Jones Hive 雋瑆

SALES BROCHURE
售樓說明書

Jones
Hive
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琚

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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 plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the

lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;

- interior and exterior fittings and finishes and appliances;

- the basis on which management fees are shared;

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

- whether individual owners have responsibility to maintain slopes.

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

- Check the Government land grant on whether individual owners are liable to pay Government rent.

- Check the DMC on whether animals can be kept in the residential property.

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

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

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 date[3] for the development in the sales brochure.

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

- Handing over date

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

    - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

    - ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.

  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

    - ➢ strike or lock-out of workmen;

    - ➢ riots or civil commotion;

- force majeure or Act of God;
- fire or other accident beyond the vendor's control;
- war; or
- inclement weather.

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

- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

Website	: 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

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.

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.

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和內部尺寸[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。

- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

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

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

- 委託地產代理以物色物業前，您應該 —

  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；

  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」， 或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

- 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等同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。

- 收樓日期

  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。

- ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
- ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

• 認可人士可批予在預計關鍵日期之後完成發展項目

- 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
  - ➢ 工人罷工或封閉工地；
  - ➢ 暴動或內亂；
  - ➢ 不可抗力或天災；
  - ➢ 火警或其他賣方所不能控制的意外；
  - ➢ 戰爭；或
  - ➢ 惡劣天氣。
- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

• 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

• 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。

• 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

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

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

其他相關聯絡資料：

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

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。

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。

1 INFORMATION ON THE DEVELOPMENT, JONES HIVE
發展項目，雋琚的資料

Name of the street and the street number

No.8 Jones Street

街道名稱及門牌號數

重士街8號

Total number of storeys

37 storeys (excluding roof)

樓層總數

37層(不包括天台)

Floor numbering

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-41/F

樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至41樓

Omitted floor numbers

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

被略去的樓層號數

不設4樓、13樓、14樓、24樓及34樓

Refuge floor

Located at 17/F

庇護層

設於17樓

2 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

Vendors

Golden Sharp Limited and City Castle Limited (both also as the owners and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Broadwin Int'l Limited); and
Keep New Investment Limited (also as the owner and whose holding companies are Ko Bee Limited, Soundwill Holdings Limited, Soundwill (BVI) Limited and Elite Allied Limited)

賣方

銳金有限公司及宇堡有限公司(亦為擁有人及其控權公司皆為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited及Broadwin Int'l Limited)；及
保新投資有限公司 (亦為擁有人及其控權公司為Ko Bee Limited、金朝陽集團有限公司、Soundwill (BVI) Limited 及 Elite Allied Limited)

Authorized person for the development

Mr. Lai Siu Kin Rembert of Lu Tang Lai Architects Ltd.
(Mr. Lai Siu Kin Rembert is a director of Lu Tang Lai Architects Ltd.)

認可人士

呂鄧黎建築師有限公司的黎紹堅先生
(黎紹堅先生為呂鄧黎建築師有限公司的董事)

Building contractor

Lidell Construction Company, Limited

承建商

立德建築有限公司

Vendor's solicitors

Lo & Lo

賣方代表律師

羅文錦律師樓

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

Not Applicable

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

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

Henderson Real Estate Agency Limited,
Soundwill Management Company Limited and
Elite Allied Limited

已為發展項目的建造提供貸款的任何其他人

恒基兆業地產代理有限公司、
金朝陽行政管理有限公司及
Elite Allied Limited

3 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;	No
(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;	No
(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;	No
(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;	No
(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;	No
(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;	No
(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;	No
(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;	No
(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;	No
(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;	No
(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.	No

3 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；	否
(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；	否
(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；	否
(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；	否
(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；	否
(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；	否
(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；	否
(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；	否
(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；	否
(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；	否
(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。	否

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

There are non-structural prefabricated external walls forming part of the enclosing walls of the development.
發展項目有構成圍封牆的一部分的非結構的預製外牆。

The range of thickness of the non-structural prefabricated external walls of each block is 150mm.
每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

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分的幕牆。

The range of thickness of the curtain walls of each building is 300mm.
每幢建築物的幕牆厚度為300毫米。

Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property
每個住宅物業的非結構的預製外牆及幕牆的總面積表

Floor 樓層	Flat 室	The total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	The 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)
7/F 7樓	A	0.300	2.009
	B	0.544	2.002
	C	0.134	1.729
	D	0.535	0.820
8/F-12/F, 15/F-16/F, 18/F-23/F, 25/F-33/F & 35/F-40/F 8樓-12樓、15樓-16樓、18樓-23樓、25樓-33樓及35樓-40樓	A	0.300	2.251
	B	0.544	2.244
	C	0.134	1.590
	D	0.535	1.563
41/F 41樓	A	0.611	5.782
	B	0.134	1.590
	C	0.535	1.563

5 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

Manager

H-Privilege Limited is appointed as the Manager of the development under the deed of mutual covenant that has been executed.

管理人

根據發展項目已簽立的公契，尊家管業有限公司獲委任為發展項目的管理人。

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

The location of the development
發展項目的位置

Scale :
比例：
0m (米)
250m (米)

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地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號141/2017。

The above location plan is made with reference to Survey Sheet No. 11-SE-A and 11-SW-B with adjustments where necessary.
上述位置圖是參考測繪圖編號11-SE-A及測繪圖編號11-SW-B，經修正處理。

Notation 圖例

- Library
  圖書館
- Power Plant (including Electricity Sub-Stations)
  發電廠 (包括電力分站)
- Ambulance Depot
  救護車站
- Refuse Collection Point
  垃圾收集站
- Hospital
  醫院
- 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)
- 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)
- Sports Facilities
  (including Sports Ground and
  Swimming Pool)
  體育設施 (包括運動場及游泳池)
- Public Park
  公園

Note : Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
備註：因技術性問題，此位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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

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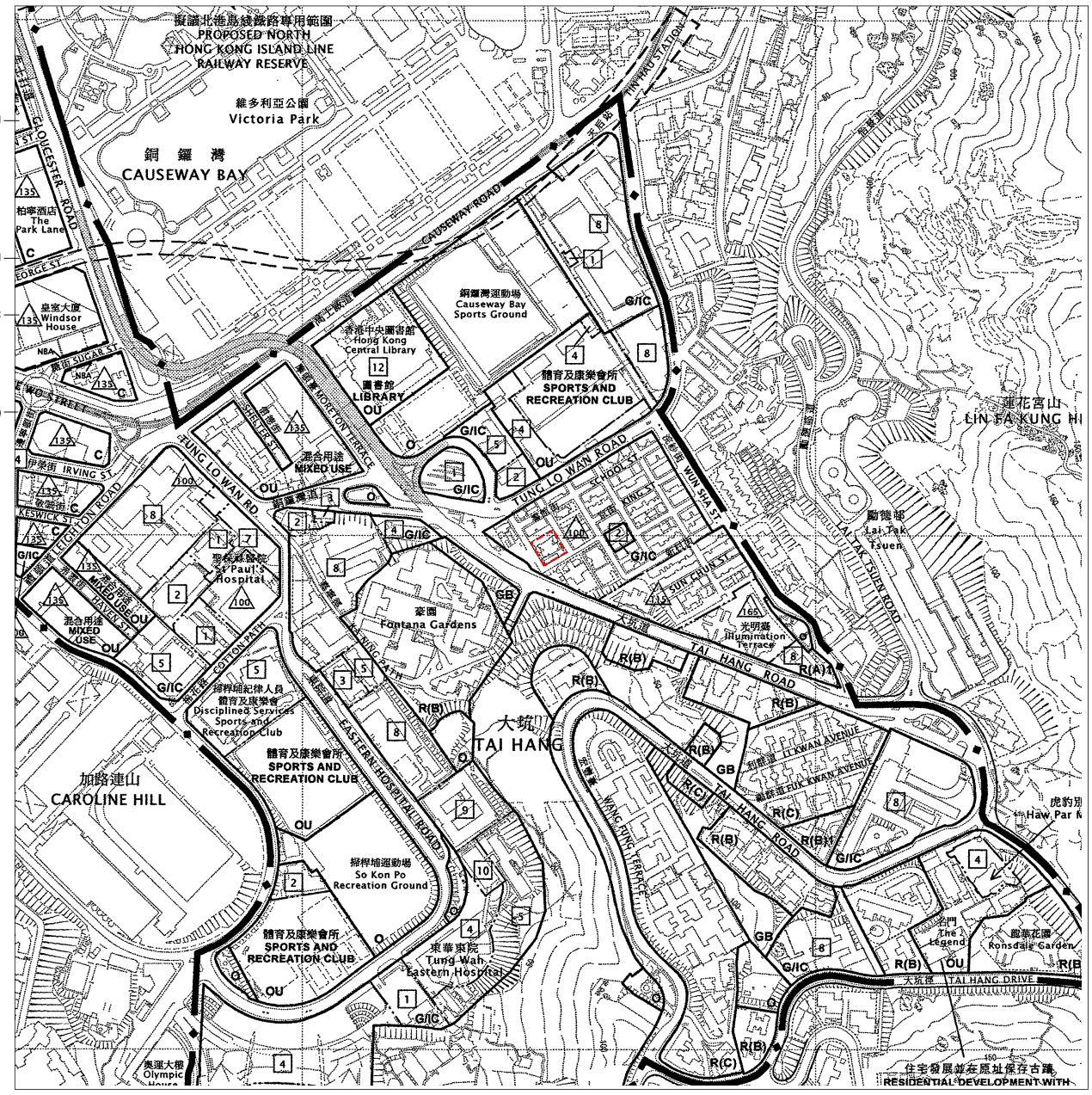
Adopted from part of the aerial photo taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E047293C, dated 5 October 2018.
摘錄自地政總署測繪處於2018年10月5日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E047293C。

Note : Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
備註：因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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



The location of the development
發展項目的位置

Scale :
比例：
0m (米)
500m (米)

Excerpt from the approved Causeway Bay (Hong Kong Planning Area No.6) Outline Zoning Plan with Plan No. S/H6/17 gazetted on 18 January 2019.
摘錄自2019年1月18日刊憲的銅鑼灣(港島規劃區第6區)分區計劃大綱核准圖，圖則編號為S/H6/17。

NOTATION 圖例

ZONES 地帶

- C — Commercial 商業
- R(A) — Residential (Group A) 住宅 (甲類)
- R(B) — Residential (Group B) 住宅 (乙類)
- R(C) — Residential (Group C) 住宅 (丙類)
- G/IC — Government, Institution or Community 政府、機構或社區
- O — Open Space 休憩用地
- OU — Other Specified Uses 其他指定用途
- GB — Green Belt 綠化地帶

COMMUNICATIONS 交通

- Railway and Station (underground) 鐵路及車站(地下)
- Elevated Road 高架道路

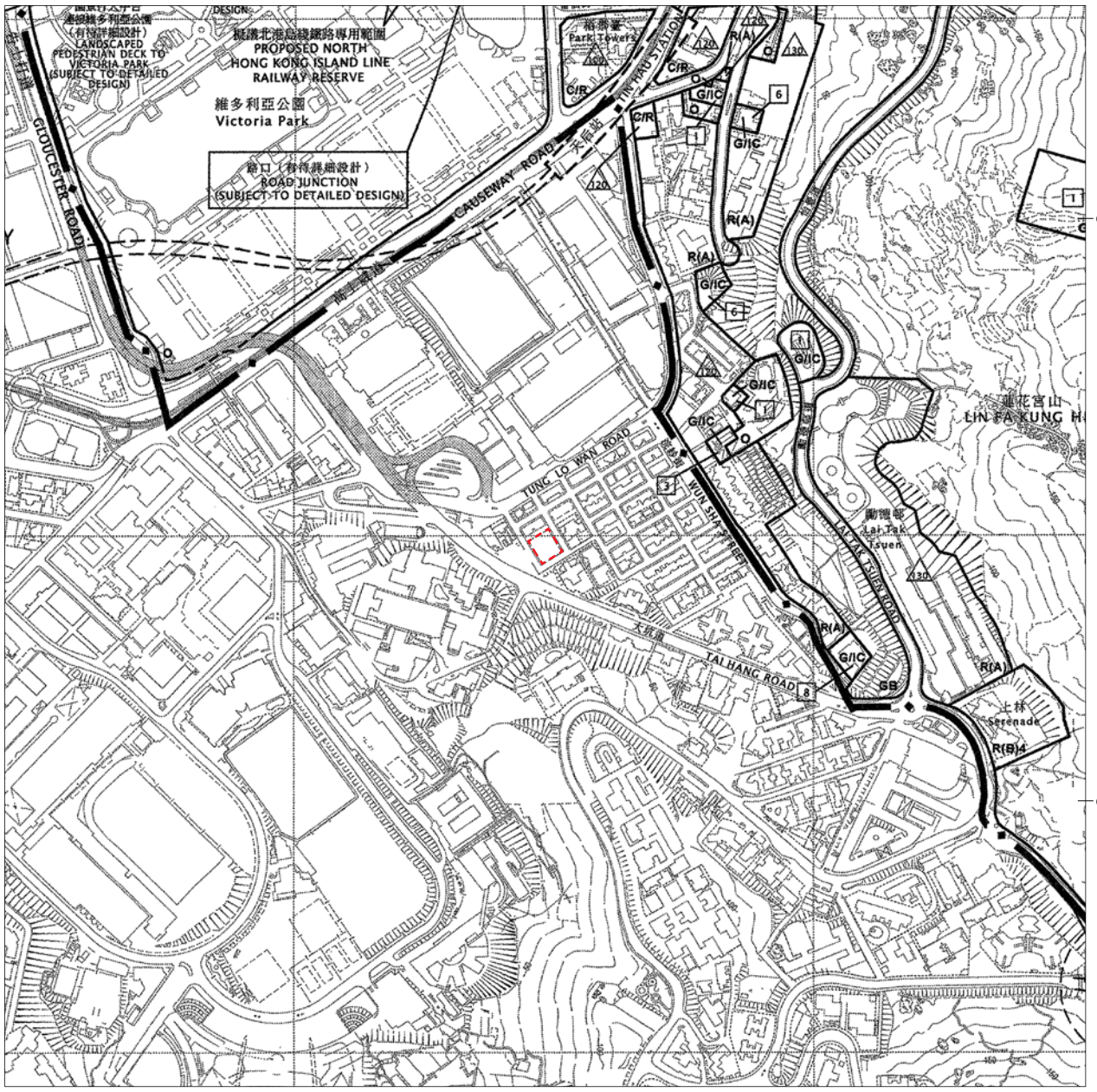
MISCELLANEOUS 其他

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

Note : Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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



The location of the development
發展項目的位置

Scale :
比例：
0m (米)
500m (米)

Excerpt from the approved North Point (Hong Kong Planning Area No.8) Outline Zoning Plan with Plan No. S/H8/26 gazetted on 25 August 2017.
摘錄自2017年8月25日刊憲的北角(港島規劃區第8區)分區計劃大綱核准圖，圖則編號為S/H8/26。

NOTATION 圖例

ZONES 地帶

- C/R — Commercial / Residential 商業/住宅
- R(A) — Residential (Group A) 住宅 (甲類)
- R(B) — Residential (Group B) 住宅 (乙類)
- G/IC — Government, Institution or Community 政府、機構或社區
- O — Open Space 休憩用地
- GB — Green Belt 綠化地帶

COMMUNICATIONS 交通

- Railway and Station (underground) 鐵路及車站(地下)
- Elevated Road 高架道路

MISCELLANEOUS 其他

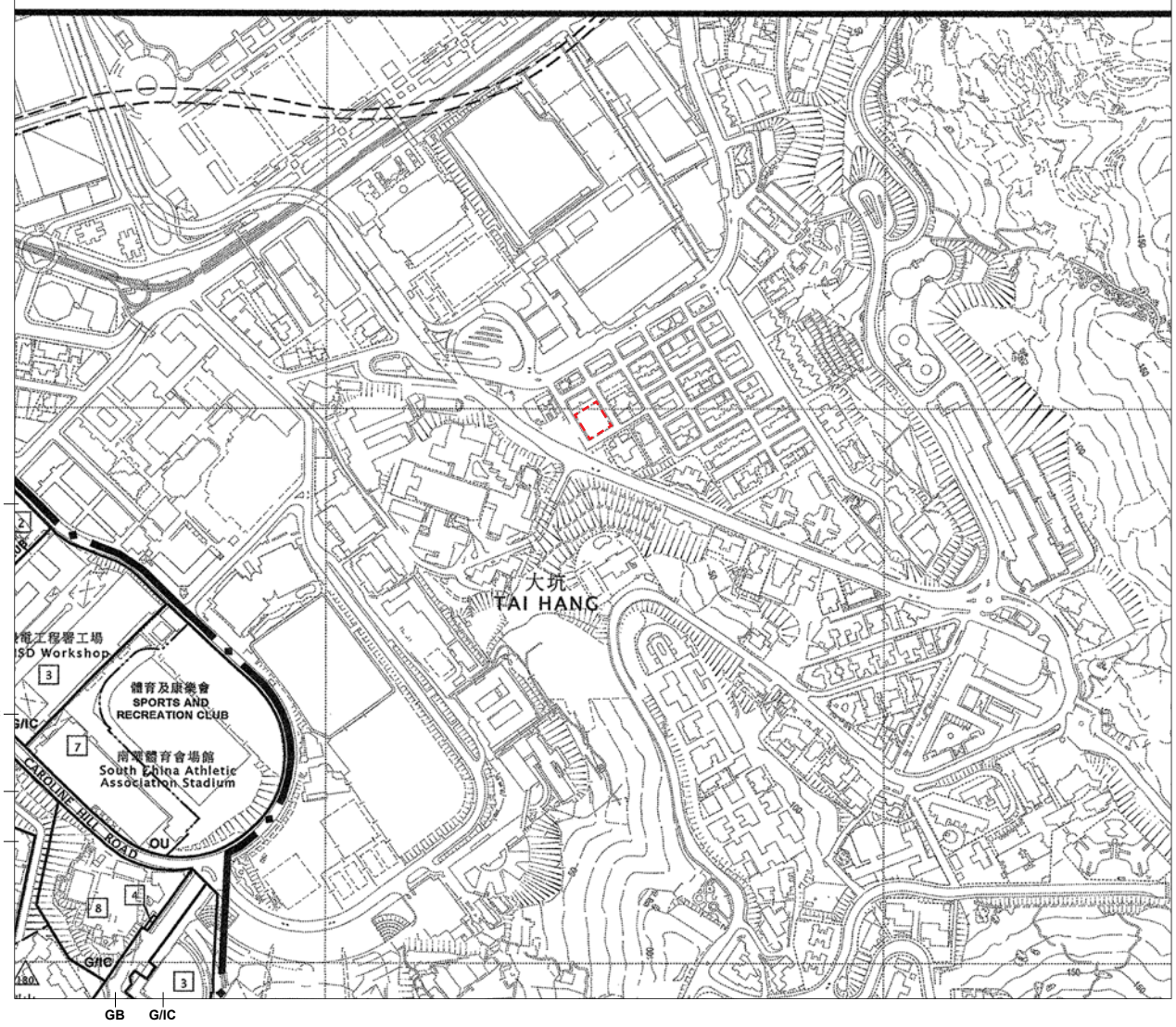
- Boundary of Planning Scheme 規劃範圍界線
- Building Height Control Zone Boundary 建築物高度管制區界線
- 100 — Maximum Building Height (in metres above Principal Datum) 最高建築物高度(在主水平基準上若干米)
- 8 — Maximum Building Height (in number of storeys) 最高建築物高度(樓層數目)

Note : Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註 : 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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

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



The location of the development
發展項目的位置

Scale :
比例 :
0m (米)
500m (米)

Excerpt from the approved Wong Nai Chung (Hong Kong Planning Area No.7) Outline Zoning Plan with Plan No. S/H7/19 gazetted on 26 August 2016.
摘錄自2016年8月26日刊憲的黃泥涌(港島規劃區第7區)分區計劃大綱核准圖，圖則編號為S/H7/19。

NOTATION 圖例

ZONES 地帶

- R(B) Residential (Group B) 住宅 (乙類)
- R(C) Residential (Group C) 住宅 (丙類)
- G/IC Government, Institution or Community 政府、機構或社區
- OU Other Specified Uses 其他指定用途
- GB Green Belt 綠化地帶

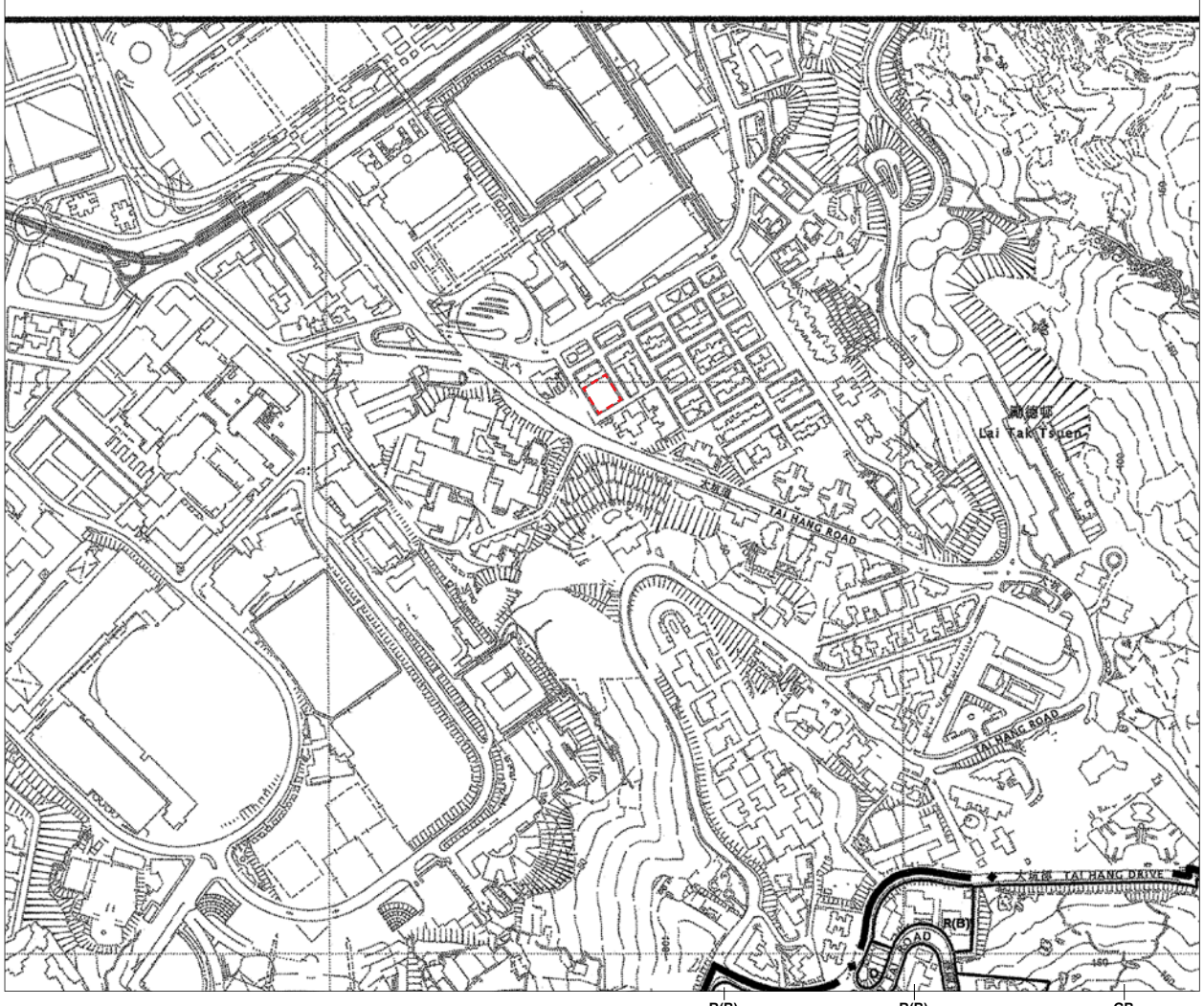
MISCELLANEOUS 其他

- Boundary of Planning Scheme 規劃範圍界線
- 100 Maximum Building Height (in metres above Principal Datum) 最高建築物高度(在主水平基準上若干米)
- 2 Maximum Building Height (in number of storeys) 最高建築物高度(樓層數目)

Note : Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
備註 : 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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

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



The location of the development
發展項目的位置

Scale :
比例 :
0m (米)
500m (米)

Excerpt from the approved Jardine's Lookout & Wong Nai Chung Gap (Hong Kong Planning Area No.13) Outline Zoning Plan with Plan No. S/H13/12 gazetted on 18 October 2007.
摘錄自2007年10月18日刊憲的渣甸山及黃泥涌峽(港島規劃區第13區)分區計劃大綱核准圖，圖則編號為S/H13/12。

NOTATION 圖例

ZONES 地帶

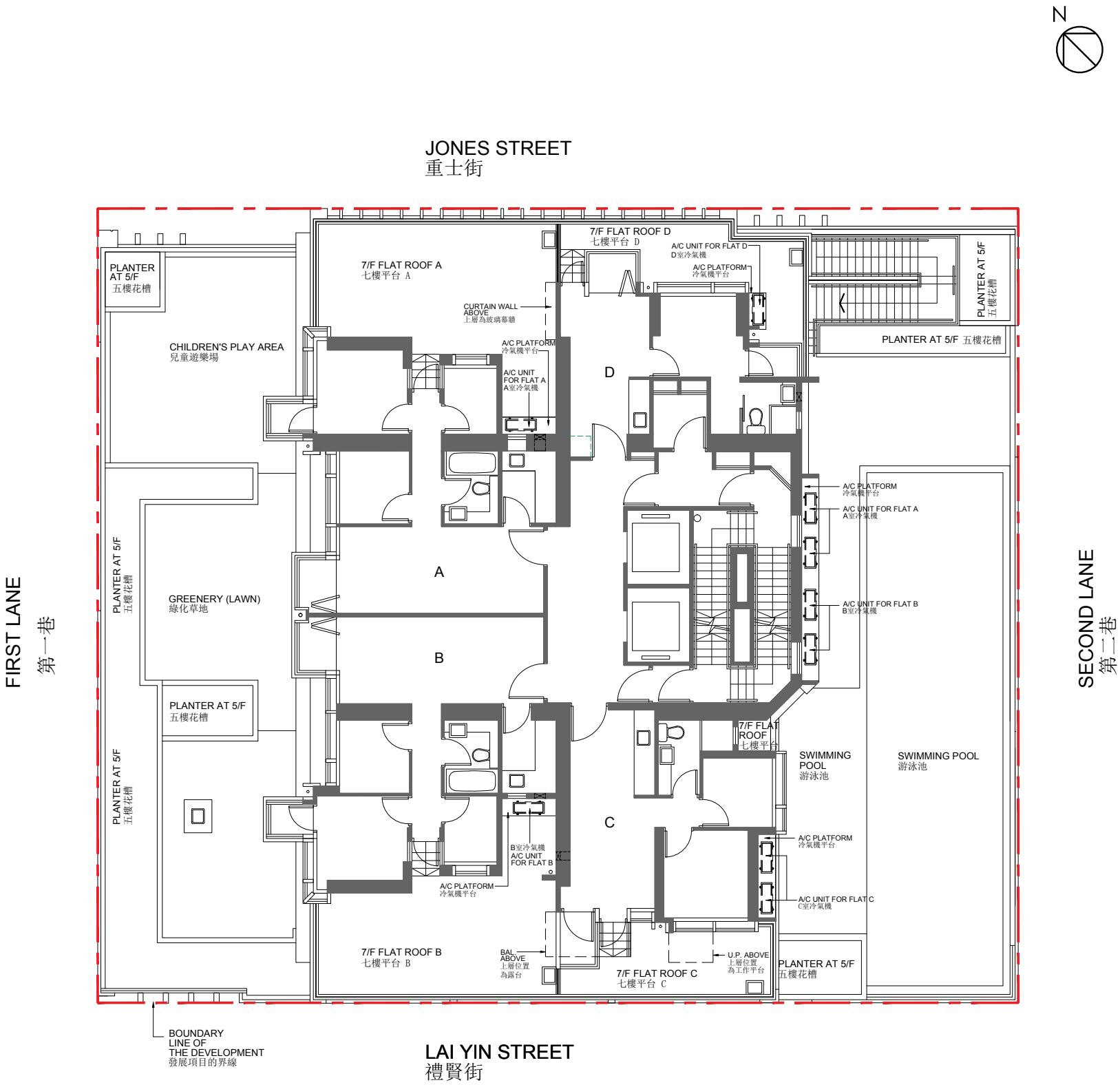
R(B) Residential (Group B) 住宅 (乙類)
O Open Space 休憩用地
GB Green Belt 綠化地帶

MISCELLANEOUS 其他

Boundary of Planning Scheme 規劃範圍界線

Note : Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
備註 : 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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



SCALE : 比例 : 0m(米) 5m(米)

Boundary line of the Development
發展項目的界線

Air-conditioning unit
冷氣機

Built-in fittings provided in the flats
隨樓附送的嵌入式裝置

A/C PLATFORM	=	Air-conditioner Platform 冷氣機平台
A/C UNIT	=	Air-conditioning Unit 冷氣機
BAL.	=	Balcony 露台
U.P.	=	Utility Platform 工作平台

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

The remarks and legends on this page apply to all pages of "Floor plans of residential properties in the development".
在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

Legends of the Floor Plans
樓面平面圖圖例

36 CU.M. FS WATER TANK	=	36 Cubic Meter Fire Services Water Tank 36立方米消防水箱
A/C PLATFORM	=	Air-conditioner Platform 冷氣機平台
A/C UNIT	=	Air-conditioning Unit 冷氣機
ARCH. FEATURE	=	Architectural Feature 建築裝飾
BAL.	=	Balcony 露台
BAL. ABOVE	=	Balcony Above 上層位置為露台
BATH.	=	Bathroom 浴室
BATH. 1	=	Bathroom 1 浴室 1
BATH. 2	=	Bathroom 2 浴室 2
BATH. 3	=	Bathroom 3 浴室 3
B.R.1	=	Bedroom 1 睡房 1
B.R.2	=	Bedroom 2 睡房 2
B.R.3	=	Bedroom 3 睡房 3
DIN.	=	Dining Room 飯廳
E.M.C.	=	Electric Meter Cabinet 電錶櫃
ELECT. CABLE DUCT	=	Electric Cable Duct 電線管道
F.H.	=	Fire Hydrant 消防栓
F.S. RISER DUCT	=	Fire Services Riser Duct 消防上水管道
H.R.	=	Hose Reel 消防喉轆
KIT.	=	Kitchen 廚房
LIV.	=	Living Room 客廳
M.B.R.	=	Master Bedroom 主人睡房
P.D.	=	Pipe Duct 管道
RS&MRR	=	Refuse Storage & Material Recovery Room 垃圾及物料回收房
STORE 1	=	Store Room 1 儲物室 1
STORE 2	=	Store Room 2 儲物室 2
U.P.	=	Utility Platform 工作平台
U.P. ABOVE	=	Utility Platform Above 上層位置為工作平台
W.M.C.	=	Water Meter Cabinet 水錶櫃
[ ]	=	Built-in fittings provided in the flats 隨樓附送的嵌入式裝置

Remarks:
1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof, roof or external wall of some residential units.
2. There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential units for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The dimensions of the floor plans are all structural dimensions in millimeter.
5. Blank areas on flat roof are common areas for building facility maintenance.

備註：
1. 部分住宅單位的露台、工作平台、平台、天台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅單位內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅單位內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 平面圖所列之數字以毫米標示之建築結構尺寸。
5. 平台空白位置為供維修大廈設備使用的公用地方。

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

7/F Floor Plan
7樓 平面圖

Each Residential Property 每個住宅物業	Flat 室 / Floor 樓層	A	B	C	D
Floor-to-Floor Height (mm) 層與層之間的高度（毫米）	7/F 7樓	3500	3500	3500	3500
Thickness of Floor Slab (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）		150 175	150 175	150	150

Notes: 1. Blank areas on flat roof are common areas for building facility maintenance.
2. The dimensions in floor plans are all structural dimensions in millimeter.

備註：1. 平台空白位置為供維修大廈設備使用的公用地方。
2. 平面圖所列的數字為以毫米標示之建築結構尺寸。

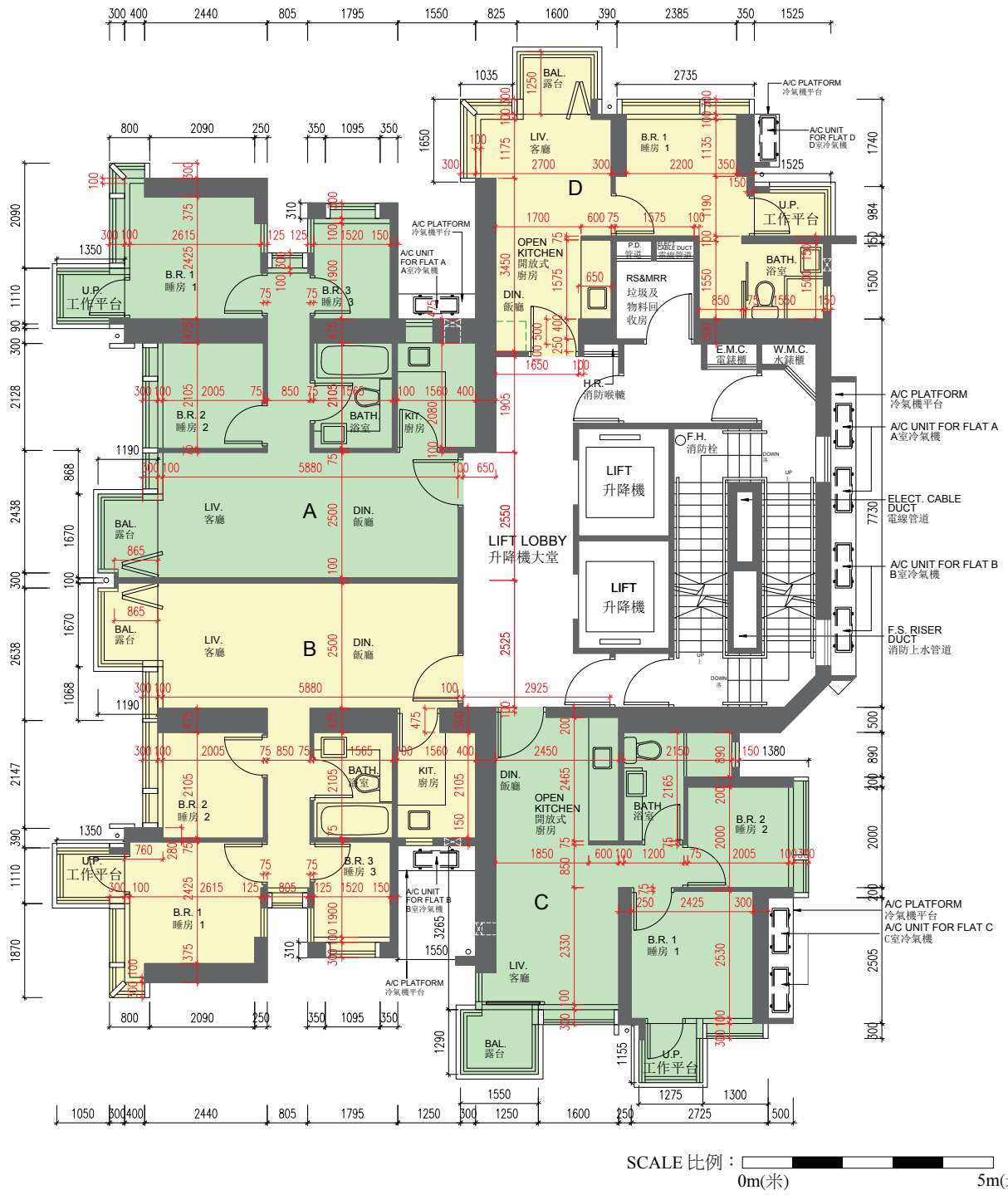
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Please refer to page 18 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.
請參閱本售樓說明書第18頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

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

8/F-12/F, 15/F-16/F, 18/F-23/F, 25/F-33/F & 35/F-40/F Floor Plan
8樓-12樓，15樓-16樓，18樓-23樓，25樓-33樓及35樓-40樓 平面圖



Each Residential Property 每個住宅物業	Flat 室 / Floor 樓層	A	B	C	D
Floor-to-Floor Height (mm) 層與層之間的高度（毫米）	8/F-12/F, 15/F-16/F, 18/F-23/F, 25/F-33/F & 35/F-39/F 8樓-12樓，15樓-16樓，18樓-23樓，25樓-33樓及35樓-39樓	3500	3500	3500	3500
	40/F 40樓	3150 3500	3150 3500	3500	3500
Thickness of Floor Slab (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）	8/F-12/F, 15/F-16/F, 18/F-23/F, 25/F-33/F & 35/F-40/F 8樓-12樓，15樓-16樓，18樓-23樓，25樓-33樓及35樓-40樓	150 175	150 175	150	150

Notes: The dimensions in floor plans are all structural dimensions in millimeter.
備註：平面圖所列的數字為以毫米標示之建築結構尺寸。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
Please refer to page 18 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.
請參閱本售樓說明書第18頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

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

41/F Floor Plan
41樓 平面圖

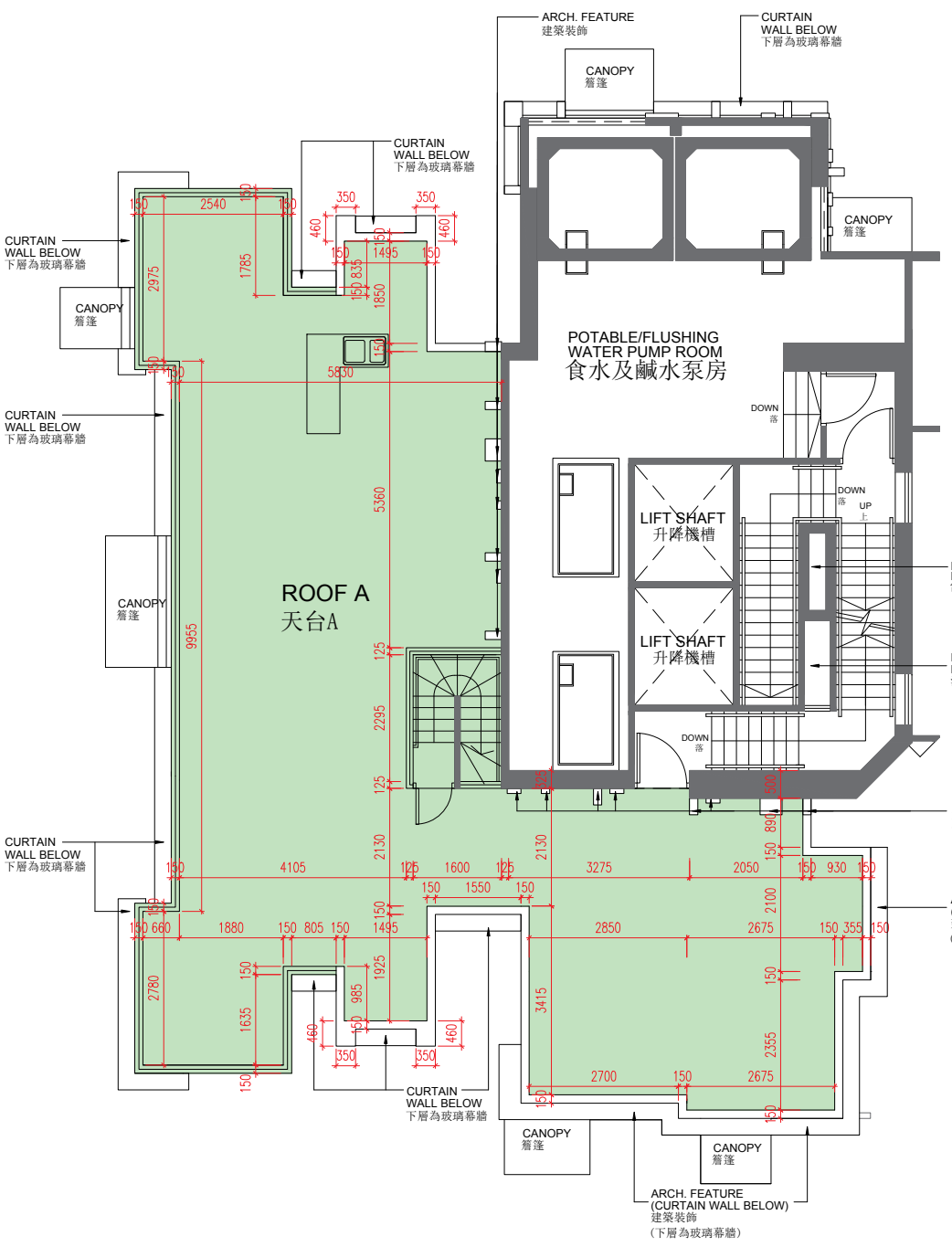
Each Residential Property 每個住宅物業	Flat 室 / Floor 樓層	A	B	C
Floor-to-Floor Height (mm) 層與層之間的高度（毫米）	41/F 41樓	4000	4000	4000
Thickness of Floor Slab (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）		150 175	150	150

Notes: The dimensions in floor plans are all structural dimensions in millimeter.
備註：平面圖所列的數字為以毫米標示之建築結構尺寸。

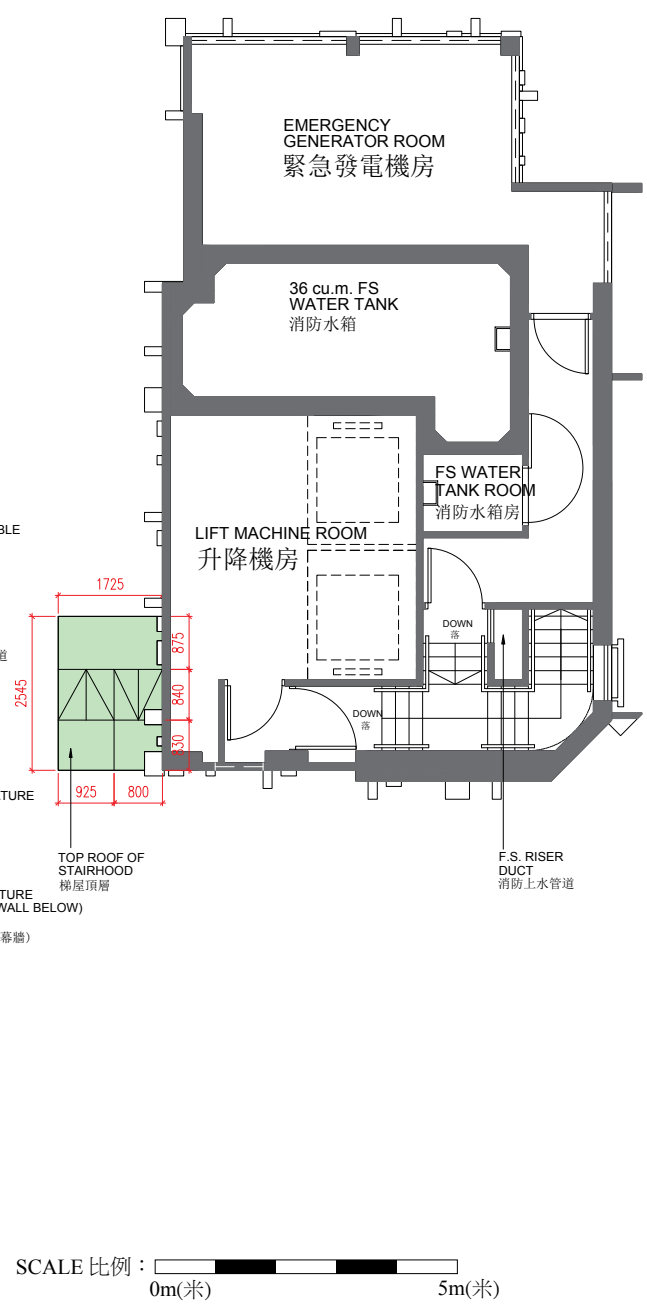
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
Please refer to page 18 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.
請參閱本售樓說明書第18頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

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

Roof Plan
天台平面圖



Electrical & Mechanical and Water Tank Plan
機電及水箱平面圖



Each Residential Property 每個住宅物業	Floor 樓層	A
Floor-to-Floor Height (mm) 層與層之間的高度（毫米）	Roof 天台	Not Applicable 不適用
Thickness of Floor Slab (excluding plaster) (mm) 樓板（不包括灰泥）的厚度（毫米）		Not Applicable 不適用

Notes: 1. The dimensions in floor plans are all structural dimensions in millimeter.
2. The area of the top roof of stairhood is not included in the area of roof/flat roof of Flat A on 41/F.
3. The top roof of stairhood is not provided with any access, and is not enclosed by parapet, railing or balustrade.

備註：1. 平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 梯屋頂層的面積不計算於41樓A室的天台/平台面積之內。
3. 梯屋頂層並無設有任何入口或上落途徑，且無矮牆、護欄或扶欄圍封。

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

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

Please refer to page 18 of this sales brochure for the remarks and legends of the terms and abbreviations for the floor plans of residential properties.
請參閱本售樓說明書第18頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

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

物業的描述 Description of Residential Property			實用面積(包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	室 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
雋琚 Jones Hive	7樓 7/F	A	51.863 (558) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	25.567 (275)	-	-	-	-	-	-
		B	51.489 (554) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	22.641 (244)	-	-	-	-	-	-
		C	39.729 (428) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0 (0)	-	-	-	8.430 (91)	-	-	-	-	-	-
		D	30.448 (328) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	7.937 (85)	-	-	-	-	-	-
	8樓-12樓，15樓-16樓，18樓-23樓，25樓-33樓，35樓-40樓 8/F-12/F, 15/F-16/F, 18/F-23/F, 25/F-33/F, 35/F-40/F	A	51.863 (558) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	51.489 (554) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	40.850 (440) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	30.943 (333) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

物業的描述 Description of Residential Property			實用面積(包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	室 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
雋琚 Jones Hive	41樓 41/F	A	102.004 (1,098) 露台 Balcony: 2.832 (30) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	108.831 (1,171)	3.765 (41)	-	-
		B	40.965 (441) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	30.972 (333) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

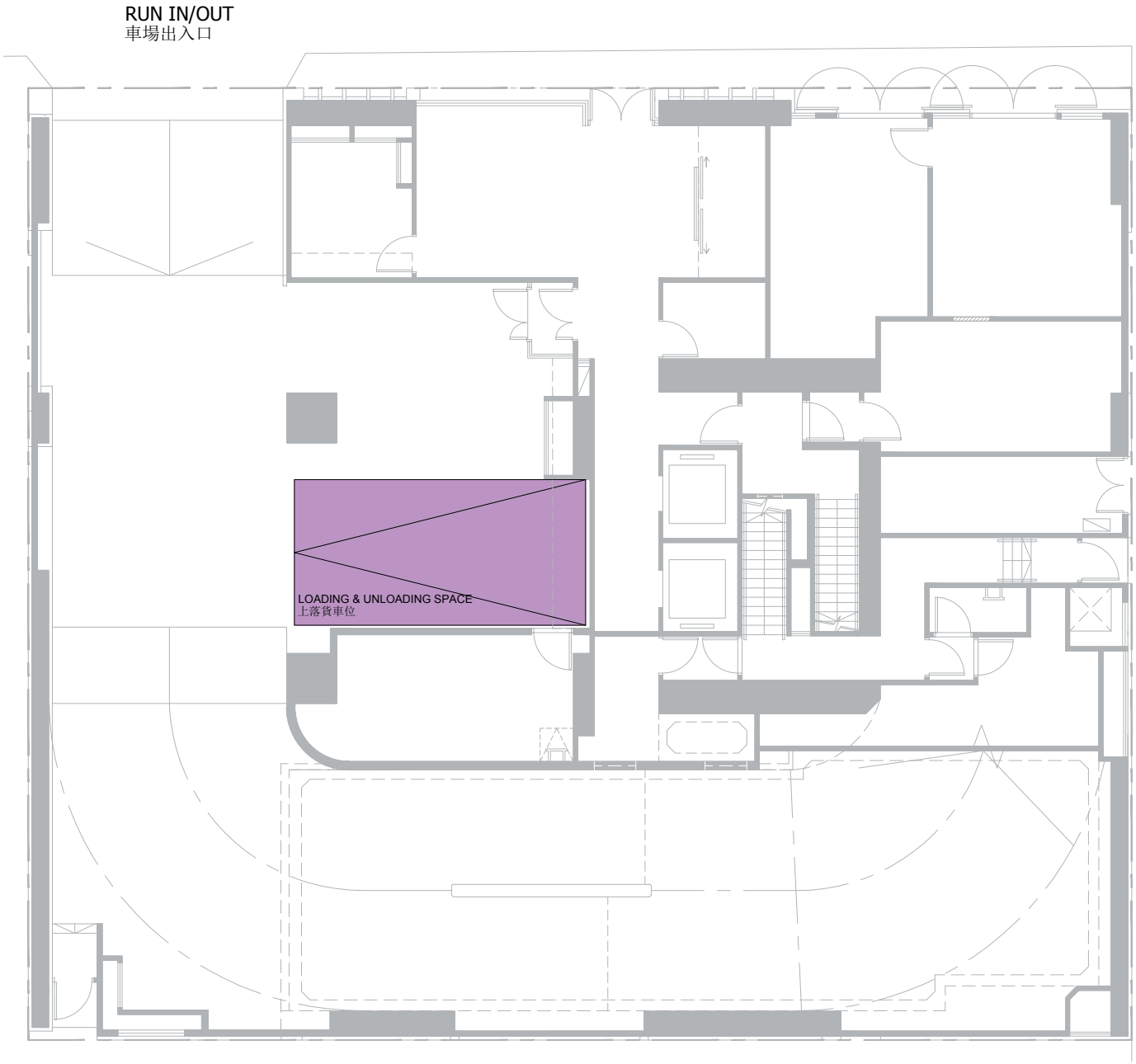
Notes: Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部分別計算得出的。

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。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。

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

G/F Floor Plan
地下 平面圖

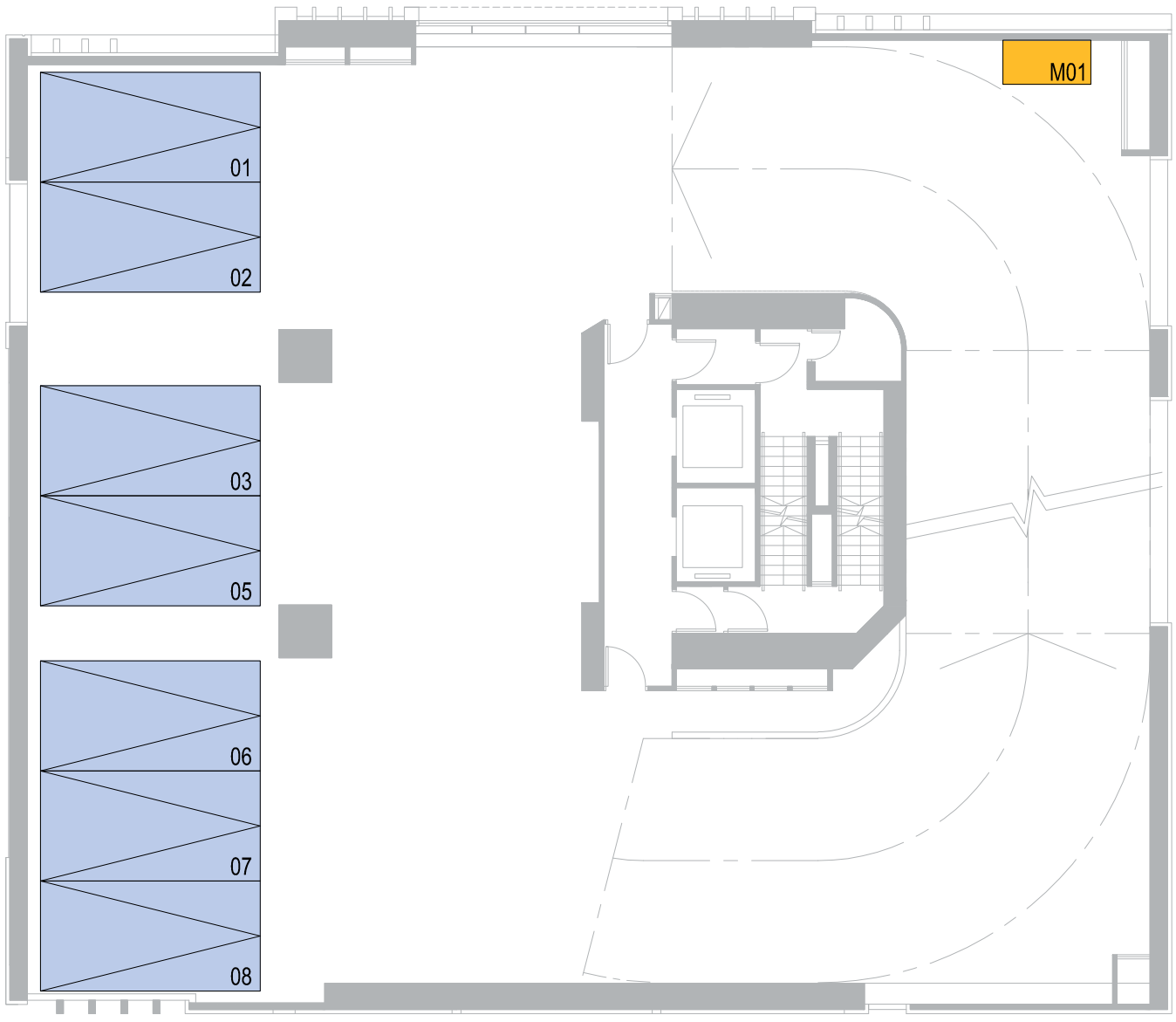


Numbers and Area of Parking Spaces
停車位數目及停車位面積

Type of Parking Spaces 停車位類別	Location 位置	Number 數目	Dimensions (LxW)(m.) 尺寸 (長x闊)(米)	Area of each parking space (sq.m.) 每個停車位面積 (平方米)
Loading & Unloading Space 上落貨車位	G/F	1	7 x 3.5	24.5

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

1/F Floor Plan
1樓 平面圖

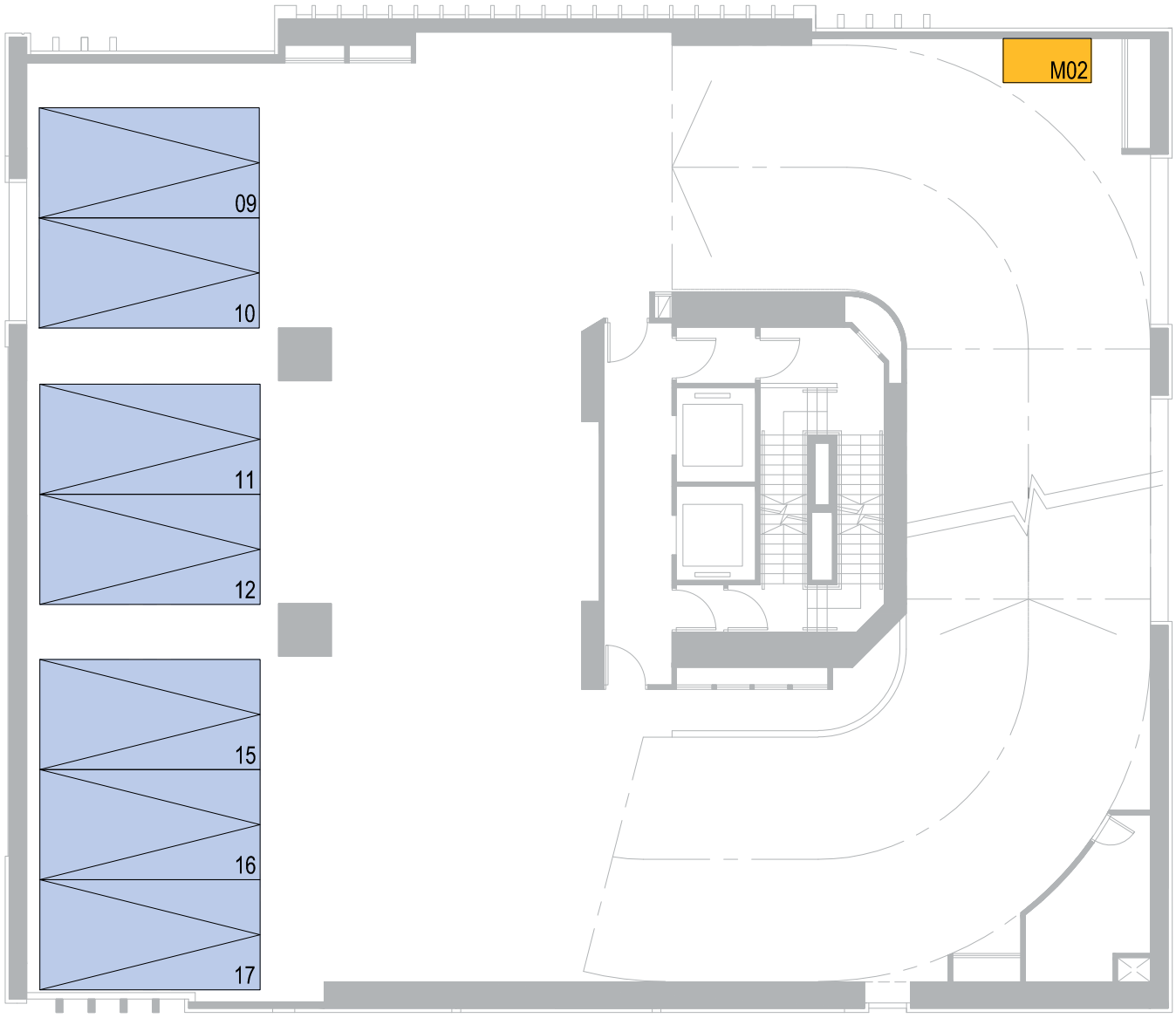


Numbers and Area of Parking Spaces
停車位數目及停車位面積

Type of Parking Spaces 停車位類別	Location 位置	Number 數目	Dimensions (LxW)(m.) 尺寸 (長x闊)(米)	Area of each parking space (sq.m.) 每個停車位面積 (平方米)
Residential Parking Space 住客停車位	1/F	7	5 x 2.5	12.5
Residential Motorcycle Parking Space 住客電單車位	1/F	1	2 x 1	2

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

2/F Floor Plan
2樓 平面圖

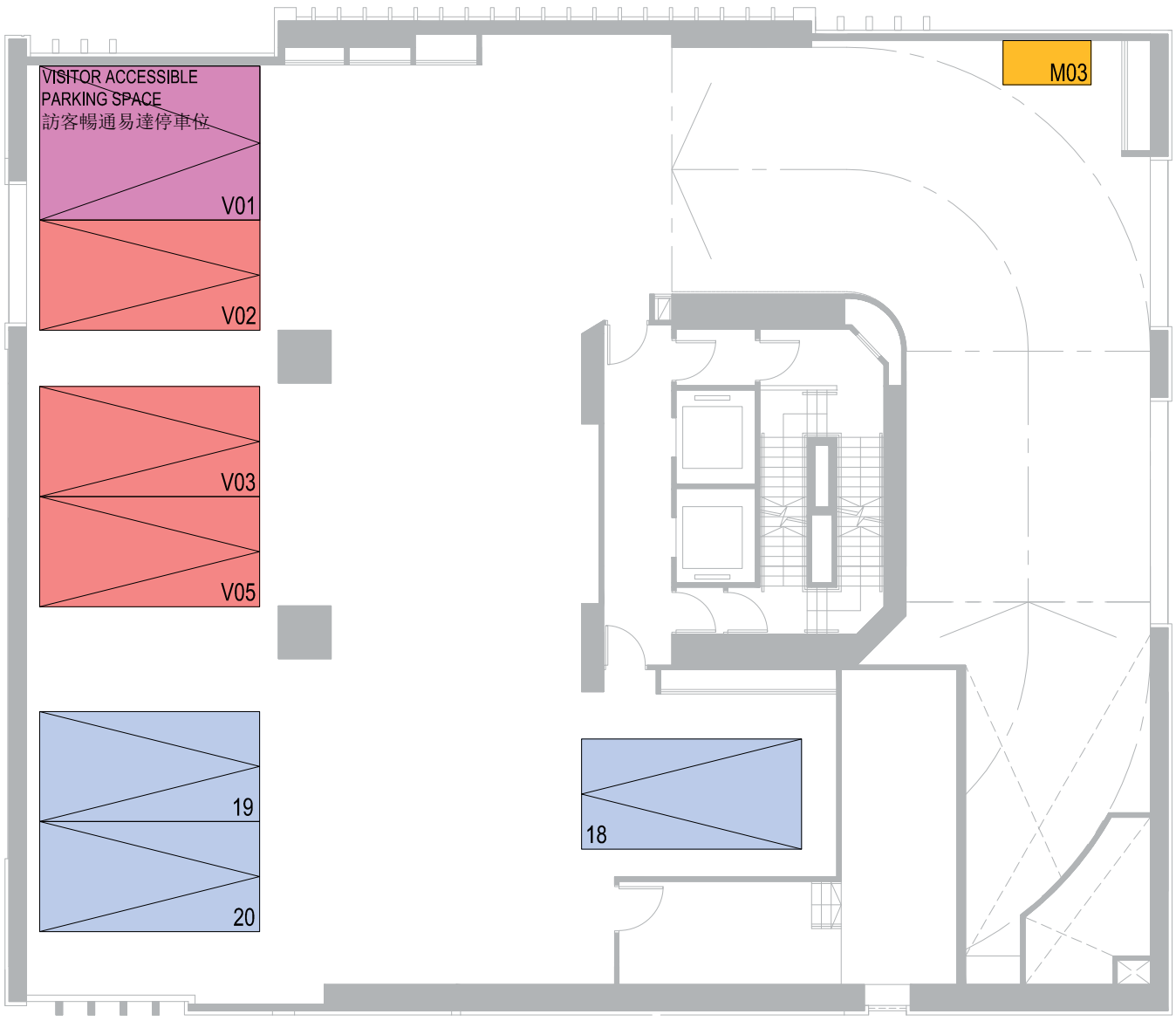


Numbers and Area of Parking Spaces
停車位數目及停車位面積

Type of Parking Spaces 停車位類別	Location 位置	Number 數目	Dimensions (LxW)(m.) 尺寸 (長x闊)(米)	Area of each parking space (sq.m.) 每個停車位面積 (平方米)
Residential Parking Space 住客停車位	2/F	7	5 x 2.5	12.5
Residential Motorcycle Parking Space 住客電單車位	2/F	1	2 x 1	2

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

3/F Floor Plan
3樓 平面圖



Numbers and Area of Parking Spaces
停車位數目及停車位面積

Type of Parking Spaces 停車位類別	Location 位置	Number 數目	Dimensions (LxW)(m.) 尺寸 (長x闊)(米)	Area of each parking space (sq.m.) 每個停車位面積 (平方米)
Residential Parking Space 住客停車位	3/F	3	5 x 2.5	12.5
Visitor Parking Space 訪客停車位	3/F	3	5 x 2.5	12.5
Residential Motorcycle Parking Space 住客電單車位	3/F	1	2 x 1	2
Visitor Accessible Parking Space 訪客暢通易達停車位	3/F	1	5 x 3.5	17.5

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

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

1. 買方在簽立臨時買賣合約時向賣方（擁有人）繳付相等於樓價5%之臨時訂金。
2. 買方在簽署臨時買賣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. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約 —
   i. 該臨時買賣合約即告終止；及
   ii. 買方支付的臨時訂金，即予沒收；及
   iii. 賣方（擁有人）不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。

14 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. The common parts of the development

"Common Areas and Facilities" means collectively the Estate Common Areas and Facilities (intended for the common use and benefit of the Estate as a whole) and the Residential Common Areas and Facilities (intended for the common use and benefit of the Residential Development as a whole) and, where applicable, includes those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and in the event Units in the Car Park are disposed of individually, such Car Park common areas and facilities as shall be defined in the relevant Sub-Deed.

"The Estate Common Areas and Facilities" includes but not limited to the foundations, columns, beams, slabs and other structural supports, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, office and/or counter for watchman and management staff, communal aerial, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services.

"The Residential Common Areas and Facilities" includes but not limited to the external walls of the Estate not forming part of the Residential Units including the architecture fins and features thereon, the air-conditioner platforms (including the louvers thereof (if any)) adjacent to the Residential Units, the curtain wall structures of the Estate (except (i) the openable parts of the curtain wall structures and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units) BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, flat roofs or specified parts of roofs which form parts of the relevant Residential Units, the Recreational Areas and Facilities, mail delivery room, the refuge floor which is located on the 17th floor, all lifts, wires, cables, ducts, pipes, drains, the sports and recreational facilities in the Recreational Areas and Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development.

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

Floor	Undivided Shares for Each Residential Property			
	Flat			
	A	B	C	D
7/F	53/5,500	53/5,500	39/5,500	30/5,500
8/F-12/F, 15/F-16/F, 18/F-23/F, 25/F-33/F, 35/F-40/F	51/5,500	51/5,500	40/5,500	30/5,500
41/F	115/5,500	40/5,500	30/5,500	-

3. The term of years for which the manager of the development is appointed

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until the termination of the Manager's appointment in accordance with the provisions thereof.

4. The basis on which the management expenses are shared among the owners of the residential properties in the development

The Owner of each Residential Unit shall contribute towards the management expenses (including the Manager's remuneration) of the development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the development.

In addition, based on a separate management budget prepared by the Manager for the carrying out and implementation of the plans of the Fire Safety Management Plan and the fire services system serving the Open Kitchen Units exclusively, the Owner of each Open Kitchen Unit shall pay to the Manager his due share of the relevant budgeted expenses on a monthly basis in accordance with and in proportion to the Management Units allocated to his Unit. (Note: The Open Kitchen Units are Flats C and D from the 7th floor to the 16th floor and Flats C and D from the 18th floor to the 40th floor (with the 13th floor, the 14th floor, the 24th floor and the 34th floor omitted) as well as Flats B and C on the 41st floor).

5. The basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months' management contribution based on the first annual management budget payable by the Owner in respect of his Unit.

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

Not applicable.

Remark:

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

14 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. 發展項目的公用部分

「公用地方與設施」統指屋苑公用地方與設施（擬供屋苑整體公用及共享）及住宅公用地方與設施（擬供住宅發展整體公用及共享），並在適用的情況下包括《建築物管理條例》（第344章）附表1所列舉的相關公用部分。如有停車場單位個別轉讓，則指根據有關分公契所界定之該等停車場公用地方與設施。

「屋苑公用地方與設施」包括但不限於地基、柱、樑、樓板及其他結構性支承物、安裝或使用天線廣播分導或電訊網絡設施的地方、看守員及管理員工的辦公室及/或櫃枱、公共天線、污水管、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總冲厠水管、總食水管、機械設備和其他類似的裝置、設施或服務。

「住宅公用地方與設施」包括但不限於並非屬於住宅單位部分的屋苑外牆 (包括其建築鰭片及特色，毗連住宅單位用以安放冷氣機之平台(包括通風用之百葉窗(如有的話))、該屋苑之玻璃幕牆結構 (不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板組成有關住宅單位的部分)，但不包括玻璃欄杆、金屬欄杆或露台、工作平台、平台或構成相關住宅單位的指明天台部分的欄杆、康樂地方與設施、郵遞室、位於17樓的庇護層、所有升降機、電線、電纜、導管、喉管、排水渠、位於康樂地方與設施的運動及康樂設施及專屬住宅發展的所有機電裝置及設備。

2. 分配予發展項目中的每個住宅物業的不可分割份數的數目

樓層	每個住宅單位之不可分割份數			
	室			
	A	B	C	D
7樓	53/5,500	53/5,500	39/5,500	30/5,500
8樓-12樓，15樓-16樓，18樓-23樓，25樓-33樓，35樓-40樓	51/5,500	51/5,500	40/5,500	30/5,500
41樓	115/5,500	40/5,500	30/5,500	-

3. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止管理人的委任為止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理開支（包括管理人酬金）。該應付的份額比例，應與分配給該擁有人住宅單位的管理份數佔分配給發展項目內所有住宅單位的總管理份數的比例相同。

此外，按照一份由管理人就專為「開放式廚房單」位而實施及履行有關「消防安全管理計劃」和消防系統的各種計劃而編製的獨立管理預算案，每個「開放式廚房單位」的擁有人須就實施及履行有關「消防安全管理計劃」和消防系統的各種計劃的估算開支，按照分配給其單位的管理份數的比例，每月向管理人繳付其應繳的份額。（註：7樓至16樓C室及D室及18樓至40樓C室及D室 (不設13樓、14樓、24樓及34樓)及41樓B室及C室，均屬開放式廚房單位）。

5. 計算管理費按金的基準

管理費按金相等於擁有人就其單位按首個年度管理預算案釐定而須繳的三個月管理費。

6. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用。

附註:
除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

15 SUMMARY OF LAND GRANT
批地文件的摘要

1. The development is situated on the Remaining Portion of Tai Hang Inland Lot No.165 ("the Lot").

1. 發展項目位於大坑內地段第165號餘段（「發展地段」）。

2. The term of the Government Lease of the Lot ("the Lease") is 75 years commencing from 25th September 1905 with a right of renewal for 75 years.

2. 「發展地段」的政府租契（「租契」）的年期由1905年9月25日起計75年，並有權續期75年。

3. The Lot shall not be used for 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 whatever, without the previous licence of the Government. By an Offensive Trade Licence dated 4th July 2014 and registered in the Land Registry by Memorial No.14071700860013, the Government has approved a licence to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper in or upon the Lot.

3. 如非事先獲得政府的許可，「發展地段」不得被用作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。根據一份日期為2014年7月4日並註冊於土地註冊處註冊摘要編號為14071700860013的厭惡性行業牌照，政府已批准在「發展地段」內經營或從事製糖、油料（加油站除外）、售肉、食物供應及旅館的行業或業務。

4. The Lease provides that the Lessees "shall and will, from time to time, and at all times hereafter, when, where, and as often as need or occasion shall be and require, at his and 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, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised, and all the Walls, Banks Cuttings Hedges Ditches 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 Surveyors of His said Majesty, His Heirs, Successors, or Assigns".

4. 「租契」訂明「承批人」：「此後不時及無論何時在每當有需要或情況要求時自費妥善地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存現時或此後任何時間位於該片或該幅土地上之宅院或物業單位及所有其他任何豎設物及建築物，以及所有屬於該片或該幅土地及以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的修葺、清洗及修改工程，以達致令陛下、其繼承人或受讓人的測量師滿意為止」。

5. The Lease provides that the Lessees "shall and will during the term hereby granted, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the said premises hereby expressed to be demised or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Surveyors of His said Majesty, His Heirs, Successors or Assigns, and shall be recoverable in the nature of rent in arrear."

5. 「租契」訂明「承批人」：「須於本文協定的批租年期內按需要承擔、支付及准許以合理份數和比例計算的費用及收費，以支付建造、建築、修葺及修改屬於在本文所述予以批租的該處所或該處所的任何部分必須的所有或任何道路、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠，或該出租的處所與鄰近或毗鄰處所共用的部分。有關的付款比例由陛下、其繼承人或受讓人的測量師釐定及確定，並可當作欠繳地租的性質追討。」

6. The Lease provides that "His said Majesty, His Heirs, Successors and Assigns, shall have full power to resume, enter into, and re-take possession of all or any part of the premises hereby expressed to be demised, if required for the improvement of the said Colony of Hongkong or for any public purpose whatsoever, three Calendar Months' notice being given to the said [lessee] his Executors, Administrators, and Assigns of its being so required, and a full and fair Compensation for the said Land and the Buildings thereon, being paid to the said [lessee] his Executors, Administrators, or Assigns, at a valuation, to be fairly and impartially made by the Surveyor of His said Majesty, His Heirs and Successors, or Assigns, and upon the exercise of such power the term and estate hereby created shall respectively cease, determine and be void".

6. 「租契」訂明：「如因應改善該香港殖民地環境或不論任何其他公眾目的所需，陛下、其繼承人及受讓人擁有全權向上述「承批人」發出三個曆月的通知，並且根據陛下、其繼承人或受讓人的測量師作出的公平客觀估值就該土地及建於該處的各建築物向上述「承批人」作出全面合理的賠償，從而收回、進入及再佔管所有或任何樓宇的部分。本項權力一旦行使，本文所訂的年期及產業權將分別終止及無效」。

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

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

Not applicable.

B. Any facilities or open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Not applicable.

C. Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)

Not applicable.

A. 根據有關的批地文件規定須興建並提供予政府或供公眾使用的設施

不適用。

B. 根據有關的批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施或休憩用地

不適用。

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

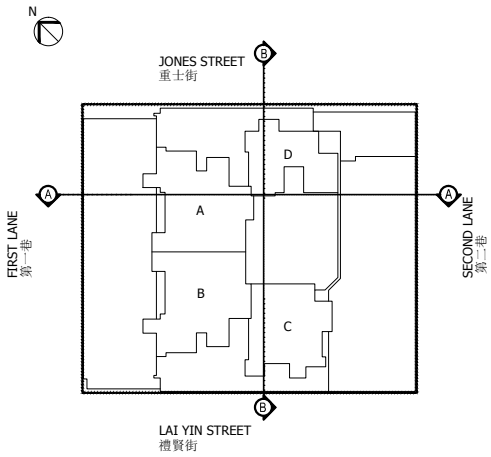
不適用。

17 WARNING TO PURCHASERS
對買方的警告

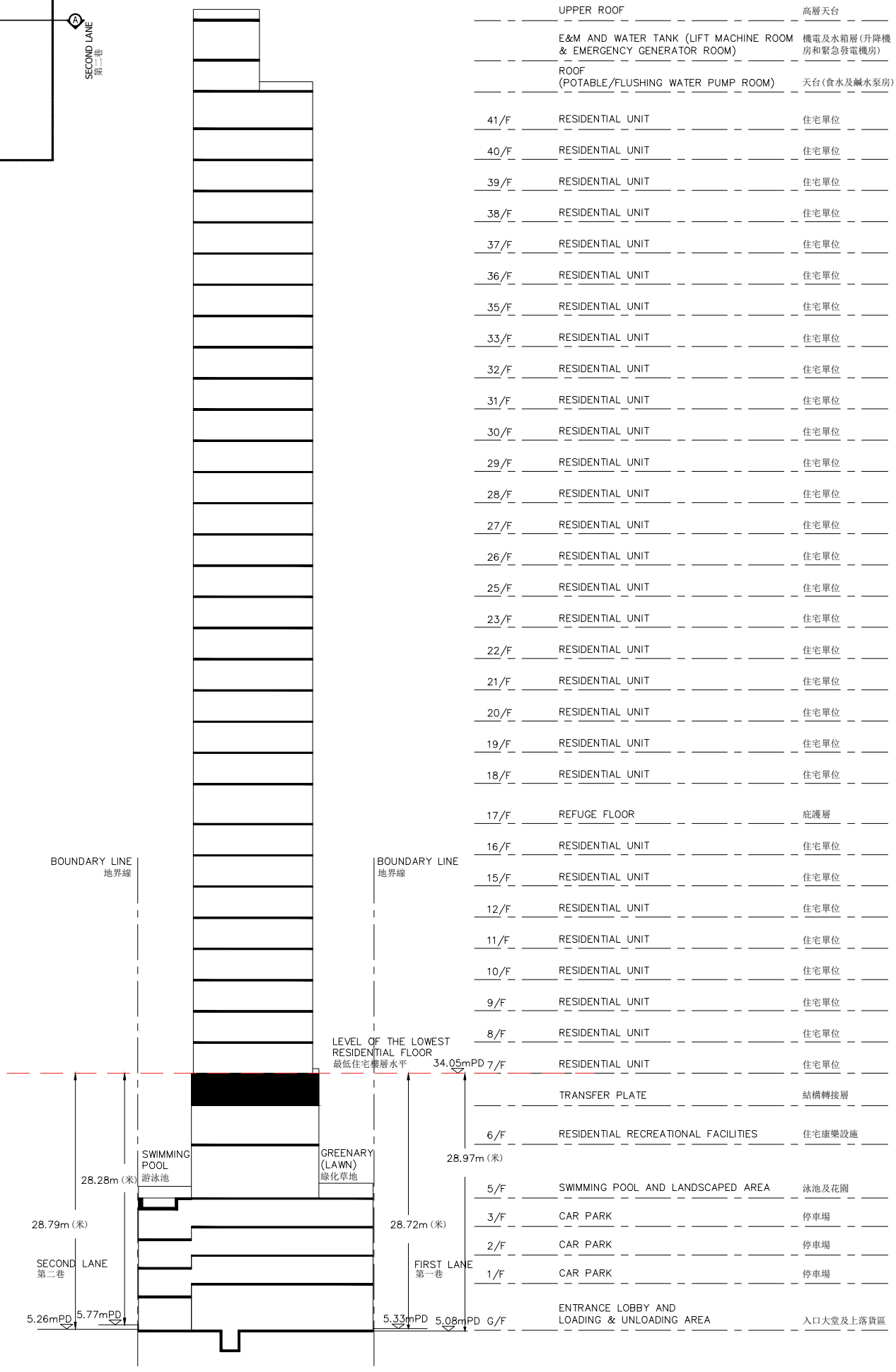
1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.
2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.
3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you: -
   (i) that firm may not be able to protect your interests; and
   (ii) you may have to instruct a separate firm of solicitors.
4. In the case of paragraph 3 (ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

1. 此提示建議你聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表你行事。
2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：-
   (i) 該律師事務所可能不能夠保障你的利益；及
   (ii) 你可能要聘用一間獨立的律師事務所。
4. 如屬3(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

18 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 A-A
橫截面圖 A-A

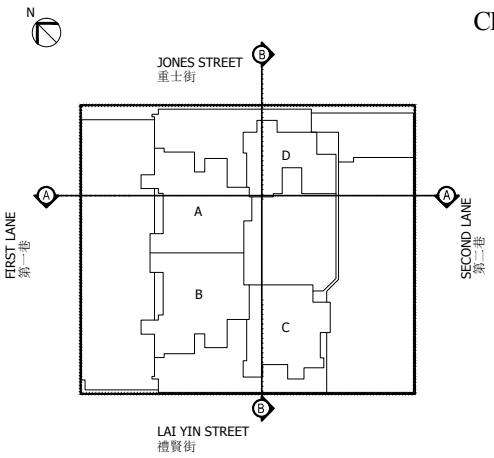


Red dotted line denotes the level of the lowest residential floor.
紅色虛線為最低住宅樓層水平。

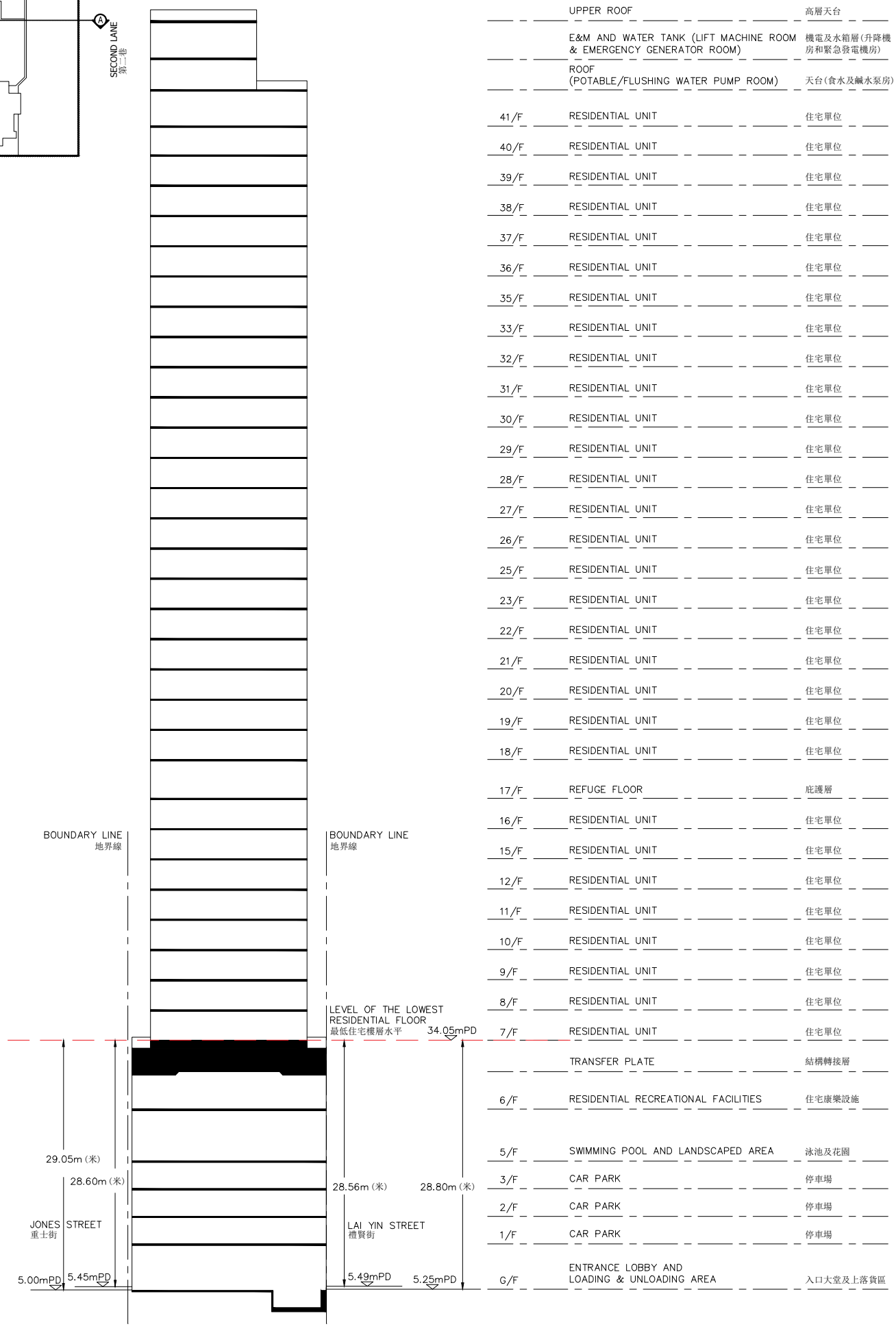
The part of Second Lane adjacent to the building is 5.26 to 5.77 metres above the Hong Kong Principal Datum.
毗連建築物的一段第二巷，為香港主水平基準以上5.26至5.77米。

The part of First Lane adjacent to the building is 5.08 to 5.33 metres above the Hong Kong Principal Datum.
毗連建築物的一段第一巷，為香港主水平基準以上5.08至5.33米。

18 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 B-B
橫截面圖 B-B



Red dotted line denotes the level of the lowest residential floor.
紅色虛線為最低住宅樓層水平。

The part of Jones Street adjacent to the building is 5.00 to 5.45 metres above the Hong Kong Principal Datum.
毗連建築物的一段重士街，為香港主水平基準以上5.00至5.45米。

The part of Lai Yin Street adjacent to the building is 5.25 to 5.49 metres above the Hong Kong Principal Datum.
毗連建築物的一段禮賢街，為香港主水平基準以上5.25至5.49米。

19 ELEVATION PLAN
立面圖

North-West Elevation
西北立面圖

North-East Elevation
東北立面圖

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

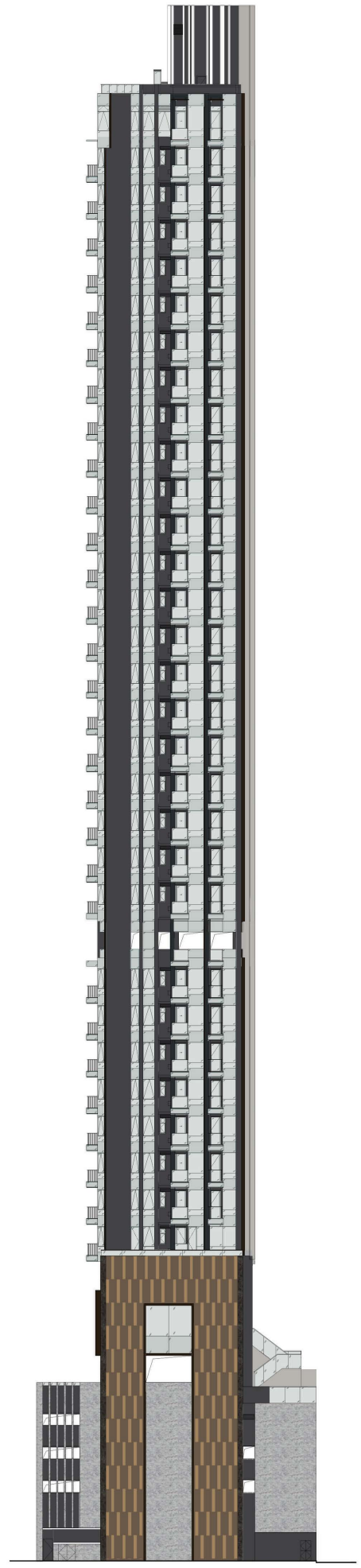
1. are prepared on the basis of the approved building plans for the development as of 4 July 2016; and
2. are in general accordance with the outward appearance of the development.

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2016年7月4日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。

19 ELEVATION PLAN
立面圖

South-East Elevation
東南立面圖



South-West Elevation
西南立面圖

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

1. are prepared on the basis of the approved building plans for the development as of 4 July 2016; and
2. are in general accordance with the outward appearance of the development.

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2016年7月4日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。

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

Common Facilities 公用設施	**Location** 位置	**Covered area** 有上蓋遮蓋面積	**Uncovered area** 沒有上蓋遮蓋面積
Recreational facilities for residents' use 供住客使用的康樂設施	5/F & 6/F 5樓及6樓	302.613 sq.metre 平方米 3,257 sq.ft. 平方呎	139.086 sq.metre 平方米 1,497 sq.ft. 平方呎
Communal landscaped area for residents' use 供住客使用的公用花園	5/F 5樓	258.334 sq.metre 平方米 2,781 sq.ft. 平方呎	122.087 sq.metre 平方米 1,314 sq.ft. 平方呎

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.
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。

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

1. Copies of outline zoning plans 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.

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 -

   本住宅物業的每一公契在將本住宅物業提供出售的日期的最新擬稿。

   (b) 無須為閱覽付費。

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

1. EXTERIOR FINISHES

a.	External wall	Type of finishes	Podium : Ceramic wall tiles, glass wall, curtain wall, natural stone, aluminium cladding and aluminium louver Residential tower : Ceramic wall tiles, glass wall, curtain wall, aluminium cladding, aluminium louver, glass cladding and external paint
b.	Window	Material of frame	Fluorocarbon coating aluminium frame
		Material of glass	Grey tinted glass for windows in all residential units. Frosted glass for windows in bathrooms (except bathroom 1 and bathroom 2 of Flat A of 41/F; with grey tinted glass)
c.	Bay window	Material of bay window	Not applicable
		Finishes of window sill	Not applicable
d.	Planter	Type of finishes	Not applicable
e.	Verandah or balcony	Type of finishes	Balcony : Installed with laminated glass balustrade Floor : Ceramic tiles and artificial wood deck Wall : Ceramic wall tiles and aluminium cladding Ceiling : External paint and aluminium cladding (For all flats on 7/F-40/F) Glass canopy (For Flat B on 40/F and all Flats on 41/F)
		Whether it is covered	Balcony is covered (except balcony of Flat C on 7/F, it is partly covered)
		Verandah	Not applicable
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, feature glass panel and stainless steel feature panel to exposed surface	Natural stone	Gypsum board false ceiling	
		Common lift lobby finishes	Natural stone, wooden veneered panel, feature glass panel and stainless steel feature panel to exposed surface	Homogenous tiles	Gypsum board false ceiling	
			Wall		Ceiling	
b.	Internal wall and ceiling	Living room finishes	Emulsion paint		Emulsion paint	
		Dining room finishes	Emulsion paint		Emulsion paint	
		Bedroom finishes	Emulsion paint		Emulsion paint	
			Floor		Skirting	
c.	Internal floor	Material of living room	Engineered timber floor		Timber skirting	
		Material of dining room	Engineered timber floor		Timber skirting	
		Material of bedroom	Engineered timber floor		Timber skirting	
			Wall	Floor	Ceiling	
d.	Bathroom	Type of finishes	Natural stone to exposed surface (except bathroom 3 on 41/F) Bathroom 3 on 41/F with wall tiles to exposed surface	Natural stone to exposed surface (except bathroom 3 on 41/F) Bathroom 3 on 41/F with floor tiles to exposed surface	Gypsum board false ceiling	
		Whether the wall finishes run up to ceiling	Up to the level of false ceiling			
			Wall	Floor	Ceiling	Cooking Bench
e.	Kitchen	Type of finishes	Natural stone and mirror panel to exposed surface (except open kitchens with mirror panel and emulsion paint to exposed surface)	Natural stone to exposed surface (except open kitchens with natural stone and engineered timber floor to exposed surface)	Gypsum board false ceiling (except open kitchens partially with gypsum board ceiling and emulsion paint)	Solid surfacing material
		Whether the wall finishes run up to ceiling	Up to the level of false ceiling			

3. INTERIOR FITTINGS (7/F-40/F)

			Material	Finishes	Accessories
a.	Doors	Main entrance door	Fire-rated solid core timber door with timber door frame	Wooden veneered panel	Fingerprint door lock, door closer, door stopper and viewer
		Balcony door	a. Aluminium frame folding door (for Flats A, B and D on 7/F-40/F) b. Aluminium frame sliding door (for Flat C on 8/F-40/F) c. Aluminium frame swing door (for Flat C on 7/F)	Grey tinted Glass	Lockset
		Utility platform door	Aluminium frame swing door	Grey tinted Glass	Lockset
		Flat roof door (7/F)	Aluminium frame swing door	Grey tinted Glass	Lockset
		Bedroom door	Hollow core timber door with door frame	Wooden veneered panel	Lockset and door stopper
		Bathroom door	a. Hollow core timber door with timber door frame fitted with ventilation louver (for Flats A, B and C) b. Glass sliding door (for Flat D)	a. Wooden veneered panel (for Flats A, B and C) b. Frosted glass (for Flat D)	a. Lockset and door stopper (for Flats A, B and C) b. Lockset (for Flat D)
		Kitchen door (For Flats A and B only)	Fire-rated solid core timber door with timber door frame	Wooden veneered panel and glass	Door closer and door stopper
			Fittings & equipment	Type	Material
b.	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Countertop	Natural stone
				Cabinet	Timber basin cabinet and mirror cabinet
			Bathroom fittings	Wash basin mixer	Chrome plated
				Wash basin and water closet	Vitreous china
				Towel bar (for Flats A and B)	Chrome plated
				Paper holder	Chrome plated
				Robe hook (for Flats C and D)	Chrome plated
				Shower compartment (for Flats C and D)	Tempered glass
			Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances 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 (for Flats C & D)	Shower set	Chrome plated
			Bath tub (for Flats A & B)	Bath tub	Enamelled steel
				Bath tub mixer and shower set	Chrome plated
		(iv) Size of bath tub, if applicable		1500mm (L) x 700mm (W) x 410mm (H)	

3. INTERIOR FITTINGS (7/F-40/F)

			Material		
c.	Kitchen	(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	Timber cabinet with lacquered door panel	High gloss lacquered finish	
		(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 Flats C and D)	
			Other fittings	Chrome plated sink mixer	
			Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule"	
			Fittings	Type	Material
d.	Bedroom	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 for Electrical & Mechanical Provisions"		
f.	Aerials	Location and number of connection points	Please refer to the "Schedule for Electrical & Mechanical Provisions"		
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	a. Single phase electricity supply (for Flats A, B and D) with miniature circuit breaker distribution board b. Three phases electricity supply (for Flat C) with miniature circuit breaker distribution board	
		(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 for Electrical & Mechanical Provisions"		
h.	Gas supply	Type	Towngas		
		System	Gas supply pipe is provided and connected to gas hob and gas water heater for Flats A and B Gas supply pipe is provided and connected to gas water heater for Flat D No gas supply for Flat C		
		Location	For the location of gas hob and gas water heater, please refer to the "Schedule for Electrical & Mechanical Provisions"		
i.	Washing machine connection point	Location	Please refer to the "Schedule for Electrical & Mechanical Provisions"		
		Design	Drain point and water point are provided for washer and dryer		
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	Hot water supply to kitchen and bathroom		

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.

3. INTERIOR FITTINGS (41/F)

			Material	Finishes	Accessories
a.	Doors	Main entrance door	Fire-rated solid core timber door with timber door frame	Wooden veneered panel	Fingerprint door lock, door closer, door stopper and viewer
		Balcony door	a. Aluminium frame folding door (Flats A and C) b. Aluminium frame sliding door (Flat B)	Grey tinted Glass	Lockset
		Utility platform door	Aluminium frame swing door	Grey tinted Glass	Lockset
		Stairhood door (for Flat A)	Aluminium frame swing door	Grey tinted Glass	Lockset and door stopper
		Bedroom door	Hollow core timber door with timber door frame	Wooden veneered panel	Lockset and door stopper
		Bathroom 1 and bathroom 2 doors (for Flat A)	Hollow core timber door with timber door frame fitted with ventilation louver	Wooden veneered panel	Lockset and door stopper
		Bathroom door (for Flat B)	Hollow core timber door with timber door frame fitted with ventilation louver	Wooden veneered panel	Lockset and door stopper
		Bathroom door (for Flat C)	Glass sliding door	Frosted glass	Lockset
		Kitchen door (for Flat A)	Fire-rated solid core timber door with timber door frame	Wooden veneered panel with glass	Door closer and door stopper
		Store Room 1 door (for Flat A)	Hollow core timber door with timber door frame	Wooden veneered panel	Lockset
		Bathroom 3 door (for Flat A)	Metal folding door with metal door frame	Metal finish with glass	Lockset
		Store Room 2 door (for Flat A)	Hollow core timber door with timber door frame	Wooden veneered panel	Lockset and door stopper
			Fittings & equipment	Type	Material
b.	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Countertop (except Bathroom 3)	Natural stone
				Cabinet (except Bathroom 3)	Timber basin cabinet and mirror cabinet
			Bathroom fittings	Wash basin mixer	Chrome plated
				Wash basin and water closet	Vitreous china
				Towel bar (for Flat A only, except Bathroom 3)	Chrome plated
				Paper holder (except Bathroom 3)	Chrome plated
				Robe hook (for Flats B & C only)	Chrome plated
				Shower compartment (for Flats B & C only)	Tempered glass
			Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances 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 (for Flats B & C)	Shower set	Chrome Plated
			Bath tub (for Flat A)	Bath tub (except Bathroom 3)	Acrylic
				Bath tub mixer and shower set (except Bathroom 3)	Chrome plated
		(iv) Size of bath tub, if applicable		1500mm (L) x 700mm (W) x 460mm (H)	

3. INTERIOR FITTINGS (41/F)

			Material		
c.	Kitchen	(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	Timber cabinet with lacquered door panel	High gloss lacquered finish	
		(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 Flats B and C)	
			Other fittings	Chrome plated sink mixer	
			Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule"	
			Fittings	Type	Material
d.	Bedroom	Fittings (including built-in wardrobe)	Built-in Wardrobe	Not applicable	Not applicable
			Other fittings	No applicable	Not applicable
e.	Telephone	Location and number of connection points	Please refer to the "Schedule for Electrical & Mechanical Provisions"		
f.	Aerials	Location and number of connection points	Please refer to the "Schedule for Electrical & Mechanical Provisions"		
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	a. Single phase electricity supply (for Flat C) with miniature circuit breaker distribution board b. Three phases electricity supply (for Flats A and B) with miniature circuit breaker distribution board	
		(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 for Electrical & Mechanical Provisions"		
h.	Gas supply	Type	Towngas		
		System	Gas supply pipe is provided and connected to gas hob and gas water heater for Flat A Gas supply pipe is provided and connected to gas water heater for Flat C No gas supply for Flat B		
		Location	For the location of gas hob and gas water heater, please refer to the "Schedule for Electrical & Mechanical Provisions"		
i.	Washing machine connection point	Location	Please refer to the "Schedule for Electrical & Mechanical Provisions"		
		Design	Drain point and water point are provided for washer and dryer		
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	Hot water supply to kitchen and bathroom		

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

			Residential lift		
a.	Lifts	(i) Brand name and model number	Brand Name	Toshiba	
			Model Number	ELCOSMO CV-630	
		(ii) Number and floors served by them	Number of lifts	Two	
			Floor served by the lifts	Lift No.1: G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F and 35/F - 41/F Lift No.2: G/F, 1/F - 3/F, 5/F - 12/F, 15/F -16/F, 18/F - 23/F, 25/F - 33/F and 35/F - 41/F	
b.	Letter box	Material	Stainless steel		
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse Storage and Material Recovery Room is provided at the common area on each residential floor Refuse Storage and Material Recovery Chamber is provided on G/F		
			Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	(i) Location (7/F-40/F)	Inside common water meter cabinet at each floor	Inside common electric meter cabinet at each floor	a. Inside kitchen (for 7/F - 40/F Flats A and B) b. Inside bathroom (for 7/F - 40/F Flat D)
		(ii) Location (41/F)	Inside common water meter cabinet	Inside common electric meter cabinet	a. Inside kitchen for 41/F Flat A b. Inside bathroom for 41/F Flat C
		(iii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

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.

5. SECURITY FACILITIES

Security system and equipment	Access control & security system	Visitor panel with access card reader is installed at the main entrance lobby for resident access. Portable tablet as visitor video door phone and home automation control is provided in all residential units
	CCTV	CCTV system is provided at residential entrance lobby, carpark floors, 5/F covered landscaped area, lift lobby of 6/F and all the lifts connecting directly to the caretaker's office
Details of built-in provisions	7-inch portable tablet for video door phone connecting to the caretaker's office at the residential entrance lobby	
Location of built-in provisions	For the location of video door phone, please refer to the "Schedule for Electrical & Mechanical Provisions"	

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

6. APPLIANCES SCHEDULE (7/F-40/F)

Location	Appliances	Flats apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room and Dining Room	Split type air-conditioner	Flats A, B and C	Toshiba	RAS-24SKP-ES	RAS-24SA-ES
		Flat D	Toshiba	RAS-18SKP-ES	RAS-18SA-ES
Bedroom 1	Split type air-conditioner	Flat D	Toshiba	RAS-10SKP-ES	RAS-10SA-ES
	Multi-split type air-conditioner	Flats A, B and C	Toshiba	RAS-M10N3KCV(HK)	RAS-M18GACV-E
Bedroom 2	Split type air-conditioner	Flats A and B	Toshiba	RAS-10SKP-ES	RAS-10SA-ES
	Multi-split type air-conditioner	Flat C	Toshiba	RAS-M10N3KCV(HK)	Share outdoor unit with Bedroom 1
Bedroom 3	Multi-split type air-conditioner	Flats A and B	Toshiba	RAS-M10N3KCV(HK)	Share outdoor unit with Bedroom 1

Location	Appliances	Flats apply	Brand	Model No. (if any)
Living Room and Dining Room	HA Pad	Flats A, B, C and D	Samsung	Galaxy Tab A (2016)
Kitchen (Open kitchen for Flat C and D)	Induction hob (double-burner)	Flats C and D	Miele	CS 1212-1 I
	Cooker hood	Flats A, B, C and D	Siemens	LI 46631 GB
	Gas hob (Triple-burner)	Flats A and B	Miele	KM 3014
	Gas water heater	Flats A and B	TGC	TRJW161TFL
	Microwave oven	Flats A, B, C and D	Miele	M 6032
	Washer and Dryer	Flats A, B, C and D	Siemens	WK14D320GB
	Refrigerator	Flats A, B, C and D	Siemens	KU15RA65
	Freezer	Flats A, B, C and D	Siemens	GU15DA55
	Exhaust fan	Flats A and B	Panasonic	FV-15WH307
Bathroom	Gas water heater	Flat D	TGC	TRJW161TFL
	Electric water heater	Flat C	Stiebel Eltron	HDB-E 24 Si
	Exhaust fan	Flats A, B and C	Panasonic	FV-18NS3H
	Exhaust fan	Flat D	Panasonic	FV-15WH307

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.

6. APPLIANCES SCHEDULE (41/F)

Location	Appliance	Flats apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room and Dining Room	Split Type Air-conditioner	Flat A	Toshiba	RAS-24N3KV-HK (2 units)	RAS-24N3AV-HK (2 units)
		Flat B	Toshiba	RAS-24SKP-ES	RAS-24SA-ES
		Flat C	Toshiba	RAS-18SKP-ES	RAS-18SA-ES
Master Bedroom	Split Type Air-conditioner	Flat A	Toshiba	RAS-13SKP-ES2	RAS-13SA-ES2
Bedroom 1	Split Type Air-conditioner	Flat A	Toshiba	RAS-18SKP-ES	RAS-18SA-ES
	Split Type Air-conditioner	Flat C	Toshiba	RAS-10SKP-ES	RAS-10SA-ES
	Multi-split Type Air-conditioner	Flat B	Toshiba	RAS-M10N3KCV(HK)	RAS-M18GACV-E
Bedroom 2	Multi-split Type Air-conditioner	Flat A	Toshiba	RAS-M13N3KCV(HK)	RAS-3M23GACV-E
	Multi-split Type Air-conditioner	Flat B	Toshiba	RAS-M10N3KCV(HK)	Share outdoor unit with Bedroom 1
Bedroom 3	Multi-Split Type Air-conditioner	Flat A	Toshiba	RAS-M10N3KCV(HK)	Share outdoor unit with Bedroom 2

Location	Appliance	Flats apply	Brand	Model No. (if any)
Living Room and Dining Room	HA Pad	Flats A, B and C	Samsung	Galaxy Tab A (2016)
Kitchen (Open kitchen for Flat B and C)	Cooker hood	Flats B and C	Siemens	LI 46631 GB
	Induction hob (double-burner)	Flats B and C	Miele	CS 1212-1 I
	Cooker hood	Flat A	Miele	DA 429-6
	Gas hob (single-burner)	Flat A	Miele	CS 1018
	Gas hob (double-burner)	Flat A	Miele	CS 1013-1
	Gas water heater	Flat A	TGC	TRJW161TFL
	Microwave oven	Flats B and C	Miele	M 6032
	Microwave combi oven	Flat A	Miele	H 6400 BM
	Washer and Dryer	Flat A	Miele	WT 2789 I WPM
		Flats B and C	Siemens	WK14D320GB
	Refrigerator and Freezer	Flat A	Miele	KFNS 37432 ID
	Refrigerator	Flats B and C	Siemens	KU15RA65
	Freezer	Flats B and C	Siemens	GU15DA55
	Exhaust fan	Flat A	Panasonic	FV-18NF3H
	Kitchen TV	Flat A	JSA	MK101
	Coffee machine	Flat A	Miele	CVA 6401
	Wine storage	Flat A	Miele	KWT 6321 UG
Bathroom (except Bathroom 3)	Gas water heater	Flats A and C	TGC	TRJW161TFL
	Electric water heater	Flat B	Stiebel Eltron	HDB-E 24 Si
	Bathroom TV	Flats A, B and C	JSA	TMBG10 (with speaker OBT-903)
	Thermal ventilator	Flats A, B and C	Panasonic	FV-40BE2H
Bathroom 3	Exhaust fan	Flat A	Panasonic	FV-18NS3H

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

1. 外部裝修物料

a.	外牆	裝修物料的類型	基座外牆鋪砌瓷磚、玻璃外牆、玻璃幕牆、天然石、鋁質飾板及鋁質百葉；住宅大樓外牆鋪砌瓷磚、玻璃外牆、玻璃幕牆、鋁質飾板、鋁質百葉、玻璃飾板及外用油漆
b.	窗	框的用料	氟碳噴塗鋁窗框
		玻璃的用料	單位窗戶為灰玻璃，浴室窗戶為磨砂玻璃 (除41樓A室的浴室1及浴室2為灰玻璃)
c.	窗台	用料	不適用
		窗台板的裝修物料	不適用
d.	花槽	裝修物料的類型	不適用
e.	陽台或露台	裝修物料的類型	露台：裝有夾層玻璃欄河 地台：鋪砌瓷磚及裝有人造木平台 牆身：鋪砌瓷磚及鋁質飾板 天花：髹外用油漆及鋪設鋁飾板 (7樓至40樓) 玻璃簷篷 (40樓B室及41樓)
		是否有蓋	露台有蓋 (7樓C室露台除外，該露台部分為有蓋)
		陽台	不適用
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	外露牆身鋪砌天然石、玻璃飾面板及不銹鋼飾面板	天然石	石膏板假天花	
		公用升降機大堂裝修物料的類型	外露牆身鋪砌天然石、木皮飾面、玻璃飾面板及不銹鋼飾面板	瓷磚	石膏板假天花	
			牆壁		天花板	
b.	內牆及天花板	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	
			地板		牆腳線	
c.	內部地板	客廳的用料	複合木地板		木腳線	
		飯廳的用料	複合木地板		木腳線	
		睡房的用料	複合木地板		木腳線	
			牆壁	地板	天花板	
d.	浴室	裝修物料的類型	外露牆身鋪砌天然石 (除41樓浴室3外) 41樓浴室3外露牆身鋪砌瓷磚	外露地台鋪砌天然石 (除41樓浴室3外) 41樓浴室3外露地台鋪砌瓷磚	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			
			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型	外露牆身鋪砌天然石及鏡飾面 (除開放式廚房外露牆身鋪砌鏡飾面及髹乳膠漆)	外露地台鋪砌天然石 (除開放式廚房外露地台鋪砌天然石及複合木地板)	石膏板假天花 (除開放式廚房天花板部分為石膏板假天花及髹乳膠漆)	無縫人造塑料
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

3. 室內裝置 (7樓-40樓)

			用料	裝修物料	配件
a.	門	單位大門	實心防火木門及木門框	木皮飾面	指紋門鎖、門鼓、門擋及防盜眼
		露台門	a. 鋁質框摺門 (7樓至40樓 A、B 及D室) b. 鋁質框趟門 (8樓至40樓C室) c. 鋁質框掩門 (7樓C室)	灰玻璃	門鎖
		工作平台門	鋁質框掩門	灰玻璃	門鎖
		平台門 (7樓)	鋁質框掩門	灰玻璃	門鎖
		睡房門	中空木門及木門框	木皮飾面	門鎖及門擋
		浴室門	a. 中空木門及木門框，附設通風百葉 (A、B及C室) b. 玻璃趟門 (D室)	a. 木皮飾面 (A、B及C室) b. 磨砂玻璃 (D室)	a. 門鎖及門擋 (A、B及C室) b. 門鎖 (D室)
		廚房門 (A及B室)	實心防火木門及木門框	木皮飾面及玻璃	門鼓及門擋
			裝置及設備	類型	用料
b.	浴室	(i) 裝置及設備的類型及用料	櫃	櫃枱面	天然石
				櫃	木製洗手盆櫃及木製鏡櫃
			潔具	洗手盆水龍頭	鍍鉻
				洗手盆 及 坐廁	搪瓷
				毛巾架 (A及B室)	鍍鉻
				廁紙架	鍍鉻
				掛勾 (C及D室)	鍍鉻
				淋浴間 (C及D室)	鋼化玻璃
			浴室設備	隨樓附送之設備及品牌，請參閱「設備說明」	
		(ii) 供水系統的類型及用料		冷水喉	銅喉
				熱水喉	配有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 (C及D室)	花灑套裝	鍍鉻
			浴缸 (A及B室)	浴缸	搪瓷鋼板
				浴缸水龍頭及花灑套裝	鍍鉻
		(iv) 浴缸大小 (如適用的話)		1500毫米(長) x 700毫米(闊) x 410毫米(高)	

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

3. 室內裝置 (7樓-40樓)

			用料		
c.	廚房	(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製廚櫃配烤漆櫥櫃門板	高光烤漆板面	
		(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C及D室)	
			其他裝置的類型	鍍鉻洗滌盆水龍頭	
			其他設備的類型	隨樓附送之設備及品牌，請參閱「設備說明」	
			裝置	類型	用料
d.	睡房	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	提供電制及插座之面板	
			安全裝置	a. 單相電力(A、B及D室)並裝妥微型斷路器 b. 三相電力(C室)並裝妥微型斷路器	
		(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	A及B室的煤氣喉接駁煤氣煮食爐及煤氣熱水爐 D室的煤氣喉接駁煤氣熱水爐 C室沒有氣體供應		
		位置	煤氣煮食爐及煤氣熱水爐的位置請參閱「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	設有洗衣乾衣機來、去水接駁喉位		
j.	供水	水管的用料	冷水喉採用銅喉及熱水喉採用有隔熱絕緣保護之銅喉		
		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	廚房和浴室供應熱水		

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。

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

3. 室內裝置 (41樓)

			用料	裝修物料	配件
a.	門	單位大門	實心防火木門及木門框	木皮飾面	指紋門鎖、門鼓、門擋及防盜眼
		露台門	a. 鋁質框摺門 (A及C室) b. 鋁質框趟門 (B室)	灰玻璃	門鎖
		工作平台門	鋁質框掩門	灰玻璃	門鎖
		梯屋門 (A室)	鋁質框掩門	灰玻璃	門鎖及門擋
		睡房門	中空木門及木門框	木皮飾面	門鎖及門擋
		浴室1及浴室2門 (A室)	中空木門及木門框，附設通風百葉	木皮飾面	門鎖及門擋
		浴室門 (B室)	中空木門及木門框，附設通風百葉	木皮飾面	門鎖及門擋
		浴室門 (C室)	玻璃趟門	磨砂玻璃	門鎖
		廚房門 (A室)	實心防火木門及木門框	木皮飾面及玻璃	門鼓及門擋
		儲物室1門 (A室)	中空木門及木門框	木皮飾面	門鎖
		浴室3門 (A室)	金屬摺門及門框	金屬飾面及玻璃	門鎖
		儲物室2門 (A室)	中空木門及木門框	木皮飾面	門鎖及門擋
			裝置及設備	類型	用料
b.	浴室	(i) 裝置及設備的類型及用料	櫃	櫃枱面 (除浴室3外)	天然石
				櫃 (除浴室3外)	木製洗手盆櫃及木製鏡櫃
			潔具	洗手盆水龍頭	鍍鉻
				洗手盆及坐廁	搪瓷
				毛巾架 (只適用於A室，除浴室3外)	鍍鉻
				廁紙架 (除浴室3外)	鍍鉻
				掛勾 (只適用於B及C室)	鍍鉻
				淋浴間 (只適用於B及C室)	鋼化玻璃
			浴室設備	隨樓附送之設備及品牌，請參閱「設備說明」	
		(ii) 供水系統的類型及用料		冷水喉	銅喉
				熱水喉	配有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 (B及C室)	花灑套裝	鍍鉻
			浴缸 (A室)	浴缸 (除浴室3外)	亞加力
				浴缸水龍頭及花灑套裝 (除浴室3外)	鍍鉻
		(iv) 浴缸大小 (如適用的話)		1500毫米(長) x 700毫米(闊) x 460毫米(高)	

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

3. 室內裝置 (41樓)

細項		描述	用料		
c.	廚房	(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製廚櫃配烤漆廚櫃門板	高光烤漆板面	
		(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B及C室)	
			其他裝置的類型	鍍鉻洗滌盆水龍頭	
			其他設備的類型	隨樓附送之設備及品牌，請參閱「設備說明」	
			裝置	類型	用料
d.	睡房	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	提供電制及插座之面板	
			安全裝置	a. 單相電力(C室)並裝妥微型斷路器 b. 三相電力(A及B室)並裝妥微型斷路器	
		(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	A室的煤氣喉接駁煤氣煮食爐及煤氣熱水爐 C室的煤氣喉接駁煤氣熱水爐 B室沒有氣體供應		
		位置	煤氣煮食爐及煤氣熱水爐的位置請參閱「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	設有洗衣乾衣機來、去水接駁喉位		
j.	供水	水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
		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	廚房和浴室供應熱水		

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。

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

4. 雜項

				住宅升降機	
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	東芝	
			產品型號	ELCOSMO CV-630	
		(ii) 升降機的數目及到達的樓層	升降機的數目	2部	
			到達的樓層	升降機1號：地下，1樓 - 3樓，5樓 - 12樓，15樓 - 23樓，25樓 - 33樓及35樓 - 41樓 升降機2號：地下，1樓 - 3樓，5樓 - 12樓，15樓 -16樓，18樓 - 23樓，25樓 - 33樓及35樓 - 41樓	
b.	信箱	用料	不銹鋼		
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人定時收集垃圾		
		(ii) 垃圾房的位置	各住宅層之公用地方均設有垃圾及物料回收房。另中央垃圾收集房設於地下		
			水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	(i) 位置 (7樓至40樓)	每層之公共錶櫃	每層之公共錶櫃	a. 7樓至40樓A及B室單位廚房內： b. 7樓至40樓D室單位浴室內
		(i) 位置 (41樓)	公共錶櫃	公共錶櫃	a. 41樓A室單位廚房內： b. 41樓C室單位浴室內
		(iii) 就住宅單位而言是獨立或公用的錶	獨立	獨立	獨立

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。

5. 保安設施

保安系統及設備	入口通道控制及保安系統	住宅入口大堂裝有視像對講機系統及智能讀咭機。各住宅單位內裝配輕觸式屏幕作為視像對講機及智能家居系統操作
	閉路電視	住宅大廈入口大堂、停車場、5樓有蓋園景、6樓升降機大堂及各升降機均裝有閉路電視連接地下住客入口大堂管理處
嵌入式的裝備的細節	各住宅單位均裝配7吋輕觸式屏幕為主控台，控制視像對講系統，連接住客入口大堂管理處	
嵌入式裝備的位置	視像對講機的位置請參閱「機電裝置位置及數量說明表」	

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

6. 設備說明 (7樓 - 40樓)

位置	設備	適用單位	品牌	型號 (如有)	
				室內機	室外機
客廳及飯廳	分體式冷氣機	A, B 及 C 室	東芝	RAS-24SKP-ES	RAS-24SA-ES
		D 室	東芝	RAS-18SKP-ES	RAS-18SA-ES
睡房 1	分體式冷氣機	D 室	東芝	RAS-10SKP-ES	RAS-10SA-ES
	多聯式分體冷氣機	A, B 及 C 室	東芝	RAS-M10N3KCV(HK)	RAS-M18GACV-E
睡房 2	分體式冷氣機	A 及 B 室	東芝	RAS-10SKP-ES	RAS-10SA-ES
	多聯式分體冷氣機	C 室	東芝	RAS-M10N3KCV(HK)	共用睡房1室外機
睡房 3	多聯式分體冷氣機	A 及 B 室	東芝	RAS-M10N3KCV(HK)	共用睡房1室外機

位置	設備	適用單位	品牌	型號 (如有)
客廳及飯廳	智能控制屏	A, B, C 及 D 室	三星	Galaxy Tab A (2016)
廚房 (C及D室為開放式廚房)	電磁爐 (雙爐頭)	C 及 D 室	Miele	CS 1212-1 I
	抽油煙機	A, B, C 及 D 室	西門子	LI 46631 GB
	煤氣煮食爐 (三爐頭)	A 及 B 室	Miele	KM 3014
	煤氣熱水爐	A 及 B 室	TGC	TRJW161TFL
	微波爐	A, B, C 及 D 室	Miele	M 6032
	洗衣乾衣機	A, B, C 及 D 室	西門子	WK14D320GB
	雪櫃	A, B, C 及 D 室	西門子	KU15RA65
	冰箱	A, B, C 及 D 室	西門子	GU15DA55
	抽氣扇	A 及 B 室	Panasonic	FV-15WH307
浴室	煤氣熱水爐	D 室	TGC	TRJW161TFL
	電熱水爐	C 室	Stiebel Eltron	HDB-E 24 Si
	抽氣扇	A, B 及 C 室	Panasonic	FV-18NS3H
	抽氣扇	D 室	Panasonic	FV-15WH307

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

6. 設備說明 (41樓)

位置	設備	適用單位	品牌	型號 (如有)	
				室內機	室外機
客廳及飯廳	分體式冷氣機	A 室	東芝	RAS-24N3KV-HK (共2部)	RAS-24N3AV-HK (共2部)
		B 室	東芝	RAS-24SKP-ES	RAS-24SA-ES
		C 室	東芝	RAS-18SKP-ES	RAS-18SA-ES
主人睡房	分體式冷氣機	A 室	東芝	RAS-13SKP-ES2	RAS-13SA-ES2
睡房1	分體式冷氣機	A 室	東芝	RAS-18SKP-ES	RAS-18SA-ES
	分體式冷氣機	C 室	東芝	RAS-10SKP-ES	RAS-10SA-ES
	多聯式分體冷氣機	B 室	東芝	RAS-M10N3KCV(HK)	RAS-M18GACV-E
睡房2	多聯式分體冷氣機	A 室	東芝	RAS-M13N3KCV(HK)	RAS-3M23GACV-E
	多聯式分體冷氣機	B 室	東芝	RAS-M10N3KCV(HK)	共用睡房1室外機
睡房3	多聯式分體冷氣機	A 室	東芝	RAS-M10N3KCV(HK)	共用睡房2室外機

位置	設備	適用單位	品牌	型號 (如有)
客廳及飯廳	智能控制屏	A, B 及 C 室	三星	Galaxy Tab A (2016)
廚房 (B及C室為開放式廚房)	抽油煙機	B 及 C 室	西門子	LI 46631 GB
	電磁爐 (雙爐頭)	B 及 C 室	Miele	CS 1212-1 I
	抽油煙機	A 室	Miele	DA 429-6
	煤氣煮食爐(單爐頭)	A 室	Miele	CS 1018
	煤氣煮食爐(雙爐頭)	A 室	Miele	CS 1013-1
	煤氣熱水爐	A 室	TGC	TRJW161TFL
	微波爐	B 及 C 室	Miele	M 6032
	微波組合烤箱	A 室	Miele	H 6400 BM
	洗衣乾衣機	A 室	Miele	WT 2789 I WPM
		B 及 C 室	西門子	WK14D320GB
	雪櫃及冰箱	A 室	Miele	KFNS 37432 ID
	雪櫃	B 及 C 室	西門子	KU15RA65
	冰箱	B 及 C 室	西門子	GU15DA55
	抽氣扇	A 室	Panasonic	FV-18NF3H
	廚房電視	A 室	JSA	MK101
	咖啡機	A 室	Miele	CVA 6401
	儲酒櫃	A 室	Miele	KWT 6321 UG
浴室 (除浴室3外)	煤氣熱水爐	A 及 C 室	TGC	TRJW161TFL
	電熱水爐	B 室	Stiebel Eltron	HDB-E 24 Si
	浴室電視	A, B 及 C 室	JSA	TMBG10 (連揚聲器 OBT-903)
	浴室抽氣及暖風設備	A, B 及 C 室	Panasonic	FV-40BE2H
浴室3	抽氣扇	A 室	Panasonic	FV-18NS3H

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

Schedule for Electrical & Mechanical Provisions for Residential Properties of 7/F-40/F
7樓 - 40樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述		A	B	C	D
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1
Living Room and Dining Room 客廳及飯廳 (7/F Only 只限7樓)	TV and FM Outlet 電視及電台天線插座		1	1	1	1
	Telephone Outlet 電話插座		1	1	1	-
	Data Outlet 數據插座		1	1	1	1
	13A Switched Single Socket Outlet 13安培單頭插座連開關		1	1	1	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關		2	2	2	2
	Lighting Switch 燈掣		6	6	5	3
	Lighting Point 燈位		3	3	3	2
	1 Gang DP Switch 單位雙極開關掣	(for Indoor A/C Unit) 供分體冷氣室內機	1	1	1	1
	1 Gang DP Switch 單位雙極開關掣		2	2	2	-
	Video Door Phone 視像對講機		1	1	1	1
Living Room and Dining Room 客廳及飯廳 (8/F-40/F Only 只限8樓-40樓)	TV and FM Outlet 電視及電台天線插座		1	1	1	1
	Telephone Outlet 電話插座		1	1	1	-
	Data Outlet 數據插座		1	1	1	1
	13A Switched Single Socket Outlet 13安培單頭插座連開關		1	1	1	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關		2	2	2	2
	Lighting Switch 燈掣		5	5	5	3
	Lighting Point 燈位		3	3	3	2
	1 Gang DP Switch 單位雙極開關掣	(for Indoor A/C Unit) 供分體冷氣室內機	1	1	1	1
	1 Gang DP Switch 單位雙極開關掣		2	2	2	-
	Video Door Phone 視像對講機		1	1	1	1
Bedroom 1 睡房 1 (7/F Only 只限7樓)	TV and FM Outlet 電視及電台天線插座		1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1
	13A Switched Single Socket Outlet 13安培單頭插座連開關		1	1	1	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關		1	1	1	1
	Lighting Switch 燈掣		2	2	1	3
	Lighting Point 燈位		1	1	1	1
	1 Gang DP Switch 單位雙極開關掣	(for Indoor A/C Unit) 供分體冷氣室內機	1	1	1	1
	1 Gang DP Switch 單位雙極開關掣		-	-	-	2
Bedroom 1 睡房 1 (8/F-40/F Only 只限8樓-40樓)	TV and FM Outlet 電視及電台天線插座		1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1
	13A Switched Single Socket Outlet 13安培單頭插座連開關		1	1	1	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關		1	1	1	1
	Lighting Switch 燈掣		2	2	2	3
	Lighting Point 燈位		1	1	1	1
	1 Gang DP Switch 單位雙極開關掣	(for Indoor A/C Unit) 供分體冷氣室內機	1	1	1	1
	1 Gang DP Switch 單位雙極開關掣		-	-	-	2
Bedroom 2 睡房 2	Telephone Outlet 電話插座		1	1	1	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關		1	1	1	-
	Lighting Switch 燈掣		1	1	1	-
	Lighting Point 燈位		1	1	1	-
	1 Gang DP Switch 單位雙極開關掣	(for Indoor A/C Unit) 供分體冷氣室內機	1	1	1	-
Bedroom 3 睡房 3	13A Switched Twin Socket Outlet 13安培雙頭插座連開關		1	1	-	-
	Lighting Switch 燈掣		1	1	-	-
	Lighting Point 燈位		1	1	-	-
	1 Gang DP Switch 單位雙極開關掣	(for Indoor A/C Unit) 供分體冷氣室內機	1	1	-	-

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

Schedule for Electrical & Mechanical Provisions for Residential Properties of 7/F-40/F
7樓 - 40樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述		A	B	C	D
Bathroom 浴室	13A Single Socket Outlet 13安培單頭插座		1	1	1	1
	Lighting Point 燈位		3	3	4	3
	5A Fused Connection Unit 5安培有熔斷器的連接盒	(for Gas Water Heater) 供煤氣熱水爐	-	-	-	1
	Electric Water Heater 電熱水爐		-	-	1	-
	40A TPN Isolator 40安培隔離器	(for Electric Water Heater) 供電熱水爐	-	-	1	-
	13A Fused Connection Unit 13安培有熔斷器的連接盒	(for Exhaust Fan) 供抽氣扇	1	1	1	1
	Gas Water Heater 煤氣熱水爐		-	-	-	1
	Gas Meter 煤氣錶		-	-	-	1
Kitchen and Open Kitchen 廚房及開放式廚房	13A Switched Twin Socket Outlet 13安培雙頭插座連開關		1	1	1	1
	Lighting Point 燈位		3	3	1	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	(for Microwave Oven and Refrigerator) 供微波爐及雪櫃	1	1	1	1
	13A Switched Single Socket Outlet 13安培單頭插座連開關	(for Freezer) 供冰箱	1	1	1	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	(for Washer and Dryer and Gas hob) 供洗衣乾衣機及煤氣煮食爐	1	1	-	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關	(for Washer and Dryer) 供洗衣乾衣機	-	-	1	1
	13A Fused Connection Unit 13安培有熔斷器的連接盒	(for Exhaust Hood) 供抽油煙機	1	1	1	1
	20A Fused Connection Unit 20安培有熔斷器的連接盒	(for Induction Hob) 供電磁爐	-	-	1	1
	5A Fused Connection Unit 5安培有熔斷器的連接盒	(for Gas Water Heater) 供煤氣熱水爐	1	1	-	-
	13A Fused Connection Unit 13安培有熔斷器的連接盒	(for Exhaust Fan) 供抽氣扇	1	1	-	-
	Door Bell 門鈴		1	1	1	1
	Drain Point 去水位	(for Washer and Dryer) 供洗衣乾衣機	1	1	1	1
	Water Point 來水位	(for Washer and Dryer) 供洗衣乾衣機	1	1	1	1
	Minature Circuit Breakers Board 總電掣箱		1	1	1	1
	Gas Water Heater 煤氣熱水爐		1	1	-	-
	Gas Meter 煤氣錶		1	1	-	-
Flat Roof 平台 (7/F Only 只限7樓)	Weatherproof 13A Switched Single Socket Outlet 13安培防水單頭插座連開關		1	1	1	1
	Lighting Point 燈位		2	2	2	2
Balcony 露台	Lighting Point 燈位		1	1	1	1
Utility Platform 工作平台 (Exclude Flat C at 7/F) (不包括7樓C室)	Lighting Point 燈位		1	1	1	1
A.C. Platform 冷氣平台	Weatherproof Isolator 防水隔離器	(for Outdoor A/C Unit) 供分體冷氣室外機	3	3	2	2

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

Schedule for Electrical & Mechanical Provisions for Residential Properties of 41/F
41樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述		A	B	C
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1
Living Room and Dining Room 客廳及飯廳	TV and FM Outlet 電視及電台天線插座		3	1	1
	Telephone Outlet 電話插座		2	1	-
	Data Outlet 數據插座		1	1	1
	13A Switched Single Socket Outlet 13安培單頭插座連開關		-	1	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關		5	2	2
	Lighting Switch 燈掣		6	5	3
	Lighting Point 燈位		5	3	2
	1 Gang DP Switch 單位雙極開關掣	(for Indoor A/C Unit) 供分體冷氣室內機	2	1	1
	1 Gang DP Switch 單位雙極開關掣		3	2	-
	Video Door Phone 視像對講機		1	1	1
Master Bedroom 主人房	TV and FM Outlet 電視及電台天線插座		1	-	-
	Telephone Outlet 電話插座		1	-	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關		1	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關		1	-	-
	Lighting Switch 燈掣		3	-	-
	Lighting Point 燈位		1	-	-
	1 Gang DP Switch 單位雙極開關掣	(for Indoor A/C Unit) 供分體冷氣室內機	1	-	-
	1 Gang DP Switch 單位雙極開關掣		1	-	-
Bedroom 1 睡房 1	TV and FM Outlet 電視及電台天線插座		1	1	1
	Telephone Outlet 電話插座		1	1	1
	13A Switched Single Socket Outlet 13安培單頭插座連開關		1	1	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關		1	1	1
	Lighting Switch 燈掣		1	2	3
	Lighting Point 燈位		1	1	1
	1 Gang DP Switch 單位雙極開關掣	(for Indoor A/C Unit) 供分體冷氣室內機	1	1	1
	1 Gang DP Switch 單位雙極開關掣		-	-	2

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

Schedule for Electrical & Mechanical Provisions for Residential Properties of 41/F
41樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述		A	B	C
Bedroom 2 睡房 2	TV and FM Outlet 電視及電台天線插座		1	1	-
	Telephone Outlet 電話插座		1	1	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關		1	1	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關		1	1	-
	Lighting Switch 燈掣		1	1	-
	Lighting Point 燈位		1	1	-
	1 Gang DP Switch 單位雙極開關掣	(for Indoor A/C Unit) 供分體冷氣室內機	1	1	-
Bedroom 3 睡房 3	TV and FM Outlet 電視及電台天線插座		1	-	-
	Telephone Outlet 電話插座		1	-	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關		1	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關		1	-	-
	Lighting Switch 燈掣		1	-	-
	Lighting Point 燈位		1	-	-
	1 Gang DP Switch 單位雙極開關掣	(for Indoor A/C Unit) 供分體冷氣室內機	1	-	-
Bathroom 1 浴室 1	TV and FM Outlet 電視及電台天線插座		1	-	-
	13A Single Socket Outlet 13安培單頭插座		2	-	-
	Lighting Point 燈位		3	-	-
	13A Fused Connection Unit 13安培有熔斷器的連接盒	(for Exhaust Fan in Bathroom 3) 供浴室3內之抽氣扇	1	-	-
	13A Fused Connection Unit 13安培有熔斷器的連接盒	(for Thermal Ventilator) 供浴室抽氣及暖風設備	1	-	-

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

Schedule for Electrical & Mechanical Provisions for Residential Properties of 41/F
41樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述		A	B	C
Bathroom and Bathroom 2 浴室及浴室 2	TV and FM Outlet 電視及電台天線插座		1	1	1
	13A Single Socket Outlet 13安培單頭插座		2	2	2
	Lighting Point 燈位		4	4	3
	5A Fused Connection Unit 5安培有熔斷器的連接盒	(for Gas Water Heater) 供煤氣熱水爐	1	-	1
	Electric Water Heater 電熱水爐		-	1	-
	40A TPN Isolator 40安培隔離器	(for Electric Water Heater) 供電熱水爐	-	1	-
	13A Fused Connection Unit 13安培有熔斷器的連接盒	(for Thermal Ventilator) 供浴室抽氣及暖風設備	1	1	1
	Gas Water Heater 煤氣熱水爐		1	-	1
	Gas Meter 煤氣錶		-	-	1
Kitchen and Open Kitchen 廚房及開放式廚房	TV and FM Outlet 電視及電台天線插座		1	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關		1	1	1
	Lighting Point 燈位		4	1	1
	13A Switched Single Socket Outlet 13安培單頭插座連開關	(for Kitchen TV) 供廚房電視	1	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	(for Microwave Oven and Refrigerator) 供微波爐及雪櫃	-	1	1
	13A Switched Single Socket Outlet 13安培單頭插座連開關	(for Freezer) 供冰箱	-	1	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	(for Washer and Dryer and Gas Hob) 供洗衣乾衣機及煤氣煮食爐	1	-	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關	(for Washer and Dryer) 供洗衣乾衣機	-	1	1
	13A Fused Connection Unit 13安培有熔斷器的連接盒	(for Exhaust Hood) 供抽油煙機	1	1	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	(for Coffee Machine; Refrigerator and Freezer) 供咖啡機; 雪櫃及冰箱	1	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	(for Wine Storage and Microwave Oven) 供儲酒櫃及微波爐	1	-	-
	20A Fused Connection Unit 20安培有熔斷器的連接盒	(for Induction Hob) 供電磁爐	-	1	1
	5A Fused Connection Unit 5安培有熔斷器的連接盒	(for Gas Water Heater) 供煤氣熱水爐	1	-	-
	13A Fused Connection Unit 13安培有熔斷器的連接盒	(for Exhaust Fan) 供抽氣扇	1	-	-
	Door Bell 門鈴		1	1	1
	Drain Point 去水位	(for Washer and Dryer) 供洗衣乾衣機	1	1	1
	Water Point 來水位	(for Washer and Dryer) 供洗衣乾衣機	1	1	1
	Miniature Circuit Breakers Board 總電掣箱		1	1	1
	Gas Water Heater 煤氣熱水爐		1	-	-
	Gas Meter 煤氣錶		1	-	-

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

Schedule for Electrical & Mechanical Provisions for Residential Properties of 41/F
41樓住宅單位機電裝置位置及數量說明表

Location 位置	Description 描述		A	B	C
Store Room 1 儲物房 1	Telephone Outlet 電話插座		1	-	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關		1	-	-
	Lighting Switch 燈掣		2	-	-
	Lighting Point 燈位		1	-	-
	1 Gang DP Switch 單位雙極開關掣		1	-	-
Bathroom 3 浴室 3	Lighting Point 燈位		1	-	-
Store Room 2 儲物房 2	13A Switched Single Socket Outlet 13安培單頭插座連開關		1	-	-
	Lighting Switch 燈掣		1	-	-
	Lighting Point 燈位		1	-	-
Roof 天台 (41/F Only 只限41樓)	Weatherproof 13A Switched Single Socket Outlet 13安培防水單頭插座連開關		4	-	-
	Lighting Switch 燈掣		2	-	-
	Lighting Point 燈位		2	-	-
Balcony 露台	Lighting Point 燈位		1	1	1
Utility Platform 工作平台	Lighting Point 燈位		1	1	1
A.C. Platform 冷氣平台	Weatherproof Isolator 防水隔離器	(for Outdoor A/C Unit) 供分體冷氣室外機	5	2	2

23 SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hongkong Electric Company Limited.

電力由香港電燈有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

24 GOVERNMENT RENT
地稅

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.

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。

25 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 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.

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。

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.

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。

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

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.

按買賣合約的規定，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。

27 MAINTENANCE OF SLOPES
斜坡維修

Not Applicable

不適用

28 MODIFICATION
修訂

Not Applicable

不適用

29 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 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	1956.485
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.	135.294
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.	517.034
2.3	Non-mandatory or non-essential plant room such as air-conditioniing plant room, air handing unit (AHU) room, etc.	10.500
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	238.832
4.	Wider common corridor and lift lobby	83.135
5.	Communal sky garden	N/A
6.	Acoustic fin	N/A
7.	Wing wall, wind catcher and funnel	N/A
8.	Non-structural prefabricated external wall (exclude architectural features)	45.157
9.(#)	Utility platform	177.000
10.	Noise barrier	N/A
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	9.243
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	333.718
13.	Covered landscaped and play area	258.334
14.	Horizontal screens/covered walkways, trellis	N/A
15.	Larger lift shaft	N/A
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	N/A
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	101.070
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	N/A
21.	Void in duplex domestic flat and house	N/A
22.(#)	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall	N/A
	Mail delivery room with mail boxes	5.937

29 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

		Area (m^2)
Other Exempted Items		
23.(#)	Refuge floor including refuge floor cum sky garden	187.916
24.	Other projections	N/A
25.	Public transport terminus	N/A
26.	Party structure and common staircase	N/A
27.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	103.467
28.	Public passage	N/A
29.	Covered set back area	N/A
Bonus GFA		
30.	Bonus GFA	N/A

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

The 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.

29 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

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)條例》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)	1956.485
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	135.294
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	517.034
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	10.500
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	238.832
4.	加闊的公用走廊及升降機大堂	83.135
5.	公用空中花園	不適用
6.	隔聲鰭	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆 (不包括建築飾條)	45.157
9.(#)	工作平台	177.000
10.	隔音屏障	不適用
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	9.243
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	333.718
13.	有上蓋的園景區及遊樂場	258.334
14.	橫向屏障/有蓋人行道、花棚	不適用
15.	擴大升降機井道	不適用
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18.(#)	強制性設施或必要機房所需的管槽、氣槽	101.070
19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.	環保系統及設施所需的機房、管槽、氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.(#)	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
	設有郵箱的郵件派遞室	5.937

29 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

		面積 (平方米)
其他項目		
23.(#)	庇護層，包括庇護層兼空中花園	187.916
24.	其他伸出物	不適用
25.	公共交通總站	不適用
26.	共用構築物及樓梯	不適用
27.(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	103.467
28.	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
30.	額外總樓面面積	不適用

備註：上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》 ADM-2規定的要求而制定的。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。

30 RELEVANT INFORMATION
有關資料

Operation of gondola

During the regular and specially arranged cleaning, maintenance, inspection, rebuilding, repairing, altering, renewing, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms and their glass balustrades forming part of a residential unit) of the development arranged by the manager, gondola(s) will be operated in the air space directly above the following residential units: -

1. Flat roof A of Flat A on 7/F;
2. Flat roof B of Flat B on 7/F;
3. Flat roof C of Flat C on 7/F;
4. Flat roof D of Flat D on 7/F;
5. Roof A of Flat A on 41/F

吊船操作

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玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台及其玻璃欄河)進行定期及特別安排的清潔、保養、檢查、重建、維修、改動、翻新、油漆或裝飾期間，吊船會在以下住宅單位對上空間操作：-

1. 7樓A室平台A；
2. 7樓B室平台B；
3. 7樓C室平台C；
4. 7樓D室平台D；
5. 41樓A室天台A

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

www.joneshive.com.hk

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 24th December 2014

1. 發展項目及其周邊地區日後可能出現改變
2. 本售樓說明書印製日期：2014年12月24日

EXAMINATION RECORD
檢視紀錄

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
19 March 2015 2015年3月19日	10	Location plan of the development is updated 更新發展項目的所在位置圖 Content is revised 修訂內容
	11	Aerial photograph of the development is deleted 刪除發展項目的最新鳥瞰照片
	12	Aerial photograph of the development is updated 更新發展項目的最新鳥瞰照片
	13	Outline zoning plan relating to the development is revised 修訂關乎發展項目的分區計劃大綱圖
	25-27	Floor plans of parking spaces in the development are updated 更新發展項目中的停車位的樓面平面圖
	28	Floor plans of parking spaces in the development are updated 更新發展項目中的停車位的樓面平面圖 Content is revised 修訂內容
	36	Remarks of elevation plan are revised 修訂立面圖的備註
	37	Elevation plan is updated 更新立面圖 Remarks of elevation plan are revised 修訂立面圖的備註
	64-67	Information in application for concession on gross floor area of building are revised 修訂申請建築物總樓面面積寬免的資料
19 June 2015 2015年6月19日	10	Location plan of the development is updated 更新發展項目的所在位置圖
	12	Aerial photograph of the development is updated 更新發展項目的最新鳥瞰照片
	17	Layout Plan Of The Development is updated 更新發展項目的布局圖
	19-22	Floor Plans of Residential Properties In The Development are updated 更新發展項目的住宅物業的樓面平面圖
	25-28	Floor Plans Of Parking Spaces in the Development are updated 更新發展項目中的停車位的樓面平面圖
	35	Cross-section Plan of Building in The Development is updated 更新發展項目中的建築物的橫截面圖
	36-37	Elevation plan is updated 更新立面圖 Remarks of elevation plan are revised 修訂立面圖的備註
	64-67	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
18 September 2015 2015年9月18日	10	Location plan of the development is updated 更新發展項目的所在位置圖
	12	Aerial photograph of the development is updated 更新發展項目的最新鳥瞰照片
	17	Layout Plan of the Development is updated 更新發展項目的布局圖
	19	Floor Plans of Residential Properties in the Development is updated 更新發展項目的住宅物業的樓面平面圖
	25-28	Floor Plans of Parking Spaces in the Development are updated 更新發展項目中的停車位的樓面平面圖
	36-37	Elevation Plan are updated 更新立面圖 Remarks of elevation plan are revised 修訂立面圖的備註
	38	Information on Common Facilities in the Development is updated 更新發展項目中的公用設施的資料
	64-67	Information in Application for Concession on GFA of Building are revised 修訂申請建築物總樓面面積寬免的資料

EXAMINATION RECORD
檢視紀錄

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
18 December 2015 2015年12月18日	12	Aerial Photograph of The Development is updated 更新發展項目的鳥瞰圖片
	15	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
	21-22	Floor Plans of Residential Properties in the Development is updated 更新發展項目的住宅物業的樓面平面圖
	34-35	Cross-Section Plan of Building in The Development is updated 更新發展項目中的建築物的橫截面圖
	36-37	Elevation Plan is updated 更新立面圖
	64-67	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
18 March 2016 2016年3月18日	6	Information on Vendor and Others involved in the Development are revised 修訂賣方及有參與發展項目的其他人的資料
	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	22	Floor Plans of Residential Properties In The Development are updated 更新發展項目的住宅物業的樓面平面圖
	36-37	Elevation Plan is updated 更新立面圖 Remarks of elevation plan are revised 修訂立面圖的備註
	56-61	Fittings, Finishes and Appliances are updated 修訂裝置、裝修物料及設備
17 June 2016 2016年6月17日	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	12	Aerial Photograph of The Development is updated 更新發展項目的鳥瞰圖片
	22	Floor Plan of Residential Properties in the Development is updated 更新發展項目的住宅物業的樓面平面圖
	25, 27, 28	Floor Plans Of Parking Spaces in the Development are updated 更新發展項目中的停車位的樓面平面圖
15 September 2016 2016年9月15日	14, 15	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
	26-28	Floor plans of parking spaces in the development are updated 更新發展項目中的停車位的樓面平面圖
	36	Elevation plan is updated 更新立面圖 Remarks of elevation plan are revised 修訂立面圖的備註
	37	Remarks of elevation plan are revised 修訂立面圖的備註
	64-67	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
15 December 2016 2016年12月15日	6	Information on the Development is updated 更新發展項目的資料
	9	Information on Design of the Development is updated 更新發展項目的設計的資料
	10	Location Plan of the Development is updated 更新發展項目的所在位置圖
	17	Layout Plan Of The Development is updated 更新發展項目的布局圖
	62	Miscellaneous Payments by Purchaser are updated 更新買方的雜項付款
15 March 2017 2017年3月15日	46, 47, 54, 55	Fittings, Finishes and Appliances are updated 修訂裝置、裝修物料及設備

EXAMINATION RECORD
檢視紀錄

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
7 June 2017 2017年6月7日	10	Location plan of the development is updated 更新發展項目的所在位置圖
	12	Aerial photograph of the development is updated 更新發展項目的最新鳥瞰照片
	43, 47, 51, 55, 61	Fittings, Finishes and Appliances are updated 修訂裝置、裝修物料及設備
7 Septemper 2017 2017年9月7日	1-5	"Notes to Purchasers of First-hand Residential Properties" is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority 根據一手住宅物業銷售監管局最新發出的版本更新"一手住宅物業買家須知"
	5-1, 5-2 (additional pages) （加頁）	"Notes to Purchasers of First-hand Residential Properties" is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority and added in these pages 根據一手住宅物業銷售監管局最新發出的版本更新"一手住宅物業買家須知"及增添至此頁
	10	Location plan of the development is updated 更新發展項目的所在位置圖
	14	Outline zoning plan relating to the development is revised 修訂關乎發展項目的分區計劃大綱圖
7 December 2017 2017年12月7日	9	Information on Property Management is updated 更新物業管理的資料
	10	Location plan of the development is updated 更新發展項目的所在位置圖
7 March 2018 2018年3月7日	12	Aerial photograph of the development is updated 更新發展項目的最新鳥瞰照片
	13	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
7 June 2018 2018年6月7日	10	Location plan of the development is updated 更新發展項目的所在位置圖
	12	Aerial photograph of the development is updated 更新發展項目的最新鳥瞰照片
7 September 2018 2018年9月7日	42, 44, 50, 52	Fittings, Finishes and Appliances are updated 修訂裝置、裝修物料及設備
7 December 2018 2018年12月7日	-	No revision made 並無作出修改
7 March 2019 2019年3月7日	10	Location plan of the development is updated 更新發展項目的所在位置圖
	12	Aerial photograph of the development is updated 更新發展項目的最新鳥瞰照片
	13,16	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