	TV/FM Outlet 電視/電台天線接線座															1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座															1	1	1	1	1	1	1	1
	Single Socket Outlet 單位插座															1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位插座															1	1	1	1	1	1	1	2
	Fuse Spur Unit for Electric Curtain 電動窗簾接線座															-	-	-	-	-	1	-	1
	Switch for A/C Unit 冷氣機開關掣															1	1	1	1	1	1	1	1

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR FLAT
單位機電裝置數量說明表

		2/F 2 樓							3/F, 5/F - 12/F & 15/F - 23/F 3 樓, 5 樓至 12 樓及 15 樓至 23 樓							26/F - 31/F 26 樓至 31 樓					32/F Penthouse 32 樓頂層單位		
Mechanical & Electrical Provisions 機電裝置		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C
Bedroom 3 睡房 3	TV/FM Outlet 電視/電台天線接線座																				1	1	1
	Telephone Outlet 電話插座																				1	1	1
	Single Socket Outlet 單位插座																				1	1	1
	Twin Socket Outlet 雙位插座																				1	2	2
	Fuse Spur Unit for Electric Curtain 電動窗簾接線座																				1	-	1
	Switch for A/C Unit 冷氣機開關掣																				1	1	1
Open Kitchen 開放式廚房	Twin Socket Outlet 雙位插座	1	-	-	-	-	1	1	1	-	-	-	-	1	1	-	-	-	-	1	1	2	2
	Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-
	Fuse Spur Unit for A/C Unit 冷氣機接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1
	Socket Outlet for Refrigerator 雪櫃插座	-	-	-	-	1	-	1	-	-	-	-	1	-	1	-	-	-	-	1	1	-	-
	Socket Outlet for Microwave Oven 微波爐插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Kitchen Cabinet Light 廚櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2
	Fuse Spur Unit for Cookerhood 抽油煙機接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
	Double Pole Switch for 6kW Water Heater 6 千瓦熱水爐雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1
	Double Pole Switch for Steam Oven 蒸爐雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet for Wine Cellar 酒櫃插座	1	1	1	1	-	-	-	1	1	1	1	-	-	-	1	1	1	-	1	1	1	1
	Double Pole Switch for Induction Hob 電磁爐雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1
	Socket Outlet for Washer Dryer 洗衣乾衣機插座	1	-	-	-	-	1	1	1	-	-	-	-	1	1	-	-	-	-	1	1	1	1
	Water Point and Drain Point for Washer Dryer 洗衣乾衣機來去水接駁位	1	-	-	-	-	1	1	1	-	-	-	-	1	1	-	-	-	-	1	1	1	1

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR FLAT
單位機電裝置數量說明表

		2/F 2 樓							3/F, 5/F - 12/F & 15/F - 23/F 3 樓，5 樓至 12 樓及 15 樓至 23 樓							26/F - 31/F 26 樓至 31 樓					32/F Penthouse 32 樓頂層單位		
	Mechanical & Electrical Provisions 機電裝置	A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	B	C	D	E	A	B	C
Store Room 儲物室	TV/FM Outlet 電視/電台天線接線座																				1		1
	Telephone Outlet 電話插座																				1		1
	Twin Socket Outlet 雙位插座																				1		1
	Switch for A/C Unit 冷氣機開關掣																				1		1
Bathroom 1 浴室 1	Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Mirror Cabinet Light 鏡櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Dehumidifier 抽濕機接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for 18kW Water Heater 18 千瓦熱水爐雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet for TV 電視插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1
Bathroom 2 浴室 2	Single Socket Outlet 單位插座															1	1		1		1	1	1
	TV/FM Outlet 電視/電台天線接線座															1	1		1		1	1	1
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線座															1	1		1		1	1	1
	Fuse Spur Unit for Mirror Cabinet Light 鏡櫃燈接線座															1	1		1		1	1	1
	Fuse Spur Unit for Dehumidifier 抽濕機接線座															1	1		1		1	1	1
	Double Pole Switch for 18kW Water Heater 18 千瓦熱水爐雙極開關掣															1	1		1		1	1	1
	Socket Outlet for TV 電視插座															1	1		1		1	1	1
Lavatory inside Store Room 儲物室內之洗手間	Fuse Spur Unit for Exhaust Fan 抽氣扇接線座																				1		1
	Double Pole Switch for 18kW Water Heater 18 千瓦熱水爐雙極開關掣																				1		1

SERVICE AGREEMENTS 服務協議

- Potable and flushing water is supplied by Water Supplies Department.
 - Electricity is supplied by The Hongkong Electric Co., Ltd.
- 食水及沖廁水由水務署供應。
 - 電力由香港電燈有限公司供應。

GOVERNMENT RENT 地稅

The Vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the Assignment of the residential property.

賣方將會繳付/已繳付(視情況而定)有關住宅物業之地稅直至包括住宅物業之買賣成交日期。

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

Remark:

- 1. There is no gas deposit to be reimbursed by the purchaser.
- 2. The purchaser shall in fact pay the debris removal fee to the manager of the Development.

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

備註：

- 1. 沒有氣體按金須由買方補還。
- 2. 買方事實上須向發展項目的管理人支付清理廢料的費用。

DEFECTS LIABILITY WARRANTY PERIOD 欠妥之處的保養責任期

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

按買賣合約規定，住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六 (6) 個月內。

MAINTENANCE OF SLOPES 斜坡維修

Not applicable

不適用

MODIFICATION 修訂

Not applicable

不適用

RELEVANT INFORMATION 有關資料

1. No Gas Supply to Residential Properties

The Development will not be installed with gas pipes for the supply of town gas to residential properties. Flame cooking is not allowed in residential properties in the Development.

2. Operation of Gondola

During the cleaning and maintenance of the external walls of the Development arranged by the manager, the gondola will be operating in the airspace outside windows and above the flat roofs and roofs (if any) of the residential properties in the Development.

3. Signages

There will be backlit signages on the external walls of the Development below 2/F. The backlit signages may be lit on during night time. Prospective purchasers please note the possible impact (if any) of the illumination of the said signages on individual residential properties.

4. Exhaust Louvers

There may be exhaust louvers connecting from the shops on G/F for exhaust from air-conditioning system or in connection with the business (including restaurant, if any) to be carried on at the shops on G/F. The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and/or directions from the relevant government authorities. Prospective purchasers please note the possible impact (if any) of such exhaust louvers on individual residential properties.

1. 沒有氣體燃料供應至住宅物業

發展項目沒有安裝供應煤氣至住宅物業的氣體喉。發展項目中的住宅物業內不能明火煮食。

2. 吊船之運作

在發展項目外牆進行由管理人安排的清洗及保養期間，吊船會在住宅物業之窗外及平台及天台(如有)對上的上空操作。

3. 廣告牌

發展項目 2 樓以下外牆設有燈箱廣告牌。燈箱廣告牌可能會於夜間開啟。準買家請注意上述燈箱廣告牌對個別住宅物業可能造成之影響(如有)。

4. 排氣口

地下商鋪或會安裝排氣口以給空調系統或與地下商鋪內經營的業務(包括餐廳(如有))有關的排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響(如有)。

WEBSITE ADDRESS OF THE DEVELOPMENT 發展項目互聯網網址

The website address designated by the Vendor for the Development:

www.kingshill.com.hk

賣方就發展項目指定的互聯網網站的網址：

www.kingshill.com.hk

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING 申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

獲寬免總樓面面積的設施分項

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)條例》第23 (3) (b) 條不計算的總樓面面積		Area (m²) 面積 (平方米)
1(#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	-
2	Plant rooms and similar services 機房及相類設施	-
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunication and broadcasting (TBE) room, refuse storage and materials recovery chamber, etc. 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	142.150
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓器房、食水及鹹水缸等	439.296
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要的機房，例如空調機房、風櫃房等	24.014

Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		Area (m²) 面積 (平方米)
3	Balcony 露台	168.020
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	61.727
5	Communal sky garden 公用空中花園	-
6	Acoustic fin 隔聲鰭	-
7	Wing Wall, wind catcher and funnel 翼牆、捕風器及風斗	-
8	Non-structural prefabricated external wall 非結構預製外牆	-
9	Utility platform 工作平台	76.504
10	Noise barrier 隔音屏障	-

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING 申請建築物總樓面面積寬免的資料

Amenity Features 適意設施		Area (m²) 面積 (平方米)
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	4.471
12(#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 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	335.819
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	235.364
14	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	-
15	Larger lift shaft 擴大升降機井道	75.936
16	Chimney shaft 煙囪管道	-
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要的機房，例如鍋爐房、衛星電視共用天線房	-
18(#)	Pipe duct, air duct for mandatory or essential plant room 強制性設施或必要機房所需的管槽、氣槽	245.484
19	Pipe duct, air duct for non-mandatory feature or essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	-
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	-
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	-
22	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出物，如空調機箱及伸出外牆超過750毫米的平台	-

Other Exempted Items 其他項目		Area (m²) 面積 (平方米)
23(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	-
24(#)	Other projections 其他伸出物	-
25	Public transport terminus 公共交通總站	-
26(#)	Party structure and common staircase 共用構築物及樓梯	-
27(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 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	73.349
28(#)	Public passage 公眾通道	-
29	Covered set back area 因建築物後移導致的覆蓋面積	-

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING 申請建築物總樓面面積寬免的資料

Bonus GFA 額外總樓面面積		Area (m²) 面積 (平方米)
30	Bonus GFA 額外總樓面面積	-

Note: The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM2 issued by the Buildings Department.
The Buildings Department may revise such requirements from time to time as appropriate.

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。

Estimated Energy Performance or Consumption for the Common Parts of the Development

發展項目的公用部分的預計能量表現或消耗

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:

於印製售樓說明書前呈交予建築事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：

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施：-	1. Design building orientation for reducing solar heat gain; 2. Provide double IGU Low-E glazing and shading facilities; 3. Select more energy-efficient AC units; And Reduce the window-to-wall ratio. 1. 建築物座向設計以減少日照吸熱量； 2. 提供雙層中空低幅射玻璃及遮蔽裝置； 3. 選用更具能源效益的空調機組；及降低窗牆比率。

Part II: The predicted annual energy use of the proposed building/ part of building (Note 1) 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 (註腳1) :-						
Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇每年能源消耗量 (註腳2)		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
			Electricity kWh/m²/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m²/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m²/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m²/annum 煤氣/石油氣 用量單位/平方米/年
Domestic Development 住用發展項目	Area served by central building services installation (Notes 3) 有使用中央屋宇裝備裝置的部份 (註腳3)	6,429.134	352.99	-	306.55	-

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING 申請建築物總樓面面積寬免的資料

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

- Notes:
- 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/m²/annum) and town gas/LPG consumption (unit/m²/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.
 - "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).
 - "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

- 註腳：
- 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。如一棟樓宇預計的 "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 [以耗電量（ 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有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。
 - "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。
 - "中央屋宇裝備裝置" 與屋宇裝備裝置能源效益實務守則（ 2010 年 2 月版本）（草案）中的涵義相同。

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

Date of printing of this Sales Brochure: 20th November 2015.

本售樓說明書印製日期：2015年11月20日。

POSSIBLE FUTURE CHANGE 日後可能出現改變

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

發展項目及其周邊地區日後可能出現改變。

Examination Record

檢視記錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
28th January 2016 2016年1月28日	AH001	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	AQ001	Summary of Land Grant is updated. 更新批地文件的摘要。
	BC / BD	Modification is updated. 更新修訂。
28th April 2016 2016年4月28日	AH001	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001	Aerial photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	AI002	Page AI002 is deleted and replaced by a blank page. 刪除第AI002頁並換上空頁。
	AJ003	Outline zoning plan etc. relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖等。
25th July 2016 2016年7月25日	AH001	Location plan of the Development is updated. 更新發展項目的所在位置圖。
25th October 2016 2016年10月25日	AF001	Information on design of the Development is updated. 更新發展項目的設計的資料。
	AH001	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	AJ001	Outline zoning plan etc. Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖等。
	AK001	Layout plan of the Development is updated. 更新發展項目的布局圖。
	AL005, AL006, AL007	Floor plans are updated. 更新樓面平面圖。
	AM005	Area of residential properties in the Development is updated. 更新發展項目中的住宅物業的面積。
	AP001, AP003	Summary of deed of mutual covenant is updated. 更新公契的摘要。
	AU001, AU002	Elevation plan is updated. 更新立面圖。
	AV001	Information on common facilities in the Development is updated. 更新發展項目中的公用設施的資料。
	BG001, BG002	Information in application for concession on gross floor area of building is updated. 更新申請建築物總樓面面積寬免的資料。
25th January 2017 2017年1月25日	AH001	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	AX018, AX019	Schedule of mechanical & electrical provisions for flat is updated. 更新機電裝置數量說明表。

Examination Record

檢視記錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
20th March 2017 2017年3月20日	AH001	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	AL003, AL007	Floor plans are updated. 更新樓面平面圖。
	AU001, AU002	Elevation plan is updated. 更新立面圖。
20th June 2017 2017年6月20日	AC001	Information on the Development is updated. 更新發展項目的資料。
	AF001	Information on design of the Development is updated. 更新發展項目的設計的資料。
	AH001	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001	Aerial photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	AK001	Layout plan of the Development is updated. 更新發展項目的布局圖。
	AU001, AU002	Elevation plan is updated. 更新立面圖。
	AX001, AX005	Interior finishes are updated. 更新室內裝修物料。
	AX018, AX019	Schedule of mechanical & electrical provisions for flat is updated. 更新機電裝置數量說明表。
20th September 2017 2017年9月20日	AB001 – AB004	Notes to Purchasers of First-hand Residential Properties is updated. 更新一手住宅物業買家須知。
	AB005 – AB006	Additional pages for updated Notes to Purchasers of First-hand Residential Properties. 附加頁供更新的一手住宅物業買家須知。
	AH001	Location plan of the Development is updated. 更新發展項目的所在位置圖。
20th December 2017 2017年12月20日	AG001	Information on Property Management is updated. 更新物業管理的資料。
	AH001	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	AJ001	Outline zoning plan relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
	AP001, AP003	Summary of Deed of Mutual Covenant is updated. 更新公契的摘要。
	AW001	Inspection of Plans and Deed of Mutual Covenant is updated. 更新閱覽圖則及公契。

Examination Record

檢視記錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
20th March 2018 2018年3月20日	AH001	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001	Aerial photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	AL006	Floor plan is updated. 更新樓面平面圖。
	AL006A	Additional page for updated Floor plan. 附加頁供登載更新的樓面平面圖。
	AL006B	Blank page. 空白頁。
20th June 2018 2018年6月20日	AH001	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001	Aerial photograph of the Development is updated. 更新發展項目的鳥瞰照片。
20th September 2018 2018年9月20日	AD001	Information on Vendor and Others involved in the Development is updated. 更新賣方及有參與發展項目的其他人的資料。
	AH001	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	AX003, AX007	Floor plan is updated. 更新樓面平面圖。
20th December 2018 2018年12月20日	AH001	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	AJ001	Outline zoning plan relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。

