

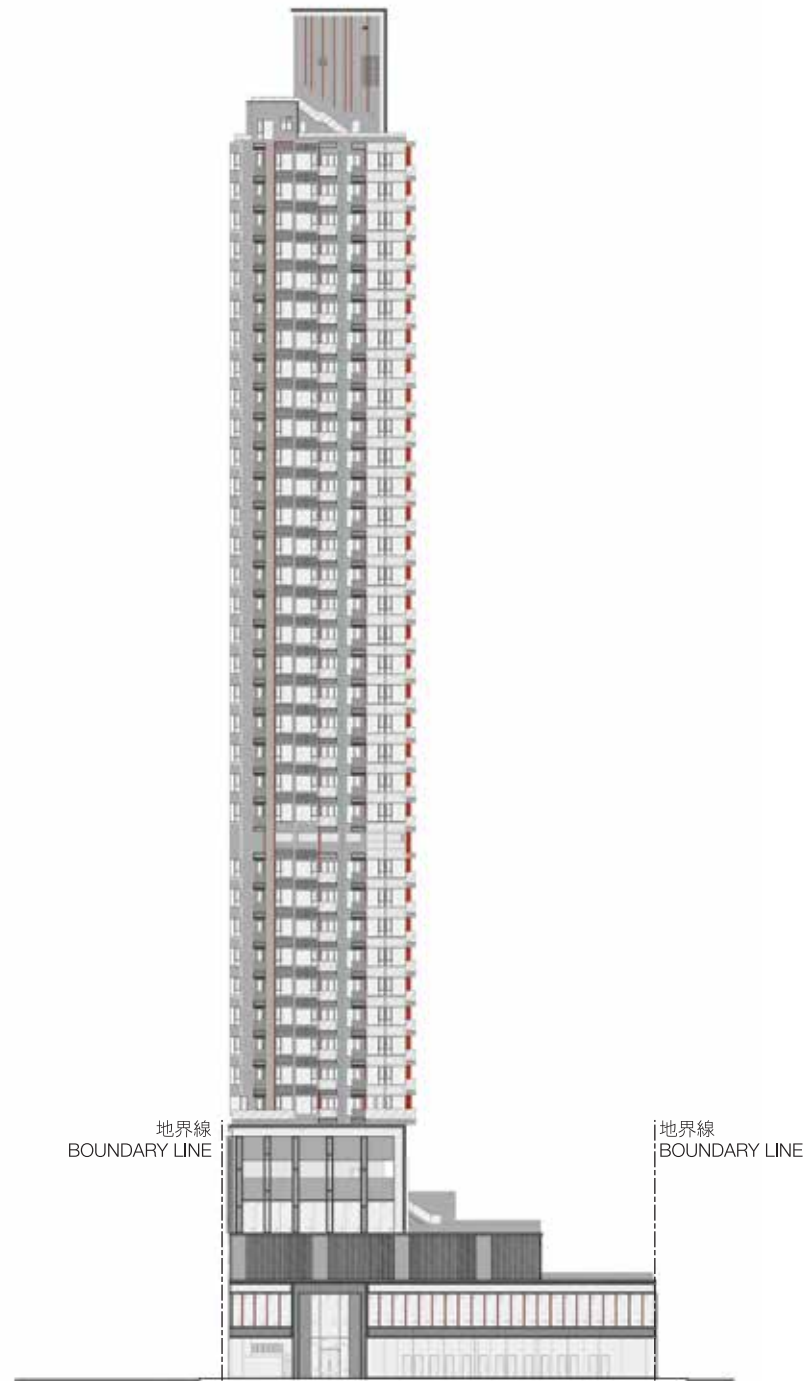
19. 立面圖 ELEVATION PLAN

發展項目的認可人士已證明本圖所顯示的立面：

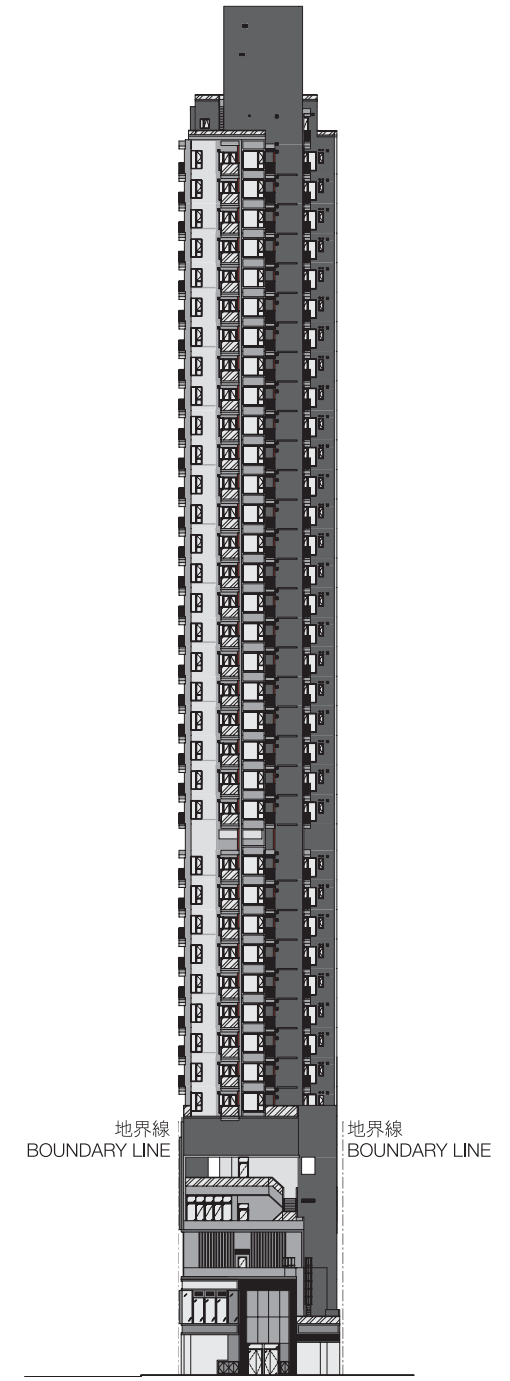
1. 以2018年10月9日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

Authorized person for the development certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the development as of 9th October 2018; and
2. are in general accordance with the outward appearance of the development.



東南立面圖
South - East Elevation



東北立面圖
North - East Elevation

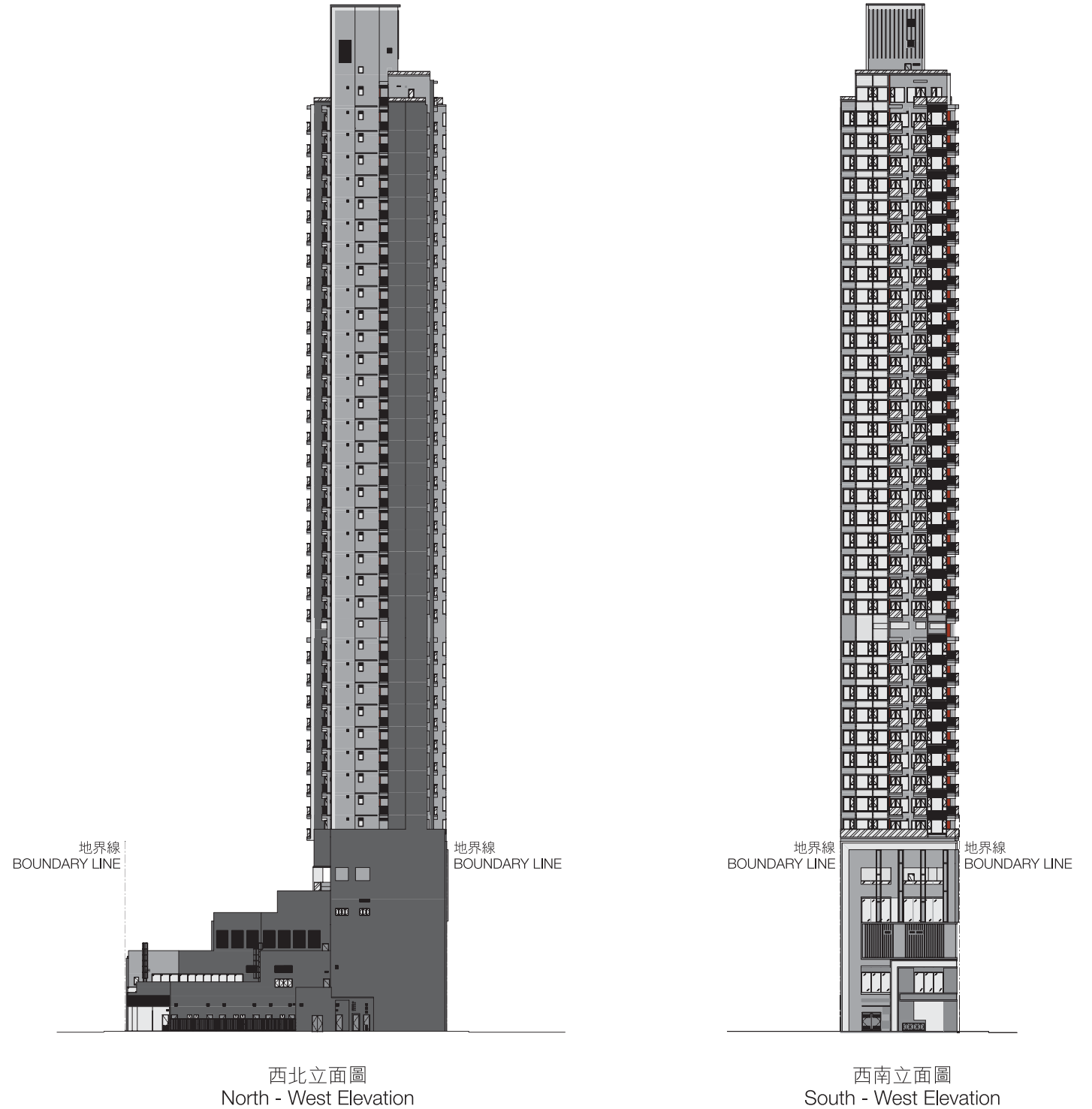
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20. 發展項目中的公用設施的資料

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered Area	沒有上蓋遮蓋面積 Uncovered Area
康樂設施 (包括供住客使用的任何康樂設施) Recreational Facilities (including any recreational facilities for residents' use)	3樓 3/F	298.154 平方米 sq. metre 3209 平方呎 sq. ft.	167.315 平方米 sq. metre 1801 平方呎 sq. ft.
平台花園 (供住客使用的公用花園) Podium Roof Garden (Communal Garden for residents' use)	5樓 5/F	287.109 平方米 sq. metre 3090 平方呎 sq. ft.	-

備註：以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

Note: Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

21. 閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

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. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 —
本物業的每一公契在將本物業提供出售的日期的最新擬稿。
(b) 無須為閱覽付費。

1. Copies of outline zoning plan relating to the development are available for inspection at www.ozp.tpb.gov.hk.
2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold –
the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold.
(b) The inspection is free of charge.

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

1. 外部裝修物料

		描述	
a	外牆	裝修物料的類型	基座：陶瓷瓦、玻璃幕牆、玻璃外牆、鋁飾板、鋁百葉及鬆外牆漆。 住宅大樓：外牆鋪砌陶瓷瓦、鋁飾板、鋁百葉及鬆外牆漆。
b	窗	框的用料	氟碳噴塗鋁窗框。浴室為鋁窗框。
		玻璃的用料	灰片玻璃。浴室裝藥水磨砂玻璃。
c	窗台	用料	鋼筋混凝土窗台配氟碳噴塗鋁窗框及單片玻璃。
		窗台板的裝修物料	天然石
d	花槽	裝修物料的類型	二樓及三樓平台層花槽鋪砌牆磚。
e	陽台或露台	裝修物料的類型	(i) 露台裝設玻璃欄河，外牆鋪砌陶瓷瓦，地台鋪砌地磚，天花鬆外用油漆。 (ii) 陽台：不適用
		是否有蓋	露台有上蓋
f	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

		牆壁		地板		天花板	
a	大堂	地下住宅入口大堂裝修物料的類型	牆身鋪砌天然石、玻璃、金屬、木紋膠板裝飾及鏡飾面至金屬及石膏板假天花	天然石		金屬及石膏板假天花	
		住宅樓層升降機大堂裝修物料的類型	瓷磚、玻璃及鋼飾板	天然石		石膏板及木紋膠板假天花	
b	內牆及天花板		牆壁		天花板		
		客廳裝修物料的類型	乳膠漆		乳膠漆		
		飯廳裝修物料的類型	乳膠漆		乳膠漆		
		睡房裝修物料的類型	乳膠漆		乳膠漆		
c	內部地板		地板		牆腳線		
		客廳的用料	a) 木紋地磚 (6至42樓所有單位) b) 複合地板 (43樓A單位)	木牆腳線 木牆腳線			
		飯廳的用料	a) 木紋地磚 (6至42樓所有單位) b) 複合地板 (43樓A單位)	木牆腳線 木牆腳線			
		睡房的用料	複合地板	木牆腳線			
d	浴室 / 洗手間		牆壁		地板	天花板	
		裝修物料的類型 (標準單位適用於6-42樓)	瓷磚 (櫃背及假天花以上之位置除外)	木紋瓷磚 (座廁底、櫃底及安裝水喉位置除外)		石膏板假天花	
		裝修物料的類型 (特色單位適用於43樓)	天然石、鏡飾面及玻璃飾面 (浴缸背、櫃背及假天花以上之位置除外)	天然石 (浴缸底、座廁底、櫃底及安裝水喉位置除外)		石膏板假天花	
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底				
e	廚房		牆壁		地板	天花板	灶台
		裝修物料的類型 (標準單位適用於6-42樓)	鏡飾面 (廚櫃背及假天花以上之位置除外)	木紋地磚	石膏板假天花		再造石枱面
		裝修物料的類型 (特色單位適用於43樓)	天然石及鏡飾面 (廚櫃背及假天花以上之位置除外)	天然石 (廚櫃底除外)	石膏板假天花		再造石枱面
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底				

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置

			用料	裝修物料	配件
a	門	單位大門	防火實心木門及木門框	木紋膠板飾面	指紋門鎖、門鼓及防盜眼
		露台門	鋁門框及灰片玻璃	噴塗鋁	門鎖
		工作平台門	鋁門框及灰片玻璃 (A及B單位裝設鋁門框及磨砂玻璃)	噴塗鋁	門鎖
		平台門	鋁門框及灰片玻璃	噴塗鋁	門鎖
		睡房門	木門及木門框	木紋膠板飾面	門鎖
		浴室門 / 洗手間門	木門及木門框	木紋膠板飾面	門鎖
		廚房門 (適用於43樓A單位)	防火實心木門連木門框配防火玻璃窗格	木紋膠板飾面	門鎖及門鼓
		儲物室門 (適用於6-42樓C單位及43樓A單位)	木門及木門框	木紋膠板飾面	門鎖
b	浴室 / 洗手間		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	櫃台面	再造石枱面
			潔具	櫃	木製洗手盆櫃配木製牆身鏡櫃
				洗手盆水龍頭	鍍鉻
				座廁	搪瓷
				洗手盆	搪瓷
				廁紙架	光面不銹鋼
		淋浴間	玻璃		
		浴室設備	隨樓附送之設備及品牌，請參閱「設備說明表」		
		(ii) 供水系統的類型及用料	冷水喉	銅喉	
熱水喉	隔熱絕緣保護之銅喉				
(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	花灑	花灑龍頭	鍍鉻		
	浴缸	沒有	沒有		
(iv) 浴缸大小 (如適用的話)	不適用				
c	廚房		用料		
		(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	熱水喉採用隔熱絕緣銅喉，冷水喉採用銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製廚櫃	木紋膠板飾面木廚櫃門及再造石枱面	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭 (適用於所有住宅單位，43樓A單位除外)	
其他裝置	鍍鉻冷熱水龍頭				
設備	隨樓附送之設備及品牌，請參閱「設備說明表」				
d	睡房		裝置	類型	用料
		裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
e	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
f	天線	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		

g	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供所有電掣及電插座之面板
			安全裝置	A單位提供三相電力，其餘單位提供單相電力，各單位均裝妥微型斷路器。
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」	
h	氣體供應	類型	煤氣	
		系統	煤氣喉接駁煤氣煮食爐及煤氣熱水爐	
		位置	請參閱「機電裝置位置及數量說明表」	
i	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」	
		設計	設有洗衣機來、去水接駁喉位	
j	供水	水管的用料	熱水喉採用隔熱絕緣銅喉，冷水喉採用銅喉	
		水管是隱藏或外露	水管是部分隱藏及部分外露 ²	
		有否熱水供應	有	

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

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

4. 雜項

		描述			
a	升降機	(i) 品牌名稱及產品型號	品牌名稱	富士達	
			產品型號	住宅大樓升降機1號：PMGL-K 住宅大樓升降機2號：PMGL-K 舖位用升降機3號：REXIA	
		(ii) 升降機的數目及到達的樓層	升降機的數目	3部	
			到達的樓層	1號住宅升降機到達地下至43樓 (17樓除外)。2號住宅升降機到達所有住宅樓層。 3號升降機到達地下至1樓商舖樓層。	
b	信箱	用料	不銹鋼		
c	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	每層住宅樓層的公用地方，中央垃圾房設於地下。		
d	水錶、電錶及氣體錶		水錶	電錶	氣體錶
		(i) 位置	每層之公共錶房	每層之公共錶房	每個住宅單位內設有獨立煤氣錶
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

5. 保安設施

保安系統及設備	入口通道控制及保安系統	大廈入口設有訪客對講機連智能卡保安系統。
	閉路電視	地下住客入口大堂、升降機內、地下至5樓電梯大堂及會所均設有閉路電視，連接地下住客入口大堂接待處。
嵌入式的裝備的細節	各住宅單位均設有對講機，連接地下住客入口大堂接待處。	
嵌入式裝備的位置	請參閱「機電裝置位置及數量說明表」	

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

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. Exterior Finishes

		Description	
a	External wall	Type of finishes	Podium: Ceramic wall tiles, curtain wall, glass wall, aluminium cladding, aluminium louvers and external wall paint. Residential tower: Ceramic wall tiles, aluminium cladding, aluminium louvers and external wall paint.
b	Window	Material of frame	Fluorocarbon coating aluminium frame. Bathrooms fitted with aluminium window frames.
		Material of glass	Grey tinted glazing glass. Bathrooms fitted with tinted acid-etched glass.
c	Bay window	Material of bay window	Reinforced concrete bay window with fluorocarbon-coated aluminium window frame fitted with single glass.
		Material of window sill finishes	Natural stone
d	Planter	Type of finishes	Planters of 2/F and 3/F flat roof finished with tiles.
e	Verandah or balcony	Type of finishes	(i) Balcony is fitted with glass balustrade. Walls: Ceramic wall tiles. Floor: Floor tiles. Ceiling: External paint. (ii) Verandah: Not applicable.
		Whether it is covered	Balcony is covered
f	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior Finishes

		Wall		Floor	Ceiling	
a	Lobby	G/F residential entrance lobby finishes	Natural stone, glass, metal, timber pattern plastic laminate and mirror up to the bottom line of metal and gypsum board false ceiling	Natural stone	Metal and gypsum board false ceiling	
		Residential floor lift lobby finishes	Ceramic tiles, glass and metal panels	Natural stone	Gypsum board and timber pattern plastic laminate false ceiling	
b	Internal wall and ceiling		Wall	Ceiling		
		Living room finishes	Emulsion paint	Emulsion paint		
		Dining room finishes	Emulsion paint	Emulsion paint		
		Bedroom finishes	Emulsion paint	Emulsion paint		
c	Internal floor		Floor	Skirting		
		Material of living room	a) Timber pattern ceramic tile (for all flats on 6/F to 42/F) b) Engineered wood flooring (for Flats A on 43/F)	Timber skirting Timber skirting		
		Material of dining room	a) Timber pattern ceramic tile (for all flats on 6/F to 42/F) b) Engineered wood flooring (for Flats A on 43/F)	Timber skirting Timber skirting		
		Material of bedroom	Engineered wood flooring			
d	Bathroom / Powder room		Wall	Floor	Ceiling	
		Type of finishes (Typical units applicable for 6-42/F)	Ceramic tiles (except those areas covered by vanity cabinet and above the false ceiling level)	Timber ceramic pattern tile (except those areas covered by water closet, vanity cabinet and pipework area)	Gypsum board false ceiling	
		Type of finishes (Special units applicable for 43/F)	Natural stone, mirror panels and glass panels (except those areas covered by bathtub, vanity cabinet and above the false ceiling level)	Natural stone (except those areas covered by bathtub, water closet, vanity cabinet and pipework area)	Gypsum board false ceiling	
		Whether the wall finishes run up to ceiling	Run up to false ceiling level			
e	Kitchen		Wall	Floor	Ceiling	Cooking bench
		Type of finishes (Typical units applicable for 6-42/F)	Mirror panel (except those areas covered by the kitchen cabinet and above the false ceiling level)	Timber pattern ceramic tile	Gypsum board false ceiling	Reconstituted stone
		Type of finishes (Special units applicable for 43/F)	Natural stone, mirror panels (except those areas covered by the kitchen cabinet and above the false ceiling level)	Natural stone (except those areas covered by the kitchen cabinet)	Gypsum board false ceiling	Reconstituted stone
		Whether the wall finishes run up to ceiling	Run up to false ceiling level			

3. Interior Fittings

			Material	Finishes	Accessories	
a	Doors	Main entrance door	Fire rated solid core timber door and wooden door frame	Timber pattern plastic laminate	Fingerprint door lock, door closer and eye viewer	
		Balcony door	Aluminium door frames and grey tinted glass	Fluorocarbon coating for aluminium	Door lock	
		Utility platform door	Aluminium door frames and grey tinted glass (Aluminium door frames & acid-etched glass for Flat A and B)	Fluorocarbon coating for aluminium	Door lock	
		Flat roof door	Aluminium door frames and grey tinted glass	Fluorocarbon coating for aluminium	Door lock	
		Bedroom door	Timber door with wooden door frame	Timber pattern plastic laminate	Door lock	
		Bathroom door / Powder room door	Timber door with wooden door frame	Timber pattern plastic laminate	Door lock	
		Kitchen Door (for Unit A on 43/F)	Fire-rated solid core timber door with wooden door frame and fire-rated glass vision panel	Timber pattern plastic laminate	Door lock and door closer	
		Store Room Door (For unit C on 6-42/F and Unit A on 43/F)	Timber door with wooden door frame	Timber pattern plastic laminate	Door lock	
b	Bathroom / Powder room	Fittings & equipments		Type	Material	
		(i) Type and material of fittings and equipment	Cabinet	Counter-top	Reconstituted stone countertop	
				Cabinet	Wooden vanity cabinet with wooden mirror cabinet	
		Bathroom fittings		Wash basin mixer	Chrome finish	
				Water closet	Vitreous china	
				Wash basin	Vitreous china	
				Paper holder	Polished stainless steel finish	
				Shower compartment	Glass	
		Bathroom appliances		For the appliances provision and brand name, please refer to the "Appliance Schedule"		
		(ii) Type and material of water supply system		Cold water supply	Copper water pipes	
				Hot water supply	Copper water pipes with thermal insulation	
		(iii) Type and material of bathing facilities (including shower or bath tub, (if applicable))	Shower	Shower mixer and shower set	Chrome finish	
Bath tub	Nil		Nil			
(iv) Size of bath tub, if applicable		Not applicable				
c	Kitchen	Material				
		(i) Sink unit	Stainless steel			
		(ii) Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply			
		Material		Finishes		
		(iii) Kitchen cabinet	Wooden kitchen cabinet	Timber pattern plastic laminate wooden cabinet door panel and reconstituted stone cooking bench.		
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen (Applicable to all residential units, except Flats A of 43/F)		
			Other fittings	Chrome plated sink mixer		
Other equipment	For the appliances provision and brand name, please refer to the "Appliance Schedule"					

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

d	Bedroom		Fittings	Type	Material
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
e	Telephone	Location and number of connection points	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"		
f	Aerials	Location and number of connection points	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"		
g	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Three phase electricity supply with miniature circuit breaker distribution board is provided at Flat A. Single phase electricity supply with miniature circuit breaker distribution board is provided to other flats.	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"		
h	Gas supply	Type	Towngas		
		System	Towngas piping is installed and connected to gas hob and gas water heater		
		Location	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"		
i	Washing machine connection point	Location	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"		
		Design	Drain point and water point are provided for washing machine		
j	Water supply	Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ²		
		Whether hot water is available	Yes		

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

4. Miscellaneous

		Description			
a	Lifts	(i) Brand name and model number	Brand Name	Fujitec	
			Model Number	Residential Tower lift No.1: PMGL-K	
				Residential Tower lift No.2: PMGL-K	
			Shop lift No.3: REXIA		
(ii) Number and floors served by them	Number of lifts	3			
	Floors served by the lifts	Lift 1 serves G/F to 43/F (except 17/F). Lift 2 serves all residential floors. Lift 3 serves G/F -1/F commercial part.			
b	Letter box	Material	Stainless steel		
c	Refuse collection	(i) Means of refuse collection	Refuse to be collected by cleaners		
		(ii) Location of refuse room	Provided at the common area on each residential floor, central refuse chamber is located on G/F		
d	Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
		(i) Location	Provided in the common meter room on each residential floor	Provided in the common meter room on each residential floor	Separate gas meter is provided in each residential unit
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. Security Facilities

Security system and equipment	Access control and security system	Visitor panel with smart card access system is provided at main entrance
	CCTV	CCTV cameras are provided at main entrance, lift car cages, lift lobbies at G/F-5/F and clubhouse areas, and connected to G/F caretaker counter
Details of built-in provisions	Door phone is provided for each residential flat and connected to G/F caretaker counter.	
Location of built-in provisions	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"	

Remarks: 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.

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

6. 設備 Appliances 設備說明表 (6樓至42樓) Appliance Schedule (6/F – 42/F)

位置 Location	設備 Appliances	適用單位 Units Apply	品牌 Brand	型號(如有) Model No. (if any)	
				室內機 Indoor Unit	室外機 Outdoor Unit
客廳/飯廳/睡房/儲物室 Living Room/Dining Room/Bedrooms/Store	分體式冷氣機 Split type air-conditioner	A、B及D單位 Flat A, B & D	Electrolux	EMS11M-09HRDU1	EMS11M-09HRDU1
				EMS11M-18HRDU1	EMS11M-18HRDU1
		C單位 Flat C	Electrolux	EMS11MU-09HRFN1-Q	EM2OF-18HFN1-Q
				EMS11MU-18HRFN1-Q	EM3OE-27HFN1-Q
睡房(1)浴室 Bathroom for Bedroom (1)	煤氣熱水爐 Gas water heater	A單位 Flat A	TGC	TRJW162TFL	
廚房 Kitchen	電磁煮食爐(雙爐頭) Induction hob (double-burner)	A單位 Flat A	西門子 SIEMENS	EH375FBB1E	
	抽油煙機 Cooker hood	所有單位 All flats	西門子 SIEMENS	LI67SA530B	
	煤氣熱水爐 Gas water heater	A、C及D單位 Flat A, C & D	TGC	TRJW162TFL	
	洗衣乾衣機 Washer dryer	所有單位 All flats	西門子 SIEMENS	WK14D321HK	
	微波爐 Microwave oven	所有單位 All flats	西門子 SIEMENS	HF15M564HK	
	雪櫃 Refrigerator	所有單位 All flats	西門子 SIEMENS	KI87SAF30K	
	煤氣煮食爐(單爐頭) Gas hob (single-burner)	A單位 Flat A	Elemento	TRJB11-M-C	
	煤氣煮食爐(雙爐頭) Gas hob (double-burner)	B、C及D單位 Flat B, C & D	Elemento	TRJB12S-C	
浴室 Bathroom	抽氣扇 Exhaust fan	A、B、C及D單位 Flat A,B,C & D	Ostberg	LPK125A	
		A單位睡房1浴室 Flat A (Bedroom 1 bath)	Ostberg	LPK125B	
	煤氣熱水爐 Gas water heater	B單位 Flat B	TGC	TRJW162TFL	

設備說明表 (43樓) Appliance Schedule (43/F)

位置 Location	設備 Appliances	適用單位 Units Apply	品牌 Brand	型號(如有) Model No. (if any)	
				室內機 Indoor Unit	室外機 Outdoor Unit
客廳/飯廳/睡房/儲物室 (1) Living Room/Dining Room/Bedrooms/Store (1)	分體式冷氣機 Split type air-conditioner	A單位 Flat A	Electrolux	EMS11M-09HRDU1	EMS11M-09HRDU1
				EMS11M-18HRDU1	EMS11M-18HRDU1
				EMS11MU-09HRFN1-Q	EM2OF-18HFN1-Q
客廳 Living Room	空氣淨化機 Air Treatment unit	A單位 Flat A	NCCO	HC230	
主浴室 Master bathroom	煤氣熱水爐 Gas water heater	A單位 Flat A	TGC	TRJW162TFL	
	暖風機 Thermal Ventilator	A單位 Flat A	Panasonic	FV-30BG3H	
	抽氣扇 Exhaust fan	A單位 Flat A	Ostberg	LPK125B	
廚房 Kitchen	抽油煙機 Cooker hood	A單位 Flat A	Miele	DA429-6C	
	煤氣熱水爐 Gas water heater	A單位 Flat A	TGC	TRJW162TFQL	
	洗衣乾衣機 Washer dryer	A單位 Flat A	Miele	WT 2789 i WPM	
	微波爐 Microwave oven	A單位 Flat A	Miele	M6262	
	雪櫃 Refrigerator	A單位 Flat A	Miele	KFNS37432iD	
	煤氣煮食爐(單爐頭) Gas hob (single-burner)	A單位 Flat A	Miele	CS1018	
	煤氣煮食爐(雙爐頭) Gas hob (double-burner)	A單位 Flat A	Miele	CS1013-1	
洗手間及浴室 (1) Powder Room & Bathroom (1)	抽氣扇 Exhaust fan	A單位 Flat A	Ostberg	DFE133- 20ErP AC	
	抽氣扇 Exhaust fan	A單位 Flat A	Ostberg	LPK125A	

6樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 6/F

位置 Location	描述 Description	A	B	C	D	
大門入口 Main Entrance	門鈴按鈕 Door bell push button	1	1	1	1	
客廳及飯廳 Living Room and Dining Room	電視/電台/數碼電台天線插座 TV/FM/DAB+ outlet	1	1	1	1	
	電話插座 Telephone outlet	1	1	1	1	
	數據插座 Data outlet	1	1	1	1	
	雙頭插座連開關 Switched twin socket outlet	2	2	2	2	
	燈掣 Lighting switch	8	4	4	4	
	燈位 Lighting point	4	3	3	3	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1	1	1	1
	雙極開關掣 DP switch		2	2	2	2
	對講機 Door phone		1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	1	-	-	1
煤氣熱水爐 Gas water heater		1	-	-	1	
睡房 (1) Bedroom (1)	電視/電台/數碼電台天線插座 TV/FM/DAB+ outlet	1	1	1	1	
	電話插座 Telephone outlet	1	1	-	-	
	雙頭插座連開關 Switched twin socket outlet	2	1	1	1	
	燈掣 Lighting switch	2	2	1	1	
	燈位 Lighting point	1	1	1	1	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1	1	1	1
	雙極開關掣 DP switch		2	-	-	-
	防水隔離器 Weatherproof isolator	供分體冷氣室外機 For outdoor A/C unit	-	2	2	-
睡房 (2) Bedroom (2)	電視/電台/數碼電台天線插座 TV/FM/DAB+ outlet	1	1	1	1	
	電話插座 Telephone outlet	-	-	1	-	
	雙頭插座連開關 Switched twin socket outlet	1	1	1	1	
	燈掣 Lighting switch	2	1	1	1	
	燈位 Lighting point	1	1	1	1	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1	1	1	1
	防水隔離器 Weatherproof isolator	供分體冷氣室外機 For outdoor A/C unit	-	1	-	-
睡房 (3) Bedroom (3)	電視/電台/數碼電台天線插座 TV/FM/DAB+ outlet	1	-	-	1	
	電話插座 Telephone outlet	-	-	-	1	
	雙頭插座連開關 Switched twin socket outlet	1	-	-	1	
	燈掣 Lighting switch	1	-	-	2	
	燈位 Lighting point	1	-	-	1	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1	-	-	1
睡房 (4) Bedroom (4)	電視/電台/數碼電台天線插座 TV/FM/DAB+ outlet	1	-	-	-	
	雙頭插座連開關 Switched twin socket outlet	1	-	-	-	
	燈掣 Lighting switch	1	-	-	-	
	燈位 Lighting point	1	-	-	-	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1	-	-	-

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

6樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 6/F

位置 Location	描述 Description		A	B	C	D
浴室 Bathroom	單頭插座 Single socket outlet		1	1	1	1
	燈位 Lighting point		3	3	3	3
	煤氣熱水爐 Gas water heater		-	1	-	-
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For exhaust fan	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	-	1	-	-
	煤氣熱水爐遙控器 Gas water heater remote control unit		1	1	1	1
睡房(1)浴室 Bathroom for Bedroom (1)	單頭插座連USB插座 Single socket outlet with USB plug		1	-	-	-
	燈位 Lighting point		3	-	-	-
	煤氣熱水爐 Gas water heater		1	-	-	-
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For exhaust fan	1	-	-	-
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	1	-	-	-
	煤氣熱水爐遙控器 Gas water heater remote control unit		1	-	-	-
儲物室 Store	雙位插座 13A Twin Socket Outlet		-	-	1	-
	燈掣 Lighting switch		-	-	1	-
	燈位 Lighting point		-	-	1	-
	總電掣箱 Miniature circuit breakers board		-	-	1	-
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	-	-	1	-
	開放式廚房 Open Kitchen	單頭插座連開關 Switched single socket outlet	供已安裝電器 For electric appliance installed	3	3	3
	雙頭插座連開關 Switched twin socket outlet		1	1	1	1
	來及去水位 Water and drain point	供洗衣乾衣機 For washer dryer	1	1	1	1
	總電掣箱 Miniature circuit breakers board		1	1	-	1
	門鈴 Door bell		1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房抽油煙機 For kitchen exhaust hood	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房煤氣煮食爐 For kitchen gas hob	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供電磁爐 For induction hob	1	-	-	-
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	-	-	1	-
	煤氣熱水爐 Gas water heater		-	-	1	-
露台 Balcony	燈位 Lighting point		-	-	1	1
	去水位 Drain point		-	-	1	-
工作平台 Utility Platform	燈位 Lighting point		-	-	1	-
	煤氣錶 Gas meter		-	-	1	-
	去水位 Drain point		-	-	1	-
平台 Flat Roof	燈位 Lighting point		10	5	-	4
	煤氣錶 Gas meter		1	1	-	1
	防水隔離器 Weatherproof isolator	供分體冷氣室外機 For outdoor A/C unit	5	-	-	4
	單頭防水插座連開關 Weatherproof switched single socket outlet		3	1	-	2
	去水位 Drain point		4	4	-	4

7樓至42樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 7/F to 42/F

位置 Location	描述 Description		A	B	C	D	
大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	
客廳及飯廳 Living Room and Dining Room	電視/電台/數碼電台天線插座 TV/FM/DAB+ outlet		1	1	1	1	
	電話插座 Telephone outlet		1	1	1	1	
	數據插座 Data outlet		1	1	1	1	
	雙頭插座連開關 Switched twin socket outlet		2	2	2	2	
	燈掣 Lighting switch		8	4	4	4	
	燈位 Lighting point		4	3	3	3	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit		1	1	1	1
	雙極開關掣 DP switch			2	2	2	2
	對講機 Door phone			1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater		1	-	-	1
	煤氣熱水爐 Gas water heater			1	-	-	1
睡房 (1) Bedroom (1)	電視/電台/數碼電台天線插座 TV/FM/DAB+ outlet		1	1	1	1	
	電話插座 Telephone outlet		1	1	-	-	
	雙頭插座連開關 Switched twin socket outlet		2	1	1	1	
	燈掣 Lighting switch		2	1	1	1	
	燈位 Lighting point		1	1	1	1	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit		1	1	1	1
	雙極開關掣 DP switch			2	-	-	-
	防水隔離器 Weatherproof isolator	供分體冷氣室外機 For outdoor A/C unit		-	2	2	-
睡房 (2) Bedroom (2)	電視/電台/數碼電台天線插座 TV/FM/DAB+ outlet		1	1	1	1	
	電話插座 Telephone outlet		-	-	1	-	
	雙頭插座連開關 Switched twin socket outlet		1	1	1	1	
	燈掣 Lighting switch		1	1	1	1	
	燈位 Lighting point		1	1	1	1	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit		1	1	1	1
	防水隔離器 Weatherproof isolator	供分體冷氣室外機 For outdoor A/C unit		-	1	-	-
睡房 (3) Bedroom (3)	電視/電台/數碼電台天線插座 TV/FM/DAB+ outlet		1	-	-	1	
	電話插座 Telephone outlet		-	-	-	1	
	雙頭插座連開關 Switched twin socket outlet		1	-	-	1	
	燈掣 Lighting switch		1	-	-	1	
	燈位 Lighting point		1	-	-	1	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit		1	-	-	1
睡房 (4) Bedroom (4)	電視/電台/數碼電台天線插座 TV/FM/DAB+ outlet		1	-	-	-	
	雙頭插座連開關 Switched twin socket outlet		1	-	-	-	
	燈掣 Lighting switch		1	-	-	-	
	燈位 Lighting point		1	-	-	-	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit		1	-	-	-

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

7樓至42樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 7/F to 42/F

位置 Location	描述 Description		A	B	C	D
浴室 Bathroom	單頭插座 Single socket outlet		1	1	1	1
	燈位 Lighting point		3	3	3	3
	煤氣熱水爐 Gas water heater		-	1	-	-
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For exhaust fan	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	-	1	-	-
	煤氣熱水爐遙控器 Gas water heater remote control unit		1	1	1	1
睡房(1)浴室 Bathroom for Bedroom (1)	單頭插座連USB插座 Single socket outlet with USB plug		1	-	-	-
	燈位 Lighting point		3	-	-	-
	煤氣熱水爐 Gas water heater		1	-	-	-
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For exhaust fan	1	-	-	-
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	1	-	-	-
	煤氣熱水爐遙控器 Gas water heater remote control unit		1	-	-	-
儲物室 Store	雙位插座 13A twin socket outlet		-	-	1	-
	燈掣 Lighting switch		-	-	1	-
	燈位 Lighting point		-	-	1	-
	總電掣箱 Miniature circuit breakers board		-	-	1	-
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	-	-	1	-
開放式廚房 Open Kitchen	單頭插座連開關 Switched single socket outlet	供已安裝電器 For electric appliance installed	3	3	3	3
	雙頭插座連開關 Switched twin socket outlet		1	1	1	1
	來及去水位 Water and drain point	供洗衣乾衣機 For washer dryer	1	1	1	1
	總電掣箱 Miniature circuit breakers board		1	1	-	1
	門鈴 Door bell		1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房抽油煙機 For kitchen exhaust hood	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供廚房煤氣煮食爐 For kitchen gas hob	1	1	1	1
	有熔斷器的連接盒 Fused connection unit	供電磁爐 For induction hob	1	-	-	-
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	-	-	1	-
	煤氣熱水爐 Gas water heater		-	-	1	-
露台 Balcony	燈位 Lighting point		1	1	1	1
	去水位 Drain point		1	1	1	1
工作平台 Utility Platform	燈位 Lighting point		1	1	1	1
	煤氣錶 Gas meter		1	1	1	1
	去水位 Drain point		1	1	1	1
冷氣機平台 AC Platform	防水隔離器 Weatherproof isolator	供分體冷氣室外機 For outdoor A/C unit	5	-	-	4

43樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 43/F

位置 Location	描述 Description	A	
大門入口 Main Entrance	門鈴按鈕 Door bell push button	1	
客廳及飯廳 Living Room and Dining Room	電視/電台/數碼電台天線插座 TV/FM/DAB+ outlet	1	
	電話插座 Telephone outlet	1	
	數據插座 Data outlet	1	
	雙頭插座連開關 Switched twin socket outlet	4	
	燈掣 Lighting switch	9	
	燈位 Lighting point	3	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1
	雙極開關掣 DP switch		4
	對講機 Door phone		1
主人睡房 Master Bedroom	電視/電台/數碼電台天線插座 TV/FM/DAB+ outlet	1	
	電話插座 Telephone outlet	1	
	雙頭插座連開關 Switched twin socket outlet	2	
	燈掣 Lighting switch	3	
	燈位 Lighting point	1	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1
	雙極開關掣 DP switch		3
睡房 (1) Bedroom (1)	電視/電台/數碼電台天線插座 TV/FM/DAB+ outlet	1	
	雙頭插座連開關 Switched twin socket outlet	1	
	燈掣 Lighting switch	2	
	燈位 Lighting point	1	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1
睡房 (2) Bedroom (2)	電視/電台/數碼電台天線插座 TV/FM/DAB+ outlet	1	
	雙頭插座連開關 Switched twin socket outlet	1	
	燈掣 Lighting switch	1	
	燈位 Lighting point	1	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1

22. 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

43樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 43/F

位置 Location	描述 Description	A	
睡房 (3) Bedroom (3)	電視/電台/數碼電台天線插座 TV/FM/DAB+ outlet	1	
	雙頭插座連開關 Switched twin socket outlet	1	
	燈掣 Lighting switch	1	
	燈位 Lighting point	1	
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1
主浴室 Master Bathroom	單頭插座連USB插座 Single socket outlet with USB plug	1	
	燈位 Lighting point	3	
	煤氣熱水爐 Gas water heater	1	
	有熔斷器的連接盒 Fused connection unit	供暖風機 For thermo ventilator	1
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For exhaust fan	1
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas water heater	1
	煤氣熱水爐遙控器 Gas water heater remote control unit		1
洗手間 Powder Room	單頭插座 Single socket outlet	1	
	燈位 Lighting point	1	
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For exhaust fan	1
浴室 (1) Bathroom (1)	單頭插座 Single socket outlet	1	
	燈位 Lighting point	3	
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For exhaust fan	1
	煤氣熱水爐遙控器 Gas water heater remote control unit		1
儲物室 (1) Store (1)	雙位插座 13A twin socket outlet	1	
	燈掣 Lighting switch	1	
	燈位 Lighting point	1	
	總電掣箱 Miniature circuit breakers board		1
	雙極開關掣 DP switch	供分體冷氣室內機 For indoor A/C unit	1
儲物室 (2) Store (2)	雙位插座 13A twin socket outlet	1	
	燈掣 Lighting switch	1	
	燈位 Lighting point	1	

43樓住宅單位機電裝置位置及數量說明表 Schedule and Location for Electrical & Mechanical Provisions for Residential Properties of 43/F

位置 Location	描述 Description	A	
廚房 Kitchen	單頭插座連開關 Switched single socket outlet	供已安裝電器 For electric appliance installed	3
	雙頭插座連開關 Switched twin socket outlet		2
	燈掣 Lighting switch		1
	燈位 Lighting point		1
	來及去水位 Water and drain point	供洗衣乾衣機 For washer dryer	1
	門鈴 Door bell		1
	煤氣熱水爐 Gas water heater		1
	有熔斷器的連接盒 Fused connection unit	供廚房抽油煙機 For kitchen exhaust hood	1
	有熔斷器的連接盒 Fused connection unit	供廚房煤氣煮食爐 For kitchen gas hob	2
	有熔斷器的連接盒 Fused connection unit	供抽氣扇 For exhaust fan	1
	有熔斷器的連接盒 Fused connection unit	供煤氣熱水爐 For gas meter heater	1
露台 Balcony	燈位 Lighting point		1
	去水位 Drain point		1
平台 Flat Roof	燈位 Lighting point		14
	防水隔離器 Weatherproof isolator	供分體冷氣室外機 For outdoor A/C unit	6
	單頭防水插座連開關 Weatherproof switched single socket outlet		2
	去水位 Drain point		4
天台平台 Roof at Main Roof	燈位 Lighting point		8
	去水位 Drain point		2
工作平台 Utility Platform	燈位 Lighting point		1
	煤氣錶 Gas meter		1
	去水位 Drain point		1

23. 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

24. 地稅

GOVERNMENT RENT

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

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

25. 買方的雜項付款

MISCELLANEOUS PAYMENTS BY PURCHASER

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

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

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

Note: The purchaser should pay to the manager and not the vendor (the owner) of the development the deposits for water, electricity and gas and the debris removal fee.

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

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

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

27. 斜坡維修

MAINTENANCE OF SLOPES

不適用。

Not Applicable.

28. 修訂 MODIFICATION

直至本售樓說明書的印製日期為止，賣方有意向政府申請厭惡性行業牌照（「該牌照」）在「發展地段」上經營或從事製糖、油料（加油站除外）、售肉、食物供應及旅館的行業或業務（「該行業或業務」）。預期根據「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「該行業或業務」的目的而引致的一切訴訟。

如有任何違反或不遵守「該牌照」內所訂立的條款及條件，「該牌照」將會被視作為終止。

As at the date of printing of this sales brochure, the Vendor has an intention to apply to the Government for an offensive trade licence (“the Licence”) to carry out the trade or business of sugar baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper (“the Trade or Business”) in or upon the Lots. It is anticipated that under the Licence, the owners 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 or non-compliance with the terms and conditions set out in the Licence.

29. 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

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

		面積 (平方米)
根據《建築物 (規劃) 規例》第23 (3) (b) 條不計算的總樓面面積		
1.(#)	停車場及上落客貨地方(公共交通總站除外)	-
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	148.569
2.2(#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	882.105
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	54.352
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	258
4.	加闊的公用走廊及升降機大堂	116.027
5.	公用空中花園	-
6.	隔聲緒	-
7.	翼牆、捕風器及風斗	-
8.	非結構預製外牆	154.02
9.	工作平台	193.5
10.	隔音屏障	-
適意設施		
11.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	5
12.	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	298.154
13.	有上蓋的園景區及遊樂場	286.563
14.	橫向屏障/有蓋人行道、花棚	-
15.	擴大升降機井道	138.516
16.	煙囪管道	-
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	7.478
18.(#)	強制性設施或必要機房所需的管槽、氣槽	40.472
19.	非強制性設施或非必要機房所需的管槽、氣槽	-
20.	環保系統及設施所需的機房、管槽及氣槽	-
21.	公共用主要入口上方的中空	13.246
22.	小型伸出物，例如空調箱、窗台、伸出的窗台	414.419
23.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	-

		面積 (平方米)
其他項目		
24.(#)	庇護層，包括庇護層兼空中花園	202.603
25.(#)	其他伸出物	98.56
26.	公共交通總站	-
27.(#)	共用構築物及樓梯	-
28.(#)	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	74.966
29.(#)	公眾通道	-
30.	因建築物後移導致的覆蓋面積	-
額外總樓面面積		
31.	額外總樓面面積	-

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

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

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	-
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	148.569
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.	882.105
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	54.352
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	258
4.	Wider common corridor and lift lobby	116.027
5.	Communal sky garden	-
6.	Acoustic fin	-
7.	Wing wall, wind catcher and funnel	-
8.	Non-structural prefabricated external wall	154.02
9.	Utility platform	193.5
10.	Noise barrier	-
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	5
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	298.154
13.	Covered landscaped and play area	286.563
14.	Horizontal screens/covered walkways, trellis	-
15.	Larger lift shaft	138.516
16.	Chimney shaft	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	7.478

		Area (m ²)
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	40.472
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	-
21.	Void over main common entrance	13.246
22.	Minor projection such as AC box, window cill, projecting window	414.419
23.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	-
Other Exempted Items		
24.(#)	Refuge floor including refuge floor cum sky garden	202.603
25.(#)	Other projections	98.56
26.	Public transport terminus	-
27.(#)	Party structure and common staircase	-
28.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	74.966
29.(#)	Public passage	-
30.	Covered set back area	-
Bonus GFA		
31.	Bonus GFA	-

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

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

30. 有關資料

RELEVANT INFORMATION

1. 吊船或類似設備操作

在管理人安排為發展項目的外牆（包括構成住宅單位一部分的窗戶、露台及工作平台）及「公用地方與設施」（尤其是位於6樓A室的平台及6樓B室的平台的住宅公用地方）進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間，吊船或類似設備（不論是永久或臨時的吊船或類似設備的裝置）將會停泊在住宅單位的平台上，並在住宅單位的平台及天台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。

2. 冷氣機平台上放置室外冷氣機

部分室外冷氣機（不論是為該住宅單位而設，或是為其他住宅單位而設）放置在發展項目7樓至12樓、15樓至16樓、18樓至23樓、25樓至33樓及35樓至42樓A室及D室工作平台外。

該等室外冷氣機的放置可能對該等住宅單位的享用，諸如景觀、熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，請參閱「發展項目的住宅物業的樓面平面圖」。

3. 防火玻璃梗窗

根據由屋宇署發出的《2011年建築物消防安全守則》（“該守則”），在發展項目6樓至12樓、15樓至16樓、18樓至23樓、25樓至33樓及35樓至42樓A室睡房1內裝設了防火玻璃梗窗（“該梗窗”）。任何對該梗窗的防火物料或設計的改動或更改須符合該守則（經不時修訂）及任何適用的法律和法例的規定，並須按照公契獲得管理人批准。

該梗窗（構成住宅單位一部分）的保養、更換或維修須由有關住宅單位的擁有人負責。有關該梗窗的位置，請參閱「發展項目的住宅物業的樓面平面圖」。

1. Operation of gondola or similar device

During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the windows, balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities (particularly the Residential Common Areas for gondola or similar device access on the flat roof of Flat A on 6/F and the flat roof of Flat B on 6/F) of the development as arranged by the Manager, gondola or similar device (whether its installation is permanently or temporarily) will be parked on the flat roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows and the balconies and the utility platforms of the residential units.

2. Placement of outdoor air-conditioning units on air-conditioner platforms

Some outdoor air-conditioning units (either served for its own residential unit or for other residential units) are placed on the air-conditioner platforms outside the utility platforms of Flat A and Flat D on 7/F to 12/F, 15/F to 16/F, 18/F to 23/F, 25/F to 33/F and 35/F to 42/F of the development.

The placement of these outdoor air-conditioning units may affect the enjoyment of these residential units in terms of view, heat and noise or other aspects. For the locations of these air-conditioning units, please refer to “Floor Plans of Residential Properties in the Development”.

3. Fire-rated fixed glass windows

In accordance with the Code of Practice for Fire Safety in Buildings 2011 (“the Code”) issued by the Buildings Department, a fire-rated fixed glass window (“the fixed window”) is installed in Bedroom 1 of Flat A on 6/F to 12/F, 15/F to 16/F, 18/F to 23/F, 25/F to 33/F and 35/F to 42/F of the development. Any alteration or modification of the fire-rated materials or design of the fixed window shall be in accordance with the requirements of the Code (as may be amended from time to time) as well as any laws and regulations applicable thereto, and subject to the approval of the Manager in accordance with the Deed of Mutual Covenant.

The maintenance, replacement or repair of the fixed window (forming part of any Residential Unit) shall be made by the relevant Owners of such Residential Units. For the locations of the fixed windows, please refer to “Floor Plans of Residential Properties in the Development”.

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


發展項目及其周邊地區日後可能出現改變。 There may be future changes to the development and the surrounding areas.
本售樓說明書印製日期：2016年10月3日 Date of printing of this Sales Brochure : 3rd October 2016

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2016年12月29日 29th December 2016	15	更新分區計劃大綱圖。 Update the outline zoning plan.
	17	修訂發展項目的布局圖。 Revise the layout plan of the development.
	19 - 25	修訂發展項目的住宅物業的樓面平面圖。 Revise floor plans of residential properties in the development.
	37 - 38	修訂立面圖。 Revise the elevation plans.
	41, 44, 48	更新裝置、裝修物料及設備的資料。 Update the information in fittings, finishes and appliances.
	62 - 63	修訂申請建築物總樓面面積寬免的資料。 Revise Information in application for concession on gross floor area of Building.
2017年3月27日 27th March 2017	17	修訂發展項目的布局圖。 Revise the layout plan of the development.
	19 - 24	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	35 - 36	修訂發展項目中的建築物的橫截面圖資料。 Revise the information of cross-section plan of building in the development.
	37 - 38	修訂立面圖。 Revise the elevation plans.
	39	修訂發展項目中的公用設施資料。 Revise the information on common facilities in the development.
	52, 55	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
	62 - 63	修訂申請建築物總樓面面積寬免的資料。 Revise the information in application for concession on gross floor area of building.
2017年5月15日 15th May 2017	21	修訂發展項目的住宅物業的樓面平面圖資料。 Revise the floor plans information of residential properties in the development.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2017年8月11日 11th August 2017	2 - 5-2	更新並改用一手住宅物業買家須知於2017年8月1日發出之最新版本。 Update with the latest version of the notes to purchasers of first-hand residential properties dated 1st August 2017.
	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	17	修訂發展項目的布局圖。 Revise the layout plan of the development.
	19 - 24	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	35	修訂發展項目中的建築物的橫截面圖資料。 Revise the information of cross-section plan of building in the development.
	37 - 38	修訂立面圖。 Revise the elevation plans.
	39	修訂發展項目中的公用設施資料。 Revise the information on common facilities in the development.
	49, 51, 53	修訂裝置、裝修物料及設備的資料。 Update the information of fittings, finishes and appliances.
	62 - 63	修訂申請建築物總樓面面積寬免的資料。 Revise the information in application for concession on gross floor area of Building.
2017年11月9日 9th November 2017	12	更新發展項目的所在位置圖。 Update the location plan of the development.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2017年12月4日 4th December 2017	17	修訂發展項目的布局圖。 Revise the layout plan of the development.
	19 - 25	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	27	修訂發展項目中的住宅物業的面積。 Revise the area of residential properties in the development.
	30 - 31	修訂公契的摘要。 Revise the summary of deed of mutual covenant.
	37 - 38	修訂立面圖。 Revise the elevation plans.
	41, 44, 48, 54	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
	62 - 63	修訂申請建築物總樓面面積寬免的資料。 Revise the information in application for concession on gross floor area of Building.
2018年3月2日 2nd March 2018	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13-1, 13-2	新增發展項目的鳥瞰照片。 Add the aerial photographs of the development.
	49 - 52	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
2018年5月31日 31st May 2018	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	13	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	13-1, 13-2	刪除發展項目的鳥瞰照片。 Delete the aerial photographs of the development.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2018年8月29日 29th August 2018	12	更新發展項目的所在位置圖。 Update the location plan of the development.
	14	更新發展項目的分區計劃大綱圖。 Update the outline zoning plan of the development.
	24	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plan of residential properties in the development.
	41-42, 44-45, 48, 50, 52-55	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
2018年11月27日 27th November 2018	17	更新發展項目的布局圖。 Update the layout plan of the development.
	19-20	更新發展項目的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the development.
	35-36	更新發展項目中的建築物的橫截面圖。 Update the cross-section plan of building in the development.
	37-38	更新立面圖。 Update the elevation plans.
	62-63	修訂申請建築物總樓面面積寬免的資料。 Revise the information in application for concession on gross floor area of building.
2019年2月25日 25th February 2019	6	修訂發展項目，南昌一號的資料。 Revise the information on the development, Park One.
	17	修訂發展項目的布局圖。 Revise the layout plan of the development.
	19,24	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	30	修訂公契的摘要。 Revise the summary of deed of mutual covenant.




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