

12 發展項目中的停車位的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

不適用

Not Applicable

13 臨時買賣合約的摘要

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 買方在簽立臨時買賣合約時向賣方(擁有人)繳付相等於樓價5%之臨時訂金。
2. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
3. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約 —
 - i. 該臨時買賣合約即告終止；及
 - ii. 買方支付的臨時訂金，即予沒收；及
 - iii. 賣方（擁有人）不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。

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

14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

A. 發展項目的公用部分

- 「公用地方與設施」統指「屋苑公用地方與設施」及「住宅公用地方與設施」，每類公用地方與設施在適用的情況下包括在《建築物管理條例》第2條所列出「公用部分」的定義所包含的適當及有關部分；及如個別處置商業發展項目的單位時，在有關商業發展項目的副公契或契約內所定義的該等商業發展項目公用地方與設施。
- 「屋苑公用地方與設施」統指「屋苑公用地方」及「屋苑公用設施」。
- 「住宅公用地方與設施」統指「住宅公用地方」及「住宅公用設施」。
- 「屋苑公用地方」指擬供屋苑整體而並非只供任何個別單位或其任何部分公用及共享的屋苑部分，受公契的條款所約束及所有現存的權利及通行權(如有的話)所規限，每位業主及佔用人可與其他屋苑業主及佔用人共用該等部分，當中包括但不限於：-
 - 不屬於或不構成商業發展項目或住宅發展項目一部分的該等地基、柱、樑、樓板及其他結構性支承物及元素；
 - 斜坡及護土牆(如有的話)；
 - 提供安裝或使用天線廣播分導或電訊網絡設施的地方；
 - 在附於公契的圖則上顯示為「屋苑公用地方」屋苑地下及以上而非構成商業發展項目或住宅發展項目一部分的屋苑外牆(包括在外牆上的玻璃幕牆及簷篷、建築鱗片及在其上的特色)及在附於公契的圖則上顯示為「屋苑公用地方」的下層天台、上層天台及頂層天台水平的屋苑外牆；
 - 所有在附於公契的圖則上顯示為「屋苑公用地方」的屋苑部分及在附於公契的圖則上顯示為「綠化面積」之屋苑公用地方內的綠化面積部分；
 - 位於屋苑地下供屋苑整體而並非只供其任何個別單位或其任何部分所用渠蓋下的溝槽、污水管、排水渠或喉管；及
 - 由第一業主按照公契的條款在任何時候指定用作「屋苑公用地方」的額外地方。
- 「屋苑公用設施」指擬供屋苑整體而並非只供其任何個別單位或其任何部分公用及共享的屋苑設施，並受公契的條款所約束，每位業主及佔用人可與所有其他屋苑業主及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道(特別是位於屋苑地下供屋苑整體而並非只供其任何個別單位或其任何部分所用渠蓋下的溝槽、污水管、排水渠或喉管)、電纜、喉管、電線、導管、總沖廁水管、總食水管，基於保安理由而安裝在屋苑公共地方的閉路電視及其他設施及設備、屋苑機械設備和其他類似的裝置、設施或服務、電力變壓房、電纜設施及為屋苑提供電力的所有關連設施及輔助電力裝置、設備和設施、及由第一業主按照公契的條款在任何時候指定用作「屋苑公用設施」的額外裝置及設施。
- 「住宅公用地方」指擬供住宅發展項目整體而並非只供個別住宅單位公用及共享的住宅發展項目部分，受公契的條款所約束，每位住宅單位的業主及佔用人可與所有其他住宅單位業主及佔用人共用該等部分，當中包括但不限於：-
 - 在附於公契的圖則上顯示為「住宅公用地方」屋苑3樓以下而非構成商業發展項目或屋苑公用地方的屋苑外牆；
 - 屋苑3樓及以上而非構成屋苑公用地方或住宅單位的屋苑外牆，當中包括但不限於：-
 - 在其上的建築鱗片及特色；
 - 毗連住宅單位的冷氣機平台(包括其百葉窗(如有的話))，或指定用作該用途的其他地方(如有的話)；及
 - 屋苑的玻璃幕牆結構，包括但不限於豎框及面版(但不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關住宅單位的部分)。為免生疑問，任何構成屋苑玻璃幕牆結構一部分而非完全包圍一個住宅單位，反而伸延跨越兩個或以上住宅單位的玻璃嵌板則構成住宅公用地方一部分；但不包括構成相關住宅單位的露台、工作平台、平台或天台的玻璃欄杆、金屬欄杆或欄杆；
 - 康樂地方與設施；

- 管理員、看守員及管理公司職員的辦公室及/或櫃台，包括位於住宅發展項目大堂供保安人員使用的櫃枱及警衛室；
- 屋苑的庇護層；
- 所有在附於公契的圖則上顯示為「住宅公用地方」的屋苑部分及在附於公契的圖則上顯示為「綠化面積」之住宅公用地方內的綠化面積部分；及
- 由第一業主按照公契的條款在任何時候指定用作「住宅公用地方」的額外地方。

- 「住宅公用設施」指擬供住宅發展項目整體而並非只供個別住宅單位公用及共享的屋苑設施，受公契的條款所約束，每位住宅單位的業主及佔用人可與所有其他住宅單位業主及佔用人共用該等設施，當中包括但不限於所有設於住宅公用地方指定的升降機、電線、電纜、導管、喉管、排水渠、基於保安理由而安裝在住宅公用地方的閉路電視及其他設施及設備、位於康樂地方與設施的運動及康樂設施，專屬住宅發展項目的所有機電裝置及設備，以及由第一業主按照公契的條款在任何時候指定用作「住宅公用設施」的額外裝置及設施。

- 商業發展項目的現任業主，及經有關商業發展項目的副公契訂立後，每一個位於商業發展項目1樓的單位的現任業主、其租戶、租客、傭僕、代理、合法佔用人及受許可人及其真正訪客，如乃傷殘人士及/或長者(與所有其他具有同等權利之人等)，在已支付按照公契及任何相關的副公契其應分擔的所有款項(但仍受制於政府批地文件、公契、任何相關的副公契、屋苑規則之條文和公契及或任何相關的副公契所賦予管理人及第一業主享有之權利)之下，為了及只為了進出位於商業發展項目1樓的單位，擁有全權和自由在管理的人指示下，通過、往復通過、及使用位於屋苑地下及1樓各自的升降機大堂及管理人不時指明的客用升降機(均構成住宅公用地方與設施一部分)。管理人就任何人士是否傷殘及/或長者所作的決定將作終論並對該等人士及任何業主及/或相關人士具約束力。

B. 分配予發展項目中的每個住宅物業的不可分割份數的數目

第1座											
室 樓層*	A	B	C	D	E	F	G	H	J	K	L
3樓	36/16000	22/16000	22/16000	16/16000	26/16000	21/16000	16/16000	22/16000	21/16000	24/16000	15/16000
6樓至30樓	38/16000	23/16000	23/16000	18/16000	28/16000	23/16000	18/16000	23/16000	23/16000	25/16000	17/16000
31樓	60/16000	48/16000	47/16000	54/16000	-	-	-	-	-	-	-

*備註: 不設4樓、13樓、14樓及24樓。

第2座											
室 樓層*	A	B	C	D	E	F	G	H	J	K	L
3樓	36/16000	22/16000	22/16000	16/16000	26/16000	21/16000	15/16000	22/16000	22/16000	25/16000	15/16000
6樓至30樓	38/16000	23/16000	23/16000	18/16000	28/16000	23/16000	18/16000	23/16000	23/16000	25/16000	17/16000
31樓	60/16000	48/16000	47/16000	54/16000	-	-	-	-	-	-	-

*備註: 不設4樓、13樓、14樓及24樓。

C. 發展項目的管理人的委任年期

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

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SUMMARY OF DEED OF MUTUAL COVENANT

D. 發展項目中的住宅物業的業主之間分擔管理開支的計算基準

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

E. 計算管理費按金的基準

管理費按金相等於每個業主就其單位按首個住宅管理預算案釐定而須繳交的三個月管理費。

F. 業主在發展項目中保留作自用的範圍(如有的話)

不適用。

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

A. The common parts of the development

1. “Common Areas and Facilities” means collectively the Estate Common Areas and Facilities and the Residential Common Areas and Facilities, each of which shall, where applicable, include those appropriate and relevant common parts covered by the definition of “common parts” set out in section 2 of the BMO; and in the event the Units in the Commercial Development are disposed of individually, such commercial common areas and facilities in the Commercial Development as shall be defined in the relevant Sub-Deed or Deeds in respect of the Commercial Development.
2. “Estate Common Areas and Facilities” means collectively the Estate Common Areas and the Estate Common Facilities.
3. “Residential Common Areas and Facilities” means collectively the Residential Common Areas and the Residential Common Facilities.
4. “Estate Common Areas” means those parts of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to: -
 - (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or do not form part of the Commercial Development or the Residential Development;
 - (b) the Slopes and Retaining Walls (if any);
 - (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
 - (d) those parts of the external walls of the Estate (including the curtain walls and canopies thereof, architecture fins and features thereon) at and above the ground floor not forming part of the Commercial Development or the Residential Development and shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant and those parts of the external walls of the Estate at the levels of lower roof, upper roof and top roof which lower roof, upper roof and top roof are shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
 - (e) all those areas of the Estate shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant and such parts of the Greenery Areas within the Estate Common Areas shown as the Greenery Areas on the plans annexed to the Deed of Mutual Covenant;
 - (f) the trenches, sewers, drains or pipes underneath the drains or service channel covers on the ground floor of the Estate and serving the Estate as a whole and not just any particular Unit or any particular part thereof; and
 - (g) such additional areas of the Estate as may at any time be designated as the Estate Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
5. “Estate Common Facilities” means all those facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, sewers, drains or pipes underneath the drains or service channel covers on the ground floor of the Estate serving the Estate as a whole and not just any particular Unit or any particular part thereof), cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Estate, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Estate Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
6. “Residential Common Areas” means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units which said parts include but not limited to: -
 - (a) those parts of the external walls of the Estate below the 3rd floor not forming part of the Commercial Development or the Estate Common Areas and shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
 - (b) those parts of the external walls of the Estate at and above the 3rd floor not forming part of the Estate Common Areas or the Residential Units including but not limited to: -
 - (1) the architecture fins and features thereon;
 - (2) the air-conditioning platforms (including the louvers thereof (if any)) adjacent to the Residential Units, or such other area(s), if any, as may be designated for that purpose; and
 - (3) the curtain wall structures of the Estate including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units).

For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas;

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, flat roofs or roofs which form parts of the relevant Residential Units;
 - (c) the Recreational Areas and Facilities;
 - (d) office and/or counter for caretakers, watchmen and management staff, including guard counter and guard room at the lobby of the Residential Development;
 - (e) the refuge floor of the Estate;
 - (f) all those areas of the Estate shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant and such parts of the Greenery Areas within the Residential Common Areas shown as the Greenery Areas on the plan annexed to the Deed of Mutual Covenant; and
 - (g) such additional areas of the Estate as may at any time be designated as the Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
7. “Residential Common Facilities” means all those facilities of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and includes but not limited to all lifts designated in the Residential Common Areas, wires, cables, ducts, pipes, drains, CCTV and other facilities and equipment installed in the Residential Common Areas for security purposes, the sports and recreational facilities in the Recreational Areas and Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development and such additional devices and facilities of the Estate as may at any time be designated as the Residential Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.
8. The Owners for the time being of the Commercial Development, and upon execution of a Sub-Deed in respect of the Commercial Development, the Owner for the time being of each Unit in the Commercial Development on the 1st floor of the Estate, their lessees, tenants, servants, agents, lawful occupants, licensees and bona fide visitors who are disabled and/or elderly persons (in common with all persons having the like right) shall have the full right and liberty subject to payment of his due proportion of all payments payable pursuant to the Deed of Mutual Covenant or any relevant Sub-Deed (but subject always to the provisions of the Government Grant, the Deed of Mutual Covenant, any relevant Sub-Deed, the Estate Rules and the rights of the Manager and the First Owner as provided in the Deed of Mutual Covenant or any relevant Sub-Deed) to go pass or repass over and along and to use the lift lobbies on the ground floor and the 1st floor respectively and the passenger lift(s) designated by the Manager from time to time (which form parts of the Residential Common Areas and

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Facilities) under the direction of the Manager for the purpose of and only of gaining access to and from those Units in the Commercial Development on the 1st floor of the Estate Provided That the decision of the Manager as to whether a person is disabled and/or elderly shall be final, conclusive and binding on such person and any Owner(s) and/or person(s) who may be concerned.

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

Tower 1											
Flat Floor*	A	B	C	D	E	F	G	H	J	K	L
3/F	36/16000	22/16000	22/16000	16/16000	26/16000	21/16000	16/16000	22/16000	21/16000	24/16000	15/16000
6/F-30/F	38/16000	23/16000	23/16000	18/16000	28/16000	23/16000	18/16000	23/16000	23/16000	25/16000	17/16000
31/F	60/16000	48/16000	47/16000	54/16000	-	-	-	-	-	-	-

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

Tower 2											
Flat Floor*	A	B	C	D	E	F	G	H	J	K	L
3/F	36/16000	22/16000	22/16000	16/16000	26/16000	21/16000	15/16000	22/16000	22/16000	25/16000	15/16000
6/F-30/F	38/16000	23/16000	23/16000	18/16000	28/16000	23/16000	18/16000	23/16000	23/16000	25/16000	17/16000
31/F	60/16000	48/16000	47/16000	54/16000	-	-	-	-	-	-	-

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

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

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

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

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

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

The management fee deposit is equivalent to three months’ management contribution payable by the Owner in respect of his Unit based on the first Residential Management Budget.

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

Not applicable.

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

15 批地文件的摘要

SUMMARY OF LAND GRANT

1. 發展項目位處於九龍內地段第9988號餘段、九龍內地段第9989號餘段、九龍內地段第10023號餘段、九龍內地段第9969號餘段、九龍內地段第10005號餘段、九龍內地段第9987號餘段、九龍內地段第10007號、九龍內地段第9960號餘段、九龍內地段第10013號餘段、九龍內地段第9968號餘段（統稱「政府租契地段」）及九龍內地段第10147號餘段（「重批地段」）。

2. 每一塊政府租契地段(除九龍內地段第10007號外)均是根據一份日期為1973年7月27日的政府租契持有。九龍內地段第10007號是根據一份日期為1973年1月25日的政府租契持有。上述等政府租契在下文統稱「租契」。而重批地段則是根據一份日期為1973年4月4日的協議及重批條件持有(「重批條件」)。

每塊政府租契地段及重批地段的批租年期均由1891年4月13日起計150年。

3. 每一份租契規定：「該承租人不得使用或准許批租的該片或該幅土地或其任何部分或豎立在其上的建築物或該建築物的任何部分被用作非工業用途以外之用途。」及「如非事先獲得女皇陛下以書面所指派港督或其他為此獲授權人士的許可，該承租人或其他人士均不可在批租年期內於使用、行使或接續於批租的處所或其上或其任何部分經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。」根據一份日期為2015年12月14日登記於土地註冊處註冊摘要編號為15122800730016 的厭惡性行業牌照，政府經已批准政府租契地段的註冊業主在受該牌照施加的條件所規限下在政府租契地段上經營或從事製糖、油料(加油站除外)、售肉、食物供應及旅館的行業或業務。

重批條件則規定重批地段不得被用作工業用途，且不能在其上豎立工廠大廈。

4. 租契規定承租人：「此後不時及無論何時及在每當有需要時或情況要求時，承租人將會自費和妥善地及足夠地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存現時或此後任何時間位於批租的該片或該幅土地上之宅院或物業單位及所有其他豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行有需要及必要的修葺、清洗及修改工程，以達致令女皇陛下的工務司下稱「該工務司」滿意為止。及當現時或此後任何時間位於批租的該片或該幅土地上之宅院或物業單位及所有其他豎設物及建築物於批租年期內拆卸時，承租人將會以完好及堅固的同類且不比其的體積小之建築物，或以得到該工務司所批准該種類及價值的建築物作替代。」

5. 租契規定承租人：「在此予以批租的年期內，須不時按需要而所要求承擔、支付及准許以合理份數和比例計算費用及收費，以支付建造、建築、修葺及修改批租的處所或其任何部分所需的、或於其內的、或屬於其的並與毗鄰處所共用的所有或任何道路、通道、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由該工務司釐定及確定，並可當作欠繳地租的性質追討。」

6. 租契規定：「女皇陛下由該工務司或獲指派代表女皇陛下行事的其他人有合法權在批租年期內，每年兩次或多次在日間的合理時間內進入該批租的處所視察、搜查及觀看該處的狀況，及每當視察時發現有任何頹敗、損壞及需要維修及修正的地方時，向承租人發出並在該處所或其部分留下書面通知，要求承租人在三個曆月內就上述問題進行維修及修正。承租人須於其後三個曆月內就上述問題進行維修及修正。」

7. 租契規定：「如因應改善殖民地或不論任何其他公共目的所需，女皇陛下擁有全權向承租人在發出三個曆月的通知後，並根據該工務司公平客觀地估值該土地及在其上的建築物向承租人作出全面合理的賠償，從而收回、進入及再佔管該批租的處的所有部份或其何部分。本項權利一旦行使，本文所訂的年期及產業權將分別終止、終結及無效。」

8. 至於重批地段，重批地契：-

(1) 於一般條款第3條規定：「承批人須在批租期間使現時或此後任何時間豎立於批租土地上的建築物保持修葺良好堅固及狀況良好，並於批租終止或提前終止時以該修葺和狀況將其交還。當在批租年期內的任何時間位於批租土地上或其任何部分的建築物拆卸時，承批人須以完好及堅固的同類且不比其的體積小之建築物，或以得到工務司所批准該種類及價值的建築物作替代。」

(2) 於特別條款第5條規定：「承批人須按工務司的要求及其所批准的就批租土地內的排水系統進行維修及改動以確保所有污水及雨水被引到公共污水渠或公共雨水渠。」

(3) 於特別條款第12條規定：「任何豎立於批租土地上的建築物的排水渠須按工務司的要求所實行，為處理和處置污水或被污染的水，承批人須就該工務司所要求的條款自費於批租土地或政府土地或其他地方建設合適的工程，以達致工務司滿意為止，而承批人須對所引起的任何損失或滋擾承擔全部責任。」

註：除非本售樓說明書另有規定，本批地文件摘要內所採用的詞彙與該詞彙在有關批地文件內的意思相同。

15 批地文件的摘要

SUMMARY OF LAND GRANT

1. The development is situated on the Remaining Portion of Kowloon Inland Lot No.9988, the Remaining Portion of Kowloon Inland Lot No.9989, the Remaining Portion of Kowloon Inland Lot No.10023, the Remaining Portion of Kowloon Inland Lot No.9969, the Remaining Portion of Kowloon Inland Lot No.10005, the Remaining Portion of Kowloon Inland Lot No.9987, Kowloon Inland Lot No. 10007, the Remaining Portion of Kowloon Inland Lot No.9960, the Remaining Portion of Kowloon Inland Lot No.10013, the Remaining Portion of Kowloon Inland Lot No.9968 (collectively “the Government Lease Lots”) and the Remaining Portion of Kowloon Inland Lot No.10147 (“the Re-grant Lot”).

2. Each of the Government Lease Lots (save for Kowloon Inland Lot No.10007) is held under a Government lease dated 27th July 1973. Kowloon Inland Lot No.10007 is held under a Government lease dated 25th January 1973. The above Government leases are hereinafter collectively called “the Leases”. The Re-grant Lot is held under an Agreement and Conditions of Re-grant dated 4th April 1973 deposited and registered in the Land Registry as Conditions of Re-grant No. 10451 (“the Conditions of Re-grant”).

Each of the Government Lease Lots and the Re-grant Lot is held for a term of 150 years commencing from 13th April 1891.

3. Each of the Leases stipulates that “the said Lessee will not use or allow to be used the said piece or parcel of ground or any part thereof or any building erected thereon or any part of such building for any purposes other than non-industrial purposes” And That “the said Lessee or any person or persons will not during the continuance of this demise use exercise or follow in or upon the demised premises or any part thereof the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of Her said Majesty signified in writing by the Governor or other person duly authorized in that behalf.” By an Offensive Trade Licence dated 14th December 2015 and registered in the Land Registry by Memorial No. 15122800730016, the Government has approved a licence to the registered owner of the Government Lease Lots to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper in or upon the Government Lease Lots subject to the conditions imposed therein.

The Conditions of Re-grant stipulates that the Re-grant Lot shall not be used for industrial purposes and no factory building shall be erected thereon.

4. The Leases require the Lessees “will from time to time and at all times hereafter when where and as often as need or occasion shall require at the said Lessee’s own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of Her said Majesty’s Director of Public Works (hereinafter referred to as “the said Director”) And in the event of the demolition at any time during the continuance of this demise of the said messuage or tenement messuages or tenements or any other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground or any of them or any part thereof the said Lessee will replace the same with either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the said Director.”

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

6. The Leases provide that “it shall and may be lawful to and for Her said Majesty by the said Director or other persons deputed to act for Her twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the demised premises to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the demised premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly.”

7. The Leases provide that “Her said Majesty shall have full power to resume enter into and re-take possession of all or any part of the demised premises if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months’ notice being given to the said Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void.”

8. Regarding the Re-grant Lot, the Conditions of Re-grant:-

(1) , in General Condition No.3, stipulates that “The grantee shall throughout the tenancy maintain all buildings erected or which may at any time hereafter be erected on the lot in good substantial repair and condition, and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy. In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the grantee shall replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the Director of Public Works.”

(2) , in Special Condition No.5, stipulates that “The grantee shall when required by the Director of Public Works carry out repairs and alterations to the drainage system within the lot so as to ensure that all foul and storm water is led to a public foul sewer or public storm water drain as the said Director may approve.”

(3) , in Special Condition No.12, stipulates that “The drainage of any building erected on the lot shall be effected as may be required by the Director of Public Works, and the grantee shall make all arrangements at his own expense and to the satisfaction of the said Director for the treatment and disposal of foul or contaminated water by the construction of suitable works either within the lot or on Crown Land or otherwise and on such terms as the said Director shall require, and the grantee shall be solely liable for any damage or nuisance caused thereby.”

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the relevant Land Grant.

- A. 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
不適用。
- B. 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
不適用。
- C. 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休憩用地的大小
不適用。
- D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分
不適用。
- E. 在切實可行範圍內，盡量顯示該等設施的位置的圖則
不適用。
- F. 以與批地文件中相同的顏色、格式或圖案(如適用的話)著色或以陰影顯示的該等設施的圖則
不適用。
- G. 批地文件中關於該等設施的條文
不適用。
- H. 指明住宅物業的每一公契中關於該等設施的條文
不適用。

- A. Facilities that are required under the land grant to be constructed and provided for the Government, or for public use
Not applicable.
- B. Facilities or open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development
Not applicable.
- C. The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development
Not applicable.
- D. Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)
Not applicable.
- E. A plan that shows the location of those facilities and open spaces, and those parts of the land
Not applicable.
- F. A plan that has those facilities and open spaces, and those parts of the land, coloured or shaded in the same colour, format or pattern (as applicable) as in the land grant or the deed of dedication
Not applicable.
- G. Provisions of the land grant in respect of the specified residential property, that concern those facilities and open spaces, and those parts of the land
Not applicable.
- H. Provisions of every deed of mutual covenant in respect of the specified residential property, that concern those facilities and open spaces, and those parts of the land
Not applicable.

17 對買方的警告

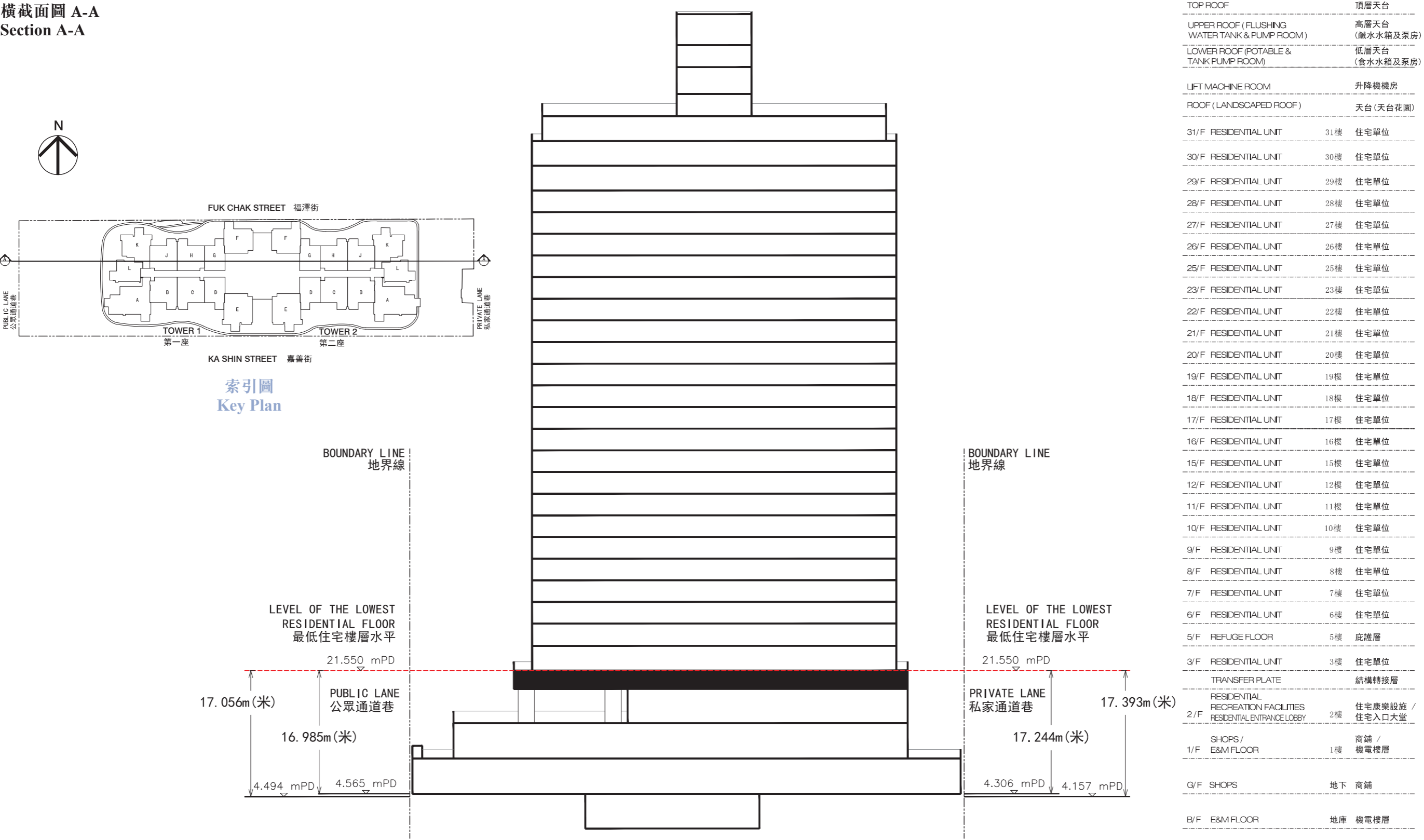
WARNING TO PURCHASERS

1. 此提示建議你聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表你行事。
 2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
 3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：
 - (i) 該律師事務所可能不能夠保障你的利益；及
 - (ii) 你可能要聘用一間獨立的律師事務所。
 4. 如屬3(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。
1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.
 2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.
 3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you:
 - (i) that firm may not be able to protect your interests; and
 - (ii) you may have to instruct a separate firm of solicitors.
 4. In the case of paragraph 3 (ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

18 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 A-A
Section A-A

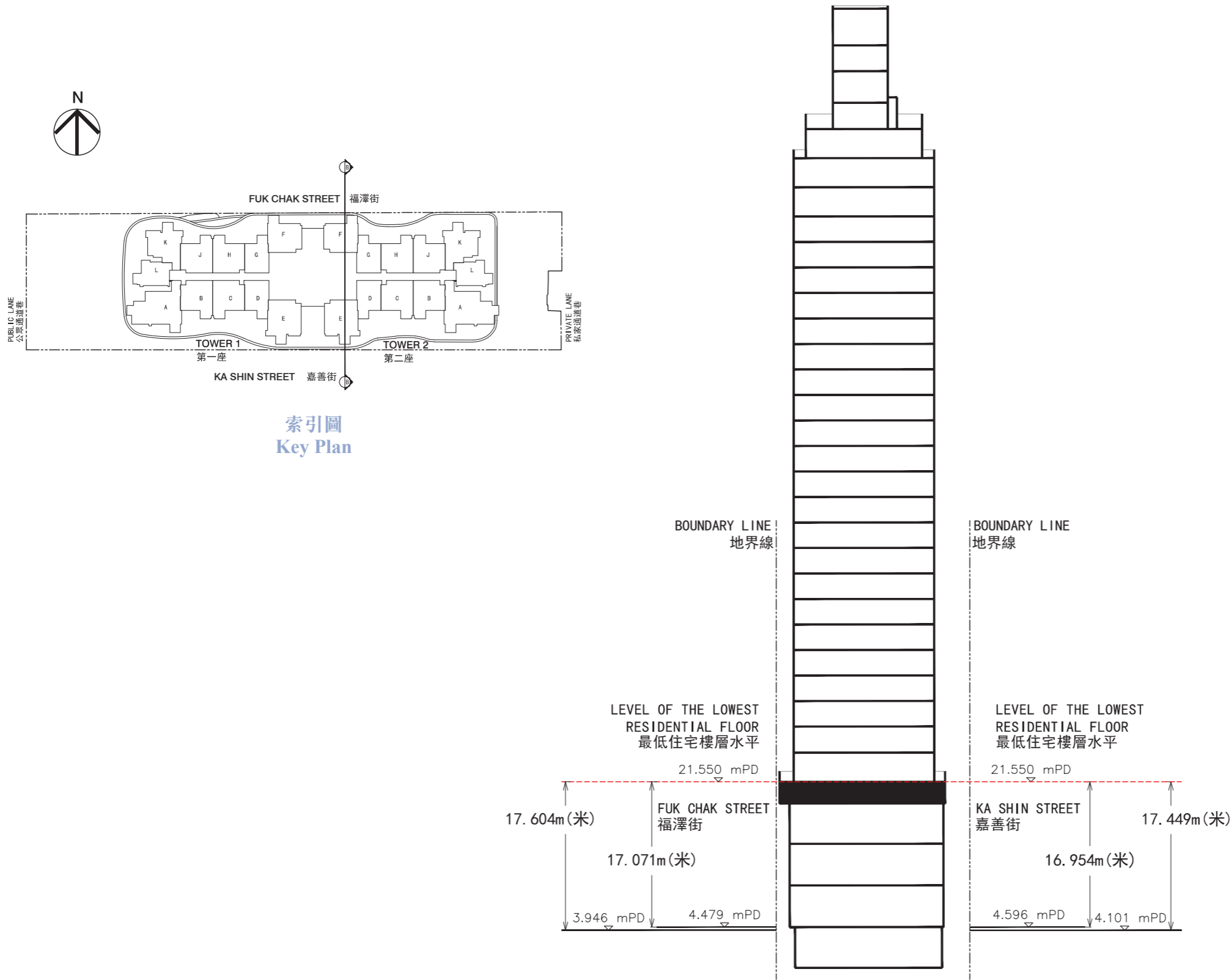


1. 毗連建築物的一段公眾通道巷為香港主水平基準以上4.494米至4.565米。
2. 毗連建築物的一段私家通道巷為香港主水平基準以上4.157米至4.306米。
3. 紅色虛線為該建築物最低住宅樓層水平。

1. The part of Public Lane adjacent to the building is 4.494 to 4.565m metres above the Hong Kong Principal Datum (mPD).
2. The part of Private Lane adjacent to the building is 4.157 to 4.306m metres above the Hong Kong Principal Datum (mPD).
3. Red dotted line denotes the lowest residential floor of the building.

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

橫截面圖 B-B
Section B-B



TOP ROOF	頂層天台
UPPER ROOF (FLUSHING WATER TANK & PUMP ROOM)	高層天台 (鹹水水箱及泵房)
LOWER ROOF (POTABLE & TANK PUMP ROOM)	低層天台 (食水水箱及泵房)
LIFT MACHINE ROOM	升降機機房
ROOF (LANDSCAPED ROOF)	天台 (天台花園)
31/F RESIDENTIAL UNIT	31樓 住宅單位
30/F RESIDENTIAL UNIT	30樓 住宅單位
29/F RESIDENTIAL UNIT	29樓 住宅單位
28/F RESIDENTIAL UNIT	28樓 住宅單位
27/F RESIDENTIAL UNIT	27樓 住宅單位
26/F RESIDENTIAL UNIT	26樓 住宅單位
25/F RESIDENTIAL UNIT	25樓 住宅單位
23/F RESIDENTIAL UNIT	23樓 住宅單位
22/F RESIDENTIAL UNIT	22樓 住宅單位
21/F RESIDENTIAL UNIT	21樓 住宅單位
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16/F RESIDENTIAL UNIT	16樓 住宅單位
15/F RESIDENTIAL UNIT	15樓 住宅單位
12/F RESIDENTIAL UNIT	12樓 住宅單位
11/F RESIDENTIAL UNIT	11樓 住宅單位
10/F RESIDENTIAL UNIT	10樓 住宅單位
9/F RESIDENTIAL UNIT	9樓 住宅單位
8/F RESIDENTIAL UNIT	8樓 住宅單位
7/F RESIDENTIAL UNIT	7樓 住宅單位
6/F RESIDENTIAL UNIT	6樓 住宅單位
5/F REFUGE FLOOR	5樓 庇護層
3/F RESIDENTIAL UNIT	3樓 住宅單位
TRANSFER PLATE	結構轉接層
RESIDENTIAL RECREATION FACILITIES RESIDENTIAL ENTRANCE LOBBY	2樓 住宅康樂設施 / 住宅入口大堂
SHOPS / E&M FLOOR	1樓 商舖 / 機電樓層
G/F SHOPS	地下 商舖
B/F E&M FLOOR	地庫 機電樓層

- 毗連建築物的一段福澤街為香港主水平基準以上3.946米至4.479米。
- 毗連建築物的一段嘉善街為香港主水平基準以上4.101米至4.596米。
- 紅色虛線為該建築物最低住宅樓層水平。

- The part of Fuk Chak Street adjacent to the building is 3.946 to 4.479 metres above the Hong Kong Principal Datum (mPD).
- The part of Ka Shin Street adjacent to the building is 4.101 to 4.596 metres above the Hong Kong Principal Datum (mPD).
- Red dotted line denotes the lowest residential floor of the building.



東面立面圖
East Elevation



西面立面圖
West Elevation

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2019年7月30日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。

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

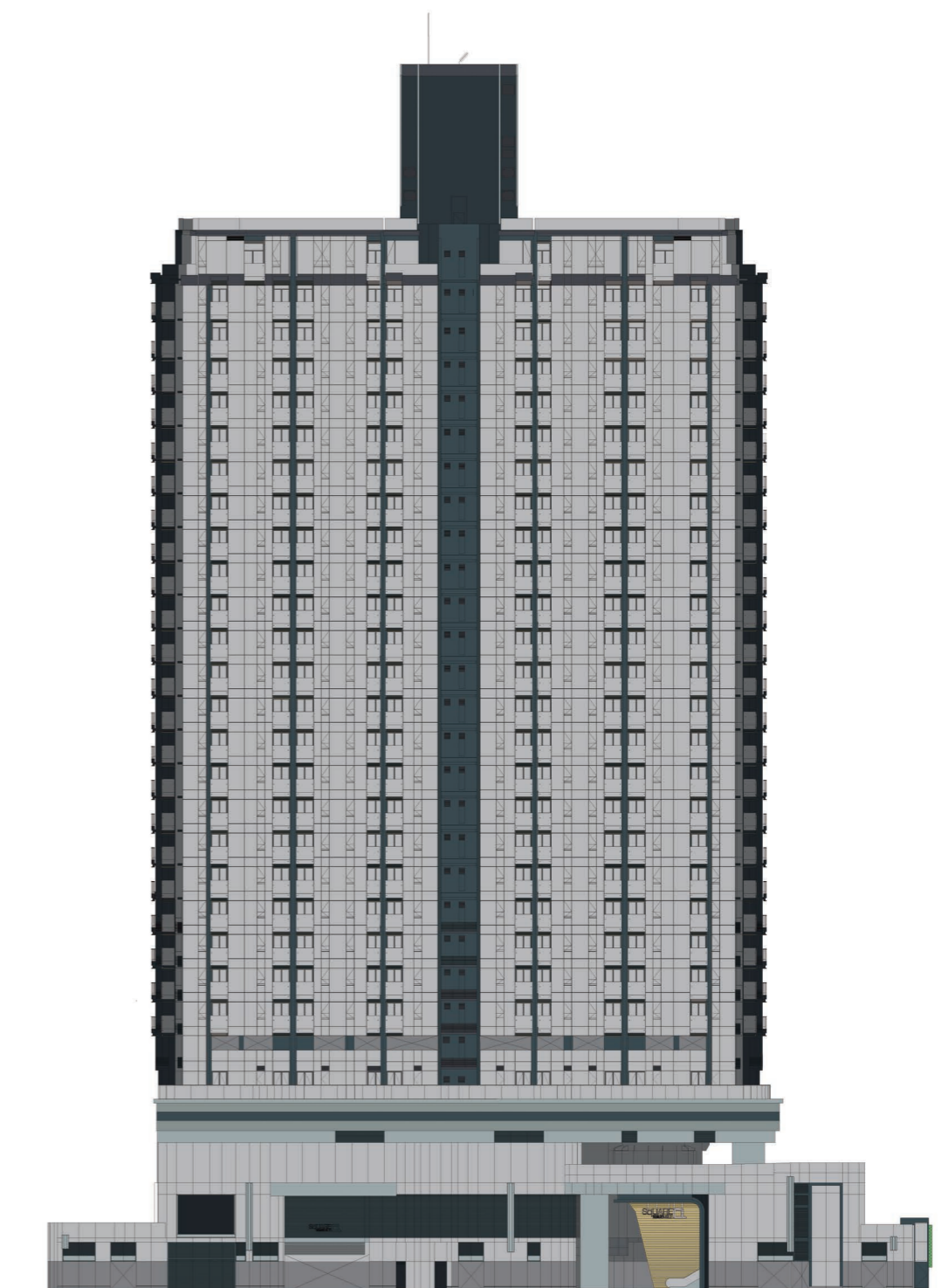
1. are prepared on the basis of the approved building plans for the development as of 30 July 2019; and
2. are in general accordance with the outward appearance of the development.



南面立面圖
South Elevation

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2019年7月30日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與本項目的外觀一致。



北面立面圖
North Elevation

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

1. are prepared on the basis of the approved building plans for the development as of 30 July 2019; and
2. are in general accordance with the outward appearance of the development.

20 發展項目中的公用設施的資料

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered area	沒有上蓋遮蓋面積 Uncovered area
(a) 住客會所 Residents' Clubhouse	1樓及2樓 1/F and 2/F	557.779 sq.m. 平方米 6,003.933 sq.ft. 平方呎	189.419 sq.m. 平方米 2,039 sq.ft. 平方呎
(b) 位於發展項目中的建築物的天台和最低一層住宅樓層之間任何一層的、供住客使用的公用花園或遊樂地方。 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.	天台 Roof	不適用 Not Applicable	153.160 sq.m. 平方米* 1,649 sq.ft. 平方呎*
(c) 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。 A communal garden or play area for residents' use below the lowest residential floor of a building in the development.	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable

* 此面積包括153.160平方米(1,649平方呎)的「住宅公用地方」，亦即按照由屋宇署發出的認可人士、註冊結構工程師及註冊岩土工程師作業備考(APP-152)所規定並受發展項目公契所約束的綠化面積。

* This area includes 153.160 s.m. (1,649 s.f.) of the Residential Common Areas which are the greenery areas in accordance with the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (APP-152) issued by the Buildings Department and subject to the Deed of Mutual Covenant of the development.

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

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

21 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

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

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

(b) 無須為閱覽付費。
1. Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk.

2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold - the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold.

(b) The inspection is free of charge.

1. 外部裝修物料

a.	外牆	裝修物料的類型	基座：外牆鋪砌玻璃外牆、瓷磚、鋁質飾板、鋁質百葉及垂直綠牆
			住宅樓：外牆鋪砌玻璃幕牆、瓷磚、油漆、鋁質飾板及鋁質百葉
b.	窗	框的用料	氟碳塗層鋁質框
		玻璃的用料	所有客廳、飯廳及睡房窗戶及31樓D單位之浴室之窗戶為水晶灰色透明玻璃浴室(除31樓D單位之主人浴室)、廚房及儲物室之窗戶均為磨砂玻璃
c.	窗台	用料	不適用
		窗台板的裝修物料	不適用
d.	花槽	裝修物料的類型	不適用
e.	陽台或露台	裝修物料的類型	露台： 露台：裝有夾層玻璃欄河 地台：鋪砌瓷磚及人造木平台 牆身：鋁質飾板及瓷磚 天花：鋁質飾板
		是否有蓋	露台有蓋
		陽台	不適用
f.	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料(第1座及第2座)

			牆壁	地板	天花板	
a.	大堂	地下住宅入口大堂裝修物料的類型	外露牆身鋪砌玻璃，木飾面及不銹鋼	外露地台鋪砌瓷磚及天然石材	石膏板假天花	
		一樓住宅入口大堂裝修物料的類型	瓷磚	外露地台鋪砌地台瓷磚	石膏板假天花	
		二樓住宅入口大堂裝修物料的類型	外露牆身鋪砌玻璃，木飾面及不銹鋼	外露地台鋪砌天然石材	金屬假天花及石膏板假天花	
		公用升降機大堂裝修物料的類型	外露牆身鋪砌玻璃，樹脂膠板及不銹鋼	外露地台鋪砌瓷磚	金屬假天花及石膏板假天花	
			牆壁	天花板		
b.	內牆及天花板	客廳裝修物料的類型	木紋木皮木飾面及乳膠漆	乳膠漆		
		飯廳裝修物料的類型	木紋木皮木飾面及乳膠漆	乳膠漆		
		睡房裝修物料的類型	木紋木皮木飾面及乳膠漆	乳膠漆		
			地板	牆腳線		
c.	內部地板	客廳的用料	瓷磚	木腳線		
		飯廳的用料	瓷磚	木腳線		
		睡房的用料	瓷磚	木腳線		
			牆壁	地板	天花板	
d.	浴室	裝修物料的類型	外露牆身鋪砌玻璃面板飾面及牆磚	外露地台鋪砌瓷磚	石膏板假天花	
		牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料會鋪至假天花底			
			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型	玻璃面板及鋪砌瓷磚	瓷磚	石膏板假天花 髹乳膠漆	無縫人造石
		牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料會鋪至假天花底			

3. 室內裝置 (第1座及第2座)

			用料	裝修物料	配件
a.	門	單位大門	實心防火木掩門	木紋木皮飾面	電子鎖、門鼓、門擋及防盜眼
		露台門	鋁框雙摺門	灰玻璃	門柄及門鎖
		工作平台門	鋁框單掩門	灰玻璃	門柄及門鎖
		平台門 (3樓A、B、C、D、E、F、G、H、J、K及L單位)	鋁框雙摺門	灰玻璃	門柄及門鎖
		平台門 (第1座3樓A單位、31樓A、B、C及D單位)	鋁框單掩門	灰玻璃	門柄及門鎖
		睡房門 (3樓、6樓至12樓、15樓至23樓、25樓至30樓B、C、E、F、H、J及K單位)	鋁框玻璃趟門	夾絲玻璃	門鎖
		睡房1門 (3樓、6樓至12樓、15樓至23樓、25樓至31樓A單位、31樓B、C及D單位)	中空木掩門	木紋木皮飾面	門鎖及門檔
		睡房2門 (3樓、6樓至12樓、15樓至23樓、25樓至30樓A單位、31樓B及C單位)	鋁框玻璃趟門	夾絲玻璃	門鎖
		睡房2門 (31樓A及D單位)	中空木掩門	木紋木皮飾面	門鎖及門檔
		主人睡房門 (31樓A、B、C及D單位)	中空木掩門	木紋木皮飾面	門鎖及門檔
		浴室趟門 (3樓、6樓至12樓、15樓至23樓、25樓至30樓B、C、D、F、G、H、J、K及L單位、31樓B及C單位)	鋁框玻璃趟門	夾絲玻璃	門鎖
		浴室門 (3樓、6樓至12樓、15樓至23樓、25樓至30樓A、B、C、E、F、H及J單位、31樓A及D單位)	中空木掩門	木紋木皮飾面	門鎖及門檔
		主人浴室門 (31樓A及B單位)	中空木掩門	木紋木皮飾面	門鎖及門檔
		主人浴室門 (31樓C及D單位)	鋁框玻璃趟門	夾絲玻璃	門鎖
		儲物室門 (3樓、6樓至12樓、15樓至23樓、25樓至30樓的所有E單位及31樓A單位)	鋁框玻璃趟門	夾絲玻璃	門鎖

3. 室內裝置 (第1座及第2座)

			裝置及設備	類型	用料
b.	浴室	(i) 裝置及設備的類型及用料	櫃	洗手盆櫃枱面	無縫人造石
				洗手盆櫃	木製，玻璃，膠板飾面及不銹鋼
				鏡櫃	木製，鏡及膠板飾面
			潔具	洗手盆水龍頭	鍍鉻
				洗手盆	搪瓷(所有單位除3樓、6樓至12樓、15樓至23樓、25樓至30樓的D、G及L單位、31樓A、B、C及D單位) 無縫人造石(3樓、6樓至12樓、15樓至23樓、25樓至30樓的D、G及L單位、31樓A、B、C及D單位)
				坐廁	搪瓷
				毛巾架	金屬
				廁紙架	鍍鉻
				淋浴間	強化清玻璃
				浴室設備	隨樓附送的設備及品牌，請參閱「設備說明」
		(ii) 供水系統的類型及用料		冷水喉	銅喉
				熱水喉	配有隔熱絕緣保護之銅喉
		(iii) 沐浴設施(包括花灑或浴缸，如適用的話)	花灑	花灑套裝	鍍鉻
(iv) 浴缸大小(如適用的話)		不適用			
			用料		
c.	廚房	(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製廚櫃配櫃門板	膠板及木紋木皮飾面	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭	
			其他裝置	鍍鉻冷熱水龍頭	
			其他設備	隨樓附送之設備及品牌，請參閱「設備說明表」	
			裝置	類型	用料
d.	睡房	裝置(包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
e.	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
f.	天線	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
			裝置	類型	
g.	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供電掣及插座之面板	
			安全裝置	3樓、6樓至12樓、15樓至23樓、25樓至30樓A單位提供單相電力並安裝微型斷路器 3樓、6樓至12樓、15樓至23樓、25樓至30樓B、C、D、E、F、G、H、J、K及L單位、31樓A、B、C及D單位提供三相電力並安裝微型斷路器	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹		
			(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」	

3. 室內裝置 (第1座及第2座)

h.	氣體供應	類型	煤氣
		系統	3樓、6樓至12樓、15樓至23樓、25樓30樓A單位及31樓A、B、C及D單位的煤氣喉接駁煤氣煮食爐及煤氣熱水爐
		位置	煤氣接駁點位置請參閱「機電裝置位置及數量說明表」
i.	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」
		設計	設有洗衣機來、去水接駁喉位
j.	供水	水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露 ²
		有否熱水供應	廚房和浴室供應熱水

4. 雜項 (第1座及第2座)

住宅升降機					
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	奧的斯	
			產品型號	GEN2-MR	
		(ii) 升降機的數目及到達的樓層	升降機的數目	4	
			到達的樓層	升降機1號：2樓至31樓(不設4樓、13樓、14樓及24樓) 升降機2號：地下、2樓至31樓(不設4樓、13樓、14樓及24樓) 升降機3號：2樓至31樓(不設4樓、13樓、14樓及24樓) 升降機4號：地下至31樓及天台(不設4樓、13樓、14樓及24樓)	
b.	信箱	用料	不銹鋼		
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人於垃圾及物料回收室收集垃圾		
		(ii) 垃圾房的位置	各住宅層之公用地方均設有垃圾及物料回收室；另中央垃圾收集房設於地下		
			水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	(i) 位置	每層之公共水錶櫃	每層之公共電錶房	廚房(3樓、6樓至12樓、15樓至23樓、25樓30樓A單位) 天台(31樓A、B、C及D單位)
		(ii) 就住宅單位而言是獨立或公用的錶	獨立	獨立	獨立

5. 保安設施 (第1座及第2座)

保安系統及設備	入口通道控制及保安系統	地下及2樓住宅入口大堂及升降機(升降機1號至4號)裝有智能讀咭機(八達通)。各住宅單位內安裝視像對講機。
	閉路電視	地下住宅入口大堂、2樓入口大堂、樓梯出口及所有升降機內均裝有閉路電視直接連接大堂管理處。
嵌入式的裝備的細節		各住宅單位均設有視像對講機配有開門功能連接住宅入口大堂管理處。
嵌入式裝備的位置		視像對講機的位置，請參閱「住宅單位機電裝置位置及數量說明表」

備註：

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

6. 設備說明3樓、6樓至12樓、15樓至23樓、25樓至28樓及29樓至30樓 (第1座及第2座)

位置	設備	適用單位	品牌	型號(如有)	
				室內機	室外機
客廳及飯廳	分體式冷氣機	A單位	東芝	RAS-18N3KCV(HK)	RAS-18N3ACV
		B單位		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (與睡房共用)
		C單位		RAS-M13N3KCV(HK)	RAS-5M38S3ACV (與睡房共用)
		D單位		RAS-18N3KCV(HK)	RAS-18N3ACV
		E單位		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (與睡房及儲物室共用)
		F單位		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (與睡房共用)
		G單位		RAS-13N3KCV(HK)	RAS-13N3ACV
		H單位		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (與睡房共用)
		J單位		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (與睡房共用)
		K單位		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (與睡房共用)
		L單位		RAS-22N3KCV(HK)1	RAS-22N3ACV-1
睡房 1	分體式冷氣機	A單位	東芝	RAS-M13N3KCV(HK)	RAS-3M20S3ACV (與睡房2共用)
睡房 2	分體式冷氣機	A單位	東芝	RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與睡房1共用)
睡房	分體式冷氣機	B單位	東芝	RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與客廳及飯廳共用)
		C單位		RAS-M10N3KCV(HK)	RAS-5M38S3ACV (與客廳及飯廳共用)
		E單位		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與客廳及飯廳及儲物室共用)
		F單位		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與客廳及飯廳共用)
		H單位		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與客廳及飯廳共用)
		J單位		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與客廳及飯廳共用)
		K單位		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與客廳及飯廳共用)
儲物室	分體式冷氣機	E單位	東芝	RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與客廳及飯廳及睡房共用)

6. 設備說明31樓(第1座及第2座)

位置	設備	適用單位	品牌	型號(如有)	
				室內機	室外機
客廳及飯廳	分體式冷氣機	A單位	東芝	RAS-M24N3KCV(HK)	RAS-5M38S3ACV (與睡房1共用)
		B單位		RAS-M22N3KCV(HK)	RAS-5M38S3ACV (與睡房1共用)
		C單位		RAS-M22N3KCV(HK)	RAS-5M38S3ACV (與睡房1共用)
		D單位		RAS-M22N3KCV(HK)	RAS-5M38S3ACV (與睡房1共用)
主人睡房	分體式冷氣機	A單位	東芝	RAS-M24N3KCV(HK)	RAS-5M38S3ACV (與睡房2共用)
		B單位		RAS-M24N3KCV(HK)	RAS-5M38S3ACV (與睡房2共用)
		C單位		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與睡房2共用)
		D單位		RAS-M24N3KCV(HK)	RAS-5M38S3ACV (與睡房2共用)
睡房 1	分體式冷氣機	A單位	東芝	RAS-M13N3KCV(HK)	RAS-5M38S3ACV (與客廳及飯廳共用)
		B單位		RAS-M13N3KCV(HK)	RAS-5M38S3ACV (與客廳及飯廳共用)
		C單位		RAS-M13N3KCV(HK)	RAS-5M38S3ACV (與客廳及飯廳共用)
		D單位		RAS-M22N3KCV(HK)	RAS-5M38S3ACV (與客廳及飯廳共用)
睡房 2	分體式冷氣機	A單位	東芝	RAS-M10N3KCV(HK)	RAS-5M38S3ACV (與主人睡房共用)
		B單位		RAS-M10N3KCV(HK)	RAS-5M38S3ACV (與主人睡房共用)
		C單位		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (與主人睡房共用)
		D單位		RAS-M10N3KCV(HK)	RAS-5M38S3ACV (與主人睡房共用)
儲物室	分體式冷氣機	A單位	東芝	RAS-13N3KCV(HK)	RAS-13N3ACV

6. 設備說明(第1座及第2座)

位置	設備	適用單位	品牌	型號(如有)
客廳及飯廳	電熱水器	3樓、6樓至12樓、15樓至23樓、25樓至30樓D、E、G及L單位，30樓K單位	Stiebel Eltron	DHE18/21/24SLi
開放式廚房	微波爐	3樓、6樓至12樓、15樓至23樓及25樓至28樓B、C、D、E、F、G、H、J、K及L單位	Siemens	HF15M564HK
		3樓、6樓至12樓、15樓至23樓及25樓至28樓A；29樓至30樓A、B、C、D、E、F、G、H、J、K及L單位	Miele	M 6032
	嵌入式蒸爐	31樓A、B、C、D單位	Miele	DG 6030
	洗衣乾衣機	3樓、6樓至12樓、15樓至23樓、25樓至30樓A、B、C、D、E、F、G、H、J、K及L單位	Siemens	WK14D321HK
		31樓A、B、C、D單位	Miele	WTH 120 WPM
	雪櫃	3樓、6樓至12樓、15樓至23樓、25樓至30樓B、C、D、E、F、G、H、J、K及L單位	Siemens	KU15LA65HK
		3樓、6樓至12樓、15樓至23樓、25樓至30樓A單位	Siemens	KI86NAF31K
	嵌入式冷櫃	31樓A、B、C、D單位	Miele	KFNS 37432iD
	嵌入式電磁煮食爐	3樓、6樓至12樓、15樓至23樓、25樓至30樓B、C、D、E、F、G、H、J、K及L單位	Miele	CS 1212-1i
	嵌入式煤氣煮食爐	3樓、6樓至12樓、15樓至23樓、25樓至30樓A單位	Mia Cucina	MY32C
	煤氣煮食爐（三頭）	31樓A、B、C、D單位	Miele	KM 3014
	抽油煙機	3樓、6樓至12樓、15樓至23樓、25樓至30樓A、B、C、D、E、F、G、H、J、K及L單位	Siemens	L167SA530B
	纖體式抽油煙機	29至31樓A單位；31樓B、C、D單位	Miele	DA 3466 HP
	電熱水器	3樓、6樓至12樓、15樓至23樓、25樓至30樓B、C、D、E、F、G、H、J、K及L單位	Stiebel Eltron	DHM6
		3樓、6樓至12樓、15樓至23樓、25樓至29樓K單位	Stiebel Eltron	DHE18/21/24SLi
	酒櫃	31樓A、B、C、D單位	Miele	KWT 6321 UG
主人浴室	抽氣扇	全部單位	Systemair	CBF 125M
浴室	煤氣熱水器	31樓A、B及D單位	TGC	TRJW222TFQL
	抽氣扇	全部單位	Systemair	CBF 125M
	電熱水器	3樓、6樓至12樓、15樓至23樓、25樓至30樓B、C、F、H及J單位	Stiebel Eltron	DHE18/21/24SLi
	煤氣熱水器	3樓、6樓至12樓、15樓至23樓、25樓至30樓A單位	TGC	TRJW162TFL
天台	煤氣熱水器	31樓C單位	TGC	TRJW222TFQL

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

1. EXTERIOR FINISHES

a.	External wall	Type of finishes	Podium: Glass wall, glazed ceramic tiles, aluminium cladding, aluminium louver and vertical green wall
			Residential towers: Curtain wall, glazed ceramic tiles, painting, aluminium cladding and aluminium louver
b.	Window	Material of frame	Fluorocarbon coating aluminium frame
		Material of glass	Crystal grey single glazed glass for windows in living rooms, dining rooms, bedrooms in all units and bathroom of Flat D on 31/F Frosted glass for windows in bathrooms (except master bathroom of Flat D on 31/F), kitchens and stores
c.	Bay window	Material of bay window	Not applicable
		Finishes of window sill	Not applicable
d.	Planter	Type of finishes	Not applicable
e.	Verandah or balcony	Type of finishes	<u>Balcony</u> Balcony: Installed with laminated glass balustrade Floor: Ceramic tiles and artificial wood deck Wall: Aluminium cladding and ceramic tiles Ceiling: Aluminium cladding
		Whether it is covered	Balconies are covered
		Verandah	Not applicable
f.	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. INTERIOR FINISHES (Tower 1 & Tower 2)

			Wall	Floor	Ceiling	
a.	Lobby	G/F residential entrance lobby finishes	Laminated glass, wooden veneer and stainless steel to the exposed surface	Tile and natural stone to the exposed surface	Gypsum board false ceiling	
		1/F residential entrance lobby finishes	Ceramic tile to the exposed surface	Ceramic tile to the exposed surface	Gypsum board false ceiling	
		2/F residential entrance lobby finishes	Laminated glass, stainless steel and wooden veneer to the exposed surface	Natural stone to the exposed surface	Metal false ceiling and gypsum board false ceiling	
		Common lift lobby finishes	Laminated glass, resin panel and stainless steel to the exposed surface	Tile to the exposed surface	Metal false ceiling and gypsum board false ceiling	
			Wall	Ceiling		
b.	Internal wall and ceiling	Living room finishes	Wooden veneer and emulsion paint		Emulsion Paint	
		Dining room finishes	Wooden veneer and emulsion paint		Emulsion Paint	
		Bedroom finishes	Wooden veneer and emulsion paint		Emulsion Paint	
			Floor	Skirting		
c.	Internal floor	Material of living room	Tile	Wooden skirting		
		Material of dining room	Tile	Wooden skirting		
		Material of bedroom	Tile	Wooden skirting		
			Wall	Floor	Ceiling	
d.	Bathroom	Type of finishes	Wall tile and glass panel to the exposed surface	Tile to exposed surface	Gypsum board false ceiling	
		Whether the wall finishes run up to ceiling	Wall finishes run up to false ceiling			
			Wall	Floor	Ceiling	Cooking Bench
e.	Kitchen	Type of finishes	Glass panel and wall tile	Tile	Gypsum board false ceiling with emulsion paint	Silestone
		Whether the wall finishes run up to ceiling	Wall finishes run up to false ceiling			

3. INTERIOR FITTINGS (Tower 1 & Tower 2)

			Material	Finishes	Accessories
a.	Door	Main entrance door	Fire rated solid core timber swing door	Wood veneer	Digital lockset, door closer, door stopper and eyes viewer
		Balcony door	Aluminium framed bi-folding door	Grey tinted glass	Door handle and lockset
		Utility platform door	Aluminium framed swing door	Grey tinted glass	Door handle and lockset
		Flat roof door (Flats A, B, C, D, E, F, G, H, J, K and L on 3/F)	Aluminium framed bi-folding door	Grey tinted glass	Door handle and lockset
		Flat roof door (Flat A on 3/F of Tower 1, Flats A, B, C and D on 31/F)	Aluminium framed swing door	Grey tinted glass	Door handle and lockset
		Bedroom door (Flats B, C, E, F, H, J, and K on 3/F, 6/F- 12/F, 15/F-23/F and 25/F-30/F)	Aluminum frame glass sliding door	Fabric laminated glass	Lockset
		Bedroom 1 door (Flat A on 3/F, 6/F- 12/F, 15/F-23/F and 25/F-31/F, Flats B, C and D on 31/F)	Hollow core timber swing door	Timber veneer	Lockset and door stopper
		Bedroom 2 door (Flat A on 3/F, 6/F- 12/F, 15/F-23/F and 25/F-30/F, Flats B and C on 31/F)	Aluminum frame glass sliding door	Fabric laminated glass	Lockset
		Bedroom 2 door (Flats A and D on 31/F)	Hollow core timber swing door	Timber veneer	Lockset and door stopper
		Master Bedroom door (Flats A, B, C and D on 31/F)	Hollow core timber swing door	Timber veneer	Lockset and door stopper
		Bathroom sliding door (Flats B, C, D, F, G, H, J, K and L on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F, Flats B and C on 31/F)	Aluminum frame glass sliding door	Fabric laminated glass	Lockset
		Bathroom door (Flats A, B, C, E, F, H and J on 3/F, 6/F- 12/F, 15/F-23/F and 25/F-30/F, Flats A and D on 31/F)	Hollow core timber swing door	Timber veneer	Lockset and door stopper
		Master Bathroom door (Flats A and B on 31/F)	Hollow core timber swing door	Timber veneer	Lockset and door stopper
		Master Bathroom door (Flats C and D on 31/F)	Aluminum frame glass sliding door	Fabric laminated glass	Lockset
		Store door (Flat E on 3/F, 6/F- 12/F, 15/F-23/F and 25/F-30/F and Flat A on 31/F)	Aluminium framed glass sliding door	Fabric laminated glass	Lockset

3. INTERIOR FITTINGS (Tower 1 & Tower 2)

			Fittings & equipment	Type	Material
b.	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Countertop	Silestone
				Basin cabinet	Wooden cabinet with glass, plastic laminate finish and stainless steel
				Mirror cabinet	Wooden cabinet with mirror and plastic laminate finish
			Bathroom fittings	Wash basin mixer	Chrome plated
				Wash basin	Vitreous China (All units except Flat D, G & L of 3/F, 6/F-12/F, 15/F-23/F, 25/F-30/F, Flats A, B, C & D of 31/F) Silestone (Flats D, G & L of 3/F, 6/F-12/F, 15/F-23/F, 25/F-30/F, Flats A, B, C & D of 31/F)
				Water closet	Vitreous china
				Towel bar	Metal
				Paper holder	Chrome plated
				Shower compartment	Tempered glass
				Bathroom appliances	For appliances provision and brand name, please refer to the "Appliances Schedule"
		(ii) Type and material of water supply system	Cold water supply		Copper water pipes
			Hot water supply		Copper pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated
(iv) Size of bath tub, if applicable				Not applicable	
			Material		
c.	Kitchen	(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper pipes for cold water and copper pipes with thermal insulation for hot water supply		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber cabinet with door panel	Plastic laminate and wooden veneer	
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen	
			Other fittings	Chrome plated sink mixer	
			Other equipment	For the appliances provision and brand name, please refer to "Appliances Schedule"	
			Fittings	Type	Material
d.	Bedroom	Fittings	Built-in Wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
e.	Telephone	Location and number of connection points	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions"		
f.	Aerials	Location and number of connection points	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions"		

3. INTERIOR FITTINGS (Tower 1 & Tower 2)

			Fittings	Type
g.	Electrical installations	(i)	Electrical fittings (including safety devices)	Electrical fittings Faceplate for all switches and power sockets.
			Safety devices	Single phase electricity supply with miniature circuit breaker distribution board is provided for Flat A on 3/F, 6/F-12/F, 15/F-23/F, 25/F-30/F Three phases electricity supply with miniature circuit breaker distribution board is provided in Flats B, C, D, E, F, G, H, J, K and L on 3/F, 6/F-12/F, 15/F-23/F, 25/F-30/F and Flats A, B, C and D on 31/F.
		(ii)	Whether conduits are concealed or exposed	Conduit are partly concealed and partly exposed ¹ .
		(iii)	Location and number of power points and air-conditioner points	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions of Residential Units".
h.	Gas supply	Type	Towngas	
		System	Gas supply pipe is provided and connected to gas hob and gas water heater for Flat A on 3/F, 6/F-12/F, 15/F-23/F, 25/F-30/F and Flats A, B, C and D on 31/F	
		Location	For the location of gas connection points, please refer to the "Schedule and Location of Electrical & Mechanical Provisions of Residential Units".	
i.	Washing machine connection point	Location	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions of Residential Units".	
		Design	Drain point and water point are provided for washing machine.	
j.	Water supply	Material of water pipes	Copper pipes for cold water and copper pipes with thermal insulation for hot water supply.	
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ² .	
		Whether hot water is available	Hot water supply to kitchen and bathroom.	

Remarks:

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

4. MISCELLANEOUS (Tower 1 & Tower 2)

				Residential Lift		
a.	Lifts	(i)	Brand name and model number	Brand Name	OTIS	
				Model Number	GEN2-MR	
		(ii)	Number and floors served by them	Number of lifts	4	
				Floors served by the lifts	Lift No.1: 2/F-31/F (4/F, 13/F, 14/F & 24/F omitted) Lift No.2: G/F, 2/F-31/F (4/F, 13/F, 14/F & 24/F omitted) Lift No.3: 2/F-31/F (4/F, 13/F, 14/F & 24/F omitted) Lift No.4: G/F-31/F & Roof (4/F, 13/F, 14/F & 24/F omitted)	
b.	Letter box	Material	Stainless Steel			
c.	Refuse collection	(i)	Means of refuse collection	Collected by cleaners from Refuse Storage and Material Recovery Room		
		(ii)	Location of refuse room	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		
				Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	(i)	Location	Inside common water meter cabinet on each floor	Inside common electrical meter room on each floor	Kitchen (Flat A on 3/F, 6/F-12/F, 15/F-23/F, 25/F-30/F) Roof (Flats A, B, C and D on 31/F)
		(ii)	Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. SECURITY FACILITIES (Tower 1 & Tower 2)

Security system and equipment	Access control and security system	Visitor panels with access card reader (octopus card) are installed at the tower's main entrance lobbies at G/F and 2/F and lift cars (lift no. 1-4) for resident access. Video door phone is provided in all residential units.
	CCTV	CCTV system is provided at tower's residential entrance lobby on G/F, main lobby at 2/F, staircase exit and all lifts connecting directly to the local tower caretaker's counter
Details of built-in provisions	Video door phone connecting to the caretaker's counter at the residential entrance lobby is provided in all residential units.	
Location of built-in provisions	For the location of video door phone, please refer to the "Schedule and Location of Electrical & Mechanical Provisions of Residential Units"	

6. APPLIANCES SCHEDULE 3/F, 6/F-12/F, 15/F-23/F, 25/F-30/F (Tower 1 & Tower 2)

Location	Appliance	Flat apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room and Dining Room	Split Type Air Conditioner	Flat A	Toshiba	RAS-18N3KCV(HK)	RAS-18N3ACV
		Flat B		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (share with Bedroom)
		Flat C		RAS-M13N3KCV(HK)	RAS-5M38S3ACV (share with Bedroom)
		Flat D		RAS-18N3KCV(HK)	RAS-18N3ACV
		Flat E		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (share with Bedroom and Store)
		Flat F		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (share with Bedroom)
		Flat G		RAS-M13N3KCV(HK)	RAS-13N3ACV
		Flat H		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (share with Bedroom)
		Flat J		RAS-M13N3KCV(HK)	RAS-3M20S3ACV (share with Bedroom)
		Flat K		RAS-M13N3 KCV(HK)	RAS-3M20S3ACV (share with Bedroom)
		Flat L		RAS-22N3KCV(HK)1	RAS-22N3ACV-1
Bedroom 1	Split Type Air Conditioner	Flat A	Toshiba	RAS-M13N3KCV(HK)	RAS-3M20S3ACV (share with Bedroom 2)
Bedroom 2	Split Type Air Conditioner	Flat A	Toshiba	RAS-M10N3KCV(HK)	RAS-3M20S3ACV (share with Bedroom 1)
Bedroom	Split Type Air Conditioner	Flat B	Toshiba	RAS-M10N3KCV(HK)	RAS-3M20S3ACV (share with Living Room and Dining Room)
		Flat C		RAS-M10N3KCV(HK)	RAS-5M38S3ACV (share with Living Room and Dining Room)
		Flat E		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (share with Living Room and Dining Room and Store)
		Flat F		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (share with Living Room and Dining Room)
		Flat H		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (share with Living Room and Dining Room)
		Flat J		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (share with Living Room and Dining Room)
		Flat K		RAS-M10N3KCV(HK)	RAS-3M20S3ACV (share with Living Room and Dining Room)
Store	Split Type Air Conditioner	Flat E	Toshiba	RAS-M10N3KCV(HK)	RAS-3M20S3ACV (share with Living Room and Dining Room and Bedroom)

6. APPLIANCES SCHEDULE 31/F (Tower 1 & Tower 2)

Location	Appliance	Flat apply	Brand	Model No. (if any)	
				Indoor Unit	Outdoor Unit
Living Room and Dining Room	Split Type Air Conditioner	Flat A	Toshiba	RAS-M24N3KCV (HK)	RAS-5M38S3ACV (share with Bedroom 1)
		Flat B		RAS-M22N3KCV (HK)	RAS-5M38S3ACV (share with Bedroom 1)
		Flat C		RAS-M22N3KCV (HK)	RAS-5M38S3ACV (share with Bedroom 1)
		Flat D		RAS-M22N3KCV (HK)	RAS-5M38S3ACV (share with Bedroom 1)
Master Bedroom	Split Type Air Conditioner	Flat A	Toshiba	RAS-M24N3KCV (HK)	RAS-5M38S3ACV (share with Bedroom 2)
		Flat B		RAS-M24N3KCV (HK)	RAS-5M38S3ACV (share with Bedroom 2)
		Flat C		RAS-M10N3KCV (HK)	RAS-3M20S3ACV (share with Bedroom 2)
		Flat D		RAS-M24N3KCV (HK)	RAS-5M38S3ACV (share with Bedroom 2)
Bedroom 1	Split Type Air Conditioner	Flat A	Toshiba	RAS-M13N3KCV (HK)	RAS-5M38S3ACV (share with Living Room and Dining Room)
		Flat B		RAS-M13N3KCV (HK)	RAS-5M38S3ACV (share with Living Room and Dining Room)
		Flat C		RAS-M13N3KCV (HK)	RAS-5M38S3ACV (share with Living Room and Dining Room)
		Flat D		RAS-M22N3KCV (HK)	RAS-5M38S3ACV (share with Living Room and Dining Room)
Bedroom 2	Split Type Air Conditioner	Flat A	Toshiba	RAS-M10N3KCV (HK)	RAS-5M38S3ACV (share with Master Bedroom)
		Flat B		RAS-M10N3KCV (HK)	RAS-5M38S3ACV (share with Master Bedroom)
		Flat C		RAS-M10N3KCV (HK)	RAS-3M20S3ACV (share with Master Bedroom)
		Flat D		RAS-M10N3KCV (HK)	RAS-5M38S3ACV (share with Master Bedroom)
Store	Split Type Air Conditioner	Flat A	Toshiba	RAS-13N3KCV(HK)	RAS-13N3ACV

6. APPLIANCES SCHEDULE (Tower 1 & Tower 2)

Location	Appliance	Flats apply	Brand	Model No. (if any)
Living Room and Dining Room	Electric Water Heater	Flats D, E, G, L on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F, Flat K on 30/F	Stiebel Eltron	DHE18/21/24SLi
Open Kitchen	Microwave Oven	Flats B, C, D, E, F, G, H, J, K, L on 3/F, 6/F-12/F, 15/F-23/F and 25/F-28/F	Siemens	HF15M564HK
		Flat A on 3/F, 6/F-12/F, 15/F-23/F, 25/F-28/F and Flats A, B, C, D, E, F, G, H, J, K, L on 29/F-30/F	Miele	M 6032
	Steam Oven	Flats A, B, C, D on 31/F	Miele	DG 6030
	Wash Dryer	Flats A, B, C, D, E, F, G, H, J, K, L on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	Siemens	WK14D321HK
		Flats A, B, C, D on 31/F	Miele	WTH 120 WPM
	Refrigerator	Flats B, C, D, E, F, G, H, J, K, L on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	Siemens	KU15LA65HK
		Flats A on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	Siemens	KI86NAF31K
	Built in Fridge-Freezer	Flats A, B, C, D on 31/F	Miele	KFNS 37432iD
	Built in Induction Hob	Flats B, C, D, E, F, G, H, J, K, L on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	Miele	CS 1212-1i
	Built in Gas Cooker	Flat A on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	Mia Cucina	MY32C
	Gas Hob (3-Zones Burner)	Flats A, B, C, D on 31/F	Miele	KM 3014
	Telescopic Hood	Flats A, B, C, D, E, F, G, H, J, K, L on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	Siemens	L167SA530B
	Slimline Cooker Hood	Flat A on 29/F-31/F, Flats B, C, D on 31/F	Miele	DA 3466 HP
	Electric Water Heater	Flats B, C, D, E, F, G, H, J, K, L on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	Stiebel Eltron	DHM6
		Flat K on 3/F, 6/F-12/F, 15/F-23/F and 25/F-29/F	Stiebel Eltron	DHE18/21/24SLi
	Wine Cellar	Flats A, B, C, D on 31/F	Miele	KWT 6321 UG
Master Bathroom	Exhaust Fan	All flats	Systemair	CBF 125M
	Gas Water Heater	Flats A, B and D on 31/F	TGC	TRJW222TFQL
Bathroom	Exhaust Fan	All flats	Systemair	CBF 125M
	Electric Water Heater	Flats B, C, F, H, J on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	Stiebel Eltron	DHE18/21/24SLi
	Gas Water Heater	Flat A on 3/F, 6/F-12/F, 15/F-23/F and 25/F-30/F	TGC	TRJW162TFL
Roof	Gas Water Heater	Flat C on 31/F	TGC	TRJW222TFQL

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

3樓住宅單位機電裝置及位置數量說明表 (第1座及第2座)
Schedule and Location of Electrical & Mechanical Provisions of 3/F Residential Units (Tower 1 & 2)

位置 Location	描述 Description	A	B	C	D	E	F	G	H	J	K	L
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2
	室內空調機接駁點 Connection Point for A/C indoor unit	1	1	1	1	1	1	1	1	1	1	1
	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1
睡房 Bedroom	電視及電台天線插座 TV and FM outlet	-	1	1	-	1	1	-	1	1	1	-
	電話插座Telephone Outlet	-	1	1	-	1	1	-	1	1	1	-
	雙位電插座 Twin Socket Outlet	-	2	2	-	2	2	-	2	2	2	-
	室內空調機接駁點Connection Point for A/C indoor unit	-	1	1	-	1	1	-	1	1	1	-
睡房1 Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	2	-	-	-	-	-	-	-	-	-	-
	室內空調機接駁點 Connection Point for A/C indoor unit	1	-	-	-	-	-	-	-	-	-	-
睡房 2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	1	-	-	-	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	-	-	-	-	-	-	-	-	-	-
	室內空調機接駁點 Connection Point for A/C indoor unit	1	-	-	-	-	-	-	-	-	-	-
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	-	-	-	-	-	-	-	-	-	-
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	-	-	-	-	-	-	-	-	-	-
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1
儲物室 Store	雙位電插座 Twin Socket Outlet	-	-	-	-	1	-	-	-	-	-	-
	室內空調機接駁點 Connection Point for A/C indoor unit	-	-	-	-	1	-	-	-	-	-	-
冷氣機平台 A/C Platform	室外空調機接駁點 Connection Point for A/C outdoor unit	2	1	1	1	1	1	1	1	1	1	1

6樓至12樓、15樓至23樓、25樓至30樓住宅單位機電裝置及位置數量說明表(第1座及第2座)
Schedule and Location of Electriclal & Mechanical Provisions of 6/F-12/F, 15/F-23/F, 25/F-30/F Residential Units (Tower 1 & 2)

位置 Location	描述 Description	A	B	C	D	E	F	G	H	J	K	L
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2
	室內空調機接駁點 Connection Point for A/C indoor unit	1	1	1	1	1	1	1	1	1	1	1
	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1
睡房 Bedroom	電視及電台天線插座 TV and FM outlet	-	1	1	-	1	1	-	1	1	1	-
	電話插座 Telephone Outlet	-	1	1	-	1	1	-	1	1	1	-
	雙位電插座 Twin Socket Outlet	-	2	2	-	2	2	-	2	2	2	-
	室內空調機接駁點 Connection Point for A/C indoor unit	-	1	1	-	1	1	-	1	1	1	-
睡房1 Bedroom 1	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	2	-	-	-	-	-	-	-	-	-	-
	室內空調機接駁點 Connection Point for A/C indoor unit	1	-	-	-	-	-	-	-	-	-	-
睡房 2 Bedroom 2	電視及電台天線插座 TV and FM Outlet	1	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	1	-	-	-	-	-	-	-	-	-	-
	單位電插座 Single Socket Outlet	1	-	-	-	-	-	-	-	-	-	-
	雙位電插座 Twin Socket Outlet	1	-	-	-	-	-	-	-	-	-	-
	室內空調機接駁點 Connection Point for A/C indoor unit	1	-	-	-	-	-	-	-	-	-	-
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	-	-	-	-	-	-	-	-	-	-
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1	1	1	1	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	-	-	-	-	-	-	-	-	-	-
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1
儲物室 Store	雙位電插座 Twin Socket Outlet	-	-	-	-	1	-	-	-	-	-	-
	室內空調機接駁點 Connection Point for A/C indoor unit	-	-	-	-	1	-	-	-	-	-	-
冷氣機平台 A/C Platform	室外空調機接駁點 Connection Point for A/C outdoor unit	2	1	1	1	1	1	1	1	1	1	1

31樓住宅單位機電裝置及位置數量說明表 (第1座及第2座)
Schedule and Location of Electriclal & Mechanical Provisions of 31/F Residential Units (Tower 1 & 2)

位置 Location	描述 Description	A	B	C	D
客廳及飯廳 Living Room and Dining Room	電視及電台天線插座 TV and FM Outlet	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2
	室內空調機接駁點 Connection Point for A/C indoor unit	1	1	1	1
	視像對講機 Video Door Phone	1	1	1	1
主人睡房 Master Bedroom	電視及電台天線插座 TV and FM outlet	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2
	室內空調機接駁點 Connection Point for A/C indoor unit	1	1	1	1
睡房1 Bedroom 1	電視及電台天線插座 TV and FM outlet	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2
	室內空調機接駁點 Connection Point for A/C indoor unit	1	1	1	1
睡房2 Bedroom 2	電視及電台天線插座 TV and FM outlet	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1
	雙位電插座 Twin Socket Outlet	2	2	2	2
	室內空調機接駁點 Connection Point for A/C indoor unit	1	1	1	1
儲物室 Store	雙位電插座 Twin Socket Outlet	1	-	-	-
	室內空調機接駁點 Connection Point for A/C indoor unit	1	-	-	-
主人浴室 Master Bathroom	單位電插座 Single Socket Outlet	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	1	1	1
浴室 Bathroom	單位電插座 Single Socket Outlet	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	1	1	1
開放式廚房 Open Kitchen	雙位電插座 Twin Socket Outlet	1	1	1	1
	洗衣乾衣機接駁點 Washer Dryer Machine Connection Point	1	1	1	1
	煤氣接駁點 Gas Connection Point	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Board	1	1	1	1
平台 (主人睡房) Flat Roof (Master Bedroom)	防水單位電插蘇 Weather Proof Single Socket Outlet	-	1	-	-
平台 (睡房 1) Flat Roof (Bedroom 1)	防水單位電插蘇 Weather Proof Single Socket Outlet	-	-	1	-
天台 Roof	防水單位電插蘇 Weather Proof Single Socket Outlet	1	1	1	1
冷氣機平台 A/C Platform	室外空調機接駁點 Connection Point for A/C outdoor unit	3	2	2	2

23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

24 地稅 GOVERNMENT RENT

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

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

25 買方的雜項付款

MISCELLANEOUS PAYMENTS BY PURCHASER

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

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

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

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

26 欠妥之處的保養責任期

DEFECT LIABILITY WARRANTY PERIOD

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

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

27 斜坡維修

MAINTENANCE OF SLOPES

不適用

Not Applicable

28 修訂

MODIFICATION

沒有向政府申請中而未獲批准的批地文件修訂。

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

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

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

		面積(平方米)
根據《建築物（規劃）規例》(《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《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、垃圾房等	325.093
2.2 (#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	1071.811
2.3 (#)	非強制性或非必要機房，例如空調機房、風櫃房等	137.661
根據《規劃規例》第23A(3)條不計算的總樓面面積		
3	供人離開或到達旅館時上落汽車的地方	不適用
4	旅館的輔助性設施	不適用
根據《聯合作業備考》第 1 號和第 2 號提供的環保設施		
5	住宅樓宇露台	544.000
6	加闊的公用走廊及升降機大堂	不適用
7	公用空中花園	不適用
8	非住宅樓 宇的公用平台花園	不適用
9	隔聲鰭	不適用
10	翼牆、捕風器及風斗	不適用
11	非結構預製外牆	132.306
12	工作平台	36.000
13	隔音屏障	不適用
適意設施		
14 (#)	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	26.449
15 (#)	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	557.779
16	有上蓋的園景區及遊樂場	不適用
17	橫向屏障/有蓋人行道、花棚	不適用
18 (#)	擴大升降機井道	148.219
19	煙囪管道	不適用
20	其他非強制性或非必要機房，例如爐房、衛星電視共用天線房	不適用

適意設施		
21 (#)	強制性設施或必要機房所需的管槽、氣槽	133.514
22 (#)	非強制性設施或非必要機房所需的管槽、氣槽	9.195
23	環保系統及設施所需的機房、管槽及氣槽	不適用
24 (#)	非住用發展項目中電影院、商場等的較高的淨高及前方中空	189.374
25	非住用發展項目的公用主要入口(尊貴入口)上方的中空	不適用
26	複式住宅單位及洋房的中空	不適用
27	遮陽篷及反光罩	不適用
28 (#)	小型伸出物，例如空調機箱、窗台、伸出的窗台	497.294
29	其他伸出物，如空調機箱或伸出外牆超過750毫米的平台	不適用
其他項目		
30 (#)	庇護層，包括庇護層兼空中花園	600.962
31	大型伸出/外懸設施下的有蓋面積	不適用
32	公共交通總站	不適用
33	共用構築物及樓梯	不適用
34 (#)	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	27.077
35	公眾通道	不適用
36	因樓宇後移導致的覆蓋面積	不適用
額外總樓面面積		
37 (#)	額外總樓面面積	898.500

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。

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

有關建築物的環境評估
發展項目獲得綠建環評1.2版(新建建築)暫定銀級。



發展項目的公用部份的預計能量表現或消耗
於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

第I部份	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施	1. 高效能系數分體式空調裝置(2.6-3.4) 2. 高發光效率照明安裝

第II部份：擬興建樓宇預計每年能源消耗量(註腳 1)：-						
發展項目類型	位置	使用有關裝置的內部樓面面積(平方米)	基線樓宇(註腳 2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
			電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
住用發展項目(不包括酒店)	中央屋宇裝備裝置(註腳 3)	2,899	99.9	N/A	68.8	N/A
非住用發展項目(註腳 4)(包括酒店)	平台(中央屋宇裝備裝置)	4,514	192.1	N/A	175.1	N/A
	平台(非中央屋宇裝備裝置)	N/A	N/A	N/A	N/A	N/A
	塔樓(中央屋宇裝備裝置)	N/A	N/A	N/A	N/A	N/A
	塔樓(非中央屋宇裝備裝置)	N/A	N/A	N/A	N/A	N/A

- 註腳：
- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年能源消耗量 [以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
 - “每年能源消耗量”與新建樓宇BEAM Plus標準(1.2版)第4節及附錄8中的「年能源消耗」具有相同涵義；及
 - 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
 - “基準樓宇”與新建樓宇BEAM Plus標準(1.2版)第4節及附錄8中的“基準建築物模式(零分標準)”具有相同涵義。
 - “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則中的涵義相同。
 - 平台一般指發展項目的最低部分(通常為發展項目最低於15米部分及其地庫(如適用))，並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

第III部份：以下裝置乃按機電工程署公布的相關實務守則設計：-			
裝置類型	是	否	不適用
照明裝置	✓		
空調裝置	✓		
電力裝置	✓		
升降機及自動梯的裝置	✓		
以總能源為本的方法			✓

請在適當方格填上(✓)號

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m ²)
Disregarded GFA under Regulation 23(3)(b) of the Building (Planning) Regulations (B(P)R)		
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 PNAP or regulation, such as lift machine room,TBE room, refuse storage chamber, etc.	325.093
2.2 (#)	Mandatory feature or essential plant room, areas of which is NOT limited by any PNAP or regulation, such as room occupied solely by FSI and equipment, meter room, transformer room, potable and flushing water tank, etc.	1071.811
2.3 (#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	137.661
Disregarded GFA under Regulation 23A(3) of the B(P)R		
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	Not Applicable
4	Supporting facilities for a hotel	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
5	Balcony for residential buildings	544.000
6	Wider common corridor and lift lobby	Not Applicable
7	Communal sky garden	Not Applicable
8	Communal podium garden for non-residential buildings	Not Applicable
9	Acoustic fin	Not Applicable
10	Wing wall, wind catcher and funnel	Not Applicable
11	Non-structural prefabricated external wall	132.306
12	Utility platform	36.000
13	Noise barrier	Not Applicable
Amenity Features		
14 (#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners’ Corporation Office	26.449
15 (#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	557.779
16	Covered landscaped and play area	Not Applicable
17	Horizontal screen/covered walkway, trellis	Not Applicable
18 (#)	Larger lift shaft	148.219
19	Chimney shaft	Not Applicable
20	Other non-mandatory or non-essential plant room, such as boiler room, SMATV room	Not Applicable

Amenity Features		
21 (#)	Pipe duct, air duct for mandatory feature or essential plant room	133.514
22 (#)	Pipe duct, air duct for non-mandatory or non-essential plant room	9.195
23	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
24 (#)	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	189.374
25	Void over main common entrance (prestige entrance) in non-domestic development	Not Applicable
26	Void in duplex domestic flat and house	Not Applicable
27	Sunshade and reflector	Not Applicable
28 (#)	Minor projection such as AC box, window cill, projecting window	497.294
29	Other projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall	Not Applicable
Other Items		
30 (#)	Refuge floor including refuge floor cum sky garden	600.962
31	Covered area under large projecting/overhanging feature	Not Applicable
32	Public transport terminus (PTT)	Not Applicable
33	Party structure and common staircase	Not Applicable
34 (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	27.077
35	Public passage	Not Applicable
36	Covered set back area	Not Applicable
Bonus GFA		
37 (#)	Bonus GFA	898.500

Note: The above table is based on the requirements as stipulated in 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.

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

The Environmental Assessment of the Building

The Development has achieved the PROVISIONAL SILVER rating under the BEAM Plus V1.2 for New Buildings



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

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures:

Part I						
Provision of Central Air Conditioning			No			
Provision of Energy Efficient Features			Yes			
Energy Efficient Features proposed			1. High COP split type & VRF system (2.6-3.4) 2. High luminous efficacy lighting			

Part II : The predicted annual energy use of Proposed Building (Note 1) : -						
Type of Development	Location	Internal Floor Area Served (m ²)	Annual Energy Use of Baseline Building(Note 2)		Annual Energy Use of Proposed Building	
			Electricity kWh / m ² / annum	Town Gas / LPG Flat / m ² / annum	Electricity kWh / m ² / annum	Town Gas / LPG Flat / m ² / annum
Domestic Development (excluding Hotel)	Central building services installation(Note 3)	2,899	99.9	N/A	68.8	N/A
Non-domestic Development(Note 4) (including Hotel)	Podium(s) (central building services installation)	4,514	192.1	N/A	175.1	N/A
	Podium(s) (non - central building servicesinstallation)	N/A	N/A	N/A	N/A	N/A
	Tower(s) (central building services installation)	N/A	N/A	N/A	N/A	N/A
	Tower(s) (non - central building services installation)	N/A	N/A	N/A	N/A	N/A

- Notes:
- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
(a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (v1.2 version); and
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
 - “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (v1.2 version).
 - “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Building.
 - Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical and Mechanical Services Department (EMSD)			
Type of Installations	Yes	No	N/A
Lighting Installations	✓		
Air Conditioning Installations	✓		
Electrical Installations	✓		
Lift & Escalator Installations	✓		
Performance-based Approach			✓

Please (✓) where appropriate

I. 冷氣機平台上放置室外冷氣機

部分室外冷氣機(不論是為該住宅單位而設或是為其他住宅單位而設)放置在第1座及第2座6樓至28樓、29樓及30樓A室、E室、F室及K室及第1座及第2座31樓A室、B室、C室及D室外的冷氣機平台上。室外冷氣機的放置可能對該等住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，請參閱「發展項目的住宅物業的樓面平面圖」。

II. 建築裝飾

發展項目部分住宅單位外的外牆裝有建築裝飾，建築裝飾的燈光(如有的話)可能對部分住宅單位的享用造成影響。

III. 喉管

發展項目部分住宅單位的平台及/或露台的外牆或毗鄰平台及/或露台的外牆裝有公用喉管及/或外露喉管，部分住宅單位的景觀可能因此受到影響。有關公用喉管及外露喉管的位置，請參閱發展項目最新批准建築圖則。

IV. 大廈保養系統操作

- 在管理人安排為發展項目的外牆(包括構成住宅物業一部份的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台)及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾的期間，大廈保養系統包括但不限於吊船或其他類似裝置(不論是永久或臨時裝置)可能會安裝及/或停泊在住宅物業的平台及/或天台上，並在住宅物業的平台及天台上空操作，以及在住宅物業的窗外、露台及工作平台外操作。
- 根據公契，管理人有權進入在發展項目建有平台及/或天台的住宅物業(不論是否連同管理人的代理、工人及職員，及是否攜帶用具、工具及物料)操作大廈保養系統包括但不限於為毗鄰構成住宅物業一部分的天台及/或平台的發展項目公用地方與設施周邊外牆的托架錨固吊船或其他類似裝置及/或於構成住宅物業一部分的天台及/或平台停泊吊船或其他類似裝置，以便清潔、保養及/或維修發展項目的外牆及公用地方與設施。

V. 綠化面積

根據由屋宇署於2016年1月發出的認可人士、註冊結構工程師及註冊岩土工程師作業備考(APP-152)，部分位於發展項目地下、1樓、天台層及外牆的綠化面積須指定為公用地方。根據發展項目的公契，綠化面積構成屋苑公用地方及住宅公用地方一部分。因此，發展項目的所有業主均須分擔管理及維修構成屋苑公用地方一部分的部分綠化面積的費用，而所有住宅單位業主均須分擔管理及維修構成住宅公用地方一部分的部分綠化面積的費用。

VI. 屋苑1樓及2樓的扶手電梯、走廊或部分

每名現任住宅單位業主、其租戶、租客、傭僕、代理、合法佔用人及受許可人及其真正訪客(與所有具有相同權利之人等共享)，在已支付按照公契及任何相關的副公契需支付的款項其應分擔的部分(但仍受制於政府批地書、公契、任何相關的副公契、屋苑規則之條文和公契或任何相關的副公契所賦予管理人及第一業主享有之權利)之下，擁有全權、自由及通行權，通過及往復通過：

- 連接屋苑地下及1樓並構成商業發展項目一部分的扶手電梯(每當其非暫停使用時)；及
- 商業發展項目的業主認為住宅單位業主、其租戶、租客、傭僕、代理、合法佔用人、受許可人及真正訪客為要通過(i)連接屋苑地下及1樓的扶手電梯(構成商業發展項目一部分)；及(ii)連接屋苑1樓及2樓(構成住宅發展項目一部分)的扶手電梯從嘉善街及福澤街進入位於屋苑2樓住宅發展項目的升降機大堂，及離開該升降機大堂往嘉善街及福澤街而需要通過的該等位於屋苑地下及1樓並構成商業發展項目一部分的走廊或部分，

於每天早上7時至午夜12時或其他商業發展項目的業主與管理人考慮到住宅發展項目業主的利益和需要而同意的時段。

為保持該等(連接屋苑地下及1樓並構成商業發展項目一部分的)扶手電梯與及該等(根據公契住宅單位業主、其租戶、租客、傭僕、代理、合法佔用人、受許可人及真正訪客獲賦予通行權的，並位於屋苑地下及1樓與及構成商業發展項目一部分的走廊或部分)的燈光及冷氣供應(如有的話)在上午10時至下午10時以外的時間運作而引致的額外電費將由住宅單位業主負責支付並構成住宅管理預算案的部分，而管理人可以其絕對酌情權釐定該額外電費的金額。

VII. 開口(集風位)及護牆

第1座及第2座3樓E室外有一個主要作通風用途的開口(集風位)連同護牆。該開口(集風位)及護牆的存在可能對該等住宅單位的享用，諸如噪音、氣流、景觀或其他方面造成影響。有關開口(集風位)及護牆的位置，請參閱「發展項目的住宅物業的樓面平面圖」。

VIII. 將交回的土地

位於發展項目地界外並在屋宇署於2019年7月30日批准的一般建築圖則(參考編號2/4080/13/1)標記為「將交回的斜線土地」的兩幅土地(「該等土地」)現正申請交回予政府，並在該申請獲得批准後，將根據政府可能訂明的條款及條件交回予政府作擴闊道路用途。一切與該擴闊道路有關的工程將不會在申請發出佔用許可證時完成，而進行該工程可能對發展項目的享用，包括但不限於進出發展項目，以及周圍環境造成影響。僅為識別目的，該等土地的位置以紅色斜線顯示在本部分最後的圖則上。

IX. 附近的其他地段

1. 第一毗鄰地段

兩間與賣方有關聯的公司(統稱為「第一毗鄰地段的擁有人」)擁有發展項目附近的其他地段，即位於九龍海傍地段第28號K段餘段及九龍海傍地段第28號M段第2分段餘段(統稱為「第一毗鄰地段」)，亦即九龍大角咀角祥街25-29號。第一毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第一毗鄰地段的擁有人正考慮第一毗鄰地段的發展。第一毗鄰地段的擁有人不會就第一毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第一毗鄰地段的擁有人明確保留所有與第一毗鄰地段有關的權利，包括但不限於第一毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第一毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅物業的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

2. 第二毗鄰地段

另一間與賣方有關聯的公司(「第二毗鄰地段的擁有人」)擁有發展項目附近的其他地段，即九龍海傍地段第28號M段第3分段餘段(「第二毗鄰地段」)，亦即九龍大角咀角祥街2-16及2A-16A號、利得街35-47號及福澤街32-44號。第二毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第二毗鄰地段的擁有人正考慮第二毗鄰地段的發展。第二毗鄰地段的擁有人不會就第二毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第二毗鄰地段的擁有人明確保留所有與第二毗鄰地段有關的權利，包括但不限於第二毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第二毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅物業的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

3. 第三毗鄰地段

另一間與賣方有關聯的公司(「第三毗鄰地段的收購公司」)正在收購及有意重建發展項目附近的其他地段，即九龍內地段第10039, 10034, 10046, 10072, 10090, 10067, 10089, 10045, 10062, 8797, 9581, 9582, 9523及9524號(統稱為「第三毗鄰地段」)，亦即九龍大角咀道173-199號。第三毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第三毗鄰地段的收購公司正考慮第三毗鄰地段的發展。第三毗鄰地段的收購公司不會就第三毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第三毗鄰地段的收購公司明確保留所有與第三毗鄰地段有關的權利，包括但不限於第三毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第三毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅物業的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

4. 第四毗鄰地段

另一間與賣方有關聯的公司(「第四毗鄰地段的收購公司」)正在收購及有意重建發展項目附近的其他地段，即九龍內地段第9482, 9543, 9661, 9284, 10043, 9512, 9534及9555號(統稱為「第四毗鄰地段」)，亦即九龍萬安街16-30號。第四毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第四毗鄰地段的收購公司正考慮第四毗鄰地段的發展。第四毗鄰地段的收購公司不會就第四毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第四毗鄰地段的收購公司明確保留所有與第四毗鄰地段有關的權利，包括但不限於第四毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

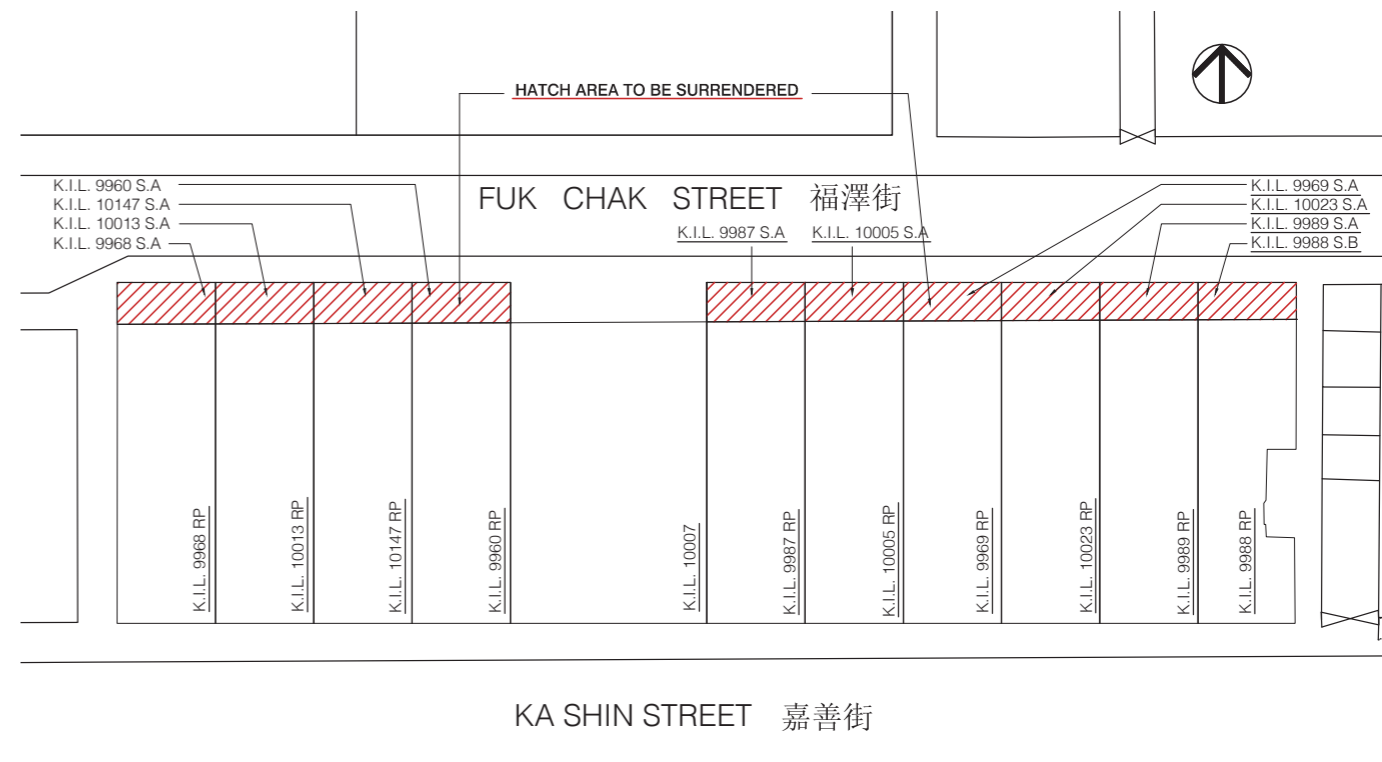
在獲得政府批准後，將來在第四毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅物業的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

5. 第五毗鄰地段

另一間與賣方有關聯的公司(「第五毗鄰地段的收購公司」)正在收購及有意重建發展項目附近的其他地段，即九龍內地段第9934號(「第五毗鄰地段」)，亦即九龍大角咀道39-53號、嘉善街1號及博文街2號。第五毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第五毗鄰地段的收購公司正考慮第五毗鄰地段的發展。第五毗鄰地段的收購公司不會就第五毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第五毗鄰地段的收購公司明確保留所有與第五毗鄰地段有關的權利，包括但不限於第五毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第五毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅物業的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。



備註：

- 1) 除非本售樓說明書另有規定，本有關資料內所採用的詞彙與該詞彙在公契內的意思相同。
- 2) 此圖則僅作為顯示**將交回的土地**的位置，圖中所顯示之其他事項未必能反映其最新狀況。

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

Some outdoor air-conditioning units (either serving its own residential unit or other residential units) are placed on the air-conditioner platforms outside Flats A, E, F and K on 6/F to 28/F, 29/F and 30/F of Tower 1 and Tower 2 and Flats A, B, C and D on 31/F of Tower 1 and Tower 2. The placement of the outdoor air-conditioning units may affect the enjoyment of these residential units of the development in terms of heat and noise or other aspects. For the locations of the air-conditioning units, please refer to “Floor Plans of Residential Properties” in the development.

II. Architectural features

Some architectural features are installed outside the external walls of some residential units of the development. The illumination (if any) of the architectural features may affect the enjoyment of some residential units.

III. Pipes

Some common pipes and/or exposed pipes are located on the external walls at or adjacent to the flat roofs and/or balconies of some residential units of the development. It is possible that the views of some residential units may be affected by these pipes. For the locations of the common pipes and the exposed pipes, please refer to the latest approved building plans of the development.

IV. Operation of building maintenance system

1. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential property) and the Common Areas and Facilities of the development as arranged by the Manager, the building maintenance system including but not limited to gondola(s) or likewise equipment (whether its installation is permanently or temporarily) may be installed and/or parked on the flat roofs and/or roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows, the balconies and the utility platforms of the residential properties.
2. Under the Deed of Mutual Covenant, the Manager shall have the right to access into those residential properties consisting of flat roof(s) and/or roof(s) in the development (with or without the Manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the building maintenance system, including but not limited to the anchoring of the gondola or likewise equipment at the brackets located at the building perimeter along such part of the Common Areas and Facilities of the development adjacent to the roof and/or flat roof forming part of a residential property and/or the resting of the gondola or likewise equipment on the roofs and/or the flat roofs forming part of a residential property for cleaning, maintaining and/or repairing the external wall and the Common Areas and Facilities of the development.

V. Greenery areas

Some greenery areas on G/F, 1/F, the roof and the external walls of the development are designated as common areas under the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (APP- 152) issued by the Buildings Department in January 2016. Under the Deed of Mutual Covenant of the development, such greenery areas form part of the Estate Common Areas and the Residential Common Areas. Thus, all owners of the development are obliged to contribute towards the cost of management and maintenance of the portion of such greenery areas which form parts of the Estate Common Areas and all owners of the Residential Units are obliged to contribute towards the costs of management and maintenance of the portion of such greenery areas which form part of the Residential Common Areas.

VI. Escalators, corridors and parts on the ground floor and the 1st floor of the Estate

The Owner(s) for the time being of each Residential Unit, his lessees, tenants, servants, agents, lawful occupants,

licensees and bona fide visitors (in common with all persons having the like right) shall have the full right and liberty and right of way subject to payment of his due proportion of all payments payable pursuant to the Deed of Mutual Covenant or any relevant Sub-Deed (but subject always to the provisions of the Government Grant, the Deed of Mutual Covenant, any relevant Sub-Deed, the Estate Rules and the rights of the Manager and the First Owner as provided in the Deed of Mutual Covenant or any relevant Sub-Deed) to go pass or repass over and along :-

- (a) the escalators connecting the ground floor and the 1st floor of the Estate (whenever the same shall not be suspended from use) and forming part of the Commercial Development; and
- (b) such corridors or parts on the ground floor and the 1st floor of the Estate also forming part of the Commercial Development as the Owner(s) of the Commercial Development shall consider necessary for the Owners of the Residential Units, their lessees, tenants, servants, agents, lawful occupiers, licensees and bona fide visitors to access to the lift lobby of the Residential Development on the 2nd floor of the Estate from Ka Shin Street and Fuk Chak Street, and to egress from the said lift lobby to Ka Shin Street and Fuk Chak Street via (i) the escalators connecting the ground floor and the 1st floor of the Estate (which form part of the Commercial Development); and (ii) the escalators connecting the 1st floor and the 2nd floor of the Estate (which form part of the Residential Development),

during the hours of 7:00 a.m. to 12:00 mid-night every day or such other period(s) of time as the Owner(s) of the Commercial Development may agree with the Manager having regard to the interest and needs of the Owners of the Residential Development.

The extra electricity charges incurred for keeping these escalators (connecting the ground floor and the 1st floor of the Estate and forming part of the Commercial Development) and the lightings and air-conditioning (if any) (in such corridors and parts on the ground floor and the 1st floor of the Estate also forming part of the Commercial Development, to which right of way is granted to the Owners of Residential Units and their lessees, tenants, servants, agents, lawful occupants, licensees and bona fide visitors under the Deed of Mutual Covenant) operative beyond the hours of 10:00 a.m. to 10:00 p.m. every day in such amount as the manage may in its absolute discretion determine shall be borne by the Owners of the Residential Units and form part of the Residential Management Budget.

VII. Opening (air plenum) and parapet walls

There is an opening (air plenum) mainly for the purpose of air ventilation together with parapet walls outside Flat E on 3/F of Tower 1 and Tower 2. The existence of such opening (air plenum) and parapet walls may affect the enjoyment of these residential units of the development in terms of noise, air current, view or other aspects. For the location of the opening (air plenum) and parapet walls, please refer to the “Floor Plans of Residential Properties” in the development.

VIII.Areas to be surrendered

Two areas (the “Areas”) outside the lot boundary of the development and marked as “HATCH AREA TO BE SURRENDERED” respectively in the General Building Plans (Ref No.2/4080/13/1) as approved by the Building Authority on 30 July 2019 are being applied for surrender to the Government and subject to approval of such application, will be surrendered to the Government in accordance with such terms and conditions as may be imposed by the Government for the road widening purpose. All the works in connection with the road widening as aforesaid will not be completed at the time of application for issue of the Occupation Permit of the development and the carrying out of such works may affect the enjoyment of the development including but not limited to the access to and egress from the development and the surrounding environment thereof. For the purpose of identification only, the locations of the Areas are shown and coloured hatched red on the plan at the end of this Section.

IX. Other lots nearby

1. 1st Adjacent Lots

Two companies related to the Vendor (collectively the “Owners of the 1st Adjacent Lots”) own other lots near the development, namely, the Remaining Portion of Section K of Kowloon Marine Lot No. 28 and the Remaining Portion of Subsection 2 of Section M of Kowloon Marine Lot No. 28 (collectively the “1st Adjacent Lots”) at Nos. 25- 29 Kok Cheung Street, Tai Kok Tsui, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Owners of the 1st Adjacent Lots are considering development of the 1st Adjacent Lots. The Owners of the 1st Adjacent Lots give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 1st Adjacent Lots. The Owners of the 1st Adjacent Lots expressly reserve all rights in respect of the 1st Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 1st Adjacent Lots in the future may affect the enjoyment of the residential properties in the development in terms of the access, views, noise and other aspects of the surrounding environment.

2. 2nd Adjacent Lot

Another company related to the Vendor (the “Owner of the 2nd Adjacent Lot”) owns another lot near the development, namely, the Remaining Portion of Subsection 3 of Section M of Kowloon Marine Lot No. 28 (the “2nd Adjacent Lot”) at Nos. 2-16 & 2A-16A Kok Cheung Street, Nos. 35-47 Li Tak Street and Nos. 32-44 Fuk Chak Street, Tai Kok Tsui, Kowloon, which does not form part of the development.

As at the date of printing of this sales brochure, the Owner of the 2nd Adjacent Lot is considering development of the 2nd Adjacent Lot. The Owner of the 2nd Adjacent Lot gives no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 2nd Adjacent Lot. The Owner of the 2nd Adjacent Lot expressly reserves all rights in respect of the 2nd Adjacent Lot, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to the approval by the Government, any works, use, disposal or development from time to time of the 2nd Adjacent Lot in the future may affect the enjoyment of the residential properties in the development in terms of the access, views, noise and other aspects of the surrounding environment.

3. 3rd Adjacent Lots

Another company related to the Vendor (the “Acquiring Company of the 3rd Adjacent Lots”) is in the course of acquiring and has the intention to redevelop other lots near the development, namely, Kowloon Inland Lots Nos.10039, 10034, 10046, 10072, 10090, 10067, 10089, 10045, 10062, 8797, 9581, 9582, 9523 and 9524 (collectively the “3rd Adjacent Lots”) at 173-199 Tai Kok Tsui Road, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Acquiring Company of the 3rd Adjacent Lots is considering development of the 3rd Adjacent Lots. The Acquiring Company of the 3rd Adjacent Lots gives no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 3rd Adjacent Lots. The Acquiring Company of the 3rd Adjacent Lots expressly reserves all rights in respect of the 3rd Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 3rd Adjacent Lots in the future may affect the enjoyment of the residential properties in the development in terms of the access, views, noise and other aspects of the surrounding environment.

4. 4th Adjacent Lots

Another company related to the Vendor (the “Acquiring Company of the 4th Adjacent Lots”) is in the course of acquiring and has the intention to redevelop other lots near the development, namely, Kowloon Inland Lots Nos.9482, 9543, 9661, 9284, 10043, 9512, 9534 and 9555 (collectively the “4th Adjacent Lots”) at 16-30 Man On Street, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Acquiring Company of the 4th Adjacent Lots is considering development of the 4th Adjacent Lots. The Acquiring Company of the 4th Adjacent Lots gives no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 4th Adjacent Lots. The Acquiring Company of the 4th Adjacent Lots expressly reserves all rights in respect of the 4th Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

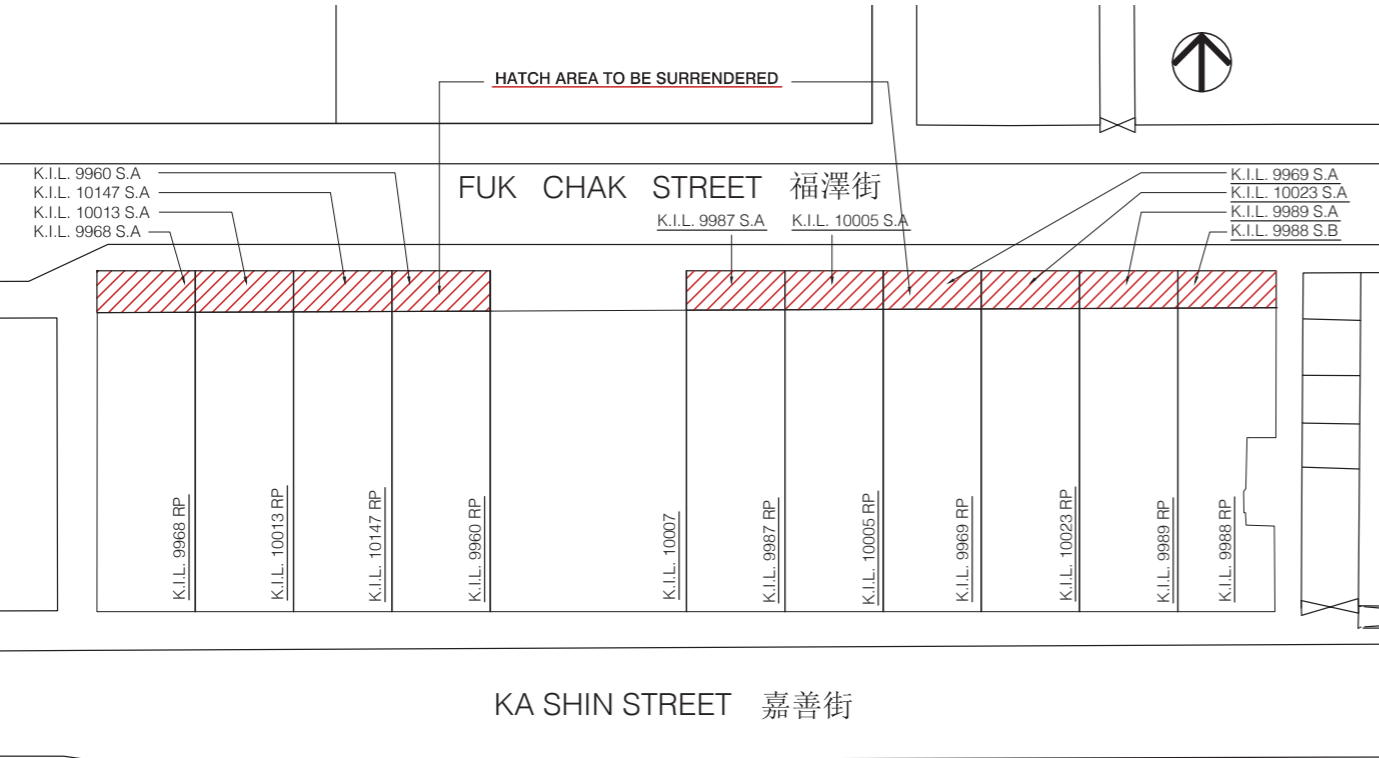
Subject to approval by the Government, any works, use, disposal or development from time to time of the 4th Adjacent Lots in the future may affect the enjoyment of the residential properties in the development in terms of the access, views, noise and other aspects of the surrounding environment.

5. 5th Adjacent Lot

Another company related to the Vendor (the “Acquiring Company of the 5th Adjacent Lot”) is in the course of acquiring and has the intention to redevelop another lot near the development, namely, Kowloon Inland Lot No.9934 (the “5th Adjacent Lot”) at 39-53 Tai Kok Tsui Road, 1 Ka Shin Street and 2 Pok Man Street, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Acquiring Company of the 5th Adjacent Lot is considering development of the 5th Adjacent Lot. The Acquiring Company of the 5th Adjacent Lot gives no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 5th Adjacent Lot. The Acquiring Company of the 5th Adjacent Lot expressly reserves all rights in respect of the 5th Adjacent Lot, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 5th Adjacent Lot in the future may affect the enjoyment of the residential properties in the development in terms of the access, views, noise and other aspects of the surrounding environment.



Remarks:

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

2) This plan is for showing the location of the areas to be surrendered concerned only. Other matters shown on this plan may not reflect their latest conditions.

賣方就該項目指定的互聯網網站的網址：

The address of the website designated by the vendor for the development:

www.cetus-squaremile.com.hk

1. 發展項目及其周邊地區日後可能出現改變。
2. 本售樓說明書印製日期: 2018年5月25日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 25 May 2018

EXAMINATION RECORD
檢視記錄

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2018 年 6 月 7 日 7 th June 2018	P. 51, 55	修改裝置、裝修物料及設備 Fittings, finishes and appliances are revised
	P. 71, 73, 73a	修改有關資料 Relevant information is revised
2018 年 8 月 31 日 31 st August 2018	P.14	修改發展項目的所在位置圖 Location plan of the development is revised
	P.17	更新關乎發展項目的分區計劃大綱圖等 Outline zoning plan etc. relating to the development is updated
	P.52, 56	更新裝置、裝修物料及設備 Fittings, finishes and appliances are updated
2018 年 11 月 30 日 30 th November 2018	P.9	更新賣方及有參與發展項目的其他人的資料 Information on vendor and others involved in the development is updated
	P.14	修改發展項目的所在位置圖 Location plan of the development is revised
	P.28	修改發展項目的住宅物業的樓面平面圖 Floor plan of residential properties in the development is revised
	P.48-49	修改立面圖 Elevation plans are revised
	P.51, 52, 54, 55, 56, 59	修改裝置、裝修物料及設備 Fittings, finishes and appliances are revised
2019 年 2 月 28 日 28 th February 2019	P.14	修改發展項目的所在位置圖 Location plan of the development is revised
	P.16	新增發展項目的鳥瞰照片 Aerial photograph of the development is added
2019 年 5 月 28 日 28 th May 2019	P.14	修改發展項目的所在位置圖 Location plan of the development is revised
	P.15-16	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated

EXAMINATION RECORD
檢視記錄

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2019年8月28日 28 th August 2019	P.14	修改發展項目的所在位置圖 Location plan of the development is revised
	P.15	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated
	P.19	更新發展項目的布局圖 Layout plan of the development is updated
	P.20-29	更新發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development are updated
	P.32, 35	更新發展項目中的住宅物業的面積 Area of residential properties in the development is updated
	P.38, 41	更新公契的摘要 Summary of deed of mutual covenant is updated
	P.48-49	更新立面圖 Elevation plan is updated
	P.50	更新發展項目中的公用設施的資料 Information on common facilities in the development is updated
	P.66, 68	更新申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building is updated
	P.70-73	更新有關資料 Relevant information is updated
2019年9月3日 3 rd September 2019	P.32	修改發展項目中的住宅物業的面積 Area of residential properties in the development is revised
2019年10月3日 3 rd October 2019	P. 8	更新發展項目利奧坊· 凱岸的資料 Information on the development, Cetus · Square Mile is updated
	P. 19	更新發展項目的布局圖 Layout plan of the development is updated
	P. 54, 59	更新裝置、裝修物料及設備 Fittings, finishes and appliances are updated

EXAMINATION RECORD
檢視記錄

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2019年12月31日 31 st December 2019	P.8	更新發展項目利奧坊·凱岸的資料 Information on the development, Cetus·Square Mile is updated
	P.14	修改發展項目的所在位置圖 Location plan of the development is revised
	P.17	更新關乎發展項目的分區計劃大綱圖等 Outline zong plan etc. relating to the development is updated
	P.19	更新發展項目的布局圖 Layout plan of the development is updated
	P.54, 59	更新裝置、裝修物料及設備 Fittings, finishes and appliances are updated
	P.66, 68	更新申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building is updated

