

EDEN GATE

雲門

SALES BROCHURE 售樓說明書

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

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.

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

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

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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.

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FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

15. Estimated material date and handing over date

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

	Website	Telephone	Email	Fax
Consumer Council	www.consumer.org.hk	2929 2222	cc@consumer.org.hk	2856 3611
Estate Agents Authority	www.eaa.org.hk	2111 2777	enquiry@eaa.org.hk	2598 9596
Real Estate Developers Association of Hong Kong	–	2826 0111	–	2845 2521

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

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

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。

- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

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。

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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。

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 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：

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

運輸及房屋局

一手住宅物業銷售監管局

2017年8月

INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development

Eden Gate

Name of the street and the street number

5 Ede Road – House C

7 Ede Road – House B

9 Ede Road – House A

11 Ede Road – Residential Towers

Multi-unit buildings – Residential Towers

Total number of storeys

There are 2 towers in total, Tower 1 and Tower 2

15 storeys in each tower (including 2 levels of basement but excluding roof)

The floor numbering in each multi-unit building

B2/F, B1/F, G/F, 1/F – 3/F, 5/F – 12/F, 15/F and Roof

Omitted floor numbers in each multi-unit building

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

Refuge floor (if any) of each multi-unit building

Not applicable

Houses

Total number of Houses

3

House numbering

House A, House B and House C

Omitted House numbers

Not applicable

發展項目名稱

雲門

街道名稱及門牌號數

義德道5號 - 洋房C

義德道7號 - 洋房B

義德道9號 - 洋房A

義德道11號 - 住宅大廈

多單位建築物 - 住宅大廈

樓層總數

大廈合共兩座，第一座及第二座

每座大廈十五層(包括兩層地庫但不包括天台)

多單位建築物內的樓層號數

地庫第二層、地庫第一層、地下、一樓至三樓、五樓至十二樓、十五樓及天台

多單位建築物內被略去的樓層號數

不設四樓、十三樓及十四樓

每幢多單位建築物內的庇護層(如有的話)

不適用

獨立屋

獨立屋的總數

3

獨立屋的門牌號數

洋房A、洋房B及洋房C

獨立屋被略去的門牌號數

不適用

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

Panayork Limited

Holding Company of the Vendor

Chime Corporation Limited

Authorized Person

Mr. Ronald P. C. Liang

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

LWK & Partners (HK) Limited

Building Contractor

Hsin Chong Construction (Asia) Limited

Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development

Mayer Brown

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

Not applicable

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

Chime Corporation Limited

Chinachem Agencies Limited

賣方

Panayork Limited

賣方控權公司

參明有限公司

認可人士

梁鵬程先生

認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

梁黃顧建築師（香港）事務所有限公司

承建商

新昌營造廠（亞洲）有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

不適用

已為發展項目的建造提供貸款的任何其他人

參明有限公司

華懋代理有限公司

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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用

(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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. 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。	Not applicable 不適用

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There are non-structural prefabricated external walls and curtain walls forming part of the enclosing walls of the Residential Towers in the Development.
發展項目之住宅大廈有構成圍封牆的一部的非結構的預製外牆及幕牆。

The range of thickness of the non-structural prefabricated external walls of each block in Tower 1 and Tower 2 is 150mm to 215mm.
第一座及第二座每幢建築物非結構的預製外牆之厚度範圍由150毫米至215毫米。

Total Area of the Non-structural Prefabricated External Walls of each Residential Property (Tower 1 and Tower 2)
每個住宅物業的非結構的預製外牆的總面積(第一座及第二座)

Floor 樓層	Flat 單位	Total Area of 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)
Tower 1 第一座		
1/F 一樓	A	2.742
	B	3.017
2/F – 3/F and 5/F – 11/F (total 9 storeys) 二樓至三樓及五樓至十一樓 (共九層)	A	2.817
	B	3.026
12/F and 15/F (Duplex) 十二樓及十五樓(複式)	A	3.586
	B	2.489
Tower 2 第二座		
1/F 一樓	A	3.017
	B	2.782
2/F – 3/F and 5/F – 11/F (total 9 storeys) 二樓至三樓及五樓至十一樓 (共九層)	A	3.026
	B	2.857
12/F and 15/F (Duplex) 十二樓及十五樓(複式)	A	2.489
	B	3.500

There are no non-structural prefabricated external walls or curtain walls forming part of the enclosing walls of Houses in the Development.
發展項目之洋房沒有構成圍封牆的一部份的非結構的預製外牆或幕牆。

The range of thickness of the curtain walls of each block in Tower 1 and Tower 2 is 150mm to 300mm.
第一座及第二座每幢建築物的幕牆之厚度範圍為150毫米至300毫米。

Total Area of the Curtain Walls of each Residential Property (Tower 1 and Tower 2)
每個住宅物業的幕牆的總面積(第一座及第二座)

Floor 樓層	Flat 單位	Total Area of Curtain Walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 1 第一座		
1/F 一樓	A	2.806
	B	1.190
2/F – 3/F and 5/F – 11/F (total 9 storeys) 二樓至三樓及五樓至十一樓 (共九層)	A	2.806
	B	1.175
12/F and 15/F (Duplex) 十二樓及十五樓(複式)	A	8.611
	B	6.669
Tower 2 第二座		
1/F 一樓	A	1.190
	B	1.347
2/F – 3/F and 5/F – 11/F (total 9 storeys) 二樓至三樓及五樓至十一樓 (共九層)	A	1.175
	B	1.347
12/F and 15/F (Duplex) 十二樓及十五樓(複式)	A	6.669
	B	5.913

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

Together Management Company Limited is appointed as the Manager of the Development under the Deed of Mutual Covenant that has been executed.

合眾物業管理有限公司根據已簽立的公契獲委任為發展項目的管理人。

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



Location of the Development
發展項目位置

Scale 比例 : 0 50 100 150 200 250Metres(米)

The above Location Plan is prepared by the owner with reference to the Survey Sheet No. 11-NW-B dated 11th October 2019.

上述位置圖是參考修訂於2019年10月11日之測繪圖編號11-NW-B，並由擁有人擬備。

Remarks:

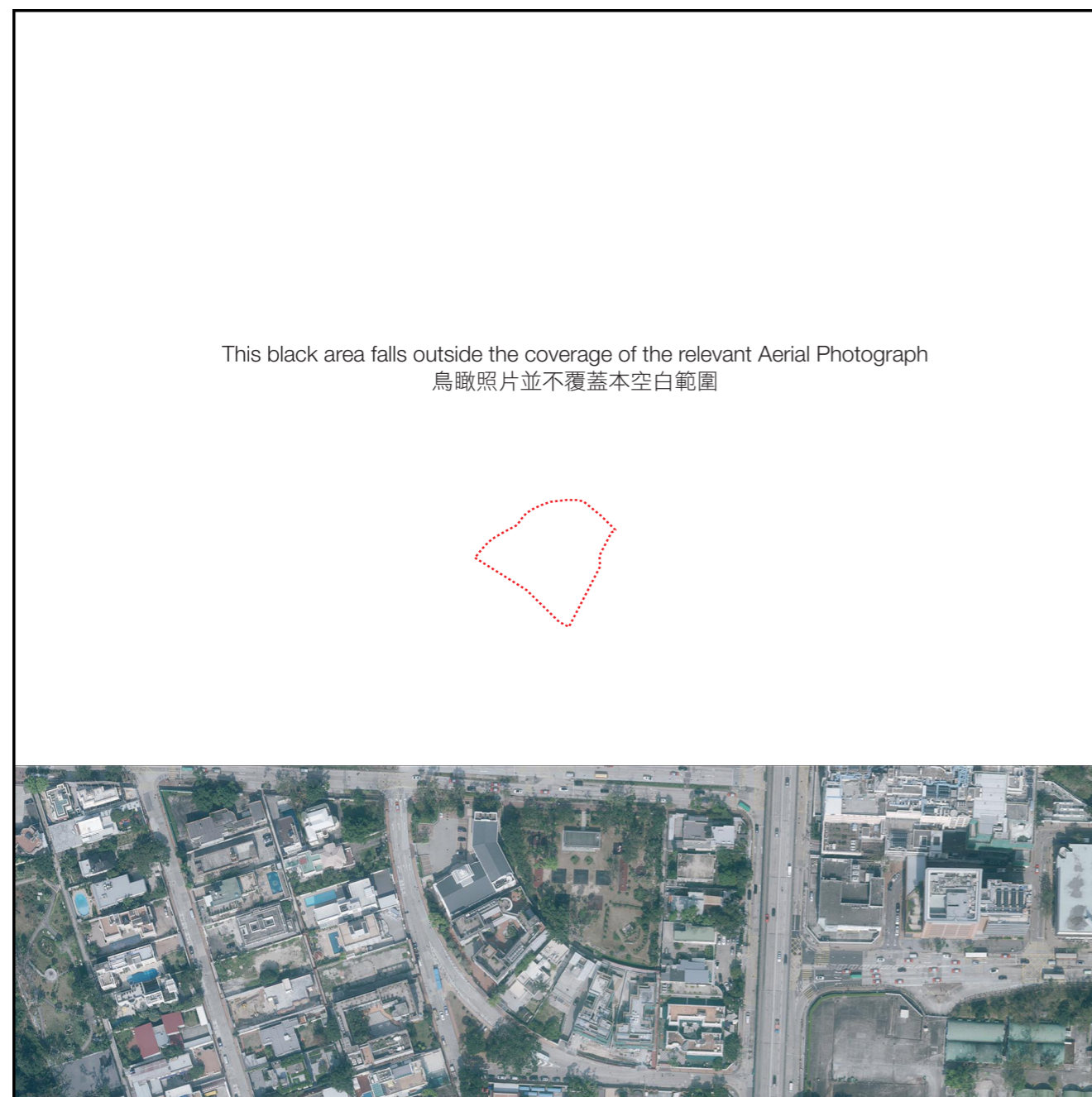
1. The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR, Licence No. 56/2018.
2. Due to technical reason, the location plan shows areas beyond 250 metres from the boundary of the Development.


備註：

1. 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56/2018。
2. 因技術性問題的限制，所在位置圖顯示超越距離發展項目的界線250米的範圍。

NOTATION 圖例		
	a power plant (including electricity sub-stations)	發電廠(包括電力分站)
	a petrol filling station	油站
	a barrack	軍營
	a hospital	醫院
	a public carpark (including a lorry park)	公眾停車場(包括貨車停泊處)
	a public convenience	公廁
	a public transport terminal (including a rail station)	公共交通總站(包括鐵路車站)
	a public utility installation	公用事業設施裝置
	a religious institution (including a church, a temple and a Tsz Tong)	宗教場所(包括教堂、廟宇及祠堂)
	a school (including a kindergarten)	學校(包括幼稚園)
	sports facilities (including a sports ground and a swimming pool)	體育設施(包括運動場及游泳池)
	a public park	公園

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



 Location of the Development
發展項目位置

Source of information:

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. E053098C, dated 23rd January 2019.

資料來源：

摘錄自地政總署測繪處於2019年1月23日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號E053098C。

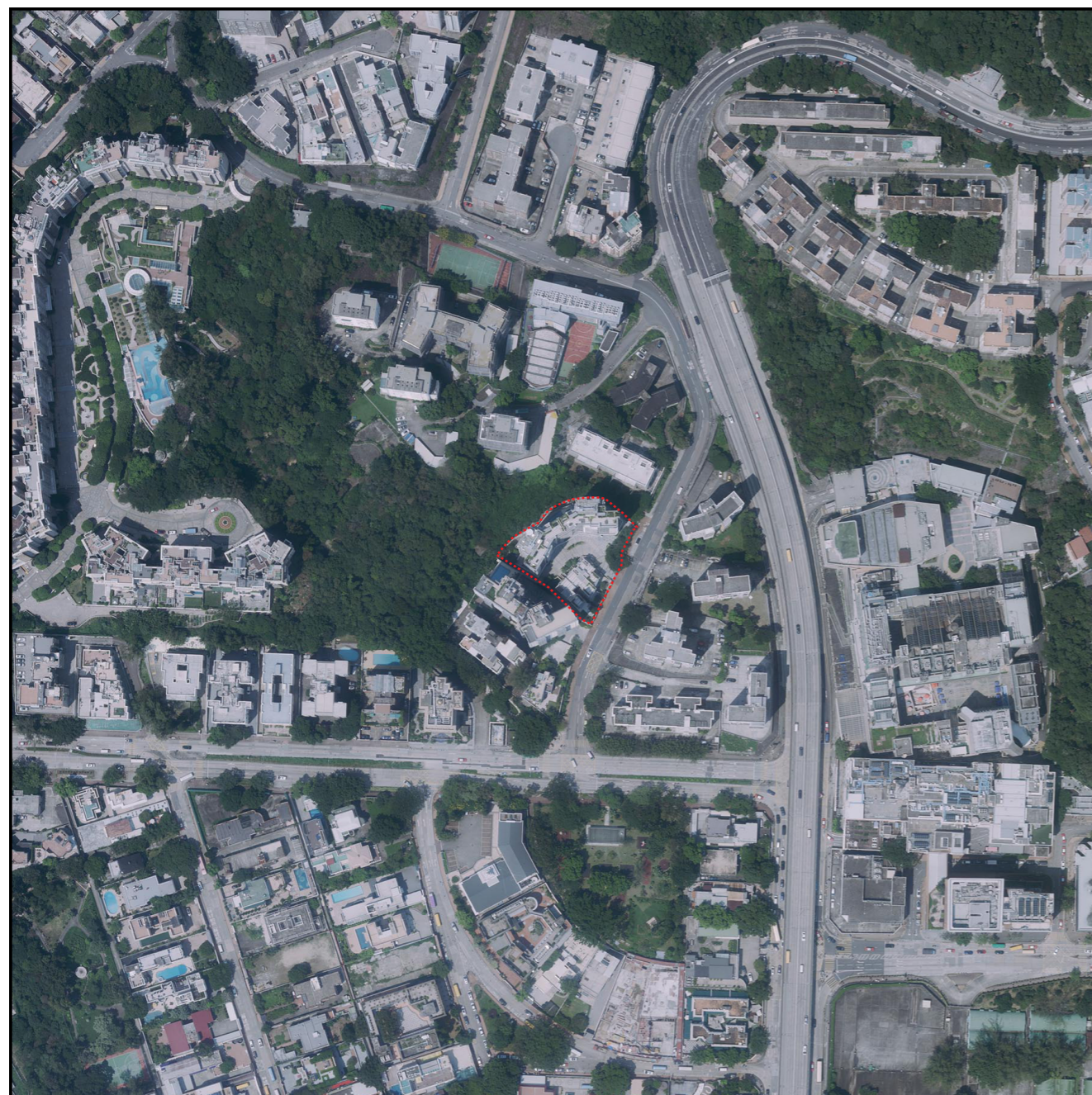
Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserve - reproduction by permission only.


香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Remark: Due to technical reason, the aerial photograph shows areas beyond 250 metres from the boundary of the Development.

備註：因技術性問題的限制，鳥瞰照片顯示超越距離發展項目的界線250米的範圍。

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



 Location of the Development
發展項目位置

Source of information:

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. E045202C, dated 11th September 2018.

資料來源：

摘錄自地政總署測繪處於2018年9月11日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號E045202C。

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香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Remark: Due to technical reason, the aerial photograph shows areas beyond 250 metres from the boundary of the Development.

備註：因技術性問題的限制，鳥瞰照片顯示超越距離發展項目的界線250米的範圍。

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



Part of Approved Kowloon Tong Outline Zoning Plan with plan No. S/K18/21 gazetted on 15th December 2017.
摘錄自2017年12月15日刊憲之九龍塘分區計劃大綱核准圖，圖則編號為S/K18/21。

Remarks:

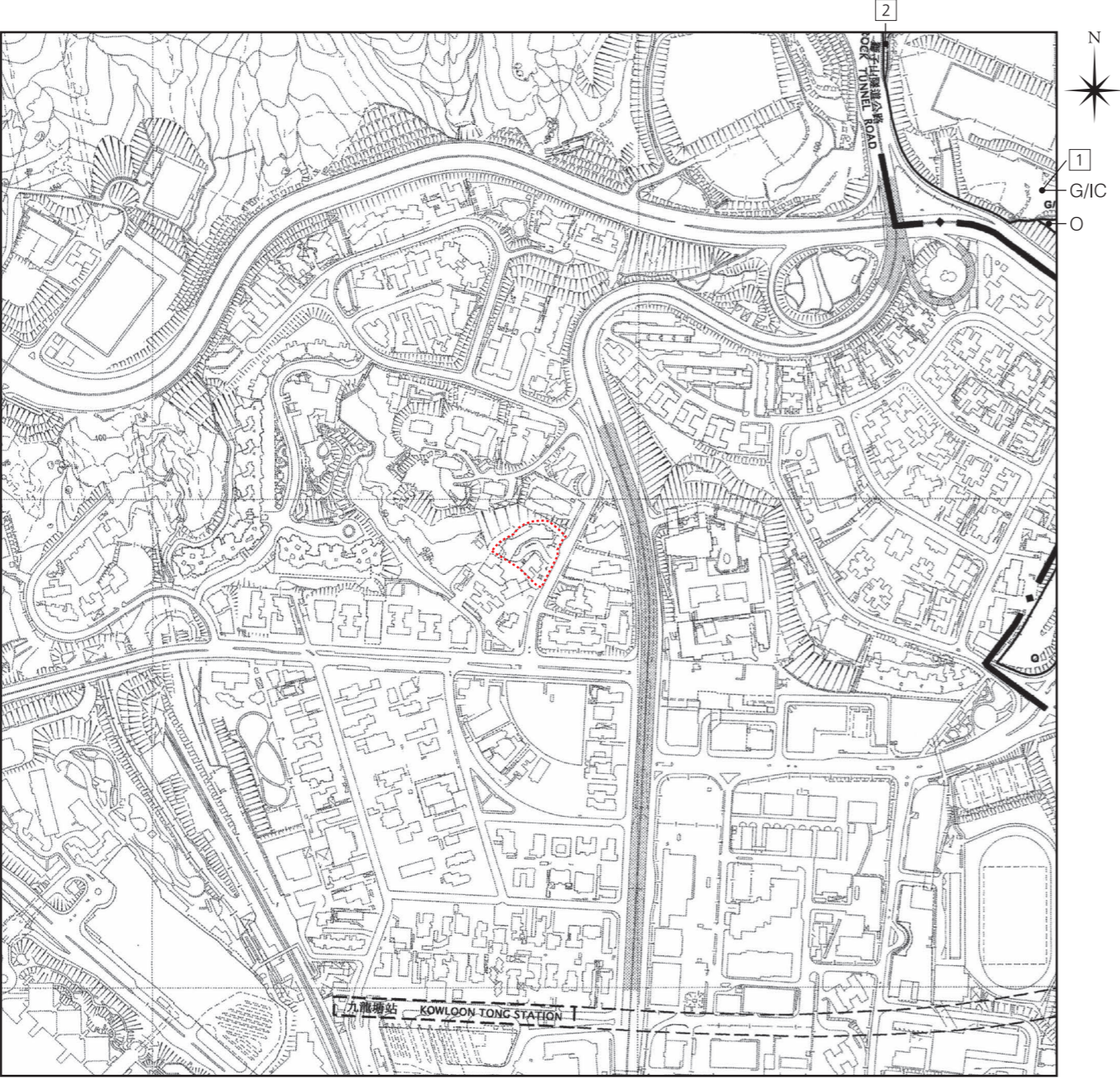
1. The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
2. Due to technical reason, the Outline Zoning Plan shows areas beyond 500 metres from the boundary of the Development.

備註：

1. 地圖版權屬香港特區政府，經地政總署准許複印。
2. 因技術性問題的限制，分區計劃大綱圖顯示超越距離發展項目的界線500米的範圍。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



Location of the Development
發展項目位置

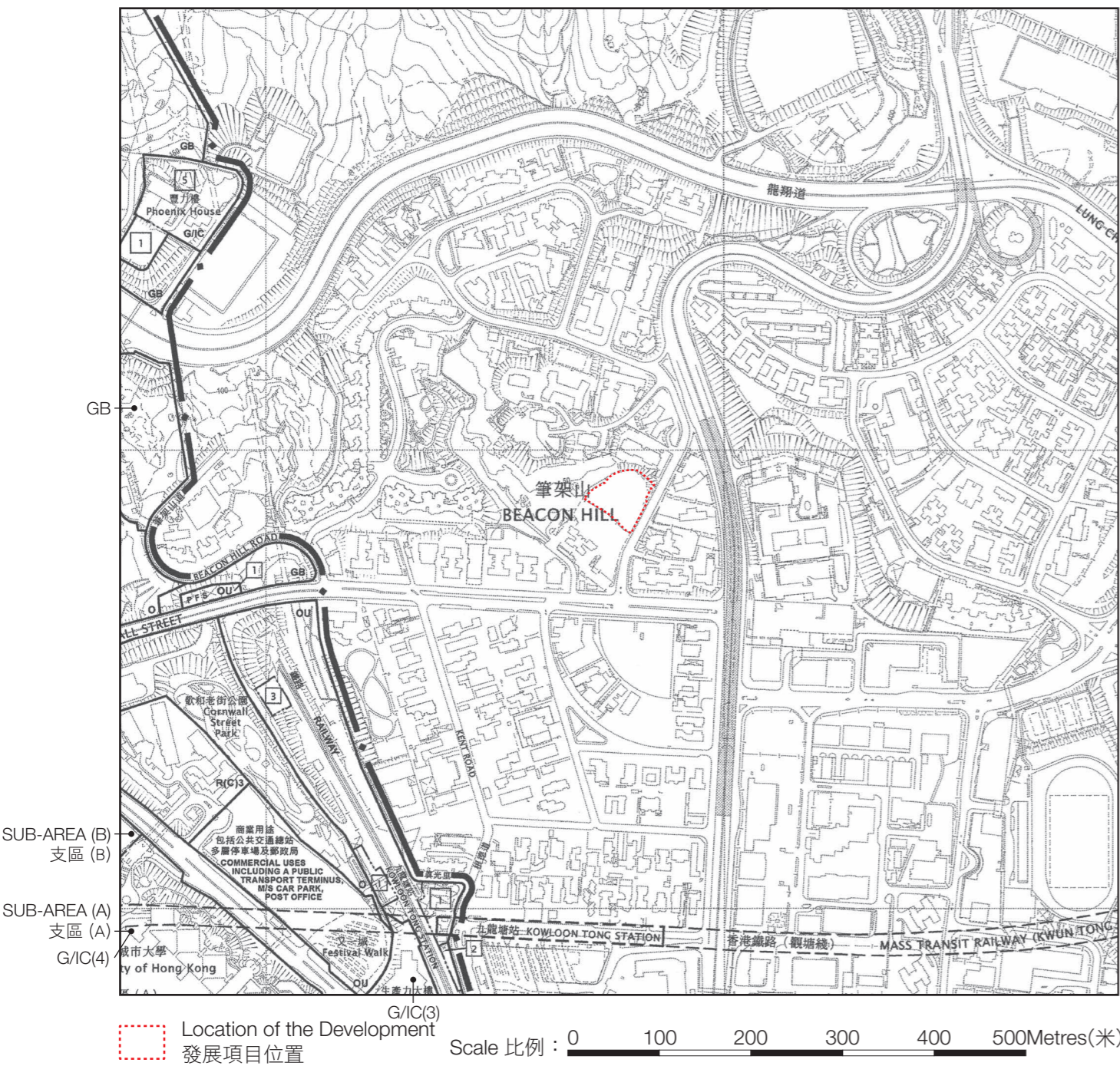
Scale 比例 : 0 100 200 300 400 500Metres(米)

NOTATION 圖例		
Zones		地帶
	Government, Institution or Community	政府、機構或社區
	Open Space	休憩用地
Communications		交通
	Railway and Station (Underground)	鐵路及車站(地下)
	Major Road and Junction	主要道路及路口
	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
	Maximum Building Height (In Number of Storeys)	最高建築物高度 (樓層數目)

Part of the Draft Wang Tau Hom & Tung Tau Outline Zoning Plan with plan no. S/K8/22 gazetted on 24th May 2019.
摘錄自2019年5月24日刊憲之橫頭磡及東頭分區計劃大綱草圖，圖則編號為S/K8/22。

- Remarks:
- The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
 - Due to technical reason, the Outline Zoning Plan shows areas beyond 500 metres from the boundary of the Development.
- 備註：
- 地圖版權屬香港特區政府，經地政總署准許複印。
 - 因技術性問題的限制，分區計劃大綱圖顯示超越距離發展項目的界線500米的範圍。

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

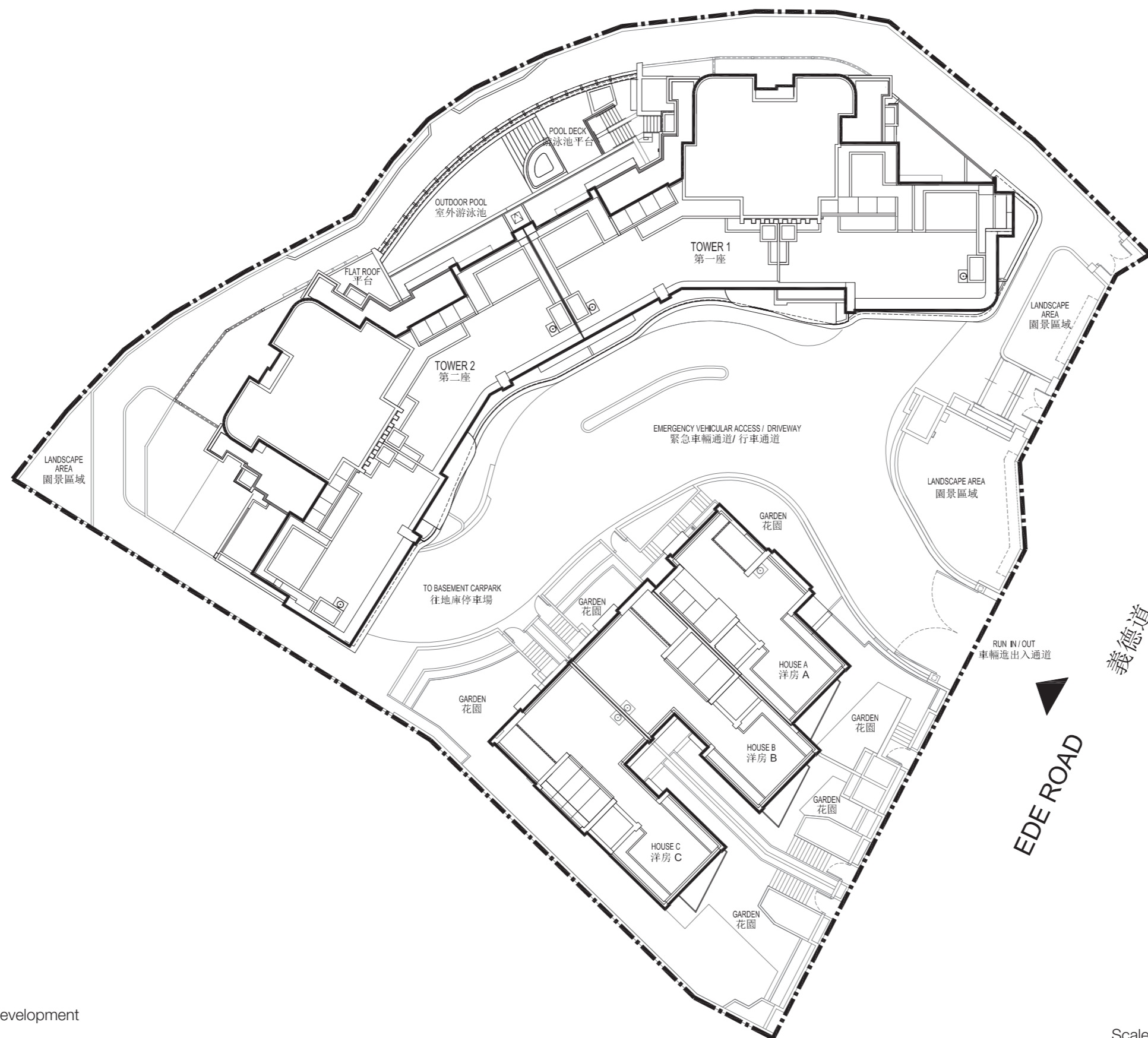


NOTATION 圖例		
Zones		地帶
	Residential (Group C)	住宅(丙類)
	Government, Institution or Community	政府、機構或社區
	Open Space	休憩用地
	Other Specified Uses	其他指定用途
	Green Belt	綠化地帶
Communications		交通
	Railway and Station (Underground)	鐵路及車站(地下)
	Major Road and Junction	主要道路及路口
	Elevated Road	高架道路
Miscellaneous		其他
	Boundary of Planning Scheme	規劃範圍界線
	Building Height Control Zone Boundary	建築物高度管制區界線
	Maximum Building Height (In Number of Storeys)	最高建築物高度 (樓層數目)
	Petrol Filling Station	加油站

Part of the Approved Shek Kip Mei Outline Zoning Plan with plan no. S/K4/29 gazetted on 24th July 2015.
摘錄自2015年7月24日刊憲之石硤尾分區計劃大綱核准圖，圖則編號為S/K4/29。

Remarks:
1. The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
2. Due to technical reason, the Outline Zoning Plan shows areas beyond 500 metres from the boundary of the Development.
備註：
1. 地圖版權屬香港特區政府，經地政總署准許複印。
2. 因技術性問題的限制，分區計劃大綱圖顯示超越距離發展項目的界線500米的範圍。

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



--- Boundary of the Development
發展項目界線

Scale 比例 : 0 5 10Metres(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend 圖例

A/C RM. = Air-Conditioning Plant Room 冷氣機房

A.F. = Architectural Feature 建築裝飾

A.F. ABOVE = Architectural Feature Above 建築裝飾置上

BA = Bathroom 浴室

BAL. = Balcony 露台

BAL. ABOVE = Balcony Above 露台置上

BR = Bedroom 睡房

B.W. = Bay Window 窗台

B.W. ABOVE = Bay Window Above 窗台置上

DIN. = Dining Room 飯廳

DN = Down 落

E.A.D. = Exhaust Air Duct 排風管槽

ELV = Extra-Low Voltage Room 特低壓房

E.M.C. = Electrical Meter Cabinet 電錶櫃

FAM. = Family Room 家庭廳

F. R. = Flat Roof 平台

H.R. = Hose Reel 消防喉轆

H.R. AT H/L = Hose Reel at High Level 消防喉轆置上

LAV. = Lavatory 洗手間

LIV. = Living Room 客廳

KIT. = Kitchen 廚房

MBR = Master Bedroom 主人睡房

MCB = Miniature Circuit Breaker 配電箱

MAID = Maid Room 工人房

P.D. = Pipe Duct 管道槽

POWDER RM. = Powder Room 化妝間

RS & MRR = Refuse Storage and Material Recovery Room 垃圾儲存及物料回收室

S.L. = Smoke Lobby 防煙間

ST. = Store Room 儲物室

TEL. = Telephone Duct 電話管槽

TOP OF BAL. = Top of Balcony 露台頂部

TOP OF B.W. = Top of Bay Window 窗台頂部

TOP OF MCB = Top of Miniature Circuit Breaker 配電箱頂部

TOP OF U.P. = Top of Utility Platform 工作平台頂部

U. RM. = Utility Room 工作間

U.P. = Utility Platform 工作平台

U.P. ABOVE = Utility Platform Above 工作平台置上

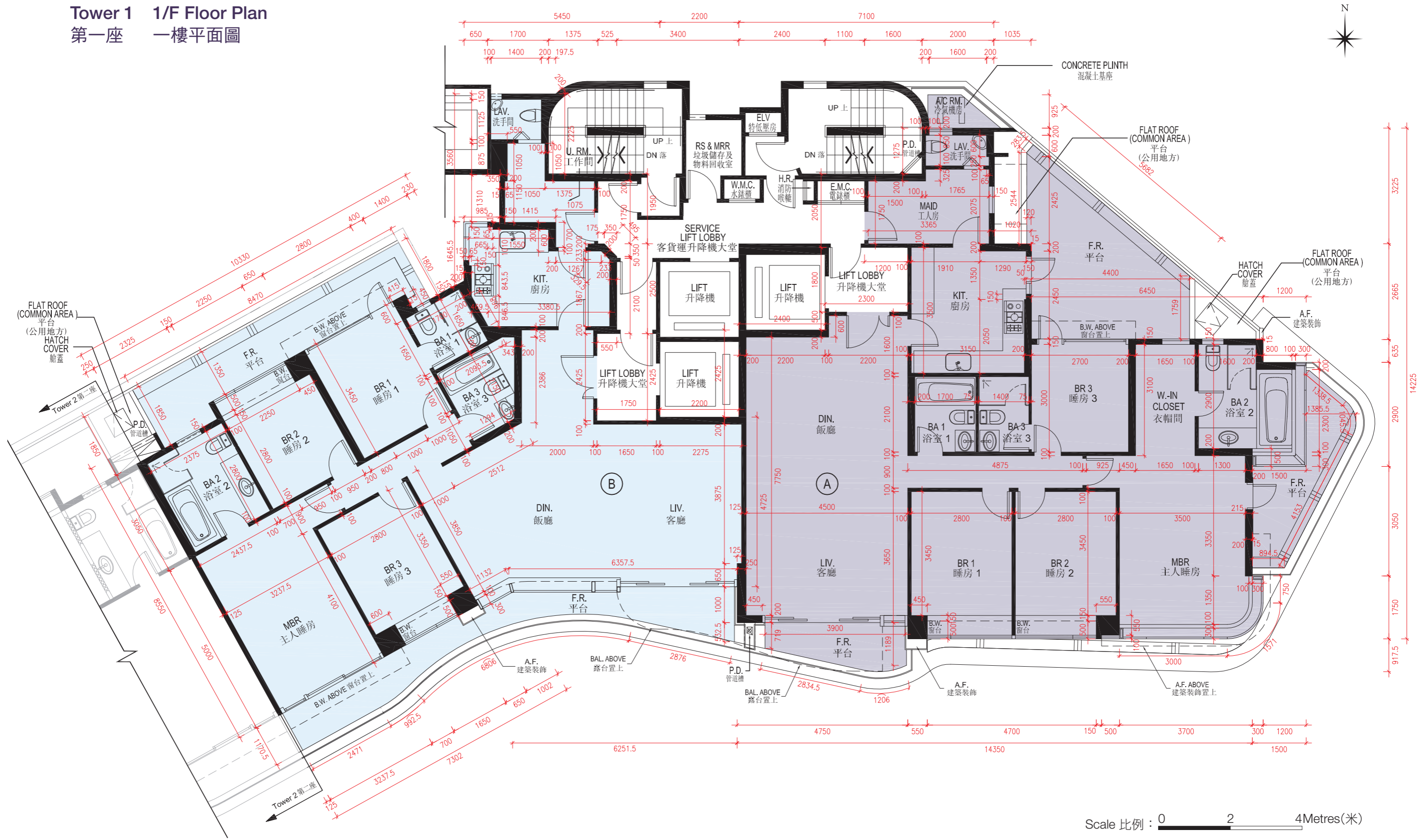
UP = Up 上

W.-IN CLOSET = Walk-in Closet 衣帽間

W.M.C. = Water Meter Cabinet 水錶櫃

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

Tower 1 1/F Floor Plan
第一座 一樓平面圖



Scale 比例 : 0 2 4Metres(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Flat 單位	
	A	B
Floor-to-floor height of each residential property 每個住宅物業的層與層之間的高度	3.475m(米)	
The thickness of floor slabs (excluding plaster) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度	150mm(毫米), 180mm(毫米), 200mm(毫米)	

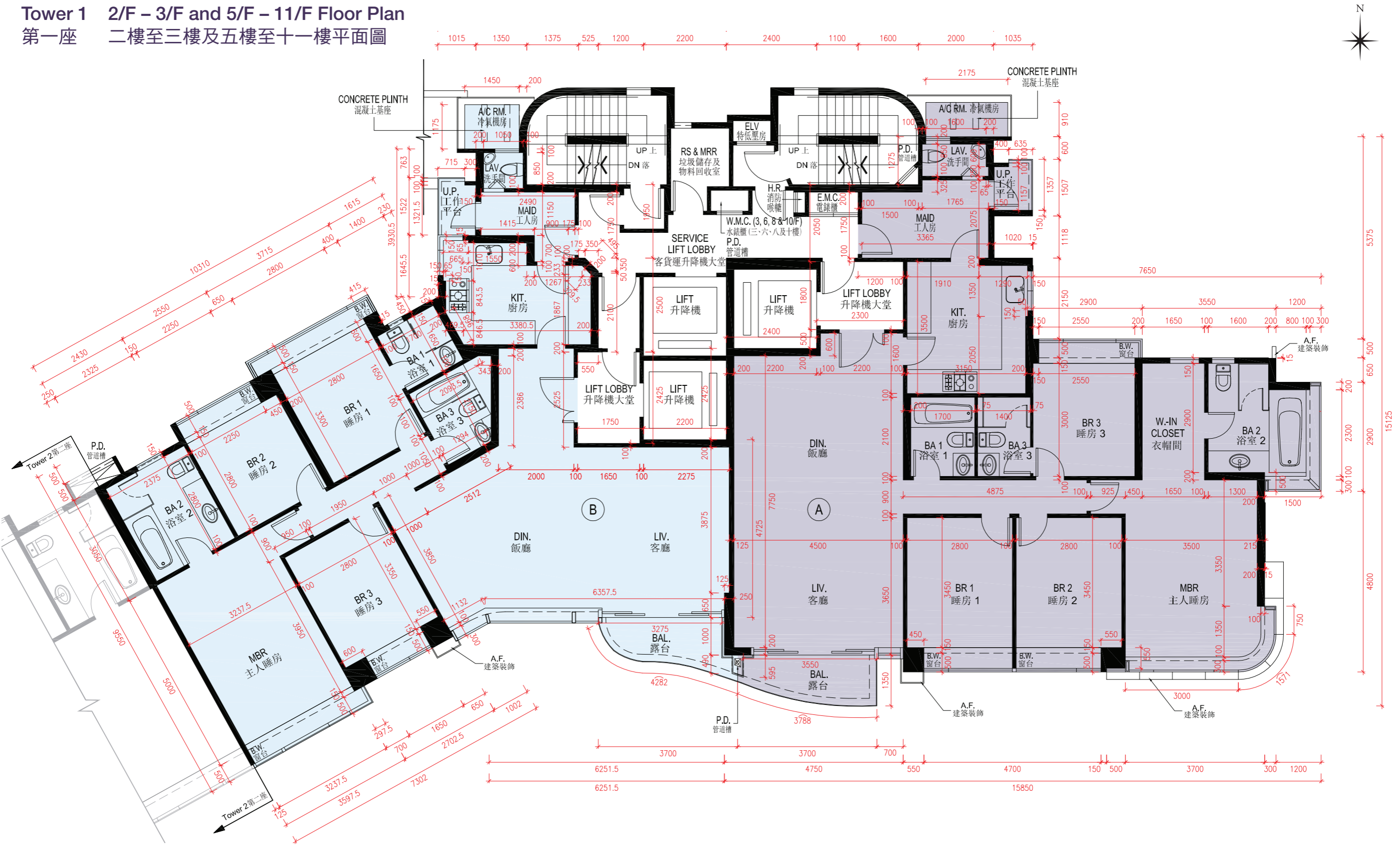
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Please refer to page 17 of this sales brochure for the legends for the floor plans of residential properties.
請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

Tower 1 2/F – 3/F and 5/F – 11/F Floor Plan
第一座 二樓至三樓及五樓至十一樓平面圖

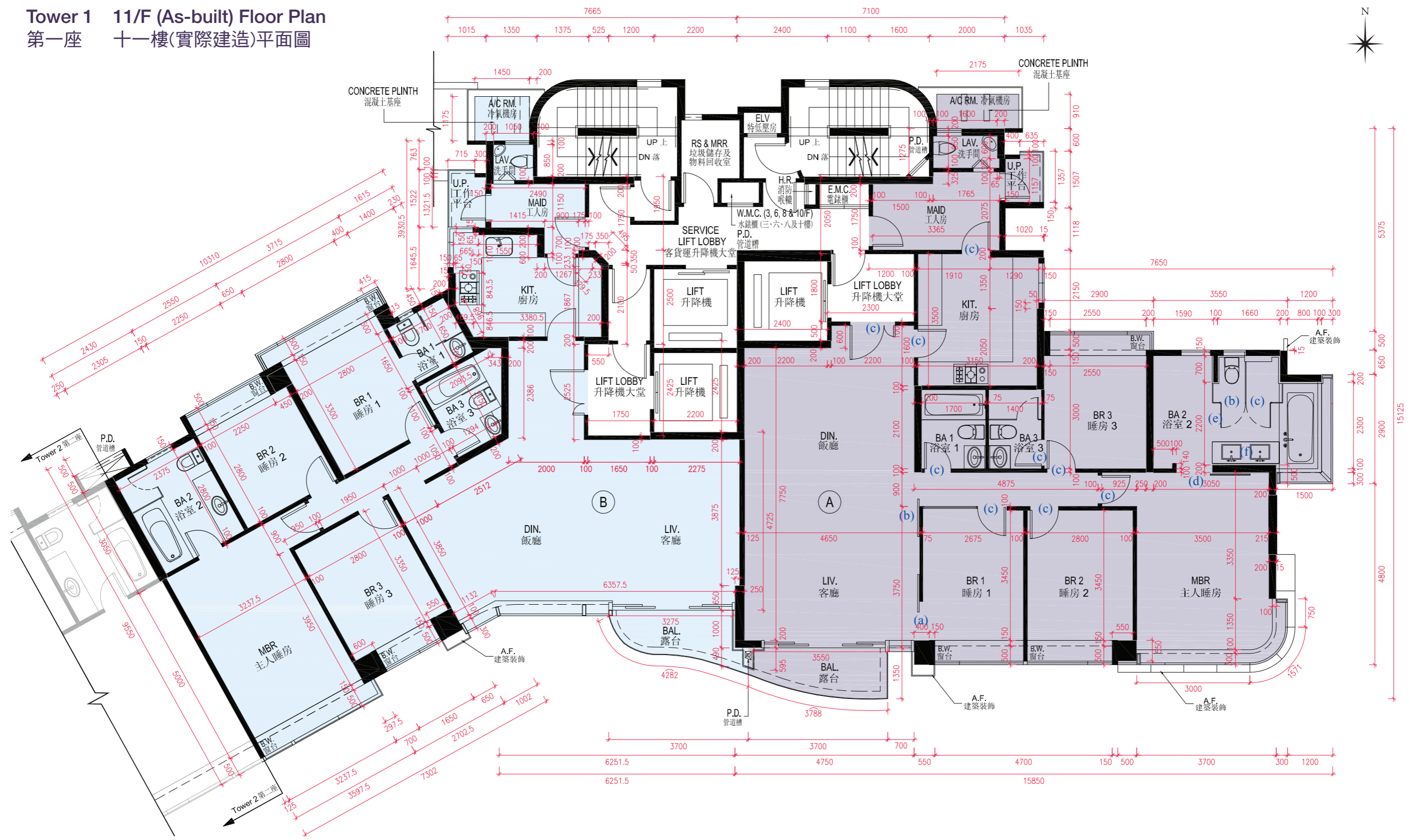


Scale 比例 : 0 2 4Metres(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Tower 1 11/F (As-built) Floor Plan
第一座 十一樓(實際建造)平面圖



Remarks: This as-built plan shows the alteration works done to Flat A of 11/F of Tower 1. Please refer to page 21 for details of the exempted works made to this unit.

備註：本第一座十一樓A單位實際建造平面圖顯示其已改動工程。有關本單位獲豁免的工程改動之詳情，請參考第21頁。

Scale 比例：0 2 4Metres(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Flat 單位	
	A	B
Floor-to-floor height of each residential property 每個住宅物業的層與層之間的高度	3.475m(米)	
The thickness of floor slabs (excluding plaster) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度	150mm(毫米), 180mm(毫米), 200mm(毫米)	

Alterations to Flat A of 11/F are made by way of minor works, exempted works under the Buildings Ordinances (Cap.123) or works not constituted unauthorized building works. The approximate locations of the alterations are indicated in the floor plan and the alterations are set out below (with the numbering below corresponding to the remarks in the floor plan):

- (a) Original internal wall removed and replaced by a sliding door.
- (b) New door.
- (c) Original door removed and replaced by a door with a different design.
- (d) New internal wall and sliding door.
- (e) Original door removed.
- (f) Original bathroom setting replaced by bathroom setting with a different design.

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 17 of this sales brochure for the legends for the floor plans of residential properties.
請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

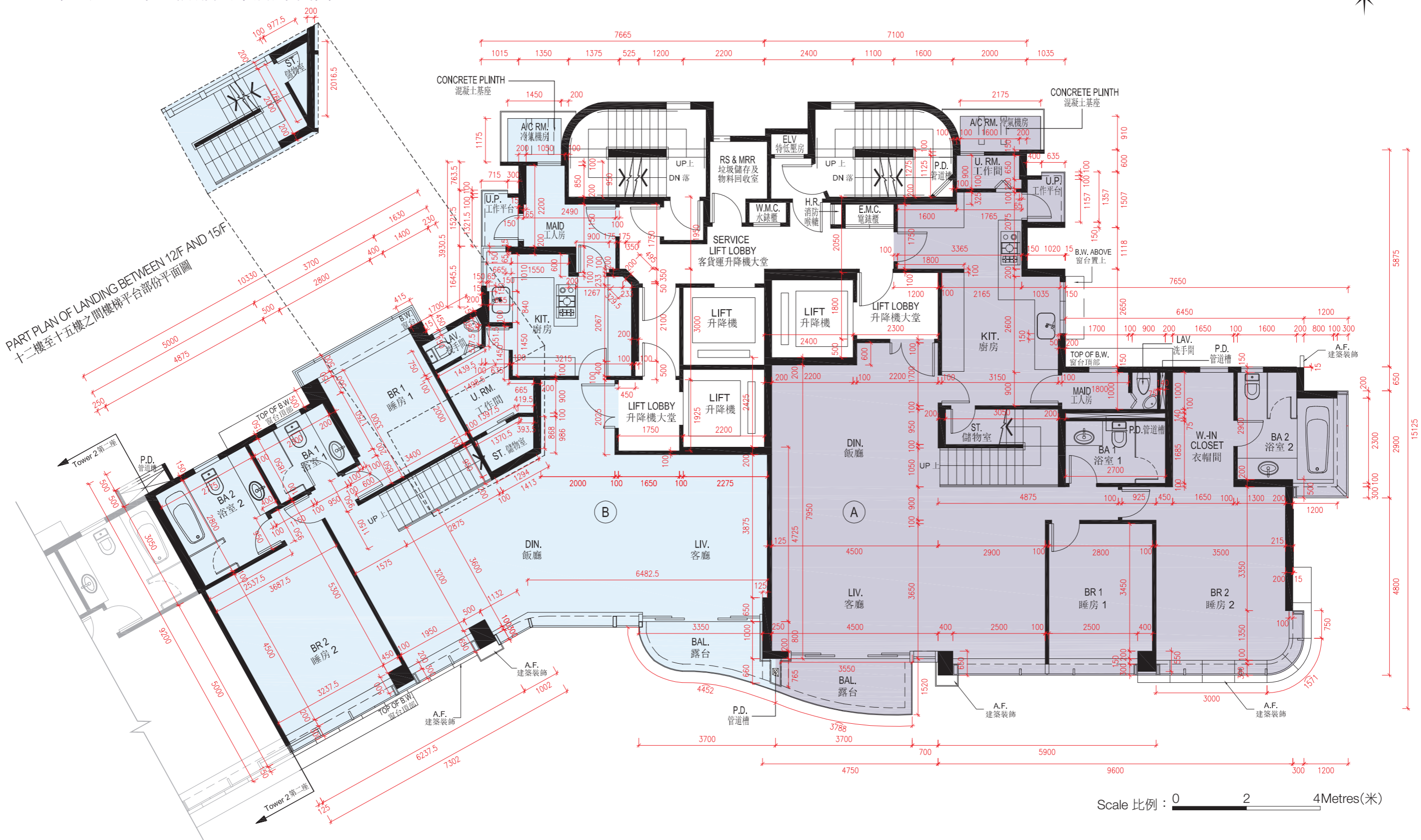
11樓A室因進行小型工程、獲建築物條例(第123章)的豁免工程或不構成違例的建築工程而作出改動。該等改動之大概位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的備註)：

- (a) 原有的內牆拆除，並以趟門代替。
- (b) 新建門。
- (c) 原有的門拆除，並以不同設計的門取代。
- (d) 新建內牆及趟門。
- (e) 原有的門拆除。
- (f) 原有的浴室設置以不同設計之設置取代。

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

Tower 1 12/F (Lower Duplex) Floor Plan
第一座 十二樓(複式下層)平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Flat 單位	
	A	B
Floor-to-floor height of each residential property 每個住宅物業的層與層之間的高度	3.775m(米)	
The thickness of floor slabs (excluding plaster) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度	150mm(毫米), 200mm(毫米), 250mm(毫米)	150mm(毫米), 180mm(毫米), 200mm(毫米), 300mm(毫米)

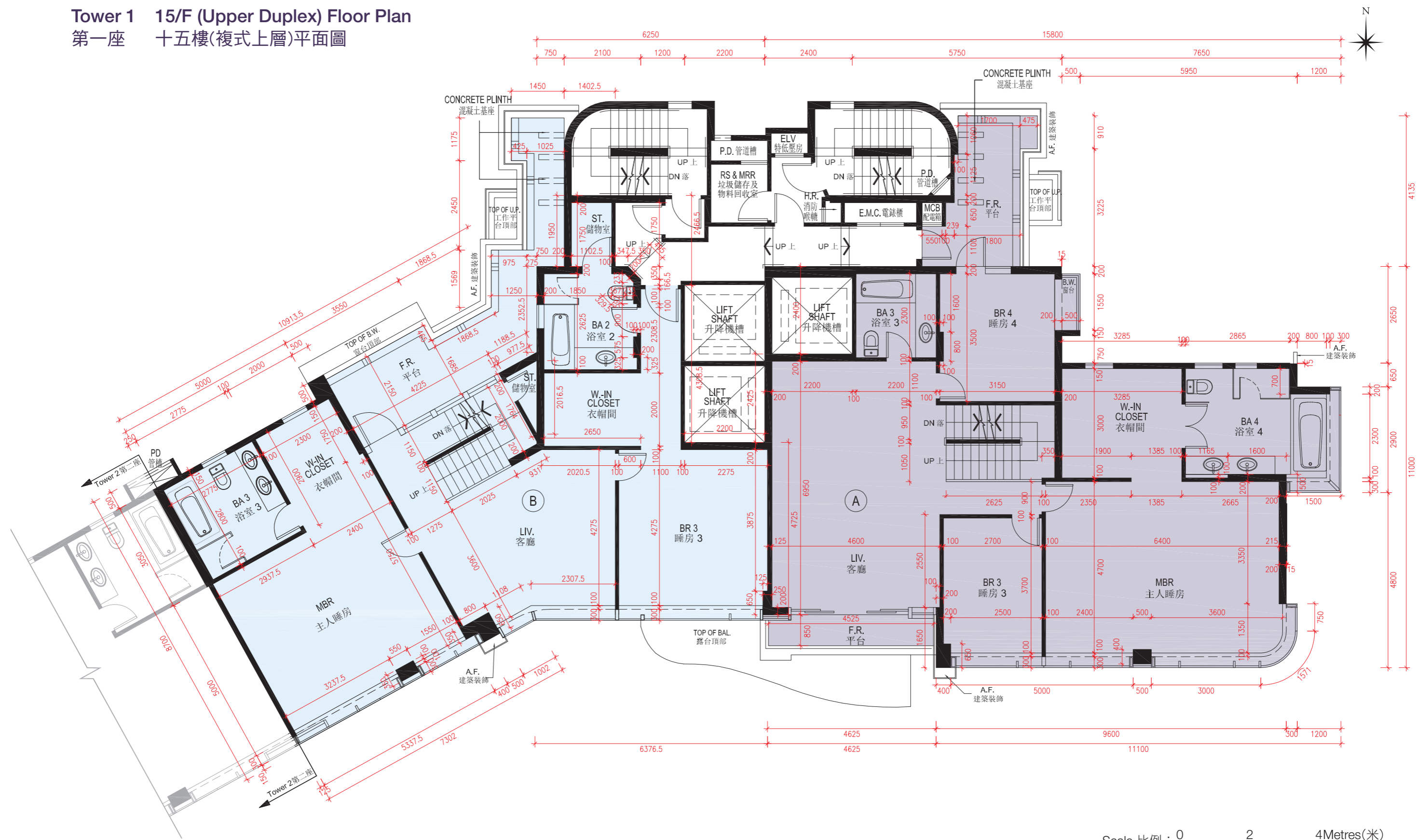
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Please refer to page 17 of this sales brochure for the legends for the floor plans of residential properties.
請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

Tower 1 15/F (Upper Duplex) Floor Plan
第一座 十五樓(複式上層)平面圖



Scale 比例 : 0 2 4Metres(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Flat 單位	
	A	B
Floor-to-floor height of each residential property 每個住宅物業的層與層之間的高度	3.475m(米)	3.175m(米), 3.475m(米)
The thickness of floor slabs (excluding plaster) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度	150mm(毫米), 180mm(毫米), 200mm(毫米), 225mm(毫米)	150mm(毫米), 180mm(毫米)

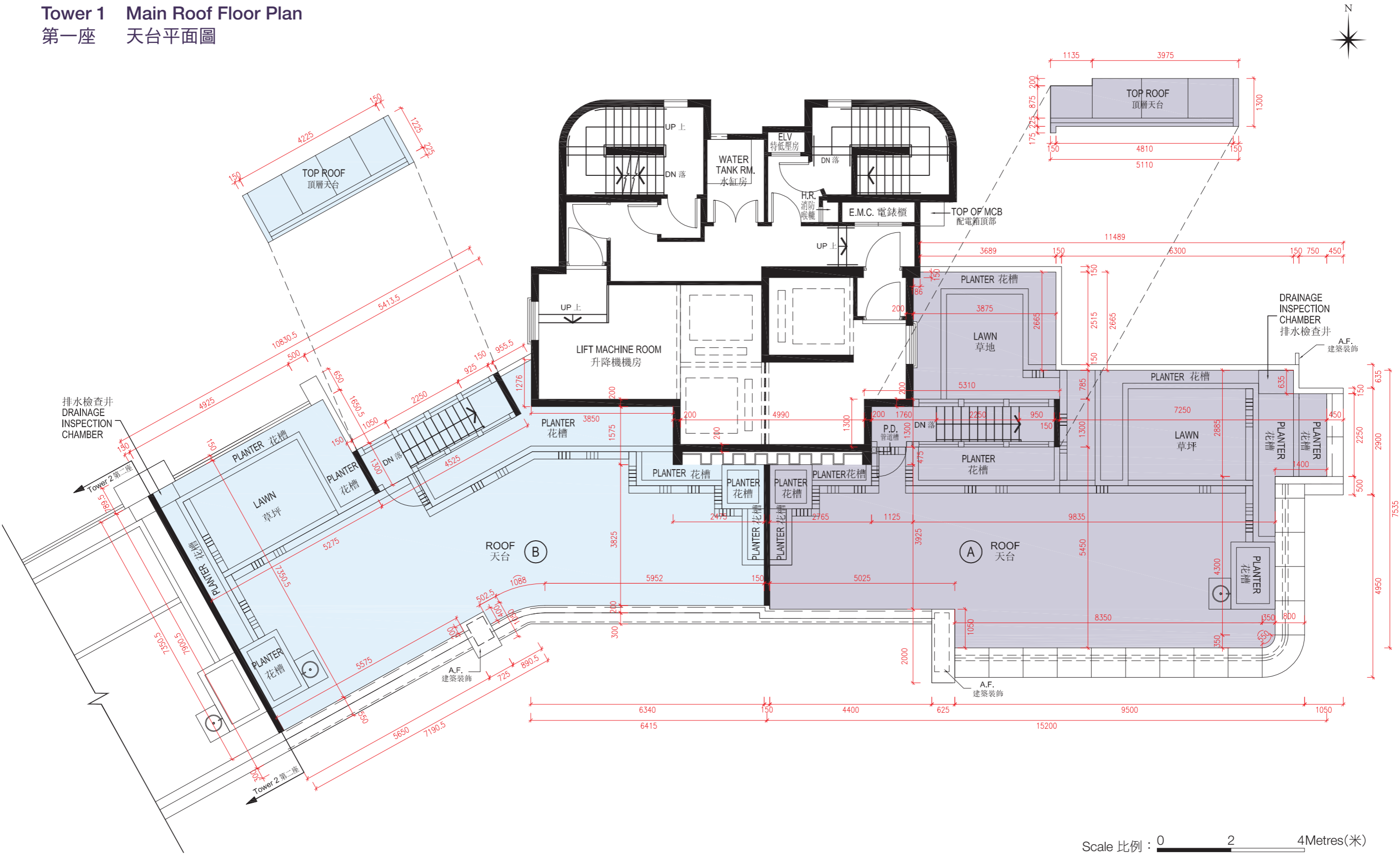
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Please refer to page 17 of this sales brochure for the legends for the floor plans of residential properties.
請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

Tower 1 Main Roof Floor Plan
第一座 天台平面圖



Scale 比例 : 0 2 4Metres(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Flat 單位	
	A	B
Floor-to-floor height of each residential property 每個住宅物業的層與層之間的高度	Not Applicable 不適用	
The thickness of floor slabs (excluding plaster) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度	Not Applicable 不適用	

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 17 of this sales brochure for the legends for the floor plans of residential properties.
請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Flat 單位	
	A	B
Floor-to-floor height of each residential property 每個住宅物業的層與層之間的高度	3.475m(米)	
The thickness of floor slabs (excluding plaster) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度	150mm(毫米), 180mm(毫米), 200mm(毫米)	150mm(毫米), 175mm(毫米), 180mm(毫米), 200mm(毫米)

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。

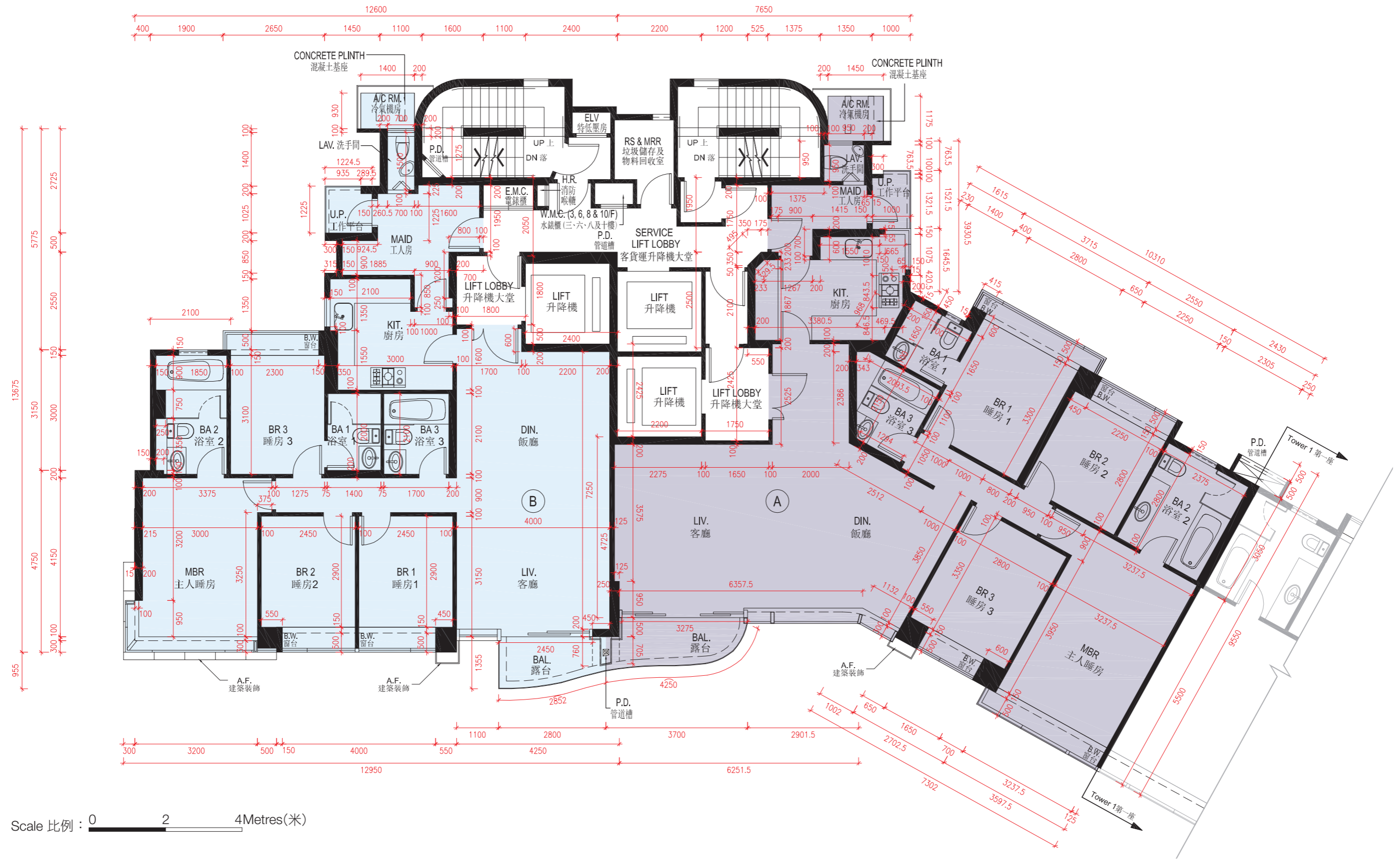
Please refer to page 17 of this sales brochure for the legends for the floor plans of residential properties.
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Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Tower 2 2/F – 3/F and 5/F – 11/F Floor Plan
第二座 二樓至三樓及五樓至十一樓平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Flat 單位	
	A	B
Floor-to-floor height of each residential property 每個住宅物業的層與層之間的高度	3.475m(米)	
The thickness of floor slabs (excluding plaster) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度	150mm(毫米), 180mm(毫米), 200mm(毫米)	150mm(毫米), 175mm(毫米), 180mm(毫米), 200mm(毫米)

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 17 of this sales brochure for the legends for the floor plans of residential properties.
請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Flat 單位	
	A	B
Floor-to-floor height of each residential property 每個住宅物業的層與層之間的高度	3.775m(米)	
The thickness of floor slabs (excluding plaster) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度	150mm(毫米), 180mm(毫米), 200mm(毫米), 300mm(毫米)	150mm(毫米), 175mm(毫米), 200mm(毫米), 225mm(毫米)

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。

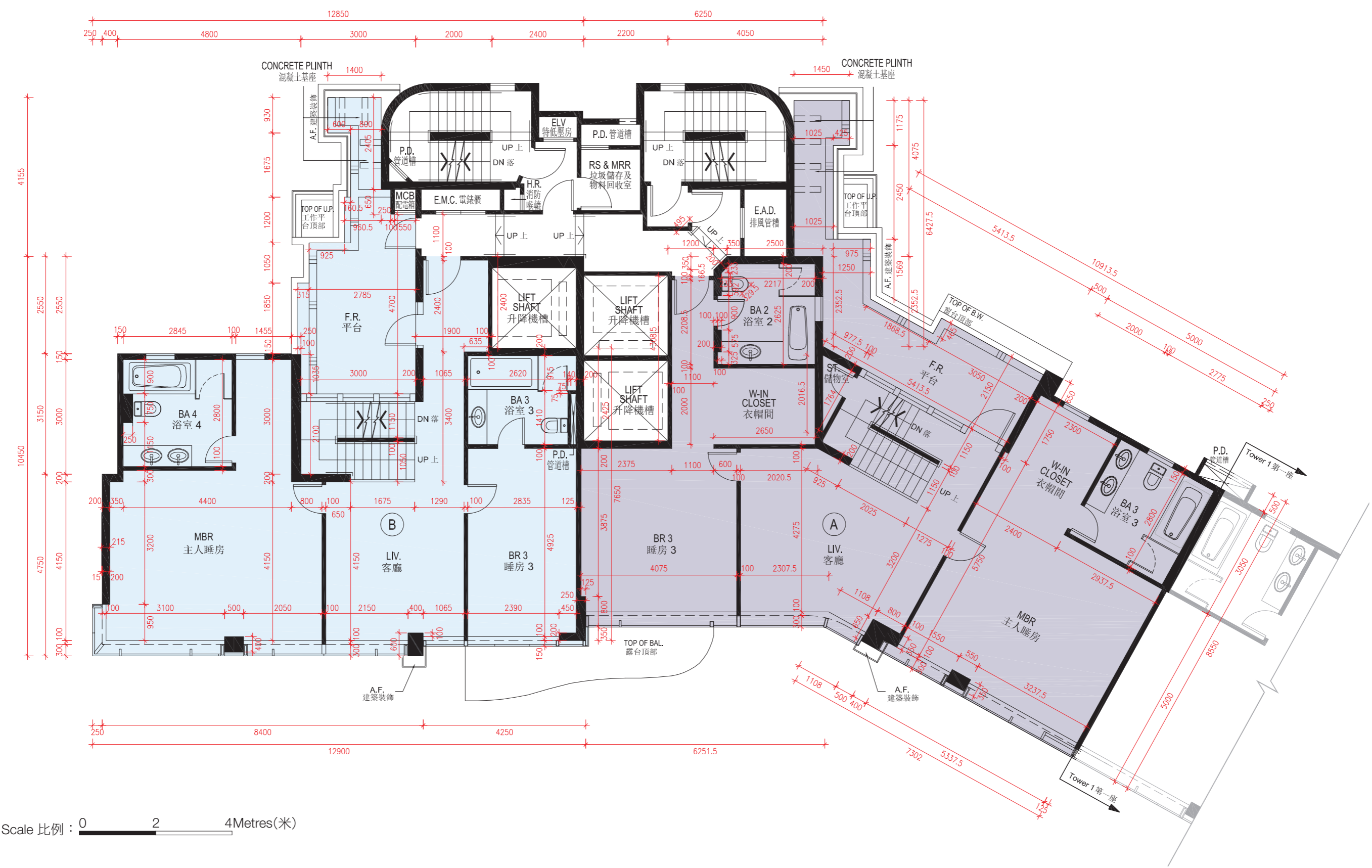
Please refer to page 17 of this sales brochure for the legends for the floor plans of residential properties.
請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Tower 2 15/F (Upper Duplex) Floor Plan
第二座 十五樓(複式上層)平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Flat 單位	
	A	B
Floor-to-floor height of each residential property 每個住宅物業的層與層之間的高度	3.175m(米) 3.475m(米)	3.475m(米)
The thickness of floor slabs (excluding plaster) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度	150mm(毫米), 180mm(毫米)	150mm(毫米), 200mm(毫米), 225mm(毫米)

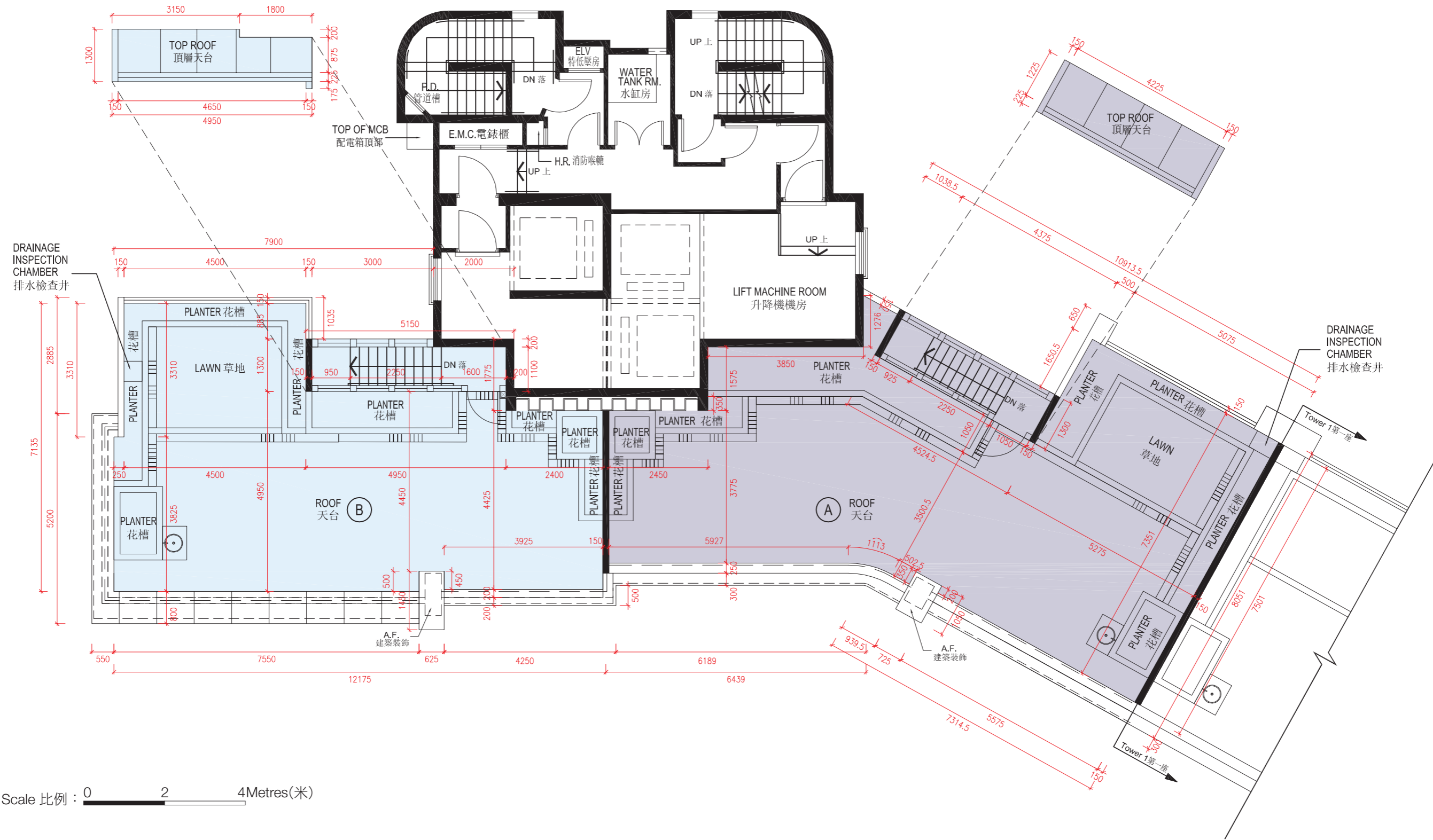
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因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Please refer to page 17 of this sales brochure for the legends for the floor plans of residential properties.
請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

Tower 2 Main Roof Floor Plan
第二座 天台平面圖



Scale 比例 : 0 2 4Metres(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Flat 單位	
	A	B
Floor-to-floor height of each residential property 每個住宅物業的層與層之間的高度	Not Applicable 不適用	
The thickness of floor slabs (excluding plaster) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度	Not Applicable 不適用	

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 17 of this sales brochure for the legends for the floor plans of residential properties.
請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

House A Floor Plan
洋房A 平面圖

Description 描述	Floor 樓層				
	B1/F 地庫第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台
Floor-to-floor height of each residential property 每個住宅物業的層與層之間的高度	3.8m(米)	4.5m(米)	3.5m(米)	3.5m(米)	Not Applicable 不適用
The thickness of floor slabs (excluding plaster) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度	650mm(毫米)	225mm(毫米)	225mm(毫米)	225mm(毫米)	Not Applicable 不適用

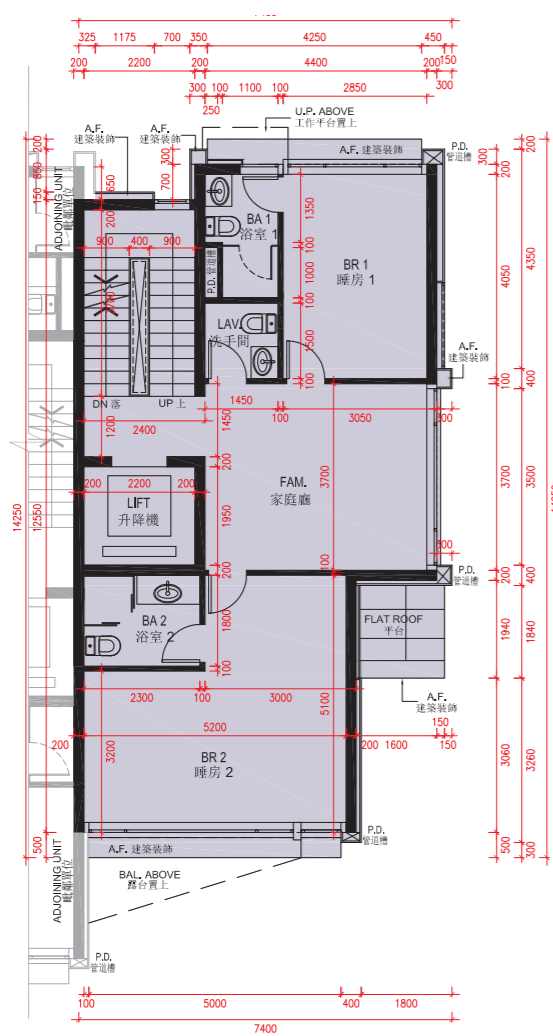
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Please refer to page 17 of this sales brochure for the legends for the floor plans of residential properties.

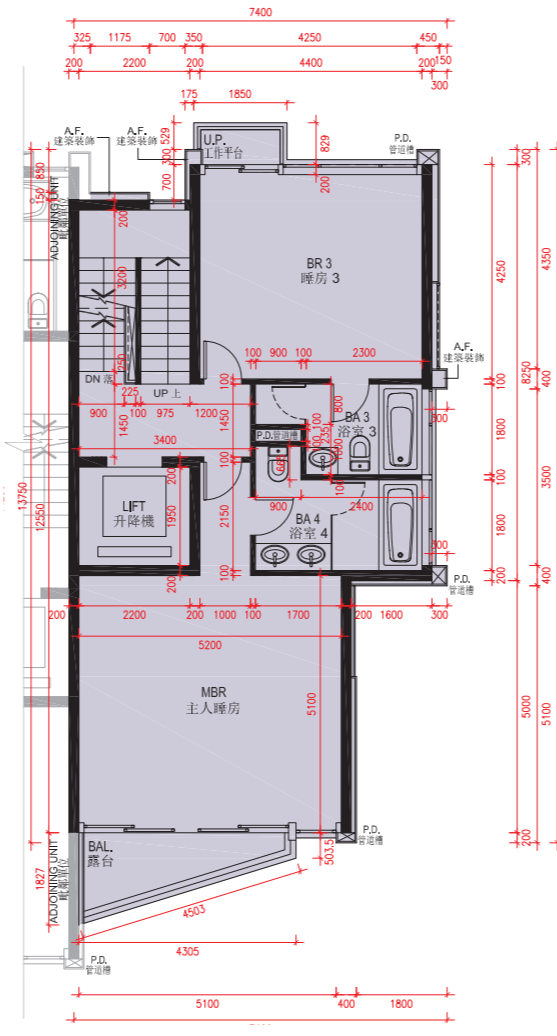
請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.

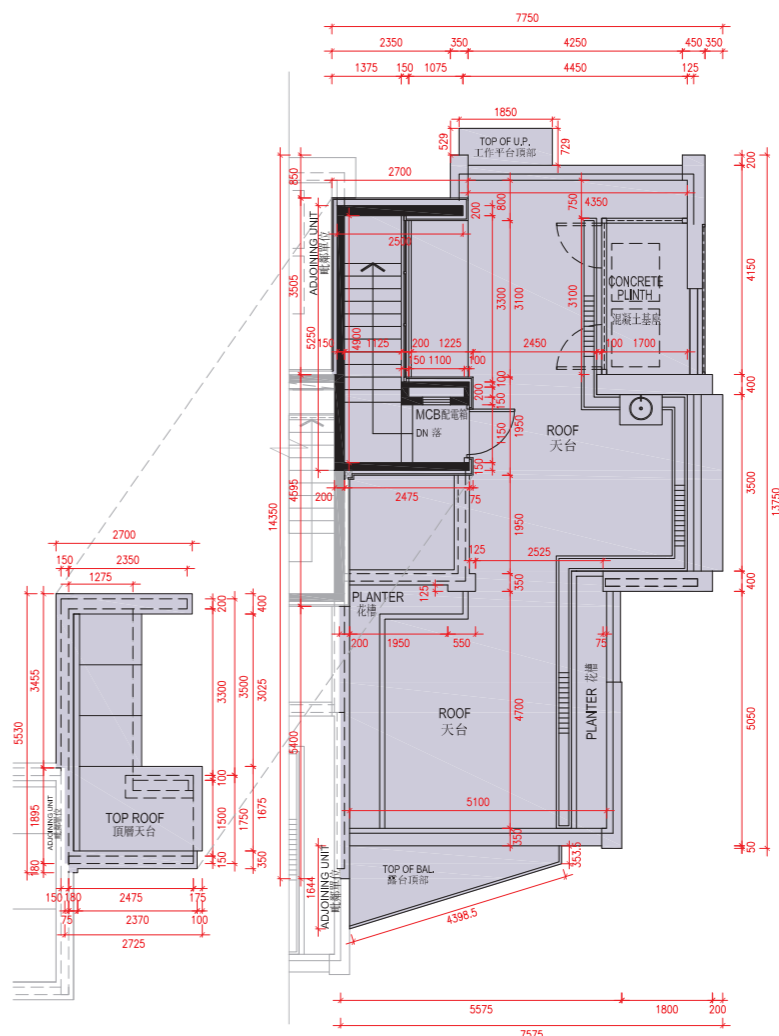
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。



1/F
一樓



2/F
二樓



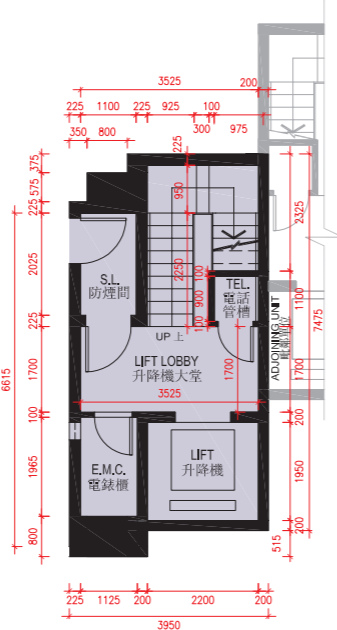
Top Roof
頂層天台

Roof
天台

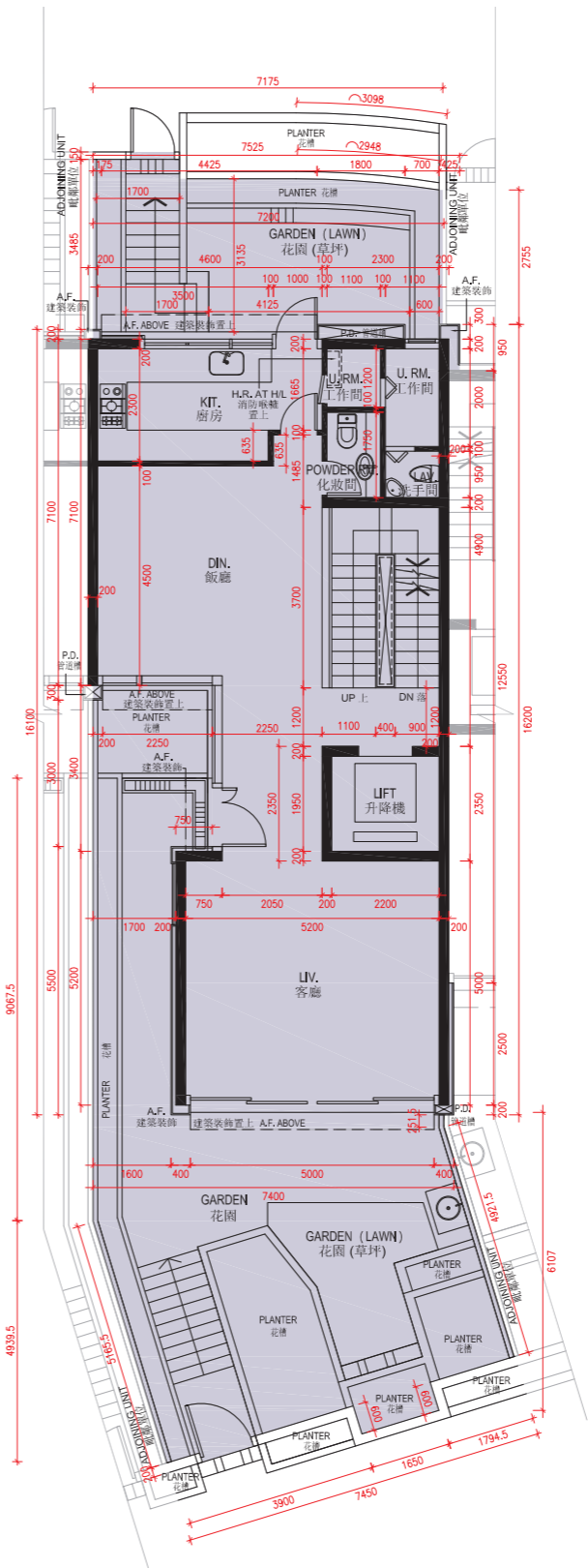
Scale 比例：0 2 4Metres(米)

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

House B Floor Plan
洋房B 平面圖



B1/F
地庫第一層



G/F
地下

Scale 比例 : 0 2 4Metres(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

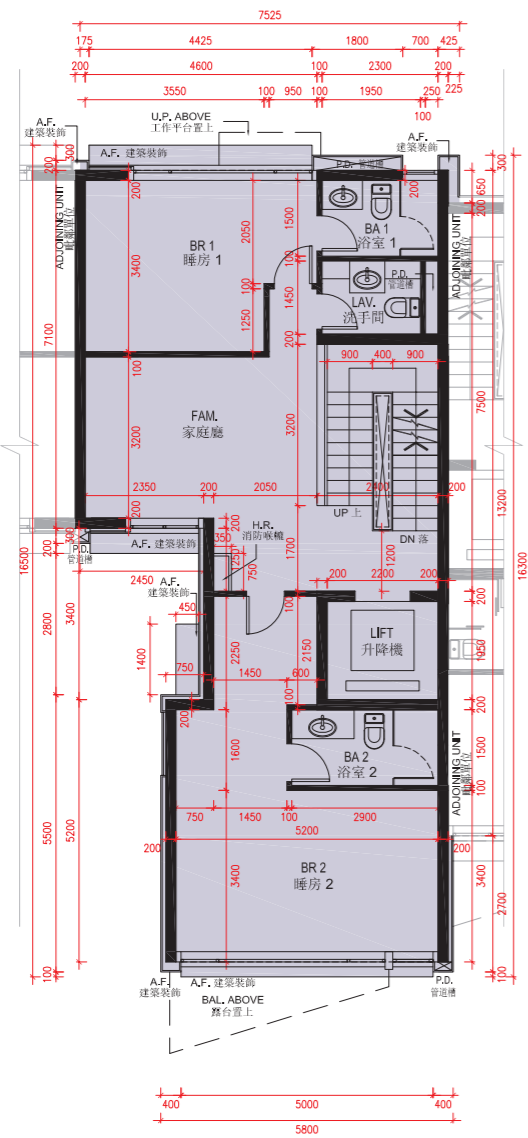
發展項目的住宅物業的樓面平面圖

House B Floor Plan
洋房B 平面圖

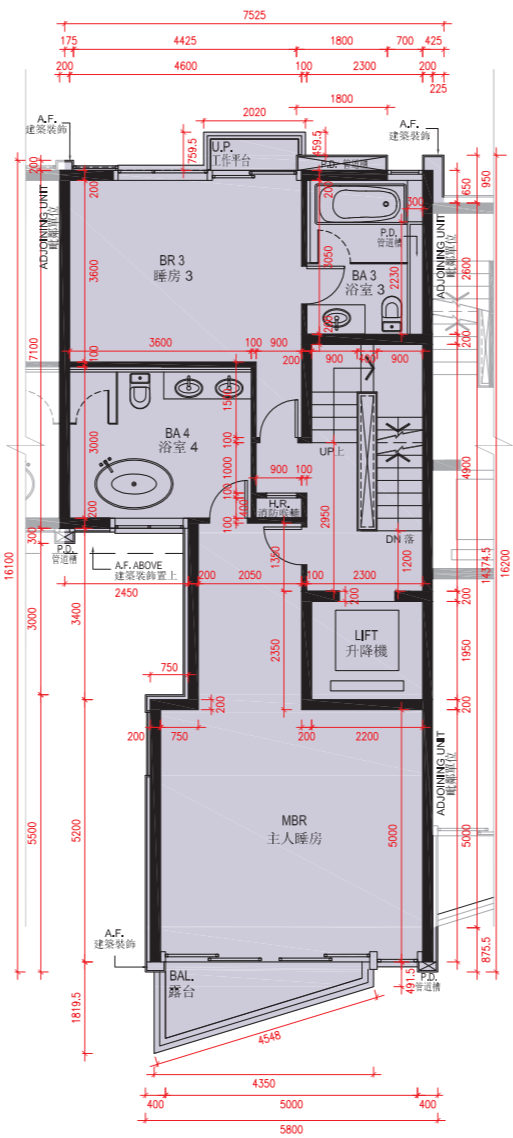
Description 描述	Floor 樓層				
	B1/F 地庫第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台
Floor-to-floor height of each residential property 每個住宅物業的層與層之間的高度	3.8m(米)	4.5m(米)	3.5m(米)	3.5m(米)	Not Applicable 不適用
The thickness of floor slabs (excluding plaster) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度	650mm(毫米)	225mm(毫米)	225mm(毫米)	225mm(毫米)	Not Applicable 不適用

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。

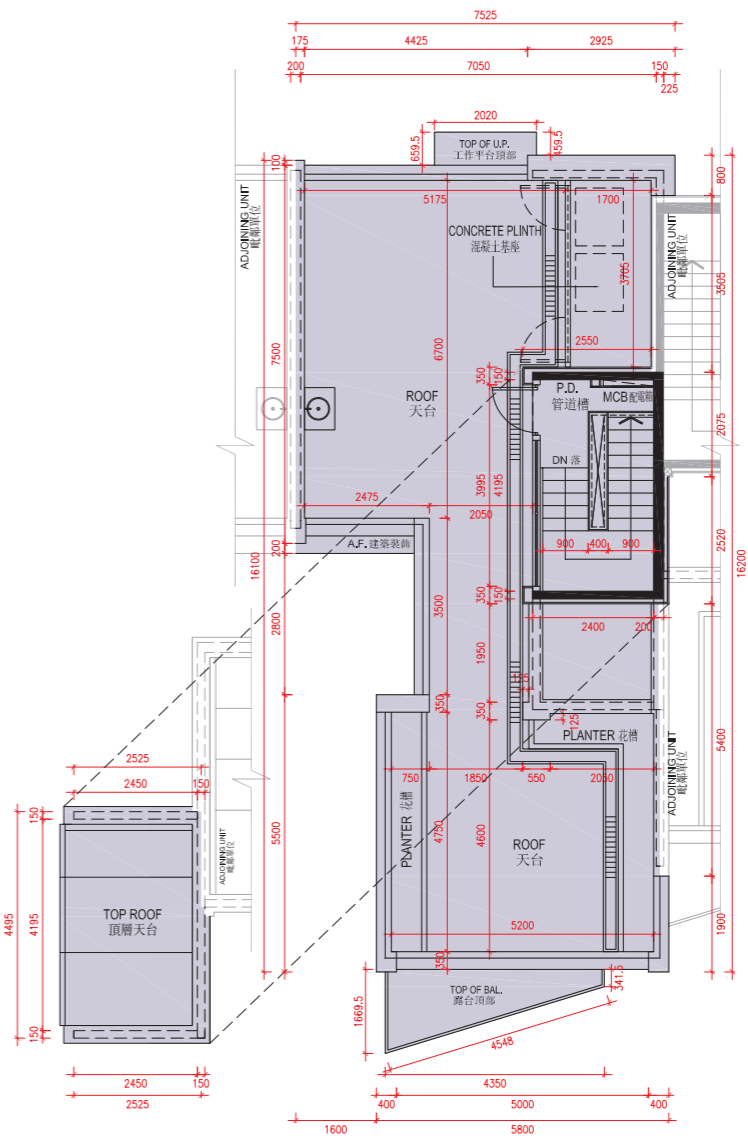
Please refer to page 17 of this sales brochure for the legends for the floor plans of residential properties.
請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設的圖例。
Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。



1/F
一樓



2/F
二樓



Top Roof
頂層天台

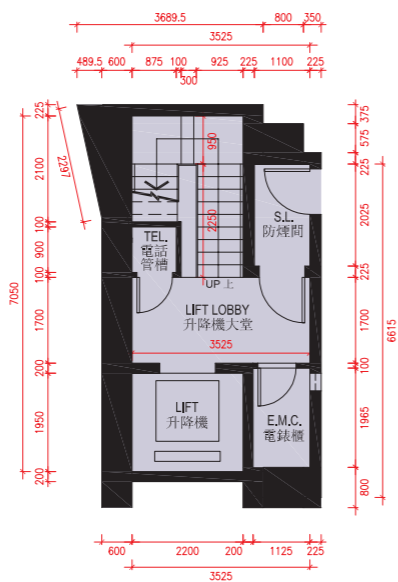
Roof
天台

Scale 比例 : 0 2 4Metres(米)

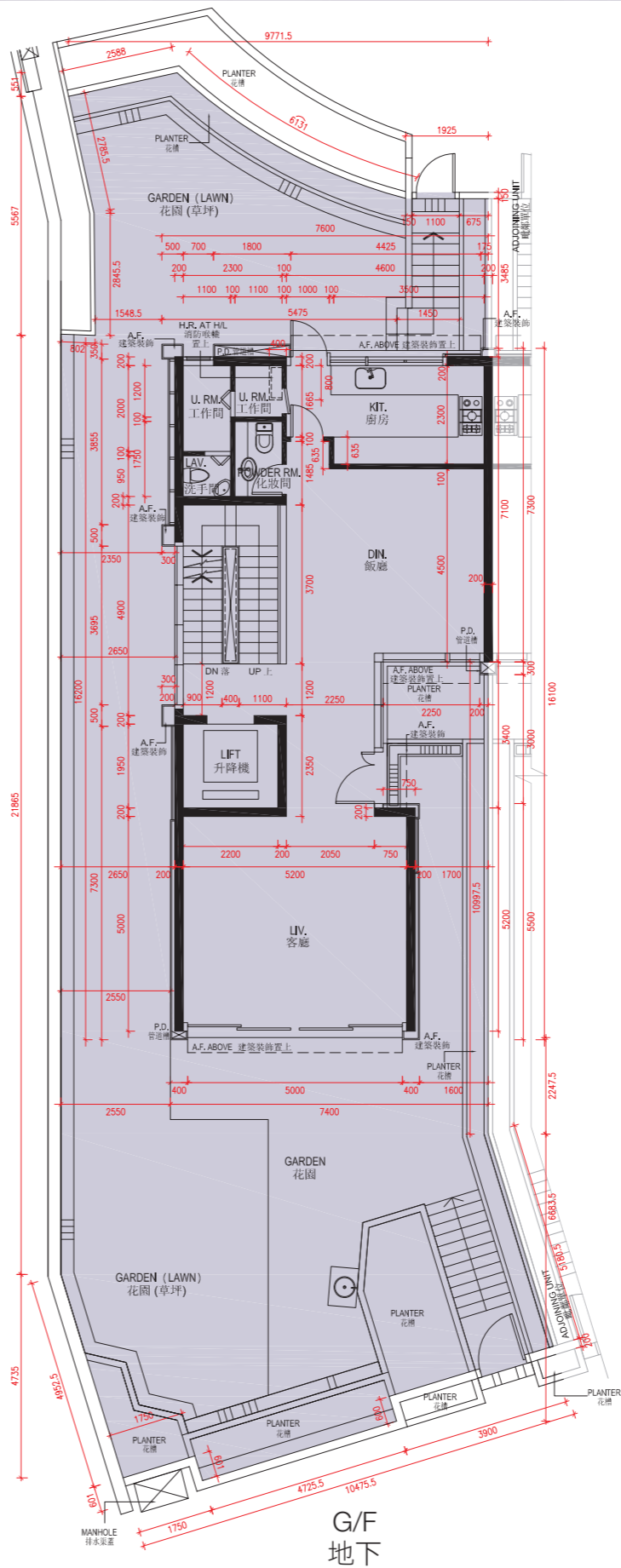
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

House C Floor Plan
洋房C 平面圖



B1/F
地庫第一層



G/F
地下

Scale 比例 : 0 2 4Metres(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

House C Floor Plan 洋房C 平面圖

Description 描述	Floor 樓層				
	B1/F 地庫第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台
Floor-to-floor height of each residential property 每個住宅物業的層與層之間的高度	3.8m(米)	4.5m(米)	3.5m(米)	3.5m(米)	Not Applicable 不適用
The thickness of floor slabs (excluding plaster) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度	650mm(毫米)	225mm(毫米)	225mm(毫米)	225mm(毫米)	Not Applicable 不適用

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.

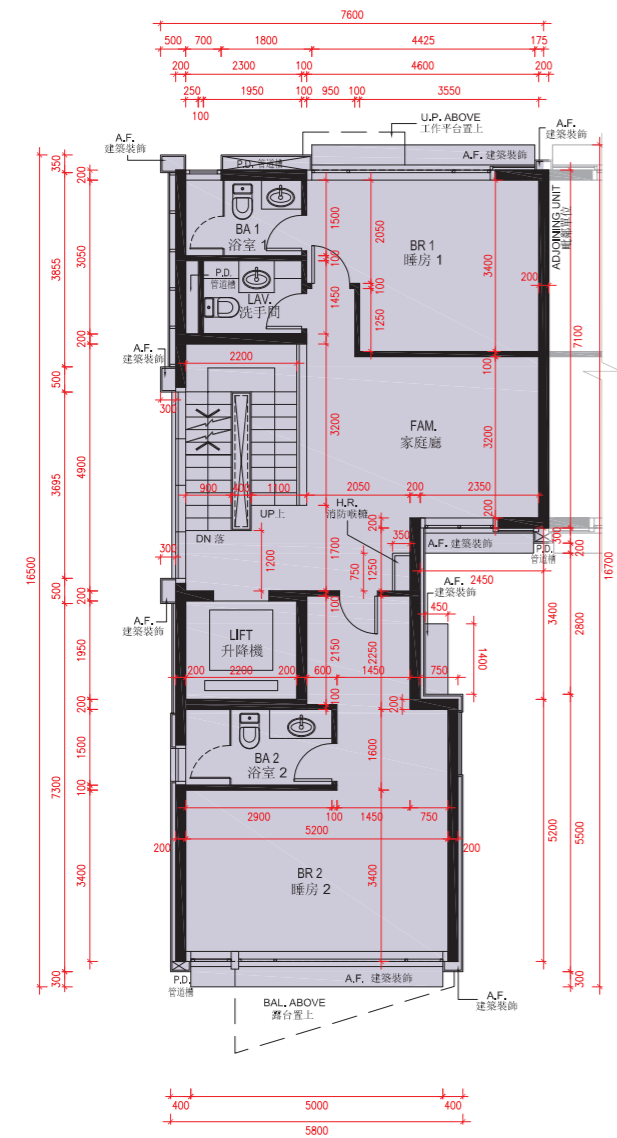
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Please refer to page 17 of this sales brochure for the legends for the floor plans of residential properties.

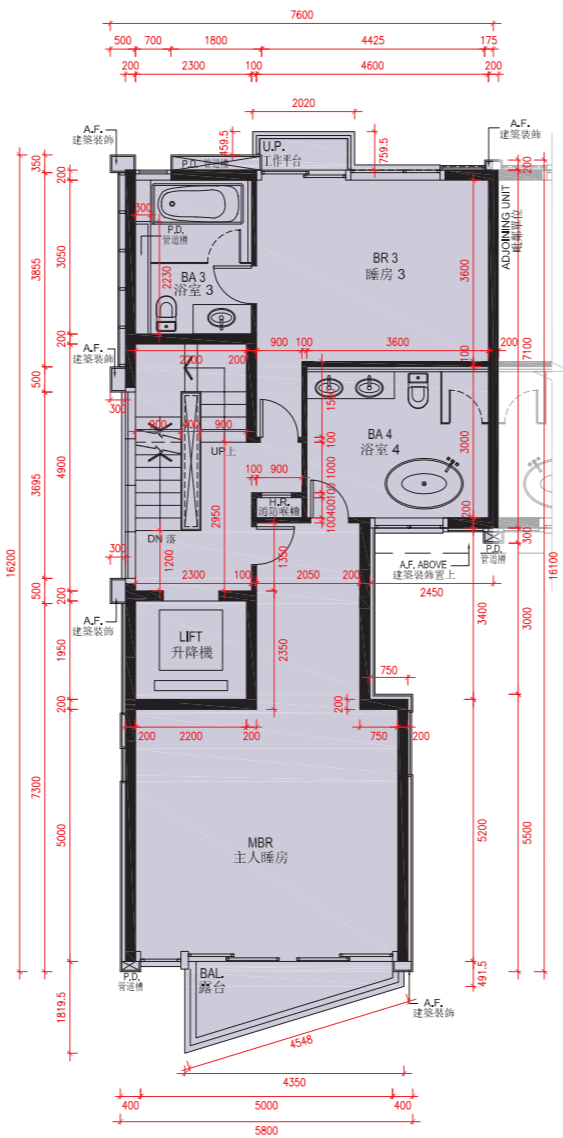
請參閱本售樓說明書第17頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.

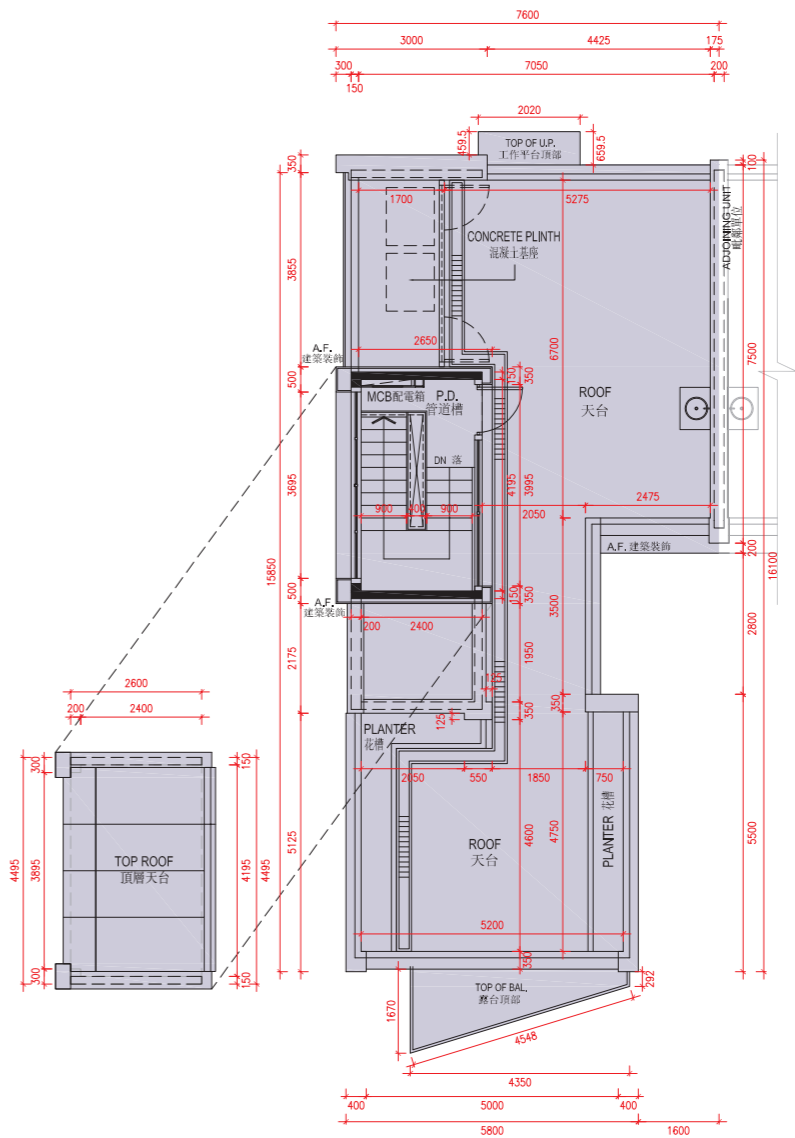
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。



1/F
一樓



2/F
二樓



Top Roof
頂層天台

Roof
天台

Scale 比例：0 2 4Metres(米)

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第一座	1/F 一樓	A	140.424 (1512) Balcony 露台：－ Utility Platform 工作平台：－	1.363 (15)	2.350 (25)	－	27.763 (299)	－	－	－	－	－	－
		B	133.023 (1432) Balcony 露台：－ Utility Platform 工作平台：－	－	1.950 (21)	－	25.003 (269)	－	－	－	－	－	－
	2/F – 3/F and 5/F – 11/F 二樓至三樓及 五樓至十一樓	A	146.341 (1575) Balcony 露台：4.344 (47) Utility Platform 工作平台：1.500 (16)	1.979 (21)	3.725 (40)	－	－	－	－	－	－	－	－
		B	136.017 (1464) Balcony 露台：4.138 (45) Utility Platform 工作平台：1.500 (16)	1.704 (18)	5.606 (60)	－	－	－	－	－	－	－	－
	12/F and 15/F (Duplex) 十二樓及十五樓 (複式)	A	284.094 (3058) Balcony 露台：4.973 (54) Utility Platform 工作平台：1.500 (16)	2.059 (22)	0.775 (8)	－	12.587 (135)	－	－	99.875 (1075)	4.712 (51)	－	－
		B	259.807 (2797) Balcony 露台：4.767 (51) Utility Platform 工作平台：1.500 (16)	1.704 (18)	1.858 (20)	－	17.408 (187)	－	－	85.861 (924)	4.014 (43)	－	－

- The saleable area of the residential property and the floor area of a balcony, a utility platform or a verandah to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of other specified items to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

- 住宅物業的實用面積及構成住宅物業的一部份的範圍內的露台、工作平台及陽台的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
- 構成住宅物業的一部份的範圍內的其他指明項目的面積，是按《一手住宅物業銷售條例》附表2第2部計算得出的。

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

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈 名稱	Floor 樓層	Flat 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第二座	1/F 1樓	A	131.894 (1420) Balcony 露台：－ Utility Platform 工作平台：1.500 (16)	1.704 (18)	1.950 (21)	－	23.913 (257)	－	－	－	－	－	－
		B	113.620 (1223) Balcony 露台：－ Utility Platform 工作平台：1.500 (16)	1.302 (14)	2.000 (22)	－	13.597 (146)	－	－	－	－	－	－
	2/F – 3/F and 5/F – 11/F 二樓至三樓及 五樓至十一樓	A	136.022 (1464) Balcony 露台：4.143 (45) Utility Platform 工作平台：1.500 (16)	1.704 (18)	5.606 (60)	－	－	－	－	－	－	－	－
		B	117.042 (1260) Balcony 露台：3.342 (36) Utility Platform 工作平台：1.500 (16)	1.302 (14)	3.250 (35)	－	－	－	－	－	－	－	－
	12/F and 15/F (Duplex) 十二樓及十五樓 (複式)	A	257.292 (2769) Balcony 露台：4.957 (53) Utility Platform 工作平台：1.500 (16)	1.704 (18)	1.858 (20)	－	17.408 (187)	－	－	85.390 (919)	4.014 (43)	－	－
		B	220.984 (2379) Balcony 露台：3.958 (43) Utility Platform 工作平台：1.500 (16)	1.302 (14)	－	－	16.443 (177)	－	－	69.544 (749)	4.560 (49)	－	－

1. The saleable area of the residential property and the floor area of a balcony, a utility platform or a verandah to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

1. 住宅物業的實用面積及構成住宅物業的一部份的範圍內的露台、工作平台及陽台的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
2. 構成住宅物業的一部份的範圍內的其他指明項目的面積，是按《一手住宅物業銷售條例》附表2第2部計算得出的。

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

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Name of the House 洋房名稱		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
House A 洋房A	264.501 (2847) Balcony 露台：4.989 (54) Utility Platform 工作平台：1.500 (16)	—	—	—	—	104.231 (1122)	—	66.881 (720)	7.388 (80)	—	—
House B 洋房B	297.114 (3198) Balcony 露台：5.000 (54) Utility Platform 工作平台：1.500 (16)	—	—	—	—	84.539 (910)	—	76.528 (824)	9.439 (102)	—	—
House C 洋房C	301.068 (3241) Balcony 露台：5.000 (54) Utility Platform 工作平台：1.500 (16)	—	—	—	—	195.056 (2100)	—	76.899 (828)	9.439 (102)	—	—

1. The saleable area of the residential property and the floor area of a balcony, a utility platform or a verandah to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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

1. 住宅物業的實用面積及構成住宅物業的一部份的範圍內的露台、工作平台及陽台的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。
2. 構成住宅物業的一部份的範圍內的其他指明項目的面積，是按《一手住宅物業銷售條例》附表2第2部計算得出的。

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

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

Basement 2 Carpark
地庫第二層停車場



Number, Dimensions and Area of Parking Spaces 停車位數目、尺寸及面積			
Category of Parking Space 停車位類別	B2/F 地庫 第二層	Dimensions of Each of the Parking Space (W x L)(m) 每個停車位的尺寸 (闊x長)(米)	Area of Each Parking Space (sq. m.) 每個停車位的面積 (平方米)
Residential Parking Space 住宅停車位	38	2.5 x 5	12.5
Residential (Accessible) Parking Space 住宅暢通易達停車位	1	3.5 x 5	17.5
Visitor's (Accessible) Parking Space 訪客暢通易達停車位	1	3.5 x 5	17.5
Motor Cycle Parking Space 電單車停車位	4	1 x 2.4	2.4

Scale 比例：0 5 10Metres(米)

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

Basement 1 Carpark
地庫第一層停車場



Number, Dimensions and Area of Parking Spaces 停車位數目、尺寸及面積			
Category of Parking Space 停車位類別	B1/F 地庫 第一層	Dimensions of Each of the Parking Space (W x L)(m) 每個停車位的尺寸 (闊x長)(米)	Area of Each Parking Space (sq. m.) 每個停車位的面積 (平方米)
Residential Parking Space 住宅停車位	28	2.5 x 5	12.5
Visitor's Parking Space 訪客停車位	1	2.5 x 5	12.5
Motor Cycle Parking Space 電單車停車位	3	1 x 2.4	2.4

Scale 比例 : 0 5 10Metres(米)

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

The latest draft of Deed of Mutual Covenant incorporating Management Agreement of the Development (“DMC”) provides that:

(a) The common parts of the development

“Communal Areas and Facilities” means collectively the Common Areas and the Common Facilities including any parts of the Development specified in Schedule 1 to the Building Management Ordinance (Cap. 344) as common parts.

“Common Areas” means collectively the Development Common Areas, the Residential Common Areas (Towers), the Residential Common Areas (Houses), the Recreational Common Areas and the Car Park Common Areas and including but not limited to “common parts” as defined in the Building Management Ordinance (Cap. 344) where appropriate.

“Common Facilities” means collectively the Development Common Services Facilities, the Residential Common Services Facilities (Towers), the Residential Common Services Facilities (Houses), the Recreational Common Services Facilities and the Car Park Common Services Facilities.

“Car Park Common Areas” means all those areas or parts of the Land and the Development which are for the common use and benefit of the Owners of the Car Park Units and not given or reserved by the DMC or otherwise to the Registered Owner or any individual Owner (as shown coloured Green on the Plans annexed to the DMC) which include the whole of the Car Park except the Car Park Units, the Visitor’s Accessible Parking Space and visitor’s motor car parking space as shown on the Car Park Layout Plan deposited under Special Condition No.(28) of the Government Grant, including but not limited to the ramps, driveway, exit corridor, fan rooms, water meter cabinets, electrical room, check water meter cabinet, hose reel, Fireman’s lift lobby, switch room, smoke lobby, independent staircase, pipe duct, vent shaft and excluding the Development Common Areas, the Residential Common Areas (Towers), the Residential Common Areas (Houses) and the Recreational Common Areas.

“Car Park Common Services Facilities” means those facilities in, or on, or under the Development and which serve the Car Park as a whole and do not belong to any individual Owner excluding anything contained in the Development Common Services Facilities, the Residential Common Services Facilities (Towers), the Residential Common Services Facilities (Houses) and the Recreational Common Services Facilities.

“Development Common Areas” means those areas or parts of the Land and the Development which are for the common use and benefit of the Owners of the Units and not given and/or reserved by the DMC or otherwise to the Registered Owner or the Owner of any individual unit (as shown coloured Indigo on the Plans annexed to the DMC) including but not limited to sprinkler water tank, fire service and sprinkler pump room, lift lobby on Basement 2 Floor and Basement 1 Floor of the Building, lift shafts, visitor’s motor car parking space, Visitor’s Accessible Parking Space, emergency vehicular access driveway at Ground Floor, ramp, telecommunications and broadcasting room, main switch room, master water meter room, outdoor landscape area, planter, switch room, owners’ committee office, caretaker’s office, transformer room, cleansing room, gas chamber, emergency generator room, fire services control room with sprinkler valve, lift machine room, electrical/exhaust duct, hose reel, pipe duct room, fire services pump room, fire services water tank, potable and flushing water pump room, pipe duct, flat roof, roof and top roof (save and except the external wall of the Residential Portion, the external wall of the Houses, the external wall of the Car Park and the external wall of the Recreational Common Areas), water tank room, other areas or spaces containing Development Common Services Facilities and all other areas within the Development not used for the sole benefit of any Owner or group of Owners but excluding the Residential Common Areas (Towers), the Residential Common Areas (Houses), the Recreational Common Areas and the Car Park Common Areas.

“Development Common Services Facilities” means those facilities in on or under the Development and which serve the Development as a whole including but not limited to sewers, gutters, drains, pipes and ducts, pumps, tanks and sanitary fittings, wires, cables, electrical installations, fittings, lightning conductors equipment and apparatus, fire protection and fire-fighting system, lifts, communal television aerial, telecommunication equipment, transformer, fire services and plumbing and drainage pipe duct, gas pipe duct, Telecommunications and Broadcasting Equipment, cable riser duct, sprinkler tank and other installations, system, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the benefit of the Development as part of

the amenities thereof and not for the sole benefit of any Owner or group of Owners but excluding anything contained in the Residential Common Services Facilities (Towers), the Residential Common Services Facilities (Houses), the Recreational Common Services Facilities or the Car Park Common Services Facilities.

“Recreational Common Areas” means those areas or parts of the Land and the Development which are for the common use and benefit of the Owners of the Residential Portion and the Houses and their bona fide visitors and no other person or persons and is not given or reserved by the DMC or otherwise to the Registered Owner or any individual Owner (as shown coloured Violet on the Plans annexed to the DMC) including but not limited to the filtration plant room, lounge, video game room, games room, music room, sitting area, children play area, uni-sex accessible toilet, aerobic room, dance room, gym room, computer area, female changing room, male changing room, hose reel, store, lift lobby, lift pit, staircase, lavatory, pipe duct, flat roof, outdoor pool, jacuzzi, non-structural prefabricated external wall and curtain wall erected on the external walls of the Recreational Common Areas but excluding the Development Common Areas, the Residential Common Areas (Towers), the Residential Common Areas (Houses) and the Car Park Common Areas pursuant to Special Condition No.(15) of the Government Grant.

“Recreational Common Services Facilities” means the recreational facilities and facilities ancillary thereto erected on the Recreational Common Areas.

“Residential Common Areas (Houses)” means those areas or parts of the Land and the Development which are for the common use and benefit of the Owners of the Houses and is not given or reserved by the DMC or otherwise to the Registered Owner or any individual Owner (as shown coloured Orange on the Plans annexed to the DMC) including but not limited to the House A, B and C potable and flushing water pump room but excluding the Development Common Areas, the Residential Common Areas (Towers), the Recreational Common Areas and the Car Park Common Areas.

“Residential Common Areas (Towers)” means those areas or parts of the Land and the Development which are for the common use and benefit of the Owners of the Residential Portion and is not given or reserved by the DMC or otherwise to the Registered Owner or any individual Owner (as shown coloured Yellow on the Plans annexed to the DMC) including but not limited to potable and flushing water pump room, staircase, lift lobby, Fireman’s lift lobby, entrance foyer, flat roof, pipe duct, hose reel, electrical meter cabinet, extra-low voltage duct, refuse storage and material recovery room, service lobby, water meter cabinet, outer surface or finishing of the non-structural prefabricated external wall and the curtain wall of the Residential Portion but excluding the Development Common Areas, the Residential Common Areas (Houses), the Recreational Common Areas and the Car Park Common Areas.

“Residential Common Services Facilities (Houses)” means those facilities in or on or under the Development and which serve the Houses as a whole which do not belong to any individual Owner including but not limited to drains, switches, meters, pipes, pumps, wires, cables, lights, lifts, installations, water tanks, refuse disposal equipment, other services facilities whether ducted or otherwise installed for the use and benefit of the Owners of the Houses but excluding anything contained within the Development Common Services Facilities, the Residential Common Services Facilities (Towers), the Recreational Common Services Facilities and the Car Park Common Services Facilities.

“Residential Common Services Facilities (Towers)” means those facilities in or on or under the Development and which serve the Residential Portion as a whole which do not belong to any individual Owner including but not limited to drains, switches, meters, pipes, pumps, wires, cables, lights, lifts, installations, water tanks, refuse disposal equipment, other services facilities whether ducted or otherwise installed for the use and benefit of the Owners of the Flats but excluding anything contained within the Development Common Services Facilities, the Residential Common Services Facilities (Houses), the Recreational Common Services Facilities and the Car Park Common Services Facilities.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

(b) The number of undivided shares assigned to each residential property in the Development

Tower	Floor	Flat	Undivided Shares
1	1/F	A	147/8,612
		B	138/8,612
	2/F – 3/F and 5/F – 11/F (9 Storeys)	A	152/8,612
		B	143/8,612
	12/F and 15/F (Duplex)	A	303/8,612
		B	277/8,612
2	1/F	A	138/8,612
		B	118/8,612
	2/F – 3/F and 5/F – 11/F (9 Storeys)	A	143/8,612
		B	122/8,612
	12/F and 15/F (Duplex)	A	275/8,612
		B	236/8,612

House	Undivided Shares
A	289/8,612
B	323/8,612
C	338/8,612

(c) The term of years for which the manager of the Development is appointed

The Manager will be appointed from the date of the DMC for an initial term of two (2) years and such appointment shall continue until terminated in accordance with the provisions of the DMC.

(d) The basis on which the management expenses are shared among the owners of the residential properties in the Development

1. All Owners shall contribute towards the Development Management Expenses in accordance with the Development Management Budget pro rata according to the number of Management Shares allocated to the Units owned by them respectively.
2. The Owners of the Flats / Residential Portion shall bear and pay the Residential (Tower) Management Expenses in accordance with the Residential (Tower) Management Budget and shall contribute towards the Residential (Tower) Management Expenses pro rata according to the number of Management Shares allocated to the Flats owned by them respectively.
3. The Owners of the Houses shall bear and pay the Residential (House) Management Expenses in accordance with the Residential (House) Management Budget and shall contribute towards the Residential (House) Management Expenses pro rata according to the number of Management Shares allocated to the Houses owned by them respectively.
4. The Owners of the Flats / Residential Portion and the Houses shall bear and pay the Recreational Management Expenses in accordance with the Recreational Management Budget and shall contribute towards the Recreational Management Expenses pro rata according to the number of Management Shares allocated to the Flats or Houses owned by them respectively.
5. The Owners of the Car Park Units shall bear and pay the Car Park Management Expenses in accordance with the Car Park Management Budget and shall contribute towards the Car Park Management Expenses pro rata according to the number of Management Shares allocated to the Car Park Units owned by them respectively.

(e) The basis on which the management fee deposit is fixed

As management fee deposit, a deposit equivalent to three (3) months' monthly contribution to management expenses based on the first year's budgeted management expenses.

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

Not applicable.

Remark: For full details, please refer to the DMC which is free for inspection at the sales office.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

公契暨管理合約(下稱「公契」)的最新擬稿規定：

(a) 發展項目的公用部份

「公用地方及設施」指公用地方及公用設施，包括於《建築物管理條例》(第344章)附表一中指明為公用部份的發展項目任何部份的統稱。

「公用地方」指發展項目公用地方、住宅公用地方(大廈)、住宅公用地方(洋房)、康樂公用地方及停車場公用地方，以及包括但不限於《建築物管理條例》(第344章)中定義的「公用部份」(如適用)的統稱。

「公用設施」指發展項目公用服務設施、住宅公用服務設施(大廈)、住宅公用服務設施(洋房)、康樂公用服務設施及停車場公用服務設施的統稱。

「停車場公用地方」指所有停車場單位業主共同使用及受益的土地及發展項目的地方或部份，不得透過公契或以其他方式給予或留予登記業主或任何個別業主(如公契所附圖則綠色部份所示)，其應包括除停車場單位、訪客暢通易達停車位及訪客汽車停車位外的整個停車場(如根據政府批地文件特別條件第(28)條存放的停車場平面圖所示)，包括但不限於斜路、行車通道、出口通道、通風機房、水錶櫃、電力房、供水檢查儀錶櫃、消防喉轆、消防升降機大堂、電掣房、防煙間、獨立樓梯、管道槽、通風井，惟不包括發展項目公用地方、住宅公用地方(大廈)、住宅公用地方(洋房)及康樂公用地方。

「停車場公用服務設施」指建於發展項目之中、之上或之下的設施，並整體服務於停車場但並不屬於任何個別業主，不包括發展項目公用服務設施、住宅公用服務設施(大廈)、住宅公用服務設施(洋房)及康樂公用服務設施所包含的任何設施。

「發展項目公用地方」指單位業主共同使用及受益的土地及發展項目的地方或部份，不得透過公契或以其他方式給予及／或留予登記業主或任何個別單位業主(如公契所附圖則靛藍色部份所示)，包括但不限於花灑水箱、消防及花灑泵房、建築物地庫第二層及地庫第一層的升降機大堂、升降機槽、訪客汽車停車位、訪客暢通易達停車位、地下層的緊急車輛通道行車通道、斜路、電訊及廣播室、總電掣房、總水錶房、戶外園景區、花槽、電掣房、業主委員會辦事處、管理員辦事處、變壓器房、清潔房、煤氣室、緊急發電機機房、消防控制室連花灑閥、升降機機房、電力／排氣管道、消防喉轆、管道槽房、消防泵房、消防水缸、食水及沖廁水泵房、管道槽、平台、天台及頂層天台(住宅區外牆、洋房外牆、停車場外牆及康樂公用地方外牆除外)、水缸房、其他包含發展項目公用服務設施的地方或空間，及其他發展項目內所有不用作任何業主或一群業主之單獨利益的其他地方，不包括住宅公用地方(大廈)、住宅公用地方(洋房)、康樂公用地方及停車場公用地方。

「發展項目公用服務設施」指建於發展項目之中、之上或之下的設施，整體服務於發展項目，包括但不限於污水渠、雨水槽、排水渠、喉管及管道、水泵、水缸及衛生設施、電線、電纜、電力裝置、配件、避雷設備與器材、防火及滅火系統、升降機、公用電視天線、電訊設備、變壓器、消防及供水及排水管槽、煤氣管槽、電訊及廣播設備、電纜豎槽、花灑水箱及為發展項目利益使用或安裝於發展項目內作為其文娛設施的一部份，但並非為任何一位業主或一群業主之單獨利益的其他裝置、系統、機器、裝備、儀器、設備、服務及設施，但不包括住宅公用服務設施(大廈)、住宅公用服務設施(洋房)、康樂公用服務設施或停車場公用服務設施所包含的任何事物。

「康樂公用地方」指供住宅區及洋房業主及其真正客人而非其他人士共同使用及受益的土地及發展項目地方或部份，不得透過公契或以其他方式贈予或留予登記業主或任何個別業主(如公契所附圖則紫色部份所示)，包括但不限於濾水機房、休息廳、電子遊戲機室、遊戲室、音樂室、休憩處、兒童遊戲區、男女均可使用的無障礙洗手間、健康舞室、跳舞室、健身房、電腦區、女更衣室、男更衣室、消防喉轆、儲物室、升降機大堂、升降機井底坑、樓梯、洗手間、管道槽、平台、室外游泳池、水力按摩池、建於康樂公用地方外牆的非結構預製外牆及幕牆，惟根據政府批地文件之特別條件第(15)條不包括發展項目公用地方、住宅公用地方(大廈)、住宅公用地方(洋房)及停車場公用地方。

「康樂公用服務設施」指建於康樂公用地方的康樂設施及其附屬設施。

「住宅公用地方(洋房)」指供洋房業主共同使用及受益的土地及發展項目地方或部份，不得透過公契或以其他方式贈予或留予登記業主或任何個別業主(如公契所附圖則橙色部份所示)，包括但不限於洋房A、B及C食水及沖廁水泵房，惟不包括發展項目公用地方、住宅公用地方(大廈)、康樂公用地方及停車場公用地方。

「住宅公用地方(大廈)」指供住宅區業主共同使用及受益的土地及發展項目地方或部份，不得透過公契或以其他方式贈予或留予登記業主或任何個別業主(如公契所附圖則黃色部份所示)，包括但不限於食水及沖廁水泵房、樓梯、升降機大堂、消防升降機大堂、入口大堂、平台、管道槽、消防喉轆、電錶櫃、特低電壓管道、垃圾儲存及物料回收室、服務大堂、水錶櫃、非結構預製外牆的外部表面或加工表層及住宅區幕牆，惟不包括發展項目公用地方、住宅公用地方(洋房)、康樂公用地方及停車場公用地方。

「住宅公用服務設施(洋房)」指建於發展項目之中、之上或之下的設施，整體服務於洋房而不屬於任何個別業主，包括但不限於排水渠、電掣、錶計、喉管、泵、電線、電纜、照明、升降機、裝置、水缸、垃圾處理設備及不論是以管道接駁或另行安裝以供洋房業主使用及受益的其他服務設施，惟不包括發展項目公用服務設施、住宅公用服務設施(大廈)、康樂公用服務設施及停車場公用服務設施中所包含的任何項目。

「住宅公用服務設施(大廈)」指建於發展項目之中、之上或之下的設施，整體服務於住宅區而不屬於任何個別業主，包括但不限於排水渠、電掣、錶計、喉管、泵、電線、電纜、照明、升降機、裝置、水缸、垃圾處理設備及不論是以管道接駁或另行安裝以供住宅單位業主使用及受益的其他服務設施，惟不包括發展項目公用服務設施、住宅公用服務設施(洋房)、康樂公用服務設施及停車場公用服務設施中所包含的任何項目。

(b) 分配予發展項目中的每個住宅物業的不分割份數的數目

座	樓層	單位	不分割份數
第一座	一樓	A	147/8,612
		B	138/8,612
	二樓至三樓及五樓至十一樓(九層)	A	152/8,612
		B	143/8,612
	十二樓及十五樓(複式)	A	303/8,612
		B	277/8,612
第二座	一樓	A	138/8,612
		B	118/8,612
	二樓至三樓及五樓至十一樓(九層)	A	143/8,612
		B	122/8,612
	十二樓及十五樓(複式)	A	275/8,612
		B	236/8,612

洋房	不分割份數
A	289/8,612
B	323/8,612
C	338/8,612

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

(c) 有關發展項目的管理人的委任年期

經理人任期由「公契」訂立日開始，最初任期為時兩(2)年，嗣後將繼續執任，直至其委任權責根據「公契」規定終止。

(d) 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

1. 所有業主須根據分配予彼等各自單位之管理份數數目，依照發展項目管理預算，按比例分擔發展項目管理開支。
2. 住宅單位 / 住宅區業主須根據住宅(大廈)管理預算承擔及支付住宅(大廈)管理開支，且須根據分配予彼等各自住宅單位之管理份數數目，按比例分擔住宅(大廈)管理開支。
3. 洋房業主須根據住宅(洋房)管理預算承擔及支付住宅(洋房)管理開支，且須根據分配予彼等各自洋房之管理份數數目，按比例分擔住宅(洋房)管理開支。
4. 住宅單位 / 住宅區及洋房業主須根據康樂管理預算承擔及支付康樂管理開支，且須根據分配予彼等各自住宅單位或洋房之管理份數數目，按比例分擔康樂管理開支。
5. 停車場單位業主須根據停車場管理預算承擔及支付停車場管理開支，且須根據分配予彼等各自停車場單位之管理份數數目，按比例分擔停車場管理開支。

(e) 計算管理費按金的基準

管理費按金，金額為根據首年預算管理開支其應攤付的三(3)個月月付管理開支。

(f) 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用

備註：請於售樓處免費參閱公契以了解全部詳情。

SUMMARY OF LAND GRANT

批地文件的摘要

The lot number of the land on which the Development is situated

New Kowloon Inland Lot No.6423 ("the Lot").

The term of years under the lease

50 years from 12th October 2010.

The user restrictions applicable to that land

1. Special Condition No. (9) provides that the Lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.
2. Special Condition No. (14)(a) provides that except with the prior written consent of the Director of Lands ("the Director"), no building or structure or support for any building or structure shall be erected or constructed within the area shown coloured pink hatched black on PLAN I annexed to the Land Grant ("the Non-building Area") except:
 - (i) boundary walls or fences or both; and
 - (ii) a basement floor or floors may be erected or constructed under the ground level of the Non-building Area to be used for the parking of motor vehicles, accommodating ancillary building services and lift lobbies and such other purposes as may be approved in writing by the Director.
3. Special Condition No. (15) provides that the Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto as may be approved in writing by the Director ("the Facilities"). The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director. In the event that any part of the Facilities is exempted from the gross floor area and site coverage calculations ("the Exempted Facilities"),
 - (i) the Exempted Facilities shall be designated as and form part of the Common Areas,
 - (ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
 - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected within the Lot and their bona fide visitors and by no other person or persons.
4. Special Condition No. (16) provides that office accommodation for watchmen or caretakers or both may be provided within the Lot subject to the following conditions:
 - (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the building or buildings erected or to be erected on the Lot;
 - (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the Lot; and
 - (iii) the location of any such accommodation shall first be approved in writing by the Director.Such office accommodation shall be designated as and form part of the Common Areas.
5. Special Condition No. (17) provides that quarters for watchmen or caretakers or both may be provided within the Lot subject to the following conditions:
 - (i) such quarters shall be located in one of the blocks of residential units erected on the Lot or in such other location as may be approved in writing by the Director; and
 - (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the Lot.Such quarters for watchmen or caretakers or both shall be designated as and form part of the Common Areas.

6. Special Condition No. (18) provides that one office for the use of the Owners' Corporation or the Owners' Committee may be provided within the Lot provided that:
 - (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or Owners' Committee formed or to be formed in respect of the Lot and the buildings erected or to be erected thereon; and
 - (ii) the location of any such office shall first be approved in writing by the Director.Such office shall be designated as and form part of the Common Areas.
7. Special Condition No. (23)(a) provides that:
 - (i) Residential Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles belonging to the residents of the residential units in the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees, and shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise;
 - (ii) visitors' parking spaces shall not be used for any purpose other than for the parking of motor vehicles belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the Lot, and shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.
8. Special Condition No. (23)(b) provides that parking spaces for vehicles of disabled persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees, and shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.
9. Special Condition No. (23)(c) provides that Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees, and shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.
10. Special Condition No. (27) provides that visitors' parking spaces shall be designated as and form part of the Common Areas.
11. Special Condition No. (39) provides that no grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

The facilities that are required to be constructed and provided for the Government, or for public use, the grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land, and the lease conditions that are onerous to a purchaser

12. General Condition No. 14(a) provides that the Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in General Condition No. 14(b)) in accordance with the Conditions of the Land Grant ("the Conditions"):
 - (i) maintain all buildings in accordance with the approved design, disposition or height and any approved building plans without variation or modification thereto; and
 - (ii) maintain all buildings erected or which may hereafter be erected in accordance with the Conditions or any subsequent contractual variation of it, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

SUMMARY OF LAND GRANT

批地文件的摘要

13. General Condition No. 14(b) provides that in the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the Grantee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid the Grantee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.
14. General Condition No. 16 provides that any private streets, roads and lanes which by the Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channeling and road lighting thereof shall be carried out by the Government at the expense of the Grantee and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channeled and maintained by and at the expense of the Grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Grantee shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.
15. Special Condition No. (3)(a) provides that the Grantee shall:
- (i) on or before the 30th day of June 2016 (or such other extended date as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
 - (I) lay and form that portion of future public roads shown coloured green on PLAN I annexed to the Land Grant ("the Green Area");
 - (II) provide and construct such bridges, tunnels, over-passes, underpasses, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (collectively, "the Structures")so that building, vehicular and pedestrian traffic may be carried on the Green Area;
 - (ii) on or before the 30th day of June 2016 (or such other extended date as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
 - (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (4).
16. Special Condition No. (4) provides that for the purpose only of carrying out the necessary works specified in Special Condition No. (3)(a), the Grantee shall be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that the Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (3)(a) or otherwise.
17. Special Condition No. (5) provides that the Grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (3)(a).
18. Special Condition No. (6) provides that the Grantee shall at all reasonable times while he is in possession of the Green Area permit the Director, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to, from and through the Lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (3)(a) and any other works which the Director may consider necessary in the Green Area.
19. Special Condition No. (7)(a) provides that the Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on PLAN I annexed to the Land Grant ("the Green Hatched Black Area") as the Director in his absolute discretion may require and shall at his own expense maintain in good substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Grantee), have also been affected. The Grantee hereby indemnifies and shall keep indemnified the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the Conditions, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof.
20. Special Condition No. (8) provides that the Grantee shall develop the Lot by the erection thereon of a building or buildings complying in all respect with the Conditions and all Ordinances, byelaws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June 2016.
21. Special Condition No. (10) provides that subject to the Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 14) of the Lot or any part thereof:
- (a) any building or buildings erected or to be erected on the Lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
 - (b) no building or buildings may be erected on the Lot or any part thereof or upon any area or areas outside the Lot specified in the Conditions, nor may any development or use of the Lot or any part thereof, or of any area or areas outside the Lot specified in the Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;
 - (c) the total gross floor area of any building or buildings erected or to be erected on the Lot shall not be less than 5,054 square metres and shall not exceed 8,424 square metres;
 - (d) the total site coverage of any building or buildings erected or to be erected on the Lot shall not exceed 50% of the area of the Lot;

SUMMARY OF LAND GRANT

批地文件的摘要

- (e) (i) no building or buildings erected or to be erected on the Lot shall, except with the prior written consent of the Director, exceed 13 storeys provided that the Director in his absolute discretion may in calculating the number of storeys hereinbefore referred to exclude any basement floor or floors. In the event of the Director consenting to the building or buildings erected or to be erected on the Lot exceeding 13 storeys (excluding any basement floor or floors which is or are excluded by the Director as aforesaid), the Director may impose such terms and conditions as the Director shall, in his absolute discretion, determine.
- (ii) for the purpose of the Conditions:
- (I) a basement floor (if erected), irrespective of the size or floor area of such floor, shall be counted as a basement floor, and;
- (II) in any event, the decision of the Director on what constitutes a basement floor or floors shall be final and binding on the Grantee.
- (f) the design, disposition and height of any building or buildings erected or to be erected on the Lot shall be subject to the approval in writing of the Director and no building works (other than demolition works and site formation works) shall be commenced on the Lot until such approval shall have been obtained. For the purpose of the Conditions “building works” and “site formation works” shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
22. Special Condition No. (12) provides that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
23. Special Condition No. (13) provides that the Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the Lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
24. Special Condition No. (22) provides that the Grantee shall not partition (whether by way of assignment or other disposal or by any other means) the Lot or any part thereof or any section which has been partitioned in compliance with Special Condition No. (22) in such a way as to result in the site coverage of any building or buildings or part of any building or buildings standing on any section so partitioned being in excess of 50% of the area of such section.
25. Special Condition No. (26) provides that the Residential Parking Spaces and Motor Cycle Parking Spaces shall not be:
- (i) assigned except
- (I) together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
- (II) to a person who is already the owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Lot.
- Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the Lot.
26. Special Condition No. (30) provides that the Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the Lot or carry out any building up, filling in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the Lot at such premium as he may determine.
27. Special Condition No. (31)(a) provides that where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government land which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Grantee under the Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
28. Special Condition No. (31)(b) provides that nothing in Special Condition No. (31)(a) shall prejudice the Government's rights under the Conditions, in particular Special Condition No. (30).
29. Special Condition No. (31)(c) provides that in the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
30. Special Condition No. (31)(d) provides that in addition to any other rights or remedies provided in the Conditions for breach of any of the Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.
31. Special Condition No. (32) provides that no rock crushing plant shall be permitted on the Lot without the prior written approval of the Director.
32. Special Condition No. (33) provides that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their life service to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.
33. Special Condition No. (34)(a) provides that in the event of earth, spoil, debris, construction waste or building materials (“the waste”) from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (“the Government properties”), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
34. Special Condition No. (34)(b) provides that notwithstanding Special Condition No. (34)(a), the Director may (but is not obliged to), at the request of the Grantee remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

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35. Special Condition No. (35) provides that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work ("the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or any part thereof or the Green Area or the Green Hatched Black Area or any combination thereof or any part thereof ("the Services"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot or the Green Area or the Green Hatched Black Area or any combination thereof or any part thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or any part thereof or the Green Area or the Green Hatched Black Area or any combination thereof or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

36. Special Condition No. (36)(a) provides that the Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

37. Special Condition No. (36)(b) provides that the works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

38. Special Condition No. (37) provides that wherever in the Conditions it is provided that:

- (a) the Government or its duly authorized officers shall or may carry out works of any description on the Lot or any part thereof or outside the Lot (whether on behalf of the Grantee or on the failure of the Grantee to carry out such works or otherwise) at the cost of the Grantee or that the Grantee shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or
- (b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

Remark: For full details, please refer to the Land Grant which is free for inspection at the sales office.

發展項目所位於的土地的地段編號

新九龍內地段第6423號(“該地段”)。

有關租契規定的年期

50年，由2010年10月12日起計。

適用於該土地的用途限制

1. 特別條款第(9)規定，該地段或其中任何部份或在其上的任何已興建或擬建的任何建築物或任何建築物部份不得用作私人住宅用途以外的其他用途。
2. 特別條款第(14)(a)條規定，除地政總署署長(「署長」)事先書面同意的情況外，不得在批地文件附錄的圖則I上用粉紅色加黑斜綫顯示的區域(「非建築用地」)之內，均不得豎立或興建任何建築物或構築物或為任何建築物或構築物而設的支撐物，以下除外：
 - (i) 邊界牆或圍欄(或兩者)；及
 - (ii) 可於非建築用地的地面之下豎立或興建供汽車停泊、容納輔助屋宇裝備及電梯大堂及用作署長書面批准的其他用途的地庫層(或多於一層)。
3. 特別條款第(15)條規定承授人可在該地段內搭建、建造及提供署長書面批准的康樂設施及其輔助設施(「設施」)。設施的類型、尺寸、設計、高度及方位須經署長的預先書面批准。若設施的任何部份在總樓面面積及總上蓋面積的計算獲得豁免(「獲豁免設施」)：
 - (i) 獲豁免設施必須被納入及構成公用地方之部份；
 - (ii) 承授人須自行出資維持獲豁免設施於修繕妥當的狀態，並須營運獲豁免設施，並使署長滿意；及
 - (iii) 獲豁免設施只可供在該地段已建或擬建住宅大廈的住戶及其真正訪客使用，其他人概不得使用。
4. 特別條款第(16)條規定，該地段內可提供給看守員或管理員或兩者的辦公設施，但受下列條款規限：
 - (i) 署長認為此等設施對於該地段上已建或擬建的建築物的安全、保安及良好管理是必要的；
 - (ii) 此等設施不能用作全職及有必要聘用於該地段的看守員或管理員或兩者的辦公設施以外的任何用途；及
 - (iii) 此等設施的位置必須先經署長的書面批准。此等辦公設施必須被納入及構成公用地方之部份。
5. 特別條款第(17)條規定，該地段內可提供給看守員或管理員或兩者的宿舍，但受下列條款規限：
 - (i) 該宿舍須設置該地段上已建或擬建的一座住宅大廈內或署長以書面批准的其他位置；及
 - (ii) 該宿舍不能用作該地段全職及有必要聘請的看守員或管理員或兩者的住宿處所以外的任何用途。該宿舍必須被納入及構成公用地方之部份。
6. 特別條款第(18)條規定，可在該地段內提供一個辦事處，供業主立案法團或業主委員會使用，但是：
 - (i) 該辦事處不能用作就該地段及於其已建或擬建的建築物所成立或擬成立的業主立案法團或業主委員會開會及行政工作之用途以外的任何用途；及
 - (ii) 該辦事處的位置必須先經署長的書面批准。該辦事處必須納入及構成公用地方之部份。
7. 特別條款第(23)(a)條規定：
 - (i) 住宅停車位不得用作就該地段已建或擬建建築物的住宅單位的住戶及其真正賓客、訪客或獲邀請人停泊他們所擁有的車輛之用途以外的任何用途，並不得用作儲存、陳列或展示車輛作出售或其他用途；及
 - (ii) 訪客停車位不得用作就該地段已建或擬建建築物的住宅單位住戶的真正賓客、訪客或獲邀請人停泊他們所擁有的車輛之用途以外的任何用途，並不得用作儲存、陳列或展示車輛作出售或其他用途。

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8. 特別條款第(23)(b)條規定，傷殘人士停泊車輛的車位不得用作就傷殘人士停泊屬於該地段上已建或擬建建築物的住戶及他們的真正賓客、訪客或獲邀請人的車輛之用途以外的任何用途，並不得用作儲存、陳列或展示車輛作出售或其他用途。
9. 特別條款第(23)(c)條規定，電單車停車位不得用作就該地段已建或擬建建築物的住戶及其真正賓客、訪客或獲邀請人停泊他們所擁有的電單車之用途以外的任何用途，並不得用作儲存、陳列或展示車輛作出售或其他用途。
10. 特別條款第(27)條規定，訪客停車位必須被納入及構成公用地方之部份。
11. 特別條款第(39)條規定，該地段不可興建或用作墓地或骨灰龕堂，亦不可埋葬或放置任何人類遺體或動物遺體，不論放於土製瓶中、骨灰龕中或以其他形式埋葬或放置。

按規定須興建並提供予政府或供公眾使用的設施、有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任及對買方造成負擔的租用條件

12. 一般條款第14(a)條規定，承授人須在整個租契年期期間建造或重新建造(該詞語指一般條款第14(b)條提及的重新開發)，根據批地文件條款(「該等條款」)：
 - (i) 按已批准的設計、佈局、高度及任何經批准的建築圖則保養所有建築物，不能對其作出改變或更改；及
 - (ii) 保養所有已興建或今後可能按該等條款或對其作出的合同修訂興建的所有建築物，使其處於修繕妥當的狀態，直至租契年期期滿或提早終止租約時交還。
13. 一般條款第14(b)條規定，倘若在租契年期期間拆卸當時在該地段或其中任何部份上存在的任何建築物，承授人須興建相同類型和不少於原先的總樓面面積的健全及堅固的建築物或經署長批准的類型和價值的建築物作為代替。如果作出上述拆卸，承授人須在該拆卸的一個曆月內向署長申請同意進行該地段的重新開發之建築工程，並在收到上述同意後的3個曆月內展開重新開發所必要的工程和署長規定的時限內完成工程，並使署長滿意。
14. 一般條款第16條規定，所有該等條款要求鋪設的私家街道、道路及小徑須設於署長滿意的位置，並由他決定包括或不包括於出租範圍之內，並俱須應要求免費交回政府。若上述街道、道路及小徑在交回政府後，其路面鋪築、路邊石、排水渠(污水渠及雨水渠)、鋪設管道及道路照明的工程縱然由政府進行，但須由承授人支付其費用，而其後的保養成本則由公帑支付。如上述私家街道、道路及小徑繼續劃為出租的範圍，則須由承授人自費加以照明、鋪設路面及路邊石、排水渠、鋪設管道及保養，致使署長在各方面滿意。以公眾利益為由，署長可進行或安排進行所須的道路照明的安裝及保養維修。承授人須負擔安裝道路照明的建設成本，並須准許工作人員及車輛自由進出租範圍以安裝及保養道路照明。
15. 特別條款第(3)(a)條規定，承授人須：
 - (i) 在2016年6月30日或以前(或經署長批准之延期)，按署長批准下的指定方式和材料，及指定標準、水平、方位、設計在各方面均令署長滿意下自費：
 - (I) 鋪設及平整批地文件隨附圖則I上以綠色標示(「綠色區域」)的公共道路部份；
 - (II) 提供及興建指定天橋、隧道、通道、地下通道、溝渠、高架橋、行車天橋、行人路、道路或署長運用絕對酌情權下規定的其他構築物(統稱「構築物」)；以容許建築物、交通車輛及行人路設於綠色區域；
 - (ii) 在2016年6月30日或以前(或經署長批准之延期)，須在署長滿意之情況下自費在綠色區域鋪設路面、路邊石及管道，並提供署長規定的溝渠、水渠、排水渠、消防栓管道連同接駁至總喉的喉管、街燈、交通標誌、街道設施及道路標記；及
 - (iii) 自費保養綠色區域連同構築物以及所有構築物、路面、溝渠、水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物，致使署長滿意，直至按特別條款第(4)條指定交還綠色區域的管有權為止。

16. 特別條款第(4)條規定，僅為了進行特別條款第(3)(a)條指定的必要工程，承授人獲授予綠色區域的管有權。承授人須應政府要求交還綠色區域及在任何情況下，在署長致函予承授人表明該條款已符合以達致署長滿意當日即視作已交還綠色區域予政府。承授人在其綠色區域的管有權下，在任何合理時間內須准許所有政府車輛及公共車輛及行人自由穿越、通往及前往綠色區域，並確保其穿越不受特別條款第(3)(a)條或其他條款所進行的工程的干擾或阻礙。
17. 特別條款第(5)條規定，如非事前獲得署長書面同意，承授人不可使用綠色區域儲存或架設任何臨時構築物，又或進行本文特別條款第(3)(a)條所指定之工程以外的其他用途。
18. 特別條件第(6)條規定，承授人佔管綠色區域期間，應允許署長、其官員、承辦商及任何其他獲其授權人等於所有合理時間進出及返回該地段和綠色區域，以便檢查、檢驗及監督任何遵照特別條款第(3)(a)條規定進行的工程，以及署長認為必須在綠色區域進行的其他工程。
19. 特別條款第(7)(a)條規定，承授人須自行承擔費用進行並完成署長以其絕對酌情權要求的在批地文件隨附圖則I上用綠色加黑斜綫顯示的區域部份(下稱「綠色加黑斜線區域」)之岩土勘察及斜坡處理、對山泥傾瀉的預防、減低及補救工程，使署長滿意；並須自行承擔費用保養綠色加黑斜綫區域修葺良好堅固的狀態，使署長滿意。倘若在綠色加黑斜綫區域內發生任何山泥傾瀉、下陷或傾斜，承授人須自行承擔費用還原及復修該區域及任何署長認為(其決定為最終及對承授人有約束力)亦受影響之毗連或鄰接土地，使署長滿意。承授人須彌償政府，其代理人及承建商因該山泥傾瀉、下陷或傾斜所引致之所有申索、訴訟、費用、賠償及開支。承授人須確保於所有時候在綠色加黑斜綫區域不會有非法挖掘或堆存，經署長的事先書面批准，承授人可豎設欄柵或其他障礙以防止該等非法挖掘或堆存。除了就違反任何該等條款所產生的任何其他權利及補救外，署長可於任何時間以書面通知要求承授人進行該等岩土勘察、斜坡處理、對山泥傾瀉的預防、減低及補救工程以及維修、還原及復修任何受該等山泥傾瀉、下陷或傾斜影響之土地、構築物或工程。如承授人忽視或未能在該通知指定期限內履行該通知要求以達致署長滿意，署長可於該期限屆滿後執行及進行所須工程而承授人須應要求付還政府有關費用。
20. 特別條款第(8)條規定，承授人須履行該等條款及遵守一切不時適用於香港有關建築物、衛生及規劃的法律、則例及法規，於該地段上興建建築物以發展該地段，該等建築物須於2016年6月30日或之前建成並可供入伙。
21. 特別條款第(10)條規定，除該等條款另有規定外，在發展和重新開發(該詞語指一般條款第14條所提及之重新開發)該地段或其他任何部份：
 - (a) 任何在該地段上現存或擬建的建築物均須在所有方面符合《建築物條例》、其下的任何規例及所有修訂法例的要求；
 - (b) 任何在該地段或其任何部份，或該等條款所指該地段外的任何範圍上現存或擬建的建築物，及其所有的發展或使用，均須在各方面符合《城市規劃條例》，其下的規例及所有修訂法例的要求；
 - (c) 在該地段上現存或擬建的任何建築物的總樓面面積必不少於5,054平方米及不多於8,424平方米；
 - (d) 在該地段上已建或擬建的任何建築物的總上蓋面積不可超逾該地段面積的50%；
 - (e)
 - (i) 除非獲署長的事先書面同意，否則在該地段上已建或擬建的任何建築物不可超逾13層，但署長有絕對酌情權在計算上文提述的樓層數目豁免任何地庫層(或多於一層)。在署長同意在該地段上已建或擬建的任何建築物超逾13層(不包括任何處長如前述豁免的地庫層(或多於一層))的情況下，署長可行使其絕對的酌情決定權施加其決定的條款及條件。
 - (ii) 於該等條款中，
 - (I) 地庫層(如建有)不論其層數面積應計算為一層；及
 - (II) 在任何情況下，署長對於甚麼構成地庫層(或多於一層)的決定將會是最終的決定，並且對承授人具有約束力。
 - (f) 在該地段上已興建或將興建的任何建築物的設計、佈局和高度事前需經署長以書面批准。該地段或其任何部份展開任何建造工程(拆卸工程及地盤平整工程除外)之前，必須先獲得批准，方可動工。於該等條款中，「建造工程」及「地盤平整工程」之釋義按照《建築物條例》、其附屬規例及修訂法例所訂為準。

22. 特別條款第(12)條規定，除非事前獲得署長書面同意，不得移除或干擾生長在該地段或其相鄰的樹木；署長在

SUMMARY OF LAND GRANT

批地文件的摘要

- 給予該同意時，可加入其認為適當的移植、補償美化或重植條件。
23. 特別條款第(13)條規定，承授人需自費在該地段及平台(如有)上沒有建築物的地方，設置園藝及種植樹木及灌木，並保持安全、清潔、整齊及健康的狀態，達致署長滿意。
24. 特別條款第(22)條規定，承授人不可分割(無論以轉讓方式或其他處置或以任何其他方式)該地段或其任何部份或任何在符合特別條款第(22)條的規定下被分割的分段，以導致在任何被分割的分段上的任何建築物或任何建築物的部份的上蓋面積超逾該分段面積的50%。
25. 特別條款第(26)條規定，住宅停車位及電單車停車位不得：
- (i) 轉讓，除非
- (I) 連同該地段的不分割份數及獨家使用及管有該地段上已建或擬建的大廈住宅單位的權利；或
- (II) 給已經是該地段的不分割份數及獨家使用及管有該地段上已建或擬建的大廈住宅單位的權利之業主；或
- (ii) 分租，除非給該地段上已建或擬建的大廈住宅單位的住戶。
- 但是在任何情況下，不得轉讓或分租超過3個住宅停車位及電單車停車位給該地段上已建或擬建的大廈住宅單位的任何一個業主或住戶。
26. 特別條款第(30)條規定，除非事前獲得署長書面同意，承授人不得切去、移除或後移任何與該地段相鄰或相連的政府土地；或在任何政府土地上進行任何形式的建築、填補或任何類型的斜坡處理工程；而署長在給予該同意時，可酌情決定加入任何其認為合適的條款和條件，包括決定補地價以批出額外的政府土地作為該地段的延展。
27. 特別條款第(31)(a)條規定，如果任何土地存在或已經被切去、移除或後移或建築、填補或任何類型的斜坡工程，不論有否經署長預先書面同意，亦不論是在該土地內或任何政府土地內，旨在構建、平整或開發該地段或其任何部份或承授人按該等條款需要進行的任何其他工程或作任何其他用途，承授人須自行出資進行與建造該等斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或今後或任何時候成為必要的其他工程，以便保護與承托該地段及任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。承授人須在所有時間自行出資保養該土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程處於修葺妥當的狀態，使署長滿意。
28. 特別條款第(31)(b)條規定，特別條款第(31)(a)的規定不影響政府在該等條款下的權利，特別是特別條款第(30)條賦予政府的權利。
29. 特別條款第(31)(c)條規定，倘若因為任何構建、平整或開發或承授人進行其他工程或任何其他原因造成任何時候發生任何塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，承授人須自行出資進行修復或修補，使署長滿意並對上述塌方、山泥傾瀉或地陷造成政府、他的代理人及承建商承受、遭受或產生的一切費用、收費、損害賠償、要求及索償向他們作出彌償。
30. 特別條款第(31)(d)條規定，除了租契規定對違反該等條款的任何其他權利或濟助外，署長有權發出書面通知要求承授人進行、建造及保養該土地、斜坡處理工程、護土牆或其他承托物、保護物及排水或輔助工程或其他工程或修復與修補任何塌方、山泥傾瀉或地陷。如果承授人不理會或未能在通知中指定的時期內執行該通知的要求，使署長滿意，署長可立即執行與進行任何必要工程。承授人須在要求時歸還政府因此產生的費用連同任何行政費和專業費用及開支。
31. 特別條款第(32)條規定，未經該署長的事先書面批准，不得在該地段使用碎石設備。
32. 特別條款第(33)條規定，如果在開發或重新開發該地段或其任何部份時已安裝預應力地樁，承授人須在預應力地樁的服務年限期間自行出資定期保養與定期檢查預應力地樁，使署長滿意並在署長不時自行酌情要求時提供上述所有檢查工程的報告和資料給署長。如果承授人不理會或未能進行上述要求的檢查工程，署長可立即執行與進行該等檢查工程，而承授人須在要求時歸還政府因此產生的費用。

33. 特別條款第(34)(a)條規定，如有來自該地段或任何受該處發展工程影響的其他地方之泥土、廢土、泥頭碎礫、建築廢物或建造物料(「廢物」)堆積腐爛、沖下或傾倒於公共後巷或道路，或排入道路下水道、前灘或海床、污水管、雨水渠或明渠或其他政府產業(「政府產業」)，承授人必須自費清除廢物並修復政府產業蒙受的任何損害。承授人需就堆積腐爛、沖下或傾倒廢物導致私人物業受損或滋擾引起的所有訴訟、索償及需索向政府作出賠償。
34. 特別條款第(34)(b)條規定，儘管有特別條款第(34)(a)之規定，署長仍可(但無責任必須)應承授人要求清除廢物及修復政府產業的任何損害。承授人需在政府通知時向政府支付有關的費用。
35. 特別條款第(35)條規定，承授人時刻均需採取或達致他人採取所有妥善及適當的保護、技巧和預防措施，特別在進行建造、維修、更新或更換工程時為要(「該等工程」)，以避免對位於該地段或其任何部份或在其上、其下或毗鄰該處或綠色區域、綠色加黑斜線區域或其任何部份又或兩者的任何部份或在其上、其下之政府或其他現有排水渠、水道或渠道、總水管、道路、行人路、街道傢俬、污水管、明渠、水管、電纜、電線、公用事業設施或任何其他工程或裝置(「服務設施」)造成任何損害、滋擾或阻礙。承授人動工前必須妥善進行或達致他人進行必要的查究及查詢，以核實服務設施的現行位置 and 高度，並向署長提交建議書說明如何處理可能受該等工程影響的服務設施以供署長全面審核。直至署長以書面批准該等工程及上述建議書為止，承授人不可進行任何工程。此外，承授人應按照並自費達致署長給予批准時就服務設施制訂的任何要求，包括必要分導、重鋪或恢復工程的費用。如因施行該等工程導致該地段或其任何部份或綠色區域、綠色加黑斜線區域或其任何部份又或兩者又或該等工程所引起任何形式的服務設施受到損害、干擾或阻礙(明渠、污水管、雨水渠或總水管除外，除非署長另行決定，否則此等渠管由署長負責修復，而承授人需應政府要求支付有關工程的費用)，承授人應承擔全費修理、修復及恢復，以達致署長滿意。如承授人不在該地段或其任何部份或綠色區域、綠色加黑斜線區域或其任何部份又或兩者又或「服務設施」執行任何必要的分導、重鋪、修理、修復或恢復工程以達致署長滿意，署長可按其視為必要執行此等分導、重鋪、修理、修復或恢復工程，承授人必須應署長要求支付有關工程的費用。
36. 特別條款第(36)(a)條規定，承授人須自資建築及保養該等署長認為有需要用作攔截所有落入或流入該土地的雨水及運送該等雨水至最近之河道、引水道，水道或政府雨水渠管的水渠及水道，無論是位於該土地界內或政府土地，以達至署長滿意；承授人又須單獨負責及保障政府及其官員免於一切因該等雨水造成的任何損害或滋擾而引起的一切訴訟、申索及索求。
37. 特別條款第(36)(b)條規定，連接任何由該土地至政府雨水渠及污水管的排出管及污水管之工程(當已鋪設或委託鋪設)可由署長履行，惟因而引致的任何損失或損害署長不須向承授人負責；而承授人須於政府提出索求時繳付予政府該等連接工程之費用。或者，該等連接工程可由承授人自資履行致署長滿意，假使如此任何建築於政府土地之連接工程部份須由承授人自資保養，並須於政府提出索求時由承授人交予政府由政府日後出資保養，而承授人須於政府提出索求時繳付予政府有關該等連接工程之技術審核費用。署長可於承授人未有履行該等建築於政府土地連接工程的任何部份之保養時，履行其認為有需要之保養工程，而承授人須於政府提出索求時繳付予政府該等工程之費用。
38. 特別條款第(37)條規定，凡該等條款規定：
- (a) 政府或其正式授權的官員將會或可能在該地段或其任何部份或該地段之外進行任何性質的工程(不論是代表承授人或因承授人未能履約而進行該等工程或其他原因)，而費用須由承授人承擔或承授人須在要求時向政府或其正式授權的官員支付或歸還上述工程的費用，該等費用應包括由政府或其正式授權的官員釐定的監管費及經費；或
- (b) 須取得政府或其正式授權的官員預先批准或同意，則他們可按照其認為適當的條款及條件給予批准或同意，或絕對酌情拒絕給予批准或同意。

備註：請於售樓處免費參閱批地文件以了解全部詳情。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

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

1. Special Condition No. (3)(a) of the Land Grant provides that the Grantee shall:
 - (i) on or before the 30th day of June 2016 (or such other extended date as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
 - (I) lay and form that portion of future public roads shown coloured green on PLAN I annexed to the Land Grant (“the Green Area”);
 - (II) provide and construct such bridges, tunnels, over-passes, underpasses, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (collectively, “the Structures”)so that building, vehicular and pedestrian traffic may be carried on the Green Area;
 - (ii) on or before the 30th day of June 2016 (or such other extended date as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
 - (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (4).
2. Special Condition No. (4) of the Land Grant provides that for the purpose only of carrying out the necessary works specified in Special Condition No. (3)(a), the Grantee shall be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that the Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (3)(a) or otherwise.
3. Special Condition No. (6) of the Land Grant provides that the Grantee shall at all reasonable times while he is in possession of the Green Area permit the Director, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to, from and through the Lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (3)(a) and any other works which the Director may consider necessary in the Green Area.
4. Under the DMC, the Manager of the Development shall maintain and carry out at the Owners’ own expense the Green Area as defined in and required under Special Condition No.(3)(a) of the Government Grant (“the Green Area”) until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No.(4) of the Government Grant.
5. The general public has the right to use the public roads in accordance with the Land Grant.

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

See A.

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

Not applicable.

D. 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.

E. The facilities mentioned in B and the open spaces mentioned in C (if any) are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development and those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities or open spaces (if any) through the management expenses apportioned to the residential properties concerned.

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

A. 批地文件規定須興建並提供予政府或供公眾使用的設施

1. 批地文件的特別條款第(3)(a)條規定，承授人須：

- (i) 在2016年6月30日或以前(或經署長批准之延期)，按署長批准下的指定方式和材料，及指定標準、水平、方位、設計在各方面均令署長滿意下自費：
 - (I) 鋪設及平整批地文件隨附圖則I上以綠色標示(「綠色區域」)的將來公共道路部份；
 - (II) 提供及興建指定天橋、隧道、通道、地下通道、溝渠、高架橋、行車天橋、行人路、道路或署長運用絕對酌情權下規定的其他構築物(統稱「構築物」)；

以容許建築物、交通車輛及行人路設於綠色區域；

- (ii) 在2016年6月30日或以前(或經署長批准之延期)，須在署長滿意的情況下自費在綠色區域鋪設路面、路邊石及管道，並提供署長規定的溝渠、水渠、排水渠、消防栓管道連同接駁至總喉的喉管、街燈、交通標誌、街道設施及道路標記；及

- (iii) 自費保養綠色區域連同構築物以及興建、設置及提供在該範圍上或內所有構築物、路面、溝渠、水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物，致使署長滿意，直至按特別條款第(4)條指定交還綠色區域的管有權為止。

2. 批地文件的特別條款第(4)條規定，僅為了進行特別條款第(3)(a)條指定的必要工程，承授人獲授予綠色區域的管有權。承授人須應政府要求交還綠色區域及在任何情況下，在署長致函予承授人表明該條款已符合以達至署長滿意當日即視作已交還綠色區域予政府。承授人在其綠色區域的管有權下，在任何合理時間下須准許所有政府車輛及公共車輛及行人自由穿越、通往及前往綠色區域，並確保其穿越不受特別條款第(3)(a)條或其他條款所進行的工程的干擾或阻礙。

3. 批地文件的特別條件第(6)條規定，承授人佔管綠色區域期間，應允許署長、其官員、承辦商及任何其他獲其授權人等於所有合理時間進出及返回該地段和綠色區域，以便檢查、檢驗及監督任何遵照特別條款第(3)(a)條規定進行的工程，以及署長認為必須在綠色區域進行的其他工程。

4. 根據公契，發展項目的管理人須在開支由業主自行承擔的情況下，保養及營運根據政府批地文件特別條款第(3)(a)條所界定及要求的綠化地帶(「綠化地帶」)，直至綠化地帶的管有權根據政府批地文件特別條款第(4)條重新交回政府的有關時間。

5. 大眾有權根據批地文件使用公共道路。

B. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施 見A段。

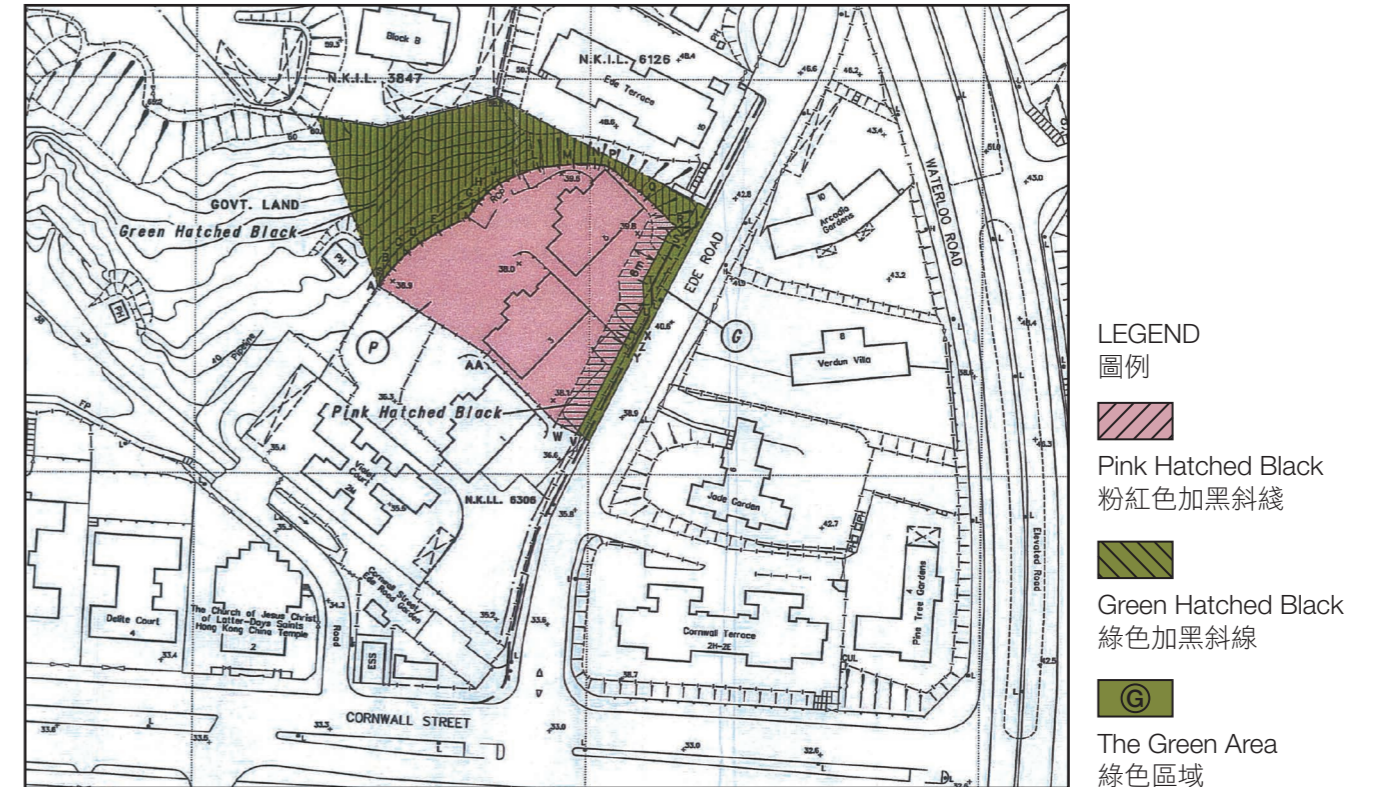
C. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小 不適用。

D. 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任何部分 不適用。

E. 第B段所提及之設施、第C段所提及之休憩用地(如有)按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持及該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地(如有)的部分開支。

Plan I annexed to the Land Grant

批地文件隨附圖則I



Remark: This plan is an extract of Plan No. KL5251a-SP, that is the plan marked "PLAN I" annexed to the Land Grant

備註：此圖摘錄自圖則編號KL5251a-SP，亦即為批地文件隨附的「圖則I」。

WARNING TO PURCHASERS

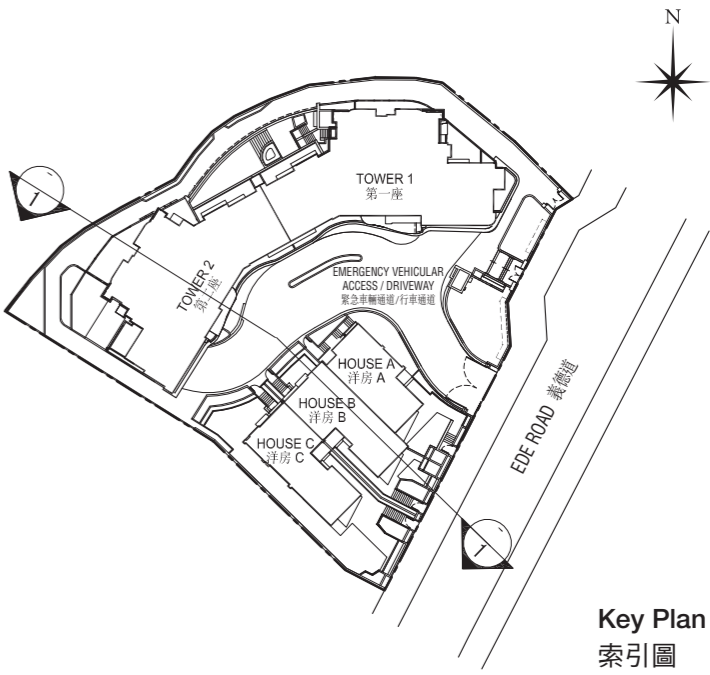
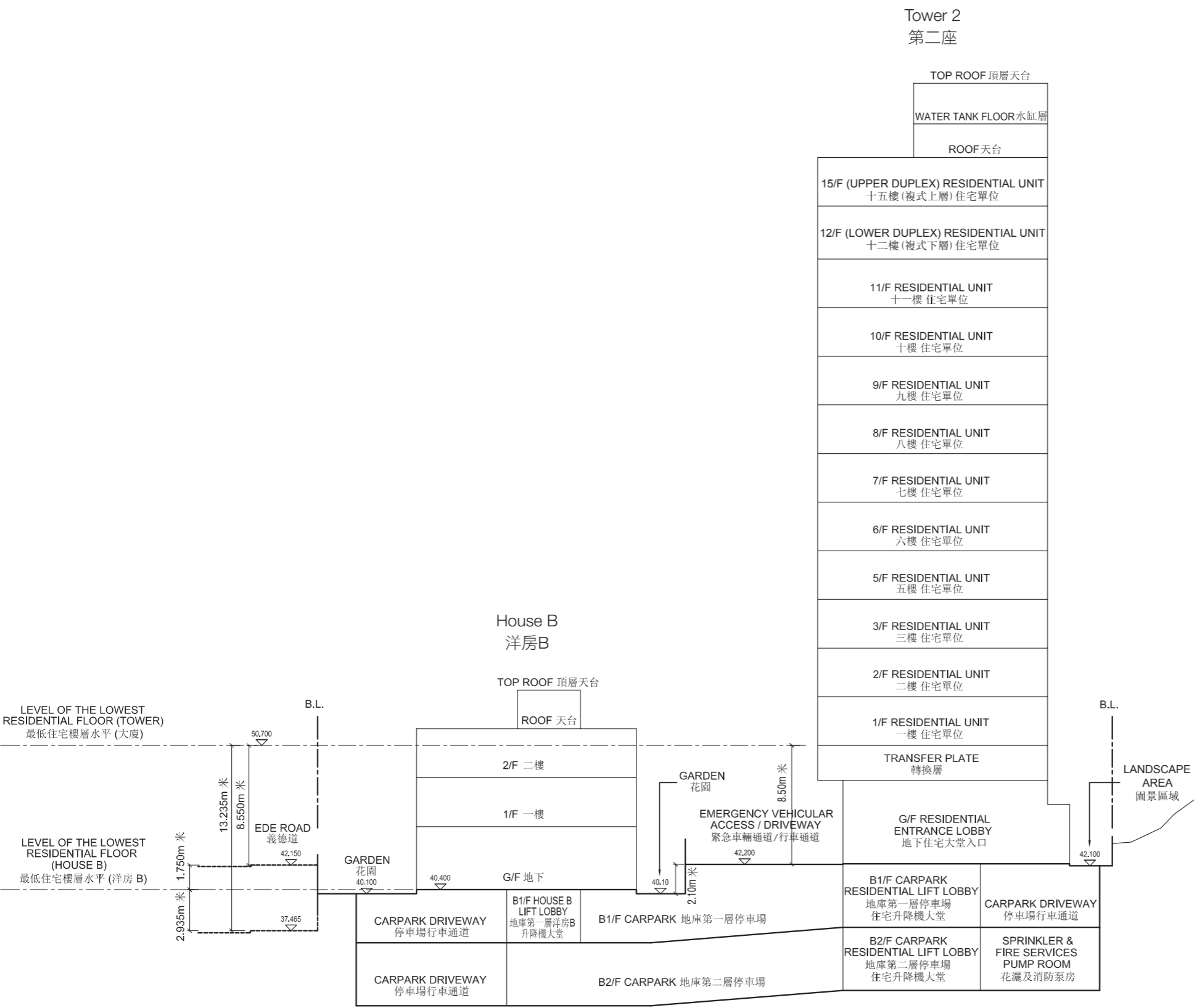
對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser: -
 - (a) that firm may not be able to protect the purchaser's interests; and
 - (b) the purchaser may have to instruct a separate firm of solicitors; and
 - (c) in the case of paragraph 3.(b), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
1. 建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
 2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：--
 - (a) 該律師事務所可能不能夠保障買方的利益；及
 - (b) 買方可能要聘用一間獨立的律師事務所；及
 - (c) 如屬3.(b)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

Cross-section Plan 1
橫截面圖一



Legend 圖例

B.L. = Boundary Line 地界

----- = Dotted lines denotes the lowest residential floor 虛線為最低住宅樓層水平

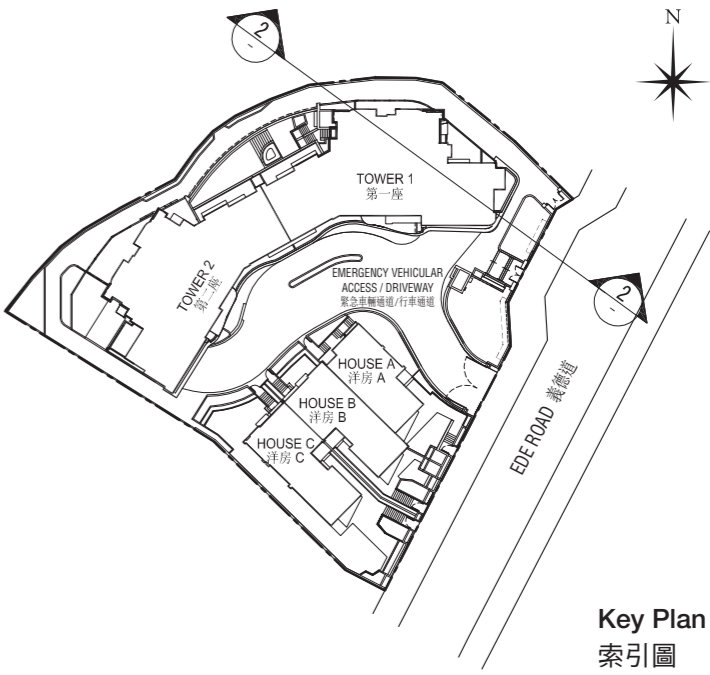
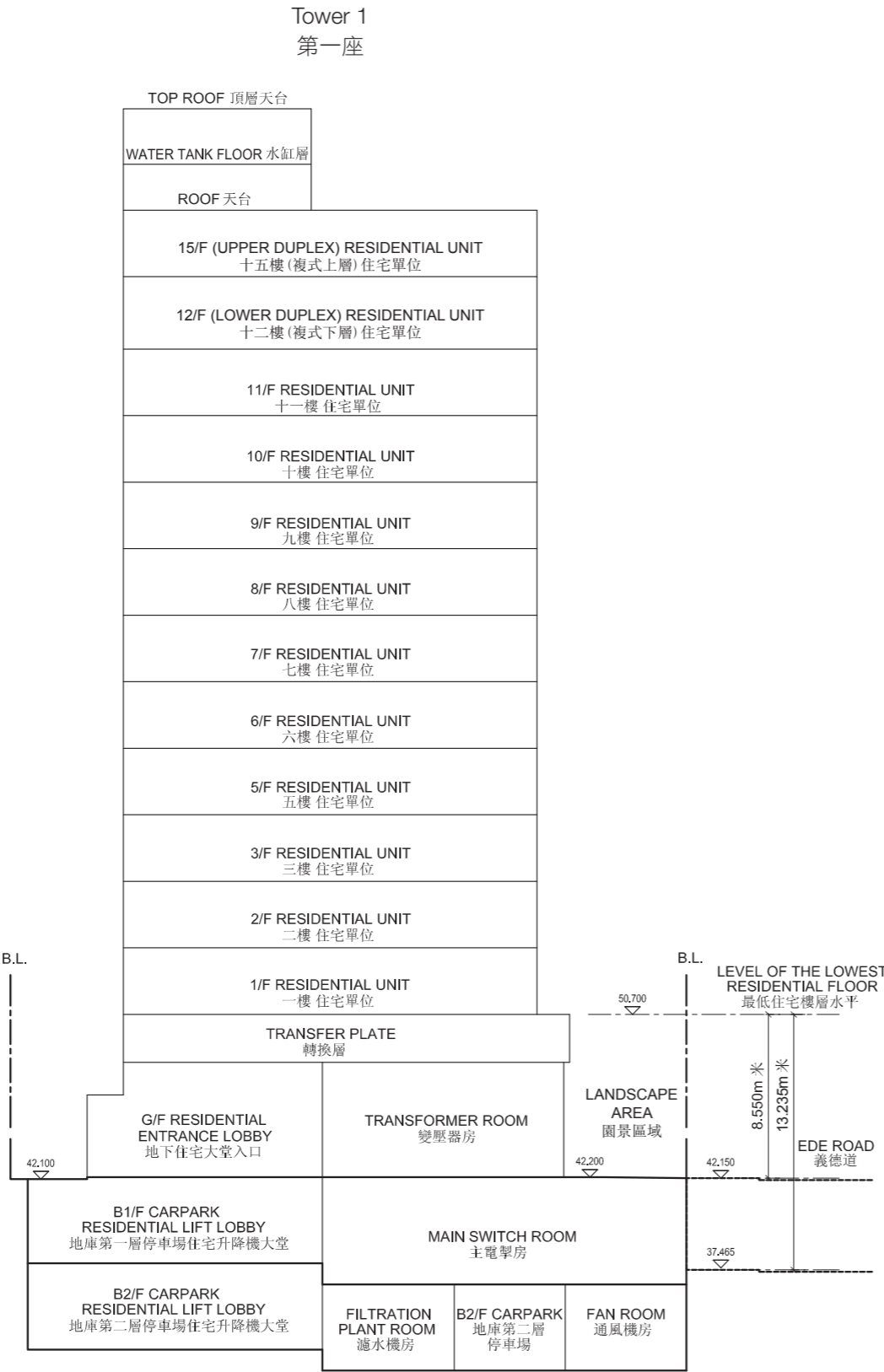
The part of the Ede Road adjacent to the building is 37.465 metres to 42.150 metres above the Hong Kong Principal Datum.

毗連建築物的一段義德道為香港主水平基準以上37.465米至42.150米。

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 2
橫截面圖二



Legend 圖例

B.L. = Boundary Line 地界

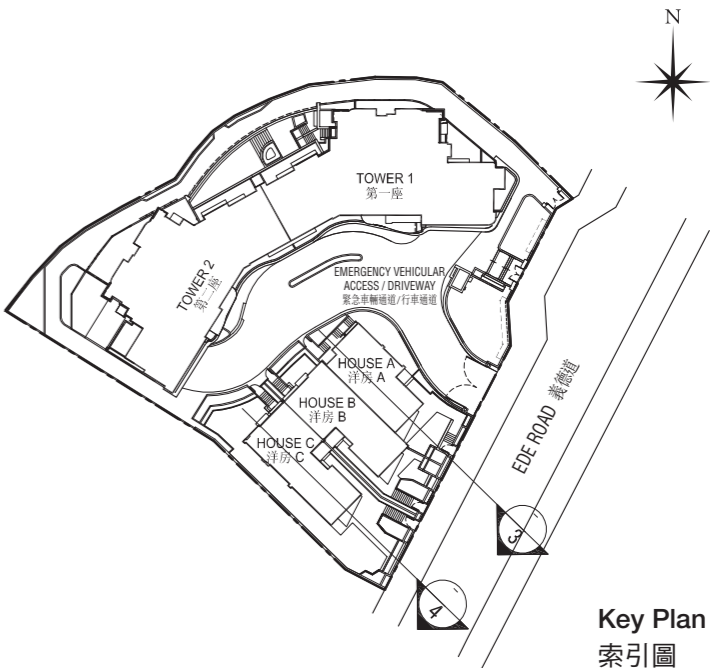
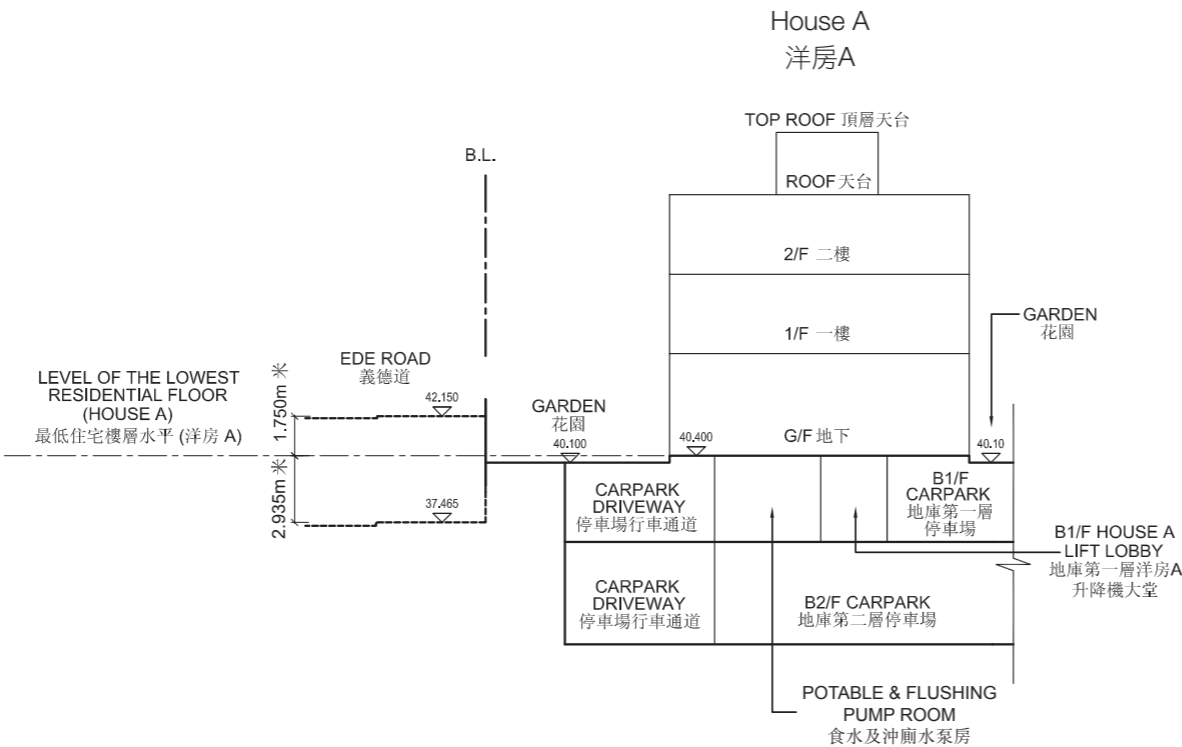
----- = Dotted lines denotes the lowest residential floor
虛線為最低住宅樓層水平

The part of the Ede Road adjacent to the building is 37.465 metres to 42.150 metres above the Hong Kong Principal Datum.

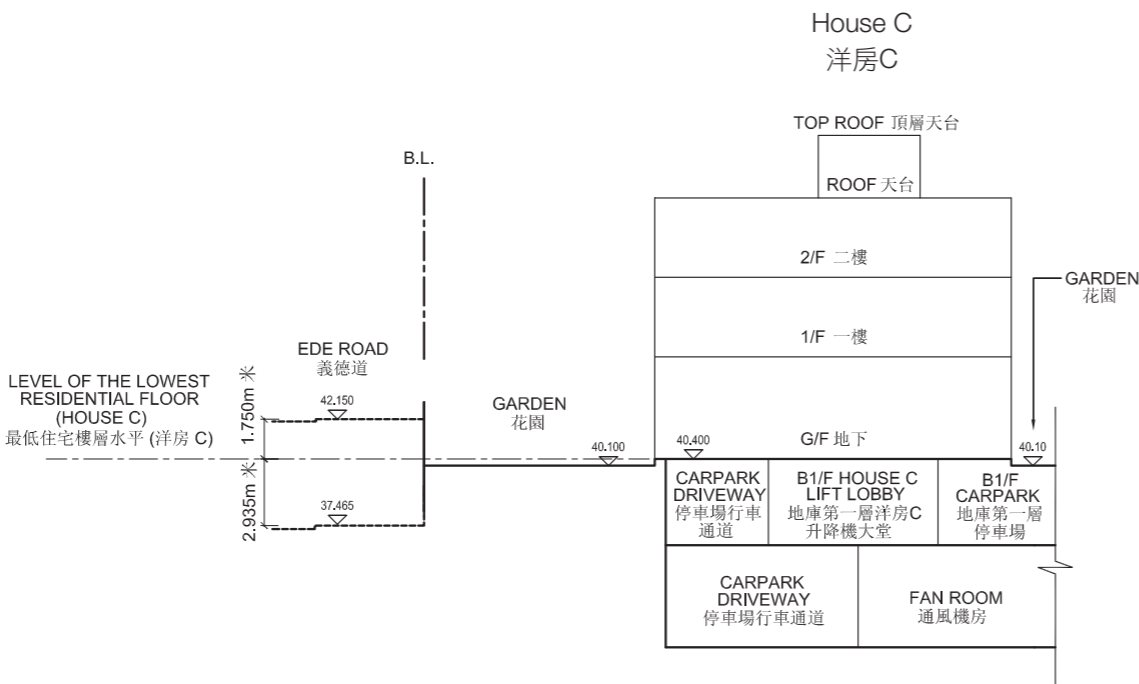
毗連建築物的一段義德道為香港主水平基準以上37.465米至42.150米。

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 3
橫截面圖三



Cross-section Plan 4
橫截面圖四



Legend 圖例

B.L. = Boundary Line 地界

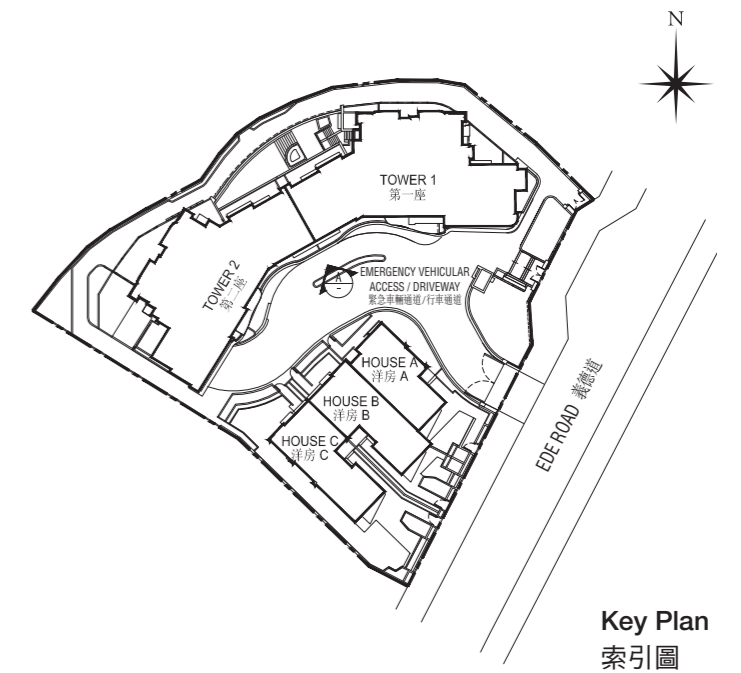
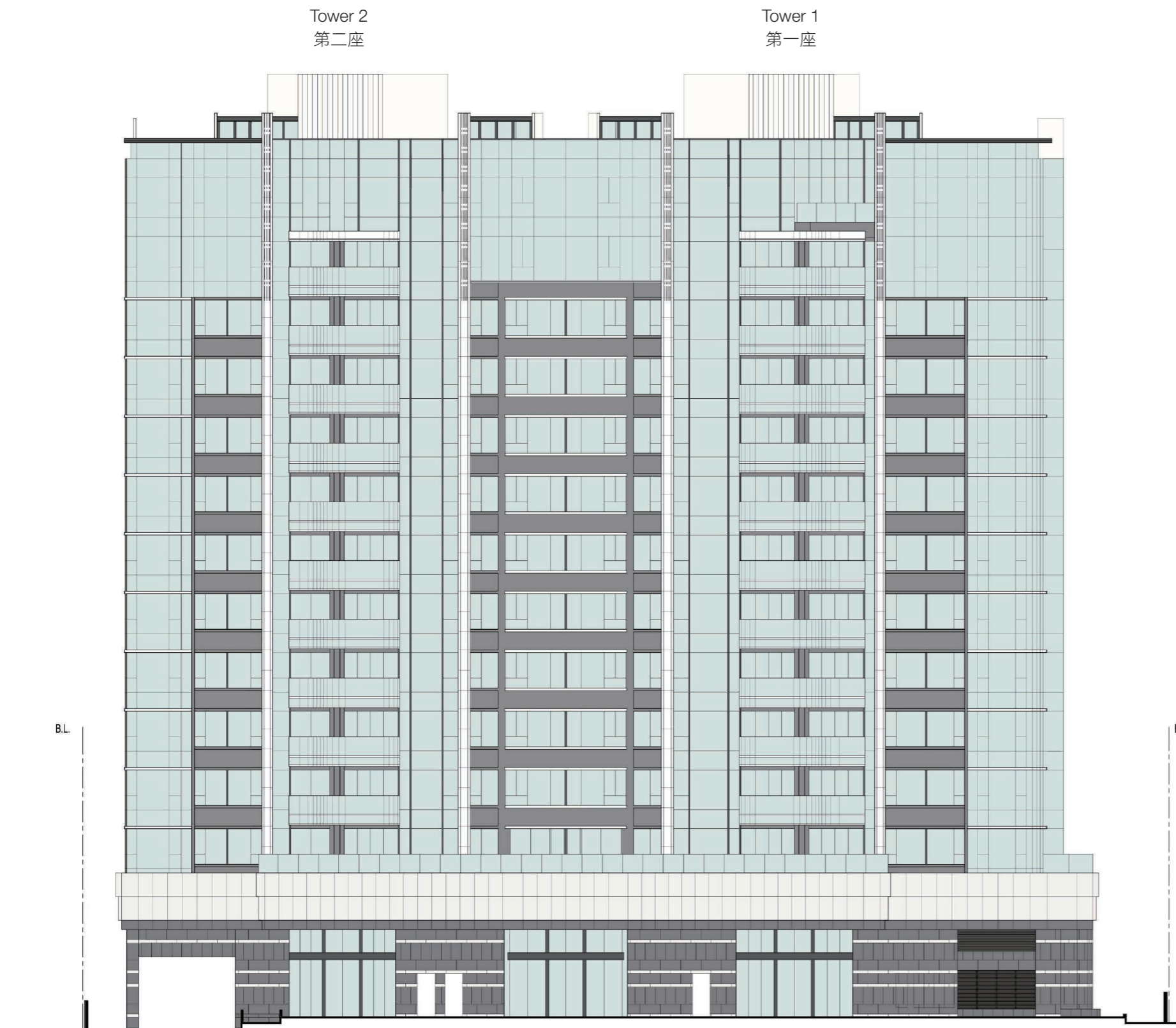
----- = Dotted lines denotes the lowest residential floor
虛線為最低住宅樓層水平

The part of the Ede Road adjacent to the building is 37.465 metres to 42.150 metres above the Hong Kong Principal Datum.

毗連建築物的一段義德道為香港主水平基準以上37.465米至42.150米。

ELEVATION PLAN 立面圖

Tower Elevation Plan A
住宅大廈 立面圖A



Legend 圖例

B.L. = Boundary Line 地界

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

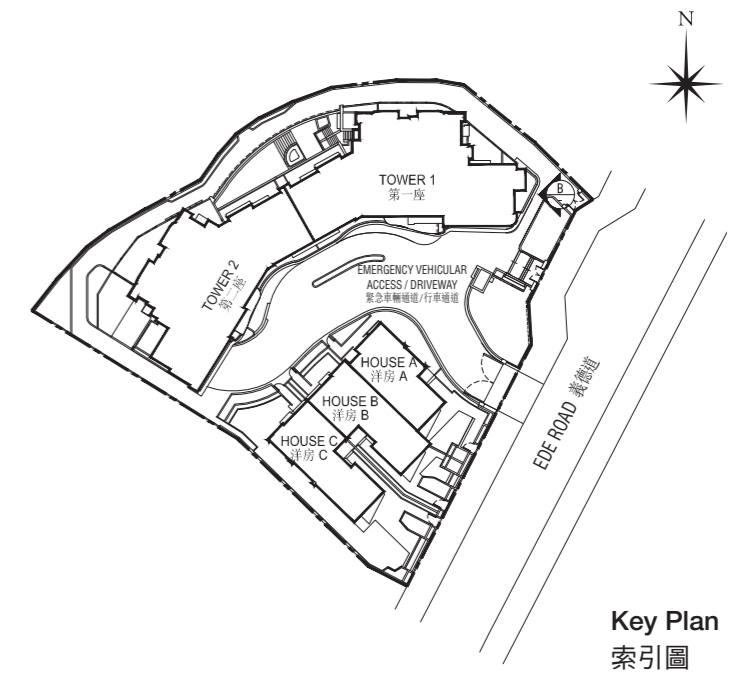
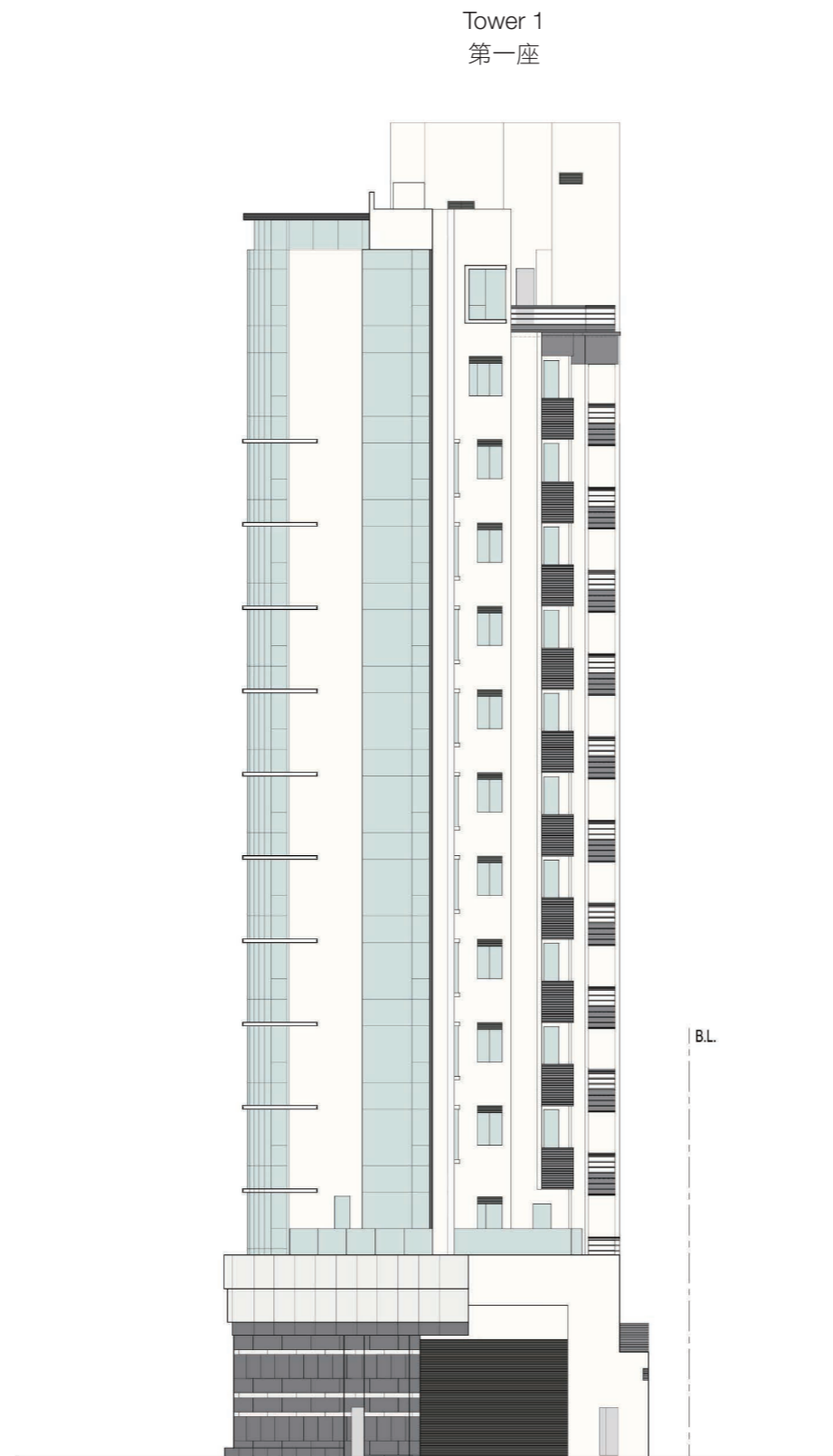
- (1) are prepared on the basis of the approved building plans for the Development as of 12th May 2014; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

- (1) 以2014年5月12日此發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

Tower Elevation Plan B
住宅大廈 立面圖B



Legend 圖例

B.L. = Boundary Line 地界

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

- (1) are prepared on the basis of the approved building plans for the Development as of 12th May 2014; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

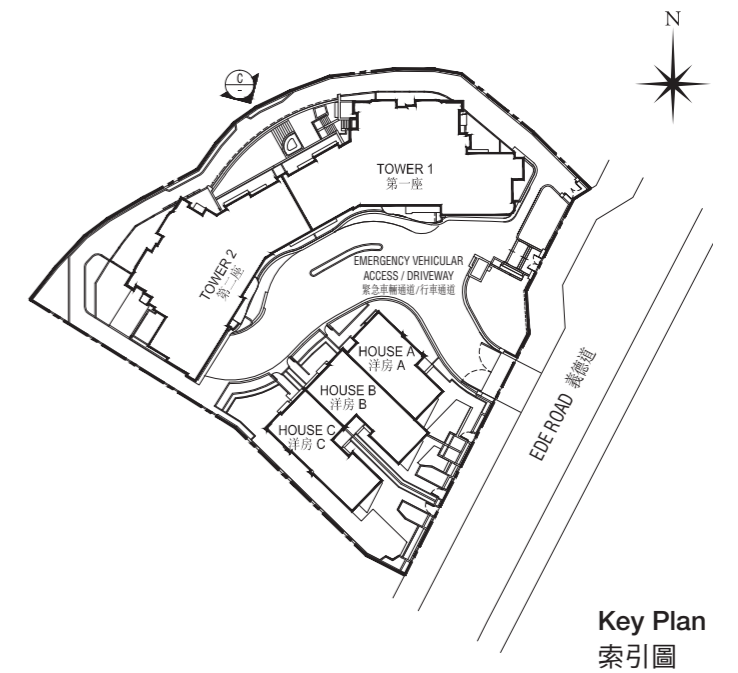
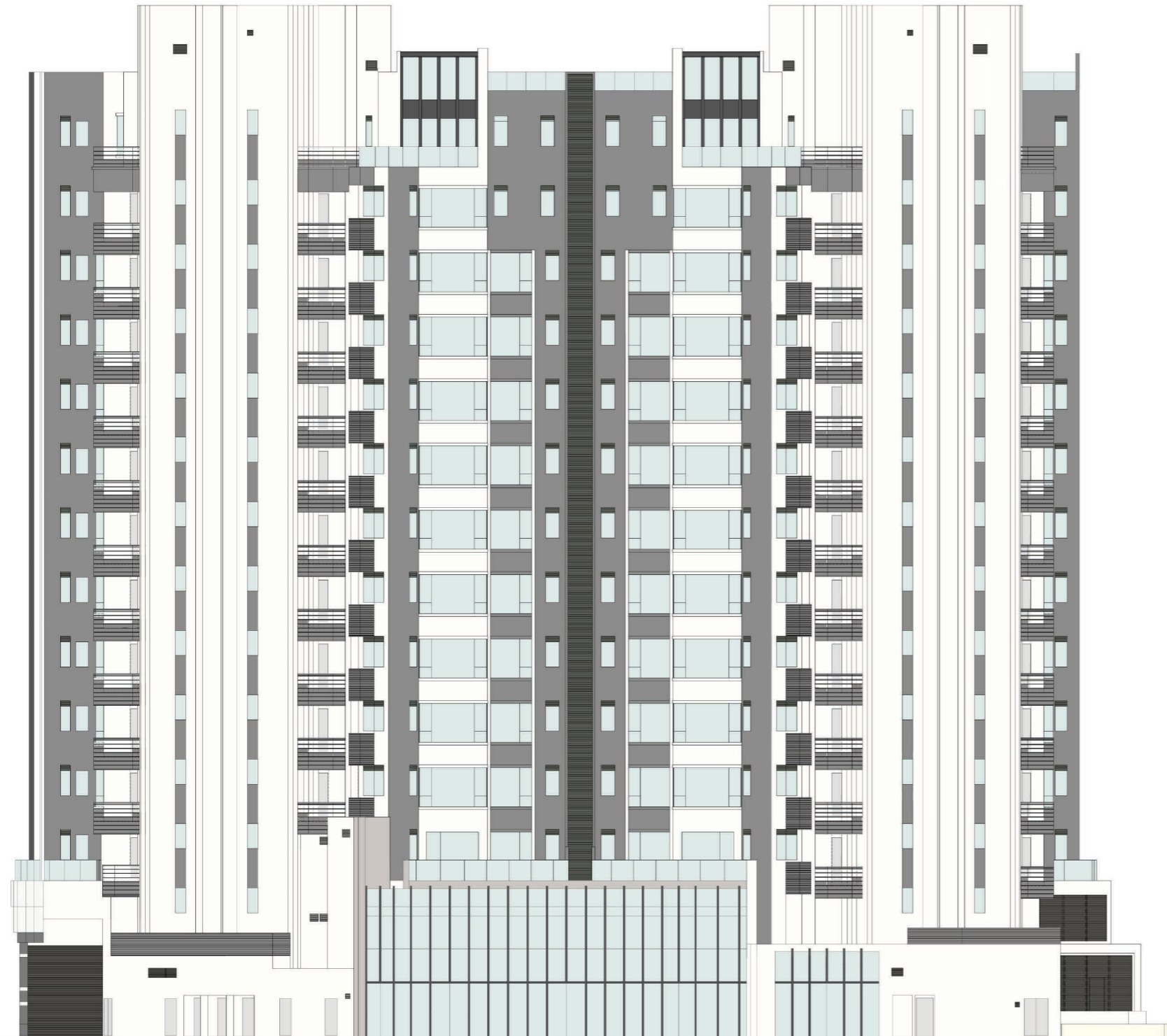
- (1) 以2014年5月12日此發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

Tower Elevation Plan C
住宅大廈 立面圖C

Tower 1
第一座

Tower 2
第二座



Legend 圖例

B.L. = Boundary Line 地界

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

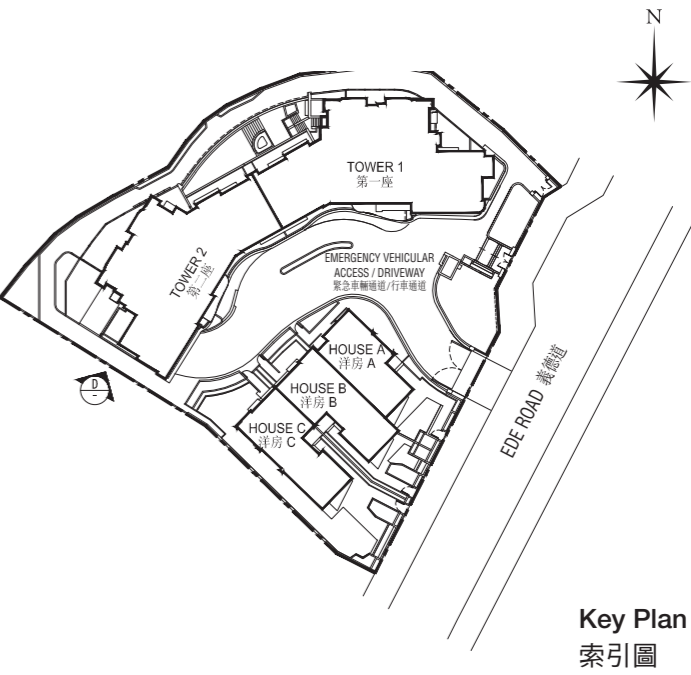
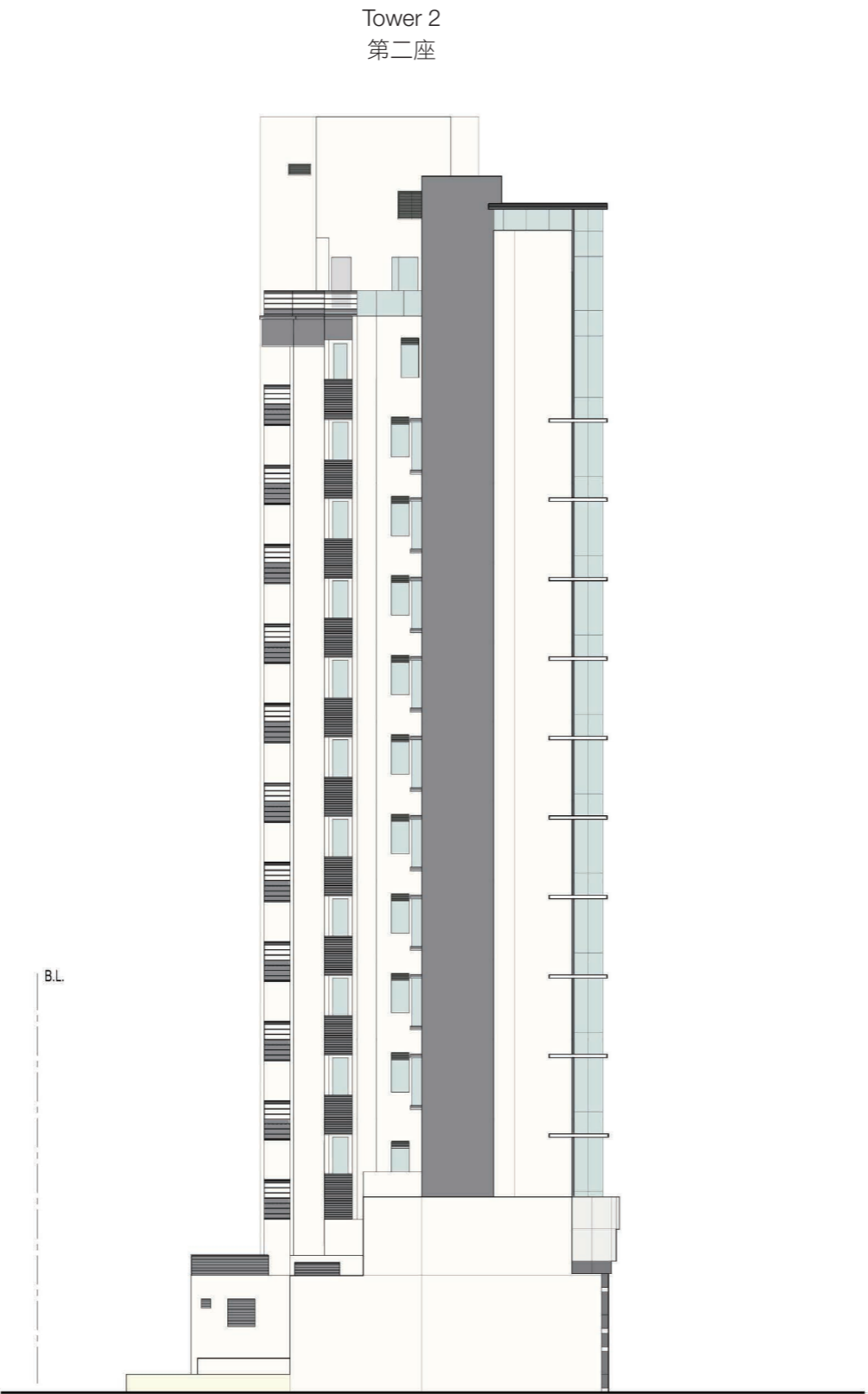
- (1) are prepared on the basis of the approved building plans for the Development as of 12th May 2014; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

- (1) 以2014年5月12日此發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

Tower Elevation Plan D
住宅大廈 立面圖D



Legend 圖例

B.L. = Boundary Line 地界

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

- (1) are prepared on the basis of the approved building plans for the Development as of 12th May 2014; and
- (2) are in general accordance with the outward appearance of the Development.

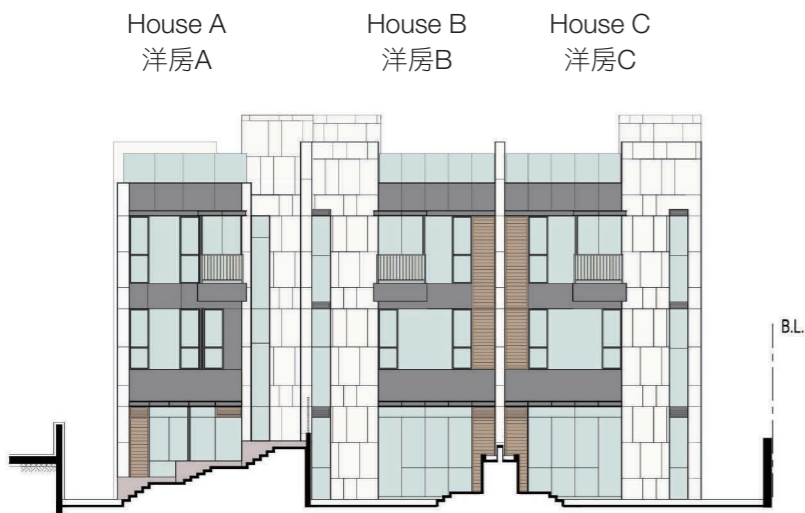
發展項目的認可人士已證明本圖所顯示的立面：

- (1) 以2014年5月12日此發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

House
洋房

Elevation Plan E, F, G & H
立面圖E、F、G及H



Elevation Plan E
立面圖E



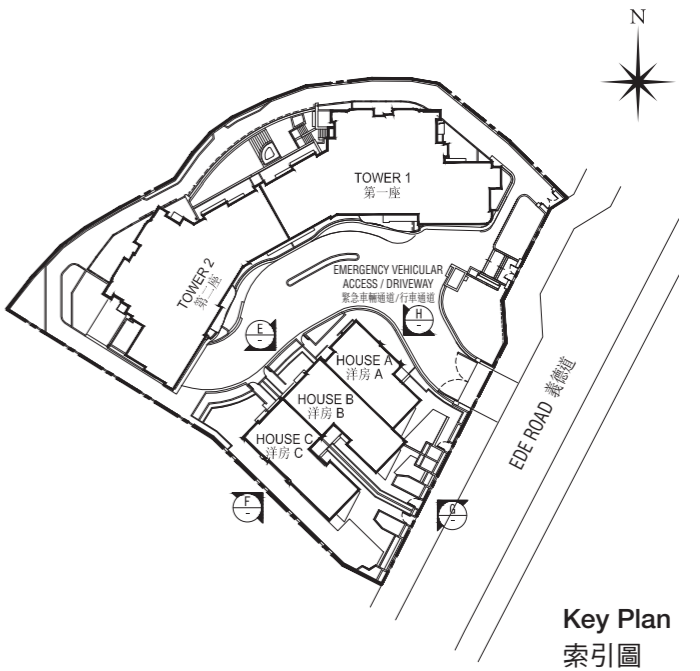
Elevation Plan F
立面圖F



Elevation Plan G
立面圖G



Elevation Plan H
立面圖H



Legend 圖例

B.L. = Boundary Line 地界

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

- (1) are prepared on the basis of the approved building plans for the Development as of 12th May 2014; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

- (1) 以2014年5月12日此發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

INFORMATION ON COMMON FACILITES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Category of Common Facilities 公用設施的類別		Covered 有蓋	Uncovered 無蓋	Total Area 總面積
Resident's Clubhouse 住客會所	sq. ft. 平方呎	4,140	951	5,091
	sq. m. 平方米	384.574	88.358	472.932
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方	sq. ft. 平方呎	–	–	–
	sq. m. 平方米	–	–	–
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方	sq. ft. 平方呎	665	6,668	7,333
	sq. m. 平方米	61.794	619.482	681.276

Remark:
The areas in square metres as specified in the above are based on the latest approved building plans. The areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.
備註：
上述所列以平方米顯示之面積乃依據最新的批准建築圖則。以平方呎顯示之面積均依據 1平方米=10.764平方呎換算，並以四捨五入至整數。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. A copy of Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk

2. A copy of the latest draft of every deed of mutual covenant in respect of the Development as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.

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

2. 本發展項目的每一公契在將住宅物業提供出售的日期的最新擬稿文本存放在住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Towers

1. Exterior Finishes		
	Item	Description
(a)	External Wall	External Wall of Tower Finished with aluminium cladding, aluminium grilles, glazed wall, curtain wall, aluminium architectural features and ceramic tiles.
		External Wall of Podium Finished with natural stone, glazed wall, aluminium grilles and ceramic tiles.
(b)	Window	Fire resistant glass panels ◇ Aluminium window frames fitted with fire resistant glass panels at: <ul style="list-style-type: none"> • Master Bedroom of Flat B of Tower 1 of 1/F to 3/F and 5/F to 11/F • Master Bedroom of Flat A of Tower 2 of 1/F to 3/F and 5/F to 11/F Low-emissivity clear tempered glass ◇ Aluminium window frames fitted with low-emissivity clear tempered glass at: <ul style="list-style-type: none"> • Living Room, Dining Room and Bedrooms • Bathroom 2 of Flat A of 1/F to 3/F and 5/F to 12/F of Tower 1 • Bathroom 4 of Flat A of 15/F of Tower 1 Clear tempered glass ◇ Aluminium window frame of Kitchen is fitted with clear tempered glass.
		Acid etched tempered glass ◇ Aluminium window frames of Towers are fitted with acid etched tempered glass at Bathrooms of: <ul style="list-style-type: none"> • Bathroom 1 of Flat B of 1/F to 3/F and 5/F to 11/F of Tower 1 • Bathroom 1 of Flat A of 1/F to 3/F and 5/F to 11/F of Tower 2 • Bathroom 1 of Flat B of 12/F of Tower 1 • Bathroom 1 of Flats A and B of 12/F of Tower 2 • Bathroom 2 of Flats A and B of 1/F to 3/F and 5/F to 15/F of Tower 1 and Tower 2 • Bathroom 2 of Flat B of 15/F of Tower 1 • Bathroom 2 of Flat A of 15/F of Tower 2 • Bathroom 4 of Flat A of 15/F of Tower 1 • Bathroom 4 of Flat B of 15/F of Tower 2

1. Exterior Finishes		
	Item	Description
(c)	Bay Window	The material of bay window is reinforced concrete externally finished with ceramic tiles and aluminium cladding. Bay window sill is finished with natural stone.
(d)	Planter	Planters on roof are finished with natural stone.
(e)	Verandah or Balcony	Each of the balconies is covered. Balcony is fitted with clear glass balustrade with stainless steel top rail and aluminium skirting. Balcony floor is finished with homogeneous tiles. There is no verandah.
(f)	Drying Facilities for Clothing	Not Applicable

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Towers

2. Interior Finishes		
	Item	Description
(a)	Lobby	Residential Entrance Lobby Floor is finished with natural stone flooring. Gypsum board false ceiling decorated with grey tinted mirror is provided. Walls are finished with grey tinted mirror and timber veneer, veneer wallpaper and decorated with stainless steel stripped feature lights.
		Residential Floor Lift Lobby Floor is finished with natural stone. False ceiling finished with grey tinted mirror and timber veneer is provided. Walls are finished with natural stone panels and decorated with grey tinted mirror and stainless steel feature.
		Service Lift Lobby Floor is finished with homogeneous tiles. Gypsum board false ceiling is provided. Walls are finished with emulsion paint and homogeneous tiles.
		Basement Car Park Residential Lift Lobby Floor is finished with natural stone. False ceiling finished with grey tinted mirror and timber veneer is provided. Walls are finished with natural stone panels and decorated with grey tinted mirror and stainless steel feature.
(b)	Internal Wall and Ceiling	Flats of 1/F to 3/F (except Flat A of 3/F of Tower 2), 5/F to 11/F (except Flat A of 11/F of Tower 1), Flats of 12/F and 15/F (Duplex) Internal Wall Living Room, Dining Room and Bedrooms are finished with emulsion paint.
		Ceiling Ceiling is finished with emulsion paint, gypsum board bulkhead in emulsion paint is provided.
		Flat A of 11/F of Tower 1 Internal Wall Living and Dining Room (except those areas covered by cabinets) is finished with leather, timber veneer, wallpaper, mirror and stainless steel trim up to the line of false ceiling. Bedroom 1 (except those areas covered by cabinets) is finished with glass, leather, timber veneer, mirror and stainless steel trim up to the line of false ceiling. Bedroom 2 (except those areas covered by cabinets) is finished with fabric, timber veneer, wall covering, resin panel and stainless steel trim up to the line of false ceiling. Bedroom 3 (except those areas covered by cabinets) is finished with vinyl, wall covering, resin panel and stainless steel trim up to the line of false ceiling. Master Bedroom (except those areas covered by cabinets) is finished with leather, fabric, timber veneer and stainless steel trim up to the line of false ceiling. Corridor is finished with wall covering and glass up to the line of false ceiling.
		Ceiling Gypsum board false ceiling, finished with emulsion paint and stainless steel trim is provided.

2. Interior Finishes		
	Item	Description
(b)	Internal Wall and Ceiling	Flat A of 3/F of Tower 2 Internal Wall Dining Room, Bedroom 1, Bedroom 2 and Bedroom 3 are finished with emulsion paint. Living Room and Master Bedroom are finished with emulsion paint. Some areas finished with wall paper where exposed. Ceiling Ceiling is finished with emulsion paint, gypsum board bulkhead in emulsion paint is provided.
		Flats of 1/F to 3/F, 5/F to 11/F (except Flat A of 11/F of Tower 1), Flats of 12/F and 15/F (Duplex) Living Room and Dining Room are finished with natural stone, engineered timber board and engineered timber skirting. All Bedrooms are finished with engineered timber board and engineered timber skirting. Flat A of 11/F of Tower 1 Living Room, Dining Room, Bedroom 1 and Corridor (except those areas covered by cabinets) are finished with engineered timber board and stainless steel skirting. Bedroom 2, Bedroom 3 and Master Bedroom are finished with carpet (except those areas covered by cabinets) and stainless steel skirting.
(d)	Bathroom	Flats of 1/F to 3/F, 5/F to 11/F (except Flat A of 11/F of Tower 1), Flats of 12/F and 15/F (Duplex) Internal walls (except those areas covered by the basin cabinet, mirror cabinet and above false ceiling level) are finished with natural stone up to the line of false ceiling. Floor (except the bottom part of bathtub) is finished with natural stone. Gypsum board false ceiling is provided. Flat A of 11/F of Tower 1 Bathroom 1 & 3 Internal walls (except those areas covered by the basin cabinet, mirror cabinet and above false ceiling level) are finished with natural stone up to the line of false ceiling. Floor (except the bottom part of bathtub) is finished with natural stone. Gypsum board false ceiling is provided. Bathroom 2 Internal walls (except those areas covered by the basin cabinet, mirror cabinet and wardrobes) are finished with natural stone up to the line of false ceiling. Floor (except the bottom part of bathtub and those areas covered by wardrobe) is finished with natural stone. Gypsum board false ceiling, finished with emulsion paint is provided.
		Internal walls (except those areas covered by the kitchen cabinet and above the false ceiling level) are finished with natural stone, grey tinted mirror and stainless steel panel up to the line of false ceiling. Floor (except those areas covered by the kitchen cabinet) is finished with natural stone. Gypsum board false ceiling is provided. Cooking bench is finished with solid surfacing material.
(e)	Kitchen	

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3. Interior Fittings		
	Item	Description
(a)	Doors	Flats of 1/F to 3/F, 5/F to 11/F (except Flat A of 11/F of Tower 1), Flats of 12/F and 15/F (Duplex) ◊ Solid core timber door finished with timber veneer, fitted with eye viewer, concealed door closer, digital door lockset and handle and security door guard at: <ul style="list-style-type: none">• Entrance door of flats ◊ Hollow core timber door finished with timber veneer, fitted with metal door handle, door stopper and lockset at: <ul style="list-style-type: none">• Bedroom door and Store Room door ◊ Hollow core timber door finished with timber veneer and fitted with metal door handle and lockset at: <ul style="list-style-type: none">• Bathroom door (with natural ventilation) ◊ Hollow core timber door finished with timber veneer and fitted with metal door handle, lockset and louvre at: <ul style="list-style-type: none">• Internal Bathroom door ◊ Plastic slide-folded door fitted with louvre at: <ul style="list-style-type: none">• Lavatory door• Utility Room door of Flat A of 12/F of Tower 1 ◊ Solid core timber door finished with timber veneer, fitted with fire-rated glass view panel, timber veneer finished handle, door closer and door stopper at: <ul style="list-style-type: none">• Kitchen door (to Living Room) ◊ Solid core timber door finished with timber veneer, fitted with fire-rated glass view panel, metal door handle and lockset at: <ul style="list-style-type: none">• Kitchen door (to Maid Room and Utility Room) ◊ Solid core timber door finished with timber veneer, fitted with metal door handle, lockset, door closer and door stopper at: <ul style="list-style-type: none">• Maid Room door (to Service Lift Lobby)• Kitchen door (to Service Lift Lobby) of Flat A of 12/F of Tower 1 ◊ Aluminium framed low-emissivity tempered glass sliding door with metal door lockset and door handle at: <ul style="list-style-type: none">• Balcony door ◊ Aluminium framed low-emissivity tempered glass door with metal door lockset and door handle at: <ul style="list-style-type: none">• Utility Platform door

3. Interior Fittings		
	Item	Description
(a)	Doors	Flat A of 11/F of Tower 1 ◊ Solid core timber door finished with timber veneer, fitted with eye viewer, concealed door closer, door lockset and metal handle at: <ul style="list-style-type: none">• Entrance door of flat ◊ Solid core timber door finished with timber veneer, fitted with metal door handle, door stopper and lockset at: <ul style="list-style-type: none">• Bedroom door ◊ Solid core timber door finished with timber veneer, fitted with metal door handle, door stopper, lockset and timber louvre at: <ul style="list-style-type: none">• Bathroom 1 and Bathroom 3 door ◊ Solid core timber door finished with timber veneer, fitted with fire-rated glass view panel, metal door pull, door stopper and concealed door closer at: <ul style="list-style-type: none">• Kitchen door (to Living Room) ◊ Solid core timber door finished with timber veneer, fitted with metal door handle, door stopper and lockset at: <ul style="list-style-type: none">• Kitchen door (to Maid room) ◊ Sliding door with stainless steel frame and glass panel at: <ul style="list-style-type: none">• Living Room door (to Bedroom 1), Living Room door (to corridor) and Bathroom 2 door ◊ Door with stainless steel frame and glass panel, fitted with door handles finished in stainless steel and leather at: <ul style="list-style-type: none">• Bedroom 1 door (to corridor)

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Towers

3. Interior Fittings		
	Item	Description
		Flats of 1/F to 3/F and 5/F to 11/F ◇ (Except Bathroom 2 of Flat A of 11/F of Tower 1) Fitted with mirror cabinet finished with timber veneer, basin cabinet finished with timber veneer and natural stone countertop. Fittings and equipment include Aluminium Trihydrate (ATH) and pure polyester resin composite wash basin, chrome plated basin mixer, chrome plated hand shower set, chrome plated bath and shower mixer, ceramic water closet, chrome plated toilet paper holder, chrome plated robe hook and exhaust fan. ◇ (Bathroom 2 of Flat A of 11/F of Tower 1) Fitted with mirror cabinet finished with timber pattern plastic laminate, basin counter finished with timber veneer and natural stone countertop. Fittings and equipment include ceramic wash basin, chrome plated basin mixer, chrome plated handshower set, chrome plated bath and shower mixer, ceramic water closet, quartz acrylic resin bathtub (1800mmL x 800mmW x 500mmH), stainless steel toilet paper holder and exhaust fan. ◇ Chrome plated towel bar only provided at: • Bathrooms 1 and 2 of 1/F to 3/F and 5/F to 11/F of Tower 1 and Tower 2 • Bathroom 3 of Flat A of 1/F to 3/F and 5/F to 11/F of Tower 1 • Bathroom 3 of Flat B of 1/F to 3/F and 5/F to 11/F of Tower 2 ◇ LED TV only provided at: • Bathroom 2 of 1/F to 3/F and 5/F to 11/F of Tower 1 and Tower 2 ◇ Electric water heater only provided at: • Bathroom 1 of Flat A of 1/F to 3/F and 5/F to 11/F of Tower 1 • Bathroom 3 of Flat B of 1/F to 3/F and 5/F to 11/F of Tower 1 • Bathroom 3 of Flats A and B of 1/F to 3/F and 5/F to 11/F of Tower 2 ◇ Gas water heater controller only provided at: • Bathrooms 2 and 3 of Flat A of 1/F to 3/F and 5/F to 11/F of Tower 1 • Bathrooms 1 and 2 of Flat B of 1/F to 3/F and 5/F to 11/F of Tower 1 • Bathrooms 1 and 2 of Flats A and B of 1/F to 3/F and 5/F to 11/F of Tower 2
(b)	Bathroom	

3. Interior Fittings		
	Item	Description
		◇ Fitted with shower cubicle or bathtub fittings: • Glass shower cubicle at: – Bathroom 1 of Flat B of 1/F to 3/F and 5/F to 11/F of Tower 1 – Bathroom 1 of Flats A and B of 1/F to 3/F and 5/F to 11/F of Tower 2 – Bathroom 2 of Flats A and B of 1/F to 3/F and 5/F to 11/F of Tower 1 and Tower 2 – Bathroom 3 of Flat A of 1/F to 3/F and 5/F to 11/F of Tower 1 • Aluminium Trihydrate (ATH) and pure polyester resin composite bathtub (1600mmL x 700mmW x 500mmH) at: – Bathroom 1 of Flat A of 1/F to 3/F and 5/F to 11/F of Tower 1 – Bathrooms 2 and 3 of Flat B of 1/F to 3/F and 5/F to 11/F of Tower 1 – Bathrooms 2 and 3 of Flats A and B of 1/F to 3/F and 5/F to 11/F of Tower 2 • Aluminium Trihydrate (ATH) and pure polyester resin composite bathtub (2000mmL x 850mmW x 550mmH) at: – Bathroom 2 of Flat A of 1/F to 3/F and 5/F to 11/F of Tower 1 (Except Bathroom 2 of Flat A of 11/F of Tower 1) For bathroom appliances, their brand names and model numbers, please refer to “Appliances Schedule”. See “Water Supply” below for material of water supply system. Flats of 12/F and 15/F (Duplex) ◇ Fitted with mirror cabinet finished with timber veneer, basin cabinet finished with timber veneer and natural stone countertop. Fittings and equipment include Aluminium Trihydrate (ATH) and pure polyester resin composite wash basin, chrome plated basin mixer, chrome plated hand shower set, chrome plated bath and shower mixer, ceramic water closet, chrome plated toilet paper holder, chrome plated robe hook, chrome plated towel bar, exhaust fan and gas water heater controller. ◇ LED TV only provided at: • Bathroom 2 of Flats A and B of 12/F of Tower 1 and Tower 2 • Bathrooms 3 and 4 of Flat A of 15/F of Tower 1 • Bathrooms 2 and 3 of Flat B of 15/F of Tower 1 • Bathrooms 2 and 3 of Flat A of 15/F of Tower 2 • Bathrooms 3 and 4 of Flat B of 15/F of Tower 2 ◇ Fitted with shower cubicle or bathtub fittings: • Glass shower cubicle at: – All Bathrooms of Flats A and B of 12/F of Tower 1 and Tower 2 – Bathroom 2 of Flat B of 15/F of Tower 1 – Bathroom 2 of Flat A of 15/F of Tower 2 – Bathroom 3 of Flat B of 15/F of Tower 1 – Bathroom 3 of Flats A and B of 15/F of Tower 2 – Bathroom 4 of Flats A and B of 15/F of Tower 1 and Tower 2
(b)	Bathroom	

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Towers

3. Interior Fittings		
	Item	Description
(b)	Bathroom	<ul style="list-style-type: none">Aluminium Trihydrate (ATH) and pure polyester resin composite bathtub with water jets massage system (2000mmL x 850mmW x 550mmH) at:<ul style="list-style-type: none">Bathroom 2 of Flat A of 12/F of Tower 1Bathroom 4 of Flat A of 15/F of Tower 1Aluminium Trihydrate (ATH) and pure polyester resin composite bathtub with water jets massage system (1600mmL x 700mmW x 500mmH) at:<ul style="list-style-type: none">Bathroom 2 of Flat B of 12/F of Tower 1Bathroom 2 of Flats A and B of 12/F of Tower 2Bathroom 3 of Flat B of 15/F of Tower 1Bathroom 3 of Flat A of 15/F of Tower 2Bathroom 4 of Flat B of 15/F of Tower 2Aluminium Trihydrate (ATH) and pure polyester resin composite bathtub (1600mmL x 700mmW x 500mmH) at:<ul style="list-style-type: none">Bathroom 3 of Flat A of 15/F of Tower 1Bathroom 2 of Flat B of 15/F of Tower 1Bathroom 2 of Flat A of 15/F of Tower 2 <p>For bathroom appliances, their brand names and model numbers, please refer to “Appliances Schedule”.</p> <p>See “Water Supply” below for material of water supply system.</p> <p>Lavatory</p> <p>Fitted with vitreous china wash basin, ceramic water closet, chrome plated toilet paper holder, chrome plated robe hook and exhaust fan.</p> <p>For lavatory appliances, their brand names and model numbers, please refer to “Appliances Schedule”.</p> <p>See “Water Supply” below for material of water supply system.</p>
(c)	Kitchen	<p>All Kitchens are fitted with wooden kitchen cabinet. All kitchen cabinets are fitted with solid surfacing material countertop, stainless steel sink, chrome plated sink mixer, LED TV, gas water heater, electric water heater, exhaust fan and air-conditioner.</p> <p>Finishes of kitchen cabinet</p> <p>◊ Flats of 1/F to 3/F and 5/F to 11/F of Tower 1 and Tower 2:</p> <ul style="list-style-type: none">Matt melamine finishes <p>◊ Flats of 12/F and 15/F (Duplex) of Tower 1 and Tower 2:</p> <ul style="list-style-type: none">Glossy lacquer and veneer melamine finishes <p>◊ Flat A of 11/F of Tower 1:</p> <ul style="list-style-type: none">Matt lacquer melamine finishes <p>For kitchen appliances, their brand names and model numbers, please refer to “Appliances Schedule”.</p> <p>See “Water Supply” below for material of water supply system.</p>

3. Interior Fittings		
	Item	Description
(d)	Bedroom	No fittings.
(e)	Telephone	Telephone outlets are provided for Living Room, Dining Room and Bedrooms. Telephone call and broadband data services to be subscribed from services providers by end user. For the number and the location of connection points, please refer to the “Mechanical & Electrical Provisions Plan” and the “Schedule of Mechanical & Electrical Provisions of Residential Units”.
(f)	Aerials	TV and FM outlets are installed in the Living Room, Dining Room, Bedrooms, Kitchen and the following Bathrooms: ◊ Bathroom 2 of Flats A and B of 1/F to 3/F and 5/F to 11/F of Tower 1 and Tower 2 ◊ Bathroom 2 of Flats A and B of 12/F of Tower 1 and Tower 2 ◊ Bathrooms 3 and 4 of Flat A of 15/F of Tower 1 ◊ Bathrooms 3 and 4 of Flat B of 15/F of Tower 2 ◊ Bathrooms 2 and 3 of Flat B of 15/F of Tower 1 ◊ Bathrooms 2 and 3 of Flat A of 15/F of Tower 2 For the number and the location of connection points, please refer to the “Mechanical and Electrical Provisions Plan” and the “Schedule of Mechanical and Electrical Provisions of Residential Units”.
(g)	Electrical Installations	<p>Flats of 1/F to 3/F and 5/F to 11/F</p> <p>100A three-phase electricity supply with miniature circuit breaker and distribution board is provided for all flats. For the number and the location of power points, please refer to the “Mechanical and Electrical Provisions Plan” and the “Schedule of Mechanical and Electrical Provisions of Residential Units”.</p> <p>Lighting switches and socket outlets with concealed conduit (except conduits inside false ceiling) are provided in the Living Room, Dining Room, Bedrooms, Bathrooms, Maid Room and Kitchen.</p> <p>Flats of 12/F and 15/F (Duplex)</p> <p>160A three-phase electricity supply with miniature circuit breaker and distribution boards (1x160A and 1x80A) are provided for all flats. For the number and the location of power points, please refer to the “Mechanical and Electrical Provisions Plan” and the “Schedule of Mechanical and Electrical Provisions of Residential Units”.</p> <p>Lighting switches and socket outlets with concealed conduit (except conduits inside false ceiling) are provided in the Living Room, Dining Room, Bedrooms, Bathrooms, Kitchen, Utility Room, Maid Room and Store Room.</p>
(h)	Gas Supply	Individual gas meter is provided in Kitchen for each flat. Concealed gas supply pipes are installed and connected to gas cooker and gas water heater. For the location, please refer to the “Mechanical and Electrical Provisions Plan”.

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3. Interior Fittings		
	Item	Description
(i)	Washing Machine Connection Point	Water supply and drainage connection point for washing machine is located at: Kitchen ◊ Flats A and B of 1/F to 3/F and 5/F to 11/F of Tower 1 and Tower 2 Utility Room ◊ Flat A of 12/F of Tower 1 and Tower 2 ◊ Flat B of 12/F of Tower 1 Maid Room ◊ Flat B of 12/F of Tower 2 For the location of connection points, please refer to the “Mechanical and Electrical Provisions Plan”.
(j)	Water Supply	Flats of 1/F to 3/F and 5/F to 11/F Except running inside false ceiling and bulkhead, concealed copper pipes are used for both cold and hot water supply. ◊ Hot water supply is provided by electric water heater installed in the following Bathroom of the respective flat: <ul style="list-style-type: none">• Bathroom 1 of Flat A of Tower 1• Bathroom 3 of Flat B of Tower 1• Bathroom 3 of Flats A and B of Tower 2 ◊ Hot water supply to kitchen sink is provided by electric water heater installed in the Kitchen. ◊ Hot water supply in the following Bathroom is provided by gas water heater installed in the Kitchen of the respective flat: <ul style="list-style-type: none">• Bathrooms 2 and 3 of Flat A of Tower 1• Bathrooms 1 and 2 of Flat B of Tower 1• Bathrooms 1 and 2 of Flats A and Flat B of Tower 2 Flats of 12/F and 15/F (Duplex) Except running inside false ceiling and bulkhead, concealed copper pipes are used for both cold and hot water supply. Hot water supply for Bathrooms is provided by gas water heater installed in Kitchen. Hot water supply to kitchen sink is provided by electric water heater installed in Kitchen.

4. Miscellaneous				
	Item	Description		
(a)	Lifts	Passenger Lift Four numbers of “Mitsubishi Nexiez” passengers lifts serving B2/F to 3/F and 5/F to 12/F in Tower 1 and in Tower 2 respectively. Service Lift Two numbers of “Mitsubishi Nexiez” service lifts serving B2/F to 3/F and 5/F to 12/F in Tower 1 and Tower 2 respectively.		
(b)	Letter Box	Finished with stainless steel.		
(c)	Refuse Collection	Refuse Storage and Material Recovery Room is provided in the common area of each residential floor. Refuse Storage and Material Recovery Chamber is provided on G/F of Tower 2 for collection of refuse by cleaners on a regular basis.		
(d)	Water Meter, Electricity Meter and Gas Meter	Water Meter Separate meter of water for each flat is provided in the water meter cabinet of the following floor:		
		Location	Tower 1	Tower 2
		1/F Water Meter Cabinet	Flats A and B of 1/F and 2/F	Flats A and B of 1/F and 2/F
		3/F Water Meter Cabinet	Flats A and B of 3/F and 5/F	Flats A and B of 3/F and 5/F
		6/F Water Meter Cabinet	Flats A and B of 6/F and 7/F	Flats A and B of 6/F and 7/F
		8/F Water Meter Cabinet	Flats A and B of 8/F and 9/F	Flats A and B of 8/F and 9/F
		10/F Water Meter Cabinet	Flats A and B of 10/F and 11/F	Flats A and B of 10/F and 11/F
		12/F Water Meter Cabinet	Flats A and B of 12/F and 15/F (Duplex)	Flats A and B of 12/F and 15/F (Duplex)
		Electricity Meter Separate meter of electricity for each flat is provided in the common electrical meter cabinet on each floor.		
		Gas Meter Separate meter of gas for each flat is provided in the Kitchen.		

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5. Security Facilities
Octopus card reader for access control is provided at ◇ Pedestrian Entrance Gate ◇ G/F Residential Entrance Lobby ◇ Entrance of Basement Car Park Residential Lift Lobby ◇ Main and Rear Entrances of Clubhouse ◇ Passenger Lift Cars ◇ Service Lift Cars ◇ Entrance of Service Lift Lobby (1/F to 3/F and 5/F to 12/F)
Long range vehicular access control system Installed at the G/F main vehicular entrance.
Color video door phone intercom system Visitor panel at Main Entrance Gate and Pedestrian Entrance Gate is connected to the handset at Caretaker's Office. Handset at Caretaker's Office are connected to the handset at the Reception Counter of G/F Residential Entrance Lobby of each Tower. Color video door phone at each residential flat of Towers is connected to the handset at Reception Counter of G/F Residential Entrance Lobby of each Tower. Visitor panel at the entrance of G/F Residential Entrance Lobby of each Tower and Basement Car Park Residential Lift Lobby of each Tower is connected to the handset at each Reception Counter of G/F Residential Entrance Lobby of each Tower.
CCTV System CCTV cameras provided at Car Park area, landscape area and external area are connected to the computer monitors at Caretaker's Office. CCTV cameras provided at each lift car, G/F Residential Entrance Lobby, Basement Car Park Residential Lift Lobby and water tank floor are connected to the computer monitors at the Reception Counter of G/F Residential Entrance Lobby of each Tower. <u>Clubhouse</u> CCTV cameras provided at lift car No. 7 and Clubhouse areas are connected to the computer monitors at the Reception Counter of Clubhouse.
Panic Alarm System <u>Flats of 1/F to 3/F and 5/F to 11/F</u> Panic alarm push button at Master Bedroom is connected to G/F Reception Counter at G/F Residential Entrance Lobby of each Tower. <u>Flats of 12/F and 15/F (Duplex)</u> Panic alarm push button installed at Bedroom 2 of 12/F and Master Bedroom of 15/F are connected to the Reception Counter of G/F Residential Entrance Lobby of each Tower.

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 for Flat A of 1/F to 3/F and 5/F to 10/F of Tower 1, Flat B of 1/F to 3/F and 5/F to 11/F of Tower 1 and Flats A and B of 1/F to 3/F and 5/F to 11/F of Tower 2					
Location	Appliances	Applicable For	Brand	Model No.	
Kitchen	Built-in Gas Hob (Double Burners + Wok Burner)	All the above listed Flats	Siemens	ER326BB90X + ER326AB92X	
	Built-in Induction Hob			EH375ME11E (Except for Flat B of 9/F of Tower 1), EH375FBB1E (For Flat B of 9/F of Tower 1 only)	
	Built-in Oven			HB933R51 (Except for Flat B of 9/F of Tower 1), HV541ANS0 (For Flat B of 9/F of Tower 1 only)	
	Built-in Steam Oven			HB26D555 (Except for Flat B of 9/F of Tower 1), CD634GBS1 (For Flat B of 9/F of Tower 1 only)	
	Fully Integrated Dishwasher			SR66T092EU (Except for Flat B of 9/F of Tower 1), SR66T097EU (For Flat B of 9/F of Tower 1 only)	
	Built-in Wine Cellar		Cristal	CW45DES (Except for Flat A of 3/F of Tower 2)	
			Vinvatuz	VZ45BDBU (For Flat A of 3/F of Tower 2 only)	
	Wall Mounted Chimney Hood		Siemens	LC91BA560 (Except for Flat B of 9/F of Tower 1), LC91BE542B (For Flat B of 9/F of Tower 1 only)	
	Built-in 2 Door Refrigerator			KI34NP60 (Except for Flat B of 9/F of Tower 1), KI39FP61HK (For Flat B of 9/F of Tower 1 only)	
	Fully Integrated Washer Dryer			WK14D540HK (Except for Flat B of 9/F of Tower 1), WK14D321HK (For Flat B of 9/F of Tower 1 only)	
	Gas Water Heater		Noritz	NR32DQF	
	Electric Water Heater		Stiebel Eltron	DHM6	
	LED TV		Oolaa	BTV13(MG)	
	Exhaust Fan		Ostberg	IRE160D1	
	VRV Type Air-Conditioner	Flats A and B of Tower 1 and Flat A of Tower 2	Hitachi	Indoor Unit	Outdoor Unit
		Flat B of Tower 2		RPI-1.0FSN4QH	RAS-160FSYN1Q (Share with other rooms) RAS-140FSYN1Q (Share with other rooms)

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6. Appliances Schedule for Flat A of 1/F to 3/F and 5/F to 10/F of Tower 1, Flat B of 1/F to 3/F and 5/F to 11/F of Tower 1 and Flats A and B of 1/F to 3/F and 5/F to 11/F of Tower 2					
Location	Appliances	Applicable For	Brand	Model No.	
Bathroom	Electric Water Heater	Bathroom 1 of Flat A of Tower 1, Bathroom 3 of Flat B of Tower 1 and Bathroom 3 of Flats A and B of Tower 2	Stiebel Eltron	DHE27SLI	
	LED TV	Bathroom 2 of all the above listed Flats	Oolaa	BTV15(A)	
	Exhaust Fan	Bathrooms 1 and 3 of all the above listed Flats	Ostberg	IRE125A1	
		Bathroom 2 of all the above listed Flats		IRE125C1	
Living Room and Dining Room	VRV Type Air-Conditioner	Flats A and B of Tower 1 and Flat A of Tower 2	Hitachi	Indoor Unit	Outdoor Unit
		Flat B of Tower 2		RPK-2.0FSNSM3	RAS-160FSYN1Q (Share with other rooms) RAS-140FSYN1Q (Share with other rooms)
	Color Video Door Phone (next to Entrance Door)	All the above listed Flats	AJB	AJB-FJ11CC109B	

6. Appliances Schedule for Flat A of 1/F to 3/F and 5/F to 10/F of Tower 1, Flat B of 1/F to 3/F and 5/F to 11/F of Tower 1 and Flats A and B of 1/F to 3/F and 5/F to 11/F of Tower 2					
Location	Appliances	Applicable For	Brand	Model No.	
Master Bedroom and Bedrooms	VRV Type Air-Conditioner	Flat A of Tower 1	Hitachi	Indoor Unit	Outdoor Unit
		Flat B of Tower 1 and Flats A and B of Tower 2		RPK-1.0FSNSM3 RPK-2.0FSNSM3	RAS-160FSYN1Q (Share with other rooms)
				RPK-1.0FSNSM3 RPK-1.5FSNSM3	RAS-140FSYN1Q (Share with other rooms)
Maid Room	VRV Type Air-Conditioner	Flat A of Tower 1	Hitachi	Indoor Unit	Outdoor Unit
		Flat B of Tower 1 and Flats A and B of Tower 2		RPK-1.0FSNSM3	RAS-160FSYN1Q (Share with other rooms)
					RAS-140FSYN1Q (Share with other rooms)
Lavatory	Exhaust Fan	All the above listed Flats	Ostberg	IRE125A1	

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7. Appliances Schedule for Flat A of 11/F of Tower 1					
Location	Appliances	Applicable For	Brand	Model No.	
Kitchen	Built-in Gas Hob (2 Burners + Wok Burner)	The above listed Flat	Miele	CS1013-1 + CS1018	
	Built-in Induction Cooker			CS1212-1i	
	Built-in Oven			H5981BP	
	Built-in Steam Oven			DG5080	
	Fully Integrated Dishwasher		Siemens	SR66T092EU	
	Built-in Wine Cellar		Miele	KWT4154UG-1	
	Cooker Hood			DA429-4	
	Fully Integrated Fridge-Freezer			KFN9753iD	
	Built-in Washer Dryer			WT2789iWPM	
	Gas Water Heater		Noritz	NR32DQF	
	Electric Water Heater		Stiebel Eltron	DHM6	
	LED TV		Oolaa	BTV13(MG)	
	Exhaust Fan		Ostberg	IRE160D1	
VRV Type Air-Conditioner	Hitachi	Indoor Unit	Outdoor Unit		
		RPI-1.0FSN4QH	RAS-160FSYN1Q (Share with other rooms)		

7. Appliances Schedule for Flat A of 11/F of Tower 1					
Location	Appliances	Applicable For	Brand	Model No.	
Bathroom	Electric Water Heater	Bathroom 1 of the above listed Flat	Stiebel Eltron	DHE27SLI	
	LED TV	Bathroom 2 of the above listed Flat	Oolaa	BTV15(A)	
	Exhaust Fan	Bathrooms 1 and 3 of the above listed Flat	Ostberg	IRE125A1	
		Bathroom 2 of the above listed Flat		IRE125C1	
Living Room and Dining Room	VRV Type Air-Conditioner	The above listed Flat	Hitachi	Indoor Unit	Outdoor Unit
	Color Video Door Phone (next to Entrance Door)			RPK-2.0FSNSM3	RAS-160FSYN1Q (Share with other rooms)
			AJB	AJB-FJ11CC109B	
Master Bedroom and Bed-rooms	VRV Type Air-Conditioner		Hitachi	Indoor Unit	Outdoor Unit
				RPK-1.0FSNSM3 RPK-2.0FSNSM3	RAS-160FSYN1Q (Share with other rooms)
Maid Room	VRV Type Air-Conditioner		Hitachi	Indoor Unit	Outdoor Unit
				RPK-1.0FSNSM3	RAS-160FSYN1Q (Share with other rooms)
Lavatory	Exhaust Fan		Ostberg	IRE125A1	
Bathroom 2	VRV Type Air-Conditioner		Hitachi	Indoor Unit	Outdoor Unit
				RPI-1.0FSN4QH	RAS-160FSYN1Q (Share with other rooms)

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Towers

8. Appliances Schedule for Flats of 12/F and 15/F (Duplex) of Tower 1 and Tower 2				
Location	Appliances	Applicable For	Brand	Model No.
Kitchen	Built-in Gas Hob (2 Burners + Wok Burner)	All the above listed Flats	Miele	CS1013-1 + CS1018
	Built-in Induction Hob			CS1212-1i
	Built-in Oven			H5981BP
	Built-in Steam Oven			DG5080
	Fully Integrated Dishwasher		Siemens	SR66T092EU
	Built-in Wine Cellar		Miele	KWT4154UG-1
	Wall-mounted Cooker Hood	Flat A of Tower 1 and Flat B of Tower 2		DA5890W
	Island Cooker Hood	Flat B of Tower 1 and Flat A of Tower 2		DA5890D
	Fully Integrated Fridge-Freezer	All the above listed Flats		KFN9753iD
	Built-in Coffee Maker			CVA5060
	Built-in Warming Drawer			ESW5080-14
	Gas Water Heater			Noritz
	Electric Water Heater	Stiebel Eltron		DHM6
	LED TV	Oolaa		BTV13(MG)
	Exhaust Fan	Ostberg	IRE160D1	

8. Appliances Schedule for Flats of 12/F and 15/F (Duplex) of Tower 1 and Tower 2					
Location	Appliances	Applicable For	Brand	Model No.	
Kitchen	VRV Type Air-Conditioner	Flat A of Tower 1 and Flat B of Tower 2	Hitachi	Indoor Unit	Outdoor Unit
				RPI-1.5FSN4QH	RAS-140FSYN1Q (Share with other rooms)
		Flat B of Tower 1 and Flat A of Tower 2			RAS-160FSYN1Q (Share with other rooms)

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Towers

8. Appliances Schedule for Flats of 12/F and 15/F (Duplex) of Tower 1 and Tower 2					
Location	Appliances	Applicable For	Brand	Model No.	
Bathroom	LED TV	Bathroom 2 of Flats A and B of 12/F and All Bathrooms of Flats A and B of 15/F	Oolaa	BTV15(A)	
	Exhaust Fan	All the above listed Flats	Ostberg	IRE125C1	
Living Room and Dining Room	VRV Type Air-Conditioner	Flat A of Tower 1	Hitachi	Indoor Unit	Outdoor Unit
				RPK-1.5FSNSM3 RPK-2.0FSNSM3 RPK-2.0FSN3M	RAS-112FSVN1Q RAS-160FSYN1Q (Share with other rooms)
		Flat B of Tower 1 and Flat A of Tower 2		RPK-1.5FSNSM3 RPK-2.0FSNSM3	RAS-140FSYN1Q (Share with other rooms)
		Flat B of Tower 2		RPK-1.0FSNSM3 RPK-1.5FSNSM3 RPK-2.0FSNSM3 RPK-2.0FSN3M	RAS-112FSVN1Q RAS-140FSYN1Q (Share with other rooms)
	Color Video Door Phone (next to Entrance Door)	All the above listed Flats	AJB	AJB-FJ11CC109B	
Master Bedroom and Bedrooms	VRV Type Air-Conditioner	Flat A of Tower 1	Hitachi	Indoor Unit	Outdoor Unit
				RPK-1.0FSNSM3 RPK-1.5FSNSM3	RAS-140FSYN1Q RAS-160FSYN1Q (Share with other rooms)
		Flat B of Tower 1 and Flat A of Tower 2		RPK-1.0FSNSM3 RPK-1.5FSNSM3 RPK-2.0FSNSM3	RAS-160FSYN1Q (Share with other rooms)
		Flat B of Tower 2		RPK-1.0FSNSM3 RPK-1.5FSNSM3 RPK-2.0FSNSM3	RAS-140FSYN1Q (Share with other rooms)

8. Appliances Schedule for Flats of 12/F and 15/F (Duplex) of Tower 1 and Tower 2					
Location	Appliances	Applicable For	Brand	Model No.	
Maid Room	Freestanding Washing Machine	Flat B of Tower 2	Miele	W5968WPS Eco Comfort	
	Freestanding Tumble Dryer	Flat B of Tower 2		T8966WP Eco Comfort	
	VRV-Type Air-Conditioner	Flat A of Tower 1 and Flat B of Tower 2	Hitachi	Indoor Unit	Outdoor Unit
		Flat B of Tower 1 and Flat A of Tower 2		RPK-1.0FSNSM3	RAS-140FSYN1Q (Share with other rooms) RAS-160FSYN1Q (Share with other rooms)
Lavatory	Exhaust Fan	All the above listed Flats	Ostberg	IRE125A1	
Roof	Barbecue Stove	All the above listed Flats	Blue Flame	TBQ-120F	
Utility Room	Freestanding Washing Machine	Flats A and B of Tower 1 and Flat A of Tower 2	Miele	W5968WPS Eco Comfort	
	Freestanding Tumble Dryer	Flats A and B of Tower 1 and Flat A of Tower 2		T8966WP Eco Comfort	
	VRV Type Air-Conditioner	Flats A and B of Tower 1 and Flat A of Tower 2	Hitachi	Indoor Unit	Outdoor Unit
Staircase	VRV Type Air-Conditioner	Flat B of Tower 1 and Flat A of Tower 2	Hitachi	RPK-1.0FSNSM3	RAS-160FSYN1Q (Share with other rooms)
				Indoor Unit	Outdoor Unit
	Ventilation Fan	All the above listed Flats	Panasonic	RPK-1.0FSNSM3	RAS-140FSYN1Q (Share with other rooms)
				FV-20WH3 07	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

大廈

1. 外部裝修物料		
	細項	描述
(a)	外牆	大廈外牆 以鋁質飾面、鋁質護柵、玻璃牆、玻璃幕牆、鋁質建築裝飾及瓷磚鋪砌。 基座外牆 以天然石、玻璃牆、鋁質護柵及瓷磚鋪砌。
(b)	窗	防火玻璃 ◇ 於以下位置採用鋁質窗框配以防火玻璃： <ul style="list-style-type: none">第一座一樓至三樓及五樓至十一樓B單位主人睡房第二座一樓至三樓及五樓至十一樓A單位主人睡房 低幅射強化清玻璃 ◇ 於以下位置採用鋁質窗框配以低幅射強化清玻璃： <ul style="list-style-type: none">客廳、飯廳及睡房第一座一樓至三樓及五樓至十二樓A單位浴室2第一座十五樓A單位浴室4 強化清玻璃 ◇ 廚房採用鋁質窗框配以強化清玻璃。 酸蝕刻強化玻璃 ◇ 大廈浴室採用鋁質窗框配以酸蝕刻強化玻璃： <ul style="list-style-type: none">第一座一樓至三樓及五樓至十一樓B單位浴室1第二座一樓至三樓及五樓至十一樓A單位浴室1第一座十二樓B單位浴室1第二座十二樓A及B單位浴室1第一座及第二座一樓至三樓及五樓至十五樓A及B單位浴室2第一座十五樓B單位浴室2第二座十五樓A單位浴室2第一座十五樓A單位浴室4第二座十五樓B單位浴室4
(c)	窗台	窗台用料為鋼筋混凝土，外牆鋪砌瓷磚及鋁質飾面。窗台板以天然石鋪砌。
(d)	花槽	天台花槽以天然石鋪砌。
(e)	陽台或露台	每個露台為有蓋。露台配設清玻璃欄杆、不銹鋼扶手及鋁質裙邊。露台地台以均質磚鋪砌。 沒有陽台。
(f)	乾衣設施	不適用

2. 室內裝修物料		
	細項	描述
(a)	大堂	住宅入口大堂 地板以天然石鋪砌。天花裝設石膏板假天花，天花以灰鏡作飾面。牆身以灰鏡、木皮及木皮牆紙鋪砌，並以不銹鋼特色燈條作裝飾。 住宅樓層升降機大堂 地板以天然石鋪砌。假天花以灰鏡及木皮作飾面。牆身由天然石鋪砌，以灰鏡及不銹鋼作裝飾。 客貨運升降機大堂 地板以均質磚鋪砌。天花裝設石膏板假天花。牆身以乳膠漆及均質磚鋪砌。 地庫停車場升降機大堂 地板以天然石鋪砌。假天花以灰鏡及木皮作飾面。牆身由天然石鋪砌，並以灰鏡及不銹鋼作裝飾。
(b)	內牆及天花板	一樓至三樓（第二座三樓A單位除外）、五樓至十一樓單位（第一座十一樓A單位除外）、十二樓及十五樓（複式）單位 內牆 客廳、飯廳及睡房之內牆髹上乳膠漆。 天花板 天花髹上乳膠漆，並設有髹上乳膠漆石膏板假陣。 第一座十一樓A單位 內牆 客廳及飯廳(櫃背牆身除外)以皮革、木皮、牆紙、鏡及不銹鋼條裝飾鋪砌至假天花底。 睡房1(櫃背牆身除外)以玻璃、皮革、木皮、鏡及不銹鋼條裝飾鋪砌至假天花底。 睡房2(櫃背牆身除外)以布、木皮、牆紙、樹脂裝飾板及不銹鋼條裝飾鋪砌至假天花底。 睡房3(櫃背牆身除外)以人造皮、牆紙、樹脂裝飾板及不銹鋼條裝飾鋪砌至假天花底。 主人睡房(櫃背牆身除外)以皮革、布、木皮及不銹鋼條裝飾鋪砌至假天花底。 走廊牆身以牆紙及玻璃鋪砌至假天花底。 天花板 石膏假天花板抹上乳膠漆，配以不銹鋼條裝飾。 第二座三樓A單位 內牆 飯廳、睡房1、睡房2及睡房3之內牆髹上乳膠漆。 客廳及主人睡房之內牆髹上乳膠漆，部份外露位置為牆紙。 天花板 天花髹上乳膠漆，並設有髹上乳膠漆石膏板假陣。
(c)	內部地板	一樓至三樓、五樓至十一樓單位（第一座十一樓A單位除外）、十二樓及十五樓（複式）單位 客廳及飯廳鋪砌天然石、複合木地板及複合木牆腳線。 所有睡房鋪砌複合木地板及複合木牆腳線。 第一座十一樓A單位 客廳、飯廳、睡房1及走廊(櫃底除外)鋪砌複合木地板及不銹鋼牆腳線。 睡房2、3及主人睡房為地毯(櫃底除外)及不銹鋼牆腳線。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

大廈

2. 室內裝修物料		
	細項	描述
(d)	浴室	一樓至三樓、五樓至十一樓單位 (第一座十一樓A單位除外)、十二樓及十五樓 (複式) 單位牆身以天然石鋪砌至假天花底(洗手盆櫃及鏡櫃背牆身及假天花以上除外)。地板以天然石鋪砌(浴缸底除外)。天花裝設石膏板假天花。
		第一座十一樓A單位 浴室1及3 牆身以天然石鋪砌至假天花底(洗手盆櫃、鏡櫃背牆身及假天花以上除外)。地板以天然石鋪砌(浴缸底除外)。天花裝設石膏板假天花。 浴室2 牆身(洗手盆櫃、鏡櫃及衣櫃背牆身除外)以天然石材鋪砌至假天花底。地板(浴缸及衣櫃底除外)以天然石鋪砌。天花裝設石膏板假天花板，抹上乳膠漆。
(e)	廚房	牆身以天然石、灰鏡及不銹鋼飾板鋪砌至假天花底(廚櫃背牆身及假天花以上除外)。地板以天然石鋪砌(廚櫃底除外)。天花裝設石膏板假天花。選用實心材料灶台。
3. 室內裝置		
	細項	描述
(a)	門	一樓至三樓、五樓至十一樓單位 (第一座十一樓A單位除外)、十二樓及十五樓 (複式) 單位 ◇ 實心木門配以木皮飾面，裝設防盜眼、隱藏式氣鼓、電子鎖及手柄，及防盜鎖於： • 住宅單位大門 ◇ 中空木門配以木皮飾面，裝設金屬手柄、門頂及門鎖於： • 睡房門及儲物室門 ◇ 中空木門配以木皮飾面，裝設金屬手柄及門鎖。 • 浴室門(採用自然通風) ◇ 中空木門配以木皮飾面，裝設金屬手柄、門鎖及配以通風百葉。 • 室內浴室門 ◇ 塑料製趟摺門配以通風百葉於： • 洗手間門 • 第一座十二樓A單位工作間門 ◇ 實心木門配以木皮飾面，裝設防火玻璃視窗、木皮飾面手柄、氣鼓及門頂於： • 廚房門 (連接客廳) ◇ 實心木門配以木皮飾面，裝設防火玻璃視窗、金屬手柄及門鎖於： • 廚房門 (連接工人房及工作間) ◇ 實心木門配以木皮飾面，裝設金屬手柄、門鎖、氣鼓及門頂於： • 工人房門 (往客貨運升降機大堂) • 第一座十二樓A單位廚房門 (往客貨運升降機大堂)

3. 室內裝置		
	細項	描述
(a)	門	◇ 鋁框低幅射強化玻璃趟門配以金屬門鎖及手柄於： • 露台門 ◇ 鋁框低幅射強化玻璃門配以金屬門鎖及手柄於： • 工作平台門 第一座十一樓A單位 ◇ 實心木門配以木飾面，裝設防盜眼、隱藏式氣鼓、門鎖及金屬手柄於： • 住宅單位大門 ◇ 實心木門配以木飾面，裝設金屬手柄、門頂及門鎖於： • 睡房門 ◇ 實心木門配以木飾面，裝設金屬手柄、門頂、門鎖及配以木通風百葉於： • 浴室1及浴室3門 ◇ 實心木門配以木飾面，裝設防火玻璃視窗、金屬手抽、門頂及隱藏式氣鼓於： • 廚房門(連接客廳) ◇ 實心木門配以木飾面，裝設金屬手柄、門頂及門鎖於： • 廚房門(連接工人房) ◇ 不銹鋼框趟門扇，配以玻璃於： • 客廳門(連接睡房1)，客廳門(連接走廊)及浴室2門 ◇ 不銹鋼框門扇，配以玻璃及金屬手柄配以皮革於： • 睡房1門(連接走廊)

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

大廈

3. 室內裝置		
	細項	描述
(b)	浴室	<p>一樓至三樓及五樓至十一樓單位</p> <p>◇ (第一座十一樓A單位浴室2除外)配以木皮飾面鏡櫃、木皮飾面洗手盆櫃及天然石鋪砌檯面。裝置及設備包括鋁質合成石洗手盆、鍍鉻洗手盆冷熱水龍頭、鍍鉻手持花灑套裝、鍍鉻浴缸及花灑冷熱水龍頭、陶瓷坐廁、鍍鉻廁紙架、鍍鉻浴衣鉤及抽氣扇。</p> <p>◇ (第一座十一樓A單位浴室2)配以木紋裝飾板鏡櫃、木皮飾面洗手盆櫃及天然石鋪砌檯面。裝備及設備包括陶瓷洗手盆、鍍鉻洗手盆冷熱水龍頭、鍍鉻手持花灑套裝、鍍鉻浴缸及花灑冷熱水龍頭、陶瓷坐廁、石英壓克力合成材質浴缸(1800毫米長x800毫米寬x500毫米深度)、不銹鋼廁紙架及抽氣扇。</p> <p>◇ 鍍鉻毛巾桿只配置於：</p> <ul style="list-style-type: none">第一座及第二座一樓至三樓及五樓至十一樓浴室1及2第一座一樓至三樓及五樓至十一樓A單位浴室3第二座一樓至三樓及五樓至十一樓B單位浴室3 <p>◇ 液晶電視機只配置於：</p> <ul style="list-style-type: none">第一座及第二座一樓至三樓及五樓至十一樓浴室2 <p>◇ 電熱水爐只配置於：</p> <ul style="list-style-type: none">第一座一樓至三樓及五樓至十一樓A單位浴室1第一座一樓至三樓及五樓至十一樓B單位浴室3第二座一樓至三樓及五樓至十一樓A及B單位浴室3 <p>◇ 煤氣熱水爐控制器只配置於：</p> <ul style="list-style-type: none">第一座一樓至三樓及五樓至十一樓A單位浴室2及3第一座一樓至三樓及五樓至十一樓B單位浴室1及2第二座一樓至三樓及五樓至十一樓A及B單位浴室1及2 <p>◇ 配以淋浴間或浴缸：</p> <ul style="list-style-type: none">玻璃淋浴間於：<ul style="list-style-type: none">第一座一樓至三樓及五樓至十一樓B單位浴室1第二座一樓至三樓及五樓至十一樓A及B單位浴室1第一座及第二座一樓至三樓及五樓至十一樓A及B單位浴室2第一座一樓至三樓及五樓至十一樓A單位浴室3鋁質合成石浴缸(1600毫米長x 700毫米闊x 500毫米高)於：<ul style="list-style-type: none">第一座一樓至三樓及五樓至十一樓A單位浴室1第一座一樓至三樓及五樓至十一樓B單位浴室2及3第二座一樓至三樓及五樓至十一樓A與B單位浴室2及3鋁質合成石浴缸(2000毫米長x 850毫米闊x 550毫米高)於：<ul style="list-style-type: none">第一座一樓至三樓及五樓至十一樓層A單位浴室2(第一座十一樓A單位浴室2除外) <p>隨樓附送之浴室設備及其品牌和型號，請參考「設備說明」。</p> <p>供水系統的用料見下文「供水」一欄。</p>

3. 室內裝置		
	細項	描述
(b)	浴室	<p>十二樓及十五樓(複式)單位</p> <p>◇ 配以木皮飾面鏡櫃、木皮飾面洗手盆櫃及天然石鋪砌檯面。裝置及設備包括鋁質合成石洗手盆、鍍鉻洗手盆冷熱水龍頭、鍍鉻手持花灑套裝、鍍鉻浴缸及花灑冷熱水龍頭、陶瓷坐廁、鍍鉻廁紙架、鍍鉻浴衣鉤、鍍鉻毛巾桿、抽氣扇及煤氣熱水爐控制器。</p> <p>◇ 液晶體電視機只配置於：</p> <ul style="list-style-type: none">第一座及第二座十二樓A及B單位浴室2第一座十五樓A單位浴室3及4第一座十五樓B單位浴室2及3第二座十五樓A單位浴室2及3第二座十五樓B單位浴室3及4 <p>◇ 配以淋浴間或浴缸：</p> <ul style="list-style-type: none">玻璃淋浴間於：<ul style="list-style-type: none">第一座及第二座十二樓A及B單位所有浴室第一座十五樓B單位浴室2第二座十五樓A單位浴室2第一座十五樓B單位浴室3第二座十五樓A及B單位浴室3第一座及第二座十五樓A及B單位浴室4鋁質合成石浴缸裝設噴射水壓按摩系統(2000毫米長x 850毫米闊x 550毫米高)於：<ul style="list-style-type: none">第一座十二樓A單位浴室2第一座十五樓A單位浴室4鋁質合成石浴缸裝設噴射水壓按摩系統(1600毫米長x 700毫米闊x 500毫米高)於：<ul style="list-style-type: none">第一座十二樓B單位浴室2第二座十二樓A及B單位浴室2第一座十五樓B單位浴室3第二座十五樓A單位浴室3第二座十五樓B單位浴室4鋁質合成石浴缸(1600毫米長x 700毫米闊x 500毫米高)於：<ul style="list-style-type: none">第一座十五樓A單位浴室3第一座十五樓B單位浴室2第二座十五樓A單位浴室2 <p>隨樓附送之浴室設備及其品牌和型號，請參考「設備說明」。</p> <p>供水系統的用料見下文「供水」一欄。</p>
		<p>洗手間</p> <p>配置搪瓷洗手盆、陶瓷坐廁、鍍鉻廁紙架、鍍鉻浴衣鉤及抽氣扇。</p> <p>隨樓附送之洗手間設備及其品牌和型號，請參考「設備說明」。</p> <p>供水系統的用料見下文「供水」一欄。</p>

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3. 室內裝置		
	細項	描述
(c)	廚房	<p>所有廚房均配置木製廚櫃。廚櫃選用實心材料檯面，配以不銹鋼洗滌盆、鍍鉻洗手盆冷熱水龍頭、液晶體電視機、煤氣熱水爐、電熱水爐、抽氣扇及冷氣機。</p> <p>廚櫃飾面為</p> <p>◇ 第一座及第二座一樓至三樓及五樓至十一樓單位：</p> <ul style="list-style-type: none">• 啞面密胺樹脂 <p>◇ 第一座及第二座十二及十五樓(複式)單位：</p> <ul style="list-style-type: none">• 光面漆及木皮密胺樹脂 <p>◇ 第一座十一樓A單位：</p> <ul style="list-style-type: none">• 啞面漆密胺樹脂 <p>隨樓附送之廚房設備及其品牌與型號，請參考「設備說明」供水系統的用料見下文「供水」一欄。</p>
(d)	睡房	沒有裝置。
(e)	電話	<p>客廳、飯廳及睡房均裝有電話插座。電話及寬頻網絡數據服務由住戶向有關供應商申請使用。</p> <p>有關接駁點之數目及位置，請參考「機電裝置平面圖」及「住宅單位機電裝置數量說明表」。</p>
(f)	天線	<p>客廳、飯廳、睡房及廚房及下列浴室設有公眾電視及電台插座：</p> <p>◇ 第一座及第二座一樓至三樓及五樓至十一樓A及B單位浴室2</p> <p>◇ 第一座及第二座十二樓A及B單位浴室2</p> <p>◇ 第一座十五樓A單位浴室3及4</p> <p>◇ 第二座十五樓B單位浴室3及4</p> <p>◇ 第一座十五樓B單位浴室2及3</p> <p>◇ 第二座十五樓A單位浴室2及3</p> <p>有關接駁點的數量及位置，請參考「機電裝置平面圖」及「住宅單位機電裝置數量說明表」。</p>
(g)	電力裝置	<p>一樓至三樓及五樓至十一樓單位</p> <p>每戶提供100A三相電源並裝妥微型斷路器及配電箱。有關接駁點的數量及位置，請參考「機電裝置平面圖」及「住宅單位機電裝置數量說明表」。</p> <p>客廳、飯廳、睡房、浴室、工人房及廚房裝設的燈掣及電源插座均採用暗喉（除設於天花內）。</p> <p>十二樓及十五樓(複式)單位</p> <p>每戶提供160A三相電源並裝妥微型斷路器及配電箱(1x160A及1x80A)。有關接駁點的數量及位置，請參考「機電裝置平面圖」及「住宅單位機電裝置數量說明表」。</p> <p>客廳、飯廳、睡房、浴室、廚房、工作間、工人房及儲物室裝設的燈掣及電源插座均採用暗喉(除設於天花內)。</p>

3. 室內裝置		
	細項	描述
(h)	氣體供應	<p>每戶於廚房內均裝妥獨立煤氣錶。內藏煤氣喉接駁煤氣煮食爐及煤氣熱水爐。有關接駁點的位置，請參考「機電裝置平面圖」。</p>
(i)	洗衣機接駁點	<p>設置洗衣機來去水接駁點於：</p> <p>廚房</p> <p>◇ 第一座及第二座一樓至三樓及五樓至十一樓A及B單位</p> <p>工作間</p> <p>◇ 第一座及第二座十二樓A單位</p> <p>◇ 第一座十二樓B單位</p> <p>工人房</p> <p>◇ 第二座十二樓B單位</p> <p>有關接駁點的位置，請參考「機電裝置平面圖」。</p>
(j)	供水	<p>一樓至三樓及五樓至十一樓單位</p> <p>除假天花及假陣內，冷熱水供應全部採用隱藏式銅喉。</p> <p>◇ 下列浴室的熱水由安裝在各自單位浴室內的電熱水爐供應：</p> <ul style="list-style-type: none">• 第一座A單位浴室1• 第一座B單位浴室3• 第二座A及B單位浴室3 <p>◇ 廚房洗滌盆的熱水由安裝在廚房的電熱水爐供應。</p> <p>◇ 下列浴室的熱水由安裝在各自單位內廚房的煤氣熱水爐供應：</p> <ul style="list-style-type: none">• 第一座A單位浴室2及3• 第一座B單位浴室1及2• 第二座A及B單位浴室1及2 <p>十二樓及十五樓(複式)單位</p> <p>除假天花及假陣內，冷熱水供應全部採用隱藏式銅喉。</p> <p>浴室的熱水由安裝在廚房的煤氣熱水爐供應。廚房洗滌盤的熱水由安裝在廚房的電熱水爐供應。</p>

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4. 雜項			
	細項	描述	
(a)	升降機	客用升降機 設置四部「三菱Nexiez」客用升降機分別穿梭於第一座及第二座地庫第二層至三樓及五樓至十二樓。 客貨運升降機 設置兩部「三菱Nexiez」客貨用升降機分別穿梭於第一座及第二座地庫第二層至三樓及五樓至十二樓。	
(b)	信箱	以不銹鋼製造。	
(c)	垃圾收集	垃圾儲存及物料回收室設於各住宅樓層的公共地方。垃圾儲存及物料回收房設於第二座地下，由清潔工人定時收集垃圾。	
(d)	水錶、電錶及氣體錶	水錶 每戶的獨立水錶安裝在以下層數的水錶櫃內：	
		位置	第一座 第二座
		一樓水錶櫃	一樓及二樓A及B單位 一樓及二樓A及B單位
		三樓水錶櫃	三樓及五樓A及B單位 三樓及五樓A及B單位
		六樓水錶櫃	六樓及七樓A及B單位 六樓及七樓A及B單位
		八樓水錶櫃	八樓及九樓A及B單位 八樓及九樓A及B單位
		十樓水錶櫃	十樓及十一樓A及B單位 十樓及十一樓A及B單位
		十二樓水錶櫃	十二樓及十五樓(複式)A及B單位 十二樓及十五樓(複式)A及B單位
		電錶 每戶的獨立電錶安裝在每層樓的公用電錶櫃內。	
		氣體錶 每戶住宅單位的獨立煤氣錶安裝在廚房內。	

5. 保安設施
八達通讀卡器裝設於 ◇ 行人入口閘門 ◇ 地下住宅入口大堂 ◇ 地庫停車場住宅升降機大堂 ◇ 會所主入口及後面入口 ◇ 客用升降機廂 ◇ 客貨運升降機廂 ◇ 客貨運升降機大堂入口(一樓至三樓及五樓至十二樓)
射頻識別車輛進出管理系統 地下車輛主入口閘門裝有射頻識別車輛進出管理系統。
彩色視像對講機系統 設置於主入口閘門及行人入口閘門的訪客屏幕連接至管理員辦事處的通話機。管理員辦事處的通話機再連接至每座大廈地下住宅入口大堂接待處的通話機。 設置於每戶住宅單位的彩色視像對講機連接至每座大廈地下入口大堂接待處通話機。 設置於在每座大廈地下住宅入口大堂外及每座地庫停車場住宅升降機大堂外的訪客屏幕連接至每座大廈地下住宅入口大堂的接待處通話機。
閉路電視系統 設置於停車場、園林區域及外圍地方的閉路電視鏡頭連接至管理員辦事處的電腦監視器。 設置於各升降機廂內、每座大廈地下住宅入口大堂、地庫停車場住宅升降機大堂、水缸層的閉路電視鏡頭連接至每座大廈地下住宅入口大堂接待處的電腦監視器。
會所 設置於在七號升降機廂內、會所內的閉路電視鏡頭連接至會所接待處的電腦監視器。
警報按鈕系統 <u>一樓至三樓及五樓至十一樓單位</u> 設置於主人睡房的警報按鈕連接至每座大廈地下住宅入口大堂接待處。 <u>十二樓及十五樓(複式)單位</u> 設置於十二樓睡房2及十五樓主人睡房的警報按鈕連接至大廈地下住宅入口大堂接待處。

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

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6. 第一座一樓至三樓及五樓至十樓A單位、第一座一樓至三樓及五樓至十一樓B單位及第二座一樓至三樓及五樓至十一樓A及B單位設備說明					
位置	設備	適用於	品牌	型號	
廚房	嵌入式煤氣煮食爐 (雙爐頭及鐵鍋爐頭)	上述所有單位	西門子	ER326BB90X + ER326AB92X	
	嵌入式電磁爐			EH375ME11E (第一座九樓B單位除外), EH375FBB1E (僅供第一座九樓B單位)	
	嵌入式焗爐			HB933R51 (第一座九樓B單位除外), HV541ANS0 (僅供第一座九樓B單位)	
	嵌入式電蒸爐			HB26D555 (第一座九樓B單位除外), CD634GBS1 (僅供第一座九樓B單位)	
	全嵌入式洗碗碟機			SR66T092EU (第一座九樓B單位除外), SR66T097EU (僅供第一座九樓B單位)	
	嵌入式酒櫃		尼斯	CW45DES (第二座三樓A單位除外)	
	掛牆式抽油煙機		Vinvatuz	VZ45BDBU (僅供第二座三樓A單位)	
	嵌入式雙門雪櫃		西門子	LC91BA560 (第一座九樓B單位除外), LC91BE542B (僅供第一座九樓B單位)	
	全嵌入式洗衣乾衣機			KI34NP60 (第一座九樓B單位除外), KI39FP61HK (僅供第一座九樓B單位)	
	煤氣熱水爐		樂麗牌	NR32DQF	
	電熱水爐		斯寶亞創	DHM6	
	液晶體電視機		Oolaa	BTV13(MG)	
	抽氣扇		奧斯博格	IRE160D1	
	VRV式冷氣機	第一座A及B單位及 第二座A單位	日立	室內機	室外機
		第二座B單位		RPI-1.0FSN4QH	RAS-140FSYN1Q (與其他房間共用)
				RAS-160FSYN1Q (與其他房間共用)	

6. 第一座一樓至三樓及五樓至十樓A單位、第一座一樓至三樓及五樓至十一樓B單位及第二座一樓至三樓及五樓至十一樓A及B單位設備說明					
位置	設備	適用於	品牌	型號	
浴室	電熱水爐	第一座A單位浴室1、第一座B單位浴室3及第二座A及B單位浴室3	斯寶亞創	DHE27SLI	
	液晶體電視機	上述所有單位浴室2	Oolaa	BTV15(A)	
	抽氣扇	上述所有單位浴室1及3	奧斯博格	IRE125A1	
		上述所有單位浴室浴室2		IRE125C1	
客廳及飯廳	VRV式冷氣機	第一座A及B單位及第二座A單位	日立	室內機	室外機
		第二座B單位		RPK-2.0FSNSM3	RAS-160FSYN1Q (與其他房間共用) RAS-140FSYN1Q (與其他房間共用)
	彩色視像對講機 (大門入口側)	上述所有單位	安居寶	AJB-FJ11CC109B	
	主人睡房及睡房	VRV式冷氣機	第一座A單位	日立	室內機
第一座B單位及第二座A及B單位			RPK-1.0FSNSM3 RPK-2.0FSNSM3		RAS-160FSYN1Q (與其他房間共用)
工人房	VRV式冷氣機	第一座A單位	日立	室內機	室外機
		第一座B單位及第二座A及B單位		RPK-1.0FSNSM3 RPK-1.5FSNSM3	RAS-140FSYN1Q (與其他房間共用)
洗手間	抽氣扇	上述所有單位	奧斯博格	IRE125A1	

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7. 第一座十一樓A單位設備說明					
位置	設備	適用於	品牌	型號	
廚房	嵌入式煤氣煮食爐 (雙爐頭及鐵鍋爐頭)	上述單位	Miele	CS1013-1 + CS1018	
	嵌入式電磁爐			CS1212-1i	
	嵌入式焗爐			H5981BP	
	嵌入式蒸爐			DG5080	
	全嵌入式洗碗碟機		西門子	SR66T092EU	
	嵌入式酒櫃		Miele	KWT4154UG-1	
	抽油煙機			DA429-4	
	全嵌入式雪櫃			KFN9753iD	
	嵌入式洗衣乾衣機			WT2789iWPM	
	煤氣熱水爐		樂麗牌	NR32DQF	
	電熱水爐		斯寶亞創	DHM6	
	液晶電視機		Oolaa	BTV13(MG)	
	抽氣扇		奧斯博格	IRE160D1	
	VRV式冷氣機		日立	室內機	室外機
RPI-1.0FSN4QH		RAS-160FSYN1Q (與其他房間共用)			

7. 第一座十一樓A單位設備說明					
位置	設備	適用於	品牌	型號	
浴室	電熱水爐	上述單位浴室1	斯寶亞創	DHE27SLI	
	液晶體電視機	上述單位浴室2	Oolaa	BTV15(A)	
	抽氣扇	上述單位浴室1及3	奧斯博格	IRE125A1	
		上述單位浴室2		IRE125C1	
客廳及飯廳	VRV式冷氣機	上述單位	日立	室內機	室外機
	彩色視像對講機 (大門入口側)			RPK-2.0FSNSM3	RAS-160FSYN1Q (與其他房間共用)
	安居寶		AJB-FJ11CC109B		
主人睡房及睡房	VRV式冷氣機		日立	室內機	室外機
				RPK-1.0FSNSM3 RPK-2.0FSNSM3	RAS-160FSYN1Q (與其他房間共用)
工人房	VRV式冷氣機		日立	室內機	室外機
				RPK-1.0FSNSM3	RAS-160FSYN1Q (與其他房間共用)
洗手間	抽氣扇		奧斯博格	IRE125A1	
浴室2	VRV式冷氣機		日立	室內機	室外機
				RPI-1.0 FSN4QH	RAS-160FSYN1Q (與其他房間共用)

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8. 第一座及第二座十二樓及十五樓(複式)單位設備說明						
位置	設備	適用於	品牌	型號		
廚房	嵌入式煤氣煮食爐 (雙爐頭及鐵鍋爐頭)	上述所有單位	Miele	CS1013-1 + CS1018		
	嵌入式電磁爐			CS1212-1i		
	嵌入式焗爐			H5981BP		
	嵌入式電蒸爐			DG5080		
	全嵌入式洗碗碟機		西門子	SR66T092EU		
	嵌入式酒櫃		Miele	KWT4154UG-1		
	掛牆式抽油煙機	第一座A單位及 第二座B單位		DA5890W		
	島式抽油煙機	第一座B單位及 第二座A單位		DA5890D		
	全嵌入式雪櫃	上述所有單位		KFN9753iD		
	嵌入式咖啡機			CVA5060		
	嵌入式食物保溫機			ESW5080-14		
	煤氣熱水爐		樂麗牌	NR32DQF		
	電熱水爐	斯寶亞創	DHM6			
	液晶電視機	Oolaa	BTV13(MG)			
	抽氣扇	奧斯博格	IRE160D1			
	VRV式冷氣機	第一座A單位及 第二座B單位	日立	室內機	室外機	
				RPI-1.5FSN4QH	RAS-140FSYN1Q (與其他房間共用)	
第一座B單位及 第二座A單位		RAS-160FSYN1Q (與其他房間共用)				

8. 第一座及第二座十二樓及十五樓(複式)單位設備說明					
位置	設備	適用於	品牌	型號	
浴室	液晶體電視機	十二樓A及B單位浴室2及十五樓A及B單位所有浴室	Oolaa	BTV15(A)	
	抽氣扇	上述所有單位	奧斯博格	IRE125C1	
客廳及飯廳	VRV式冷氣機	第一座A單位	日立	室內機	室外機
		第一座B單位及第二座A單位		RPK-1.5FSNSM3 RPK-2.0FSNSM3 RPK-2.0FSN3M	RAS-112FSVN1Q RAS-160FSYN1Q (與其他房間共用)
		第二座B單位		RPK-1.5FSNSM3 RPK-2.0FSNSM3	RAS-140FSYN1Q (與其他房間共用)
	彩色視像對講機 (大門入口側)	上述所有單位	安居寶	AJB-FJ11CC109B	
主人睡房及睡房	VRV式冷氣機	第一座A單位	日立	室內機	室外機
		第一座B單位及第二座A單位		RPK-1.0FSNSM3 RPK-1.5FSNSM3	RAS-140FSYN1Q RAS-160FSYN1Q (與其他房間共用)
		第二座B單位		RPK-1.0FSNSM3 RPK-1.5FSNSM3 RPK-2.0FSNSM3	RAS-160FSYN1Q (與其他房間共用)
				RPK-1.0FSNSM3 RPK-1.5FSNSM3 RPK-2.0FSNSM3	RAS-140FSYN1Q (與其他房間共用)

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

大廈

8. 第一座及第二座十二樓及十五樓(複式)單位設備說明					
位置	設備	適用於	品牌	型號	
工人房	獨立式洗衣機	第二座B單位	Miele	W5968WPS Eco Comfort	
	獨立式乾衣機	第二座B單位		T8966WP Eco Comfort	
	VRV式冷氣機	第一座A單位及第二座B單位	日立	室內機	室外機
		第一座B單位及第二座A單位		RPK-1.0FSNSM3	RAS-140FSYN1Q (與其他房間共用) RAS-160FSYN1Q (與其他房間共用)
洗手間	抽氣扇	上述所有單位	奧斯博格	IRE125A1	
天台	燒烤爐	上述所有單位	Blue Flame	TBQ-120F	
工作間	獨立式洗衣機	第一座A及B單位及第二座A單位	Miele	W5968WPS Eco Comfort	
	獨立式乾衣機	第一座A及B單位及第二座A單位		T8966WP Eco Comfort	
	VRV式冷氣機	第一座A及B單位及第二座A單位	日立	室內機	室外機
樓梯	VRV式冷氣機	第一座B單位及第二座A單位	日立	RPK-1.0FSNSM3	RAS-160FSYN1Q (與其他房間共用)
				RPK-1.0FSNSM3	RAS-140FSYN1Q (與其他房間共用)
	換氣扇	上述所有單位	Panasonic	FV-20WH3 07	

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Houses

1. Exterior Finishes		
	Item	Description
(a)	External Wall	Finished with natural stone, aluminium cladding, aluminium grilles and glazed wall.
(b)	Window	<p>Fire resistant glass panels ◇ Aluminium window frames fitted with fire resistant glass panels at:</p> <ul style="list-style-type: none"> Dining Room of Houses B and C <p>Low-emissivity clear tempered glass ◇ Aluminium window frames fitted with low-emissivity clear tempered glass at:</p> <ul style="list-style-type: none"> Living Room, Dining Room and Bedrooms Kitchen and Family Room Bathrooms 3 and 4 of House A Bathroom 4 of Houses B and C <p>Acid etched tempered glass ◇ Aluminium window frames are fitted with acid etched tempered glass at:</p> <ul style="list-style-type: none"> Bathroom 1 of all Houses Bathroom 2 of House C Bathroom 3 of Houses B and C
(c)	Bay Window	There is no bay window.
(d)	Planter	Planters on roof and garden are finished with natural stone.
(e)	Verandah or Balcony	Each of the balconies is covered. Balcony is fitted with clear glass balustrade with stainless steel top rail and aluminium skirting. Balcony floor is finished with homogeneous tiles. There is no verandah.
(f)	Drying Facilities for Clothing	Not Applicable

2. Interior Finishes		
	Item	Description
(a)	Lobby	<p>Basement Car Park Lift Lobby Floor is finished with natural stone. False ceiling finished with grey tinted mirror and timber veneer is provided. Walls are finished with natural stone panels and decorated with grey tinted mirror and stainless steel feature.</p> <p>G/F to 2/F Lift Lobby Floor is finished with natural stone. Walls and ceiling are finished with emulsion paint.</p>
(b)	Internal Wall and Ceiling	<p>Internal wall Living Room, Dining Room and Bedrooms are finished with emulsion paint.</p> <p>Ceiling Ceiling is finished with emulsion paint and gypsum board bulkhead in emulsion paint are provided.</p>
(c)	Internal Floor	Living Room and Dining Room are finished with natural stone, engineered timber board and engineered timber skirting. Bedroom 2 is finished with engineered timber board and engineered timber skirting. Bedrooms 1, 3 and 4 are finished with natural stone, engineered timber board and engineered timber skirting.
(d)	Bathroom	Internal walls (except those areas covered by the basin cabinet, mirror cabinet and above false ceiling level) are finished with natural stone up to the line of false ceiling. Floor (except the bottom part of bathtub) is finished with natural stone. Gypsum board false ceiling is provided.
(e)	Kitchen	Internal walls (except those areas covered by the kitchen cabinet and above the false ceiling level) are finished with natural stone, grey tinted mirror and stainless steel panel up to the line of false ceiling. Floor (except those areas covered by the kitchen cabinet) is finished with natural stone. Gypsum board false ceiling is provided. Cooking bench is finished with solid surfacing material.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Houses

3. Interior Fittings		
	Item	Description
(a)	Doors	◇ Metal door finished with timber pattern melamine on plywood, fitted with eye viewer, concealed door closer, door lockset and handle at: <ul style="list-style-type: none">• Entrance door
		◇ Hollow core timber door finished with timber veneer, fitted with metal door handle, door stopper and lockset at: <ul style="list-style-type: none">• Bedroom door
		◇ Hollow core timber door finished with timber veneer and fitted with metal door handle and lockset at: <ul style="list-style-type: none">• Bathroom door
		◇ Hollow core timber door finished with timber veneer and fitted with metal door handle, lockset and louvre at: <ul style="list-style-type: none">• Lavatory door• Powder Room door
		◇ Plastic slide-folded door fitted with louvre at: <ul style="list-style-type: none">• Lavatory door• Store Room door of House A• Utility Room door of Houses B and C
		◇ Solid core timber door finished with timber veneer, fitted with fire-rated glass view panel, timber veneer finished handle, door closer and door stopper at: <ul style="list-style-type: none">• Kitchen door (to Living Room)
		◇ Hollow core timber door finished with timber veneer and fitted with metal door handle and lockset at: <ul style="list-style-type: none">• Kitchen door (to Utility Room) of Houses B and C
		◇ Hollow core timber door finished with timber veneer and fitted with metal door handle, lockset and louvre at: <ul style="list-style-type: none">• Kitchen door (to Utility Room) of House A
		◇ Aluminium framed low-emissivity tempered glass sliding door with metal door lockset and door handle at: <ul style="list-style-type: none">• Balcony door• Utility Platform door

3. Interior Fittings		
	Item	Description
(b)	Bathroom	Bathroom ◇ Fitted with mirror cabinet finished with timber veneer, basin cabinet finished with timber veneer and natural stone countertop. Fittings and equipment include Aluminium Trihydrate (ATH) and pure polyester resin composite wash basin, chrome plated basin mixer, chrome plated hand shower set, chrome plated bath and shower mixer, glass shower cubicle, ceramic water closet, chrome plated toilet paper holder, chrome plated robe hook, chrome plated towel bar, exhaust fan and gas water heater controller. ◇ LED TV only provided at: <ul style="list-style-type: none">• Bathrooms 3 and 4 of Houses A, B and C ◇ Fitted with bathtub fittings: <ul style="list-style-type: none">• Aluminium Trihydrate (ATH) and pure polyester resin composite free stand bathtub (1800mmL x 800mmW x 600mmH) at:<ul style="list-style-type: none">– Bathroom 4 of Houses B and C• Aluminium Trihydrate (ATH) and pure polyester resin composite bathtub with water jets massage system (2000mmL x 850mmW x 550mmH) at:<ul style="list-style-type: none">– Bathroom 3 of Houses B and C• Aluminium Trihydrate (ATH) and pure polyester resin composite bathtub with water jets massage system (1780mmL x 800mmW x 550mmH) at:<ul style="list-style-type: none">– Bathroom 4 of House A• Aluminium Trihydrate (ATH) and pure polyester resin composite bathtub with water jets massage system (1600mmL x 700mmW x 500mmH) at:<ul style="list-style-type: none">– Bathroom 3 of House A For bathroom appliances, their brand names and model numbers, please refer to “Appliances Schedule”. See “Water Supply” below for material of water supply system.
		Powder Room Fitted with Aluminium Trihydrate (ATH) and pure polyester resin composite wash basin, ceramic water closet, chrome plated toilet paper holder, chrome plated robe hook and exhaust fan. For Powder Room appliances, their brand names and model numbers, please refer to “Appliances Schedule”. See “Water Supply” below for material of water supply system.
		Lavatory Fitted with vitreous wash basin, ceramic water closet, chrome plated toilet paper holder, chrome plated robe hook and exhaust fan. For Lavatory appliances, their brand names and model numbers, please refer to “Appliances Schedule”. See “Water Supply” below for material of water supply system.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Houses

3. Interior Fittings		
	Item	Description
(c)	Kitchen	<p>All Kitchens are fitted with wooden kitchen cabinet. All kitchen cabinets are fitted with solid surfacing material countertop, stainless steel sink, chrome plated sink mixer, LED TV, gas water heater, electric water heater, exhaust fan and air-conditioner.</p> <p>Finishes of kitchen cabinet</p> <ul style="list-style-type: none"> Painted tempered glass and veneer melamine finishes <p>For kitchen appliances, their brand names and model numbers, please refer to “Appliances Schedule”.</p> <p>See “Water Supply” below for material of water supply system.</p>
(d)	Bedroom	No fittings.
(e)	Telephone	<p>Telephone outlets are provided for Living Room, Dining Room, Bedrooms and Family Room. Telephone call and broadband data services to be subscribed from services providers by end user.</p> <p>For the number and the location of connection points, please refer to the “Mechanical & Electrical Provisions Plan” and the “Schedule of Mechanical & Electrical Provisions of Residential Units”.</p>
(f)	Aerials	<p>TV and FM outlets are installed in the Living Room, Dining Room, Bedrooms, Kitchen, Family Room and the following Bathrooms:</p> <p>◊ Bathrooms 3 and 4 of Houses A, B and C</p> <p>For the number and the location of connection points, please refer to the “Mechanical and Electrical Provisions Plan” and the “Schedule of Mechanical and Electrical Provisions of Residential Units”.</p>
(g)	Electrical Installations	<p>200A three-phase electricity supply with moduled case circuit breaker, miniature circuit breaker and distribution boards (1x200A and 2x60A) are provided for all houses. For the number and the location of power points, please refer to the “Mechanical and Electrical Provisions Plan” and the “Schedule of Mechanical and Electrical Provisions of Residential Units”.</p> <p>Lighting switches and socket outlets with concealed conduit (except conduits inside false ceiling) are provided in the Living Room, Dining Room, Bedrooms, Bathrooms, Kitchen, Family Room, Utility Room, Lavatory, Powder Room and Store Room:</p> <p>◊ House A</p> <p>Lighting switches and socket outlets with concealed conduit (except conduits inside false ceiling) are provided in the Living Room, Dining Room, Bedrooms, Bathrooms, Kitchen, Family Room, Utility Room, Lavatory and Powder Room:</p> <p>◊ Houses B and C</p>
(h)	Gas Supply	Individual gas meter is provided in Kitchen for each House. Concealed gas supply pipes are installed and connected to gas cooker and gas water heater. For the location, please refer to the “Mechanical and Electrical Provisions Plan”.

3. Interior Fittings		
	Item	Description
(i)	Washing Machine Connection Point	<p>Water supply and drainage connection point for washing machine is located at:</p> <p>Utility Room</p> <p>◊ Houses A, B and C</p> <p>For the location of connection points, please refer to the “Mechanical and Electrical Provisions Plan”.</p>
(j)	Water Supply	<p>Except running inside false ceiling and bulkhead, concealed copper pipes are used for both cold and hot water supply.</p> <p>Hot water supply for Bathrooms is provided by gas water heater installed in Kitchen. Hot water supply to kitchen sink is provided by electric water heater installed in Kitchen.</p>
4. Miscellaneous		
	Item	Description
(a)	Lifts	<p>Passenger Lift</p> <p>Three numbers of “Mitsubishi Elenessa” passengers lifts serving B1/F to 2/F in Houses A, B and C respectively.</p>
(b)	Letter Box	Finished with stainless steel.
(c)	Refuse Collection	Refuse Storage and Material Recovery Chamber is provided on G/F of Tower 2 of Tower for collection of refuse by cleaners on a regular basis.
(d)	Water Meter, Electricity Meter and Gas Meter	<p>Water Meter</p> <p>Separate meter of water for Houses A, B and C is provided in Master Water Meter Room of B1/F.</p> <p>Electricity Meter</p> <p>Separate meter of electricity for Houses A, B and C is provided in B1/F Main Switch Room.</p> <p>Gas Meter</p> <p>Separate meter for gas for Houses A, B and C is provided in Kitchen.</p>

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Houses

5. Security Facilities
Octopus card reader for access control is provided at ◇ Pedestrian Entrance Gate ◇ Main and Rear Entrances of Clubhouse
Smart card reader for access control is provided at ◇ Main Entrance of Houses ◇ Rear Entrance of Houses ◇ Lift Lobby Entrance of Houses at Basement Car Park
Long range vehicular access control system Installed at the G/F main vehicular entrance.
Color video door phone intercom system Visitor panels at Main Entrance Gate and Pedestrian Entrance Gate are connected to the handset at Caretaker's Office. Handset at Caretaker's Office are connected to the color video door phone of each House. Visitor panels at G/F Rear Entrance and Entrance of Houses at Basement Car Park are connected to the color video door phone at each House.
CCTV System CCTV cameras provided at Car Park area, landscape area and external area are connected to the computer monitors at Caretaker's Office. <u>Clubhouse</u> CCTV cameras provided at lift car No. 7 and Clubhouse area are connected to the computer monitors at the Reception Counter of Clubhouse.
Panic Alarm System Panic alarm push button at Master Bedroom of 2/F is connected to Caretaker's Office.

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 for Houses A, B and C				
Location	Appliances	Applicable For	Brand	Model No.
Kitchen	Built-in Gas Hob (2 Burners + Wok Burner)	All the above listed Houses	Miele	CS1013-1 + CS1018
	Built-in Induction Hob			CS1212-1i
	Built-in Oven			H5981BP
	Built-in Steam Oven			DG5080
	Fully Integrated Dishwasher		Siemens	SR66T092EU
	Built-in Wine Cellar		Miele	KWT4154UG-1
	Wall-mounted Cooker Hood			DA5890W
	Fully Integrated Fridge-Freezer			KFN9753iD
	Built-in Coffee Maker			CVA5060
	Built-in Warming Drawer			ESW5080-14
	Gas Water Heater		Noritz	NR32DQF
	Electric Water Heater		Stiebel Eltron	DHM6
	LED TV		Oolaa	BTV13(MG)
	Exhaust Fan		Ostberg	IRE160D1
	VRV Type Air-Conditioner		Hitachi	Indoor Unit
				RPI-1.5FSN4QH
				Outdoor Unit
				RAS-10FSXN1 (Share with other rooms)

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Houses

6. Appliances Schedule for Houses A, B and C				
Location	Appliances	Applicable For	Brand	Model No.
Bathroom and Lavatory	LED TV	Bathroom 3 and Bathroom 4 of all the above listed Houses	Oolaa	BTV15(A)
	Exhaust Fan	Bathroom 1 of all the above listed Houses	Ostberg	IRE125A1
		Bathrooms 2 and 3 of all the above listed Houses		IRE125C1
		Bathroom 4 of House A		IRE125C1
		Bathrooms 4 of Houses B and C		IRE160D1

6. Appliances Schedule for Houses A, B and C					
Location	Appliances	Applicable For	Brand	Model No.	
Living Room, Dining Room and Family Room	VRV Type Air-Conditioner	All the above listed Houses	Hitachi	Indoor Unit	Outdoor Unit
				RPK-2.0FSNSM3 RPK-2.5FSNSM3	RAS-10FSXN1 RAS-12FSXN1 (Share with other rooms)
	Color Video Door Phone (outside Kitchen only)		AJB	AJB-FJ11CC109B	
Master Bedroom and Bedrooms	VRV Type Air-Conditioner		Hitachi	Indoor Unit	Outdoor Unit
				RPK-1.5FSNSM3 RPK-2.0FSNSM3	RAS-12FSXN1 (Share with other rooms)
Staircase and Lift Lobby	VRV Type Air-Conditioner		Hitachi	Indoor Unit	Outdoor Unit
				RPK-1.0FSNSM3	RAS-10FSXN1 RAS-12FSXN1 (Share with other rooms)
Staircase	Ventilation Fan		Panasonic	FV-20WH3 07	
Utility Room	Freestanding Washing Machine		Miele	W5968WPS Eco Comfort	
	Freestanding Tumble Dryer			T8966WP Eco Comfort	
	VRV Type Air-Conditioner		Hitachi	Indoor Unit	Outdoor Unit
RPK-1.0FSNSM3				RAS-10FSXN1 (Share with other rooms)	
Lavatory	Exhaust Fan		Ostberg	IRE125A1	
Powder Room	Exhaust Fan		Ostberg	IRE125A1	
Garden	Barbecue Stove		Blue Flame	TBQ-120F	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

洋房

1. 外部裝修物料		
	細項	描述
(a)	外牆	以天然石、鋁質飾面、鋁質護柵及玻璃牆鋪砌。
(b)	窗	防火玻璃 ◇ 於以下位置採用鋁質窗框配以防火玻璃： <ul style="list-style-type: none">• 洋房B及C飯廳 低幅射強化清玻璃 ◇ 於以下位置採用鋁質窗框配以低幅射強化清玻璃： <ul style="list-style-type: none">• 客廳、飯廳及睡房• 廚房及家庭廳• 洋房A浴室3及4• 洋房B及C浴室4 酸蝕刻強化玻璃 ◇ 浴室採用鋁質窗框配以酸蝕刻強化玻璃： <ul style="list-style-type: none">• 所有洋房浴室1• 洋房C浴室2• 洋房B及C浴室3
(c)	窗台	沒有窗台。
(d)	花槽	天台及花園花槽以天然石鋪砌。
(e)	陽台或露台	每個露台為有蓋。露台配設清玻璃欄杆、不銹鋼扶手及鋁質裙邊。露台地台以均質磚鋪砌。 沒有陽台。
(f)	乾衣設施	不適用

2. 室內裝修物料		
	細項	描述
(a)	大堂	地庫停車場升降機大堂 地板以天然石鋪砌。假天花以灰鏡及木皮作飾面。牆身由天然石鋪砌，並以灰鏡及不銹鋼作裝飾。 地下至二樓升降機大堂 地板以天然石鋪砌。牆身及天花板髹上乳膠漆。
(b)	內牆及天花板	內牆 客廳、飯廳及睡房之內牆髹上乳膠漆。 天花板 天花髹上乳膠漆並設有髹上乳膠漆石膏板假陣。
(c)	內部地板	客廳及飯廳鋪砌天然石、複合木地板及複合木牆腳線。 睡房2鋪砌複合木地板及複合木牆腳線。 睡房1、3及4鋪砌天然石、複合木地板及複合木牆腳線。
(d)	浴室	牆身以天然石鋪砌至假天花底(洗手盆櫃、鏡櫃背牆身及假天花以上除外)。地板以天然石鋪砌(浴缸底除外)。天花裝設石膏板假天花。
(e)	廚房	牆身以天然石、灰鏡及不銹鋼飾板鋪砌至假天花底(廚櫃背牆身及假天花以上除外)。地板以天然石鋪砌(廚櫃底除外)。天花裝設石膏板假天花。選用實心材料灶台。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

洋房

3. 室內裝置		
	細項	描述
(a)	門	<p>◇ 金屬門配以木紋密胺樹脂夾板飾面，裝設防盜眼、隱藏式氣鼓、門鎖及手柄於：</p> <ul style="list-style-type: none">• 住宅大門 <p>◇ 中空木門配以木皮飾面，裝設金屬手柄、門頂及門鎖於：</p> <ul style="list-style-type: none">• 睡房門 <p>◇ 中空木門配以木皮飾面，裝設金屬手柄及門鎖。</p> <ul style="list-style-type: none">• 浴室門 <p>◇ 中空木門配以木皮飾面，裝設金屬手柄、門鎖及配以通風百葉。</p> <ul style="list-style-type: none">• 洗手間門• 化妝間門 <p>◇ 塑料製趟摺門配以通風百葉於：</p> <ul style="list-style-type: none">• 洗手間門• 洋房A儲物室門• 洋房B及C工作間門 <p>◇ 實心木門配以木皮飾面，裝設防火玻璃視窗、木皮飾面手柄、氣鼓及門頂於：</p> <ul style="list-style-type: none">• 廚房門（連接客廳） <p>◇ 中空木門配以木皮飾面，裝設金屬手柄及門鎖於：</p> <ul style="list-style-type: none">• 洋房B及C廚房門（連接工作間） <p>◇ 中空木門配以木皮飾面，裝設金屬手柄及門鎖配以通風百葉於：</p> <ul style="list-style-type: none">• 洋房A廚房門（連接工作間） <p>◇ 鋁框低幅射強化玻璃趟門配以金屬門鎖及手柄於：</p> <ul style="list-style-type: none">• 露台門• 工作平台門

3. 室內裝置		
	細項	描述
(b)	浴室	<p>浴室</p> <p>◇ 配以木皮飾面鏡櫃、木皮飾面洗手盆櫃及天然石鋪砌檯面。裝置及設備包括鋁質合成石洗手盆、鍍鉻洗手盆冷熱水龍頭、鍍鉻手持花灑套裝、鍍鉻浴缸及花灑冷熱水龍頭、玻璃淋浴間、陶瓷坐廁、鍍鉻廁紙架、鍍鉻浴衣鉤、鍍鉻毛巾桿、抽氣扇及煤氣熱水爐控制器。</p> <p>◇ 液晶體電視機只配置於：</p> <ul style="list-style-type: none">• 洋房A, B及C浴室3及4 <p>◇ 配以浴缸：</p> <ul style="list-style-type: none">• 鋁質合成石獨立式浴缸(1800毫米長x 800毫米闊x 600毫米高)於：<ul style="list-style-type: none">- 洋房B及C浴室4• 鋁質合成石浴缸裝設噴射水壓按摩系統(2000毫米長x 850毫米闊x 550毫米高)於：<ul style="list-style-type: none">- 洋房B及C浴室3• 鋁質合成石浴缸裝設噴射水壓按摩系統(1780毫米長x 800毫米闊x 550毫米高)於：<ul style="list-style-type: none">- 洋房A浴室4• 鋁質合成石浴缸裝設噴射水壓按摩系統(1600毫米長x 700毫米闊x 500毫米高)於：<ul style="list-style-type: none">- 洋房A浴室3 <p>隨樓附送之浴室設備及其品牌和型號，請參考「設備說明」。</p> <p>供水系統的用料見下文「供水」一欄。</p> <p>化妝間</p> <p>配以鋁質合成石洗手盆、陶瓷坐廁、鍍鉻廁紙架、鍍鉻浴衣鉤及抽氣扇。</p> <p>隨樓附送之化妝間設備及其品牌和型號，請參考「設備說明」。</p> <p>供水系統的用料見下文「供水」一欄。</p> <p>洗手間</p> <p>配以搪瓷洗手盆、陶瓷坐廁、鍍鉻廁紙架、鍍鉻浴衣鉤及抽氣扇。</p> <p>隨樓附送之洗手間設備及其品牌和型號，請參考「設備說明」。</p> <p>供水系統的用料見下文「供水」一欄。</p>
(c)	廚房	<p>所有廚房均配置木製廚櫃。廚櫃選用實心材料檯面，配以不銹鋼洗滌盆、鍍鉻洗手盆冷熱水龍頭、液晶體電視機、煤氣熱水爐、電熱水爐，抽氣扇及冷氣機。</p> <p>廚櫃飾面為</p> <ul style="list-style-type: none">• 漆底強化玻璃及木皮密胺樹脂 <p>隨樓附送之廚房設備及其品牌與型號，請參考「設備說明」。</p> <p>供水系統的用料見下文「供水」一欄。</p>
(d)	睡房	沒有裝置。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

洋房

3. 室內裝置		
	細項	描述
(e)	電話	客廳、飯廳、睡房及家庭廳均裝有電話插座。電話及寬頻網絡數據服務由住戶向有關供應商申請使用。 有關接駁點之數目及位置，請參考「機電裝置平面圖」及「住宅單位機電裝置數量說明表」。
(f)	天線	客廳、飯廳、睡房、廚房、家庭廳及下列浴室設有公眾電視及電台插座： ◇ 洋房A、B及C浴室3及4 有關接駁點的數量及位置，請參考「機電裝置平面圖」及「住宅單位機電裝置數量說明表」。
(g)	電力裝置	每戶提供200A三相電源並裝妥模製外殼斷路器，微型斷路器及配電箱(1x200A及2x60A)。有關接駁點的數量及位置，請參考「機電裝置平面圖」及「住宅單位機電裝置數量說明表」。 客廳、飯廳、睡房、浴室、廚房、家庭廳、工作間、洗手間、化妝間及儲物室裝設的燈掣及電源插座均採用暗喉(除設於天花內)： ◇ 洋房A 客廳、飯廳、睡房、浴室、廚房、家庭廳、工作間、洗手間及化妝間裝設的燈掣及電源插座均採用暗喉(除設於天花內)： ◇ 洋房B及C
(h)	氣體供應	每戶於廚房內均裝妥獨立煤氣錶。內藏煤氣喉接駁煤氣煮食爐及煤氣熱水爐。有關接駁點的位置，請參考「機電裝置平面圖」。
(i)	洗衣機接駁點	設置洗衣機來去水接駁點於： 工作間 ◇ 洋房A、B及C 有關接駁點的位置，請參考「機電裝置平面圖」。
(j)	供水	除假天花及假陣內，冷熱水供應全部採用隱藏式銅喉。浴室的熱水由安裝在廚房的煤氣熱水爐供應。廚房洗滌盆的熱水由安裝在廚房的電熱水爐供應。
4. 雜項		
	細項	描述
(a)	升降機	客用升降機 設置三部「三菱Elenessa」客用升降機分別穿梭於洋房A、B及C地庫第一層至二樓。
(b)	信箱	以不銹鋼製造。
(c)	垃圾收集	垃圾儲存及物料回收房設於大廈第二座地下，由清潔工人定時收集垃圾。

4. 雜項		
	細項	描述
(d)	水錶、電錶及氣體錶	水錶 洋房A、B及C的獨立水錶安裝在地庫第一層主水錶房內。 電錶 洋房A、B及C的獨立電錶安裝在地庫第一層主電掣房內。 氣體錶 洋房A、B及C的獨立煤氣錶安裝在廚房內。
5. 保安設施		
八達通讀卡器裝設於 ◇ 行人入口閘門 ◇ 會所主入口及後面入口 智能讀卡器裝設於 ◇ 洋房的主入口 ◇ 洋房的後面入口 ◇ 洋房地庫停車場升降機大堂入口 射頻識別車輛進出管理系統 地下車輛主入口閘門裝有射頻識別車輛進出管理系統。 彩色視像對講機系統 設置於主入口閘門及行人入口閘門的訪客屏幕連接至管理員辦事處的通話機。管理員辦事處的通話機再連接至每戶洋房單位的彩色視像對講機。 設置於每戶洋房的彩色視像對講機連接至地下洋房的後面入口及洋房地庫停車場入口的訪客屏幕。 閉路電視系統 設置於停車場、園林區域及外圍地方的閉路電視鏡頭連接至管理員辦事處的電腦監視器。 會所 設置於在七號升降機廂內、會所內的閉路電視鏡頭連接至會所接待處的電腦監視器。 警報按鈕系統 設置於二樓主人睡房的警報按鈕連接至管理員辦事處。		

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

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

洋房

6. 洋房A、B及C設備說明					
位置	設備	適用於	品牌	型號	
廚房	嵌入式煤氣煮食爐 (雙爐頭及鐵鍋爐頭)	上述所有洋房	Miele	CS1013-1 + CS1018	
	嵌入式電磁爐			CS1212-1i	
	嵌入式焗爐			H5981BP	
	嵌入式電蒸爐			DG5080	
	全嵌入式洗碗碟機		西門子	SR66T092EU	
	嵌入式酒櫃		Miele	KWT4154UG-1	
	掛牆式抽油煙機			DA5890W	
	全嵌入式雪櫃			KFN9753iD	
	嵌入式咖啡機			CVA5060	
	嵌入式食物保溫機			ESW5080-14	
	煤氣熱水爐		樂麗牌	NR32DQF	
	電熱水爐		斯寶亞創	DHM6	
	液晶電視機		Oolaa	BTV13(MG)	
	抽氣扇		奧斯博格	IRE160D1	
	VRV式冷氣機		日立	室內機	室外機
RPI-1.5FSN4QH		RAS-10FSXN1 (與其他房間共用)			

6. 洋房A、B及C設備說明					
位置	設備	適用於	品牌	型號	
浴室及洗手間	液晶體電視機	上述所有洋房浴室3及4	Oolaa	BTV15(A)	
	抽氣扇	上述所有洋房浴室1	奧斯博格	IRE125A1	
		上述所有洋房浴室2及3		IRE125C1	
		洋房A浴室4		IRE125C1	
		洋房B及C浴室4		IRE160D1	
客廳、飯廳及家庭廳	VRV式冷氣機	上述所有洋房	日立	室內機	室外機
	彩色視像對講機(廚房外側)			RPK-2.0FSNSM3 RPK-2.5FSNSM3	RAS-10FSXN1 RAS-12FSXN1 (與其他房間共用)
主人睡房及睡房	VRV式冷氣機		安居寶	AJB-FJ11CC109B	
			日立	室內機	室外機
樓梯及升降機大堂	VRV式冷氣機			日立	RPK-1.5FSNSM3 RPK-2.0FSNSM3
			室內機		室外機
樓梯	換氣扇		Panasonic	FV-20WH3 07	
				Miele	W5968WPS Eco Comfort
工作間	獨立式洗衣機		日立		T8966WP Eco Comfort
				VRV式冷氣機	室內機
洗手間	抽氣扇		奧斯博格		RPK-1.0FSNSM3
				IRE125A1	
化妝間	抽氣扇		奧斯博格	IRE125A1	
花園	燒烤爐		Blue Flame	TBQ-120F	

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provision of Residential Units of Tower 1 and Tower 2
 第一座及第二座住宅單位機電裝置數量說明表

Floor 樓層		Tower 1 & Tower 2 第一座及第二座																
		1/F 一樓				2/F – 3/F and 5/F – 11/F (except Flat A of 11/F of Tower 1) 二樓至三樓及五樓至十一樓 (第一座十一樓A單位除外)				Tower 1 11/F 第一座 十一樓	12/F 十二樓				15/F 十五樓			
Flat 單位		1A	1B	2A	2B	1A	1B	2A	2B	1A	1A	1B	2A	2B	1A	1B	2A	2B
Living Room, Dining Room, Entrance Foyer and Corridor 客廳、飯廳、玄關及走廊	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	2	2	2	2	2	2	2	2	2	3	3	3	3	–	–	–	–
	13A Single Socket Outlet 單位電源插座	7	7	7	7	7	7	7	7	5	5	6	6	6	–	–	–	–
	13A Twin Socket Outlet 雙位電源插座	2	2	2	2	2	2	2	2	4	2	2	2	2	–	–	–	–
	TV And FM Outlet 公眾電視及電台插座	2	2	2	2	2	2	2	2	2	2	2	2	2	–	–	–	–
	Telephone Outlet 電話插座	2	3	3	2	2	3	3	2	2	2	3	3	2	–	–	–	–
	Provision for Data Outlet 預留數據插座	–	–	–	–	–	–	–	–	3	–	–	–	–	–	–	–	–
	Provision for AV Connection 預留影音接線位	–	–	–	–	–	–	–	–	3	–	–	–	–	–	–	–	–
	Ceiling Concealed Provision for AV Connection 天花暗藏預留影音接線位	–	–	–	–	–	–	–	–	4	–	–	–	–	–	–	–	–
	Indoor Air-Conditioner Sub-Controller 室內冷氣機分控制器	–	–	–	–	–	–	–	–	3	–	–	–	–	–	–	–	–
	Color Video Door Phone 彩色視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–
Living Room and Corridor 客廳及走廊	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	–	–	–	–	–	–	–	–	–	–	–	–	–	2	3	3	3
	13A Single Socket Outlet 單位電源插座	–	–	–	–	–	–	–	–	–	–	–	–	–	5	5	5	5
	13A Twin Socket Outlet 雙位電源插座	–	–	–	–	–	–	–	–	–	–	–	–	–	2	2	2	2
	TV And FM Outlet 公眾電視及電台插座	–	–	–	–	–	–	–	–	–	–	–	–	–	2	2	2	2
	Telephone Outlet 電話插座	–	–	–	–	–	–	–	–	–	–	–	–	–	2	2	2	2
Master Bedroom 主人睡房	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	1	1	1	1	1	1	1	1	1	–	–	–	–	2	2	2	3
	13A Single Socket Outlet 單位電源插座	3	3	3	3	3	3	3	3	–	–	–	–	–	2	4	4	3
	13A Twin Socket Outlet 雙位電源插座	1	1	1	1	1	1	1	1	5	–	–	–	–	1	1	1	1

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provision of Residential Units of Tower 1 and Tower 2
 第一座及第二座住宅單位機電裝置數量說明表

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Flat 單位		1A	1B	2A	2B	1A	1B	2A	2B	1A	1A	1B	2A	2B	1A	1B	2A	2B
Master Bedroom 主人睡房	TV And FM Outlet 公眾電視及電台插座	1	1	1	1	1	1	1	1	1	–	–	–	–	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	–	–	–	–	1	1	1	1
	Provision for Data Outlet 預留數據插座	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	–
	Provision for AV Connection 預留影音接線位	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	–
	Indoor Air-Conditioner Sub-Controller 室內冷氣機分控制器	–	–	–	–	–	–	–	–	2	–	–	–	–	–	–	–	–
	Panic Alarm Push Button 警報按鈕	1	1	1	1	1	1	1	1	1	1	–	–	–	–	1	1	1
Walk-in Closet adjacent to Master Bedroom 鄰接主人睡房衣帽間	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	1	–	–	–	1	–	–	–	–	–	–	–	–	1	1	1	–
	13A Single Socket Outlet 單位電源插座	1	–	–	–	1	–	–	–	–	–	–	–	–	1	1	1	–
Bedroom 1 睡房1	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–	–
	13A Single Socket Outlet 單位電源插座	2	3	3	2	2	3	3	2	–	2	2	2	2	–	–	–	–
	13A Twin Socket Outlet 雙位電源插座	1	1	1	1	1	1	1	1	4	1	1	1	1	–	–	–	–
	TV And FM Outlet 公眾電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–	–
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–	–
	Provision for Data Outlet 預留數據插座	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	–
Bedroom 2 睡房2	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–	–
	13A Single Socket Outlet 單位電源插座	2	2	2	2	2	2	2	2	1	2	3	3	3	–	–	–	–
	13A Twin Socket Outlet 雙位電源插座	1	1	1	1	1	1	1	1	5	1	1	1	1	–	–	–	–

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provision of Residential Units of Tower 1 and Tower 2
 第一座及第二座住宅單位機電裝置數量說明表

Floor 樓層		Tower 1 & Tower 2 第一座及第二座																
		1/F 一樓				2/F – 3/F and 5/F – 11/F (except Flat A of 11/F of Tower 1) 二樓至三樓及五樓至十一樓 (第一座十一樓A單位除外)				Tower 1 11/F 第一座 十一樓	12/F 十二樓				15/F 十五樓			
Flat 單位		1A	1B	2A	2B	1A	1B	2A	2B	1A	1A	1B	2A	2B	1A	1B	2A	2B
Bedroom 2 睡房2	TV And FM Outlet 公眾電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–	–
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–	–
	Provision for Data Outlet 預留數據插座	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	–
	Provision for AV Connection 預留影音接線位	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	–
	Indoor Air-Conditioner Sub-Controller 室內冷氣機分控制器	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	–
	Panic Alarm Push Button 警報按鈕	–	–	–	–	–	–	–	–	–	–	1	1	1	1	–	–	–
Walk-in Closet adjacent to Bedroom 2 鄰接睡房2衣帽間	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	–	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–
	13A Single Socket Outlet 單位電源插座	–	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–
Bedroom 3 睡房3	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	1	1	1	1	1	1	1	1	1	–	–	–	–	1	1	1	1
	13A Single Socket Outlet 單位電源插座	3	2	2	3	3	2	2	3	1	–	–	–	–	2	2	2	2
	13A Twin Socket Outlet 雙位電源插座	1	1	1	1	1	1	1	1	4	–	–	–	–	1	1	1	1
	TV And FM Outlet 公眾電視及電台插座	1	1	1	1	1	1	1	1	1	–	–	–	–	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	–	–	–	–	1	1	1	1
	Provision for Data Outlet 預留數據插座	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	–
	Provision for AV Connection 預留影音接線位	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	–
	Indoor Air-Conditioner Sub-Controller 室內冷氣機分控制器	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	–
Walk-in Closet adjacent to Bedroom 3 鄰接睡房3衣帽間	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1	1	–
	13A Single Socket Outlet 單位電源插座	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1	1	–

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Schedule of Mechanical and Electrical Provision of Residential Units of Tower 1 and Tower 2
 第一座及第二座住宅單位機電裝置數量說明表

Floor 樓層		Tower 1 & Tower 2 第一座及第二座																
		1/F 一樓				2/F – 3/F and 5/F – 11/F (except Flat A of 11/F of Tower 1) 二樓至三樓及五樓至十一樓 (第一座十一樓A單位除外)				Tower 1 11/F 第一座 十一樓	12/F 十二樓				15/F 十五樓			
Flat 單位		1A	1B	2A	2B	1A	1B	2A	2B	1A	1A	1B	2A	2B	1A	1B	2A	2B
Bedroom 4 睡房4	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	–
	13A Single Socket Outlet 單位電源插座	–	–	–	–	–	–	–	–	–	–	–	–	–	2	–	–	–
	13A Twin Socket Outlet 雙位電源插座	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	–
	TV And FM Outlet 公眾電視及電台插座	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	–
	Telephone Outlet 電話插座	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	–
Bathroom 1 浴室1	Fused Spur Unit For Exhaust Fan 電源接線器供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–	–
	Power Supply For Electric Water Heater 電源供電熱水爐	1	–	–	–	1	–	–	–	1	–	–	–	–	–	–	–	–
	Electric Water Heater Controller 電熱水爐控制器	1	–	–	–	1	–	–	–	1	–	–	–	–	–	–	–	–
	Gas Water Heater Controller 煤氣熱水爐控制器	–	1	1	1	–	1	1	1	–	1	1	1	1	–	–	–	–
	13A Single Socket Outlet 單位電源插座	2	1	1	2	2	1	1	2	2	2	2	2	2	–	–	–	–
Bathroom 2 浴室2	Fused Spur Unit For Exhaust Fan 電源接線器供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	–	1	1	–
	Fused Spur Unit For Roller Blind 電源接線器供捲簾	3	–	–	–	3	–	–	–	1	3	–	–	–	–	–	–	–
	Fused Spur Unit for Thermal Tube 電源接線器供暖管	–	–	–	–	–	–	–	–	4	–	–	–	–	–	–	–	–
	Gas Water Heater Controller 煤氣熱水爐控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	–	1	1	–
	Power Supply For Circulation Water Pump 電源供循環水泵	–	–	–	–	–	–	–	–	–	1	1	1	1	–	–	–	–
	13A Single Socket Outlet 單位電源插座	3	3	3	2	3	3	3	2	1	3	3	3	3	–	3	3	–
	13A Twin Socket Outlet 雙位電源插座	–	–	–	–	–	–	–	–	2	–	–	–	–	–	–	–	–
	TV And FM Outlet 公眾電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	–	1	1	–

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Floor 樓層		Tower 1 & Tower 2 第一座及第二座																
		1/F 一樓				2/F – 3/F and 5/F – 11/F (except Flat A of 11/F of Tower 1) 二樓至三樓及五樓至十一樓 (第一座十一樓A單位除外)				Tower 1 11/F 第一座 十一樓	12/F 十二樓				15/F 十五樓			
Flat 單位		1A	1B	2A	2B	1A	1B	2A	2B	1A	1A	1B	2A	2B	1A	1B	2A	2B
Bathroom 3 浴室3	Fused Spur Unit For Exhaust Fan 電源接線器供抽氣扇	1	1	1	1	1	1	1	1	1	–	–	–	–	1	1	1	1
	Power Supply For Electric Water Heater 電源供電熱水爐	–	1	1	1	–	1	1	1	–	–	–	–	–	–	–	–	–
	Electric Water Heater Controller 電熱水爐控制器	–	1	1	1	–	1	1	1	–	–	–	–	–	–	–	–	–
	Gas Water Heater Controller 煤氣熱水爐控制器	1	–	–	–	1	–	–	–	1	–	–	–	–	1	1	1	1
	Power Supply For Circulation Water Pump 電源供循環水泵	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1	1	–
	13A Single Socket Outlet 單位電源插座	2	1	1	2	2	1	1	2	2	–	–	–	–	3	3	3	3
	TV And FM Outlet 公眾電視及電台插座	–	–	–	–	–	–	–	–	–	–	–	–	–	1	1	1	1
Bathroom 4 浴室4	Fused Spur Unit For Exhaust Fan 電源接線器供抽氣扇	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	1
	Fused Spur Unit For Roller Blind 電源接線器供捲簾	–	–	–	–	–	–	–	–	–	–	–	–	–	3	–	–	–
	Gas Water Heater Controller 煤氣熱水爐控制器	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	1
	Power Supply For Circulation Water Pump 電源供循環水泵	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	1
	13A Single Socket Outlet 單位電源插座	–	–	–	–	–	–	–	–	–	–	–	–	–	3	–	–	3
	TV And FM Outlet 公眾電視及電台插座	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	1

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Floor 樓層		Tower 1 & Tower 2 第一座及第二座																	
		1/F 一樓				2/F – 3/F and 5/F – 11/F (except Flat A of 11/F of Tower 1) 二樓至三樓及五樓至十一樓 (第一座十一樓A單位除外)				Tower 1 11/F 第一座 十一樓	12/F 十二樓				15/F 十五樓				
Flat 單位		1A	1B	2A	2B	1A	1B	2A	2B	1A	1A	1B	2A	2B	1A	1B	2A	2B	
Kitchen 廚房	Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–	–	
	Indoor Air-Conditioner Controller 室內冷氣機控制器	–	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	
	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–	–	
	Fused Spur Unit For Exhaust Fan 電源接線器供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–	–	
	Power Supply For Electric Water Heater 電源供電熱水爐	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–	–	
	Fused Spur Unit For Gas Water Heater 電源接線器供煤氣熱水爐	1	1	1	1	1	1	1	1	1	2	2	2	2	–	–	–	–	
	Water Point For Washer Dryer 洗衣乾衣機來水位	1	1	1	1	1	1	1	1	1	–	–	–	–	–	–	–	–	
	Drain Point For Washer Dryer 洗衣乾衣機去水位	1	1	1	1	1	1	1	1	1	–	–	–	–	–	–	–	–	
	Water Point For Dishwasher 洗碗碟機來水位	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–	–	
	Drain Point For Dishwasher 洗碗碟機去水位	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–	–	
	Gas Meter 煤氣錶	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–	–	
	13A Single Socket Outlet 單位電源插座	7	8	8	7	8	8	8	8	7	8	11	11	11	10	–	–	–	–
	13A Twin Socket Outlet 雙位電源插座	2	2	2	2	2	2	2	2	2	2	2	1	1	2	–	–	–	–
	Waterproof 13A Single Socket Outlet For Kitchen 防水單位電源插座供廚房	2	1	1	2	1	1	1	1	2	1	–	–	–	–	–	–	–	–
	Connection Unit 接線座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	–	–	–	–
TV And FM Outlet 公眾電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–	–	

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Schedule of Mechanical and Electrical Provision of Residential Units of Tower 1 and Tower 2
 第一座及第二座住宅單位機電裝置數量說明表

Floor 樓層		Tower 1 & Tower 2 第一座及第二座																
		1/F 一樓				2/F – 3/F and 5/F – 11/F (except Flat A of 11/F of Tower 1) 二樓至三樓及五樓至十一樓 (第一座十一樓A單位除外)				Tower 1 11/F 第一座 十一樓	12/F 十二樓				15/F 十五樓			
Flat 單位		1A	1B	2A	2B	1A	1B	2A	2B	1A	1A	1B	2A	2B	1A	1B	2A	2B
Maid Room 工人房	Indoor Air-Conditioner Master Controller 室內冷氣機總控制器	1	–	–	1	1	1	1	1	1	–	1	1	1	–	–	–	–
	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	1	–	–	1	1	1	1	1	1	1	1	1	1	–	–	–	–
	Distribution Board 配電箱	1	–	–	1	1	1	1	1	1	–	1	1	1	–	–	–	–
	Water Point For Washer 洗衣機來水位	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	–	–
	Drain Point For Washer 洗衣機去水位	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	–	–
	13A Single Socket Outlet 單位電源插座	1	–	–	1	1	1	1	1	1	1	1	1	1	–	–	–	–
	Connection Unit 接線器	–	–	–	–	–	–	–	–	–	–	–	–	2	–	–	–	–
Lavatory 洗手間	Fused Spur Unit for Exhaust Fan 電源接線器供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–	–	–
Utility Room 工作間	Indoor Air-Conditioner Controller 室內冷氣機控制器	–	1	1	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	–	1	1	–	–	–	–	–	–	1	1	1	–	–	–	–	–
	Distribution Board 配電箱	–	1	1	–	–	–	–	–	–	1	–	–	–	–	–	–	–
	Water Point For Washer 洗衣機來水位	–	–	–	–	–	–	–	–	–	1	1	1	–	–	–	–	–
	Drain Point For Washer 洗衣機去水位	–	–	–	–	–	–	–	–	–	1	1	1	–	–	–	–	–
	13A Single Socket Outlet 單位電源插座	–	1	1	–	–	–	–	–	–	1	1	1	–	–	–	–	–
	Connection Unit 接線器	–	–	–	–	–	–	–	–	–	2	2	2	–	–	–	–	–

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Schedule of Mechanical and Electrical Provision of Residential Units of Tower 1 and Tower 2
 第一座及第二座住宅單位機電裝置數量說明表

Floor 樓層		Tower 1 & Tower 2 第一座及第二座																
		1/F 一樓				2/F – 3/F and 5/F – 11/F (except Flat A of 11/F of Tower 1) 二樓至三樓及五樓至十一樓 (第一座十一樓A單位除外)				Tower 1 11/F 第一座 十一樓	12/F 十二樓				15/F 十五樓			
Flat 單位		1A	1B	2A	2B	1A	1B	2A	2B	1A	1A	1B	2A	2B	1A	1B	2A	2B
Store Room adjacent to Bathroom 2 鄰接浴室2儲物室	13A Single Socket Outlet 單位電源插座	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–
Store Room adjacent to Staircase 鄰接樓梯儲物室	Distribution Board 配電箱	–	–	–	–	–	–	–	–	–	–	1	1	–	–	–	–	–
Air-Conditioning Plant Room 冷氣機房	Power Supply For Air-Conditioner Outdoor Unit 電源供冷氣機室外機	2	–	2	2	2	2	2	2	2	2	2	2	2	–	–	–	–
Flat Roof 平台	Distribution Board 配電箱	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–	–	1
	Waterproof 13A Single Socket Outlet For External Area 防水單位電源插座供戶外場所	–	–	–	–	–	–	–	–	–	–	–	–	–	1	1	1	1
	Power Supply For Air-Conditioner Outdoor Unit 電源供冷氣機室外機	–	2	–	–	–	–	–	–	–	–	–	–	–	2	2	2	2

Floor 樓層		Tower 1 & Tower 2 第一座及第二座			
		Roof 天台			
Flat 單位		1A	1B	2A	2B
Staircase 樓梯	Fused Spur Unit For Ventilation Fan 電源接線器供換氣扇	1	1	1	1

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Schedule of Mechanical and Electrical Provision of Residential Units of Houses A, B and C
 洋房A、B及C住宅單位機電裝置數量說明表

Floor 樓層		House A 洋房A					House B 洋房B					House C 洋房C				
		B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台	B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台	B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台
Living Room, Dining Room, Entrance Foyer and Corridor 客廳、飯廳、玄關及走廊	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	-	3	-	-	-	-	3	-	-	-	-	3	-	-	-
	13A Single Socket Outlet 單位電源插座	-	6	-	-	-	-	7	-	-	-	-	7	-	-	-
	13A Twin Socket Outlet 雙位電源插座	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-
	TV And FM Outlet 公眾電視及電台插座	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-
	Telephone Outlet 電話插座	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-
	Color Video Door Phone 彩色視像對講機	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-
Family Room 家庭廳	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	13A Single Socket Outlet 單位電源插座	-	-	4	-	-	-	-	4	-	-	-	-	4	-	-
	13A Twin Socket Outlet 雙位電源插座	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-
	TV And FM Outlet 公眾電視及電台插座	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-
	Telephone Outlet 電話插座	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-
Master Bedroom 主人睡房	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	-	-	-	2	-	-	-	-	2	-	-	-	-	2	-
	13A Single Socket Outlet 單位電源插座	-	-	-	3	-	-	-	-	3	-	-	-	-	3	-
	13A Twin Socket Outlet 雙位電源插座	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	TV And FM Outlet 公眾電視及電台插座	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Telephone Outlet 電話插座	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Panic Alarm Push Button 警報按鈕	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-

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裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provision of Residential Units of Houses A, B and C
 洋房A、B及C住宅單位機電裝置數量說明表

Floor 樓層		House A 洋房A					House B 洋房B					House C 洋房C				
		B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台	B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台	B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台
Bedroom 1 睡房1	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	13A Single Socket Outlet 單位電源插座	-	-	3	-	-	-	-	4	-	-	-	-	4	-	-
	13A Twin Socket Outlet 雙位電源插座	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	TV And FM Outlet 公眾電視及電台插座	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	Telephone Outlet 電話插座	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
Bedroom 2 睡房2	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	13A Single Socket Outlet 單位電源插座	-	-	3	-	-	-	-	3	-	-	-	-	3	-	-
	13A Twin Socket Outlet 雙位電源插座	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	TV And FM Outlet 公眾電視及電台插座	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	Telephone Outlet 電話插座	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
Bedroom 3 睡房3	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	13A Single Socket Outlet 單位電源插座	-	-	-	3	-	-	-	-	3	-	-	-	-	3	-
	13A Twin Socket Outlet 雙位電源插座	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	TV And FM Outlet 公眾電視及電台插座	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Telephone Outlet 電話插座	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provision of Residential Units of Houses A, B and C
 洋房A、B及C住宅單位機電裝置數量說明表

Floor 樓層		House A 洋房A					House B 洋房B					House C 洋房C				
		B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台	B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台	B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台
Bathroom 1 浴室1	Fused Spur Unit For Exhaust Fan 電源接線器供抽氣扇	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	Gas Water Heater Controller 煤氣熱水爐控制器	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	13A Single Socket Outlet 單位電源插座	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-
Bathroom 2 浴室2	Fused Spur Unit For Exhaust Fan 電源接線器供抽氣扇	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	Gas Water Heater Controller 煤氣熱水爐控制器	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-
	13A Single Socket Outlet 單位電源插座	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provision of Residential Units of Houses A, B and C
 洋房A、B及C住宅單位機電裝置數量說明表

Floor 樓層		House A 洋房A					House B 洋房B					House C 洋房C				
		B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台	B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台	B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台
Bathroom 3 浴室3	Fused Spur Unit For Exhaust Fan 電源接線器供抽氣扇	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Fused Spur Unit For Roller Blind 電源接線器供捲簾	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
	Gas Water Heater Controller 煤氣熱水爐控制器	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Power Supply For Circulation Water Pump 電源供循環水泵	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	13A Single Socket Outlet 單位電源插座	-	-	-	3	-	-	-	-	3	-	-	-	-	3	-
	TV And FM Outlet 公眾電視及電台插座	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
Bathroom 4 浴室4	Fused Spur Unit For Exhaust Fan 電源接線器供抽氣扇	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Fused Spur Unit For Roller Blind 電源接線器供捲簾	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Gas Water Heater Controller 煤氣熱水爐控制器	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
	Power Supply For Circulation Water Pump 電源供循環水泵	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet 單位電源插座	-	-	-	3	-	-	-	-	3	-	-	-	-	3	-
	TV And FM Outlet 公眾電視及電台插座	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provision of Residential Units of Houses A, B and C
 洋房A、B及C住宅單位機電裝置數量說明表

Floor 樓層		House A 洋房A					House B 洋房B					House C 洋房C				
		B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台	B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台	B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台
Kitchen 廚房	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-
	Fused Spur Unit For Exhaust Fan 電源接線器供抽氣扇	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-
	Power Supply For Electric Water Heater 電源供電熱水爐	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-
	Fused Spur Unit For Gas Water Heater 電源接線器供煤氣熱水爐	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-
	Water Point For Dishwasher 洗碗碟機來水位	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-
	Drain Point For Dishwasher 洗碗碟機去水位	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-
	Gas Meter 煤氣錶	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-
	13A Single Socket Outlet 單位電源插座	-	9	-	-	-	-	9	-	-	-	-	9	-	-	-
	13A Twin Socket Outlet 雙位電源插座	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-
	Waterproof 13A Single Socket Outlet For Kitchen 防水單位電源插座供廚房	-	1	-	-	-	-	2	-	-	-	-	2	-	-	-
	Connection Unit 接線器	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-
	TV And FM Outlet 公眾電視及電台插座	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provision of Residential Units of Houses A, B and C
 洋房A、B及C住宅單位機電裝置數量說明表

Floor 樓層		House A 洋房A					House B 洋房B					House C 洋房C				
		B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台	B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台	B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台
Lavatory 洗手間	Fused Spur Unit For Exhaust Fan 電源接線器供抽氣扇	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-
	13A Single Socket Outlet 單位電源插座	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-
Utility Room 工作間	Indoor Air-Conditioner Controller 室內冷氣機控制器	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-
	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-
	Distribution Board for B1/F, G/F & 1/F 配電箱(供地庫第一層、地下及一樓)	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-
	13A Single Socket Outlet 單位電源插座	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-
Utility Room adjacent to Kitchen 鄰接廚房工作間	Indoor Air-Conditioner Controller 室內冷氣機控制器	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Water Point For Washer 洗衣機來水位	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-
	Drain Point For Washer 洗衣機去水位	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-
	Connection Unit 接線座	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-
Powder Room 化妝間	Fused Spur Unit For Exhaust Fan 電源接線器供抽氣扇	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-
	13A Single Socket Outlet 單位電源插座	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-
Store Room 儲物室	Distribution Board for B1/F, G/F & 1/F 配電箱(供地庫第一層、地下及一樓)	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet 單位電源插座	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
Roof 天台	Power Supply For Air-Conditioner Outdoor Unit 電源供冷氣機室外機	-	-	-	-	2	-	-	-	-	2	-	-	-	-	2
	Waterproof 13A Single Socket Outlet For External Area 防水單位電源插座供戶外場所	-	-	-	-	2	-	-	-	-	2	-	-	-	-	2

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

Schedule of Mechanical and Electrical Provision of Residential Units of Houses A, B and C
洋房A、B及C住宅單位機電裝置數量說明表

Floor 樓層		House A 洋房A					House B 洋房B					House C 洋房C				
		B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台	B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台	B1/F 地庫 第一層	G/F 地下	1/F 一樓	2/F 二樓	Roof 天台
Garden 花園	Card Reader 讀卡器	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-
	Visitor Panel Completed with Card Reader 訪客屏幕連讀卡器	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-
	Emergency Door Release Unit 緊急開門掣	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-
	Door Release Button 開門按鈕	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-
	Waterproof 13A Single Socket Outlet For External Area 防水單位電源插座供戶外場所	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-
Electrical Meter Cabinet 電錶櫃	Fused Spur Unit For Exhaust Fan 電源接線器供抽氣扇	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Fused Spur Unit For A/C Condensate Pump 電源接線器供冷凝水水泵	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Distribution Board 配電箱	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	13A Single Socket Outlet 單位電源插座	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
Telephone Duct 電話管槽	13A Single Socket Outlet 單位電源插座	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Fused Spur Unit For Security / Lift Equipment 電源接線器供防盜 / 升降機設備	3	-	-	-	-	3	-	-	-	-	3	-	-	-	-
Lift Lobby 升降機大堂	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Fused Spur Unit For A/C Condensate Pump 電源接線器供冷凝水水泵	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Staircase 樓梯	Fused Spur Unit For Air-Conditioner 電源接線器供冷氣機	-	1	1	1	-	-	1	1	1	-	-	1	1	1	-
	Fused Spur Unit For Ventilation Fan 電源接線器供換氣扇	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1
	Distribution Board For 2/F and Roof 配電箱(供二樓及天台)	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1
	Power Supply For Lift 電源供升降機	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
Car Park and Smoke Lobby 停車場及防煙間	Visitor Panel Completed with Card Reader 訪客屏幕連讀卡器	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Emergency Door Release Unit 緊急開門掣	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Door Release Button 開門按鈕	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-

SERVICE AGREEMENTS

服務協議

1. Potable and flushing water is supplied by Water Supplies Department.
 2. Electricity is supplied by CLP Power Hong Kong Limited.
 3. Towngas is supplied by The Hong Kong and China Gas Company Limited.
 4. The Vendor has signed an agreement with Hutchison Telephone Company Limited ("Hutchison Telephone") for the installation, operation and maintenance at the Development of an Integrated Radio/Cellular System by Hutchison Telephone for the provision of telecommunications network facilities. The agreement is for a period of three (3) years commencing from 30th September 2014. It is agreed that upon execution of the Deed of Mutual Covenant, a novation and supplemental agreement will be entered into between the Vendor, Hutchison Telephone and the Manager under which the Manager shall be deemed substituted as a party to the agreement in place of the Vendor with effect from the date of execution of the Deed of Mutual Covenant.
1. 食水及沖廁水由水務署供應。
 2. 電力由中華電力有限公司供應。
 3. 煤氣由香港中華煤氣有限公司供應。
 4. 賣方已與和記電話有限公司（以下稱「和記電話」）簽訂協議，由和記電話就電訊網絡、電訊系統向發展項目提供安裝、操作及保養綜合無線電/蜂窩式系統。該協議為期三年，生效日期為2014年9月30日。雙方同意公契一經簽立，賣方、和記電話與管理人將訂立更替及補充協議，管理人亦據此應被視為自簽立公契之日起代替賣方作為協議的一方。

GOVERNMENT RENT

地稅

The Vendor has paid/will pay the Government rent in respect of the residential property up to and including the date of the Assignment of the residential property.

賣方已繳付/將繳付住宅物業之地稅，直至及包括有關住宅物業之成交日期為止。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

- 1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
- 2. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is not liable to pay to the owner a debris removal fee¹.

Remarks:
¹The purchaser should pay to the Manager of the Development the 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，買方須負責向擁有人補還水、電力及氣體的按金。
- 2. 在向買方交付住宅物業在空置情況下的管有權時，買方不須向擁有人支付清理廢料的費用¹。

備註：
¹買方須向發展項目的管理人繳付清理廢料的費用。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

按買賣合約的規定，買賣成交日期後起計六(6)個月內為住宅物業和買賣合約所列出的裝置、裝飾物料及設備的欠妥之處的保養責任期。

MAINTENANCE OF SLOPES

斜坡維修

Maintenance of Slopes

1. Special Condition No. (7)(a) of the Land Grant provides that the Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on PLAN I annexed to the Land Grant (“the Green Hatched Black Area”) as the Director in his absolute discretion may require and shall at his own expense maintain in good substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area. In the event that any landslide, subsidence or falling away occurs within the Green Hatched Black Area, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Grantee), have also been affected. The Grantee hereby indemnifies and shall keep indemnified the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslide, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the Conditions, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslide, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof.
2. Special Condition No. (31)(a) of the Land Grant provides that where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government land which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Grantee under the Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslide or subsidence occurring thereafter. The Grantee shall at all times maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
3. Special Condition No. (31)(c) provides that in the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslide or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslide or subsidence.
4. Special Condition No. (31)(d) of the Land Grant provides that in addition to any other rights or remedies provided in the Conditions for breach of any of the Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslide or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.
5. Each of the owners of the Development is obliged to contribute towards the costs of the maintenance work.
6. Under the DMC, the Manager of the Development shall maintain and carry out at the Owners' own expense all works in respect of any and all slopes, slope treatment works, retaining walls or other structures (collectively “slope structures”) within or outside the Land or the Development as required by the Government Grant and in accordance with the “Geoguide 5 – Guide to Slope Maintenance” issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the maintenance manual(s) for the slope structures prepared in accordance with Geoguide 5 (“the slope maintenance manual”) and for that purpose the Manager (which for the purpose of this clause the Manager shall include the Owners' Corporation) shall have full authority by the Owners to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition and carry out any necessary works in respect of the slope structures in compliance with the Government Grant and in particular in accordance with the maintenance manual(s) and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of the slope structures.

MAINTENANCE OF SLOPES

斜坡維修

斜坡維修

1. 特別條款第(7)(a)條規定，承授人須自行承擔費用進行並完成署長以其絕對酌情權要求的在批地文件隨附圖則I上用綠色加黑斜綫顯示的區域部份（下稱「綠色加黑斜綫區域」）之岩土勘察及斜坡處理、對山泥傾瀉的預防、減低及補救工程，使署長滿意；並須自行承擔費用保養綠色加黑斜綫區域修葺良好堅固的狀態，使署長滿意。倘若在綠色加黑斜綫區域內發生任何山泥傾瀉、下陷或傾斜，承授人須自行承擔費用還原及復修該區域及任何署長認為（其決定為最終及對承授人有約束力）亦受影響之毗連或鄰接土地，使署長滿意。承授人須彌償政府，其代理人及承建商因該山泥傾瀉、下陷或傾斜所引致之所有申索、訴訟、費用、賠償及開支。承授人須確保於所有時候在綠色加黑斜綫區域不會有非法挖掘或堆存，經署長的事先書面批准，承授人可豎設欄柵或其他障礙以防止該等非法挖掘或堆存。除了就違反任何該等條款所產生的任何其他權利及補救外，署長可於任何時間以書面通知要求承授人進行該等岩土勘察、斜坡處理、對山泥傾瀉的預防、減低及補救工程以及維修、還原及復修任何受該等山泥傾瀉、下陷或傾斜影響之土地、構築物或工程。如承授人忽視或未能在該通知指定期限內履行該通知要求以達致署長滿意，署長可於該期限屆滿後執行及進行所須工程而承授人須應要求付還政府有關費用。
2. 特別條款第(31)(a)條規定，如果任何土地存在或已經被切去、移除或後移或建築、填補或任何類型的斜坡工程，不論有否經署長預先書面同意，亦不論是在該土地內或任何政府土地內，旨在構建、平整或開發該地段或其任何部份或承授人按該等條款需要進行的任何其他工程或作任何其他用途，承授人須自行出資進行與建造該等斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或今後或任何時候成為必要的其他工程，以便保護與承托該地段及任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。承授人須在所有時間自行出資保養該土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程處於修葺妥當的狀態，使署長滿意。
3. 特別條款第(31)(c)條規定，倘若因為任何構建、平整或開發或承授人進行其他工程或任何其他原因造成任何時候發生任何塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，承授人須自行出資進行修復或修補，使署長滿意並對上述塌方、山泥傾瀉或地陷造成政府、他的代理人及承建商承受、遭受或產生的一切費用、收費、損害賠償、要求及索償向他們作出彌償。
4. 批地文件的特別條款第(31)(d)條規定，除了租契規定對違反該等條款的任何其他權利或濟助外，署長有權發出書面通知要求承授人進行、建造及保養該土地、斜坡處理工程、護土牆或其他承托物、保護物及排水或輔助工程或其他工程或修復與修補任何塌方、山泥傾瀉或地陷。如果承授人不理會或未能在通知中指定的時期內執行該通知的要求，使署長滿意，署長可立即執行與進行任何必要工程。承授人須在要求時歸還政府因此產生的費用連同任何行政費和專業費用及開支。
5. 發展項目的每名擁有人均須分擔維修工程的費用。
6. 根據公契，發展項目的管理人須根據政府批地文件及土力工程處發行之「岩土指南第五冊《斜坡維修指南》」（經不時修訂或替代）以及根據岩土指南第五冊就斜坡架構編製之維修手冊（「斜坡維修手冊」），就土地或發展項目內外之任何及全部斜坡、斜坡處理工程、護土牆或其他構築物（統稱為「斜坡架構」）維修及實施全部工程，開支由業主自行承擔，及為此目的管理人（為了此條款之目的管理人需包括業主立案法團）就此獲得業主之全面授權，聘用適當之合資格人士對斜坡架構進行檢查，並保持及維持其修葺堅固，狀況良好，並遵從政府批地文件，特別是按照適當政府主管部門就斜坡架構之維修不時發佈之維修手冊及全部指引，實施有關斜坡架構之任何必要工程。



Not applicable

不適用

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.

		Area (sq.m.)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1	Carpark and loading/unloading area excluding public transport terminus	3916.715
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 regulations such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	127.315
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.	1071.163
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	71.339
Green Features under Joint Practice Notes 1 and 2		
3	Balcony	177.347
4	Wider common corridor and lift lobby	N/A
5	Communal sky garden	N/A
6	Acoustic fin	N/A
7	Wing wall, wind catcher and funnel	N/A
8	Non-structural prefabricated external wall	120.564
9	Utility platform	67.5
10	Noise barrier	N/A
Amenity Features		
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	19.234
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	427.165
13	Covered landscaped and play area	40.589

		Area (sq.m.)
14	Horizontal screens/covered walkways, trellis	N/A
15	Larger lift shaft	141.097
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	31.384
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
Other Exempted Items		
23	Refuge floor including refuge floor cum sky garden	N/A
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.	N/A
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.

ENVIRONMENTAL ASSESSMENT OF THE BUILDING AND INFORMATION ON THE ESTIMATED ENERGY PERFORMANCE OR CONSUMPTION FOR THE COMMON PARTS OF THE DEVELOPMENT

The approved general building plans of this Development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated 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.

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

於印制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。

		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)	3916.715
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	127.315
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	1071.163
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	71.339
根據聯合作業備考第1號及第2號提供的環保設施		
3	露台	177.347
4	加闊的公用走廊及升降機大堂	不適用
5	公用空中花園	不適用
6	隔聲簷	不適用
7	翼牆、捕風器及風斗	不適用
8	非結構預製外牆	120.564
9	工作平台	67.5
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	19.234
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	427.165
13	有上蓋的園景區及遊樂場	40.589

		面積(平方米)
14	橫向屏障 / 有蓋人行道、花棚	不適用
15	擴大升降機井道	141.097
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	31.384
19	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空	不適用
22	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
其他項目		
23	庇護層，包括庇護層兼空中花園	不適用
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	不適用
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

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

有關建築物的環境評估及發展項目的公用部份的預計能量表現或消耗的資料

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本發展項目的環境評估及公用部份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。

EXAMINATION RECORD

檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with print date on 17 September 2014 2014年9月17日印製版本之頁次	Page Number in revised version with examination date on 17 December 2014 2014年12月17日檢視之版本之頁次	Revision Made 所作修改
17 December 2014 2014年12月17日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	-	12a	Aerial photograph of the Development is added. 新增發展項目的鳥瞰照片。
	20	20	Floor plan is updated. 更新平面圖。
	68	68	Elevation plan is updated. 更新立面圖。
	72	72	English text of item 1(f) in schedule of fittings, finishes and appliances of Towers is updated. 更新大廈裝置、裝修物料及設備列表第1(f)細項英文文本。
	82	82	Chinese text of item 1(f) in schedule of fittings, finishes and appliances of Towers is updated. 更新大廈裝置、裝修物料及設備列表第1(f)細項中文文本。
	83	83	Chinese text of item 3(b) in schedule of fittings, finishes and appliances of Towers is updated. 更新大廈裝置、裝修物料及設備列表第3(b)細項中文文本。
	90	90	English text of item 1(f) in schedule of fittings, finishes and appliances of Houses is updated. 更新洋房裝置、裝修物料及設備列表第1(f)細項英文文本。
	95	95	Chinese text of item 1(f) in schedule of fittings, finishes and appliances of Houses is updated. 更新洋房裝置、裝修物料及設備列表第1(f)細項中文文本。
	110	110	Mechanical & Electrical Provisions Plan of B1/F and G/F are updated. 更新地庫第一層及地下機電裝置平面圖。
Examination / Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 17 December 2014 2014年12月17日檢視之版本之頁次	Page Number in revised version with examination date on 12 March 2015 2015年3月12日檢視之版本之頁次	Revision Made 所作修改
12 March 2015 2015年3月12日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	13	13	Outline zoning plan is updated. 更新分區計劃大綱圖。
	100-102, 105-107	100-102, 105-107	Mechanical & Electrical Provisions Plan is updated. 更新機電裝置平面圖。
Examination / Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 12 March 2015 2015年3月12日檢視之版本之頁次	Page Number in revised version with examination date on 20 March 2015 2015年3月20日檢視之版本之頁次	Revision Made 所作修改
20 March 2015 2015年3月20日	7	7	Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development is revised. 修訂就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所。

EXAMINATION RECORD

檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 20 March 2015 2015年3月20日檢視之版本之頁次	Page Number in revised version with examination date on 18 May 2015 2015年5月18日檢視之版本之頁次	Revision Made 所作修改
18 May 2015 2015年5月18日	7	7	Holding Company of the Vendor and Remarks are revised. 修訂賣方控權公司及備註。
	–	20a	New As-built floor plan is added. 新增實際建造平面圖。
	21	21	Alterations indicated in the floor plan are added. 新增平面圖中標示的改動。
	73, 74, 82, 83, 84	73, 74, 82, 83, 84	Fittings, finishes and appliances of Flat A of 11/F of Tower 1 is added and revised. 新增及修訂第一座十一樓A單位之裝置、裝修物料及設備。
	–	73a	Fittings, finishes and appliances of Flat A of 11/F of Tower 1 is added. 新增第一座十一樓A單位之裝置、裝修物料及設備。
	75, 76, 85, 86, 87, 89	75, 76, 85, 86, 87, 89	Layout is updated. 更新排版。
	79, 88	79, 88	Appliances schedule for Flat A of 11/F of Tower 1 is updated. 更新第一座十一樓A單位設備說明。
	–	89a	Content is extended to additional page. 順延排版。
	99	99	Symbols are updated. 更新圖例。
	101	101	Floor numbering of Mechanical & Electrical Provisions Plan is updated. 更新機電裝置平面圖樓層。
	–	101a	New Mechanical & Electrical Provisions Plan is added. 新增機電裝置平面圖。
	116-122	116-122	Schedule of Mechanical and Electrical Provision is updated. 更新電裝置數量說明表。
	–	122a	Content is extended to additional page and Schedule of Mechanical and Electrical Provision is updated. 順延排版及更新電裝置數量說明表。

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Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 18 May 2015 2015年5月18日檢視之版本之頁次	Page Number in revised version with examination date on 13 August 2015 2015年8月13日檢視之版本之頁次	Revision Made 所作修改
13 August 2015 2015年8月13日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	12	12	Aerial photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	12a	–	Page of aerial photograph of the Development is deleted. 刪除發展項目的鳥瞰照片頁次。
	15	15	Outline zoning plan is updated. 更新分區計劃大綱圖。
Examination / Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 13 August 2015 2015年8月13日檢視之版本之頁次	Page Number in revised version with examination date on 9 October 2015 2015年10月9日檢視之版本之頁次	Revision Made 所作修改
9 October 2015 2015年10月9日	10	10	Information on property management is updated. 更新物業管理的資料。
	12	12	Aerial photograph of the Development is updated. 更新發展項目的鳥瞰照片。
Examination / Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 9 October 2015 2015年10月9日檢視之版本之頁次	Page Number in revised version with examination date on 6 January 2016 2016年1月6日檢視之版本之頁次	Revision Made 所作修改
6 January 2016 2016年1月6日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	–	12a	Aerial photograph of the Development is added. 新增發展項目的鳥瞰照片。
	73, 73a, 82, 83	73, 73a, 82, 83	Fittings, finishes and appliances is revised. 修訂裝置、裝修物料及設備。
Examination / Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 6 January 2016 2016年1月6日檢視之版本之頁次	Page Number in revised version with examination date on 17 March 2016 2016年3月17日檢視之版本之頁次	Revision Made 所作修改
17 March 2016 2016年3月17日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	13	13	Outline zoning plan is updated. 更新分區計劃大綱圖。
	90, 95	90, 95	Fittings, finishes and appliances is revised. 修訂裝置、裝修物料及設備。

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	Page Number in revised version with examination date on 17 March 2016 2016年3月17日檢視之版本之頁次	Page Number in revised version with examination date on 6 May 2016 2016年5月6日檢視之版本之頁次	Revision Made 所作修改
6 May 2016 2016年5月6日	92	92	English text of item 3(g) in schedule of fittings, finishes and appliances of Houses is updated. 更新洋房裝置、裝修物料及設備列表第3(g)細項英文文本。
	97	97	Chinese text of item 3(g) in schedule of fittings, finishes and appliances of Houses is updated. 更新洋房裝置、裝修物料及設備列表第3(g)細項中文文本。
Examination / Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 6 May 2016 2016年5月6日檢視之版本之頁次	Page Number in revised version with examination date on 26 May 2016 2016年5月26日檢視之版本之頁次	Revision Made 所作修改
26 May 2016 2016年5月26日	7	7	Information on Vendor and Others involved in the Development is revised. 修訂賣方及有參與發展項目的其他人的資料。
	12	12	Aerial photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	12a	–	Page of aerial photograph of the Development is deleted. 刪除發展項目的鳥瞰照片頁次。
Examination / Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 26 May 2016 2016年5月26日檢視之版本之頁次	Page Number in revised version with examination date on 17 June 2016 2016年6月17日檢視之版本之頁次	Revision Made 所作修改
17 June 2016 2016年6月17日	–	21a	Blank page. 空白頁。
Examination / Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 17 June 2016 2016年6月17日檢視之版本之頁次	Page Number in revised version with examination date on 17 September 2016 2016年9月17日檢視之版本之頁次	Revision Made 所作修改
17 September 2016 2016年9月17日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖。
Examination / Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 17 September 2016 2016年9月17日檢視之版本之頁次	Page Number in revised version with examination date on 16 December 2016 2016年12月16日檢視之版本之頁次	Revision Made 所作修改
16 December 2016 2016年12月16日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖。
Examination / Revision Date 檢視 / 修改日期	Page Number in revised version with examination date on 16 December 2016 2016年12月16日檢視之版本之頁次	Page Number in revised version with examination date on 15 March 2017 2017年3月15日檢視之版本之頁次	Revision Made 所作修改
15 March 2017 2017年3月15日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖。

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	Page Number in revised version with examination date on 15 March 2017 2017年3月15日檢視之版本之頁次	Page Number in revised version with examination date on 13 April 2017 2017年4月13日檢視之版本之頁次	Revision Made 所作修改
13 April 2017 2017年4月13日	13	13	Outline zoning plan is updated. 更新分區計劃大綱圖。
	73	73	English text of item 2(b) in schedule of fittings, finishes and appliances of Towers is updated. 更新大廈裝置、裝修物料及設備列表第2(b)細項英文文本。
	82	82	Chinese text of item 2(b) in schedule of fittings, finishes and appliances of Towers is updated. 更新大廈裝置、裝修物料及設備列表第2(b)細項中文文本。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 13 April 2017 2017年4月13日檢視之版本之頁次	Page Number in revised version with examination date on 13 July 2017 2017年7月13日檢視之版本之頁次	Revision Made 所作修改
13 July 2017 2017年7月13日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 13 July 2017 2017年7月13日檢視之版本之頁次	Page Number in revised version with examination date on 13 October 2017 2017年10月13日檢視之版本之頁次	Revision Made 所作修改
13 October 2017 2017年10月13日	2, 3, 4, 5	2, 3, 4, 5	Notes to Purchasers of first-hand residential properties is amended. 修訂一手住宅物業買家須知。
	–	5a, 5b	Content is extended to additional page. 順延排版。
	12	12	Aerial photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	77, 87	77, 87	Fittings, finishes and appliances is revised. 修訂裝置、裝修物料及設備。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 13 October 2017 2017年10月13日檢視之版本之頁次	Page Number in revised version with examination date on 12 January 2018 2018年1月12日檢視之版本之頁次	Revision Made 所作修改
12 January 2018 2018年1月12日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	13	13	Outline zoning plan is updated. 更新分區計劃大綱圖。

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	Page Number in revised version with examination date on 12 January 2018 2018年1月12日檢視之版本之頁次	Page Number in revised version with examination date on 23 January 2018 2018年1月23日檢視之版本之頁次	Revision Made 所作修改
23 January 2018 2018年1月23日	81	81	English text of item 8 in schedule of fittings, finishes and appliances of Towers is updated. 更新大廈裝置、裝修物料及設備列表第8細項英文文本。
	89, 89a	89, 89a	Chinese text of item 8 in schedule of fittings, finishes and appliances of Towers is updated. 更新大廈裝置、裝修物料及設備列表第8細項中文文本。
	94	94	English text of item 6 in schedule of fittings, finishes and appliances of Houses is updated. 更新洋房裝置、裝修物料及設備列表第6細項英文文本。
	98	98	Chinese text of item 6 in schedule of fittings, finishes and appliances of Houses is updated. 更新洋房裝置、裝修物料及設備列表第6細項中文文本。
	99-115	–	Page of mechanical & electrical provisions plan is deleted. 刪除機電裝置平面圖頁次。
	122a, 129	106, 113	Schedule of Mechanical and Electrical Provision is updated. 更新機電裝置數量說明表。
	116-138	99-122	Page number is revised. 修訂頁碼。
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 23 January 2018 2018年1月23日檢視之版本之頁次	Page Number in revised version with examination date on 20 April 2018 2018年4月20日檢視之版本之頁次	Revision Made 所作修改
20 April 2018 2018年4月20日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	12	12	Aerial photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	93	93	English text of item 5 in schedule of fittings, finishes and appliances of Houses is updated. 更新洋房裝置、裝修物料及設備列表第5細項英文文本。
	97	97	Chinese text of item 5 in schedule of fittings, finishes and appliances of Houses is updated. 更新洋房裝置、裝修物料及設備列表第5細項中文文本。

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	Page Number 頁次	Revision Made 所作修改	
17 July 2018 2018年7月17日	11	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照片。	
16 October 2018 2018年10月16日	7	Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development is revised. 修訂就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所。	
	11	Location plan of the Development is updated. 更新發展項目的所在位置圖。	
14 January 2019 2019年1月14日	11	Location plan of the Development is updated. 更新發展項目的所在位置圖。	
11 April 2019 2019年4月11日	11	Location plan of the Development is updated. 更新發展項目的所在位置圖。	
10 July 2019 2019年7月10日	11	Location plan of the Development is updated. 更新發展項目的所在位置圖。	
24 July 2019 2019年7月24日	77	English text of item 6 in schedule of fittings, finishes and appliances of Towers is updated. 更新大廈裝置、裝修物料及設備列表第6細項英文文本。	
	87	Chinese text of item 6 in schedule of fittings, finishes and appliances of Towers is updated. 更新大廈裝置、裝修物料及設備列表第6細項中文文本。	
Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in revised version with examination date on 24 July 2019 2019年7月24日檢視之版本之頁次	Page Number in revised version with examination date on 24 October 2019 2019年10月24日檢視之版本之頁次	Revision Made 所作修改
24 October 2019 2019年10月24日	11	11	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	12	12	Aerial photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	-	12a	Aerial photograph of the Development is added. 新增發展項目的鳥瞰照片。
	14	14	Outline zoning plan is updated. 更新分區計劃大綱圖。

Address of the website designated by the vendor for the Development:

賣方就本發展項目指定的互聯網網站的網址：

www.edengate.com.hk

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

Date of printing of this Sales Brochure: 17th September 2014
本售樓說明書印製日期：二零一四年九月十七日。

