



# ISLAND RESIDENCE



SALES BROCHURE 售樓說明書



|SLAND RESIDENCE

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

### For all first-hand residential properties

#### 1. Important information

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

#### 2. Fees, mortgage loan and property price

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

#### 3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans<sup>1</sup> as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

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

#### 4. Property area and its surroundings

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

#### 5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of 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.

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

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

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

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

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

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

### 8. Register of Transactions

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

### 9. Agreement for sale and purchase

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

### 10. Expression of intent of purchasing a residential property

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

### 11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: [www.eaa.org.hk](http://www.eaa.org.hk).

### 12. Appointment of solicitor

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

### For first-hand uncompleted residential properties

#### 13. Pre-sale Consent

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

### 14. Show flats

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

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

### 15. Estimated material date and handing over date

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date 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.

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

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:**

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

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



您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

<sup>1</sup> 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

#### 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尺寸<sup>2</sup>。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。

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

- 每個住宅物業的外部尺寸；
- 每個住宅物業的內部尺寸；
- 每個住宅物業的內部間隔的厚度；
- 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。



**6. 政府批地文件和公契**

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

**7. 售樓處內有關可供揀選住宅物業的資料**

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

**8. 成交紀錄冊**

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

**9. 買賣合約**

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

**10. 表達購樓意向**

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

**11. 委託地產代理**

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —
  - － 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - － 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - － 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：[www.eaa.org.hk](http://www.eaa.org.hk)），查閱牌照目錄。

**12. 委聘律師**

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

**適用於一手未落成住宅物業****13. 預售樓花同意書**

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

**14. 示範單位**

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

**適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業****15. 預計關鍵日期及收樓日期**

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

**適用於一手已落成住宅物業****16. 賣方資料表格**

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

**17. 參觀物業**

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

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

網址： [www.srpa.gov.hk](http://www.srpa.gov.hk)  
 電話： 2817 3313  
 電郵： [enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)  
 傳真： 2219 2220

**其他相關聯絡資料：****消費者委員會**

網址： [www.consumer.org.hk](http://www.consumer.org.hk)  
 電話： 2929 2222  
 電郵： [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
 傳真： 2856 3611

**地產代理監管局**

網址： [www.eaa.org.hk](http://www.eaa.org.hk)  
 電話： 2111 2777  
 電郵： [enquiry@eaa.org.hk](mailto:enquiry@eaa.org.hk)  
 傳真： 2598 9596

**香港地產建設商會**

電話： 2826 0111  
 傳真： 2845 2521

運輸及房屋局

一手住宅物業銷售監管局

2017年8月

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

**Name of the street and the street number**

163 Shau Kei Wan Road

(Note: This provisional street number is subject to confirmation when the Development is completed)

**Total number of storeys of the multi-unit building**

29 storeys (excluding Main Roof)

**Floor numbering**

G/F, 1-3/F, 5-12/F, 15-23/F, 25-32/F

**Omitted floor numbers**

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

**Refuge floor**

Not Applicable

(Remark: Refuge area at the Main Roof)

**街道名稱及門牌號數**

筲箕灣道 163 號

(備註：此臨時門牌號數有待發展項目建成時確認)

**多單位建築物 - 大廈樓層的總數**

29 層 (不包括主天台)

**樓層號數**

地下、1 至 3 樓、5 至 12 樓、15 至 23 樓及 25 至 32 樓

**被略去的樓層號數**

不設 4 樓、13 樓、14 樓及 24 樓

**庇護層**

不適用

(備註：庇護區置於主天台)

**Vendor**

Active Talent Holdings Limited

**Holding Companies of the Vendor**

Wheelock and Company Limited, Wheelock Properties Limited, Wheelock Investments Limited, Realty Development Corporation Limited, Myers Investments Limited, High Prospect Limited, Dannette Holdings Limited

**Authorized Person for the Development**

Ng Chi Ho

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

Handi Architects Limited

**Building Contractor for the Development**

Wecon Construction & Engineering Limited

**The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development**

Baker & McKenzie

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

Hang Seng Bank Limited (note: the loan has been repaid in full)

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

Wheelock Finance Limited

**賣方**

Active Talent Holdings Limited

**賣方的控權公司**

會德豐有限公司、會德豐地產有限公司、Wheelock Investments Limited、聯邦地產有限公司、Myers Investments Limited、High Prospect Limited、Dannette Holdings Limited

**發展項目的認可人士**

吳智豪

**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**

恆達建築師有限公司

**發展項目的承建商**

偉工建築有限公司

**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**

貝克·麥堅時律師事務所

**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**

恒生銀行有限公司（註：該貸款已全數清償）

**已為發展項目的建造提供貸款的其他人**

Wheelock Finance Limited



(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development.	Not Applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person.	Not Applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person.	No
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person.	No
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor.	No

(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	No
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor.	Not Applicable
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor.	No
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	No
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor.	Not Applicable
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor.	No
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	No



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

(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1% 的已發行股份。	否
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否

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

Schedule of total area of non-structural prefabricated external walls of each residential property  
每個住宅物業的非結構的預製外牆總面積表

Floor 樓層	Unit 單位 Total Area of the non-structural prefabricated external walls of each residential property (sq. m) 每個住宅物業的非結構的預製外牆的總面積 (平方米)						
	A	B	C	D	E	F	G
5-12/F, 15-23/F & 25-31/F 5至12樓、15至23樓及 25至31樓	0.195	–	–	–	–	0.240	0.240
32/F 32樓	0.395	0.908	–	–	–	–	–

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

There will be curtain walls forming part of the enclosing walls of the Development.  
發展項目將會有幕牆構成一部分的圍封牆。

Schedule of total curtain walls of each residential property  
每個住宅物業的幕牆總面積表

Floor 樓層	Unit 單位 Total Area of the curtain walls of each residential property (sq. m) 每個住宅物業的幕牆的總面積 (平方米)						
	A	B	C	D	E	F	G
5-12/F, 15-23/F & 25-31/F 5至12樓、15至23樓及 25至31樓	0.989	–	2.934	0.572	0.780	1.310	2.205
32/F 32樓	5.630	4.778	–	–	–	–	–

The thickness of curtain walls is 300mm.  
幕牆的厚度為 300毫米。

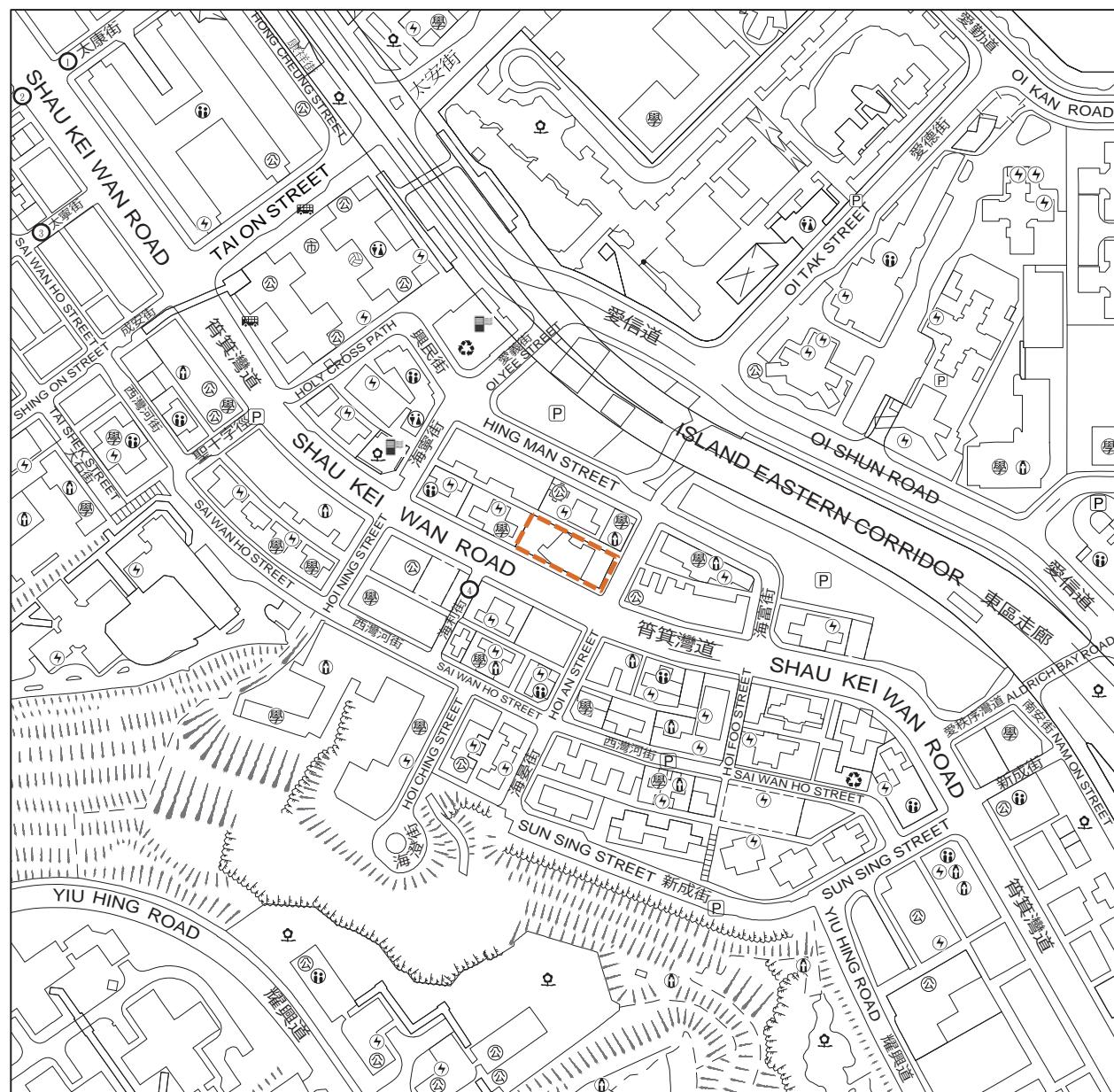
**Person appointed as the manager of the Development under the deed of mutual covenant that has been executed:**

Harriman Property Management Limited














根據已簽立的公契，獲委任為發展項目的管理人的人：


夏利文物業管理有限公司

The location plan is adopted from part of the Survey Sheet Nos. 11-SE-A and 11-SE-B last updated on 15 October 2019 from Survey and Mapping Office, with adjustments where necessary.  
此所在位置圖乃參考地政總署測繪處最近於 2019 年 10 月 15 日所更新的測繪圖編號 11-SE-A 及 11-SE-B，經修正處理。



Notation 圖例

-  Ventilation shaft for the Mass Transit Railway  
香港鐵路的通風井
-  Power plant (including electricity sub-station)  
發電廠 (包括電力分站)
-  Refuse collection point  
垃圾收集站
-  Market (including wet market and wholesale market)  
市場 (包括濕貨市場及批發市場)
-  Public carpark (including lorry park)  
公眾停車場 (包括貨車停泊處)
-  Public convenience  
公廁
-  Public transport terminal (including rail station)  
公共交通總站 (包括鐵路車站)
-  Public utility installation  
公用事業設施裝置
-  Religious institution (including church, temple and Tsz Tong)  
宗教場所 (包括教堂、廟宇及祠堂)
-  School (including kindergarten)  
學校 (包括幼稚園)
-  Social welfare facilities (including elderly centre and home for the mentally disabled)  
社會福利設施 (包括老人中心及弱智人士護理院)
-  Sports facilities (including sports ground and swimming pool)  
體育設施 (包括運動場及游泳池)
-  Public park  
公園

 The location of the development  
發展項目的位置

Scale 比例: 0 50 100 150 200 250M (米)

Street names in Chinese and English not shown in full in the location plan of the Development:  
於發展項目的所在位置圖未能顯示之街道中英文全名:


The map is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.  
Licence No. 63/2015.  
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 63/2015。

- |   |                 |     |   |                 |     |
|---|-----------------|-----|---|-----------------|-----|
| ① | Tai Hong Street | 太康街 | ③ | Tai Ning Street | 太寧街 |
| ② | Tai Lok Street  | 太樂街 | ④ | Hoi Lee Street  | 海利街 |

Remark: Due to technical reasons, this location plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance.  
備註：由於技術性問題，此位置圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。





 Location of Development  
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E047278C, dated 5 October 2018.

摘錄自地政總署測繪處於2018年10月5日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E047278C。

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

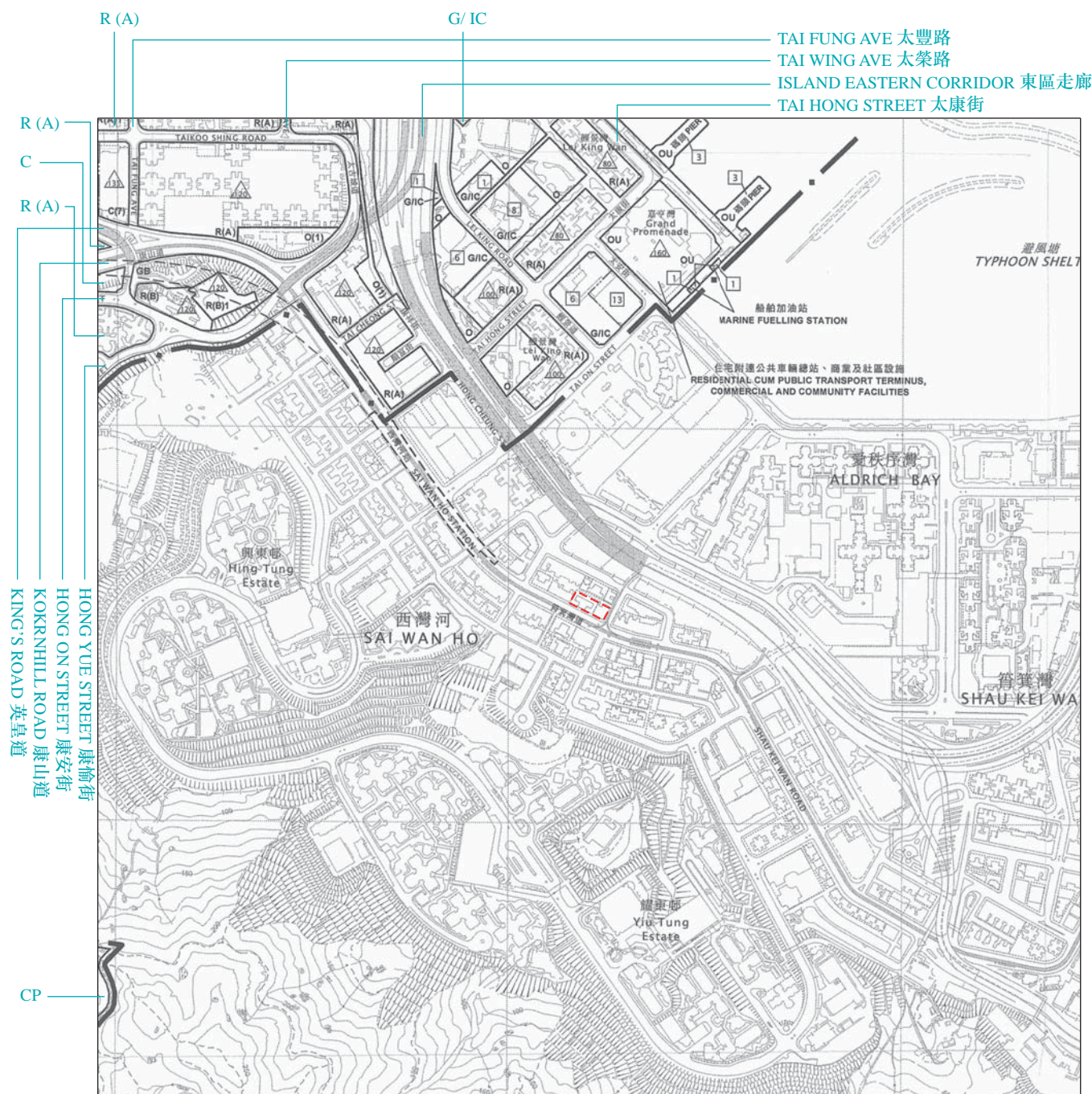
香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Remark: Due to technical reasons, this aerial photograph has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance.  
備註：由於技術性問題，此鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。



This is a blank page.  
此乃空白頁。

For information of land use of neighbouring land of the development, please refer to part of the approved Quarry Bay Outline Zoning Plan No. S/H21/28 gazetted on 17 September 2010.  
就發展項目周圍的土地用途，請參閱摘錄自 2010 年 9 月 17 日憲報公告之鰂魚涌分區計劃大綱核准圖編號為 S/H21/28。



Notation 圖例

### ZONES 地帶

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

### COMMUNICATIONS 交通

STATION	Railway And Station (Underground)	鐵路及車站 (地下)
Major Road And Junction	Major Road And Junction	主要道路及路口
Elevated Road	Elevated Road	高架道路

### MISCELLANEOUS 其他

Boundary Of Planning Scheme	Boundary Of Planning Scheme	規劃範圍界線
Building Height Control Zone Boundary	Building Height Control Zone Boundary	建築物高度管制區界線
Maximum Building Height (In Metres Above Principal Datum)	Maximum Building Height (In Metres Above Principal Datum)	最高建築物高度 (在主水平基準上若干米)
Maximum Building Height (In Number Of Storeys)	Maximum Building Height (In Number Of Storeys)	最高建築物高度 (樓層數目)



Boundary Line of the development  
發展項目的地界線

Scale 比例: 0 100 200 300 400 500M (米)

#### Remarks:

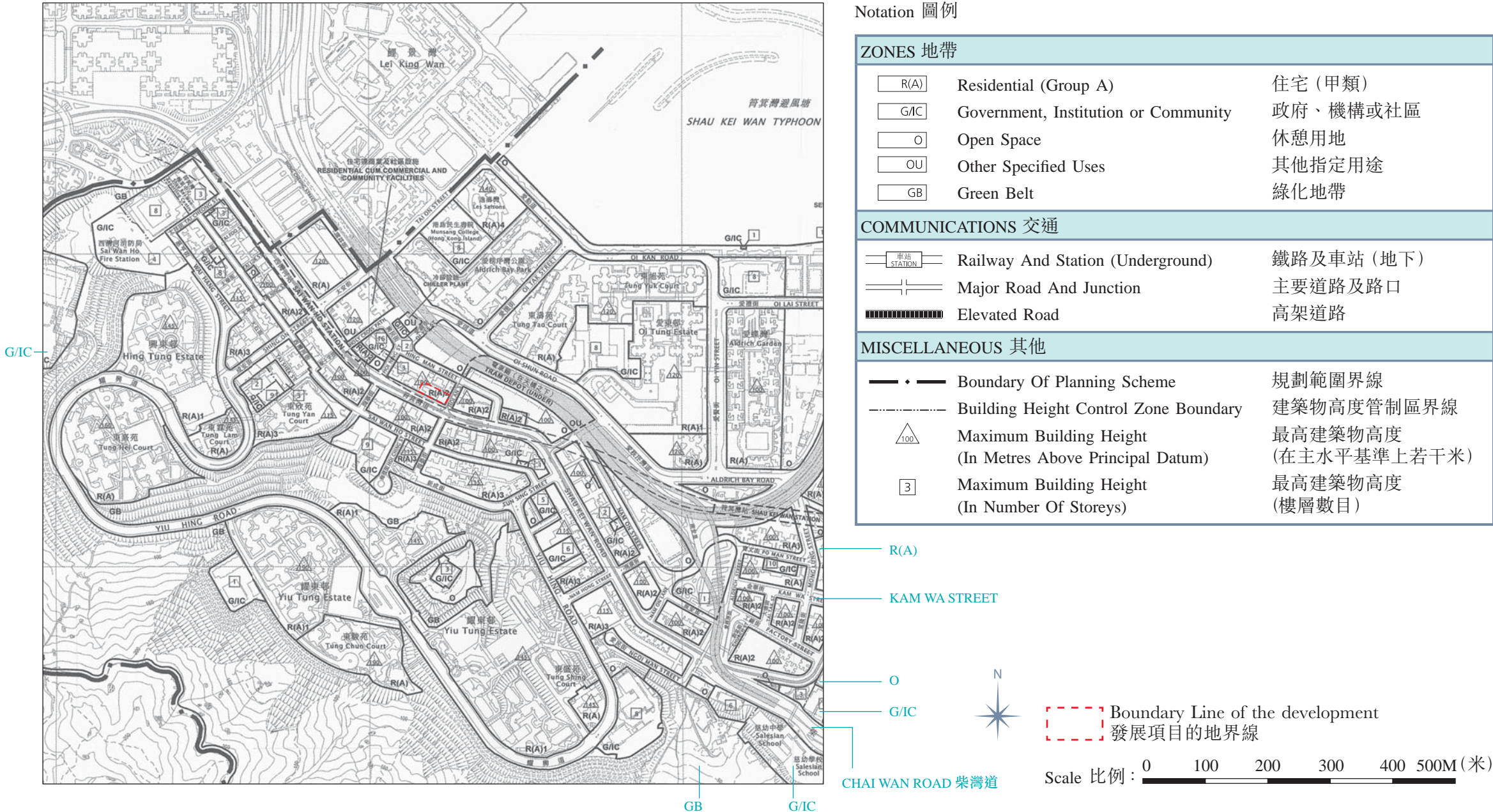
- The above Outline Zoning Plan is an excerpt of the approved Hong Kong Planning Area No. 21 – Quarry Bay – Outline Zoning Plan, Plan No. S/H21/28, gazetted on 17th Sept 2010, with adjustments where necessary as shown in blue-green.
- The plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR.
- Due to technical reasons, the plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance.

#### 備註:

- 上述分區計劃大綱圖摘錄自 2010 年 9 月 17 日憲報公布之 (香港規劃區第 21 區) 鰂魚涌分區計劃大綱核准圖編號為 S/H21/28，經處理，以藍綠色顯示。
- 地圖版權屬香港特別行政區政府，經地政總署准許複印。
- 由於技術性問題，此圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。



For information of land use of neighbouring land of the development, please refer to part of the approved Shau Kei Wan Outline Zoning Plan No. S/H9/18 gazetted on 17 April 2015.  
就發展項目周圍的土地用途，請參閱摘錄自 2015 年 4 月 17 日憲報公告之筲箕灣分區計劃大綱核准圖編號為 S/H9/18。

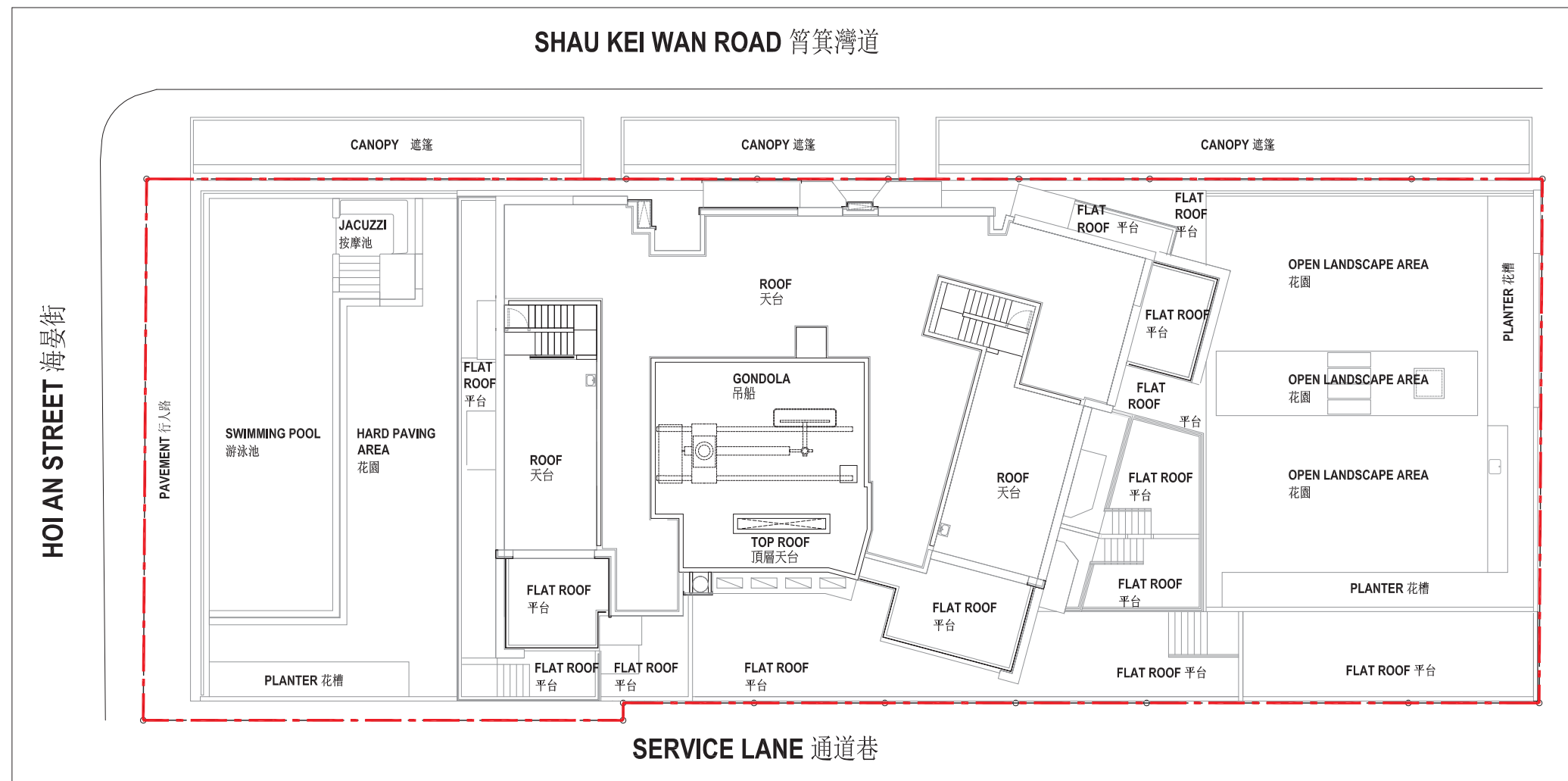


Remarks:

1. The above Outline Zoning Plan is an excerpt of the approved Hong Kong Planning Area No. 9 – Shau Kei Wan – Outline Zoning Plan, Plan No. S/H9/18, gazetted on 17th April 2015, with adjustments where necessary as shown in blue-green.
2. The plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR.
3. Due to technical reasons, the plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註:

1. 上述分區計劃大綱圖摘錄自 2015 年 4 月 17 日憲報公布之 (香港規劃區第 9 區) 筲箕灣分區計劃大綱核准圖編號為 S/H9/18，經處理，以藍綠色顯示。
2. 地圖版權屬香港特別行政區政府，經地政總署准許複印。
3. 由於技術性問題，此圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。



Boundary Line Of The Development  
發展項目邊界線

Scale 比例: 0 5 10M (米)

The estimated date of completion of the building and facilities as provided by the Authorized Person for the Development: 30 April 2018  
發展項目的認可人士提供的建築物及設施的預計落成日期：2018 年 4 月 30 日



Legend 圖例：

Abbreviation 縮寫

A/C PLATFORM = AIR-CONDITIONING PLATFORM 冷氣機平台

ARCH. FEAT. = ARCHITECTURAL FEATURE 建築裝飾

BAL. = BALCONY 露台

BAL. ABOVE = BALCONY ABOVE 上層露台覆蓋之部分

BATH. = BATHROOM 浴室

BR. = BEDROOM 睡房

BR. 1 = BEDROOM 1 睡房 1

BR. 2 = BEDROOM 2 睡房 2

DRESSING RM. = DRESSING ROOM 衣帽間

E.L.V. = EXTRA LOW VOLTAGE ELECTRICAL DUCT ROOM 超低電壓管道房

E.L.V. AT H/L = EXTRA LOW VOLTAGE ELECTRICAL DUCT ROOM AT HIGH LEVEL  
超低電壓管道房在高位

E.M.C. = ELECTRIC METER CABINET 電錶櫃

FLAT ROOF = FLAT ROOF 平台

H.R. AT L/L = HORSE REEL AT LOW LEVEL 消防喉轆在低位

H.R. AT M/L = HORSE REEL AT MIDDLE LEVEL 消防喉轆在中位

KIT. = KITCHEN 廚房

LIFT = LIFT 升降機

LIFT LOBBY = LIFT LOBBY 電梯大堂

LIV./ DIN. = LIVING/ DINING ROOM 客飯廳

M. BATH = MASTER BATHROOM 主人浴室

M. BR. = MASTER BEDROOM 主人睡房

OPEN KIT. = OPEN KITCHEN 開放式廚房

P.D. = PIPE DUCT 管槽

REFUSE RM. = REFUSE ROOM 垃圾房

REST RM. = RESTROOM 洗手間

ROOF = ROOF 天台

STORE = STORE ROOM 儲物房

U.P. = UTILITY PLATFORM 工作平台

W.M.C. = WATER METER CABINET 水錶櫃

W.M.C. AT L/L = WATER METER CABINET AT LOW LEVEL 水錶櫃在低位





1. The thickness of the floor slabs (excluding plaster) of the residential property is:  
Unit A: 150mm and 175mm; Unit B: 150mm; Unit C: 150mm and 200 mm; Unit D: 150 mm and 175mm; Unit E: 150mm and 175mm; Unit F: 150mm and 175mm; Unit G: 150mm and 200mm
2. The floor-to-floor height of each residential property is 3500mm and 3500\*mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors (Note: Not applicable)

\* Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

1. 每個住宅物業的樓板（不包括灰泥）的厚度為：  
A 單位：150 毫米及 175 毫米；  
B 單位：150 毫米；C 單位：150 毫米及 200 毫米；D 單位：150 毫米及 175 毫米；  
E 單位：150 毫米及 175 毫米；F 單位：150 毫米及 175 毫米；G 單位：150 毫米及 200 毫米
2. 住宅物業層與層之間的高度為 3500 毫米及 3500\* 毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積大（註：不適用）

\* 包括本層地台跌級樓板之跌級深度（350 毫米）

### Remarks:

1. There are architectural features, metal grilles and/ or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
2. Common pipes exposed and/ or enclosed in cladding are located at/ adjacent to the balcony and/ or flat roof and/ or air-conditioner platform and/ or external wall of some residential units. For details, please refer to the latest approved building plans and/ or approved drainage plans.
3. There are sunken slabs (for mechanical & electrical services of units above) and/ or ceiling bulkheads for the air-conditioning fittings and/ or mechanical & electrical services at some residential units.
4. There are exposed pipes installed in some store rooms and restrooms.
5. There are exposed pipes located at the upper part of some utility platforms.
6. Balconies and utility platforms are non-enclosed areas.
7. The indications of fittings such as sinks, hobs, toilet bowls, wash basins, bath tubs etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, designs and shapes.

### 備註：

1. 部分樓層外牆範圍設有建築裝飾、金屬格柵及 / 或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 部分住宅單位的露台及 / 或平台及 / 或冷氣機平台及 / 或外牆上 / 附近設有外露及 / 或外牆裝飾板內藏之公用喉管，詳細資料請參考最新批准的建築圖則及 / 或排水設施圖。
3. 部分住宅單位天花有跌級樓板（用以安裝樓上單位之機電設備）及 / 或假天花內裝置空調裝備及 / 或其他機電設備。
4. 部分儲物房及洗手間內裝有外露喉管。
5. 部分工作平台上方裝有外露喉管。
6. 露台及工作平台為不可封閉的地方。
7. 樓面平面圖所示之裝置如洗滌盤、煮食爐、坐廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、設計及形狀。

6至12樓、15至23樓及25至31樓面平面圖





1. The thickness of the floor slabs (excluding plaster) of the residential property is:  
6-12/F, 15-23/F & 25-30/F:  
Unit A: 150mm and 175mm; Unit B: 150mm; Unit C: 150mm and 200mm; Unit D: 150mm and 175mm; Unit E: 150mm and 175mm; Unit F: 150mm and 175mm; Unit G: 150mm and 200mm  
31/F:  
Unit A: 150mm; Unit B: 150mm; Unit C: 150mm and 200mm; Unit D: 150mm;  
Unit E: 150mm and 175mm; Unit F: 150mm and 200mm; Unit G: 150mm and 200mm
2. The floor-to-floor height of each residential property is:  
6-12/F, 15-23/F & 25-30/F:  
3500mm and 3500\*mm  
31/F:  
Unit A: 3600mm, 3850mm and 3950\*mm; Unit B: 3850mm and 4200\*mm;  
Unit C: 3500mm, 3600mm, 3850mm and 4200\*mm; Unit D: 3500mm, 3850mm and 4200\*mm; Unit E: 3400mm, 3500mm, 3850mm and 4200\*mm; Unit F: 3500mm, 3850mm and 4200\*mm; Unit G: 3500mm, 3600mm, 3850mm and 4200\*mm
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors (Note: Not applicable)

\* Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

1. 每個住宅物業的樓版（不包括灰泥）的厚度為：  
6 至 12 樓、15 至 23 樓及 25 至 30 樓：  
A 單位：150 毫米及 175 毫米；B 單位：150 毫米；C 單位：150 毫米及 200 毫米；  
D 單位：150 毫米及 175 毫米；E 單位：150 毫米及 175 毫米；F 單位 150 毫米及 175 毫米；G 單位：150 毫米及 200 毫米  
31 樓：  
A 單位：150 毫米；B 單位：150 毫米；C 單位：150 毫米及 200 毫米；  
D 單位：150 毫米；E 單位：150 毫米及 175 毫米；F 單位：150 毫米及 200 毫米；  
G 單位：150 毫米及 200 毫米
2. 住宅物業層與層之間的高度為：  
6 至 12 樓、15 至 23 樓及 25 至 30 樓：  
3500 毫及 3500\* 毫米  
31 樓：  
A 單位：3600 毫米、3850 毫及 3950\* 毫米；B 單位：3850 毫米及 4200\* 毫米；  
C 單位：3500 毫米、3600 毫米、3850 毫米及 4200\* 毫米；D 單位：3500 毫米、  
3850 毫米及 4200\* 毫米；E 單位：3400 毫米、3500 毫米、3850 毫米及  
4200\* 毫米；F 單位：3500 毫米、3850 毫米及 4200\* 毫米；G 單位：3500 毫米、  
3600 毫米、3850 毫米及 4200\* 毫米
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積大（註：不適用）

\* 包括本層地台跌級樓板之跌級深度（350 毫米）

### Remarks:

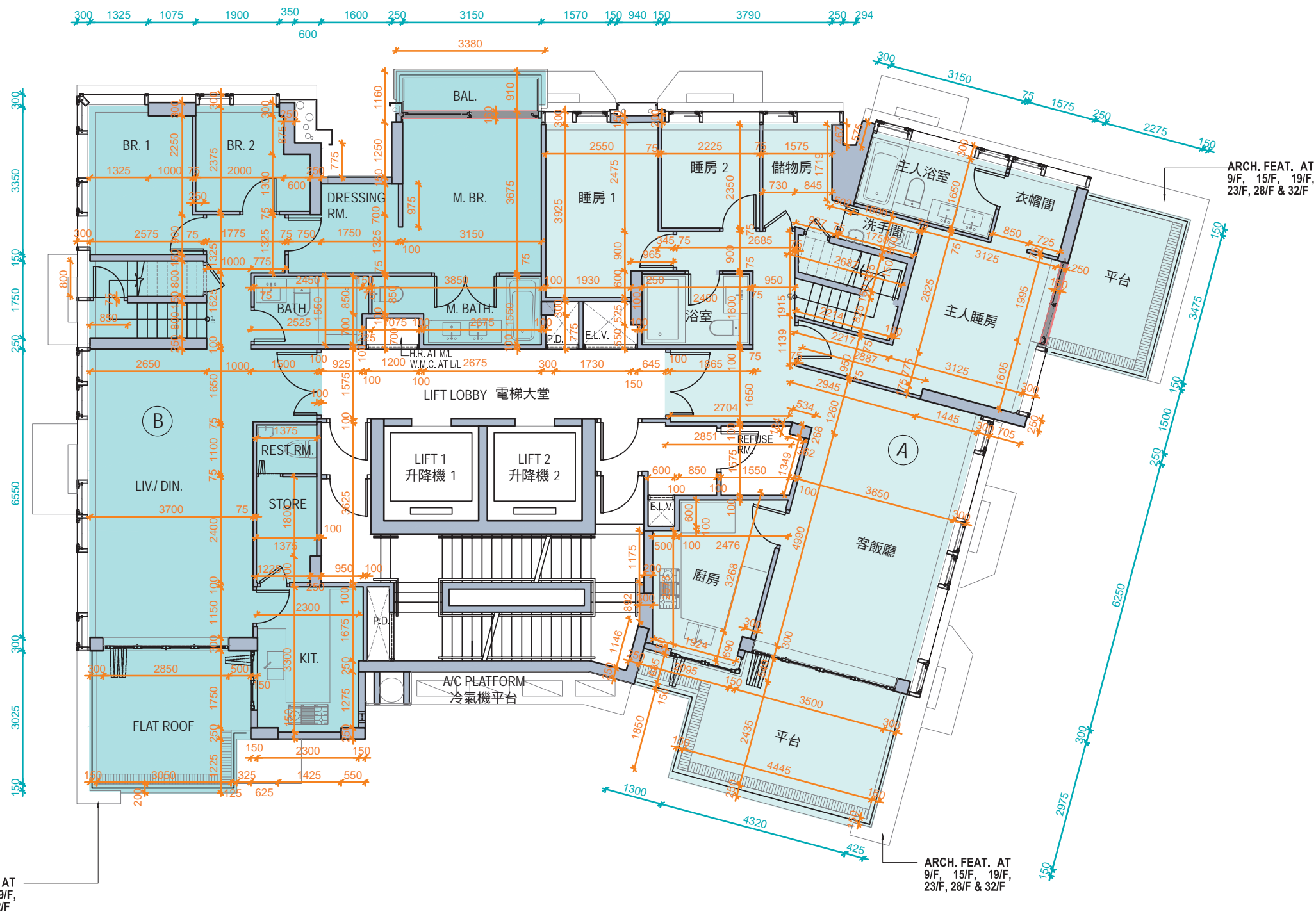
1. There are architectural features, metal grilles and/ or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
2. Common pipes exposed and/ or enclosed in cladding are located at/ adjacent to the balcony and/ or flat roof and/ or air-conditioner platform and/ or external wall of some residential units. For details, please refer to the latest approved building plans and/ or approved drainage plans.
3. There are sunken slabs (for mechanical & electrical services of units above) and/ or ceiling bulkheads for the air-conditioning fittings and/ or mechanical & electrical services at some residential units.
4. There are exposed pipes installed in some store rooms and restrooms.
5. There are exposed pipes located at the upper part of some utility platforms.
6. Balconies and utility platforms are non-enclosed areas.
7. The indications of fittings such as sinks, hobs, toilet bowls, wash basins, bath tubs etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, designs and shapes.

### 備註：

1. 部分樓層外牆範圍設有建築裝飾、金屬格柵及 / 或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 部分住宅單位的露台及 / 或平台及 / 或冷氣機平台及 / 或外牆上 / 附近設有外露及 / 或外牆裝飾板內藏之公用喉管，詳細資料請參考最新批准的建築圖則及 / 或排水設施圖。
3. 部分住宅單位天花有跌級樓板（用以安裝樓上單位之機電設備）及 / 或假天花內裝置空調裝備及 / 或其他機電設備。
4. 部分儲物房及洗手間內裝有外露喉管。
5. 部分工作平台上方裝有外露喉管。
6. 露台及工作平台為不可封閉的地方。
7. 樓面平面圖所示之裝置如洗滌盤、煮食爐、坐廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、設計及形狀。

### 32/F Floor Plan

### 32樓面平面圖



Scale 比例: 0 2 4M(米)



1. The thickness of the floor slabs (excluding plaster) of the residential property is:  
150mm, 200mm and 225mm
  2. The floor-to-floor height of each residential property is:  
Unit A: 3600mm and 3950\*mm; Unit B: 3600mm, 3950\*mm and 4050^mm
  3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors (Note: Not applicable)
- \* Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)  
^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)

1. 每個住宅物業的樓板（不包括灰泥）的厚度為：  
150 毫米、200 毫米及 225 毫米
  2. 住宅物業層與層之間的高度為：  
A 單位：3600 毫米及 3950\* 毫米；B 單位：3600 毫米、3950\* 毫米及 4050^ 毫米
  3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積大（註：不適用）
- \* 包括本層地台跌級樓板之跌級深度（350 毫米）  
^ 包括本層地台跌級樓板之跌級深度（450 毫米）

### Remarks:

1. There are architectural features, metal grilles and/ or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
2. Common pipes exposed and/ or enclosed in cladding are located at/ adjacent to the balcony and/ or flat roof and/ or air-conditioner platform and/ or external wall of some residential units. For details, please refer to the latest approved building plans and/ or approved drainage plans.
3. There are sunken slabs (for mechanical & electrical services of units above) and/ or ceiling bulkheads for the air-conditioning fittings and/ or mechanical & electrical services at some residential units.
4. There are exposed pipes installed in some store rooms and restrooms.
5. There are exposed pipes located at the upper part of some utility platforms.
6. Balconies and utility platforms are non-enclosed areas.
7. The indications of fittings such as sinks, hobs, toilet bowls, wash basins, bath tubs etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, designs and shapes.

### 備註：

1. 部分樓層外牆範圍設有建築裝飾、金屬格柵及 / 或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 部分住宅單位的露台及 / 或平台及 / 或冷氣機平台及 / 或外牆上 / 附近設有外露及 / 或外牆裝飾板內藏之公用喉管，詳細資料請參考最新批准的建築圖則及 / 或排水設施圖。
3. 部分住宅單位天花有跌級樓板（用以安裝樓上單位之機電設備）及 / 或假天花內裝置空調裝備及 / 或其他機電設備。
4. 部分儲物房及洗手間內裝有外露喉管。
5. 部分工作平台上方裝有外露喉管。
6. 露台及工作平台為不可封閉的地方。
7. 樓面平面圖所示之裝置如洗滌盤、煮食爐、坐廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、設計及形狀。



1. The thickness of the floor slabs (excluding plaster) of the residential property is: Not applicable.
2. The floor-to-floor height of each residential property is: Not applicable.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors (Note: Not applicable)

1. 每個住宅物業的樓版（不包括灰泥）的厚度為：不適用。
2. 住宅物業層與層之間的高度為：不適用。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積大（註：不適用）

### Remarks:

1. There are architectural features, metal grilles and/ or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
2. Common pipes exposed and/ or enclosed in cladding are located at/ adjacent to the balcony and/ or flat roof and/ or air-conditioner platform and/ or external wall of some residential units. For details, please refer to the latest approved building plans and/ or approved drainage plans.
3. There are sunken slabs (for mechanical & electrical services of units above) and/ or ceiling bulkheads for the air-conditioning fittings and/ or mechanical & electrical services at some residential units.
4. There are exposed pipes installed in some store rooms and restrooms.
5. There are exposed pipes located at the upper part of some utility platforms.
6. Balconies and utility platforms are non-enclosed areas.
7. The indications of fittings such as sinks, hobs, toilet bowls, wash basins, bath tubs etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, designs and shapes.

### 備註：

1. 部分樓層外牆範圍設有建築裝飾、金屬格柵及 / 或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 部分住宅單位的露台及 / 或平台及 / 或冷氣機平台及 / 或外牆上 / 附近設有外露及 / 或外牆裝飾板內藏之公用喉管，詳細資料請參考最新批准的建築圖則及 / 或排水設施圖。
3. 部分住宅單位天花有跌級樓板（用以安裝樓上單位之機電設備）及 / 或假天花內裝置空調裝備及 / 或其他機電設備。
4. 部分儲物房及洗手間內裝有外露喉管。
5. 部分工作平台上方裝有外露喉管。
6. 露台及工作平台為不可封閉的地方。
7. 樓面平面圖所示之裝置如洗滌盤、煮食爐、坐廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、設計及形狀。

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)									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F 5樓	A	34.318 (369) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	12.381 (133)	-	-	-	-	-	-
	B	20.079 (216) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	15.955 (172)	-	-	-	-	-	-
	C	44.435 (478) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	4.650 (50)	-	-	-	-	-	-
	D	25.244 (272) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
	E	31.094 (335) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-	-
	F	34.512 (371) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	8.554 (92)	-	-	-	-	-	-
	G	48.399 (521) Balcony 露台 : - Utility Platform 工作平台 : 1.505 (16) Verandah 陽台 : -	-	-	-	19.645 (211)	-	-	-	-	-	-

1. The saleable area of each residential property, and the floor area of every balcony, utility platform or verandah (if any) 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 every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

- (a) The area as specified above in square feet are converted from the areas in square metres at a rate of 1 square metre = 10.764 square feet and rounded up to the nearest integer, which may be slightly different from the areas presented in square metres.
- (b) There is no verandah in the residential properties of the Development.

1. 每個住宅物業的實用面積，以及在構成該物業的一部分的範圍內的每一露台、工作平台或陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

- (a) 上述以平方呎表述之面積由以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
- (b) 發展項目的住宅物業並無陽台。

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)									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
6-12/F, 15-23/F & 25-31/F 6至12樓、15至23樓及25至31樓	A	36.320 (391) Balcony 露台: 2.002 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-
	B	22.081 (238) Balcony 露台: 2.002 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-
	C	46.439 (500) Balcony 露台: 2.004 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-
	D	25.244 (272) Balcony 露台: 2.002 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-
	E	31.094 (335) Balcony 露台: 2.002 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-
	F	36.516 (393) Balcony 露台: 2.004 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-
	G	50.403 (543) Balcony 露台: 2.004 (22) Utility Platform 工作平台: 1.505 (16) Verandah 陽台: -	-	-	-	-	-	-	-	-	-	-

1. The saleable area of each residential property, and the floor area of every balcony, utility platform or verandah (if any) 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 every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

#### Remarks:

- (a) The area as specified above in square feet are converted from the areas in square metres at a rate of 1 square metre = 10.764 square feet and rounded up to the nearest integer, which may be slightly different from the areas presented in square metres.
- (b) There is no verandah in the residential properties of the Development.

1. 每個住宅物業的實用面積，以及在構成該物業的一部分的範圍內的每一露台、工作平台或陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

#### 備註：

- (a) 上述以平方呎表述之面積由以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
- (b) 發展項目的住宅物業並無陽台。



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)									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
32/F 32 樓	A	107.194 (1,154) Balcony 露台 : – Utility Platform 工作平台 : – Verandah 陽台 : –	–	–	–	21.694 (234)	–	–	31.188 (336)	–	–	–
	B	103.273 (1,112) Balcony 露台 : 3.054 (33) Utility Platform 工作平台 : – Verandah 陽台 : –	–	–	–	10.044 (108)	–	–	27.655 (298)	–	–	–

1. The saleable area of each residential property, and the floor area of every balcony, utility platform or verandah (if any) 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 every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

- (a) The area as specified above in square feet are converted from the areas in square metres at a rate of 1 square metre = 10.764 square feet and rounded up to the nearest integer, which may be slightly different from the areas presented in square metres.
- (b) There is no verandah in the residential properties of the Development.

1. 每個住宅物業的實用面積，以及在構成該物業的一部分的範圍內的每一露台、工作平台或陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

- (a) 上述以平方呎表述之面積由以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
- (b) 發展項目的住宅物業並無陽台。

Not Applicable

不適用

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 that 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 that preliminary agreement –
  - (i) that preliminary agreement is terminated;
  - (ii) the preliminary deposit is forfeited; and
  - (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約時須支付款額為 5% 的臨時訂金；
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約—
  - (i) 該臨時合約即告終止；
  - (ii) 有關的臨時訂金即予沒收；及
  - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

**1. Common Parts of the Development**

- (a) Common Parts means all areas, systems, equipment, facilities, machinery, fixtures, fittings, conduits or other matters in the Land (meaning the land on which the Development is constructed, and, where the context permits, shall include the Development thereon):
- (i) which are intended for the common use and benefit of different owners, occupiers, licensees or invitees of the Land or any part thereof;
  - (ii) as will fall within the definition of “common parts” in section 2 of the Building Management Ordinance (Cap. 344).
- These include certain entrance lobbies, staircases, lifts, recreational facilities, external walls, etc.
- (b) Common Parts are categorized into Development Common Parts (provided or installed for the common use and benefit of all owners, occupiers, licensees or invitees of different Flats and the Commercial Accommodation in the Development), Residential Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of different Flats in the Development) and Commercial Common Parts (provided or installed for the common use and benefit of all owners, occupiers, licensees or invitees of the Commercial Accommodation in the Development).
- (c) The owners may use the Common Parts for all purposes connected with the proper use and enjoyment of their Units.
- (d) The owners may not convert any of the Common Parts to their own use or for their own benefit unless the approval of the Owners’ Committee has been obtained.
- (e) The owners may not obstruct the Common Parts nor do anything in or to the Common Parts which may be or become a nuisance to any other owner or occupiers of the Land or any neighbouring premises.
- (f) The owners may not alter the Common Parts or do anything which may, in the opinion of the Manager, interfere with or damage the Common Parts or adversely affect the normal functioning of the Common Parts.
- (g) The Manager has the full right and authority to control the Common Parts and to generally administer and manage the Common Parts. The Manager shall hold the Common Parts as trustee for all owners.

**2. Number of Undivided Shares assigned to each residential property in the Development**

Undivided Shares are allocated to each residential property. They are set out in the table below.

Floor	Flat	Undivided Shares allocated to each Flat
5/F	A	35/7393
	B	22/7393
	C	44/7393
	D	25/7393
	E	31/7393
	F	36/7393
	G	51/7393
6-12/F, 15-23/F & 25-31/F (23 storeys in total)	A	36/7393
	B	22/7393
	C	46/7393
	D	25/7393
	E	31/7393
	F	37/7393
	G	51/7393

Floor	Flat	Undivided Shares allocated to each Flat
32/F	A	112/7393
	B	107/7393

**3. Term of years for which the Manager of the Development is appointed**

The Manager will be appointed for an initial term of two years from the date of the Deed of Mutual Covenant (DMC). The appointment of the Manager may be terminated according to the provisions of the DMC.

**4. Basis on which the Management Expenses are shared among the owners of residential properties in the Development**

Each owner shall contribute towards the Management Expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development, and shall be based on the budget prepared by the Manager) (including the Manager’s Remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

- (a) the owners shall contribute towards the Management Expenses relating to the Development Common Parts in proportion to the Management Shares allocated to their Units; and
- (b) the owners of residential properties shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to their residential properties.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Management Shares of all residential properties in the Development is 6167. The total number of Management Shares in the Development is 7383.

**5. Basis on which the Management Fee Deposit is fixed**

The amount of Management Fee Deposit is 3 months’ monthly management fee.

**6. Area (if any) in the Development retained by the owner (i.e. the Vendor) for its own use**

There is no area in the Development which is retained by the owner for that owner’s own use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance (Cap. 621).



**1. 發展項目的公用部分**

- (a) 公用部分指所有在該土地（指發展項目於其上興建之土地，及如文意允許，包括其上之發展項目）內符合以下情況的區域、系統、裝備、設備、機器、固定裝置、裝置、管道及其他事宜：
- (i) 該部分為不同業主、佔用人、被許可人或被邀請人共同使用與享用的土地或其部分；
- (ii) 該部分符合《建築物管理條例》（第 344 章）第 2 條中「公用部分」的定義。
- 上述包括若干入口大堂、樓梯、升降機、康樂設施、外牆等。
- (b) 公用部分分為發展項目公用部分（提供或安裝給發展項目不同住宅單位及商場所有業主、佔用人、被許可人或被邀請人共同使用與享用）、住宅公用部分（提供或安裝給發展項目不同住宅單位業主、佔用人、被許可人或被邀請人共同使用與享用）及商業公用部分（提供或安裝給發展項目商場業主、佔用人、被許可人或被邀請人共同使用與享用）。
- (c) 業主有權為了所有有關正當使用與享用其單位的目的使用公用部分。
- (d) 除非已經取得業主委員會的批准，業主不得轉變任何公用部分供其個人使用或享用。
- (e) 業主不得阻塞公用部分，亦不得在或對該等地方作出任何事情，以致可能或成為對該土地或任何毗鄰房產的任何其他業主或佔用人造成滋擾。
- (f) 業主不得更改公用部分或作出任何事情，以致管理人認為會干涉或損壞公用部分或對公用部分的正常運作有不利影響。
- (g) 管理人具有充分權利及授權控制公用部分和全面控制與管理公用部分。管理人須作為全體業主的受託人持有公用部分。

**2. 分配予發展項目中各住宅物業的不分割份數的數目**

發展項目中的各住宅物業配有不分割份數。詳細的分配狀況，請參閱下表。

樓層	住宅單位	每個住宅單位分配到的不分割份數
5樓	A	35/7393
	B	22/7393
	C	44/7393
	D	25/7393
	E	31/7393
	F	36/7393
	G	51/7393
6至12樓、 15至23樓及 25至31樓 (共23層)	A	36/7393
	B	22/7393
	C	46/7393
	D	25/7393
	E	31/7393
	F	37/7393
	G	51/7393

樓層	住宅單位	每個住宅單位分配到的不分割份數
32樓	A	112/7393
	B	107/7393

**3. 發展項目的管理人的委任年期**

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

**4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準**

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目的管理開支（指管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算）（包括管理人之酬金）。一般而言：

- (a) 業主須按分配到其單位之管理份數之比例分擔有關發展項目公用部分之管理開支；
- (b) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關住宅公用部分之管理開支。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數與發展項目管理份數總數不同。發展項目的所有住宅物業之管理份數總數為 6167。發展項目之管理份數總數為 7383。

**5. 計算管理費按金的基準**

管理費按金相等於三個月之管理費。

**6. 擁有人（即賣方）在發展項目中保留作自用的範圍（如有的話）**

本發展項目並無《一手住宅物業銷售條例》（第 621 章）附表 1 第 1 部第 14(2)(f) 條所提及之擁有人在發展項目中保留作自用的範圍。

**1. The lot numbers of the land on which the Development is situated**

The Remaining Portion of Shaukiwan Inland Lot No.547, The Remaining Portion of Subsection 1 of Section B of Shaukiwan Inland Lot No.481, The Remaining Portion of Section A of Subsection 2 of Section B of Shaukiwan Inland Lot No.481, The Remaining Portion of Subsection 2 of Section B of Shaukiwan Inland Lot No.481, The Remaining Portion of Section B of Shaukiwan Inland Lot No.481, The Remaining Portion of Subsection 3 of Section B of Shaukiwan Inland Lot No.481 and Section C of Shaukiwan Inland Lot No.481.

**2. The term of years under the leases**

The term of years shall be 75 years from 12 December 1921 with a right of renewal for one further term of 75 years. That right of renewal has been deemed to have been exercised by virtue of the Government Leases Ordinance (Cap. 40).

**3. The user restrictions applicable to that land**

Applicable to the part of that land forming part of Shaukiwan Inland Lot No.547:

- (a) Purposes: reclamation building dwelling houses factories or godowns for the storing of coal or other goods or similar purposes.
- (b) The land shall not be used for any trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger, or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Government.
- (c) The land shall not be used for purposes other than reclamation building dwelling houses factories godowns or similar purposes without having first obtained the licence or consent of the Government.

(Note: a licence for the carrying out of the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper has been granted. See Licence for Offensive Trade Clause in respect of the Remaining Portion of Shaukiwan Inland Lot No.547 dated 26 November 2014 and registered at the Land Registry with Memorial No.14120300510017.)

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

The whole of the areas coloured red on the sale plan (annexed to the Conditions of Sale of Shaukiwan Inland Lot No.481 and Shaukiwan Inland Lot No.482) and the surrounding area coloured green to be filled in by the grantee of Shaukiwan Inland Lot No.481 and Shaukiwan Inland Lot No.482 at his own expense to such levels as the Government may approve. This filling in to be protected on all sides to the satisfaction of the Government. The area coloured green to be handed over to Government free of cost on completion.

(Note: such filling should have been completed and the aforesaid area coloured green should have been handed over to Government.)

**5. 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**

- (a) Applicable to the part of that land forming part of Shaukiwan Inland Lot No.481:
  - (i) The grantee shall build and finish, fit for occupation, before the expiration of twenty-four calendar months from the day of sale of Shaukiwan Inland Lot No.481 and Shaukiwan Inland Lot No.482 to the grantee, in a good, substantial and workmanlike manner, one or more good and permanent messuage or tenement upon some part of his lots with walls of stone or brick and lime-mortar and roof of tiles or such other materials as may be approved by the Government, and in other respects in accordance with the provisions of all ordinances, by-laws and regulations relating to buildings

or sanitation as shall or may at any time be in force in Hong Kong, and shall expend thereon a sum of not less than \$30,000 on Shaukiwan Inland Lot No.481 and \$20,000 on Shaukiwan Inland Lot No.482 in rateable improvements.

- (ii) See paragraph 4.

- (b) Applicable to the part of that land forming part of Shaukiwan Inland Lot No.547:

The grantee shall and will, from time to time, and at all times after the land grant when, where and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings standing upon the land at the time of the land grant or at any time thereafter, and all the walls, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging, and which shall in any-wise belong or appertain unto the same in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Government.

**6. The lease conditions that are onerous to a purchaser**

- (a) Applicable to the part of that land forming part of Shaukiwan Inland Lot No.481:
  - (i) No sewage or refuse water will be allowed to flow from the Shaukiwan Inland Lot No.481 and Shaukiwan Inland Lot No.482 on to any of the adjoining lands whether belonging to the Government or to private persons; neither shall any decaying, noisome, noxious, excrementitious, or other refuse matter be deposited on any portion of the aforesaid two lots, and in carrying out any works of excavation on the aforesaid two lots no excavated earth shall be deposited on the aforesaid two lots or on Government Land adjoining in such manner as shall expose the slopes of such excavated earth to be eroded and washed down by the rains, and all such slopes shall be properly turfed and, if necessary, secured in place by means of masonry toe walls. The grantee shall see that all refuse matters are properly removed daily from off the premises.
  - (ii) See paragraph 5(a).
- (b) Applicable to the part of that land forming part of Shaukiwan Inland Lot No.547:
  - (i) The Government has reserved rights to mines, minerals, mineral oils and quarries of stone in, under or upon the land and all such earth, soil, marl, clay, chalk, brick-earth, gravel, sand, stone and stones, and other earths or materials, which at the time of the land grant or thereafter during the continuance of the grant, shall be under or upon the land or any part or parts thereof as the Government may require for the roads, public buildings or other public purposes of Hong Kong, with full liberty to enter the land to view, dig for, convert and carry away such things thereby doing as little damage as possible to the grantee.
  - (ii) The Government has also reserved the power to make and conduct in, through and under the land all and any public or common sewers, drains or watercourses.
  - (iii) The grantee shall and will as often as need shall require bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending all or any roads, pavements, channels, fences and part-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the land or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Government.

- (iv) The Government may, twice or oftener in every year, at all reasonable times in the day, enter and come into and upon the land to view, search and see the condition of land and of all decays, defects and wants of reparation and amendment and may issue notice or warning in writing requiring the grantee to repair and amend the same within three calendar months.
- (v) In case of the breach or non-performance of any covenant and condition on the part of the grantee to be performed in the land grant or a failure to pay the Government Rent by the grantee, it shall be lawful for the Government to re-enter, repossess and enjoy the land or any part thereof.
- (vi) The Government has full power to resume, enter into and re-take possession of the land or any part thereof if required for the improvement of Hong Kong or any other public purpose whatsoever three calendar months' notice being given to the grantee of its being so required and a full and fair compensation for the land and the buildings thereon being paid to the grantee to be valued by the Government.
- (vii) See paragraph 5(b).

Remark: The expression “grantee” as mentioned in this section means the grantee under the land grant concerned and where the context admits or requires includes his executors, administrators and assigns.



**1. 發展項目所位於的土地的地段編號**

筲箕灣內地段 547 號餘段、筲箕灣內地段 481 號 B 分段第 1 小分段餘段、筲箕灣內地段 481 號 B 分段第 2 小分段 A 分段餘段、筲箕灣內地段 481 號 B 分段第 2 小分段餘段、筲箕灣內地段 481 號 B 分段餘段、筲箕灣內地段 481 號 B 分段第 3 小分段餘段及筲箕灣內地段 481 號 C 分段。

**2. 有關租契規定的年期**

由 1921 年 12 月 12 日起計 75 年，且有一次續租權續期 75 年。續租權根據《政府租契條例》(第 40 章) 被視作已行使。

**3. 適用於該土地的用途限制**

適用於該土地屬於筲箕灣內地段 547 號之部分：

- (a) 用途：填海、興建住宅、工廠或供儲存煤或其他貨物之貨倉、或相似用途。
- (b) 如非先獲政府發牌照，土地不得用作任何銅匠、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。
- (c) 如非先獲政府許可或同意，土地不得用作填海、興建住宅、工廠或貨倉、或相似用途外之用途。

(註：已獲發進行製糖、油料(不包括油站)、售肉、食物供應及旅館行業或業務之牌照。請參閱有關筲箕灣內地段 547 號餘段之厭惡性行業牌照，日期為 2014 年 11 月 26 日，於土地註冊處以註冊備忘編號 14120300510017 註冊。)

**4. 按規定須興建並提供予政府或供公眾使用的設施**

出售地段圖則中(夾附於筲箕灣內地段 481 號及筲箕灣內地段 482 號之出售條件)所有以紅色標示之範圍及其周圍以綠色標示之範圍須由筲箕灣內地段 481 號及筲箕灣內地段 482 號之承授人自費填土至政府批准之水平高度。該項填土於其各面須有防護，至使政府滿意。以綠色標示之範圍完成時須免費交予政府。

(註：該項填土應已完成及上述以綠色標示之範圍應已交予政府。)

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

(a) 適用於該土地屬於筲箕灣內地段 481 號之部分：

- (i) 於筲箕灣內地段 481 號及筲箕灣內地段 482 號出售予承授人的日期起計的二十四個公曆月內，承授人須以良好、穩固和良好工藝形式，以石牆或磚牆及石灰砂漿及瓷磚屋頂或其他政府批准的材料，於土地之部分上興建及完成一棟或以上良好及永久的院宅或物業，至適宜佔用，及在其他方面遵守香港現行或於任何時間生效而關乎建築物或衛生的所有法例、附例及規例之條文，並須於筲箕灣內地段 481 號上支用不少於三萬元及於筲箕灣內地段 482 號上支用不少於兩萬元於可課稅的改善。
- (ii) 見第 4 段。

(b) 適用於該土地屬於筲箕灣內地段 547 號之部分：

承授人須不時及於批地文件發出後的所有時間按需要及於有需要時，自費妥善及充分地透過所有和所有形式之所需和必須之維修、清洗及改善以維修、維護、支持、保養、鋪設、清除、沖刷、清洗、清空、改善及保養於批地文件發出時或之後任何時間處於土地上之院宅或物業及所有其他搭建物及建築物，及屬於和以任何形式屬於或附屬於該等院宅或物業及所有其他搭建物及建築物之牆壁、軌道、照明、行人道、廁所、水槽、排水溝及水道，至使政府滿意。

**6. 對買方造成負擔的租用條件**

(a) 適用於該土地屬於筲箕灣內地段 481 號之部分：

- (i) 承授人不得讓污水或廢水從筲箕灣內地段 481 號及筲箕灣內地段 482 號流進任何毗連的土地(不論是政府或私人擁有)或讓任何腐壞、惡臭、有毒的物質、排泄物或其他廢物棄置在上述兩地段任何部分，且當於上述兩地段進行任何挖出工程時，不得將任何挖出的泥土棄置在上述兩地段或毗連的政府土地而棄置方式會使該挖出的泥土之斜坡暴露令其被雨水侵蝕或沖走，且須於該等斜坡妥為植草及(如需要)將該斜坡以石砌坡腳牆加以鞏固，並每日把所有廢物移離有關地段。

(ii) 見第 5(a) 段。

(b) 適用於該土地屬於筲箕灣內地段 547 號之部分：

- (i) 政府已就土地之內、之下或之上的礦產、礦物、石油、石礦及所有於批地文件發出之時或其後於批地存續時在土地或任何部分之下或之上、可能為道路、公共建築或其他香港之公共目的所需的土壤、泥土、泥灰岩、黏土、白堊、製磚土、礫石、砂、石頭及石堆、及其他土料或材料保留權利，並有權充分自由進入土地以視察、挖掘、轉用及移走該等事物，唯須對承授人造成盡可能少的損害。
- (ii) 政府亦保留權力，於土地內、土地下及穿過土地加置或接駁所有或任何公共或公用排污渠、排水渠或水道。
- (iii) 若有需要，承授人須負擔、支付及備款支付加置、興建、維修及改善處於、屬於土地或其任何部分或為其所需而與附近或毗連範圍共用的所有或任何道路、行人路、渠道、圍欄及共用牆、通風道、私人或公共排污渠及排水渠的支出和收費的合理分攤，分攤金額由政府訂定和釐定。
- (iv) 政府可每年兩次或以上於日間內的任何合理時間進入及來到土地以視察、搜索及檢查土地的狀況及所有變化、缺陷、失修及缺乏改善之處，並可發出書面通知或警告，要求承授人於三個公曆月內修理及改善之。
- (v) 承授人若違反或不履行批地文件內其須履行之契諾或條件，或未能繳付地租，政府可合法重收、重新管有及享用土地或其任何部分。
- (vi) 如為改善香港或其他公共目的所需，經發出三個公曆月的通知及就土地及其上之建築物支付由政府評定的充分和公平賠償，政府有全權收回、進入及重新管有土地或其任何部分。
- (vii) 見第 5(b) 段。

備註：本節中提述「承授人」一詞指根據批地文件中的承授人和如文意允許時包括其遺囑執行人、遺產管理人及承讓人。



### 1. Description of any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

The area coloured green on the sale plan (annexed to the Conditions of Sale of Shaukiwan Inland Lot No.481 and Shaukiwan Inland Lot No.482) to be filled in by the grantee of Shaukiwan Inland Lot No.481 and Shaukiwan Inland Lot No.482 at his own expense to such levels as the Government may approve. This filling in to be protected on all sides to the satisfaction of the Government. The area coloured green to be handed over to Government free of cost on completion.

(Note: such filling should have been completed and the aforesaid area coloured green should have been handed over to Government.)

### 2. Description of any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not applicable.

### 3. Size of any open spaces 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.

### 4. Description of 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.

### 5. General public's right to use

The general public has the right to use those facilities mentioned in 1 that are for public use, in accordance with the land grant.

### 6. Management, operation and maintenance of the facilities mentioned in 2 and open spaces mentioned in 3

Not applicable.

### 7. Provisions of the land grant and the deed of dedication (if applicable), and of the deed of mutual covenant in respect of the Development that concern the facilities open spaces and part of the land mentioned above

Facilities mentioned in 1

#### (a) Land Grant

- (i) Clause 1 on p.3 of the Conditions of Sale of Shaukiwan Inland Lot No.481 and Shaukiwan Inland Lot No.482:

"The whole of the areas coloured red on sale plan and the surrounding area coloured green to be filled in by the purchaser at his own expense to such levels as the Director of Public Works may approve. This filling in to be protected on all sides to the satisfaction of the Director of Public Works. The area coloured green to be handed over to Government free of cost on completion."

- (i) Clause 2 on p.3 of the Conditions of Sale of Shaukiwan Inland Lot No.481 and Shaukiwan Inland Lot No.482:

"The Purchaser of the Lots will not be allowed to utilize the area coloured green for the purpose of storage or for the erection of any temporary buildings without the consent of the Director of Public Works first having been obtained."

#### (b) Deed of Mutual Covenant

Not applicable.

#### (c) Deed of Dedication

Not applicable.

### 8. Plan(s) showing locations of the facilities, open spaces and part of the land mentioned above

See the plan in this section of the sales brochure for the location of the facilities mentioned in 1.

**1. 對根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的描述**

出售地段圖則中（夾附於筲箕灣內地段 481 號及筲箕灣內地段 482 號之出售條件）以綠色標示之範圍須由筲箕灣內地段 481 號及筲箕灣內地段 482 號之承授人自費填土至政府批准之水平高度。該項填土於其各面須有防護，至使政府滿意。以綠色標示之範圍完成時須免費交予政府。

（註：該項填土應已完成及上述以綠色標示之範圍應已交予政府。）

**2. 對根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施的描述**

不適用。

**3. 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小**

不適用。

**4. 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的描述**

不適用。

**5. 公眾之使用權**

公眾有權按照批地文件使用第 1 段所提及之供公眾使用的設施。

**6. 第 2 段提及的設施及第 3 段提及的休憩用地的管理、營運及維持**

不適用。

**7. 批地文件、撥出私人地方供公眾使用的契據（如適用）及發展項目公契中關於上文提及的設施、休憩用地、土地中的該等部分的條文**

第 1 段所提及之設施

**(a) 批地文件****(i) 筲箕灣內地段 481 號及筲箕灣內地段 482 號之出售條件第 3 頁第 1 條：**

「出售地段圖則中所有以紅色標示之範圍及其周圍以綠色標示之範圍須由買方自費填土至工務司批准之水平高度。該項填土於其各面須有防護，至使工務司滿意。以綠色標示之範圍完成時須免費交予政府」。

**(i) 筲箕灣內地段 481 號及筲箕灣內地段 482 號之出售條件第 3 頁第 2 條：**

「除先獲取工務司同意外，該兩地段之買方不得將以綠色標示之範圍用作儲存或興建任何臨時建築物」。

**(b) 公契**

不適用。

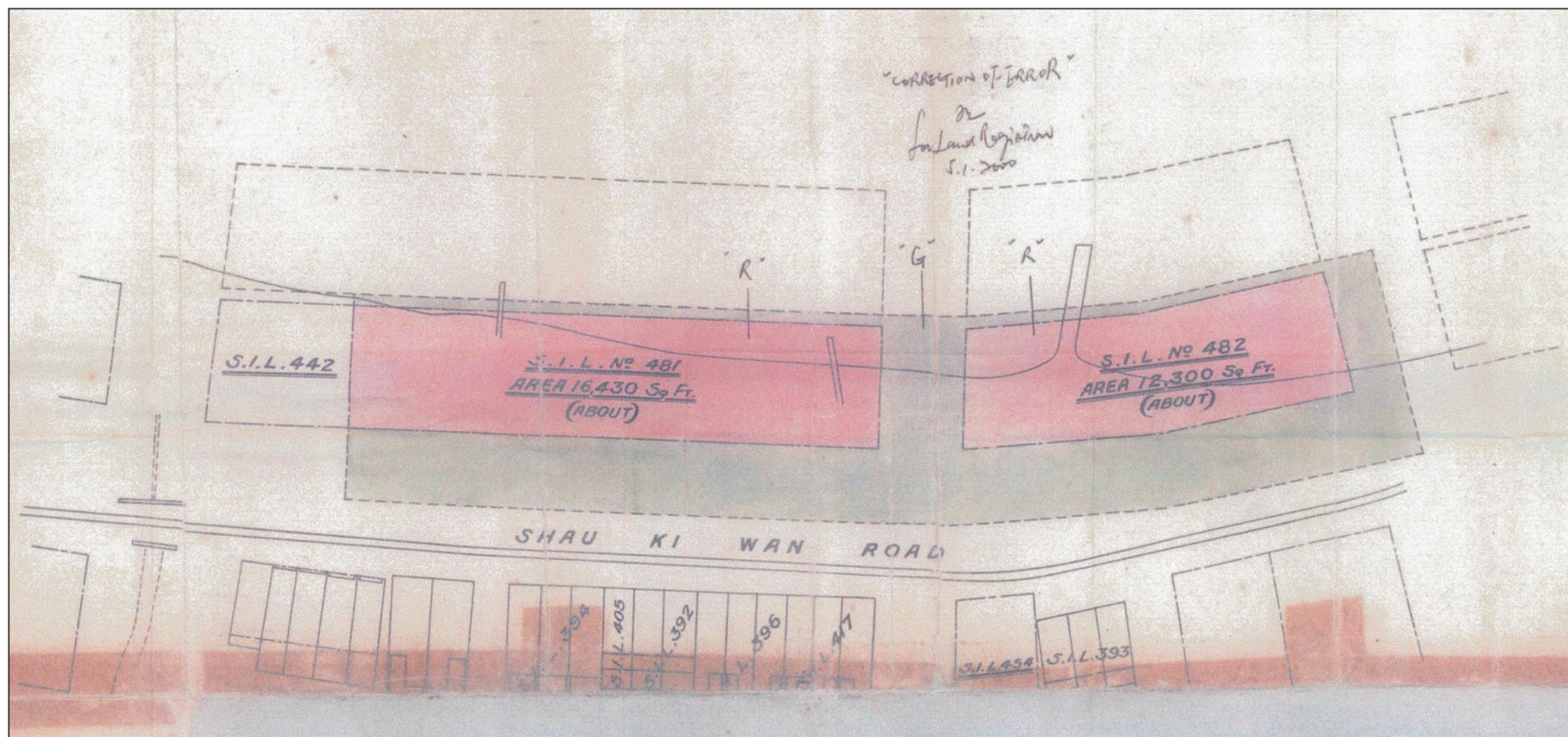
**(c) 撥出私人地方供公眾使用的契據**

不適用。

**8. 顯示上文提及的設施、休憩用地、土地中的該等部分的位置之圖則**

第 1 段所提及之設施位置見售樓說明書本節下文之圖則。





Note: this plan is for showing the location of the facilities mentioned in 1 of this section of the sales brochure only. Other matters shown in this plan may not reflect their latest conditions.  
 註：此圖僅作顯示售樓說明書本節第 1 段所提及之設施的位置，圖中所示之其他事項未必能反映其最新狀況。

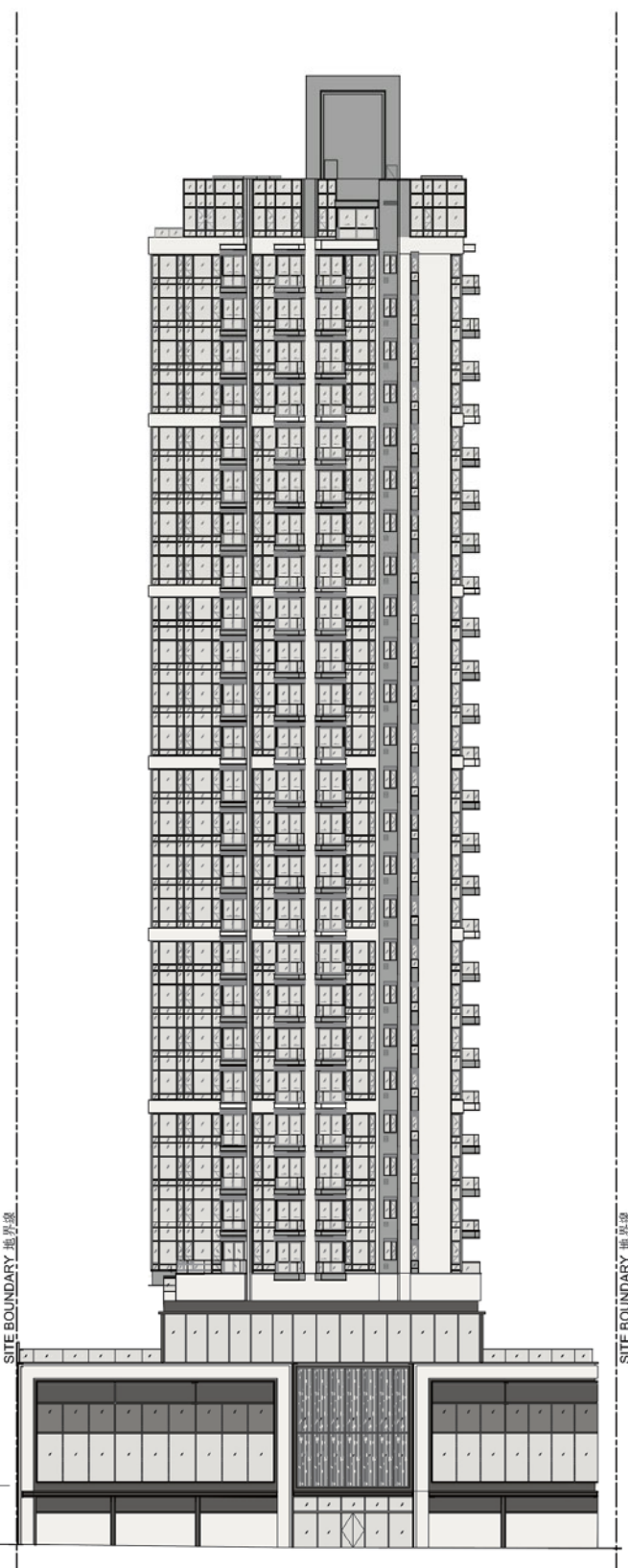
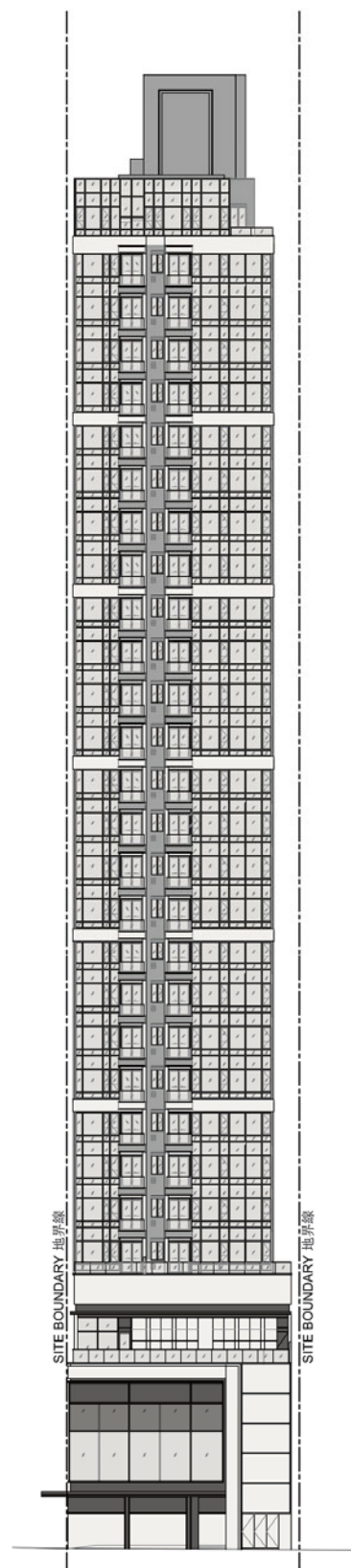
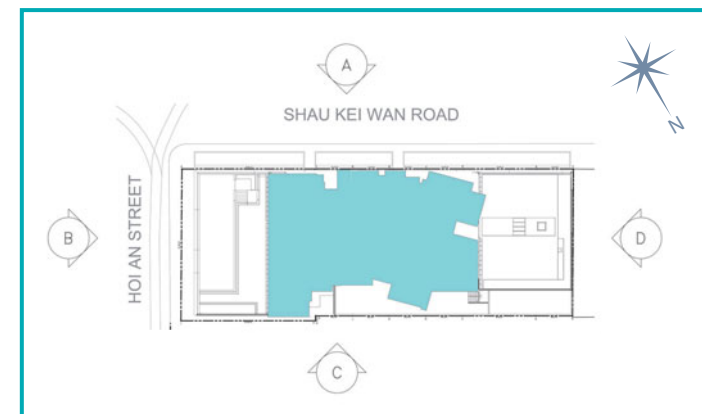
Area to be filled in by the grantee of Shaukiwan Inland Lot No. 481 and Shaukiwan Inland Lot No. 482 at his own expense to such levels as the Government may approve  
 須由筲箕灣內地段 481 號及筲箕灣內地段 482 號之承授人自費填土至政府批准之水平高度之範圍

- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
- (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
- (c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
  - (i) that firm may not be able to protect the purchaser's interests; and
  - (ii) the purchaser may have to instruct a separate firm of solicitors; and
  - (iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

- (a) 現建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
- (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
- (c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－
  - (i) 該律師事務所可能不能夠保障買方的利益；及
  - (ii) 買方可能要聘用一間獨立的律師事務所；及
  - (iii) 如屬 (c)(ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所須支付的費用。





Elevation A  
立面圖 AElevation B  
立面圖 BKey Plan  
索引圖

## Remarks:

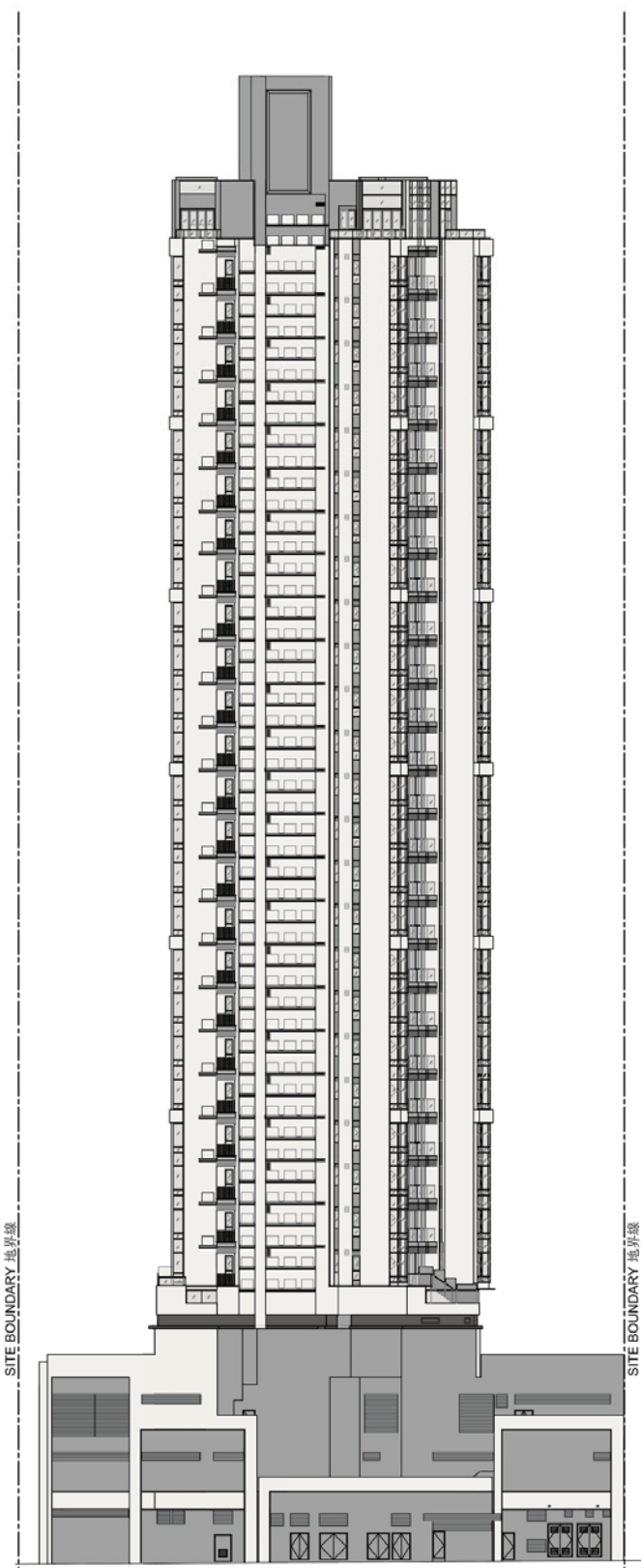
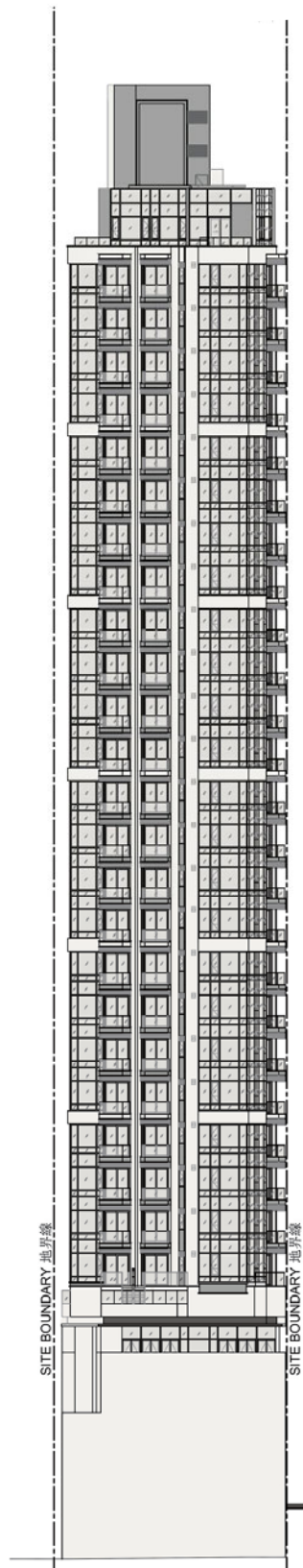
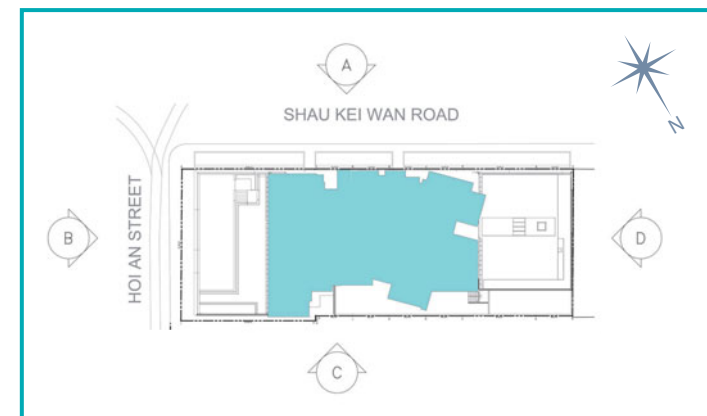
The elevation plan has been certified by the Authorized Person for the Development that the elevations:

1. are prepared on the basis of the approved building plans for the Development as of 17 November 2017; and
2. are in general accordance with the outward appearance of the Development.

## 備註：

立面圖已由發展項目的認可人士證明該等立面：

1. 以 2017 年 11 月 17 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

Elevation C  
立面圖 CElevation D  
立面圖 DKey Plan  
索引圖

## Remarks:

The elevation plan has been certified by the Authorized Person for the Development that the elevations:

1. are prepared on the basis of the approved building plans for the Development as of 17 November 2017; and
2. are in general accordance with the outward appearance of the Development.

## 備註：

立面圖已由發展項目的認可人士證明該等立面：

1. 以 2017 年 11 月 17 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。



Common Facilities 公用設施	Covered Area sq. metre (sq. ft.) 有蓋範圍面積 平方米 (平方呎)	Uncovered Area sq. metre (sq. ft.) 無蓋範圍面積 平方米 (平方呎)	Total Area sq. metre (sq. ft.) 總面積 平方米 (平方呎)
A residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施) This facility is partly covered and partly uncovered. 此設施部份有上蓋遮蓋，部份無上蓋遮蓋。	326.135 (3,511)	320.921 (3,454)	647.056 (6,965)
A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
A communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

Remark:  
The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the areas presented in square metres.

備註：  
上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 = 10.764 平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。



1. The address of the website on which a copy of the outline zoning plan relating to the Development is available at:  
<http://www.ozp.tpb.gov.hk>
  2. a) A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified residential property is offered to be sold.  
b) The inspection is free of charge.
1. 備有關於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：  
<http://www.ozp.tpb.gov.hk>
  2. a) 指明住宅物業的每一已簽立的公契存放在指明住宅物業的售樓處，以供閱覽。  
b) 無須為閱覽付費。

1. Exterior finishes	
Item	Description
(a) External wall	<b>External Wall of Tower</b> Finished with ceramic tiles, curtain wall, aluminum cladding and grille.  <b>External Wall of Podium</b> Finished with ceramic tiles, glass panel, aluminum cladding, aluminum feature and grille.
(b) Window	All windows (except Bathrooms) are fitted with fluorocarbon-coated aluminum windows frame with single glazed tinted tempered glass. All bathroom windows are fitted with fluorocarbon-coated aluminum windows frame with single glazed acid-etched glass.
(c) Bay window	Not provided.
(d) Planter	Not provided.
(e) Verandah or balcony	Balconies are covered and fitted with clear tempered glass balustrade. Wall finished with aluminum cladding and ceramic tiles. Floor finished with homogeneous tiles. Ceiling finished with aluminum cladding. Verandah is not provided.
(f) Drying facilities for clothing	Not provided.

2. Interior finishes	
Item	Description
(a) Lobby	<b>Main Entrance Lobby</b> Floor finished with natural stone. Walls finished with wood veneer, stainless steel panel and natural stone. Ceiling finished with suspended gypsum board false ceiling.  <b>Residential Floor Lift Lobby (5-12/F, 15-23/F &amp; 25-31/F)</b> Floor finished with natural stone and porcelain tiles. Walls finished with natural stone, wood veneer panel, stainless steel panel and porcelain tiles. Ceiling finished with suspended gypsum board false ceiling.  <b>Residential Floor Lift Lobby (32/F)</b> Floor finished with natural stone. Walls finished with natural stone, wood veneer panel, stainless steel panel and vinyl. Ceiling finished with suspended gypsum board false ceiling.

1. 外部裝修物料	
細項	描述
(a) 外牆	<b>大廈外牆</b> 以瓷磚、玻璃幕牆、鋁質飾板及裝飾組件鋪砌。  <b>基座外牆</b> 以瓷磚、玻璃飾板、鋁質飾板、鋁質裝飾及裝飾組件鋪砌。
(b) 窗	所有窗（浴室除外）均採用氟碳噴塗鋁窗框配以單層有色強化玻璃。 所有浴室窗採用氟碳噴塗鋁窗框配以單層酸蝕玻璃。
(c) 窗台	未有提供。
(d) 花槽	未有提供。
(e) 陽台或露台	露台有蓋，設透明強化玻璃欄杆。牆身以鋁質飾板及瓷磚鋪砌；地台以均質瓷磚鋪砌；天花裝設鋁質飾板。 陽台未有提供。
(f) 乾衣設施	未有提供。

2. 室內裝修物料	
細項	描述
(a) 大堂	<b>入口大堂</b> 地板以天然石鋪砌。牆身以木皮飾面、不鏽鋼飾板及天然石鋪砌。假天花裝設石膏板。  <b>住宅電梯大堂（5至12樓、15至23樓及25至31樓）</b> 地板以天然石及瓷磚鋪砌。牆身以天然石、木皮裝飾面、不鏽鋼板及瓷磚鋪砌。假天花裝設石膏板。  <b>住宅電梯大堂（32樓）</b> 地板以天然石鋪砌。牆身以天然石、木皮裝飾面、不鏽鋼板及仿皮飾面鋪砌。假天花裝設石膏板。

2. Interior finishes	
Item	Description
(b) Internal wall and ceiling	<p><b>Living/ Dining Room &amp; Bedroom (except Unit B on 32/F)</b> Walls and ceilings finished with emulsion paint.</p> <p><b>Unit B on 32/F</b>  <b>Living/Dining Room</b> Ceiling finished with emulsion paint and stainless steel trimming. Walls finished with wallpaper and stainless steel trimming.</p> <p><b>Master Bedroom</b> Ceiling finished with emulsion paint. Walls finished with wallpaper, wood veneer, glass, mirror and stainless steel trimming.</p> <p><b>Bedroom 1</b> Ceiling finished with emulsion paint. Walls finished with wallpaper and stainless steel trimming.</p> <p><b>Bedroom 2</b> Ceiling finished with emulsion paint. Walls finished with wallpaper, wood veneer and stainless steel trimming.</p>
(c) Internal floor	<p>All living/ dining rooms finished with natural stone (area adjoining Balcony only) and engineering wood flooring. (except Unit B on 32/F) All bedrooms finished with engineering wood flooring. Wood skirting is provided for all living/ dining rooms and bedrooms.</p> <p><b>Unit B on 32/F</b> Living/ dining room finished with natural stone flooring.</p>
(d) Bathroom	<p><b>Units A, B, C, D, E, F &amp; G on 5-12/F, 15-23/F &amp; 25-31/F</b> Floor finished with natural stone. Walls finished with porcelain tiles and natural stone up to false ceiling level. Suspended gypsum board false ceiling with emulsion paint.</p> <p><b>Units A &amp; B on 32/F</b> Floor finished with natural stone. Walls finished with natural stone up to false ceiling level. Suspended gypsum board false ceiling with emulsion paint.</p>
(e) Kitchen	<p><b>Units A, B, C, D, E, F &amp; G on 5-12/F, 15-23/F &amp; 25-31/F</b> Floor finished with porcelain tiles. Wall finished with porcelain tiles up to false ceiling level. Suspended gypsum board false ceiling with emulsion paint. Cooking bench fitted with artificial solid surface.</p> <p><b>Units A &amp; B on 32/F</b> Floor finished with natural stone. Wall finished with natural stone up to false ceiling level. Suspended gypsum board false ceiling with emulsion paint. Cooking bench fitted with natural stone surface.</p>

2. 室內裝修物料	
細項	描述
(b) 內牆及天花板	<p><b>客飯廳及睡房 (32 樓 B 單位除外)</b> 牆身及天花均髹上乳膠漆。</p> <p><b>32 樓 B 單位</b>  <b>客飯廳</b> 天花髹上乳膠漆及裝設不鏽鋼裝飾邊。牆身鋪貼牆紙及裝設不鏽鋼裝飾邊。</p> <p><b>主人睡房</b> 天花髹上乳膠漆。牆身鋪貼牆紙、木皮、玻璃、鏡及不鏽鋼裝飾邊。</p> <p><b>睡房 1</b> 天花髹上乳膠漆。牆身鋪貼牆紙及不鏽鋼裝飾邊。</p> <p><b>睡房 2</b> 天花髹上乳膠漆。牆身鋪貼牆紙、木皮及不鏽鋼裝飾邊。</p>
(c) 內部地板	<p>所有客飯廳均以天然石 (只限連接露台位置) 及合成木地板鋪砌。(32 樓 B 單位除外) 所有睡房均以合成木地板鋪砌。 所有客飯廳及睡房均裝設木牆腳線。</p> <p><b>32 樓 B 單位</b> 客飯廳地板以天然石地板鋪砌。</p>
(d) 浴室	<p><b>5 至 12 樓、15 至 23 樓及 25 至 31 樓 A、B、C、D、E、F 及 G 單位</b> 地台以天然石鋪砌。牆身以瓷磚及天然石鋪砌至假天花。假天花裝設石膏板並髹上乳膠漆。</p> <p><b>32 樓 A 及 B 單位</b> 地台以天然石鋪砌。牆身以天然石鋪砌至假天花。假天花裝設石膏板並髹上乳膠漆。</p>
(e) 廚房	<p><b>5 至 12 樓、15 至 23 樓及 25 至 31 樓 A、B、C、D、E、F 及 G 單位</b> 地板以瓷磚鋪砌。牆身以瓷磚鋪砌至假天花。假天花裝設石膏板及髹上乳膠漆。灶台以人造實體面材鋪砌。</p> <p><b>32 樓 A 及 B 單位</b> 地板以天然石鋪砌。牆身以天然石鋪砌至假天花。假天花裝設石膏板及髹上乳膠漆。灶台以天然石鋪砌。</p>

3. Interior fittings	
Item	Description
(a) Doors	<p><b>Unit Main Entrance Door</b> Solid core timber door with wood veneer and installed with entrance lock, magnifying door viewer and concealed door closer.</p> <p><b>Bedroom Door (Units A, C, E, F &amp; G on 5-12/F, 15-23/F &amp; 25-31/F and Units A &amp; B on 32/F)</b> Hollow core timber door with wood veneer and installed with door lock.</p> <p><b>Kitchen Door (Units F &amp; G on 5-12/F, 15-23/F &amp; 25-31/F and Units A &amp; B on 32/F)</b> Solid core timber door with wood veneer fitted with fire rated glass panel and concealed door closer.</p> <p><b>Store Room Door (Units A &amp; B on 32/F)</b> Hollow core timber door with wood veneer and installed with door lock.</p> <p><b>Master Bathroom Door (Unit A on 32/F)</b> Hollow core timber door with wood veneer and installed with door lock.</p> <p><b>Master Bathroom Door (Unit B on 32/F)</b> Stainless steel door finished with glass.</p> <p><b>Bathroom Door</b> Hollow core timber door with wood veneer and installed with door lock.</p> <p><b>Restroom Door (Units A &amp; B on 32/F)</b> Aluminum door with paint finish and installed with door lock.</p> <p><b>Balcony Door (Units D &amp; E on 5/F and Units A, B, C, D, E, F &amp; G on 6-12/F, 15-23/F &amp; 25-31/F and Unit B on 32/F)</b> Sliding glass doors with fluorocarbon-coated aluminum door frames and installed with tinted tempered glass and door lock.</p> <p><b>Utility Platform Door (Bedroom 1 at Unit G on 5-12/F, 15-23/F &amp; 25-31/F)</b> Glass door with fluorocarbon-coated aluminum door frames and installed with tinted tempered glass and door lock.</p> <p><b>Flat Roof Door (Units A, B, C, F &amp; G on 5/F and Master Bedroom at Unit A on 32/F)</b> Sliding glass door with fluorocarbon-coated aluminum door frames and installed with tinted tempered glass and door lock.</p> <p><b>Flat Roof Door (Living/ Dining Room at Units A &amp; B on 32/F)</b> Sliding and folding glass door with fluorocarbon-coated aluminum door frames and installed with tinted tempered glass and door lock.</p> <p><b>Stairwell Door to Roof (Units A &amp; B on 32/F)</b> Glass door with fluorocarbon-coated aluminium door frames and installed with tinted tempered glass and door lock.</p> <p><b>Door under stairwell (Units A &amp; B on 32/F)</b> Hollow core timber door with paint finish.</p>

3. 室內裝置	
細項	描述
(a) 門	<p><b>單位大門</b> 選用木皮飾面實心木門，配以門鎖、防盜眼及隱藏式氣鼓。</p> <p><b>睡房門 (5 至 12 樓、15 至 23 樓及 25 至 31 樓 A、C、E、F 及 G 單位及 32 樓 A 及 B 單位)</b> 選用木皮飾面空心木門，配以門鎖。</p> <p><b>廚房門 (5 至 12 樓、15 至 23 樓及 25 至 31 樓 F 及 G 單位及 32 樓 A 及 B 單位)</b> 選用木皮飾面實心木門，配以隱藏式氣鼓及以防火玻璃鑲砌。</p> <p><b>儲物房門 (32 樓 A 及 B 單位)</b> 選用木皮飾面空心木門，配以門鎖。</p> <p><b>主人浴室門 (32 樓 A 單位)</b> 選用木皮飾面空心木門，配以門鎖。</p> <p><b>主人浴室門 (32 樓 B 單位)</b> 選用不鏽鋼門配以玻璃飾面。</p> <p><b>浴室門</b> 選用木皮飾面空心木門，配以門鎖。</p> <p><b>洗手間門 (32 樓 A 及 B 單位)</b> 選用油漆鋁門，配以門鎖。</p> <p><b>露台門 (5 樓 D 及 E 單位及 6 至 12 樓、15 至 23 樓及 25 至 31 樓 A、B、C、D、E、F 及 G 單位及 32 樓 B 單位)</b> 選用氟碳噴塗鋁門框玻璃趟門，配以有色強化玻璃及門鎖。</p> <p><b>工作平台門 (5 至 12 樓、15 至 23 樓及 25 至 31 樓 G 單位睡房 1)</b> 選用氟碳噴塗鋁門框玻璃門，配以有色強化玻璃及門鎖。</p> <p><b>平台門 (5 樓 A、B、C、F 及 G 單位及 32 樓 A 單位主人睡房)</b> 選用氟碳噴塗鋁門框玻璃趟門，配以有色強化玻璃及門鎖。</p> <p><b>平台門 (32 樓 A 及 B 單位客飯廳)</b> 選用氟碳噴塗鋁門框玻璃摺疊式趟門，配以有色強化玻璃及門鎖。</p> <p><b>至天台的樓梯間門 (32 樓 A 及 B 單位)</b> 選用氟碳噴塗鋁門框玻璃門，配以有色強化玻璃及門鎖。</p> <p><b>樓梯底門 (32 樓 A 及 B 單位)</b> 選用油漆空心木門。</p>



3. Interior fittings	
Item	Description
(b) Bathroom	<p><b>Units A, B, D, E &amp; F on 5-12/F, 15-23/F &amp; 25-31/F</b> Fitted with low wooden cabinet finished with wood veneer, glass, electroplated stainless steel and natural stone countertop. Fittings and equipment include vitreous china water closet, vitreous china washbasin with chrome-plated basin mixer, chrome-plated shower mixer at shower cubicle, chrome-plated paper holder, chrome-plated towel bar holder and chrome-plated hooks. Copper pipes are used for cold and hot water supply system.<sup>1</sup></p> <p><b>Units C &amp; G on 5-12/F, 15-23/F &amp; 25-31/F</b> Fitted with low wooden cabinet finished with wood veneer, glass, electroplated stainless steel and natural stone countertop. Fittings and equipment include vitreous china water closet, vitreous china washbasin with chrome-plated basin mixer, press steel bathtub(s) (1500mm L x 700mm W x 420mm D) with chrome-plated bathtub &amp; shower mixer, chrome-plated paper holder, chrome-plated towel bar holder and chrome-plated hooks. Copper pipes are used for cold and hot water supply system.<sup>1</sup></p> <p><b>Units A &amp; B on 32/F</b> Fitted with low wooden cabinet finished with high gloss lacquer paint, glass, electroplated stainless steel and natural stone countertop. Master Bathroom in Units A and B Fittings and equipment include vitreous china water closet, vitreous china double washbasin with electro-plated basin mixer, cast iron bathtub (1500mm L x 750mm W x 465mm D), with electro-plated bathtub &amp; shower mixer &amp; overhead rain shower, electro-plated paper holder, electro-plated towel bar holder, electro-plated hooks. Bathroom in Units A and B Fittings and equipment include vitreous china water closet, vitreous china washbasin with electro-plated basin mixer, natural stone bathtub (inner size of 1325mm L x 690mm W x 395mm D for Unit A and 1285mm L x 690mm W x 395mm D for Unit B) with electro-plated bathtub &amp; shower mixer, electro-plated paper holder, electro-plated towel bar holder, electro-plated hooks. Copper pipes are used for cold and hot water supply system.<sup>1</sup></p>

3. 室內裝置	
細項	描述
(b) 浴室	<p><b>5 至 12 樓、15 至 23 樓及 25 至 31 樓 A、B、D、E 及 F 單位</b> 裝設木皮、玻璃及電鍍不鏽鋼飾面木製地櫃連天然石檯面。 裝置及設備包括：搪瓷坐廁、搪瓷洗面盆配鍍鉻冷熱水龍頭、淋浴間內之鍍鉻淋浴龍頭、鍍鉻廁紙架、鍍鉻毛巾架及鍍鉻掛鉤。 冷熱水供水系統採用銅水喉管。<sup>1</sup></p> <p><b>5 至 12 樓、15 至 23 樓及 25 至 31 樓 C 及 G 單位</b> 裝設木皮、玻璃及電鍍不鏽鋼飾面木製地櫃連天然石檯面。 裝置及設備包括：搪瓷座廁、搪瓷洗面盆配鍍鉻冷熱水龍頭、鋼板浴缸 (1500 毫米長 x 700 毫米闊 x 420 毫米深) 配以鍍鉻浴缸水龍頭及鍍鉻淋浴龍頭、鍍鉻廁紙架、鍍鉻毛巾架及鍍鉻掛鉤。 冷熱水供水系統採用銅水喉管。<sup>1</sup></p> <p><b>32 樓 A 及 B 單位</b> 裝設高光度漆油、玻璃及電鍍不鏽鋼飾面木製地櫃連天然石檯面。 A 及 B 單位主人浴室 裝置及設備包括：搪瓷座廁、搪瓷雙洗面盆配電鍍冷熱水龍頭、鑄鐵浴缸 (1500 毫米長 x 750 毫米闊 x 465 毫米深) 配以電鍍浴缸水龍頭、淋浴龍頭及淋雨式花灑、電鍍廁紙架、電鍍毛巾架及電鍍掛鉤。 A 及 B 單位浴室 裝置及設備包括：搪瓷座廁、搪瓷洗面盆配電鍍冷熱水龍頭、天然石鋪砌浴缸 (A 單位：1325 毫米長 x 690 毫米闊 x 395 毫米深，內計尺寸；B 單位：1285 毫米長 x 690 毫米闊 x 395 毫米深，內計尺寸) 配以電鍍浴缸水龍頭及淋浴龍頭、電鍍廁紙架、電鍍毛巾架及電鍍掛鉤。 冷熱水供水系統採用銅水喉管。<sup>1</sup></p>

3. Interior fittings	
Item	Description
(c) Kitchen	<p><b>Units A, B, C, D, E, F &amp; G on 5-12/F, 15-23/F &amp; 25-31/F</b> Kitchen cabinet in plywood board with MDF board door panels finished with high gloss lacquer is provided. Fitted with stainless steel sink and chrome-plated hot and cold water mixer. Fitted with utensils bar with spice rack and hooks in stainless steel finish (Units A, B, C, D, F &amp; G) or utensil bar with hooks in stainless steel finish (Unit E). Please refer to item 6 for equipment. Copper pipes are used for cold and hot water supply system.<sup>1</sup> Please refer to item 2(e) for the finishes of cooking bench. Type of other fittings and equipment (except Units F &amp; G): Fire service installations and equipment fitted in or near open kitchen (if applicable) - please refer to the following items of “Schedule of Mechanical &amp; Electrical Provisions of Residential Units”- Fire Service Sprinkler Head and Fire Service Multi-sensor Detector.</p> <p><b>Units A &amp; B on 32/F</b> Kitchen cabinet in wooden fiber board with wooden fiber door panels finished with wood veneer is provided. Fitted with double stainless steel sink and chrome-plated hot and cold water mixer. Fitted with utensil bar with spice rack and hooks. Please refer to item 6 for equipment. Copper pipes are used for cold and hot water supply system.<sup>1</sup> Please refer to item 2(e) for the finishes of cooking bench.</p>
(d) Bedroom	<p>No fittings. (except Unit B on 32/F)</p> <p><b>Unit B on 32/F</b> <b>Master Bedroom</b> Wooden wardrobe finished with wood veneer and glass. Wooden headboard finished with fabric and wall paper. Wooden table finished with natural stone, wood veneer, fabric and stainless steel trimming. Fitted with electric curtain tracks, fabric curtain and fabric sheer and wooden pelmet.</p> <p><b>Bedroom 1</b> Wooden wardrobe finished with glass and stainless steel trimming. Wooden table finished with wood veneer, glass and stainless steel trimming. Fitted with electric curtain tracks, fabric curtain and fabric sheer and wooden pelmet.</p> <p><b>Bedroom 2</b> Wooden wardrobe finished with glass and stainless steel trimming. Wooden shelf finished with wood veneer &amp; paint. Wooden table finished with wood veneer and fabric. Fitted with electric curtain tracks, fabric curtain and fabric sheer and wooden pelmet.</p>
(e) Telephone	<p>Single connection point applicable to telephone provided in living/ dining rooms and all bedrooms.</p> <p>For the number and the location of connection points, please refer to “Schedule of Mechanical &amp; Electrical Provisions of Residential Units”.</p>

3. 室內裝置	
細項	描述
(c) 廚房	<p><b>5 至 12 樓、15 至 23 樓及 25 至 31 樓 A、B、C、D、E、F 及 G 單位</b> 廚櫃以木夾板及高光度漆油飾面中級密度纖維門板組成，另配不鏽鋼洗滌盆連鍍鉻冷熱水龍頭。亦配有不鏽鋼調味料置物架及掛鉤連掛通 (A、B、C、D、F 及 G 單位) 或不鏽鋼掛鉤連掛通 (E 單位)。設備請參考細項 6。 冷熱水供水系統採用銅水喉管。<sup>1</sup> 灶台的裝修物料見第 2(e) 項。 其他裝置及設備的類型 (單位 F &amp; G 除外)：安裝在開放式廚房 (如適用) 內或附近的消防裝置及設備 — 請參考「住宅單位機電裝置數量說明表」以下項目：消防灑水噴頭及消防多功能感應器。</p> <p><b>32 樓 A 及 B 單位</b> 廚櫃以木纖維板及木皮飾面木纖維門板組成，另配不鏽鋼雙洗滌盆連鍍鉻冷熱水龍頭。亦配有不鏽鋼調味料置物架及掛鉤連掛通。設備請參考細項 6。 冷熱水供水系統採用銅水喉管。<sup>1</sup> 灶台的裝修物料見第 2(e) 項。</p>
(d) 睡房	<p>沒有任何裝置。(32 樓 B 單位除外)</p> <p><b>32 樓 B 單位</b> <b>主人睡房</b> 木製衣櫃配以木皮及玻璃飾面。 木製床頭板配以布料及牆紙。 木製枱配以雲石飾面，木皮、布料及不鏽鋼裝飾邊。 設有電動窗簾路軌，窗簾布、窗紗及木擋板。</p> <p><b>睡房 1</b> 木製衣櫃配以玻璃飾面及不鏽鋼裝飾邊。 木製枱配以木皮、玻璃飾面及不鏽鋼裝飾邊。 設有電動窗簾路軌，窗簾布、窗紗及木擋板。</p> <p><b>睡房 2</b> 木製衣櫃配以玻璃飾面及不鏽鋼裝飾邊。 木製層架配以木皮及油漆飾面。 木製枱配以木皮及布料飾面。 設有電動窗簾路軌，窗簾布、窗紗及木擋板。</p>
(e) 電話	<p>客飯廳及全部睡房均設電話接駁點。</p> <p>有關接駁點之數目及位置，請參考「住宅單位機電裝置數量說明表」。</p>

3. Interior fittings	
Item	Description
(f) Aerials	TV/ FM connection points are provided in living/ dining rooms and all bedrooms. For the number and the location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”.
(g) Electrical installations	<b>Units C, D &amp; E on 5-12/F, 15-23/F &amp; 25-31/F and Units A &amp; B on 32/F</b> Three phase electricity supply distribution board with residual current device (RCD) and miniature circuit breakers (MCB) are provided. <b>Units A, B, F &amp; G on 5-12/F, 15-23/F &amp; 25-31/F</b> Single phase electricity supply distribution board with residual current device (RCD) and miniature circuit breakers (MCB) are provided. Electrical conduits are concealed in part and exposed in part. <sup>2</sup> For the number and location of power points and air conditioning points, please refer to “Schedule of Mechanical and Electrical Provisions of Residential Units”.
(h) Gas supply	<b>Units A &amp; B on 5-12/F, 15-23/F &amp; 25-31/F</b> Towngas piping are installed and connected to gas water heater(s) at residential units. <b>Units F &amp; G on 5-12/F, 15-23/F &amp; 25-31/F and Units A &amp; B on 32/F</b> Towngas piping are installed and connected to gas cooker and gas water heater(s) at residential units. Other units do not have gas supply. For the location of points, please refer to “Schedule of Mechanical and Electrical Provisions of Residential Units”.
(i) Washing machine connection point	Water point of a design of 15mm in diameter and drain point of a design of 40mm diameter are provided for washing machine. For the location of points, please refer to “Schedule of Mechanical and Electrical Provisions of Residential Units”.
(j) Water supply	Copper pipes are used for cold and hot water supply system. <sup>1</sup> Hot water is available upon operation of water heater.

3. 室內裝置	
細項	描述
(f) 天線	客飯廳及全部睡房均設電視/電台天線接駁點。 有關接駁點之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(g) 電力裝置	<b>5 至 12 樓、15 至 23 樓及 25 至 31 樓 C、D 及 E 單位及 32 樓 A 及 B 單位</b> 每戶提供三相電力配電箱並裝置有漏電斷路器 (RCD) 及電力超載保護器 (MCB)。 <b>5 至 12 樓、15 至 23 樓及 25 至 31 樓 A、B、F 及 G 單位</b> 每戶提供單相電力配電箱並裝置有漏電斷路器 (RCD) 及電力超載保護器 (MCB)。 電線導管部份隱藏及部份外露。 <sup>2</sup> 有關電插座及空調機接駁點之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(h) 氣體供應	<b>5 至 12 樓、15 至 23 樓及 25 至 31 樓 A 及 B 單位</b> 每戶裝置煤氣喉管及接駁至住宅單位之煤氣熱水爐。 <b>5 至 12 樓、15 至 23 樓及 25 至 31 樓 F 及 G 單位及 32 樓 A 及 B 單位</b> 每戶裝置煤氣喉管及接駁至住宅單位之煤氣煮食爐和煤氣熱水爐。 其他單位並無氣體供應。 有關接駁點之位置，請參考「住宅單位機電裝置數量說明表」。
(i) 洗衣機接駁點	配備洗衣機來水接駁點 (其設計為直徑 15 毫米) 及去水接駁點 (其設計為直徑 40 毫米)。 有關接駁點之位置，請參考「住宅單位機電裝置數量說明表」。
(j) 供水	冷熱水供水系統採用銅水喉管。 <sup>1</sup> 當熱水爐運作時，即有熱水供應。

4. Miscellaneous													
Item	Description												
(a) Lifts	<p>The building is served with five lifts (brand name: Schindler, model no. Schindler 5500).</p> <p>Floors served by lifts:</p> <table> <tr> <th>Lift No.</th><th>Floors Served</th></tr> <tr> <td>L1</td><td>G/F, 3/F, 5-12/F, 15-23/F &amp; 25-32/F</td></tr> <tr> <td>L2</td><td>G/F, 1-3/F, 5-12/F, 15-23/F &amp; 25-32/F</td></tr> <tr> <td>L3</td><td>G/F, 1/F &amp; 2/F</td></tr> <tr> <td>L4 (serving part of the Commercial Accommodation only)</td><td>G/F &amp; 1/F</td></tr> <tr> <td>L5 (serving part of the Commercial Accommodation only)</td><td>G/F &amp; 1/F</td></tr> </table>	Lift No.	Floors Served	L1	G/F, 3/F, 5-12/F, 15-23/F & 25-32/F	L2	G/F, 1-3/F, 5-12/F, 15-23/F & 25-32/F	L3	G/F, 1/F & 2/F	L4 (serving part of the Commercial Accommodation only)	G/F & 1/F	L5 (serving part of the Commercial Accommodation only)	G/F & 1/F
Lift No.	Floors Served												
L1	G/F, 3/F, 5-12/F, 15-23/F & 25-32/F												
L2	G/F, 1-3/F, 5-12/F, 15-23/F & 25-32/F												
L3	G/F, 1/F & 2/F												
L4 (serving part of the Commercial Accommodation only)	G/F & 1/F												
L5 (serving part of the Commercial Accommodation only)	G/F & 1/F												
(b) Letter box	Stainless steel letterbox is provided.												
(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 for collection of refuse by cleaners.												
(d) Water meter, electricity meter and gas meter	<p>Separate water meter for individual residential unit is provided in water meter cabinet on each residential floor of tower. Separate electricity meter for individual residential unit is provided in electrical meter cabinet on each residential floor of tower.</p> <p><b>Units F &amp; G on 5-12/F, 15-23/F &amp; 25-31/F and Units A &amp; B on 32/F</b></p> <p>Separate town gas meter is located in the kitchen of each residential unit.</p> <p><b>Units A &amp; B on 5-12/F, 15-23/F &amp; 25-31/F</b></p> <p>Separate town gas meter is located in the bathroom of each residential unit.</p>												

4. 雜項													
細項	描述												
(a) 升降機	<p>大廈設有 5 部升降機（品牌名稱：迅達升降機；產品型號：迅達 5500）。</p> <p>升降機到達的樓層：</p> <table> <tr> <th>升降機編號</th><th>升降機到達的樓層</th></tr> <tr> <td>L1</td><td>地下、3 樓、5 至 12 樓、15 至 23 樓及 25 至 32 樓</td></tr> <tr> <td>L2</td><td>地下、1 至 3 樓、5 至 12 樓、15 至 23 樓及 25 至 32 樓</td></tr> <tr> <td>L3</td><td>地下、1 樓及 2 樓</td></tr> <tr> <td>L4（只到達商場部分）</td><td>地下及 1 樓</td></tr> <tr> <td>L5（只到達商場部分）</td><td>地下及 1 樓</td></tr> </table>	升降機編號	升降機到達的樓層	L1	地下、3 樓、5 至 12 樓、15 至 23 樓及 25 至 32 樓	L2	地下、1 至 3 樓、5 至 12 樓、15 至 23 樓及 25 至 32 樓	L3	地下、1 樓及 2 樓	L4（只到達商場部分）	地下及 1 樓	L5（只到達商場部分）	地下及 1 樓
升降機編號	升降機到達的樓層												
L1	地下、3 樓、5 至 12 樓、15 至 23 樓及 25 至 32 樓												
L2	地下、1 至 3 樓、5 至 12 樓、15 至 23 樓及 25 至 32 樓												
L3	地下、1 樓及 2 樓												
L4（只到達商場部分）	地下及 1 樓												
L5（只到達商場部分）	地下及 1 樓												
(b) 信箱	設有不鏽鋼信箱。												
(c) 垃圾收集	每層住宅樓層公用地方設垃圾及物料回收房，垃圾及物料回收站設於地下，由清潔工人收集垃圾。												
(d) 水錶、電錶及氣體錶	<p>每戶之獨立水錶安裝於大廈每個住宅層之水錶櫃內。每戶之獨立電錶安裝於大廈每個住宅層之電錶櫃內。</p> <p><b>5 至 12 樓、15 至 23 樓及 25 至 31 樓 F 及 G 單位及 32 樓 A 及 B 單位</b></p> <p>獨立煤氣錶安置於每戶之廚房內。</p> <p><b>5 至 12 樓、15 至 23 樓及 25 至 31 樓 A 及 B 單位</b></p> <p>獨立煤氣錶安置於每戶之浴室內。</p>												



5. Security facilities
CCTV surveillance cameras are installed at the main entrance area, lift and clubhouse area. Intercom system is installed at the main entrance, which is connected to portable home automation pad placed adjacent to main entrance door in each residential unit. Smartcard reader system for access control is provided at main entrance and lift (L1 and L2).

6. Appliances
Please see “Appliances Schedule” for details.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 above are not installed in the Development, lifts or appliances of comparable quality will be installed.

Remarks:

- Water pipes are concealed in part and exposed in part. Concealed water pipes are those that pierce through structural members, structural slabs, transfer plates, beams, columns and structural walls. Exposed water pipes are not readily visible as they are covered or hidden by false ceiling, bulkhead, block wall and plastering.
- Electrical conduits are concealed in part and exposed in part. Concealed conduits are those placed within concrete. Exposed conduits are not readily visible as they are covered or hidden by false ceiling, bulkhead, block wall and plastering.

5. 保安設施
大廈入口大堂、升降機及會所均裝有閉路電視。大廈入口設有對話裝置，直接接駁到放置於住宅單位大門旁邊的手提家居智能控制器。大廈入口及升降機（L1及L2）內均設有「智能咭」讀咭系統以作出入控制。

6. 設備
詳情請參閱設備表。

賣方承諾如發展項目中沒有安裝於上述第 4(a) 和 6 細項所指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

- 水管部份隱藏及部份外露。隱藏水管穿過結構構件、結構樓板、轉換層、橫樑、支柱及結構牆。外露水管因被假天花、隔板、磚牆及灰泥覆蓋或掩藏，故不容易看見。
- 電線導管部份隱藏及部份外露。隱藏導管置於混凝土內。外露導管因被假天花、隔板、磚牆及灰泥覆蓋或掩藏，故不容易看見。

### Appliances Schedule

#### 設備表

	Units A & B on 5-12/F, 15-23/F & 25-31/F 5至12樓、15至23樓及25至31樓A及B單位		Unit D on 5-12/F, 15-23/F & 25-31/F 5至12樓、15至23樓及25至31樓D單位			
Bathroom 浴室	Brand Name 品牌名稱	Model Number 產品型號	Brand Name 品牌名稱	Model Number 產品型號		
Ceiling Loudspeaker 天花揚聲器	Bosch	LC5-WC06E4	Bosch	LC5-WC06E4		
Wireless Bluetooth Amplifier 無線藍牙擴音器	CAV	HT-42BT	CAV	HT-42BT		
Gas Water Heater 煤氣熱水爐	TGC	TN JW161TFQL	—	—		
Gas Water Heater Remote Controller 煤氣熱水爐遙控器	TGC	RC-80BQ	—	—		
Electric Water Heater 電熱水爐	—	—	Stiebel Eltron 斯寶亞創	DHE 24 SLi		
Electric Water Heater Remote Controller 電熱水爐遙控器	—	—	Stiebel Eltron 斯寶亞創	FB 1 SLC		
Thermo Ventilator 浴室寶	Panasonic	FV-40BE2H	Panasonic	FV-40BE2H		
Ventilation Fan 抽氣扇	—	—	Kruger	TSKII-100L		
Kitchen 廚房	Brand Name 品牌名稱	Model Number 產品型號	Brand Name 品牌名稱	Model Number 產品型號		
Cookerhood 抽油煙機	Siemens 西門子	LI67SA530B	Siemens 西門子	LI67SA530B		
Double Induction Hob 雙頭電磁爐	Siemens 西門子	EH375FBB1E	Siemens 西門子	EH375FBB1E		
Wine Conditioning Unit 酒櫃	Gorenje	XWCIU209BCX	Gorenje	XWCIU209BCX		
Microwave Oven 微波爐	Siemens 西門子	BE634LGS1B	Siemens 西門子	BE634LGS1B		
Refrigerator 雪櫃	Siemens 西門子	KI24LV20HK	Siemens 西門子	KI24LV20HK		
Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	Siemens 西門子	WK14D321HK		
Ventilation Fan 抽氣扇	Kruger	TSKII-250L	Kruger	TSKII-250L		
Gas Water Heater Remote Controller 煤氣熱水爐遙控器	TGC	RC-80K	—	—		
Living/ Dining Room and Bedroom 客飯廳及睡房	Brand Name 品牌名稱	Model Number 產品型號		Brand Name 品牌名稱	Model Number 產品型號	
		Indoor Unit 室內機	Outdoor Unit 室外機		Indoor Unit 室內機	Outdoor Unit 室外機
Split Type Air-conditioner 分體式冷氣機	Mitsubishi Heavy Industries 三菱重工	Unit A on 5-12/F, 15-23/F & 25-31/F 5至12樓、15至23樓及25至31樓A單位		Mitsubishi Heavy Industries 三菱重工	SRK53AE1	SRC53AE1
		SRK25ZM-S	SCM71ZM-S			
		SRK50ZM-S				
		Unit B on 5-12/F, 15-23/F & 25-31/F 5至12樓、15至23樓及25至31樓B單位				
		SRK53AE1	SRC53AE1			
Portable Home Automation Pad 手提家居智能控制器	Carrot Home 家樂屋	LA3-TBL5D-W		Carrot Home 家樂屋	LA3-TBL5D-W	

	Unit E on 5-12/F, 15-23/F & 25-31/F 5至12樓、15至23樓及25至31樓E單位			Unit F on 5-12/F, 15-23/F & 25-31/F 5至12樓、15至23樓及25至31樓F單位		
Bathroom 浴室	Brand Name 品牌名稱	Model Number 產品型號		Brand Name 品牌名稱	Model Number 產品型號	
Ceiling Loudspeaker 天花揚聲器	Bosch	LC5-WC06E4		Bosch	LC5-WC06E4	
Wireless Bluetooth Amplifier 無線藍牙擴音器	CAV	HT-42BT		CAV	HT-42BT	
Gas Water Heater Remote Controller 煤氣熱水爐遙控器	—	—		TGC	RC-80BQ	
Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 SLi		—	—	
Electric Water Heater Remote Controller 電熱水爐遙控器	Stiebel Eltron 斯寶亞創	FB 1 SLC		—	—	
Thermo Ventilator 浴室寶	Panasonic	FV-40BE2H		Panasonic	FV-40BE2H	
Ventilation Fan 抽氣扇	Kruger	TSKII-100L		—	—	
Kitchen 廚房	Brand Name 品牌名稱	Model Number 產品型號		Brand Name 品牌名稱	Model Number 產品型號	
Cookerhood 抽油煙機	Siemens 西門子	LI67SA530B		Siemens 西門子	LI67SA530B	
Double Induction Hob 雙頭電磁爐	Siemens 西門子	EH375FBB1E		—	—	
Double Burner 雙頭煮食爐	—	—		Siemens 西門子	ER326BB90X	
Wine Conditioning Unit 酒櫃	Gorenje	XWCIU209BCX		Gorenje	XWCIU209BCX	
Microwave Oven 微波爐	Siemens 西門子	BE634LGS1B		Siemens 西門子	BE634LGS1B	
Refrigerator 雪櫃	Siemens 西門子	KI24LV20HK		Siemens 西門子	KI24LV20HK	
Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK		Siemens 西門子	WK14D321HK	
Ventilation Fan 抽氣扇	Kruger	TSKII-315L		Kruger	TSKII-250L	
Gas Water Heater 煤氣熱水爐	—	—		TGC	TNJW161TFQL	
Gas Water Heater Remote Controller 煤氣熱水爐遙控器	—	—		TGC	RC-80K	
Living/ Dining Room and Bedroom 客飯廳及睡房	Brand Name 品牌名稱	Model Number 產品型號		Brand Name 品牌名稱	Model Number 產品型號	
		Indoor Unit 室內機	Outdoor Unit 室外機		Indoor Unit 室內機	Outdoor Unit 室外機
Split Type Air-conditioner 分體式冷氣機	Mitsubishi Heavy Industries 三菱重工	SRK25ZM-S	SCM71ZM-S	Mitsubishi Heavy Industries 三菱重工	SRK25ZM-S	SCM71ZM-S
		SRK50ZM-S			SRK50ZM-S	
Portable Home Automation Pad 手提家居智能控制器	Carrot Home 家樂屋	LA3-TBL5D-W		Carrot Home 家樂屋	LA3-TBL5D-W	

	Unit C on 5-12/F, 15-23/F & 25-31/F 5至12樓、15至23樓及25至31樓C單位		Unit G on 5-12/F, 15-23/F & 25-31/F 5至12樓、15至23樓及25至31樓G單位			
Bathroom 浴室	Brand Name 品牌名稱	Model Number 產品型號	Brand Name 品牌名稱	Model Number 產品型號		
Ceiling Loudspeaker 天花揚聲器	Bosch	LC5-WC06E4	Bosch	LC5-WC06E4		
Wireless Bluetooth Amplifier 無線藍牙擴音器	CAV	HT-42BT	CAV	HT-42BT		
Gas Water Heater Remote Controller 煤氣熱水爐遙控器	—	—	TGC	RC-80BQ		
Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 SLi	—	—		
Electric Water Heater Remote Controller 電熱水爐遙控器	Stiebel Eltron 斯寶亞創	FB 1 SLC	—	—		
Thermo Ventilator 浴室寶	Panasonic	FV-40BE2H	Panasonic	FV-40BE2H		
Kitchen 廚房	Brand Name 品牌名稱	Model Number 產品型號	Brand Name 品牌名稱	Model Number 產品型號		
Cookerhood 抽油煙機	Siemens 西門子	LI97SA530B	Siemens 西門子	LI97SA530B		
Single Burner 單頭煮食爐	—	—	Siemens 西門子	ER326AB92X		
Double Burner 雙頭煮食爐	—	—	Siemens 西門子	ER326BB90X		
Triple Induction Hob 三頭電磁爐	Siemens 西門子	EH675LDC1E	—	—		
Wine Conditioning Unit 酒櫃	Gorenje	XWCIU309BCX	Gorenje	XWCIU309BCX		
Microwave Combination Oven 微波焗爐	Siemens 西門子	CM656GBS1B	Siemens 西門子	CM656GBS1B		
Refrigerator 雪櫃	Siemens 西門子	KI34NP60HK	Siemens 西門子	KI34NP60HK		
Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	Siemens 西門子	WK14D321HK		
Ventilation Fan 抽氣扇	Kruger	TSKII-250L	Kruger	TSKII-250L		
Gas Water Heater 煤氣熱水爐	—	—	TGC	TNJW161TFQL		
Gas Water Heater Remote Controller 煤氣熱水爐遙控器	—	—	TGC	RC-80K		
Living/ Dining Room and Bedroom 客飯廳及睡房	Brand Name 品牌名稱	Model Number 產品型號		Model Number 產品型號		
		Indoor Unit 室內機	Outdoor Unit 室外機	Indoor Unit 室內機	Outdoor Unit 室外機	
Split Type Air-conditioner 分體式冷氣機	Mitsubishi Heavy Industries 三菱重工	SRK25ZM-S	SCM60ZM-S	Mitsubishi Heavy Industries 三菱重工	SRK25ZM-S	SCM50ZM-S
		SRK35ZM-S				
		SRK53AE1	SRC53AE1		SRK53AE1	SRC53AE1
Portable Home Automation Pad 手提家居智能控制器	Carrot Home 家樂屋	LA3-TBL5D-W		Carrot Home 家樂屋	LA3-TBL5D-W	



	Units A & B on 32/F 32樓A及B單位	
Master Bathroom 主人浴室	Brand Name 品牌名稱	Model Number 產品型號
Ceiling Loudspeaker 天花揚聲器	Bosch	LC5-WC06E4
Wireless Bluetooth Amplifier 無線藍牙擴音器	CAV	HT-42BT
Gas Water Heater Remote Controller 煤氣熱水爐遙控器	TGC	RC-80BQ
Thermo Ventilator 浴室寶	Panasonic	FV-40BE0H
Ventilation Fan (For Unit B on 32/F) 抽氣扇 (於32樓B單位)	Kruger	TSKII-100L
Bathroom 浴室	Brand Name 品牌名稱	Model Number 產品型號
Ceiling Loudspeaker 天花揚聲器	Bosch	LC5-WC06E4
Wireless Bluetooth Amplifier 無線藍牙擴音器	CAV	HT-42BT
Gas Water Heater Remote Controller 煤氣熱水爐遙控器	TGC	RC-80BQ
Thermo Ventilator 浴室寶	Panasonic	FV-40BE2H
Ventilation Fan 抽氣扇	Kruger	TSKII-100L
Restroom 洗手間	Brand Name 品牌名稱	Model Number 產品型號
Ventilation Fan 抽氣扇	Kruger	TSKII-100L
Kitchen 廚房	Brand Name 品牌名稱	Model Number 產品型號
Cookerhood 抽油煙機	Miele	DA 3690
Single Burner 單頭煮食爐	Miele	CS 1018
Double Burner 雙頭煮食爐	Miele	CS 1013-1
BBQ Grill 燒烤爐	Miele	CS 1312BG
Steam Oven 蒸爐	Miele	DG 6200
Microwave Combination Oven 微波焗爐	Miele	H 6200 BM
Wine Conditioning Unit 酒櫃	Miele	KWT 6321 UG
Refrigerator 雪櫃	Miele	KF 1911 Vi
Washer Dryer 洗衣乾衣機	Miele	WT 2798i WPM

Units A & B on 32/F 32樓A及B單位			
Kitchen 廚房	Brand Name 品牌名稱	Model Number 產品型號	
Ventilation Fan 抽氣扇	Kruger	TSKII-250L	
Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFQL	
		TNJW221TFQL	
Gas Water Heater Remote Controller 煤氣熱水爐遙控器	TGC	RC-80K	
Living/ Dining Room and Bedroom 客飯廳及睡房	Brand Name 品牌名稱	Model Number 產品型號	
		Indoor Unit 室內機	Outdoor Unit 室外機
Split Type Air-conditioner (for Unit A on 32/F) 分體式冷氣機 (於 32 樓 A 單位)	Mitsubishi Heavy Industries 三菱重工	SRK25ZM-S	SCM60ZM-S
		SRK35ZM-S	
		SRK25ZM-S	SCM71ZM-S
		SRK50ZM-S	
		SRK25AE1	SRC25AE1
		SRK71ZRH-S	SRC71ZRH-S
Split Type Air-conditioner (for Unit B on 32/F) 分體式冷氣機 (於 32 樓 B 單位)	Mitsubishi Heavy Industries 三菱重工	SRK25ZM-S	SCM60ZM-S
		SRK35ZM-S	
		SRK25AE1	SRC25AE1
		SRK71ZRH-S	SRC71ZRH-S
Portable Home Automation Pad 手提家居智能控制器	Carrot Home 家樂屋	LA3-TBL5D-W	

Unit B on 32/F 32樓B單位		
Roof 天台	Brand Name 品牌名稱	Model Number 產品型號
BBQ Stove 戶外燒烤爐	Beefeater	S3000s

### Schedule of Mechanical & Electrical Provisions of Residential Units

#### 住宅單位機電裝置數量說明表

Floor 樓層		5/F 5樓						
Flat 單位		A	B	C	D	E	F	G
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1
Living/ Dining Room 客飯廳	Door Bell 門鈴	1	1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座	2	2	2	1	1	2	2
	Telephone Outlet 電話插座	2	2	2	2	1	2	2
	Twin Socket Outlet 雙位電插座	3	4	3	3	2	3	3
	Curtain Switch 窗簾開關掣	1	1	1	1	1	1	1
	Portable Home Automation Pad 手提家居智能控制器	1	1	1	1	1	1	1
	Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點	1	1	1	1	1	1	1
	Indoor Air Conditioner Unit 室內冷氣機	1	1	1	1	1	1	1
	Lighting Switch for Living/ Dining Room 客飯廳燈掣	4	1	4	1	1	4	5
	Lighting Point 燈位	3	2	4	2	2	3	4
	Balcony Lighting Point 露台燈位	N/A	N/A	N/A	1	1	N/A	N/A
	Lighting Switch for Bathroom 浴室燈掣	N/A	1	1	1	N/A	N/A	1
	Switch for Thermo Ventilator 浴室寶開關掣	N/A	1	1	1	N/A	N/A	1
	Switch for Water Heater 熱水爐開關掣	N/A	1	1	1	N/A	1	1
	Lighting Switch for Kitchen 廚房燈掣	1	1	1	1	N/A	1	1
	Switch for Kitchen Exhaust Fan 廚房抽氣扇開關掣	1	1	1	1	1	1	1
	Lighting Switch for Balcony 露台燈掣	N/A	N/A	N/A	1	1	N/A	N/A
	Lighting Switch for Flat Roof 平台燈掣	1	1	1	N/A	N/A	1	1

#### Remarks:

N/A: Not Applicable

- “1,2,...” denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

#### 備註：

N/A: 不適用

- “1,2,...” 表示現提供於該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Floor 樓層		5/F 5樓						
Flat 單位		A	B	C	D	E	F	G
Bedroom 睡房	TV/FM Outlet 電視/電台天線插座	1	N/A			2	1	N/A
	Telephone Outlet 電話插座	2				3	2	
	Single Socket Outlet 單位電插座	2				2	2	
	Twin Socket Outlet 雙位電插座	1				2	1	
	Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點	1				1	1	
	Indoor Air Conditioner Unit 室內冷氣機	1				1	1	
	Curtain Switch 窗簾開關掣	1				1	1	
	Lighting Point 燈位	1				1	1	
	Lighting Switch for Bedroom 睡房燈掣	1				1	1	
	Lighting Switch for Living/ Dining Room 客飯廳燈掣	N/A				1	N/A	
	Lighting Switch for Bathroom 浴室燈掣	1				1	1	
	Switch for Thermo Ventilator 浴室寶開關掣	1				1	1	
	Switch for Water Heater 熱水爐開關掣	1				1	N/A	
Bedroom 1 睡房 1	TV/FM Outlet 電視/電台天線插座	N/A		1	N/A			1
	Telephone Outlet 電話插座			2				2
	Single Socket Outlet 單位電插座			2				2
	Twin Socket Outlet 雙位電插座			1				1
	Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點			1				1
	Indoor Air Conditioner Unit 室內冷氣機			1				1
	Curtain Switch 窗簾開關掣			1				1
	Lighting Switch 燈掣			1				1
	Lighting Switch for Utility Platform 工作平台燈掣			N/A				1
	Lighting Point 燈位			1				1
	Lighting Point for Utility Platform 工作平台燈位			N/A				1

Remarks:

N/A: Not Applicable

- “1,2,...” denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：

N/A: 不適用

- “1,2,...” 表示現提供於該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。



Floor 樓層		5/F 5樓						
Flat 單位		A	B	C	D	E	F	G
Bedroom 2 睡房 2	TV/FM Outlet 電視/電台天線插座	N/A		1	N/A			1
	Telephone Outlet 電話插座			1				1
	Twin Socket Outlet 雙位電插座			2				2
	Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點			1				1
	Indoor Air Conditioner Unit 室內冷氣機			1				1
	Curtain Switch 窗簾開關掣			1				1
	Lighting Switch 燈掣			1				1
	Lighting Point 燈位			1				1
Bathroom 浴室	Thermo Ventilator 浴室寶	1	1	1	1	1	1	1
	Single Socket Outlet 單位插座	1	1	1	1	1	1	1
	Ceiling Speaker 天花揚聲器	1	1	1	1	1	1	1
	Gas Water Heater Remote Controller 煤氣熱水爐遙控器	1	1	N/A	N/A	N/A	1	1
	Electric Water Heater Remote Controller 電熱水爐遙控器	N/A	N/A	1	1	1	N/A	N/A
	Lighting Point 燈位	3	3	3	3	3	3	3
	Gas Meter & Gas Supply Point 煤氣錶及供氣點	1	1	N/A	N/A	N/A	N/A	N/A
Kitchen and Open Kitchen 廚房及開放式廚房	Twin Socket Outlet 雙位電插座	1	1	1	1	1	2	2
	Lighting Point 燈位	2	2	2	2	2	2	2
	Washing Machine Connection Point (Water Inlet & Outlet) 洗衣機接駁點 (來水及去水)	1	1	1	1	1	1	1
	MCB Board 配電箱	1	1	1	1	1	1	1
	Gas Meter & Gas Supply Point 煤氣錶及供氣點	N/A	N/A	N/A	N/A	N/A	1	1
	Gas Water Heater Remote Controller 煤氣熱水爐遙控器	1	1	N/A	N/A	N/A	1	1
	Fire Service Sprinkler Head 消防灑水噴頭	2	2	2	2	2	N/A	N/A
	Fire Service Multi-sensor Detector 消防多功能感應器	1	1	1	1	1	N/A	N/A
Flat Roof 平台	Lighting Point 燈位	5	5	2	N/A	N/A	3	3

Remarks:

N/A: Not Applicable

- “1,2,...” denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：

N/A: 不適用

- “1,2,...” 表示現提供於該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Floor 樓層		6-12/F, 15-23/F & 25-31/F (except 29/F Flat E) 6至12樓、15至23樓及25至31樓 (29樓E單位除外)							29/F 29樓	32/F 32樓	
Flat 單位		A	B	C	D	E	F	G	E	A	B
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1
Living/ Dining Room 客飯廳	Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座	2	2	2	1	1	2	2	1	3	3
	Telephone Outlet 電話插座	2	2	2	2	1	2	2	1	3	3
	Twin Socket Outlet 雙位電插座	3	4	3	3	2	3	3	2	4	4
	Curtain Switch 窗簾開關掣	1	1	1	1	1	1	1	1	3	3
	Portable Home Automation Pad 手提家居智能控制器	1	1	1	1	1	1	1	1	1	1
	Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點	1	1	1	1	1	1	1	1	1	1
	Indoor Air Conditioner Unit 室內冷氣機	1	1	1	1	1	1	1	1	1	1
	Lighting Switch for Living/ Dining Room 客飯廳燈掣	4	1	4	1	1	4	5	1	2	4
	Lighting Point 燈位	3	2	4	2	2	3	4	2	6	11
	Balcony Lighting Point 露台燈位	1	1	1	1	1	1	1	1	N/A	N/A
	Lighting Switch for Bathroom 浴室燈掣	N/A	1	1	1	N/A	N/A	1	N/A	1	1
	Switch for Thermo Ventilator 浴室寶開關掣	N/A	1	1	1	N/A	N/A	1	N/A	1	1
	Switch for Water Heater 熱水爐開關掣	N/A	1	1	1	N/A	1	1	N/A	2	2
	Lighting Switch for Kitchen 廚房燈掣	1	1	1	1	N/A	1	1	N/A	1	1
	Switch for Kitchen Exhaust Fan 廚房抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1
	Lighting Point for Staircase 樓梯燈位	N/A							N/A	4	4
	Lighting Switch for Staircase 樓梯燈掣	N/A							N/A	1	1
	Lighting Switch for Balcony 露台燈掣	1	1	1	1	1	1	1	1	N/A	N/A
	Lighting Switch for Flat Roof 平台燈掣	N/A							N/A	1	1
	Lighting Switch for Staircase Store 樓梯儲物間燈掣	N/A							N/A	N/A	1

## Remarks:

N/A: Not Applicable

1. “1,2,...” denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

## 備註：

N/A: 不適用

1. “1,2,...” 表示現提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Floor 樓層		6-12/F, 15-23/F & 25-31/F (except 29/F Flat E) 6至12樓、15至23樓及25至31樓 (29樓E單位除外)						29/F 29樓	32/F 32樓		
Flat 單位		A	B	C	D	E	F	G	E	A	B
Bedroom 睡房	TV/FM Outlet 電視/電台天線插座	1	N/A			2	1	N/A	2	N/A	
	Telephone Outlet 電話插座	2				3	2		3		
	Single Socket Outlet 單位電插座	2				2	2		2		
	Twin Socket Outlet 雙位電插座	1				2	1		2		
	Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點	1				1	1		1		
	Indoor Air Conditioner Unit 室內冷氣機	1				1	1		1		
	Curtain Switch 窗簾開關掣	1				1	1		1		
	Lighting Point 燈位	1				1	1		1		
	Lighting Switch for Bedroom 睡房燈掣	1				1	1		1		
	Lighting Switch for Living/ Dining Room 客飯廳燈掣	N/A				1	N/A		1		
	Lighting Switch for Bathroom 浴室燈掣	1				1	1		1		
	Switch for Thermo Ventilator 浴室寶開關掣	1				1	1		1		
	Switch for Water Heater 熱水爐開關掣	1				1	N/A		1		
Master Bedroom 主人睡房	TV/FM Outlet 電視/電台天線插座	N/A						N/A	1	1	
	Telephone Outlet 電話插座								2	2	
	Twin Socket Outlet 雙位電插座								2	2	
	Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點								1	2	
	Indoor Air Conditioner Unit 室內冷氣機								1	2	
	Curtain Switch 窗簾開關掣								1	1	
	Lighting Switch for Master Bedroom 主人睡房燈掣								1	1	
	Lighting Switch for Balcony 露台燈掣								N/A	1	
	Lighting Switch for Flat Roof 平台燈掣								1	N/A	
	Lighting Point 燈位								2	2	
	Lighting Point for Balcony 露台燈位								N/A	1	
	Lighting Point for Flat Roof 平台燈位								1	N/A	
	Lighting Switch for Bathroom 浴室燈掣								N/A	1	
	Switch for Thermo Ventilator 浴室寶開關掣								N/A	1	
	Single Socket Outlet 單位電插座								N/A	1	

Remarks:

N/A: Not Applicable

- “1,2,...” denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：

N/A: 不適用

- “1,2,...” 表示現提供於該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Floor 樓層		6-12/F, 15-23/F & 25-31/F (except 29/F Flat E) 6至12樓、15至23樓及25至31樓 (29樓E單位除外)							29/F 29樓	32/F 32樓	
Flat 單位		A	B	C	D	E	F	G	E	A	B
Dressing Room 衣帽間	Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點	N/A							N/A	1	N/A
	Indoor Air Conditioner Unit 室內冷氣機									1	
	Lighting Switch for Bathroom 浴室燈掣									1	
	Switch for Thermo Ventilator 浴室寶開關掣									1	
	Lighting Point 燈位									1	5
	Twin Socket Outlet 雙位電插座									N/A	1
	Single Socket Outlet 單位電插座									N/A	1

Remarks:

N/A: Not Applicable

1. “1,2,...” denotes the quantity of such provision(s) provided in the residential unit.

2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：

N/A: 不適用

1. “1,2,...” 表示現提供於該住宅單位內的裝置數量。

2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。



Floor 樓層		6-12/F, 15-23/F & 25-31/F (except 29/F Flat E) 6至12樓、15至23樓及25至31樓 (29樓E單位除外)							29/F 29樓	32/F 32樓	
Flat 單位		A	B	C	D	E	F	G	E	A	B
Bedroom 1 睡房 1	TV/FM Outlet 電視/電台天線插座	N/A		1		N/A		1	N/A	1	1
	Telephone Outlet 電話插座			2				2		1	1
	Single Socket Outlet 單位電插座			2				2		N/A	
	Twin Socket Outlet 雙位電插座			1				1		2	2
	Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點			1				1		1	1
	Indoor Air Conditioner Unit 室內冷氣機			1				1		1	1
	Curtain Switch 窗簾開關掣			1				1		1	1
	Lighting Switch 燈掣			1				1		1	1
	Lighting Switch for Utility Platform 工作平台燈掣			N/A				1		N/A	N/A
	Lighting Point 燈位			1				1		1	2
	Lighting Point for Utility Platform 工作平台燈位			N/A				1		N/A	
Bedroom 2 睡房 2	TV/FM Outlet 電視/電台天線插座	N/A		1		N/A		1	N/A	1	1
	Telephone Outlet 電話插座			1				1		1	1
	Twin Socket Outlet 雙位電插座			2				2		2	2
	Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點			1				1		1	1
	Indoor Air Conditioner Unit 室內冷氣機			1				1		1	1
	Curtain Switch 窗簾開關掣			1				1		1	1
	Lighting Switch 燈掣			1				1		1	1
	Lighting Point 燈位			1				1		1	1
Store Room 儲物房	Twin Socket Outlet 雙位電插座						N/A		N/A	1	1
	Indoor Air Conditioner Power Connection Point 室內冷氣機電位接駁點									1	1
	Indoor Air Conditioner Unit 室內冷氣機									1	1
	Lighting Switch 燈掣									2	2
	Lighting Point 燈位									1	1
	Switch for Bathroom Exhaust Fan 浴室抽氣扇開關掣									1	1
	Lighting Switch for Staircase Store 樓梯儲物間燈掣									1	N/A

Remarks:

N/A: Not Applicable

- “1,2,...” denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：

N/A: 不適用

- “1,2,...” 表示現提供於該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Floor 樓層		6-12/F, 15-23/F & 25-31/F (except 29/F Flat E) 6至12樓、15至23樓及25至31樓 (29樓E單位除外)							29/F 29樓	32/F 32樓	
Flat 單位		A	B	C	D	E	F	G	E	A	B
Bathroom 浴室	Thermo Ventilator 浴室寶	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1
	Ceiling Speaker 天花揚聲器	1	1	1	1	1	1	1	1	1	1
	Gas Water Heater Remote Controller 煤氣熱水爐遙控器	1	1	N/A	N/A	N/A	1	1	N/A	1	1
	Electric Water Heater Remote Controller 電熱水爐遙控器	N/A	N/A	1	1	1	N/A	N/A	1	N/A	N/A
	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3
	Gas Meter & Gas Supply Point 煤氣錶及供氣點	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Restroom 洗手間	Gas Water Heater Remote Controller 煤氣熱水爐遙控器	N/A							N/A	1	1
	Lighting Point 燈位									1	1
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	N/A							N/A	1	1
	Single Socket Outlet 單位電插座									1	1
	Ceiling Speaker 天花揚聲器									1	1
	Gas Water Heater Remote Controller 煤氣熱水爐遙控器									1	1
	Lighting Point 燈位									3	3
Kitchen and Open Kitchen 廚房及開放式廚房	Twin Socket Outlet 雙位電插座	1	1	1	1	1	2	2	1	2	2
	Lighting Point 燈位	2	2	2	2	2	2	2	3	4	3
	Washing Machine Connection Point (Water Inlet & Outlet) 洗衣機接駁點 (來水及去水)	1	1	1	1	1	1	1	1	1	1
	MCB Board 配電箱	1	1	1	1	1	1	1	1	1	1
	Gas Meter & Gas Supply Point 煤氣錶及供氣點	N/A	N/A	N/A	N/A	N/A	1	1	N/A	1	1
	Gas Water Heater Remote Controller 煤氣熱水爐遙控器	1	1	N/A	N/A	N/A	1	1	N/A	1	1
	Fire Service Sprinkler Head 消防灑水噴頭	2	2	2	2	2	N/A	N/A	1	N/A	
	Fire Service Multi-sensor Detector 消防多功能感應器	1	1	1	1	1	N/A	N/A	1	N/A	
Flat Roof 平台	Lighting Point 燈位	N/A							N/A	2	2
Roof 天台	Outdoor Socket 室外插座	N/A							N/A	2	2
	Lighting Point 燈位									3	3
	Lighting Switch 燈掣									1	1

## Remarks:

N/A: Not Applicable

- “1,2,...” denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

## 備註：

N/A: 不適用

- “1,2,...” 表示現提供於該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

1. Potable and flushing water is supplied by Water Supplies Department.
2. Electricity is supplied by The Hong Kong Electric Company Limited.
3. Towngas is supplied by The Hong Kong and China Gas Company Limited.

1. 食水及沖廁水由水務署供應。
2. 電力由香港電燈有限公司供應。
3. 煤氣由香港中華煤氣有限公司供應。

The vendor of a specified residential property is liable for the Government Rent payable for that residential property up to and including the date of completion of the sale and purchase of that residential property.

指明住宅物業賣方有法律責任繳付該住宅物業直至該住宅物業買賣完成日（包括該日）為止之地稅。

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

#### Remark:

On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

1. 在向買方交付指明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；及
2. 在交付時，買方不須向擁有人支付清理廢料的費用。

#### 備註：

在交付時，買方須根據公契向發展項目的管理人（而非擁有人）支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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

按買賣合約的規定，住宅物業及買賣合約所列出裝設於住宅物業內的裝置、裝修物料及設備之欠妥之處的保養責任期為買賣之成交日期後的六個月內。



Not Applicable

不適用

There is no on-going application to the Government for modification of the land grant which is not yet granted.

沒有正在向政府申請而未獲批准的批地文件的修訂。

Not Applicable

不適用

The address of the website designated by the vendor for development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

[www.islandresidence.hk](http://www.islandresidence.hk)

賣方為施行《一手住宅物業銷售條例》第 2 部而就發展項目指定的互聯網網站的網址：

[www.islandresidence.hk](http://www.islandresidence.hk)

### Provision of Information in Application for Concession on Gross Floor Area (GFA) of Building in Sales Brochures

#### Breakdown of GFA Concessions Obtained for All Features

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

		Area (m <sup>2</sup> )
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	Not Applicable
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	518.482
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.	Not Applicable
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	48.044

Green Features under Joint Practice Notes 1 and 2		
3.	Balcony for residential building	164.527
4.	Wider common corridor and lift lobby	Not Applicable
5.	Communal sky garden	Not Applicable
6.	Acoustic fin	Not Applicable
7.	Wing wall, wind catcher and funnel	Not Applicable
8.	Non-structural prefabricated external wall	17.503
9.	Utility platform	18.000
10.	Noise barrier	Not Applicable

		Area (m <sup>2</sup> )
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office – For domestic – For non-domestic	14.225 2.733
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	363.188
13.	Covered landscaped and play area	Not Applicable
14.	Horizontal screens/covered walkways, trellis	Not Applicable
15.	Larger lift shaft	56.721
16.	Chimney shaft	Not Applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	51.498
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	Not Applicable
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21.	Void in duplex domestic flat and house	Not Applicable
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	Not Applicable

Other Exempted Items		
23.(#)	Refuge floor including refuge floor cum sky garden	Not Applicable
24.(#)	Other projections	Not Applicable
25.	Public transport terminus	Not Applicable
26.(#)	Party structure and common staircase	Not Applicable
27.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	Not Applicable



Other Exempted Items		
28.(#)	Public passage	Not Applicable
29.	Covered set back area	Not Applicable

Bonus GFA		
30.	Bonus GFA	Not Applicable

Remark:

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

**The 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.

### 在售樓說明書內提供申請建築物總樓面面積寬免的資料

#### 獲寬免總樓面面積的設施分項

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

		面積 (平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.(#)	停車場及上落客貨地方(公共交通總站除外)	不適用
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	518.482
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	不適用
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	48.044

根據聯合作業備考第1及第2號提供的環保設施		
3.	住宅樓宇露台	164.527
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.	隔聲鰭	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	17.503
9.	工作平台	18.000
10.	隔音屏障	不適用

適意設施		
11.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室 – 就居住用部分提供 – 就非居住用部分提供	14.225 2.733
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	363.188

		面積 (平方米)
適意設施		
13.	有上蓋的園景區及遊樂場	不適用
14.	橫向屏障/有蓋人行道、花棚	不適用
15.	擴大升降機井道	56.721
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	51.498
18.(#)	強制性設施或必要機房所需的管槽、氣槽	不適用
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

備註：

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

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

Date of printing: 21 September 2015

發展項目及其周邊地區日後可能出現改變。

印製日期：2015 年 9 月 21 日

EXAMINATION RECORD  
檢視紀錄

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with Print Date on 21 September 2015 2015 年 9 月 21 日印製版本之頁次	Page Number in revised version with Examination Date on 18 December 2015 2015 年 12 月 18 日檢視之版本之頁次	Revision Made 所作修改
18 December 2015 2015 年 12 月 18 日	13	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	20, 22 & 24	20, 22 & 24	Floor Plans of Residential Properties in the Development are updated. 更新發展項目的住宅物業的樓面平面圖。
	43 & 44	43 & 44	Elevation Plans are updated. Remarks No.1 is updated. 更新立面圖。 更新備註第一點。

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with Print Date on 18 December 2015 2015 年 12 月 18 日印製版本之頁次	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	13	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	43	43	Remarks No.1 is updated. 更新備註第一點。
	44	44	Elevation Plan is updated. Remarks No.1 is updated. 更新立面圖。 更新備註第一點。
	71 & 73	71 & 73	Areas are updated. 更新面積。



EXAMINATION RECORD

檢視紀錄

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with Print Date on 17 March 2016 2016 年 3 月 17 日印製版本之頁次	Page Number in revised version with Examination Date on 16 June 2016 2016 年 6 月 16 日檢視之版本之頁次	Revision Made 所作修改
16 June 2016 2016 年 6 月 16 日	13	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	14	14	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	15	15	Page 15 is replaced by a blank page. 以空白頁取代第 15 頁。
	18	18	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	24 & 26	24 & 26	Floor Plans of Residential Properties in the Development are updated. 更新發展項目的住宅物業的樓面平面圖。
	43 & 44	43 & 44	Elevation Plans are updated. Remarks No.1 are updated. 更新立面圖。 更新備註第一點。
	53 - 55 & 57	53 - 55 & 57	Appliances Schedule is updated. 更新設備說明表。
	58, 59, 61 & 62	58, 59, 61 & 62	Schedule of Mechanical & Electrical Provisions of Residential Units is updated. 更新住宅單位機電裝置數量說明表。
	71 & 73	71 & 73	Areas are updated. 更新面積。
	74	74	Page number is added. 加入頁數。

EXAMINATION RECORD

檢視紀錄

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with Print Date on 16 June 2016 2016 年 6 月 16 日印製版本之頁次	Page Number in revised version with Examination Date on 15 September 2016 2016 年 9 月 15 日檢視之版本之頁次	Revision Made 所作修改
15 September 2016 2016 年 9 月 15 日	13	13	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 version with Print Date on 15 September 2016 2016 年 9 月 15 日印製版本之頁次	Page Number in revised version with Examination Date on 14 December 2016 2016 年 12 月 14 日檢視之版本之頁次	Revision Made 所作修改
14 December 2016 2016 年 12 月 14 日	13	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	18	18	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	24 & 26	24 & 26	Floor Plans of Residential Properties in the Development are updated. 更新發展項目的住宅物業的樓面平面圖。
	43	43	Elevation Plan A and Remarks No. 1 are updated. 更新立面圖 A 及備註第一點。
	44	44	Remarks No. 1 is updated. 更新備註第一點。
	60 - 65	60 - 65	Schedule of Mechanical & Electrical Provisions of Residential Units is updated. 更新住宅單位機電裝置數量說明表。
	71 & 73	71 & 73	Areas are updated. 更新面積。

# EXAMINATION RECORD

## 檢視紀錄

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with Print Date on 14 December 2016 2016 年 12 月 14 日印製版本之頁次	Page Number in revised version with Examination Date on 13 March 2017 2017 年 3 月 13 日檢視之版本之頁次	Revision Made 所作修改
13 March 2017 2017 年 3 月 13 日	13	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	53-57	53-57	Appliances Schedule is updated. 更新設備說明表。

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with Print Date on 13 March 2017 2017 年 3 月 13 日印製版本之頁次	Page Number in revised version with Examination Date on 12 June 2017 2017 年 6 月 12 日檢視之版本之頁次	Revision Made 所作修改
12 June 2017 2017 年 6 月 12 日	13	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	14	14	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	49	49	Item 3(b) of interior fittings is updated. 更新室內裝置第 3(b) 細項。

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with Print Date on 12 June 2017 2017 年 6 月 12 日印製版本之頁次	Page Number in revised version with Examination Date on 11 September 2017 2017 年 9 月 11 日檢視之版本之頁次	Revision Made 所作修改
11 September 2017 2017 年 9 月 11 日	2-6	2-6, 6a, 6b	Notes to Purchasers of First-hand Residential Properties are updated. 更新一手住宅物業買家須知。
	13	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	61-64	61-64	Schedule of Mechanical & Electrical Provisions of Residential Units is updated. 更新住宅單位機電裝置數量說明表。

EXAMINATION RECORD  
檢視紀錄

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with Print Date on 11 September 2017 2017 年 9 月 11 日印製版本之頁次	Page Number in revised version with Examination Date on 30 November 2017 2017 年 11 月 30 日檢視之版本之頁次	Revision Made 所作修改
30 November 2017 2017 年 11 月 30 日	8	8	Information on vendor and others involved in the development is updated. 更新賣方及有參與發展項目的其他人的資料。
	13	13	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 version with Print Date on 30 November 2017 2017 年 11 月 30 日印製版本之頁次	Page Number in revised version with Examination Date on 28 February 2018 2018 年 2 月 28 日檢視之版本之頁次	Revision Made 所作修改
28 February 2018 2018 年 2 月 28 日	13	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	14	14	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	43-44	43-44	Elevation Plans are updated. Remarks No.1 is updated. 更新立面圖。 更新備註第一點。



# EXAMINATION RECORD

## 檢視紀錄

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with Print Date on 28 February 2018 2018 年 2 月 28 日印製版本之頁次	Page Number in revised version with Examination Date on 25 May 2018 2018 年 5 月 25 日檢視之版本之頁次	Revision Made 所作修改
25 May 2018 2018 年 5 月 25 日	7	7	Information on the Development is updated. 更新發展項目的資料。
	12	12	Information on Property Management is updated. 更新物業管理的資料。
	13	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	20, 22, 24, 26	20, 22, 24, 26	Floor Plans of Residential Properties in the Development is updated. 更新發展項目的住宅物業的樓面平面圖。
	46	46	Paragraph 2(a) is updated. 更新第 2(a) 段。
	47, 48, 50, 57, 61, 62, 63, 64	47-52, 52a, 52b, 57, 61, 62, 63, 64	Fittings, Finishes and Appliances are updated. 更新裝置、裝修物料及設備。
	71 & 73	71 & 73	Areas are updated. 更新面積。

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with Print Date on 25 May 2018 2018 年 5 月 25 日印製版本之頁次	Page Number in revised version with Examination Date on 24 August 2018 2018 年 8 月 24 日檢視之版本之頁次	Revision Made 所作修改
24 August 2018 2018 年 8 月 24 日	13	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	22	22	Floor Plan of Residential Properties in the Development is updated. 更新發展項目的住宅物業的樓面平面圖。

# EXAMINATION RECORD

## 檢視紀錄

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with Print Date on 24 August 2018 2018 年 8 月 24 日印製版本之頁次	Page Number in revised version with Examination Date on 23 November 2018 2018 年 11 月 23 日檢視之版本之頁次	Revision Made 所作修改
23 November 2018 2018 年 11 月 23 日	13	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	51	51	Fittings, Finishes and Appliances is updated. 更新裝置、裝修物料及設備。
	60 & 65	60 & 65	Schedule of Mechanical & Electrical Provisions of Residential Units is updated. 更新住宅單位機電裝置數量說明表。

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with Print Date on 23 November 2018 2018 年 11 月 23 日印製版本之頁次	Page Number in revised version with Examination Date on 22 February 2019 2019 年 2 月 22 日檢視之版本之頁次	Revision Made 所作修改
22 February 2019 2019 年 2 月 22 日	13	13	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 version with Print Date on 22 February 2019 2019 年 2 月 22 日印製版本之頁次	Page Number in revised version with Examination Date on 21 May 2019 2019 年 5 月 21 日檢視之版本之頁次	Revision Made 所作修改
21 May 2019 2019 年 5 月 21 日	13	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	14	14	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	Revision Made 所作修改		
	Page Number in version with Print Date on 21 May 2019 2019 年 5 月 21 日印製版本之頁次	Page Number in revised version with Examination Date on 20 August 2019 2019 年 8 月 20 日檢視之版本之頁次	Revision Made 所作修改
20 August 2019 2019 年 8 月 20 日	13	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。

EXAMINATION RECORD  
檢視紀錄

Examination/ Revision Date 檢視 / 修改日期	Revision Made 所作修改		
	Page Number in version with Print Date on 20 August 2019 2019 年 8 月 20 日印製版本之頁次	Page Number in revised version with Examination Date on 19 November 2019 2019 年 11 月 19 日檢視之版本之頁次	Revision Made 所作修改
19 November 2019 2019 年 11 月 19 日	13	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。



